

CLEARFIELD CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY MEETING
MINUTES

7:00 P.M. POLICY SESSION

August 9, 2022

(This meeting was held following a City Council policy session.)

City Building
55 South State Street
Clearfield City, Utah

PRESIDING:	Karece Thompson	Chair
PRESENT:	Kent Bush	Director
	Vern Phipps	Director
	Mark Shepherd	Director
ELECTRONICALLY:	Nike Peterson	Director
EXCUSED:	Tim Roper	Director
STAFF PRESENT:	JJ Allen	City Manager
	Summer Palmer	Assistant City Manager
	Stuart Williams	City Attorney
	Kelly Bennett	Police Chief
	Eric Howes	Community Services Director
	Adam Favero	Public Works Director
	Spencer Brimley	Community Development Director
	Brad McIlrath	Senior Planner
	Rich Knapp	Finance Manager
	Shaundra Rushton	Communications Manager
	Nancy Dean	City Recorder

VISITORS:

Chair Thompson called the meeting to order at 8:13 p.m.

APPROVAL OF THE MINUTES FROM THE JULY 26, 2022, POLICY SESSION

Director Phipps moved to approve the minutes from the July 26, 2022, policy session as written; and authorize the Chair's signature to any necessary documents, seconded by Director Bush. The motion carried upon the following vote: Voting AYE – Directors Bush, Phipps, and Shepherd. Voting NO – None. Directors Roper and Peterson were not present for the vote.

APPROVAL OF THE EXCHANGE OF REMNANT CDRA PROPERTY LOCATED AT 497 SOUTH MAIN STREET TO MORGAN PAVEMENT

The CDRA owned a parcel of real property located immediately south of the Maintenance and Operations Center (MOC) that was 0.04 acres (1742.4 SF). Despite not being a part of the property utilized by the MOC, the parcel of land shared the same address of the MOC, 497 South Main Street and was located immediately adjacent to the northwest boundary of Morgan Pavement. Morgan Pavement had maintained (weeding, spraying, etc.) the property since the company had located in Clearfield, approximately 22 years ago.

Morgan Pavement purchased a single-family dwelling located west of the parcel in question and would like to use the new property, along with the parcel in question, to upgrade its facilities by building a new shop at that location. The parcel was zoned M-1 (manufacturing), was consistent with the other parcels of land owned by Morgan Pavement in the area and would be consistent with its intended use of the property. The disposition of the remnant parcel was discussed at length in the work session on July 12, 2022.

Spencer Brimley, Community Development Director, relayed the recommendation from staff to exchange the property for striping to be completed on the 500 West project as was suggested in the work session by Councilmember Peterson.

Director Shepherd moved to approve the exchange of remnant CDRA property located at 497 South Main Street to Morgan Pavement and authorize the Chair's signature to any necessary documents, seconded by Director Bush. The motion carried upon the following vote: Voting AYE – Directors Bush, Peterson, Phipps, and Shepherd. Voting NO – None. Director Roper was not present for the vote.

There being no further business to come before the Community Development and Renewal Agency, **Director Shepherd moved to adjourn as the CDRA and reconvene as the City Council in work session at 8:16 p.m., seconded by Director Bush. The motion carried upon the following vote: Voting AYE – Directors Bush, Peterson, Phipps, Roper, and Shepherd. Voting NO – None.**

***The City Council policy session minutes are in a separate location. ***

**APPROVED AND ADOPTED
This 13th day of December, 2022**

/s/ Karece Thompson, Chair

ATTEST:

/s/Nancy R. Dean, Secretary

I hereby certify that the foregoing represents a true, accurate, and complete record of the Clearfield Community Development and Renewal Agency meeting held Tuesday, August 9, 2022.

/s/Nancy R. Dean, City Recorder