



CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
November 8, 2022 – WORK AND POLICY SESSIONS

Meetings of the City Council of Clearfield City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207 as amended. In such circumstances, contact will be established and maintained via electronic means and the meetings will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

55 South State Street
Third Floor
Clearfield, Utah

6:00 P.M. CITY COUNCIL WORK SESSION

Discussion on the Lakeside Square Development located at approximately 350 South State Street

Discussion on the Police Fence Bid

Discussion on Final Subdivision Plat for the Towns for University Park Located at Approximately 980 South
University Park Boulevard

Monthly Department Updates

*(Any item not fully addressed prior to the Policy Session will be addressed in a Work Session
immediately following the Policy Session)*

****ADJOURN THE CITY COUNCIL WORK SESSION AND RECONVENE IN A CITY
COUNCIL POLICY SESSION****

City Council Chambers
55 South State Street
Third Floor
Clearfield, Utah

7:00 P.M. POLICY SESSION

CALL TO ORDER:

Mayor Shepherd

OPENING CEREMONY:

Councilmember Phipps

APPROVAL OF MINUTES:

October 25, 2022 – Policy Session

SCHEDULED ITEMS:

1. SWEARING-IN OF ADDITIONAL MEMBERS OF THE CITY'S 2022-2023 YOUTH COMMISSIONERS
2. UPDATE BY KENNY CONNORS ON THE CURRENT UTAH HOUSING MARKET

PUBLIC HEARINGS:

3. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE PROPOSED THIRD ADDENDUM TO THE CLEARFIELD JUNCTION DEVELOPMENT AGREEMENT LOCATED AT 69 & 101 NORTH MAIN STREET (TIN: 12-930-0001 & 12-930-0002).

BACKGROUND: Following a recent change in ownership of a portion of the Clearfield Junction project, the new owners recognize the need to provide clarification on some of the previously approved changes to the tenant amenities as well as the need to provide additional parking for this area of the development. Following feedback provided in a work session held October 18, 2022, the application has made the revisions to the addendum and landscape plan. The Planning Commission reviewed this item on October 5, 2022 and forwarded a recommendation of approval.

RECOMMENDATION: Receive Public Comment

4. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE PROPOSED FIRST ADDENDUM TO THE DEVELOPMENT AGREEMENT WITH LOTUS ACQUISITIONS, LLC, FOR THE LOTUS ANTHEM PROJECT PHASES 2 AND 3 LOCATED AT APPROXIMATELY 245 EAST 350 SOUTH (TIN: 15-072-0001).

BACKGROUND: The development agreement for the Lotus Anthem Project was approved by Council in 2019. The Lotus Anthem development encompasses the former Clearfield Mobile Home Park. The development has been planned in three (3) phases with the first phase and street improvements already underway. The first phase includes two (2) apartment buildings with a total of two hundred and ten (210) apartment units and thirty-three (33) townhomes. Phases two (2) and three (3) have been planned to include sixteen (16) townhomes and fifty-four (54) townhomes respectively. The second and third phases will include the completion of the public street improvements along Bowen Boulevard and the connection of Carter Lane to 350 South. The developers asked for an addendum to the agreement. Planning Commission reviewed the request on October 5, 2022 and recommends approval.

RECOMMENDATION: Receive Public Comment

SCHEDULED ITEMS:

5. OPEN COMMENT PERIOD

The Open Comment Period provides an opportunity to address the Mayor and City Council regarding concerns or ideas on any topic. To be considerate of everyone at this meeting, public comment will be limited to three minutes per person. Participants are to state their names for the record. Comments, which cannot be made within these limits, should be submitted in writing to the City Recorder at nancy.dean@clearfieldcity.org.

The Mayor and City Council encourage civil discourse for everyone who participates in the meeting.

6. CONSIDER APPROVAL OF AN CONSENT TO THE MAYOR’S PROPOSED APPOINTMENT OF THE YOUTH COMMISSION MEMBER TO THE PARKS AND RECREATION COMMISSION

BACKGROUND: The term of the previous Youth Commission Member to the Parks and Recreation Commission has expired. The Mayor is recommending the appointment of Lynette Lambert as the Youth Commission Member to the Parks and Recreation Commission.

RECOMMENDATION: Approve and consent to the Mayor’s appointment of Lynette Lambert as the Youth Commission Member to the Parks and Recreation Commission; and authorize the Mayor’s signature to any necessary documents.

7. CONSIDER APPROVAL OF ORDINANCE 2022-32 APPROVING THE FIRST ADDENDUM TO THE DEVELOPMENT AGREEMENT WITH LOTUS ACQUISITIONS, LLC, FOR THE LOTUS ANTHEM PROJECT PHASES 2 AND 3 LOCATED AT APPROXIMATELY 245 EAST 350 SOUTH (TIN: 15-072-0001).

RECOMMENDATION: Approve Ordinance 2022-32 approving the first addendum to the Development Agreement with Lotus Acquisitions, LLC, for the Lotus Anthem Project Phases 2 and 3 located at approximately 245 East 350 South (TIN: 15-072-0001) and authorize the Mayor’s signature to any necessary documents.

8. CONSIDER APPROVAL OF ORDINANCE 2022-31 APPROVING THE THIRD ADDENDUM TO THE DEVELOPMENT AGREEMENT WITH THE COMMUNITY DEVELOPMENT AND RENEWAL AGENCY AND CLEARFIELD JUNCTION, LLC FOR THE CLEARFIELD JUNCTION PROJECT LOCATED AT APPROXIMATELY 69 & 101 NORTH MAIN STREET (TIN: 12-930-0001 & 12-930-0002).

RECOMMENDATION: Approve Ordinance 2022-31 approving the third addendum to the Clearfield Junction Development Agreement and authorize the Mayor’s signature to any necessary documents.

COMMUNICATION ITEMS:

Mayor’s Report
City Councils’ Reports
City Manager’s Report
Staffs’ Reports

****ADJOURN AS THE CITY COUNCIL AND RECONVENE AS THE COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA)****

COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA) AGENDA

SCHEDULED ITEMS:

1. CONSIDER APPROVAL OF THE MINUTES FROM THE AUGUST 9, 2022 POLICY SESSION
2. CONSIDER APPROVAL OF THE THIRD ADDENDUM TO THE DEVELOPMENT AGREEMENT WITH CLEARFIELD CITY AND CLEARFIELD JUNCTION, LLC FOR THE CLEARFIELD JUNCTION PROJECT LOCATED AT APPROXIMATELY 101, 69, 49, AND 19 NORTH MAIN

BACKGROUND: : Following a recent change in ownership of a portion of the Clearfield Junction project, the new owners recognize the need to provide clarification on some of the previously approved changes to the tenant amenities as well as the need to provide additional parking for this area of the development. Following feedback provided in a work session held October 18, 2022, the application has made the revisions to the addendum and landscape plan. The Council will consider the changes during its meeting on November 8, 2022, prior to the CDRA's consideration.

RECOMMENDATION: Approve the Third Addendum to the Development Agreement with Clearfield City and Clearfield Junction, LLC for the Clearfield Junction project and authorize the Chair's signature to any necessary documents.

Dated this 3rd day of November 2022.

/s/ Chersty Titensor, Deputy City Recorder

The City of Clearfield, in accordance with the 'Americans with Disabilities Act' provides accommodations and auxiliary communicative aids and services for all those citizens needing assistance. Persons requesting these accommodations for City sponsored public meetings, service programs or events should call Nancy Dean at 801-525-2714, giving her 48-hour notice.