

CLEARFIELD CITY COUNCIL AND PLANNING COMMISSION
JOINT MEETING MINUTES
6:00 P.M. WORK SESSION
July 30, 2013

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|----------------|----------------|------------------------|
| PRESIDING: | Don Wood | Mayor |
| PRESENT: | Kent Bush | Councilmember |
| | Kathryn Murray | Councilmember |
| | Mark Shepherd | Councilmember |
| | Bruce Young | Councilmember |
| EXCUSED: | Mike LeBaron | Councilmember |
| STAFF PRESENT: | Adam Lenhard | City Manager |
| | JJ Allen | Assistant City Manager |
| | Brian Brower | City Attorney |
| | Kim Dabb | Operations Manager |
| | Adam Malan | Police Lieutenant |
| | Nancy Dean | City Recorder |
| | Kim Read | Deputy City Recorder |

PLANNING COMMISSION MEMBERS: Nike Peterson, Becky Brooks, Norah Baron, Joel Gaerte, Randy Butcher, Ron Jones, Keri Benson

NOT PRESENT: Tim Roper

VISITORS: Doug Wilcox – Wilcox Farms, Con Wilcox – Wilcox Farms, Beverly Bradley – Standard Examiner, Vern Phipps, Curtis Clayton – UTA, Amber Huntsman – Thackeray Garn Company, Mike Christensen – Thackeray Garn Company, Satter Tabriz – Ward Engineering, Peter Beeton – Ward Engineering, John Dorny – Horrocks Engineers, Brendan Thorpe – Ward Engineering, Gary Baldwin – Mayoral Candidate, David Tomczak – Council Candidate, Kerri Benson – Council Candidate, Ron Jones – Council Candidate, Matt Jones – Rocket Fuel, Joe O’Keefe – Rocket Fuel

Mayor Wood called the meeting to order at 6:12 p.m.

DISCUSSION ON CLEARFIELD STATION, THE UTA (UTAH TRANSIT AUTHORITY) SITE DEVELOPMENT

JJ Allen, Assistant City Manager, reviewed the previous history regarding the UTA TOD (Tranit Oriented Development) site. He introduced Mike Christensen, Thackeray Group to members of the Council and Planning Commission. Mr. Christensen reviewed what had previously taken place regarding Thackeray’s design of the site to address possible options regarding its development. He mentioned it was critical to the development of the project for Davis Schools to approve the creation of a CDA (Community Development Area). He reviewed the proposed site

plan with the Council and mentioned an architect had not yet been selected. He explained the reason for reconfiguring the flex business park from the original site plan was due to topography issues. He shared a visual presentation illustrating the components and traffic flows associated with the new proposed site plan. He pointed out the specific changes associated with reconfiguring 1000 East and how the project would proceed until that road could be reconstructed. Mr. Christensen reviewed the proposed phasing of the development emphasizing the importance of marketing each of the commercial/industrial areas. He emphasized the initial phasing and its specific criteria would be identified in the Development Agreement. He requested direction and discussion from members of the Planning Commission and Council.

Councilmember Bush requested specifics regarding commercial development of the site. Mr. Christensen stated commercial development was limited and explained the process used by Thackeray to determine how much retail development the site could successfully accommodate. Councilmember Bush expressed his opinion the proposed development didn't bring significant tax revenues to the City. Mayor Wood believed the demand for office space was significant at a transit site and suggested that area was different than other office space within the City. He pointed out the close proximity of vacant retail space and believed the City should recognize the failure of the retail space surrounding the TOD site.

Councilmember Bush reported on the information he had obtained from regular riding customers of Frontrunner indicating their desire for a gas station, coffee shop, sandwich shop, a place to quickly purchase milk, etc. Mr. Christensen pointed out the specific parcels identified for commercial/retail development on the site plan. A discussion took place regarding the location and placement of the housing component and the charter school in the proposed development.

John Dorney, Horrocks Engineers, explained specifics of the road construction and its association to identified phases of the proposed development. A discussion took place regarding the proposed vehicle access plan and traffic flow in conjunction with development of the site. Mr. Christensen pointed out the Development Agreement would specify the completion of residential development in conjunction with retail/commercial development and its associated traffic flow.

JJ Allen, Assistant City Manager, reviewed the proposed timeline associated with the proposed project. He explained the Planning Commission would consider the current application for the rezone during the meeting of September 4, 2013. He continued if the Planning Commission took action that evening approval could then come before the City Council during the September 24th meeting.

The following points of concern were expressed during the discussion:

- The amount of retail/commercial space
- The area identified for the residential component
- The location and layout of the residential component in conjunction with State Street
- The reconfiguration of 1000 East
- The traffic flow in and near the TOD site and when the roads would be constructed/completed

- Ensuring the retail/commercial component was completed appropriately with the residential component in conjunction with the phasing of the project

A break was taken at 7:30 p.m.

The meeting resumed at 7:40 p.m.

DISCUSSION ON GENERAL PLAN AMENDMENTS

JJ Allen, Assistant City Manager, distributed a handout specific to amending the General Plan regarding multi-family housing and pointed out the use was allowed in only a few zones. He explained the necessity to amend the General Plan to allow multi-family housing in the MU (Mixed Use) zone to accommodate the Clearfield Station development. He announced it was staff's recommendation to amend the General Plan to include the MU zone which would allow Clearfield Station to proceed with its rezone application.

Councilmember Murray expressed her opinion all other verbiage should remain the same and the City should only authorize additional multi-family housing in the MU zone. She believed the City shouldn't generalize the use or make the General Plan more liberal with the amendment.

Mr. Allen explained an application had been received and considered by the Planning Commission for future development of an R-2 zone with multi-family housing. He stated this was in conflict with the General Plan; therefore, it couldn't be recommended for approval. He believed there might be support for the project from some members of the Planning Commission and City Council; which would require amending the General Plan. He cautioned the Council in specifically discussing Wilcox Farms and suggested the discussion or subsequent amendments be general in nature.

Planning Commission Chair Peterson expressed agreement with Councilmember Murray's comments. She expressed concern about discussions on amending the General Plan being project specific. She pointed out the Clearfield Station development was in the MU (Mixed Use) zone and that inclusion would be an appropriate amendment to the General Plan and believed the MU zone was created with the similar intent of the CR (Commercial Residential). She expressed concern additional amendments made to the General Plan intended for a specific project might not be in the best interest of the entire City. She suggested the General Plan should be considered as a guiding document to be used when allowing certain projects. Mr. Allen mentioned Clearfield Station was originally anticipated as a CR project and as it evolved the MU zone became a more appropriate zone for the development. He requested direction from members of the Council and Planning Commission.

Commissioner Butcher expressed concern the Wilcox Farm property was isolated lacking street frontage and therefore didn't have many options for its development. He inquired what provisions were available regarding development for property owners with property of a similar nature. He emphasized he understand the purpose of the General Plan; however, development options should be available for landlocked parcels. Chair Peterson believed the General Plan needed to be implemented to the City as a whole, as opposed to specific development. She

expressed concern how such a change could negatively impact future development of other parcels within the City.

Mayor Wood reviewed the previous history specific to R-2 medium density (multi-family) zoned properties. Councilmember Bush commented he agreed with Chair Peterson as well as Commissioner Butcher in that there were properties located within the City in which the General Plan restricted development. He believed there should be some flexibility with future language in the General Plan.

Mr. Allen suggested if the Planning Commission and City Council desired the discretion to consider development on a case by case basis, language could be eliminated in the General Plan which would allow that circumstance. Chair Peterson expressed her concern with that philosophy and believed the City should have a document which justified the Planning Commission's and City Council's actions. Mr. Allen clarified the Planning Commission and Council desired language only be modified specific to the MU zone.

Councilmember Shepherd moved to adjourn as the City Council and reconvene as the CDRA in a work session at 8:00 p.m., seconded by Councilmember Young. All voting AYE.

The minutes for the CDRA are in a separate location

**APPROVED AND ADOPTED
This 20th day of August, 2013**

/s/Don Wood, Mayor

ATTEST:

/s/Nancy R. Dean, City Recorder

I hereby certify that the foregoing represents a true, accurate, and complete record of the Clearfield City Council meeting held Tuesday, July 30 2013.