

CLEARFIELD CITY COUNCIL MEETING MINUTES
7:00 P.M. POLICY SESSION
November 26, 2019

City Building
55 South State Street
Clearfield City, Utah

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

VISITORS: Bob Bercher, Betty Parker

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

Mayor Shepherd informed the audience that if they would like to comment during the Public Hearing or Open Comment Period there were forms to fill out by the door.

Councilmember Roper led the opening ceremonies.

APPROVAL OF THE MINUTES FROM THE AUGUST 23, 2019 WORK SESSION;
OCTOBER 8, 2019 WORK SESSION; AND THE OCTOBER 29, 2019 WORK SESSION

Councilmember Peterson requested the October 29, 2019 work session minutes be amended for the reference to her family member on page three from “*father*” to “*grandfather*.”

Councilmember Peterson moved to approve the minutes from the August 23, 2019 work session and October 8, 2019 work session, as written; and the October 29, 2019 work session, as amended; seconded by Councilmember Phipps. The motion carried upon the

following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper and Thompson. Voting NO – None.

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A REQUEST TO AMEND THE CITY’S GENERAL PLAN MODERATE INCOME HOUSING ELEMENT

Spencer Brimley, Community Development Director, stated the State Legislature made changes related to Moderate-Income Housing under Senate Bill 34 (SB 34). He explained with the change, the City needed to amend the City’s General Plan to include a moderate-income housing element to meet the requirements of SB 34.

Mayor Shepherd opened the public hearing at 7:05 p.m.

Mayor Shepherd asked for public comments.

There were no public comments.

Councilmember Roper moved to close the public hearing at 7:06 p.m. seconded by Councilmember Thompson. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper and Thompson. Voting NO – None.

OPEN COMMENT PERIOD

There were no public comments.

APPROVAL OF ORDINANCE 2019-27 AMENDING CHAPTER 4 OF THE CITY’S GENERAL PLAN WITH AN UPDATED MODERATE INCOME HOUSING PLAN

Councilmember Peterson stated she was out of town during the work session meeting on November 19, 2019. She pointed out some formatting and text errors that needed to be further reviewed. She also expressed a desire to see recognition that the City already had plans to develop Clearfield Station and the Downtown area under goal #3, which encouraged higher density moderate-income housing around transit areas. She proposed adding the information as one of the bullets under goal #3.

Councilmember Peterson proposed an additional item under goal #4 that included recognition of the progress already made with the Community Development Block Grant (CDBG) funds and the desire of the City to continue using the CDBG funds to help with emergency home repairs and aging home maintenance. Spencer Brimley, Community Development Director, stated goal #2 already referenced the additions requested by Councilmember Peterson and asked for clarification. Councilmember Peterson stated she would like to see the additions to the sections previously discussed as well as what was already discussed in goal #2.

Councilmember Phipps expressed his opinion that he did not agree with everything found within the Moderate Income Housing Plan (MIHP). He stated his appreciation for the work that went into the MIHP but wanted to highlight his disagreements with the document which included

government controlling how housing was developed, a desire to see more help with the economic disparity, and the acknowledgement that housing was not a local problem. He expressed his opinion that Clearfield City was currently doing its part. He stated he did not see a correlation between high-density housing and local economic opportunities and felt overall it could hurt opportunities and lifestyles of those with low income.

Mayor Shepherd stated the State mandated that the City develop a MIHP so the City was completing the requirement to be in compliance. Councilmember Phipps expressed his desire to see that the other municipalities in the State were also completing the requirement and being more open to the concept.

Councilmember Thompson expressed his hope that the Downtown Area Plan and the Form Based Code (FBC) would help aid in the economy of Clearfield City and its residents. He highlighted information about zoning and how it had evolved over the years. He stated his appreciation to Clearfield for where the City was and where it was headed.

Councilmember Bush wondered if there were more up to date data regarding income levels in the MIHP's second paragraph, since it stated the data was from 2014. Mr. Brimley stated there was but staff had not yet analyzed the data. He stated the newer data would be included with the planned updates to the General Plan within the next year.

Councilmember Thompson moved to approve Ordinance 2019-27 amending Chapter 4 of the City's General Plan with an updated Moderate Income Housing Plan including the edits requested by Councilmember Peterson and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Roper. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper, and Thompson. Voting NO – None.

APPROVAL OF THE DEVELOPMENT AGREEMENT WITH FREEPORT CENTER ASSOCIATES, LLP TO AMEND THE PREVIOUSLY APPROVED LANDSCAPING PLAN FOR THE PROPERTY LOCATED AT APPROXIMATELY 405 SOUTH 1000 WEST (TIN: 12-931-0001) KNOWN AS UTILITY TRAILER

Spencer Brimley, Community Development Director, explained Utility Trailer had requested and been approved for the relocation of a trailer storage area to approximately 405 South 1000 West. He pointed out the property was located in the M-1 (Manufacturing) zone. He stated Freeport Center Associates owned the property and had requested an amendment to the previously approved landscaping plan for a reduction in the landscaping percentages from 10 percent to 7.5 percent for the overall site. He mentioned staff and Planning Commission reviewed the development agreement and recommended its approval. He pointed out there was an email from the director of the Freeport Center stating the desire to terminate the development agreement if Utility Trailer were not to be the tenant or have interest in the property.

Councilmember Phipps commented the agreement was an example of the City and the industrial community making improvements.

Councilmember Peterson moved to approve the Development Agreement with Freeport Center Associates, LLP amending the previously approved landscaping plan and authorizing staff to make the necessary revisions that would allow the Freeport Center to terminate the development agreement if Utility Trailer were not to be the tenant or not to have interest in the property and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Thompson. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper, and Thompson. Voting NO – None.

COMMUNICATION ITEMS

Mayor Shepherd

1. Attended the National League of Cities (NLC) meetings in Texas November 19 through 23, 2019 and reviewed the discussions and classes attended.
2. Met with Service Line Warranty and discussed the program.
2. Attended the Job Corps graduation. They had the largest number of refugees to date graduate.
3. Thanked staff for the Turkey Bowl and Tree Lighting Ceremony events
4. Attended the ribbon cutting for a New Mexican restaurant in the City. He recommended supporting the business, which had a catering menu and could be used for Council meetings.

Councilmember Bush

1. Thanked staff for great job with the Tree Lighting Ceremony.
2. Attended the Job Corps graduation.
3. Reviewed an article in the Standard Examiner he read about creating more walkable communities.

Councilmember Peterson

1. Attended the NLC meetings in Texas and would like to recap later in a work session.
2. Thanked those outside in the weather for Tree Lighting.
3. Expressed gratitude for all staff did when the weather was bad.

Councilmember Phipps – wished everyone happy holidays and safe travel for holiday plans.

Councilmember Roper – updated the Council on the Youth Commission which had recently grown by five members and commented the Commission was working feverishly towards its Sub for Santa efforts.

Councilmember Thompson

1. Attended a recent Tax Reform Task Force Committee meeting at the Capitol.
2. Attended an equity meeting with Davis School District (DSD) where he was able to see how much the School District had grown in diversifying its curriculum.
3. Met with a representative from Bedia Enterprises, which is a naturalization and immigration body offering services to those that wanted to become citizens.

STAFF REPORTS

JJ Allen, City Manager

1. Met with the Lifetime Products team to discuss the construction of its new distribution center. He stated a TIF Participation Agreement would be coming to the CDRA board for consideration in the near future.
2. Congratulated staff on the Tree Lighting Ceremony.

3. Wished everyone a Happy Thanksgiving.

Wendy Page, Deputy Recorder –reviewed the Council’s schedule:

- Work Session on December 3, 2019
- Policy Session on December 10, 2019
- Joint Work Session with the Planning Commission on December 17, 2019
- Oath of Office Ceremony on (Thursday) January 2, 2020 at 6:00 p.m.
- Work Session on January 7, 2020

There being no further business to come before the Council, **Councilmember Thompson moved to adjourn at 7:36 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.**

The minutes for the CDRA work session are in a separate location

**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, November 26, 2019.

/s/Nancy R. Dean, City Recorder