

CLEARFIELD CITY COUNCIL MEETING MINUTES
7:00 P.M. POLICY SESSION
November 28, 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
	JJ Allen	Assistant City Manager
	Stuart Williams	City Attorney
	Greg Krusi	Police Chief
	Scott Hodge	Public Works Director
	Eric Howes	Community Services Director
	Curtis Dickson	Community Services Deputy Dir.
	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: Elizabeth Clawson – Hope Center Utah, Bruce Hazen – King Estates, Michael Monson, Spencer Monson, Jamie Monson, Robert Bercher, Michael Handyman – Boy Scouts of America (BSA), Scott Davis – BSA, Vaughn Covington – King Estates, Sebastian T., Britain Scholer, Amoree Scholer, Ed Green – King Townhomes, Robert L. Stotts, Eden Bush, Karece Thompson, Kristi Bush

Mayor Shepherd called the meeting to order at 7:00 p.m.

Mayor Shepherd informed the citizens present that if they would like to comment during the Open Comment Period there were forms to fill out by the door.

Councilmember Bush led the opening ceremonies.

APPROVAL OF THE MINUTES FROM THE OCTOBER 3, 2017 WORK SESSION AND THE NOVEMBER 14, 2017 POLICY SESSION

Councilmember Young moved to approve the minutes from the October 3, 2017 work session and the November 14, 2017 policy session, as written, seconded by Councilmember Phipps. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper and Young. Voting NO – None.

PRESENTATION TO SPENCER MICHAEL MONSON FOR RECOGNITION OF RECEIVING THE RANK OF EAGLE SCOUT

Spencer Monson completed the requirements to receive the rank of Eagle Scout. Mayor Shepherd and the City Council recognized Spencer and acknowledged his achievement.

Councilmember Roper invited Spencer and his parents to come forward and he presented Spencer with a certificate and commemorative coin to acknowledge his Eagle Scout achievement. Spencer reported his project involved efforts to clean up and beautify the grounds at Hill Field Elementary.

PRESENTATION TO THE CITY BY ELIZABETH CLAWSON FROM HOPE CENTER UTAH

The City recently helped to sponsor the backpack drive that the Hope Center Church organized to provide backpacks to individuals needing assistance throughout the community. Dr. Ron Brown requested Elizabeth Clawson with Hope Center Utah, a charitable non-profit organization, attend and recognize the City for its participation. Ms. Clawson presented the Mayor and Council with a plaque.

Mayor Shepherd expressed appreciation for the Hope Center and its efforts in offering assistance to many in the community.

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION ON THE CITY'S FUTURE LAND USE MAP FOR A PORTION OF THE PROPERTY (2.559 ACRES) LOCATED AT 1240 WEST 300 NORTH (TIN: 14-065-0120) FROM COMMERCIAL TO RESIDENTIAL

Spencer Brimley, Development Services Manager, reported Bruce Hazen applied in behalf of King Storage LLC to request an amendment to the City's General Plan and Future Land Use Map for approximately 2.559 acres located at approximately 1240 West 300 North. He explained the property was owned by King Storage LLC and had been marketed for commercial sale for many years, yet remained undeveloped. He indicated the amendment would change the designation of the property from commercial to residential. Mr. Brimley noted the developer had made the request because he/she felt residential was the best use for the property. He identified the property as the vacant lot east of Kings Storage. He acknowledged the Planning Commission was reviewed the item during its meeting on Wednesday, November 1, 2017 and recommended approval.

Mayor Shepherd clarified for the public that the area being considered was the vacant lot east of Kings Storage and west of Winegars which was a description that could more easily be identified.

Mayor Shepherd declared the public hearing open at 7:13 p.m.

PUBLIC COMMENT

In Favor

There were none.

Opposed

Kristi Bush, resident, asked if multi-family residential R-3 was for apartments. Mayor Shepherd explained it was high density which was not exclusively for apartments. She asked what the developer was intending for the high density. Mayor Shepherd indicated the developer's intention was to build townhomes. Kristi Bush expressed concerns about filling up every piece of land and did not want apartments or high density. She recalled the desire to change the area from commercial to residential had been presented in years past but denied. Ms. Bush noted if the area had changed to residential years ago Winegars would not be there. She stated for the record she was against the proposal.

Councilmember Peterson moved to close the public hearing at 7:16 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.

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE REZONE REQUEST FOR A PORTION OF THE PROPERTY (2.559 ACRES) LOCATED AT 1240 WEST 300 NORTH FROM COMMERCIAL (C-2) TO MULTI-FAMILY RESIDENTIAL (R-3)

Mayor Shepherd explained the rezone request was also for the property located at approximately 1240 West 300 North and would rezone the property from Commercial (C-2) to multi-family Residential (R-3).

Mayor Shepherd declared the public hearing open at 7:17 p.m.

There were no public comments; however, Mayor Shepherd acknowledged the comments made by Kristi Bush earlier would also be considered for the rezone request of the property.

Councilmember Roper moved to close the public hearing at 7:18 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.

OPEN COMMENT PERIOD

There were no public comments.

APPROVAL OF ORDINANCE 2017-20 AMENDING THE CITY'S GENERAL PLAN FUTURE LAND USE MAP BY CHANGING THE LAND USE DESIGNATION FOR A PORTION (2.559 ACRES) OF THE PROPERTY LOCATED AT APPROXIMATELY 1240 WEST 300 NORTH FROM COMMERCIAL TO RESIDENTIAL

Mayor Shepherd stated the property had been vacant for a long time and even after Winegars was built and other business growth occurred on the corner there had been no interest from developers for commercial use of that property. He expressed his opinion commercial development in the future would be slim and residential would be the best use for the land.

Councilmember Young reasoned residential development may help the commercial that did exist in the area. He reiterated so far nothing commercial had come to that particular location. He asked what the Planning Commission said about the potential use during its meeting. Mr. Brimley answered the Planning Commission thought if the change was approved residential would be a good fit and blend well to the residential and commercial in the area. He added the commissioners were positive about making the change.

Councilmember Peterson wondered if the Planning Commission voted unanimously on both the proposed General Plan amendment and the rezone. Mr. Brimley confirmed the vote was unanimous.

Councilmember Roper moved to approve Ordinance 2017-20 amending the City's General Plan Future Land Use Map by changing the Land Use Designation for a portion (2.559 acres) of the property located at approximately 1240 West 300 North from Commercial to Residential and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Young. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper and Young. Voting NO – None.

APPROVAL OF ORDINANCE 2017-21 REZONING A PORTION (2.559 ACRES) OF THE PROPERTY LOCATED AT APPROXIMATELY 1240 WEST 300 NORTH FROM COMMERCIAL (C-2) TO MULTI-FAMILY RESIDENTIAL (R-3)

Councilmember Peterson moved to approve Ordinance 2017-21 rezoning a portion (2.559 acres) of the property located at approximately 1240 West 300 North from Commercial (C-2) to multi-family Residential (R-3) and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Young. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper and Young. Voting NO – None.

Mayor Shepherd expressed his opinion that Ed Green the property owner was one of the best residential home builders in the State. He anticipated the development would be a good looking project.

Councilmember Peterson commented even though there was not yet a site plan it seemed like it would be a good match with a similar build type for the area. She continued there were upgraded features with a townhome project which matched other dwellings in the surrounding neighborhoods.

Councilmember Bush acknowledged there was a difference between townhomes and apartments. He expressed his opinion many young families were not able to afford single family dwellings with an attached garage but townhomes could offer an opportunity for home ownership. He commented the density might also help revitalize the local businesses.

APPROVAL OF THE UNION PACIFIC PIPELINE CROSSING AGREEMENT TO FACILITATE THE FREEPORT G STREET SANITARY SEWER IMPROVEMENT PROJECT PHASE 1

Scott Hodge, Public Works Director, stated the agreement had been discussed during the work session on November 21, 2017. He explained the first phase of the project would upgrade a portion of the sanitary sewer line on G Street from 3rd Street to 5th Street within the Freeport Center and required replacement of the sewer pipeline under the railroad tracks owned by Union Pacific Railroad Company. He stated the City was required to enter into a Pipeline Crossing Agreement with Union Pacific to be able to commence the work. Mr. Hodge acknowledged the agreement process began several months ago and included language mandating the agreement be executed within six months; however, the deadline for execution had passed. He mentioned Union Pacific had been contacted about updating the agreement dates so it could be executed allowing the City to proceed as initially planned. Mr. Hodge indicated Union Pacific did not give any indication the City would not be allowed to continue with the project; however, he had not heard back or received an updated agreement. He noted the original agreement outlined the terms and conditions for which the City and its contractor must adhere in order to complete the project within the railroad right-of-way. Mr. Hodge asked if the Council felt comfortable with the agreement so the City could proceed with its execution when an updated version was available. He reported if there were any substantial changes with the agreement then it would be reviewed with the Council before moving forward.

Councilmember Roper asked if there would be any foreseeable changes with the agreement. Mr. Hodge responded it was a standard agreement and the City had not made any changes to the one that was provided originally. He stated he didn't anticipate the review by Union Pacific would necessitate any changes to the agreement other than the dates because the project remained the same and the design of the sewer line depth and alignment remained the same.

Councilmember Phipps moved to approve the Union Pacific Pipeline Crossing Agreement to facilitate the Freeport G Street Sanitary Sewer Improvement Project Phase 1 and authorize the Mayor's signature to any necessary documents including any ancillary changes that may be required without returning to the Council, seconded by Councilmember Peterson. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper and Young. Voting NO – None.

COMMUNICATION ITEMS

Mayor Shepherd – expressed appreciation for those in attendance at the tree lighting ceremony held earlier in the evening. He thanked staff for the work and effort put into making it a successful event.

Councilmember Bush

1. Reported he attended the National League of Cities (NLC) Conference November 14, 2017 through November 18, 2017 and received good information. He indicated he was preparing to share his notes from the classes and would distribute them after completion.
2. Stated the North Davis Sewer District's sewer pipe lining project had begun along 300 North from 1000 West to 2000 West. He anticipated it would take a couple of weeks to complete that portion of the work and didn't expect there would be any road closures.
3. Reported Americold was having a grand opening at its new facility on Thursday, November 30, 2017 at 11:30 a.m.

Councilmember Peterson – nothing to report.

Councilmember Phipps – advised the energy and recovery facility at Wasatch Integrated was gone. He reported construction of the facility's new transfer station would begin in the spring of 2018 and anticipated it would take approximately a year to complete.

Councilmember Roper – announced the Youth Commission held its kick off meeting on November 16, 2017. He specifically thanked Adam Lenhard, JJ Allen, and Trevor Cahoon for their efforts in making the first meeting successful. He reported the youth participants and many parents were eager to get involved and learn more about how the City worked.

Councilmember Young – nothing to report.

STAFF REPORTS

Adam Lenhard, City Manager – reported there had recently been some minor traffic accidents near SR-193 and the frontage road. He mentioned it would take time before travelers became familiar with the new routes and freeway access resulting from the updates to the I-15 northbound onramp at 700 South (SR-193) and the roundabout installation along the frontage road. He acknowledged not all global positioning systems (GPS) used by travelers were updated and recognized the need for additional signage. He explained a meeting was scheduled with Utah's Department of Transportation (UDOT) on Monday, December 4, 2017 and staff would attempt to mitigate those problems. He commented additional signage and education would help prevent further accidents.

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

- Work Session on December 5, 2017
- Work and Policy Session on December 12, 2017
- Employee Christmas Party December 15, 2017
- Farewell Dinner for Bruce Young December 26, 2017 at 6:00 p.m.
- Oath of Office Ceremony on January 2, 2018 at 8:30 a.m.

Councilmember Young moved to adjourn policy session and reconvene in 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 12th day of December, 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, November 28, 2017.

/s/Nancy R. Dean, City Recorder