

CLEARFIELD CITY COUNCIL AND PLANNING COMMISSION
JOINT MEETING MINUTES
6:00 P.M. WORK SESSION
November 29, 2011

PRESIDING:	Don Wood	Mayor
PRESENT:	Marilyn Fryer	Councilmember
	Kathryn Murray	Councilmember
	Mark Shepherd	Councilmember
	Doyle Sprague	Councilmember
	Bruce Young	Councilmember
STAFF PRESENT:	Adam Lenhard	City Manager
	Brian Brower	City Attorney
	Valerie Claussen	Acting Community Development Director
	Scott Hodge	Public Works Director
	Greg Krusi	Police Chief
	Eric Howes	Community Services Director
	Bob Wylie	Administrative Services Director
	Nancy Dean	City Recorder
	Kim Read	Deputy City Recorder
	Natalee Flynn	PR/Marketing Specialist
	Marliss Scott	PR/Marketing Specialist

PLANNING COMMISSION MEMBERS: Lance Brown, Becky Brooks, Norah Baron, Joel Gaerte

NOT PRESENT: Nike Peterson, Bill Moore, Randy Butcher, Ron Jones, Brandon Stanger

VISITORS: Kent Bush – Councilmember Elect, Mike LeBaron – Councilmember Elect, Curtis Dickson

Mayor Wood called the meeting to order at 6:08 p.m.

DISCUSSION ON A CONCEPTUAL PLAN FOR AN ECONOMIC DEVELOPMENT OPPORTUNITY

Mayor Wood explained the City had been in discussions with different developers over several years regarding the development of the UTA rail site. He reviewed the history associated with each developer with the Council and Planning Commission. He stated the City had participated in discussions over the previous year with the current developer regarding the development and briefly reviewed the results. He pointed out any proposed development on the site would be market driven.

Adam Lenhard, City Manager, distributed handouts reflecting the “footprint” and conceptual illustrations for the proposed development and mentioned both reflected needs expressed by current business owners. He emphasized the illustration should be considered a very “rough” draft which illustrated possible “uses”. The first component consisted of Class A manufacturing which was a need not currently being met within the City. A discussion took place regarding the change from a leasing component to UTA’s willingness to sell possible parcels.

Mr. Lenhard reported the second component consisted of commercial-retail for the State Street frontage property with the final component consisting of residential. He commented the developer’s proposal consisted of approximately 1000 residential units and pointed out that number was similar to the City’s concept plan. He indicated the developer’s proposal reflected a high use of real estate and mentioned the City suggested the use of less land for that purpose. He emphasized the residential component would act as a buffer for the apartments to the south of the site.

A discussion took place regarding the residential component of the plan.

Mr. Lenhard reviewed the City’s desire for some sort of connection from the rail stop to Freeport Center and reported the developer expressed willingness to consider that component as part of the project. He reported the developer was also willing to consider some kind of civic use within the development and a discussion took place regarding different possibilities.

Councilmember Sprague asked if the City could encourage the developer to build the commercial component in conjunction with the residential component as opposed to the completion of the residential prior to the commercial. Mr. Lenhard responded the City could require a specific amount of completed commercial square footage and occupancy prior to allowing the occupancy of the residential component. He commented specific arrangements would be defined in the Development Agreement.

A discussion took place regarding the connection to the Freeport Center or the use of a shuttle service.

Councilmember Shepherd inquired about the timeline regarding the timeline associated with the proposed project. Mr. Lenhard believed the developer was looking to the immediate future. Councilmember Young suggested soliciting suggestions for the civic component from residents through advertising in the newsletter.

Councilmember Shepherd moved to adjourn the joint City Council and Planning Commission work session and reconvene as the City Council in a work session at 6:52 p.m., seconded by Councilmember Fryer. All voting AYE.

**APPROVED AND ADOPTED
This 13th day of December, 2011**

/s/Donald W. Wood, 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 29, 2011.

/s/Nancy R. Dean, City Recorder