

CLEARFIELD CITY COUNCIL MEETING MINUTES
6:00 P.M. WORK SESSION
January 19, 2016

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

VISITORS: Tim Roper – Planning Commission, Kathryn Murray – Planning Commission, Mallory Baudry, Thomas Mayer, Jeff Baker, Alan Richardson, Chris Uccardi, Ron Jones, Connie Dooley, Alicia Clark

Mayor Shepherd called the meeting to order at 6:10 p.m.

PLANNING COMMISSION AND PARKS AND RECREATION COMMISSION INTERVIEWS

The Council interviewed Mallory Baudry, Thomas Mayer, Jeff Baker, Alan Richardson, Chris Uccardi and Ron Jones for consideration of appointments to the Planning Commission. It also interviewed Thomas Mayer, Connie Dooley and Alicia Clark for consideration of appointments to the Parks & Recreation Commission.

DISCUSSION ON APPOINTMENTS TO THE PLANNING COMMISSION AND PARKS AND RECREATION COMMISSION

The Council discussed qualifications of the candidates and possible appointments for the vacancies. It also desired to interview Nathan Wimmer, a candidate that couldn't make his appointment because he was coaching a Junior Jazz basketball team, Tuesday, January 26, 2016, after which a decision would be made about appointments to fill the current vacancies.

Following the discussion of the Planning Commission candidates it was determined to appoint Ron Jones as a regular member and Chris Uccardi as an alternate member. Mayor Shepherd also requested the reappointment of Amy Mabey whose term on the Planning Commission would expire February 2016. He expressed his confidence with Ms. Mabey and mentioned if her schedule couldn't accommodate an interview on Tuesday, January 26, 2016, he would be prepared to move forward with the reappointment. All appointments would take place during the policy session scheduled for Tuesday, January 26, 2016.

DISCUSSION ON MULTI-FAMILY RESIDENTIAL DEVELOPMENT

JJ Allen, Assistant City Manager, reminded the Council of the amendment made to the General Plan about a year a half ago which removed the zoning restriction specific to multi-family housing developments. He continued the amendment allowed the Council to consider multi-family housing on a case by case basis taking into consideration the merits of the development.

He reported since that time staff had consistently received requests from the development community regarding potential projects. He continued developers didn't want to exert the time and expense of engineering, site planning, applications, fees, etc. unless staff was willing to express some sort of verbal opinion as to whether the project would receive approval from the Council. He emphasized staff couldn't know the opinion of the Council and shared possible variables the Council would consider.

He mentioned staff didn't have anything it could refer to similar to a "check list" to determine the Council's pulse on whether a viable project could possibly receive approval. He requested direction from the Council as to how it would like staff to respond to the inquiries and a discussion took place. He suggested the Council identify specific criteria which staff could refer to as a "rule of thumb" for multi-family developments.

Adam Lenhard, City Manager, asked the Council if it was concerned with the density or the quality of multi-family housing. Councilmember Benson expressed concern with quality of multi-family developments continuing to be maintained to the integrity of the initial new building. She reminded the Council of a previous discussion which took place during the last year in which the City could potentially be divided into sections and then the Council could determine its vision by area. She believed decisions about multi-family development would come down to an area by area decision. Mr. Lenhard responded the City was still forward moving with the small area plan and indicated it would be a long process and pointed out challenges associated with staff turnover.

Councilmember Young expressed agreement with Councilmember Benson's comments regarding the need to plan for the future.

Councilmember Peterson didn't believe now was the appropriate time to consider a merit based review for a stand-alone project without having the appropriate ordinances in place. She suggested the City review its current ordinances and update them specific to small area plans as well as the General Plan regarding development and shared examples.

Councilmember Phipps agreed the City would want multi-family developments which would continue to age well for 20 to 30 years where people could enjoy living for long periods of time as opposed to “transient” or short term housing. A discussion took place regarding options for the City’s different areas. Councilmember Young cautioned the Council to be careful in potential single minded vision in case a great project was proposed for development but ordinances prevented it from coming to fruition.

Mr. Allen clarified the Council wasn’t prepared to consider multi-family requests until the small area plans had been identified because what would work in one area might not work in another. Councilmember Young believed the Council should consider ways which could expedite the City’s process since there seemed to be resurgence in development. Mr. Allen mentioned the State and Main small area plan would possibly be ready by fall 2016. Councilmember Bush suggested the Planning Commission should be included in the discussions. Mr. Allen emphasized any property owner had the right to apply and go through the current process.

The meeting adjourned at 8:30 p.m.

**APPROVED AND ADOPTED
This 9th day of February, 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, January 19, 2016.

/s/Nancy R. Dean, City Recorder