

CLEARFIELD CITY COUNCIL MEETING MINUTES  
7:00 P.M. POLICY SESSION  
June 27, 2017

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

VISITORS: Robert Stotts, John Ryan, Jared Hadley, Connor Merrill, Mitchel Merrill, Kathryn Murray, Bob Bercher, Brady Jugler – Planning Commission Chair

Mayor Shepherd called the meeting to order at 7:01 p.m.

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

Councilmember Phipps led the opening ceremonies.

APPROVAL OF THE MINUTES FROM THE JUNE 13, 2017 POLICY SESSION

Councilmember Phipps referred to the minutes from the June 13, 2017 policy session and asked that the minutes be amended in the discussion regarding approval of Ordinance 2017-11 on page 7 from *“He stated he had been involved in the planning for the site for a long time and its development was one of the reasons he sought to return to elected office.”* to *“He stated he had been involved in the planning for the site for a long time and its development was a concern of his and the people he talked to as he sought a return to elected office.”* He also asked that a change be made in the third paragraph on the same page from *“Councilmember Phipps expressed concern that the property was being declared surplus property and could be sold on the open market.”* to *“Councilmember Phipps noted that UTA had declared the property surplus*

*property which opened it up to being sold on the open market and thus its usage was no longer under the control of UTA or its developers, which had never been the case before.”*

**Councilmember Phipps moved to approve the minutes from the June 13, 2017 policy session as amended, seconded by Councilmember Peterson. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper, and Young. Voting NO – None.**

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE REZONE REQUEST BY HAMBLIN INVESTMENT GROUP FOR PROPERTY LOCATED AT APPROXIMATELY 852 AND 880 SOUTH 550 EAST FROM RESIDENTIAL (R-2 MULTI-FAMILY) ZONE TO RESIDENTIAL (R-3 MULTI-FAMILY) ZONE

Spencer Brimley, Development Service Manager, explained the proposal included a request to rezone approximately 0.328 acres from Residential (R-2 multi-family) zone to Residential (R-3 multi-family) zone with the intent to expand the Kensington Place townhomes project with six additional units. He continued the request was consistent with the General Plan and the future land use map for the area. Mr. Brimley stated a rezone from Residential (R-2 multi-family) zone to Residential (R-3 multi-family) zone was consistent with the area and supported the recently completed and adopted Downtown Small Area Plan for the properties east of that site. He noted the Planning Commission heard the request at its meeting on June 7, 2017 and recommended approval to the City Council with the conditions that a site plan be approved and an amended development agreement be approved and executed.

Mayor Shepherd asked if there were any public comments.

There were no public comments.

**Councilmember Peterson moved to close the public hearing at 7:08 p.m., seconded by Councilmember Young. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper, and Young. Voting NO – None.**

CITIZEN COMMENTS

There were no citizen comments.

APPROVAL OF ORDINANCE 2017-12 AUTHORIZING THE REZONE OF PROPERTY LOCATED AT APPROXIMATELY 852 AND 880 SOUTH 550 EAST FROM RESIDENTIAL (R-2 MULTI-FAMILY) ZONE TO RESIDENTIAL (R-3 MULTI-FAMILY) ZONE

**Councilmember Roper moved to approve ordinance 2017-12 authorizing the rezone of property located at approximately 852 and 880 South 550 East from Residential (R-2 multi-family) zone to Residential (R-3 multi-family) zone and authorize the Mayor’s signature to any necessary documents, seconded by Councilmember Peterson. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper, and Young. Voting NO – None.**

APPROVAL OF A PROCLAMATION DECLARING THE WEEK OF JULY 1 – JULY 7, 2017 AS INDEPENDENTS WEEK IN CLEARFIELD CITY

Mayor Shepherd stated Clearfield’s core of independently-owned businesses gives back to the community in goods, services, time and talent. He expressed the proclamation salutes community members and locally owned independent businesses that are integral to Clearfield.

Mayor Shepherd read the proclamation.

Nancy Dean, City Recorder, extended an invitation to the Mayor and Council Members from Buy Local First Utah to attend a press event promoting Independents Week which would be held Friday, June 30, 2017 at 10:00 a.m. at the City Creek Harmons in Farmington.

**Councilmember Young moved to approve the Mayor’s signature to the Proclamation officially declaring July 1-July 7, 2017 as “Independents Week” in the City of Clearfield, seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper, and Young. Voting NO – None.**

APPROVAL OF RESOLUTION 2017R-09 AUTHORIZING THE INTERLOCAL AGREEMENT WITH LAYTON CITY TO PROVIDE SANITARY SEWER CONNECTION TO MAGIC WASH CAR WASH LOCATED AT THE NORTHEAST CORNER OF 1000 EAST AND 1700 SOUTH IN LAYTON

Spencer Brimley, Development Services Manager, stated Layton City had received a request for the development of a car wash at the northeast corner of 1000 East and 1700 South. He continued that applicant had requested the ability to connect into the existing Clearfield City sanitary sewer system on 1000 East. Mr. Brimley explained the project would be known as Magic Wash and would be located in Layton City. Mr. Brimley noted Clearfield and Layton had worked together to formulate an agreement that was acceptable to all parties and allowed for the development of the facility in Layton.

**Councilmember Peterson moved to approve Resolution 2017R-09 authorizing the Interlocal Agreement with Layton City to provide sanitary sewer connection to Magic Wash Car Wash located at the northeast corner of 1000 East and 1700 South in Layton and authorize the Mayor’s signature to any necessary documents, seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper, and Young. Voting NO – None.**

APPROVAL OF RESOLUTION 2017R-08 ANNOUNCING THE INTENT TO ANNEX THE BOUNDARIES OF SUNSET CITY INTO THE NORTH DAVIS FIRE DISTRICT (NDFD)

Mayor Shepherd explained on May 16, 2017, the Sunset City Council petitioned the North Davis Fire District (NDFD) for annexation into the District’s service area for fire protection and emergency medical services. He stated the NDFD subsequently passed a resolution requesting Clearfield City take all necessary and appropriate action to annex Sunset City and all real property within its corporate limits into the NDFD. He continued the Clearfield City Council

acted as the Governing Body for the North Davis Fire District and as such must initiate the process on behalf of NDFD.

Councilmember Young reported hearing from a resident who was worried if adequate services would be provided if North Davis Fire District covered the additional area in Sunset City. There was a discussion about how the North Davis Fire District planned to continue providing professional service to the City and other cities serviced by the District with the addition of a minimum of two additional firefighters, continuing to work with other fire departments for coverage assistance, and keeping medical staff with an ambulance at the Sunset location until that was no longer an option.

**Councilmember Phipps moved to approve Resolution 2017R-08 announcing the intent to annex the boundaries of Sunset City into the North Davis Fire District (NDFD) and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Roper. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper, and Young. Voting NO – None.**

APPROVAL OF AND CONSENT TO THE MAYOR'S PROPOSED APPOINTMENT OF CHRIS UCCARDI AS A REGULAR MEMBER OF THE PLANNING COMMISSION

Mayor Shepherd stated Michael Millard recently resigned as a member of the Planning Commission. He explained that Chris Uccardi had been serving as an alternate member since 2016. Mayor Shepherd recommended Chris Uccardi be appointed as a regular member of the Planning Commission.

**Councilmember Roper moved to approve and consent to the Mayor's appointment of Chris Uccardi as a regular member of the Planning Commission with a term expiring February 2019, seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper, and Young. Voting NO – None.**

COMMUNICATION ITEMS

*Mayor Shepherd*

1. Reported there had been changes in staff at Hill Air Force Base but was excited there would be leadership from the Base participating with the City in the Fourth of July festivities.
2. Attended the National League of Cities (NLC) meeting and as the chair of the Militaries Community Council was involved with agenda preparation. He noted a topic of discussion was regarding Congress' approval to have another round of Base Realignment and Closure (BRAC) done by 2021. He continued there was a scoring system used during the last round of BRAC in 2005 which had been kept secret and so during the trip he wrote a resolution calling upon Congress and the Department of Defense to release that information to the communities. He felt that even though it was an aged survey it could be useful information for the cities.
3. Reported he was asked by the NLC's Federal Advocacy Group for Economic Development to participate in a subgroup that would discuss intergenerational poverty and lifting people out of their current economic circumstances. He mentioned that Clearfield was also working to address its intergenerational poverty issues. Additionally, he reported attending a board meeting with the Promised Partnership Regional Council for the United Way where he was assigned a subgroup whose primary focus

was the issue of family economic stability. He suggested to the United Way subgroup that it pattern its program after the Circles program already functioning in Clearfield. He volunteered to contact the leader of the Circles group to see if she would be willing to provide direction on how the Circles program worked so it could be implemented elsewhere. He was encouraged by the progress made on the issue by the group.

4. Expressed appreciation to the Council for its efforts with the float and its preparations for the Fourth of July parade.

***Councilmember Bush***

1. Reported he attended the Utah Summit Digital Conference.
2. Thanked the parks division for its efforts with completing the new playground equipment projects at Train Watch and North Steed Parks.

***Councilmember Peterson***

1. Expressed appreciation for those who helped with the float preparation and those who helped getting the new playground equipment installed.
2. Reported she and her family attended the summer picnic organized by the Employee Association and expressed appreciation for the opportunity.
3. Reminded the Council Members to meet at the City shops on Friday, June 30, 2017 at 6:00 p.m. to complete float preparations for the Fourth of July parade.

***Councilmember Phipps***

1. Expressed appreciation for the efforts of the Employee Association in planning and carrying out the summer picnic.
2. Stated he was glad to see the new park equipment and was looking forward to the additional projects scheduled over the course of the summer.

***Councilmember Roper***

1. Expressed appreciation to Eric Howes, Community Services Director, the parks division, and the Parks and Recreation Commission. He reported receiving many compliments regarding the new playground equipment.
2. Stated he would be out of town for the meeting scheduled for Tuesday, July 11, 2017.

***Councilmember Young*** – nothing to report.

**STAFF REPORTS**

***Adam Lenhard, City Manager***

1. Commented the new playground installations were positive additions to those neighborhoods and stated there were more to come in the near future.
2. Expressed condolences to the Chandler Family on the passing of Kay Chandler, a former employee. He stated there were employees planning on attending the services on Friday, June 30, 2017.

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

- No meeting on July 4, 2017
- July 11, 2017 Policy Session
- July 18, 2017 Tentative Work Session
- July 25, 2017 Policy Session
- August 1, 2017 Night Out Against Crime event.

There being no further business to come before the Council, **Councilmember Young moved to adjourn the policy and reconvene as the City Council in a work session at 7:34 p.m., seconded by Councilmember Peterson. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper and Young. Voting NO – None.**

**APPROVED AND ADOPTED  
This 25<sup>th</sup> day of July, 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, June 27, 2017.

/s/Nancy R. Dean, City Recorder