

CLEARFIELD CITY COUNCIL MEETING MINUTES
7:00 P.M. POLICY SESSION
May 26, 2015

PRESIDING:	Mark Shepherd	Mayor
PRESENT:	Keri Benson	Councilmember
	Kent Bush	Councilmember
	Ron Jones	Councilmember
	Mike LeBaron	Councilmember
	Bruce Young	Councilmember
STAFF PRESENT:	Adam Lenhard	City Manager
	JJ Allen	Assistant City Manager
	Brian Brower	City Attorney
	Scott Hodge	Public Works Director
	Greg Krusi	Police Chief
	Scott Hess	Development Services Manager
	Curtis Dickson	Community Services Deputy Dir.
	Rich Knapp	Administrative Services Director
	Nancy Dean	City Recorder
	Kim Read	Deputy City Recorder
EXCUSED:	Eric Howes	Community Services Director

VISITORS: Brad Lasater, Leasa Socchi, Brent Allred, Nike Peterson, Kyle Jones, Bob Bercher, Verlan E. Robinson, Kathryn Murray, Con L. Wilcox, Jeri Wilcox, Rick Scadden, John W. Hansen.

Mayor Shepherd called the meeting to order at 7:03 p.m.

Mayor Shepherd informed the citizens present that if they would like to comment during Public Hearings or Citizen Comments there were forms to fill out by the door.

Councilmember Benson conducted the Opening Ceremony.

APPROVAL OF THE MINUTES FROM THE FEBRUARY 6, 2015 WORK SESSION, THE MAY 12, 2015 POLICY SESSION AND THE MAY 13, 2015 WORK SESSION

Councilmember LeBaron moved to approve the minutes from the May 12, 2015 policy session, and the May 13, 2015 work session as written, seconded by Councilmember Benson. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

Councilmember LeBaron moved to approve the minutes from the February 6, 2015 work session as written, seconded by Councilmember Benson. The motion carried upon the

**following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young.
Voting NO – None.**

PRESENTATION TO BRENT ALLRED FOR RECOGNITION OF RECEIVING THE RANK
OF EAGLE SCOUT

Brent Allred completed the requirements to receive the rank of Eagle Scout. Mayor Shepherd and the City Council desired to recognize Brent and acknowledge his achievement.

Mayor Shepherd stated becoming an Eagle Scout was difficult to achieve and expressed how pleased he was with Brent Allred completing all requirements to receive the recognition. He requested Brent share some of his scouting experiences on the road to completing his Eagle Scout.

Brent Allred stated he had completed numerous service projects, participated in several campouts and learned the importance of time management skills. He informed the Council that he had made whisper phones and distributed them to local elementary schools. He explained what a whisper phone was, how it was used, and how it benefitted the students.

The Mayor and Council presented Brent and his mother with a certificate acknowledging his achievement.

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE PROPOSED STREET
VACATION OF 550 SOUTH AND RELOCATION OF THE 550 SOUTH RIGHT-OF-WAY
AND THE FINAL SUBDIVISION PLAT LOCATED AT 497 SOUTH MAIN

Scott Hess, Development Services Manager, stated the City Council generally didn't hold a public hearing for Final Subdivision plats, but in this case a public hearing was required for the Street Vacation of 550 South which was necessary for reorganizing the City's Public Works and Parks facilities. The plat would also be the mechanism by which 550 South Street was vacated and moved to the south. The purpose for moving the road was to allow City operations to take place on a single parcel rather than being split down the center by a public right-of-way. The new road would be called 575 South and would provide a more direct route to the businesses located east of the City Shops while avoiding the high level of cross traffic that the City operations created.

Mr. Hess explained the property had been previously rezoned to Public Facilities (PF) zone and shared an illustration which identified the proposed new road of 575 South and the proposed site plan. He mentioned this approved approval from the Planning Commission during its meetings in May.

Mayor Shepherd opened the public hearing at 7:14 p.m.

Mayor Shepherd asked for public comments.

There were no public comments.

Councilmember LeBaron moved to close the public hearing at 7:15 p.m. seconded by Councilmember Benson. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A PROPOSED REZONE FOR PROPERTY LOCATED AT APPROXIMATELY 850 WEST 1600 SOUTH FROM (C-2) COMMERCIAL TO (R-3) RESIDENTIAL

The request was for approximately 2.28 acres to be rezoned from (C-2) Commercial to the (R-3) Residential with the intent to construct 30 dwelling units, specifically designed as two 12-plexes and one 6-plex. This property was part of an overall plan for the corner of Antelope Drive and 1000 West that included 26 businesses developed over multiple phases. The remaining property was tucked back off Antelope Drive with no frontage on a major commercial transportation corridor. The property owner indicated that the property had been marketed as commercial for over 17 years. The property owner believed the parcel had limited commercial viability and that multi-family residential currently represented the highest and best use for the property. The Planning Commission recommended denial of the rezone.

Scott Hess, Development Services Manager, explained only a portion of the property was requested to be rezoned and shared an illustration. He pointed out the rezone request met the City's General Plan designation of residential in the area, of which R-3 was a permitted residential zoning classification. He stated staff recommended approval of the rezone as drafted and conditioned and reported the Planning Commission during its meeting on Wednesday, May 6, 2015, recommended denial of the rezone based on its desire for an R-2 product as well as the site plan as presented.

Mayor Shepherd opened the public hearing at 7:16p.m.

Mayor Shepherd asked for public comments.

IN FAVOR:

Kyle Jones, owner of the GoodYear Service Center, expressed his support for the rezone. He believed the proposed project would improve the store's business. He believed the residential growth would contribute to the success of all commercial businesses in the area.

Councilmember Bush moved to close the public hearing at 7:17 p.m. seconded by Councilmember Jones. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A PROPOSED REZONE FOR PROPERTY LOCATED AT APPROXIMATELY 837 WEST 300 NORTH FROM (A-1) AGRICULTURAL TO (R-1-8) RESIDENTIAL

Scott Hess, Development Services Manager, stated the request was for approximately 0.51 acres to be rezoned from (A-1) Agricultural to (R-1-8) Residential with the intent to construct one additional single-family dwelling unit on the rear portion of the property with frontage facing

825 West. The property was currently a single parcel with an existing home fronting 300 North. He reviewed zoning for the surrounding properties. The request for the rezone was combined with a subdivision plat request to create two lots that conformed to the R-1-8 (Residential) standards. The request was consistent with the General Plan land use classification for residential. The Planning Commission considered the item at its meeting on Wednesday, May 6, 2015 and recommended approval.

Mayor Shepherd opened the public hearing at 7:18 p.m.

Mayor Shepherd asked for public comments.

There were no public comments.

Councilmember Young moved to close the public hearing at 7:19 p.m. seconded by Councilmember Benson. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

CITIZEN COMMENTS

There were no citizen comments.

DENIAL OF ORDINANCE 2015-11 AUTHORIZING THE PROPOSED REZONE FOR PROPERTY LOCATED AT APPROXIMATELY 850 WEST 1600 SOUTH FROM (C-2) COMMERCIAL TO (R-3) RESIDENTIAL

Con Wilcox, Wilcox Farms L.C. and resident, stated he was part owner of Wilcox Farms and was proud to be a four generation farmer. He expressed appreciation to staff for the comprehensive background analysis and background associated with the application and its recommendation for approval as conditioned based on history, facts and merit. He emphasized the application met all planning and zoning criteria and pointed out the following:

- It was consistent with General Plan.
- Bordered the power corridor to the east and C-2, commercial, to the south and west.
- Didn't have street frontage on a major commercial transportation corridor.
- It already has a commercial component which had been established with 26 businesses developed in multiple phases over the previous 17 years.
- The daycare had acquired 1.12 acres of Lot 14 for future expansion.

Mr. Wilcox read from a past letter which had been submitted to the City which requested a hold be placed on a previously submitted R-2 zoning request until General Plan amendments which were being considered at the time were finalized and completed. He indicated the amendments were completed in December of 2014. He pointed out there had been market changes and changes to the parcel since that time so the request was modified and submitted as an R-3 development. He believed the shape, size and current market justified the R-3 zoning request as well as the following:

- The conceptual site plan fit the odd-shaped parcel well.
- The plan met all parking and open space requirements.

- The proposed development would complement the area and businesses.
- There was not another product like it in the area.
- Believed it was the highest and best use for the property.

Rick Scadden, buyer and developer, shared an illustration demonstrating the concept of the proposed development and indicated he was willing to consider any recommended changes suggested by the City. He believed the millennial generation appreciated the style proposed for the development and believed the City could be proud of it and shared the following points:

- There had been no interest by big box retailers for the property due to the low residential component in the area.
- Believed R-3 zoning would benefit the neighboring commercial businesses.
- The development would contribute to increased adjacent residential property values.
- Parking requirements were convenient to each residential unit and corresponding visitors.
- Adjacent business owners were in favor of the proposed development.
- The site provided great access to the freeway and Antelope Drive could accommodate any additional local traffic.

Mr. Scadden agreed with staff's recommendation for approval of the R-3 zoning as the highest and best use for the property. He believed the City would be proud of the project as well as future residents. He requested the opportunity to bring additional information specific to the development to the Council for future consideration.

Mayor Shepherd reminded the Council the decision before them was for rezoning the property, not approval of the development as a whole.

Councilmember Young commented about the area itself and believed information was lacking in order to approve the R-3 rezone with the agriculture property to the north. He suggested the City needed to have a better understanding of how the property to the east was proposed to be developed given its proximity to the power corridor as well as the property to the north. He mentioned the Planning Commission had been comfortable with the R-2 zoning designation and without additional information justifying the R-3 zone he wouldn't be comfortable with the R-3 zoning classification for the property at this time. He also mentioned the City had been cautious in encouraging high density residential and believed the General Plan and development agreement should also be considered with the rezone request. He requested to have additional information submitted prior to moving forward any rezoning of the property.

Councilmember Benson inquired if the General Plan identified zoning designations for potential future uses specific to properties. Mr. Hess responded the City's General Plan was very simplistic consisting of five land use categories and mentioned there were varying levels of complexity and the proposed update could include recommendations identifying areas for high, medium and low densities. He emphasized the current General Plan was written vague enough that any residential zone was permitted within the residential land use category.

Councilmember LeBaron inquired if the property which was recently rezoned light manufacturing was part of the original R-2 zoned property. Mr. Wilcox responded that

application had lapsed and was never recorded because the project didn't happen. He clarified it was originally, and still was zoned C-2, commercial.

Councilmember Bush agreed with Councilmember Young's comments and also agreed the businesses in the area needed people to become their customers and suggested the City could increase tax revenue by bringing residents to the area that would in turn purchase items from existing businesses. He stated the R-3 zoning classification fit the location, however; based on the discussions during the work session regarding the adjacent property to the north and given the road didn't meet the Streets General Plan; he didn't believe it was ready for approval. He suggested once those items had been addressed he could agree to the R-3 zoning.

Councilmember LeBaron stated he wasn't comfortable with the R-3 zoning classification especially since the Council recently denied another R-3 zoning request along the State Street corridor. He complimented the entire Wilcox Farms development in that area and said it was an asset to the City. He didn't want to see the project unsuccessful and expressed agreement with Councilmembers Young and Bush that the Council would need more information prior to approving a rezone. He suggested denial of the current rezone application with the understanding that any fees which had been paid by the applicant not be duplicated as he may bring forward another application attempting to address the Council's concerns and questions about the proposed development.

Councilmember LeBaron moved to deny Ordinance 2015-11 authorizing the proposed rezone for property located at approximately 850 West 1600 South from (C-2) Commercial to (R-3) Residential Councilmember Benson interjected prior to any second of Councilmember LeBaron's motion by stating that she was also a business owner on Antelope Drive and reported that she had visited the site and spent some time in that location. She suggested as the General Plan was being revised the Council should designate specific areas for R-1, R-2 and R-3 zoning classifications for future growth. She expressed agreement with Councilmember LeBaron's comments that the area probably wasn't ready for the R-3 zoning classification at this time.

Councilmember LeBaron then amended his original motion by moving to deny Ordinance 2015-11 authorizing the proposed rezone for property located at approximately 850 West 1600 South from (C-2) Commercial to (R-3) Residential, ensuring application fees paid by the applicant were not duplicated after completing research and obtaining additional information in order to respond to questions posed by the Council, seconded by Councilmember Young. Prior to a vote on that motion, Councilmember Bush inquired if the motion needed to specifically identify what additional information the Council wanted prior to another application submission. **Councilmember LeBaron then added the requirement that a Development Agreement would also need to be submitted to his motion, which was then seconded by Councilmember Young.**

Prior to any vote on that motion, Nancy Dean, City Recorder, requested that the motion be clarified for the record.

Councilmember LeBaron then amended his motion and moved to deny Ordinance 2015-11 authorizing the proposed rezone for property located at approximately 850 West 1600 South from (C-2) Commercial to (R-3) Residential, ensuring that the application fees paid by the applicant would not duplicated after the applicant completed further research and obtained additional information in order to respond to the questions posed by the Council and while working with staff on the project, directing the negotiation of a development agreement to accompany any further consideration of a request to rezone the property.

Adam Lenhard, City Manager, clarified that he believed the Council was trying to minimize the amount of any work being repeated thereby trying to be as efficient as possible. He requested clarification of Council's preference regarding the General Plan and suggested the revision could possibly take months and asked the Council to more clearly identify its expectations for staff and the applicant.

Councilmember Young responded he would like to see a regional plan. He suggested development for the property adjacent to the north and the east would need to be identified in order to get an idea of how it blended with the Streets Master Plan and surrounding businesses. Councilmember LeBaron reminded the Council of the work session which Planning Commission Chair, Nike Peterson, attended and suggested staff divide the City into quadrants to determine what kind of development it would like to see in each of those areas during the General Plan review. He stated he would like to see that review and suggested it might not be a lengthy process.

Councilmember Young mentioned that given the flexibility of the current General Plan, it could be used to determine what would best suit that specific area of the City. Brian Brower, City Attorney, expressed some concern to the Council that because the current application may possibly meet all the requirements of the General Plan, with the exception of the streets, and cautioned the Council against tying the revision of the General Plan to the current rezone application.

Councilmember LeBaron's most recent motion was then Seconded by Councilmember Benson. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

Councilmember LeBaron emphasized Mr. Wilcox and Mr. Scadden should work with staff to try to move forward with a project on the property.

APPROVAL OF ORDINANCE 2015-10 AUTHORIZING THE PROPOSED REZONE FOR PROPERTY LOCATED AT APPROXIMATELY 837 WEST 300 NORTH FROM (A-1) AGRICULTURAL TO (R-1-8) RESIDENTIAL

Mayor Shepherd requested clarification if the property consisted of two lots. Scott Hess, Development Services Manager, responded the Council needed to initially consider the rezone and if the rezone was approved then the subdivision approval would need to happen.

Councilmember LeBaron clarified the size of the property and believed the residential made sense for the property.

Mayor Shepherd inquired how the size of the property would fit with the others within the Autumn Ridge subdivision. Mr. Hess stated it was nearly identical to the R-1-Open subdivision size. He believed there were a number of homes which could reasonably fit on the lot.

Councilmember Young moved to approve Ordinance 2015-10 authorizing the proposed rezone for property located at approximately 837 West 300 North from (A-1) Agricultural to (R-1-8) Residential and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Jones. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

APPROVAL OF THE FINAL SUBDIVISION PLAT FOR PROPERTY LOCATED AT 837 WEST 300 NORTH

This item was a request by Leesa Socci on behalf of Cherry LLC for Final Plat approval to create two building lots from a single lot located at 837 West 300 North (TIN: 12-019-0110) which was an old agriculturally zoned parcel of property which had slowly been surrounded by a smaller lot single-family development. The properties to the west of the lot were part of a subdivision in the R-1-9 zoning classification. The current property owner met with staff a number of times to discuss the potential for subdividing the rear portion of the property to create a single family lot. In this rare case the property was large enough and the original home was sited in such a way that it had proven to be possible to create a legal two lot subdivision. The property was approximately 0.51 acres. The sidewalk, curb, gutter, asphalt, sewer, storm water, and culinary water had all been installed and existed adjacent to the lots. The improvement plans reflected simple connections to the existing utilities in 825 West to serve the new Lot 2 created by the proposed subdivision. The Planning Commission approved the Preliminary Subdivision plat, and recommended approval of the Final Subdivision plat as conditioned in the staff report during its meeting on Wednesday, May 6, 2015.

Scott Hess, Development Services Manager, explained there would be a small amount of road dedication to the City which would clean up the lot lines for the property. He added all improvements such as curb, gutter and sidewalk had already been completed with the only item remaining would be minor street cuts and utility stubbing for Lot 2. He reported Lot 2 consisted of 8,200 square feet, was 95 feet wide (frontage) and 87 feet deep.

Councilmember Jones moved to approve the Final Subdivision Plat for property located at 837 West 300 North as presented by staff and conditioned in the staff report and authorize the Mayor's signature to any necessary documents, seconded by Councilmember LeBaron. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

APPROVAL OF THE PROPOSED STREET VACATION OF 550 SOUTH AND RELOCATION OF THE 550 SOUTH RIGHT-OF-WAY AND THE FINAL SUBDIVISION PLAT LOCATED AT 497 SOUTH MAIN

Clearfield City Public Works staff and the North Davis Fire District reviewed the plat and expressed no comments or concerns. The plat was prepared by the City Engineer, who had approved the design of all utility changes, streets, and City infrastructure.

Councilmember Benson moved to approve the street vacation of 550 South and Relocation of the 550 South Right-Of-Way and the Final Subdivision Plat located at 497 South Main and authorize the Mayor’s signature to any necessary documents, seconded by Councilmember Young. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

APPROVAL OF THE DEVELOPMENT AGREEMENT FOR THE ROSENBERG SUBDIVISION LOCATED AT APPROXIMATELY 938 SOUTH 2000 EAST

The Final Subdivision Plat for the Rosenberg Subdivision located at approximately 938 South 2000 East was approved during the April 28, 2015 City Council meeting. A development agreement generally provided the developer’s undertakings and the City’s undertakings and represented a contract between the two parties outlining specifics of the development. The submitted Development Agreement met the requirements of the Planning Commission and City Council and staff recommended approval as drafted.

Scott Hess, Development Services Manager, pointed out the following points which had not been directly addressed in the Development Agreement:

- Paragraph D – the date would need to be changed to May 19, 2015. He shared an illustration reflecting what the homes in the development would look like with garages side by side.
- Adding an additional paragraph/exhibit specific to landscaping which would ensure it met the number of bushes, trees and seed mix to eliminate a possible weed patch hill.
- Moving exhibit E to F which was a deed restriction for Lots 1 & 2 of the commercial component. He explained the plat itself would be listed as commercial only and the deed restriction would be tied to those lots. He mentioned the final subdivision agreement including that specific change but it was not included in the Development Agreement included in the packet and indicated changes would be made appropriately based upon what was approved during the Council meeting.

Councilmember LeBaron clarified the Council was being asked to make Exhibit E, Exhibit F. Mr. Hess responded the Council had never seen Exhibit E, the deed restriction; rather, discussion had only been referred to it. He emphasized there was a lot of language in the Development Agreement which spoke to Lots 1 & 2 (or A & B) as commercial. He expressed his confidence the lots wouldn’t be used in any other way other but commercial.

Councilmember LeBaron reviewed the following modifications:

- The date on Exhibit D be changed to reflect May 19, 2015
- Exhibit E – Landscaping plan added
- Exhibit F – Deed Restriction also added with language reflecting staff to complete.

Councilmember Benson mentioned an additional item was discussed during the work session. She inquired if the “gate” installed at the end of the development should also be included.

Mr. Hess responded it also needed to be included. He explained the original design of the subdivision ended in a cul-de-sac which was now designed as a through street to the parking lot to the west. He requested an additional call out be included under the Developer's Undertakings which stated that when the City park was developed, any sort of gate would be removed. He also suggested the gate design would need to be acceptable to the North Davis Fire District (NDFD). He mentioned a letter had already been sent from the NDFD to the developer explaining what kind of gate should be installed allowing access. Mr. Hess suggested making this requirement be "L" and moving "L" to "M" under I. Developer's undertaking in the agreement.

Mr. Hess reviewed the points which needed to be included in the motion:

- I. Developer's Undertaking, F, exhibit D- the date needed to reflect May 19, 2015
- Letter G – adding an exhibit E – identified as "Landscape Plan"
- Letter I – correct the exhibit E to F which was the Deed Restriction and delegating staff to complete anything additional
- Letter M – removal of gate when the City park becomes developed

Brian Brower, City Attorney, stated he would be comfortable for the motion to be made "approved as stated".

Councilmember LeBaron moved to approve the Development Agreement for the Rosenberg Subdivision located at approximately 938 South 2000 East with modifications as stated by staff, Scott Hess, and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Bush. Councilmember Young requested language be included in the motion to reflect, "as stated by Scott Hess during this meeting".

Councilmember LeBaron moved to approve the Development Agreement for the Rosenberg Subdivision located at approximately 938 South 2000 East with modifications as stated by staff, Scott Hess, in this meeting, and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

APPROVAL OF AN AMENDMENT TO THE LICENSE AGREEMENT WITH THE US AIR FORCE FOR MONITORING WELLS

The US Air Force had monitoring wells throughout the City to conduct groundwater and soil testing in connection with the groundwater monitoring project. The proposed amendment to the agreement allowed the Air Force to locate and maintain the groundwater monitoring wells.

Adam Lenhard, City Manager, explained the amendment to the lease agreement would increase the fee paid to the City by the Air Force for the monitoring wells. Mayor Shepherd inquired if the amendment was requested by the Air Force. Mr. Lenhard replied it was as request by the Air Force.

Councilmember Bush asked why the City received the funds and not the residents. Mr. Lenhard explained the wells were located within the City's rights-of-way. Brian Brower, City Attorney,

added if a well was located on private property the Air Force would have an agreement with the property owner.

Councilmember Young moved to approve an Amendment to the License Agreement with the US Air Force for monitoring wells and authorize the Mayor's signature to any necessary documents, seconded by Councilmember LeBaron. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

COMMUNICATION ITEMS

Mayor Shepherd

1. Stated he was glad to be back in town. He reported on his visit to the Pentagon with the Utah Defense Alliance. He stated he also had the opportunity to meet with Utah's Congressional Delegation, the Chief of Staff of the Air Force, who is the highest ranking individual with the Air Force, to specifically discuss the F-35 program at HAFB (Hill Air Force Base). He reported the project was on track and HAFB would receive the first F-35 in October. He indicated a celebration would be planned and stated it was a big deal for the Air Force and HAFB. He spoke of the opportunities to the State in regards to the Air Force.
2. Informed the Council of a possible defense contractor desiring to locate in Utah. He explained the contractor wanted to partner with an existing contractor with military ties. He reported this would be a good opportunity for the City and provided a list of possible contacts.
3. Announced the float for the Fourth of July would begin assembly on Saturday, June 20, 2015, and requested the Council clear its calendar in order to participate that day.

Councilmember Benson –Announced the first audition date for Clearfield's Got Talent was only two weeks away and encouraged participants to submit applications.

Councilmember Bush

1. Stated he had enjoyed the recent Open House at the Aquatic Center.
2. Announced the North Davis Sewer District (NDS) would be partnering with other sewer districts and local legislators to form a committee to influence the DWQ (Department of Water Quality).

Councilmember Jones – nothing to report.

Councilmember LeBaron

1. Stated he had attended the Scholarship Awards Ceremony at Clearfield High School and acknowledged the City's scholarship recipient in the audience.
2. Mentioned the police and security personnel were honored at HAFB (Hill Air Force Base) and commented it was a very touching ceremony.
3. Reported he had also attended the Starbucks grand opening located on Falcon Hill. He stated Starbucks had teamed up with Operation Red White and Blue which promoted the hiring of veterans. He emphasized the public could now turn to the east on 650 North to shop at Starbucks and believed it would benefit the entire development as well as the City.

Councilmember Young – nothing to report.

Adam Lenhard, City Manager – nothing to report.

STAFFS' REPORTS

Nancy Dean, City Recorder

1. Reviewed the Council's calendar:
 - Wednesday, May 27, 2015 the Council would be meeting as the Appeal Authority to hear an appeal on a decision by the Planning Commission
 - Neighborhood Open House scheduled for Tuesday, June 2, 2015 at Wasatch Elementary
2. Reminded the Council Declaration of Candidacy would begin Monday, June 1, 2015.

Scott Hess, Development Services Manager – Announced the Utah Department of Transportation (UDOT) would be hosting a Road Respect event in the City on Friday, June 19, 2015. He explained there would be a community bicycle ride from 4-6 p.m. on the east side of State Street and along the Canal Trail for approximately 5 miles.

Curtis Dickson, Community Services Deputy Director – Announced the 10-year Anniversary for the Aquatic Center was scheduled for Friday, June 5, 2015 with an Open House beginning at 7:30 p.m. He stated there would be a small ceremony just prior to the Open House.

Councilmember LeBaron moved to adjourn as the City Council and reconvene as the Community Development and Renewal Agency (CDRA) at 8:25 p.m., seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

The minutes for the CDRA are in a separate location

**APPROVED AND ADOPTED
This 9th day of June, 2015**

/s/Mark R. Shepherd, 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, May 26, 2015.

/s/Nancy R. Dean, City Recorder