

CLEARFIELD CITY COUNCIL MEETING MINUTES
7:00 P.M. POLICY SESSION
April 11, 2017

PRESIDING:	Kent Bush	Mayor Pro Tem
EXCUSED:	Mark Shepherd	Mayor
PRESENT:	Nike Peterson Tim Roper Bruce Young	Councilmember Councilmember Councilmember
EXCUSED:	Vern Phipps	Councilmember
STAFF PRESENT:	Adam Lenhard JJ Allen Stuart Williams Greg Krusi Scott Hodge Summer Palmer Rich Knapp Lee Naylor Eric Howes Curtis Dickson Trevor Cahoon Nancy Dean Wendy Page	City Manager Assistant City Manager City Attorney Police Chief Public Works Director Administrative Services Director Finance Manager Accountant Community Services Director Community Services Deputy Dir. Communications Coordinator City Recorder Deputy Recorder

VISITORS: Kathryn Murray, Brady Jugler – Planning Commission Chair, Koral Vasquez

Mayor Pro Tem Bush informed those present if they wanted to comment during the Citizen Comments there were forms to fill out by the doors.

Mayor Pro Tem Bush called the meeting to order at 7:00 p.m.

Councilmember Peterson conducted the Opening Ceremony.

APPROVAL OF THE MINUTES FROM THE MARCH 7, 2017 WORK SESSION AND MARCH 14, 2017 WORK SESSION

Councilmember Peterson moved to approve the minutes from the March 7, 2017 work session and March 14, 2017 work session, as written, seconded by Councilmember Young. The motion carried upon the following vote: Voting AYE – Councilmembers Peterson, Roper, and Young. Voting NO – None. Councilmember Phipps was not present for the vote.

CITIZEN COMMENTS

There were no citizen comments.

APPROVAL OF THE DEVELOPMENT AGREEMENT WITH CLEARFIELD PROPERTIES, LLC, FOR THE CITY CENTRE APARTMENTS (FORMERLY KNOWN AS SANDRIDGE LUXURY APARTMENTS) LOCATED AT 70 SOUTH STATE

The City Centre Apartments project (formerly known as Sandridge Luxury Apartments) was the culmination of the City's efforts over several years to accomplish redevelopment downtown. The City/CDRA acquired several properties in the downtown area and after a year of marketing efforts, a buyer came forward in the summer of 2014. The proposed development was a four-story mixed use building, consisting of 123 residential units, 4,500 square feet of commercial space, a parking garage beneath the building and amenities for the residents. The property was zoned D-R (Downtown Redevelopment). The Planning Commission approved the Conditional Use Permit (CUP) and the Site Plan and a partial vacation of Depot Street and the Final Subdivision Plat were already approved by the City Council.

JJ Allen, Assistant City Manager, explained the development agreement was recently revised due to changes in the building plans so it was back for the Council's consideration. He noted the purpose of the agreement was to set forth the terms of the development of the project.

Councilmember Young referred to the work session discussion where the roof of the commercial space was addressed. He asked where the City would address aesthetic improvements for that roof. Mr. Allen responded the roof improvement would be best addressed in the administrative site plan portion of the process. He stated he would make Spencer Brimley, Development Services Manager, aware of the need to address that issue.

Councilmember Young moved to approve the Development Agreement with Clearfield Properties, LLC, for the City Centre Apartments project located at 70 South State and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Peterson. Voting AYE – Councilmembers Peterson, Roper and Young. Voting NO – None. Councilmember Phipps was not present for the vote.

COMMUNICATION ITEMS

Mayor Pro Tem Bush

1. Stated he attended the Utah League of Cities and Town meetings in St. George. He thank staff for making the arrangements for that opportunity.
2. Reported he would be attending a Kiwanis training conference on Saturday, April 15, 2017.
3. Stated he would be representing the North Davis Sewer District at the water conference in St. George the week of April 17-21, 2017.

Councilmember Peterson – nothing to report.

Councilmember Roper – nothing to report.

Councilmember Young – nothing to report.

STAFF REPORTS

Adam Lenhard, City Manager – informed the Council the Monthly Update had been emailed earlier in the day.

Nancy Dean, City Recorder – reviewed the Council’s schedule:

- Neighborhood Meeting at Holt Elementary followed by a work session at City Hall scheduled for Tuesday, April 18, 2017.
- Work and policy session on April 25, 2017.
- Work session scheduled for May 2, 2017.
- Work and policy session on May 9, 2017.
- Joint work session with the Planning Commission on May 16, 2017.

There being no further business to come before the Council, **Councilmember Roper moved to adjourn and reconvene as the CDRA at 7:10 p.m., seconded by Councilmember Peterson. The motion carried upon the following vote: Voting AYE – Councilmembers Peterson, Roper and Young. Voting NO – None.** Councilmember Phipps was not present for the vote.

The minutes for the CDRA are in a separate location

**APPROVED AND ADOPTED
This 25th day of April, 2017**

/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 11, 2017.

/s/Nancy R. Dean, City Recorder