

CLEARFIELD CITY COUNCIL MEETING MINUTES  
6:00 P.M. WORK SESSION  
October 29, 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
	Brody Warren	Police Lieutenant
	Adam Favero	Public Works Director
	Eric Howes	Community Services Director
	Spencer Brimley	Community Development Director
	Brad McIlrath	Senior Planner
	Rich Knapp	Finance Manager
	Trevor Cahoon	Communications Manager
	Nancy Dean	City Recorder
	Wendy Page	Deputy Recorder

VISITORS: Devin Prouty, Chris Uccardi, Ruth Jones, Amanda Parlet, Zo Parlet, Kristi Bush

Mayor Shepherd called the meeting to order at 6:05 p.m.

DISCUSSION ON THE CITY'S DRAFT MODERATE INCOME HOUSING PLAN (MIHP)

Spencer Brimley, Community Development Director, stated the City had a Moderate Income Housing element in its General Plan (GP). He reviewed the requirements of Senate Bill 34 (SB 34) for the MIHP.

Mr. Brimley explained staff was currently preparing a request for proposal (RFP) to facilitate a full update to the GP next year. He said the current GP appeared to adequately address the first three requirements of SB 34 and asked if the Council was okay with scaling back the immediate revisions necessary to meet SB 34 by December 1, 2019, then including a more in depth review as part of the GP update in the spring. Councilmember Bush stated he would like to allow the public to weigh in on the document. Mr. Brimley said the direction given in the meeting would be used to advise the Planning Commission and then there would be a public hearing.

Councilmember Bush wondered how much of the public would know about SB 34 and stated the process could give the Council an opportunity to inform the public.

Councilmember Thompson asked how much of the moderate income housing information in the current GP was influenced by past legislation. Mr. Brimley stated there had been direction on the issue in the past but nothing that established accountability to the State. Councilmember Thompson wondered if there would be any incentives to try and add funding for projects that addressed moderate income housing plans the future. JJ Allen, City Manager, said there were some proposed efforts to push for funding in the next legislative session.

Mr. Brimley reported the process would proceed with the Planning Commission on November 6, 2019, and outlined other dates for revisiting the item with the Council in future meetings.

DISCUSSION ON THE ADDENDUM TO THE DEVELOPMENT AGREEMENT FOR THE AUTUMN RIDGE PHASE 5 SUBDIVISION LOCATED AT APPROXIMATELY 875 WEST 200 NORTH (TINS: 12-019-0103 AND 12-019-0117)

Brad McIlrath, Senior Planner, stated the Autumn Ridge single-family development included a total of five phases that were planned to be completed or had been completed. He explained each of the phases was located in the R-1-Open zone, which required a development agreement to outline the density and open space required by the zone. The original development agreement was executed on September 9, 2003, and was written to include all of the phases of the development. He stated with the fifth and final phase of the development, the applicant proposed an addendum to the original development agreement to address the terms and conditions for phase five. He reviewed the proposed addendum.

Mr. McIlrath said this would be on the agenda for the November 12, 2019 policy session.

**Councilmember Peterson moved to close the meeting for the purpose of discussing the purchase, exchange or lease of real property Utah Code Ann. § 52-4-204 and § 52-4-205(1)(e), seconded by Councilmember Thompson. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper and Thompson. Voting NO – None.**

*The minutes for the closed session are kept in a separate location.*

The Council adjourned the closed session at 7:39 p.m. and immediately reconvened in special session.

The Council reconvened in work session at 8:01 p.m.

DISCUSSION ON FUNDING STRATEGIES FOR THE VETERANS MEMORIAL

Trevor Cahoon, Communications Manager, stated staff still needed clarification and direction on the proposal to build a veterans' memorial. He explained a discussion regarding why the Council

wanted the memorial might help with the overall goal and direction for the memorial. Mr. Cahoon then passed out the following two questions to each Councilmember:

- My goal in creating a veterans' monument is...
- Because...

Mr. Cahoon then read aloud each answer from the Mayor and Council.

Mr. Cahoon asked the Council to verbalize a goal after hearing all of the individual responses to the questions. There was a discussion about the goal, purpose, and reasons for building the Veterans' Memorial. The Council stated the overall goal would be to honor the City's veterans because they mattered and deserved it.

Mr. Cahoon pointed out in the last work session the discussion focused a lot on the community and how the memorial would help the community. He then said he didn't feel like the community was as big a focus from the responses given. Mayor Shepherd stated sometimes the Council made decisions because they made them feel good, but other decisions were to make the residents feel good. Mayor Shepherd said not all residents go to the park and a vast majority would not see the monument, however, those to whom the monument was important would go and enjoy it. Mayor Shepherd then discussed the other military communities around Hill Air Force Base and if they had memorials or not. He stated the goal for him would be to recognize the veterans. Councilmember Bush said it would be a place that represented freedom. Councilmember Phipps expressed the previous design discussed was substantially more money than he had envisioned.

Mr. Cahoon stated the overall goal heard in the discussion was the memorial would be the nice thing to do. He stated in marketing the why for a project was always the starting point to guide the next steps. He stated if the goal was to show veterans how much they mattered what would be the price range that could accomplish the goal. He advised that whatever the Council decided to do regarding the memorial it should make sure it was intentional in meeting the goal for the project.

Councilmember Bush stated he was aware of people and businesses that wanted to contribute to the memorial and be a part of it. Mr. Allen wondered if the memorial could be City funded and then donations that came in might be used toward enhancements for the main memorial.

There was a discussion about design possibilities for the memorial.

Eric Howes, Community Services Director, discussed options to save money with the previous design. He expressed his opinion that if the City were going to do something it needed to be done well. He also informed the Council that the City had already spent \$10,000 on design.

Councilmember Peterson stated she loved the previous design, however, expressed her thoughts that her grandfather, who was a veteran, would say why do you need something so grandiose to honor me. She expressed her opinion that she would like the memorial to still be well thought out and be something the City could take on in a more timely manner. Councilmember Phipps

agreed with Councilmember Peterson that the memorial did not need to be as elaborate as the design previously presented.

There was a discussion on financing and fundraising aspects.

Mr. Cahoon asked if the memorial should be a place you go or a something you can go see. Councilmember Bush felt it was both. Councilmember Phipps felt like the cemetery could be a great place for a memorial. Mayor Shepherd offered suggestions for implementing a memorial at the cemetery or Mabey Place. Councilmember Phipps felt like the memorial didn't need to be in a specific place. The majority of the Council agreed a memorial at City Hall was a good option.

There was a discussion regarding funding mechanisms. Mr. Cahoon wondered about the budget for the memorial. The consensus was a budget of \$50,000 with additional fundraising as well. Mr. Allen said next steps would be designing the reconfiguration of the round about on the north side of City Hall. He also explained the \$50,000 would need to be appropriated in the fiscal year 2021 budget. Construction could then take place in 2021.

#### DISCUSSION ON THE LEGISLATIVE PRIORITIES IN PREPARATION FOR THE 2020 LEGISLATIVE SESSION

JJ Allen, City Manager, stated some City staff would be meeting with the State Legislators, representing Clearfield City, on November 13, 2019, to preview the City's legislative priorities in advance of the 2020 legislative session. He explained in order to prepare for that meeting, staff wanted to have a discussion with the Council about any pressing needs or concerns on the State level.

Councilmember Bush requested that the State followed through with holding communities accountable to Senate Bill 34 (SB 34).

Councilmember Peterson stated focusing on local control was important to her.

Mayor Shepherd expressed concern about traffic or infrastructure around Hill Air Force Base. He also discussed Utah County and the appearance of playing catch up on growth in the area.

Mayor Shepherd reported on discussing with the Lt. Governor about issues with traffic in North Davis County due to Hill Air Force Base and how there needed to be proactive planning.

Councilmember Bush mentioned the tax reform for the retirement aged population. Mr. Allen asked the Council if that was a City priority. Mr. Allen explained the tax reform in the staff report regarding its impact on municipalities.

Councilmember Bush wondered what the community-first economic development was regarding. Mr. Allen stated it was a resolution proposed by the Utah League of Cities and Towns (ULCT) stating that economic efforts should consider the community first and the desires of the State should not override the community.

Councilmember Thompson stated his desire to see more incentive aspects between school districts and cities in making sure everyone knew plans and had a say in how to approach growth in the schools. He mentioned a plan in Florida he had researched.

Councilmember Peterson stated her desire to see a coordinated effort to have more city councils approach the legislature together. She also wanted to see the legislators making more effort in coming to local officials.

Councilmember Thompson expressed interest in a conversation about the minority growth with tax reform.

Mr. Allen reminded the members of the Council that the objectives of other organizations that they represented might go against the objectives of the City.

**Councilmember Thompson moved to adjourn at 9:01 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 26<sup>th</sup> day of November, 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, October 29, 2019.

/s/Nancy R. Dean, City Recorder