

CLEARFIELD CITY COUNCIL MEETING MINUTES
6:00 P.M. WORK SESSION
November 14, 2017

(The minutes for the CDRA are in a separate location)

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| PRESIDING: | Mark Shepherd | Mayor |
| PRESENT: | Vern Phipps | Councilmember |
| | Tim Roper | Councilmember |
| | Bruce Young | Councilmember |
| EXCUSED: | Kent Bush | Councilmember |
| | Nike Peterson | 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 |
| | Spencer Brimley | Development Services Manager |
| | Summer Palmer | Administrative Services Director |
| | Rich Knapp | Finance Manager |
| | Terrence Jackson | IT Manager |
| | Trevor Cahoon | Communications Coordinator |
| | Nancy Dean | City Recorder |
| | Wendy Page | Deputy Recorder |

VISITORS: Kathryn Murray, Brady Jugler – Planning Commission Chair, Karece Thompson, Adam Hughes – Better City

Mayor Shepherd called the meeting to order at 6:15 p.m.

DISCUSSION ON A REQUEST BY KING STORAGE LLC TO AMEND THE CITY'S
GENERAL PLAN FROM COMMERCIAL TO RESIDENTIAL FOR PROPERTY LOCATED
AT APPROXIMATELY 1240 WEST 300 NORTH (TIN: 14-065-0120)

Spencer Brimley, Development Services Manager, stated a request had been presented to the Planning Commission during its meeting on November 1, 2017, to amend the City's General Plan from Commercial to Residential for the property located at approximately 1240 West and 300 North. He explained the request was to amend the future land use map along with a rezone request to enable the developer, if approved, to make application for a site plan and subdivision for townhomes. He noted the property had been vacant for years and the developer thought residential development would be its best use in the area.

Mr. Brimley indicated the proposed amendment would only be for 2.559 acres out of the four acres that had been known as “King Storage.” He noted residential use would be consistent for the area. He acknowledged if the property were to be developed it would create safety for the pedestrian traffic with the improvements of sidewalks along 300 North. He stated the Planning Commission had recommended approval of amending the General Plan and asked if there were any questions or concerns.

Mayor Shepherd commented residential made sense at that location, because commercial growth was pushing further west and nothing had been requested for this particular location yet. He acknowledged with other commercial businesses in the area struggling it would not likely develop commercially anytime soon.

DISCUSSION ON A REQUEST BY KING STORAGE LLC TO REZONE PROPERTY LOCATED AT APPROXIMATELY 1240 WEST 300 NORTH (TIN: 14-065-0120) FROM COMMERCIAL (C-2) TO RESIDENTIAL (R-3)

Spencer Brimley, Development Services Manager, stated a request was made for a zoning amendment to change the City’s zoning map from Commercial C-2 to Residential R-3 for the property located at approximately 1240 West 300 North. He explained the portion of property under consideration was approximately 2,559 acres in size. He noted the request to rezone the property along with the General Plan request were the first steps to allow the developer to make application for site plan and subdivision approval for the project.

Mr. Brimley shared a request came to the City from the developer in 2014 to amend the City’s General Plan and ultimately language was removed which stated: “No additional property will be rezoned for the development of two-family or multi-family dwellings, except as part of an approved R-3R, MU, C-R or D-R zone project.” He reminded a few years back the Council made it known that multi-family dwellings were not desired for the City, but with the language change it allowed the Council to evaluate requests on the General Plan, Future Land Use map, as well as the merits of the project.

He pointed out the proposal was for a townhome development. Mr. Brimley shared the R-3 regulations for townhomes which included minimum lot size, width/frontage, setbacks, side yards, and rear yard. He reviewed the preliminary conceptual designs which showed proposed look and feel for the area; however, acknowledged the layout would need to change because of the sewer. He commented the rezone had been noticed for a public hearing which would be held on November 28, 2017, and asked if the Council was comfortable moving forward as planned for policy session or if there were any additional questions about the rezone.

Mayor Shepherd expressed his concern was not about the use of the property but with the way the property would look from the road. He stated the drawings showed the front of the units, but the backside of the units would be the view from the street and would need to be similar to create the desired residential fit with the area. He commented the City should be very specific when addressing what the desired view would be at least for the portion that aligned 300 North. Mr. Brimley asked if the Council would be comfortable requesting four sided architecture and suggested requesting a development agreement so the specifics could be addressed.

Councilmember Young asked if the City would need to make zoning changes which would regulate that all R-3 zones that align main roads throughout the City be visually pleasing. Mr. Brimley responded if there was something that needed to be addressed with design standards, staff could begin reviewing it. There was a discussion about desired standards.

Mayor Shepherd wondered if the square footage or bedroom quantity was known. Mr. Brimley answered because the preliminary layout would change it was still unknown; however, in talking with the developer, it was anticipated it would be similar to other projects Ed Green had done in the area which were 1400-1500 square feet with two or three bedrooms.

Councilmember Phipps questioned how many units were proposed. Mr. Brimley responded 16 units were allowed per acre and this property would be just over two and a half acres. He indicated there would likely be over 30 units.

Councilmember Young moved to adjourn the work session and reconvene in policy session at 6:25 p.m., seconded by Councilmember Phipps. The motion carried upon the following vote: Voting AYE – Councilmember Phipps, Roper, and Young. Voting NO – None. Councilmembers Bush and Peterson were not present for the vote.

**APPROVED AND ADOPTED
This 9th day of January, 2018**

/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, November 14, 2017.

/s/Nancy R. Dean, City Recorder