

CLEARFIELD CITY COUNCIL MEETING MINUTES  
6:00 P.M. WORK SESSION  
August 27, 2019

City Building  
55 South State Street  
Clearfield City, Utah

PRESIDING:	Nike Peterson	Mayor Pro Tem
EXCUSED:	Mark Shepherd	Mayor
PRESENT:	Kent Bush Vern Phipps Tim Roper Karece Thompson	Councilmember Councilmember Councilmember Councilmember
STAFF PRESENT:	JJ Allen Summer Palmer Stuart Williams Kelly Bennett Adam Favero Eric Howes Spencer Brimley Brad McIlrath Rich Knapp Trevor Cahoon Nancy Dean Wendy Page	City Manager Assistant City Manager City Attorney Police Chief Public Works Director Community Services Director Community Development Director Senior Planner Finance Manager Communications Coordinator City Recorder Deputy Recorder

VISITORS: Chris Uccardi, Ruth Jones, Devin Prouty, Kathryn Murray

Mayor Pro Tem Peterson called the meeting to order at 6:01 p.m.

DISCUSSION ON A REQUEST TO AMEND THE CITY'S GENERAL PLAN FUTURE LAND USE MAP DESIGNATING THE PROPERTY LOCATED AT APPROXIMATELY 1040 WEST 700 SOUTH (TIN: 12-026-0011) FROM MANUFACTURING TO RESIDENTIAL; A REQUEST TO REZONE A MAJORITY OF THE PROPERTY FROM A-1 (AGRICULTURAL) TO R-1-8 (RESIDENTIAL) AND M-1 (MANUFACTURING); AND THE ASSOCIATED FINAL SUBDIVISION PLAT FOR JOHN LOSEE SUBDIVISION

The first three items on the agenda were combined into one discussion.

Brad McIlrath, Senior Planner, stated John Losee owned property at approximately 1040 West 700 South and requested to change the zoning to allow the property to be subdivided. The property at the time of the request was zoned A-1 (Agricultural) and the property was designated as manufacturing in the General Plan Future Land Use Map. Mr. McIlrath pointed out there was

a cell tower at the rear of the property and Mr. Losee requested to change the zoning around the cell tower to M-1 (Manufacturing) and the remaining property to R-1-8 (Residential).

Councilmember Bush asked for clarification on the lot width requirements in the R-1-8 zoning. Mr. McIlrath stated the current lot width requirement was a minimum of 70 feet.

DISCUSSION ON A REQUEST TO REZONE THE PROPERTY LOCATED AT APPROXIMATELY 938 SOUTH UNIVERSITY PARK BOULEVARD (TIN: 09-302-0009) FROM C-2 (COMMERCIAL) TO R-3 (RESIDENTIAL)

Brad McIlrath, Senior Planner, indicated the applicant requested to rezone 2.74 acres of the 3.46 acre property from C-2 (Commercial) to R-3 (Residential). The intent of this rezone request was to then subdivide and development the front 0.73 acres of the property for commercial use and the back 2.74 acres with 39 townhomes. Mr. McIlrath continued to highlight the details as explained in the staff report. He recommended the proposed project be approved because the General Plan designated mixed-use for the area. He then noted the Planning Commission recommended the requirement of a development agreement that focused on the timing of the development of the commercial portion and limited the building type of the residential portion to townhomes.

Councilmember Bush wondered if the applicant had engineering plans for the utilities needed for the proposed project. Mr. McIlrath stated there would need to be a coordination meeting with Layton City and Clearfield City to discuss the capacity of the sewer lines for the proposed project and the Bravada 193 project. He noted the developer was responsible for scheduling the meeting.

Councilmember Thompson voiced his opinion that he would rather see a lower density project and wondered how the proposed project would impact the traffic in the area. Mr. McIlrath stated that in a previous meeting with the developer staff had encouraged the use of the R-2 (Residential) zone; however, the General Plan allowed for the R-3 (Residential) zoning.

JJ Allen, City Manager, asked the Council if it was comfortable with the proposed density of the development. There was a discussion about the property's General Plan designation for mixed use; the request for R-3 zoning necessitating the need to negotiate a development agreement to ensure townhome development; challenges with the property's grade hampering development opportunities; and whether there were reservations with the zone change to accommodate multi-family development rather than keeping it zoned for commercial use. There appeared to be consensus the proposed development was consistent with the General Plan and conditions could be put in place to address any concerns regarding density because of the R-3 zone.

DISCUSSION ON THE FINAL SUBDIVISION PLAT FOR TOWERS AT LEGEND HILLS  
LOCATED AT APPROXIMATELY 1300 SOUTH 2000 EAST (TINS: 09-341-0306 AND 09-  
341-0305)

Brad McIlrath, Senior Planner, reviewed the final subdivision plat for the Towers at Legend Hills development. He stated Lot 1 of the subdivision was commercially zoned and Lot 2 was residentially zoned, which matched the General Plan designations, and included a dedicated right-of-way.

Mr. McIlrath noted that significant City utility improvements were needed in the area. Adam Favero, Public Works Director, stated the Capital Facilities Plan (CFP) had the utilities improvement project planned for a later date, however due to the final subdivision plat request Mr. Favero advised moving the utilities improvement project up in the timeline to help mitigate potential risk of utility line failure.

JJ Allen, City Manager, asked about the likelihood of a water line break if the proposed development were to start construction without the utility improvements. Mr. Favero stated his opinion that a break would be very likely due to increased demand on the utility line. He recommended updating the utility lines prior to the development being constructed.

Mayor Pro Tem Peterson asked if there would need to be a budget amendment for the utilities improvement project and what the estimated dollar amount would be. Mr. Allen stated the project was estimated around \$300,000 and affirmed there would need to be a budget amendment. Mr. Allen said staff would need to review the CFP because the change might result in other projects being pushed back.

Councilmember Phipps wondered about a timeline for the utilities improvement project. Mr. Allen hoped the City would have the project ready for bid by late September and awarded by late October.

There was a discussion about the design, location, and placement responsibility for the other utilities needed for the development.

DISCUSSION ON A ZONING TEXT AMENDMENT TO AMEND CITY CODE § 11-15A-3A  
– FREEWAY SIGNS

Brad McIlrath, Senior Planner, discussed a zoning text amendment request from Maverik which regarded freeway signage height. At the time of the request current City Code based freeway signage height from the site grade. The proposed amendment would instead base the height of freeway signage from the adjacent freeway grade. He stated staff recommend approval of the text amendment.

Council requested staff to provide more clarification in the wording of the proposed text amendment describing the measurement more clearly.

**Councilmember Bush moved to adjourn at 6:37 p.m., seconded by Councilmember Roper. The motion carried upon the following vote: Voting AYE – Councilmember Bush, Peterson, Phipps, Roper, and Thompson. Voting NO – None.**

**APPROVED AND ADOPTED  
This 24<sup>th</sup> day of September, 2019**

**/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, August 27, 2019.

/s/Nancy R. Dean, City Recorder