

CLEARFIELD CITY COUNCIL MEETING MINUTES  
6:00 P.M. WORK 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: Kathryn Murray, Robert Stotts

Mayor Shepherd called the meeting to order at 6:00 p.m.

DISCUSSION FOR A 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.

Mr. Brimley described the distinction between the R-3 zone and R-2 zone boundaries. There was a discussion about how the requested rezone would affect the area and potential redevelopment. Mr. Brimley concluded property along the street would remain consistent with the area plan.

Councilmember Bush questioned if the two existing homes on the property would be removed. Mr. Brimley answered the homes would be removed and then the developer would amend the plat to create individual lots for the additional units. Councilmember Bush wondered if Kensington Place townhomes' occupancy was full. Mr. Brimley was not aware of the status of occupancy of the development. Councilmember Bush asked if additional parking would be needed for guests. Mr. Brimley indicated there was already enough space for guest parking but it would be reconfigured.

DISCUSSION ON AN INTERLOCAL AGREEMENT WITH LAYTON CITY TO PROVIDE SANITARY SEWER CONNECTION TO MAGIC WASH CAR WASH LOCATED AT THE NORTH EAST CORNER OF 1000 EAST AND 1700 SOUTH IN LAYTON

Spencer Brimley, Development Services Manager, stated Layton City received a request for the development of a car wash at the northeast corner of 1000 East and 1700 South. He continued the applicant requested a connection to 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.

Mr. Brimley explained previously there was a concern about whether the sewer lines on 1000 East were at capacity; however, a survey was completed by Ward Engineering and reviewed by Public Works and the City Engineer which determined there was capacity to accommodate additional use as requested by Magic Wash.

Councilmember Peterson asked if during the study conducted any consideration was given to possible impacts on future development that might occur in the area of 1000 East. Mr. Brimley was uncertain if that had been addressed by the study; however, there was plenty of capacity for the use of Magic Wash. There was a discussion about potential development needing sewer service in the area and what impact that would have on the City's sewer system. Mr. Hodge confirmed that the sanitary sewer lines in the area had sufficient capacity for future development.

Councilmember Bush asked if Magic Wash would need to switch its sewer connection if Layton City brought its sewer lines to the area. Mr. Brimley indicated the agreement was for a term of fifty years, but there was the possibility of discussing the movement to another line in Layton City should sanitary sewer lines be available in the future. Scott Hodges, Public Works Director, clarified Layton City had a sanitary sewer line in the area but the developer chose not to seek a connection to that line because of the need for additional approval by Utah Department of Transportation (UDOT).

The Council was comfortable with the agreement with Layton City as long as there was adequate capacity for Magic Car Wash without impacting future development in the area.

DISCUSSION ON A PROPOSED REZONE FOR PROPERTY LOCATED AT APPROXIMATELY 880 SOUTH STATE STREET FROM COMMERCIAL (C-2) TO MULTI-FAMILY RESIDENTIAL (R-3)

The discussion was tabled to the work session scheduled for Tuesday, July 18, 2017.

DISCUSSION ON A MEMORANDUM OF UNDERSTANDING AND PROPERTY ACQUISITION WITH THE UTAH TRANSIT AUTHORITY

Adam Lenhard, City Manager, reviewed the Memorandum of Understanding (MOU) which would be addressed at the Utah Transit Authority (UTA) board meeting June 28, 2017. He stated the agreement would be between the City, the Community Development and Renewal Agency (CDRA) and UTA concerning the acquisition of about 28 acres of property located at approximately 1250 South State Street.

Councilmember Bush wondered which entity would own and be responsible for future maintenance of the parking structure mentioned in the MOU if the CDRA provided initial funding for the proposed facility. Mr. Lenhard explained the parking structure would be owned by UTA but construction costs would be funded through available tax increment. He added UTA would also be responsible for upkeep and maintenance of the parking structure as the owner of the property.

Councilmember Bush asked if there was a time limit on the option parcel mentioned in the agreement. The option parcel was additional acreage Stadler was interested in for its future operations, consisting of approximately 8.75 acres. Mr. Lenhard stated the option would be for five years during which time no other developer could acquire that property. Councilmember Bush expressed concern about property maintenance during the five year time period and wondered who would be responsible for upkeep of the property. Mr. Lenhard acknowledged that UTA would be the property owner and as such required to maintain the property.

Councilmember Phipps was concerned there might be some additional dependencies that restricted or delayed the MOU from being executed creating risk for the City. He specifically addressed the access road to the north of the property (Depot Street) needing realignment to accommodate Stadler's operations. Mr. Lenhard stated the additional conditions section of the MOU identified that Stadler would need to provide fully approved rail utilization plans and commitments for all necessary UTA and Union Pacific Railroad Company rail access for the proposed rail test track to be built adjacent to Depot Street. Mr. Lenhard added any private property purchases additionally desired by Stadler were not within the scope of the MOU. Stuart Williams, City Attorney, mentioned planning for a simultaneous closing between all involved parties would help reduce risk for the City.

Mr. Lenhard concluded the MOU was an agreement to document certain conditions for which UTA might consider selling the property to the City/CDRA and certain future commitments the City/CDRA might be willing to make in return. He continued all parties to the agreement would act in good faith until the matters described in the MOU were further negotiated and incorporated in definitive sale and property use documentation.

DISCUSSION ON GREEN WASTE DISPOSAL

Beth Holbrook, Waste Management, presented a proposal for the City to participate in green waste recycling. There was a discussion about green waste, surveying the residents, container usage and storage, opt in versus opt out options, and proposed rates. Ms. Holbrook explained that green waste containers would not be collected during the off season. She continued the program could be maximized to include all months except December, January and February for disposal. She reviewed Waste Management's rate structure for the service and added there was also an additional charge from Wasatch Integrated Waste for each can. The Council agreed to gather residents' feedback prior to making a decision about whether to participate in a green waste recycling program.

**Councilmember Young moved to adjourn the work session and reconvene in a City Council policy session at 6:43 p.m., seconded by Councilmember Peterson. All voting AYE.**

**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