

CLEARFIELD CITY ORDINANCE 2022-25

AN ORDINANCE APPROVING THE DEVELOPMENT AGREEMENT WITH LAKESIDE DEVELOPMENT PARTNERS, LLC, FOR THE REDEVELOPMENT OF 5.8 ACRES OF THE NORTHERN PORTION OF THE RETAIL/COMMERCIAL CENTER KNOWN AS LAKESIDE SQUARE WITH THE ADDRESS OF 325 THROUGH 375 SOUTH STATE STREET, CLEARFIELD, DAVIS COUNTY, UTAH.

PREAMBLE: This Ordinance approves the development agreement with Lakeside Development Partners, LLC, for the redevelopment of 5.8 acres of the northern portion of the retail/commercial center known as Lakeside Square with the address of 325 through 375 South State Street, Clearfield, Davis County, Utah.

WHEREAS, pursuant to an application received by the City's Community Development office, the City Council must consider the development agreement with Lakeside Development Partners, LLC, for its redevelopment project located at approximately 325 through 375 South State Street; and

WHEREAS, after a public hearing on the matter, the Clearfield City Planning Commission recommended to the Clearfield City Council the development agreement be approved in accordance with the staff recommendations; and

WHEREAS, following proper notice, as set forth by state law, the City Council held a public hearing on the development agreement and allowed for public comment thereon; and

WHEREAS, after the public hearing, the City Council carefully considered any comments made during the public hearing, the Lakeside Development Partner's position, as well as the Planning Commission's recommendations regarding the proposed development agreement; and

WHEREAS, following its public deliberation, the City Council has determined that the development agreement proposed by the Planning Commission is in the best interests of Clearfield City and its residents and will most effectively implement the City's planning efforts while allowing the subject property to be put to its highest and best use;

NOW THEREFORE BE IT ORDAINED by the Clearfield City Council that:

Section 1. Development Agreement: The Development Agreement with Lakeside Development Partners, LLC, for its redevelopment of 5.8 acres of the northern portion of the retail/commercial center known as Lakeside Square with the address 325 through 375 South State Street, Clearfield, Davis County, Utah, is hereby approved with the conditions set by the Planning Commission and City Council.

Section 2. Effective Date: This Ordinance shall become effective upon its posting in three public places within Clearfield.

Dated this 13th day of December, 2022, at the regularly scheduled meeting of the Clearfield City Council.

CLEARFIELD CITY CORPORATION

Tim Roper, Mayor Pro Tem

ATTEST

Nancy R. Dean, City Recorder

VOTE OF THE COUNCIL

AYE: Councilmember Peterson, Phipps, Roper and Thompson

NAY: None