

CLEARFIELD CITY COUNCIL MEETING MINUTES
6:00 P.M. WORK SESSION
December 3, 2019

City Building
55 South State Street
Clearfield City, Utah

PRESIDING:	Mark Shepherd	Mayor
PRESENT:	Kent Bush	Councilmember
	Nike Peterson	Councilmember
	Vern Phipps	Councilmember
	Tim Roper	Councilmember
	Karece Thompson	Councilmember
STAFF PRESENT:	JJ Allen	City Manager
	Summer Palmer	Assistant City Manager
	Stuart Williams	City Attorney
	Kelly Bennett	Police Chief
	Adam Favero	Public Works Director
	Kelsey Johnson	Public Works Admin. Assistant
	Eric Howes	Community Services Director
	Brad McIlrath	Senior Planner
	Trevor Cahoon	Communications Manager
	Nancy Dean	City Recorder
	Wendy Page	Deputy Recorder

VISITORS: Roger Timmerman – UTOPIA Fiber, Kim McKinley – UTOPIA Fiber, Matt Jensen – Cascade Energy, Glen Thomas – Rocky Mountain Power, Brody Bovero – Syracuse City

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

PRESENTATION BY CASCADE ENERGY REGARDING THE CITY’S PARTICIPATION
IN THE ROCKY MOUNTAIN WATT SMART PROGRAM

Adam Favero, Public Works Director, introduced Matt Jensen with Cascade Energy, who explained the Watt Smart Program. Mr. Jensen reviewed the Strategic Energy Management (SEM) and explained the goals of the program. He indicated the City began participating in the program in January 2018 with a review of the energy performance of its water system. He also introduced Glen Thomas, Rocky Mountain Power, who was present.

Mr. Jensen highlighted the process of the program, which included: policies, teamwork, workshops, treasure hunt, implementation, and measurements. He reviewed the events timeline of the program. He highlighted the energy observations that were made and discussed strategies that could be implemented within the City to help maximize the efficiency of water use.

Mr. Jensen explained the billing cycle used by Weber Basin and discussed areas of concern that brought about higher fees for the City. Kelsey Johnson, Public Works Administrative Assistant, reviewed an invoice from Weber Basin from 2014 with the Council and discussed strategies currently in place to decrease budget expenditures for the City by using more of its water allotment from Weber Basin as opposed to the wells which required more electricity to pump water into the system. She indicated the City's goal as it began the program was to reach six percent energy savings through the program but in reality the City recognized a 29.2 percent savings. There was a discussion about the two components of the power bill. Councilmember Phipps wondered if the goal was to use 94 percent of the Weber Basin contracted water. Ms. Johnson affirmed that was the City's current goal under the program.

Mr. Jensen reviewed the results of the program. He reported the City saved over 545,994 kilowatt-hours. He indicated the Rocky Mountain Power incentive program paid \$0.02 per kilowatt-hour saved and stated there a check was brought to the City totaling over \$10,000.

Councilmember Bush wondered if there were more things the City could do to save money moving forward. Mr. Jensen stated the SEM coaching had ended but that Rocky Mountain Power wanted to be involved in the planning for future capital projects in order to provide input on ways that would help save energy and possibly assist in reducing costs. Ms. Johnson stated the pressure regulator valve (PRV) that was currently in the budget would qualify for assistance from the Rocky Mountain Power program.

PRESENTATION BY UTOPIA FIBER REGARDING PROVIDING FIBER OPTIC INTERNET SERVICES TO THE CITY

Roger Timmerman, UTOPIA, and Kim McKinley, UTOPIA, presented information about UTOPIA Fiber. Mr. Timmerman discussed the history of UTOPIA. He explained the fiber network went into Idaho and along the Wasatch front and indicated there were already several customers in the City at the Freeport Center.

Mr. Timmerman compared the UTOPIA fiber network to a road system where several entities use the road; the different Internet providers use the UTOPIA fiber network. He noted that fiber infrastructure helped many of the top political issues, which benefitted from municipal open access fiber such as the following:

- Air quality and environment
- Transportation and traffic
- Education
- Government spending
- Jobs and Economy
- Healthcare Taxes

He explained the fiber was supported with dedicated capacity and it supported 10 Gig for individual households and 100 Gig for businesses, which was ahead of anything else offered in the State at the time. He shared the customer satisfaction ratings and media posts for other broadband service companies currently available in the City, as well as the ratings for UTOPIA based off a survey of over 800 people.

Mr. Timmerman stated demand for fiber networks was skyrocketing with some of the top streaming companies. He reviewed what the partnership structure would look like for the City should it choose to use UTOPIA as a fiber network provider.

Councilmember Bush asked if the Freeport Center would become part of the municipality's system. Mr. Timmerman explained some of the businesses located at the Freeport Center were already UTOPIA customers. He stated if the City chose to use UTOPIA for a fiber network, only businesses joining the network after the development of the City's network would count towards the City's risk offset.

Mr. Timmerman stated the UTOPIA project was financed, designed, built, operated, and maintained by UTOPIA. He reviewed the benefits versus the risks. He also reviewed the projected costs for subscribers to the fiber network.

Councilmember Peterson wondered about the connection cost per home and how many years it would take to pay off the investment. Mr. Timmerman stated the systems were typically financed using 25-year bonds, but hoped to get the bonds paid off within 15 years. He then reviewed the cash flow chart. He stated fiber was cheaper than wireless because once fiber was installed it was good for 40 to 50 years and the majority of the cost was invested into the conduit and fiber system.

Mr. Timmerman reviewed the survey results. He expressed his opinion that the survey results appeared to indicate that there would be at least 50 percent of the City residents that would likely change to a fiber network if it were available. He showed the map of responses and expressed his opinion that the survey sample was relevant.

Mr. Timmerman reviewed the next steps for the City if it decided to move forward with pursuing fiber network infrastructure with UTOPIA. He stated the project would take about two years to complete.

JJ Allen, City Manager, asked if there were any Councilmembers not in favor of moving forward with an RFP for the UTOPIA project. There were no comments.

DISCUSSION ON THE REZONE REQUEST FOR THE PROPERTY LOCATED AT APPROXIMATELY 1100 SOUTH 1000 WEST FROM A-1 (AGRICULTURAL) TO R-1-6 (SINGLE-FAMILY RESIDENTIAL)

Brad McIlrath, Senior Planner, reviewed the rezone request as outlined in the staff report. He stated Syracuse City purchased about 24 acres of property located at approximately 1100 South 1000 West to expand its cemetery. He indicated several meetings were held between the staffs of both cities and a compromise was proposed that would allow the cemetery expansion for Syracuse City on about eight of those acres while allowing the remaining acreage to be rezoned as R-1-6 (Residential) and remain part of Clearfield City. He reviewed concerns brought up by residents at the Planning Commission meeting.

Councilmember Bush mentioned his concern regarding the maintenance of the northeast corner of the remaining acreage. Mr. McIlrath stated that corner could be used for water detention or retention. Mr. Allen reminded the Council that Rocky Mountain Power owned the front property being discussed.

Councilmember Peterson felt the compromise was a good solution to the land use problem between the two cities.

Councilmember Phipps was concerned about the order in which things were being handled and felt it would be better for the land to be sold prior to having the discussion about development and the zoning of the property. JJ Allen, City Manager, explained the steps were being taken in a specific order as an assurance that the larger parcel would remain in the Clearfield City boundaries, and would be zoned and used for residential development.

Councilmember Phipps asked for clarification on the decision to rezone the remaining property to R-1-6 instead of R-1-8. Mr. McIlrath stated that housing affordability was a factor, as well as the fact that fewer people want big yards to maintain. He stated the R-1-6 allowed for larger homes with smaller yards. Councilmember Peterson stated she felt the zoning fit the surrounding neighborhood and would encourage more single family development that so many residents had requested.

DISCUSSION ON THE REZONE REQUEST FOR THE PROPERTY LOCATED AT 1950 SOUTH MAIN FROM R-1-8 (SINGLE-FAMILY RESIDENTIAL) TO R-1-6 (SINGLE-FAMILY RESIDENTIAL) AND THE FINAL SUBDIVISION PLAT FOR THE OUTBACK SUBDIVISION

Brad McIlrath, Senior Planner, stated the property located at 1950 South Main was just under the lot width required for R-1-8 zoning so the developer was requesting R-1-6 zoning. He reviewed the proposed configuration for development of the property. He stated there would be a total of three lots on the land: the existing house with two flag lots behind. He reviewed the General Plan and the different options discussed with the applicant. He said the Planning Commission forwarded a recommendation for approval and there were not any concerns.

Councilmember Peterson stated the only questions from residents she fielded regarded wanting to keep the property as a field.

Mayor Shepherd shared his desire to see the rezone approval be conditional on a subdivision plat. He expressed his concern about setting a precedence by allowing flag lots and the need to require a subdivision plat as part of the rezone.

Councilmember Peterson asked for clarification about the driveways for the lots. Mr. McIlrath stated there were two driveways.

There was a discussion regarding different configurations for the proposed property and the requirements.

JJ Allen, City Manager, stated he felt the rezone and subdivision plat should go addressed together. Mayor Shepherd said it would protect the City if were done that way. Mr. McIlrath said the subdivision plat and rezone requirements would be added to the staff report

DISCUSSION ON THE CITY'S DESIGNATION OF VOTER PARTICIPATION AREAS

Nancy Dean, City Recorder, stated during the last legislative session House Bill 119 (HB119) was adopted and it had been included with the staff report. She reported the legislation required the City to have four voter participation areas based on its population. She indicated that Davis County had divided out the areas on a map for the City based on the current number of registered voters in the City. She explained why the County helped identify the voter participation areas.

Councilmember Phipps stated it did not seem like the map matched up with the precinct boundaries. Ms. Dean was not sure if they matched up or not, but stated she believed the County would have tried to match them up as closely as possible. She informed the Council that she would research the maps in more depth and get back to them within the week.

Councilmember Thompson asked if the voter participation areas would have to be redone in 2022. Ms. Dean affirmed the areas would need to be re-evaluated in 2022 because registrations change over the years.

Councilmember Peterson moved to adjourn at 7:47 p.m., seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmember Bush, Peterson, Phipps, Roper, and Thompson. Voting NO – None.

**APPROVED AND ADOPTED
This 14th day of January, 2020**

/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, December 3, 2019.

/s/Nancy R. Dean, City Recorder