

CLEARFIELD CITY COUNCIL MEETING MINUTES  
6:00 P.M. WORK SESSION  
April 26, 2016

PRESIDING:	Mark Shepherd	Mayor
PRESENT:	Keri Benson Nike Peterson Vern Phipps Bruce Young	Councilmember Councilmember Councilmember Councilmember
EXCUSED:	Kent Bush	Councilmember
STAFF PRESENT:	JJ Allen Stuart Williams Scott Hodge Spencer Brimley Greg Krusi Eric Howes Curtis Dickson Summer Palmer Rich Knapp Nancy Dean Kim Read	Assistant City Manager City Attorney Public Works Director Development Services Manager Police Chief Community Services Director Community Services Deputy Dir. Administrative Services Director Finance Manager City Recorder Deputy City Recorder
EXCUSED:	Adam Lenhard	City Manager

VISITORS: Kathryn Murray, Nate Sechrest, John Petroff – Davis County Commission, Bret Millburn – Davis County Commission, Jim Smith – Davis County Commission

Mayor Shepherd called the meeting to order at 6:03 p.m.

PRESENTATION ON THE VILLAGE MOBILE APP

Nate Sechrest, The Village Mobile App, shared a visual presentation regarding The Village mobile app and how it allowed residents to be more informed regarding items on City Council agendas and to participate in City Council meetings.

The Council expressed concern and discussions took place regarding the following:

- how the data was stored.
- the integrity of the server.
- how would “trolls” be managed?
- how would meeting control be handled?
- how would texting affect GRAMA?
- security on the feed.

- verification of the name and address of the participant.
- concerns regarding the use of Reverse 911.

Mr. Sechrest reviewed the proposed features/services offered through the mobile app and explained the fee structure and costs. He emphasized the downloaded app would not be considered a user, as it applied to any fees, but listening in or participating in the meeting would designate a user.

Mr. Sechrest left the meeting at 6:30 p.m.

#### UPDATE BY DAVIS COUNTY COMMISSIONERS

John Petroff, Bret Millburn and Jim Smith, Davis County Commissioners, arrived at 6:32 p.m.

The commissioners each presented an update to the Council regarding the following:

- collection and distribution of property tax revenues.
- animal control services.
- personnel changes for Facilities, Health Department Director, Human Resource Director and Economic Development Manager, Justice Court.
- the change of some felonies being downgraded to misdemeanors and how that would impact county jails and behavioral health services.
- transit circulator between Clearfield and Layton.

JJ Allen, Assistant City Manager, reported the ATK EDA boundaries would need to be adjusted and the net effect would result in a reduction of total acreage.

A discussion took place regarding the progress of the Clearfield Station Transit Oriented Development.

Mr. Allen asked how Davis County intended to allocate the Proposition One funds to the cities. Commissioner Petroff reported the County was currently working with Wasatch Front Regional Council to determine how the funds should be distributed. He suggested establishing a matrix system similar to how it administered other grant programs to identify projects and distribution of funds. He pointed out the original intent was for the Council of Government (COG) leaders to distribute the funds but during the legislative process that was changed and the Legislature was now the governing authority for the funds. Commissioner Milburn suggested collaboration to identify projects which would have a regional or sizeable impact in which a grading system would be implemented. It was reported the projects would definitely go beyond the City boundaries.

A discussion took place regarding the upcoming Air Show and transportation concerns and UTA's willingness to step up with Frontrunner.

Commissioner Milburn mentioned the Northern Utah Composites Group comprised of individuals from surrounding counties highlighting areas to site selectors representing different companies.

The commissioners left the meeting at 7:00 p.m.

**Councilmember Young moved to adjourn the work session and reconvene in a City Council policy session at 7:00 p.m., seconded by Councilmember Benson. All voting AYE.**

The work session reconvened at 7:52 p.m.

DISCUSSION ON POSSIBLE DEVELOPMENT OF PROPERTY LOCATED AT APPROXIMATELY 1900 EAST 700 SOUTH

Mayor Shepherd reminded the Council of the history associated with the parcel of property located at approximately 1900 East 700 South and reported it had recently been sold by auction to Bob Stevenson, Mayor of Layton City, and his development partners.

Mayor Shepherd referred to an illustration which reflected the proposed layout of the project, parking, office/professional space and four story walk-up apartment complex, a gas station/convenience store and restaurant space.

Mayor Shepherd reported a significant amount of fill would be needed to assist with leveling the property and indicated the developer had put forth a good effort to make the numbers work. JJ Allen, Assistant City Manager, emphasized the illustrations were merely a concept and stated a rezone would be required for the development and a discussion took place regarding possible options. Both interested gas station/convenience store owners were in the process of completing studies to determine traffic for the area.

Mayor Shepherd directed the Council to the illustration specific to the housing component and reported the developer had selected a builder and reviewed the housing proposal. He requested input and suggestions from the Council and a discussion took place regarding the following:

- would there be a need for this kind of product.
- target price point for rent.
- maximum occupancy.
- cost of the project compared to quality.
- walk-up flights of stairs verses “garden” style.
- Parking.
- the need for an elevator.

Councilmember Peterson believed the City had set a standard and expressed her opinion the developer should be made to conform to the standard. Councilmember Phipps stated he desired the housing component not reflect a ‘transient’ style of living and expressed his opinion that with the inclusion of a penthouse, the housing would be marketed toward people looking to live in the units long term. Mr. Allen requested direction from the Council specific to the roofline and Councilmember Young pointed out if the housing component had flat roofs the utilities would be visible from vehicular traffic.

Mayor Shepherd stated direction would be given to Mr. Stevenson.

The meeting adjourned at 8:20 p.m.

**APPROVED AND ADOPTED  
This 10<sup>th</sup> day of May, 2016**

**/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, April 26, 2016.

/s/Nancy R. Dean, City Recorder