

CLEARFIELD CITY COUNCIL MEETING MINUTES
7:00 P.M. POLICY SESSION
April 28, 2015

PRESIDING:	Mark Shepherd	Mayor
PRESENT:	Keri Benson	Councilmember
	Kent Bush	Councilmember
	Ron Jones	Councilmember
	Mike LeBaron	Councilmember
	Bruce Young	Councilmember
STAFF PRESENT:	Adam Lenhard	City Manager
	JJ Allen	Assistant City Manager
	Brian Brower	City Attorney
	Scott Hodge	Public Works Director
	Greg Krusi	Police Chief
	Scott Hess	Development Services Manager
	Eric Howes	Community Services Director
	Curtis Dickson	Community Services Deputy Dir.
	Rich Knapp	Administrative Services Director
	Nancy Dean	City Recorder
	Kim Read	Deputy City Recorder

VISITORS: Verlan E. Robinson, Don McKinnon – Davis Behavioral Health, Amber Hansen – Thackeray Garn, Brad Allen – John W. Hansen & Associates, Chris J. Chelemes, Sam Chelemes, Kathryn Murray, Con L. Wilcox

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

Mayor Shepherd informed the citizens present that if they would like to comment during Public Hearings or Citizen Comments there were forms to fill out by the door.

Councilmember Young conducted the Opening Ceremony.

APPROVAL OF THE MINUTES FROM THE MARCH 3, 2015 WORK SESSION, THE MARCH 10, 2015 WORK SESSION, THE MARCH 24, 2015 WORK SESSION, THE APRIL 7, 2015 WORK SESSION, THE APRIL 14, 2015 POLICY SESSION AND THE APRIL 21, 2015 WORK SESSION

Councilmember LeBaron moved to approve the minutes from the March 3, 2015 work session, the March 10, 2015 work session, the March 24, 2015 work session, the April 7, 2015 work session, the April 14, 2015 policy session and the April 21, 2015 work session as written, seconded by Councilmember Benson. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE PROPOSED REZONE FOR PROPERTY LOCATED AT APPROXIMATELY 1365 WEST 25 NORTH FROM R-1-8 (RESIDENTIAL) TO A-1 (AGRICULTURAL)

Scott Hess, Development Services Manager, shared an illustration and explained the property was located directly adjacent to the Rocky Mountain Power corridor and abutted a Clearfield City storm water detention basin and was currently zoned R-1-8, Residential. It was formerly part of a single lot with a single family home. In February 2007, the property was subdivided through an amended plat. The agricultural use of this property was a nonconforming use. The property owner would like to continue to use the property as permitted in the City's (A-1) Agricultural Zone, and had requested to construct an accessory building on it. Pursuant to Title 11, Chapter 17 of the City Code, in order to allow additional agricultural development of the property (adding accessory buildings, etc.), rezoning the property to (A-1) Agricultural would be necessary to allow the construction. The rezone would make an existing nonconforming agricultural use conform to the zoning for the parcel. The Planning Commission heard this item on Wednesday, April 1, 2015 and recommended approval.

Mayor Shepherd opened the public hearing at 7:07 p.m.

Mayor Shepherd asked for public comments.

There were no public comments.

Councilmember Jones moved to close the public hearing at 7:07 p.m. seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A PROPOSED AMENDMENT TO THE GENERAL PLAN'S FUTURE LAND USE MAP TO CHANGE THE DESIGNATION FROM COMMERCIAL TO RESIDENTIAL FOR PROPERTY LOCATED AT APPROXIMATELY 880 SOUTH STATE STREET

Scott Hess, Development Services Manager, explained the property was a redevelopment site and was the former location of three single family homes which had been converted to office space for Davis Behavioral Health. In 2014, Clearfield City partnered with Davis Behavioral Health to remove the old, dilapidated structures on the site. A subdivision plat combining the lots was approved in December 2014. The applicant had proposed a townhome project consisting of approximately 47 units designed to have street presence along State Street. The General Plan's Future Land Use Map currently designated this area of the City as a "Commercial" land use category which permitted only C-1 or C-2 zoning. The Commercial Land Use Category within the General Plan did not allow any Residential Zones. In order to develop any residential projects on the property, the General Plan's Future Land Use Map would need to be amended. The applicant had requested a change to the General Plan's Future Land Use Map to have this property designated as a "Residential" land use category. The Planning Commission recommended approval during its meeting on Wednesday, April 1, 2015.

Mayor Shepherd opened the public hearing at 7:09 p.m.

Mayor Shepherd asked for public comments.

Dean Smith, Davis Behavioral Health, explained the history use of the property and reported consolidation of facilities had allowed them to no longer have need of this property. He stated the property had been marketed for commercial development for some time with no success and believed the existing surrounding businesses/buildings made it difficult for development. He explained the proposed project was a high end multi-family housing development and believed it would be an enhancement to the City. He pointed out there would be walkable access to the Clearfield Station development. He shared three possible options for the development and indicated the non-profit organization was proposing a for profit housing project. He requested the Council approve the change to the General Plan and the zoning to allow the project to move forward.

There were no other public comments.

Councilmember Young moved to close the public hearing at 7:16 p.m. seconded by Councilmember LeBaron. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A PROPOSED REZONE FOR PROPERTY LOCATED AT APPROXIMATELY 880 SOUTH STATE STREET FROM C-2 (COMMERCIAL) TO R-3 (RESIDENTIAL)

Scott Hess, Development Services Manager, explained the proposed rezone of the property would be contingent upon and only subsequent to approval of the General Plan Amendment of the previous agenda item. The applicant was requesting a rezone of the property from C-2 (Commercial) to R-3 (High Density Residential). He shared a visual presentation of the property which illustrated the project would consist of 40 residential units in three story apartment complexes with State Street frontage consisting of two story buildings in the rear with a central garden area. He shared an illustration which reflected a modern style townhome with exterior entrances. He stated the developer was present to respond to any questions.

Mayor Shepherd clarified the proposed project was for townhomes consisting of three levels and not three levels of townhomes. Mr. Hess responded each townhome would have three levels and mentioned a rendering of what that would look like had not yet been provided nor has there been a Development Agreement presented. He continued the rezone could be approved conditioned upon acceptance and recordation of the Development Agreement.

Mayor Shepherd opened the public hearing at 7:17 p.m.

Mayor Shepherd asked for public comments.

There were no public comments.

Councilmember Bush moved to close the public hearing at 7:18 p.m. seconded by Councilmember Benson. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A PROPOSED FINAL SUBDIVISION PLAT FOR PROPERTY LOCATED AT APPROXIMATELY 938 SOUTH 2000 EAST

The applicant had been working with City staff to identify development specifics such as drainage, retention and parking within this proposed project. Based on a request from Mr. Hansen, the item was tabled at the Planning Commission meeting held on March 4, 2015 and continued to its April 1, 2015 meeting. A more complete set of plans has come in for review which consisted of 32 lots designed for twin home development (there was one single home and one tri-plex), two commercial pad sites along 2000 East (University Park Boulevard), and the remainder of the property held as ‘Common Area’ which would be required to be maintained through a Homeowners Association (HOA). The plat should reflect the creation of a Homeowners Association with a note that Common Areas would be maintained by the HOA in perpetuity. The site was served by a single public road which would be designed to City standards with curb, gutter and sidewalk. The road was planned to be dedicated to the City. The project had been designed in such a way that a future east/west access route can be accommodated on the west end of the road. This right-of-way would connect to a future parking lot on land to the west and could eventually connect to 900 South Street which was currently a private road. While there were no plans at this time to connect this road, it was important to note that the developer was meeting the intent of the City’s General Plan by accommodating for the possible future east/west connection.

Mr. Hess reported preliminary and final subdivision plat approval by the Planning Commission at its meeting on Wednesday, April 1, 2015. He stated one of the pending items was specific to storm detention and indicated the developer had provided a storm detention plan reflecting the location of the detention facility on the western portion of the second commercial lot on the south side of the property immediately behind units 31 and 32. He continued all storm collection would be filtered to the catch basin which would ultimately go to the west to the City’s larger basin and out the pipe collection system. He indicated there was a limitation on 2000 East with the Hill Air Force Base (HAFB) storm drain outflow line which didn’t accept any additional flows, so the majority of the collected storm water would be absorbed by the soil and any overflows would flow west into the City’s detention basin and metered out with the City’s agreement with HAFB. He stated staff had been working with the developer on a Development Agreement and was recommending approval of the Final Subdivision Plat conditioned upon acceptance of the Final Development Agreement with the recommendation it come before the Council on the May 12, 2015.

Mayor Shepherd opened the public hearing at 7:20 p.m.

Mayor Shepherd asked for public comments.

There were no public comments.

Councilmember Jones moved to close the public hearing at 7:21 p.m. seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A PROPOSED FINAL SUBDIVISION PLAT FOR CLEARFIELD STATION PHASE I

Clearfield Station TOD was approved via the Master Development Plan and Master Development Agreement in a City Council meeting on March 11, 2014. The first version of the Preliminary Plat for the entire 70 acre site was approved on May 7, 2014 by the Planning Commission. A final subdivision plat for Phase 1 was approved by the City Council on July 22, 2014. The approved Final Plat was never recorded with Davis County. As the developers considered the project, there were a few small changes which they believed would better serve the site. The current request is for the revised Final Plat approval for Phase 1 of the development. The plans submitted were in substantial conformance with the Mixed-Use Zone requirements. The revised Final Plat represented a change in the phasing plan of the Master Development Plan and the Master Development Agreement. There was a separate request to amend those documents. The change represented an increase in total residential units in Phase 1B. Those changes would be discussed in the Master Development Plan's and Master Development Agreement's staff reports in separate items on this agenda. The Planning Commission approved the Preliminary Plat and recommended approval for the Final Plat as conditioned in the staff report during its meeting on April 1, 2015.

Mr. Hess reported on the proposed changes:

- The developer requested two additional residential building units which would result in an additional 48 residential total units in Phase I, but which didn't increase the total residential of the whole site which was still capped at 550. He emphasized this was a change from the Final Subdivision Plat which had been approved last year. He identified the location on an illustration to the Council. He stated this was an improvement in transportation connection for the area and believed it would result in a more cohesive project.
- He reported there was also a Master Development Plan change for the phasing amendment as well as the Master Development Agreement which would be changed as well.

Mr. Hess emphasized the Planning Commission recommended approval of the changes at its meeting on Wednesday, April 1, 2015.

Mayor Shepherd opened the public hearing at 7:23 p.m.

Mayor Shepherd asked for public comments.

There were no public comments.

Councilmember LeBaron moved to close the public hearing at 7:24 p.m. seconded by Councilmember Young. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

CITIZEN COMMENTS

There were no citizen comments.

DENIAL OF ORDINANCE 2015-06 AUTHORIZING THE PROPOSED REZONE FOR PROPERTY LOCATED AT APPROXIMATELY 1365 WEST 25 NORTH FROM R-1-8 (RESIDENTIAL) TO A-1 (AGRICULTURAL)

Mayor Shepherd announced a public hearing had been held previously during the meeting and inquired if there was any further discussion.

Councilmember LeBaron pointed out the property was originally a substantially sized parcel of residential property and now the home is not part of the parcel and it being solely used for off-site storage expressed his concern about rezoning it back to Agricultural because under state code and Department of Environmental Quality, the ability to control the amount of dust generated from that use would be lost. He continued to express his concern with its proximity to six surrounding properties which were residential and believed they could negatively be affected if rezoned to Agricultural. It was his opinion the rezone would not be a good idea.

Councilmember Bush expressed agreement with Councilmember LeBaron's comments about the parcel being surrounded by residential and also didn't believe a rezone would be good for the area. He mentioned the power corridor allowed for Agricultural use in that animals were allowed and suggested the residential component in addition to that acted as a good buffer between the uses.

Councilmember Jones inquired if the six adjacent property owners had expressed concern regarding the rezone. Councilmember LeBaron responded there was a few which opposed the rezone specifically because of the size of the outbuilding during the Planning Commission's public hearing. He also expressed concern about the lack of a buffer which would be created given the fact there was no residential or individual on site for the parcel with the ability to control the environmental issues once it is rezoned to its original designation as Agricultural. He expressed agreement with Councilmember Bush's comments regarding the Agricultural use within the power corridor.

Councilmember LeBaron believed there were higher and better uses for the property if it was to remain residential. Mr. Hess directed the Council to the illustration which identified the City's detention basin at the base of the triangle and indicated it was fenced off from neighboring properties. Councilmember LeBaron suggested relocating the detention basin and bringing the triangle into the residential piece which would make the property more feasible for the property owner to develop the property; residential. Mr. Hess reported the property owner and the City had discussed the northern triangle previously.

Mayor Shepherd expressed concern about land locking the property eliminating all future options to the property owner.

Councilmember LeBaron moved to deny Ordinance 2015-06 authorizing the proposed rezone for property located at approximately 1365 West 25 North from R-1-8 (Residential) to A-1 (Agricultural) and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Benson. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

DENIAL OF ORDINANCE 2015-09 AUTHORIZING A PROPOSED AMENDMENT TO THE GENERAL PLAN'S FUTURE LAND USE MAP TO CHANGE THE DESIGNATED LAND USE CATEGORY FOR PROPERTY LOCATED AT APPROXIMATELY 880 SOUTH STATE STREET FROM COMMERCIAL TO RESIDENTIAL

Mayor Shepherd announced a public hearing had been held previously during the meeting and inquired if there was any further discussion.

Councilmember Bush mentioned his previous experience of 30 years in Land Use Planning had taught him it was a best practice to have commercial uses along major corridors and believed there was potential for future commercial development at that location. He expressed his opinion the commercial component at that location made more sense than residential.

Councilmember LeBaron commented the proposed residential project was beautiful and spoke to the success and reputation of the developer; however, the current multi-family projects recently discussed by the Council for consideration all have had mixed use component. He expressed his desire to witness how the mixed use development of Clearfield Station affected residential and commercial development long term. He suggested the City should be patient and stated he would like to take a wait and see approach relative to future development. He mentioned the City had recently approved a significant amount of residential with a rental component and added the City was above the State's average with respect to rental/transient population.

Councilmember Bush expressed the City wouldn't want to over saturate the rental housing component as he believed had been done during the 80's.

Councilmember LeBaron reminded the Council of a previously held work session in which the Planning Commission Chair, Nike Peterson, had requested direction from the Council on what it envisioned the City would like in the future. He suggested dividing the City into quadrants and address what the Council would like to see when it next amended the General Plan.

Councilmember Young stated he didn't want to amend the General Plan for such a small parcel.

Councilmember Bush moved to deny Ordinance 2015-09 authorizing a proposed amendment to the General Plan's Future Land Use Map to Change the Designated Land Use Category for property located at approximately 880 South State Street from Commercial to Residential and authorize the Mayor's signature to any necessary documents, seconded by Councilmember LeBaron. The motion carried upon the following

vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

DENIAL OF ORDINANCE 2015-07 AUTHORIZING THE PROPOSED REZONE FOR PROPERTY LOCATED AT APPROXIMATELY 880 SOUTH STATE STREET FROM C-2 (COMMERCIAL) TO R-3 (RESIDENTIAL)

Mayor Shepherd announced a public hearing had been held previously during the meeting and inquired if there was any further discussion.

Brian Brower, City Attorney, recommended the Council not approve a rezone of property which would be contrary to the General Plan. He stated since approval of Ordinance 2015-09 was previously denied by the City Council; requested the Council also deny the rezone.

Councilmember Young moved to deny Ordinance 2015-07 authorizing the proposed rezone for property located at approximately 880 South State Street from C-2 (Commercial) to R-3 (Residential) and authorize the Mayor’s signature to any necessary documents, seconded by Councilmember Jones. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

APPROVAL OF A PROPOSED FINAL SUBDIVISION PLAT FOR PROPERTY LOCATED AT APPROXIMATELY 938 SOUTH 2000 EAST

Councilmember LeBaron requested clarification that the residential component would be completed prior to the retail component and if the retail component would remain as a “green” space or if it would visually reflect a retail footprint. Mayor Shepherd also expressed concern since a Development Agreement had not been submitted which would reflect that information.

Scott Hess, Development Services Manager, responded the actual timing hadn’t been addressed because the property was split zoned. He continued the timing hadn’t been addressed outside of the Planning Commission requiring the buildings on lots A & B front University Park Boulevard with parking to the side or rear. He suggested the Council specify its desire whether it be “green field” verses “developable”.

Mayor Shepherd pointed out previous discussions had indicated the retail component would be completed as prepped and ready to build. He suggested that was the reason why the two properties were separated was the understanding they wouldn’t be required to build the commercial component prior to the residential; however, commercial component should be specific and visually identifiable. He requested that requirement be included in the Development Agreement.

Councilmember LeBaron mentioned based on how the two commercial parcels would be maintained would also impact the storm water flow to the detention basin and asked if the run-off calculations were based on paved surface or green space. Mr. Hess responded green space had been used and any future development of parcels A and B would be captured on B.

Mr. Brower suggested the recommendation could be modified to include additional conditions which required the commercial lots to be developable.

Councilmember Young inquired why the Council would the Final Subdivision Plat should be approved prior to receiving a signed Development Agreement. Councilmember Bush stated he would rather wait and approve both the Development Agreement and the Final Subdivision Plat at the same meeting.

Mr. Brower stated if that was the case the Council would need to deny tonight's item and directing staff to place it on a future agenda. Councilmember LeBaron asked if the item could be tabled for two weeks. Mr. Brower responded that might be a better option.

Councilmember Bush inquired if the items identified by the City Engineer had been addressed. Mr. Hess expressed his opinion there wasn't anything substantive which would be changing; therefore, he recommended it be approved based on the Engineer's letter. He stated staff could administratively correct any issues on the plat. He mentioned tabling the item would hold up the developer from moving forward.

Councilmember Bush stated he wanted the Development Agreement in place prior to approving the Subdivision Plat if there was a significant list which needed to be completed. Mr. Hess assured the Council Scott Nelson, CEC Engineering, was very thorough in his review process.

Brad Allen, John Hansen Associates, requested the Council move forward given previous history of working with City staff. He stated in regards to the commercial component they had every intention of maintaining the commercial parcels which would allow them to proceed with the project as opposed to incurring an additional delay. He believed they had a Development Agreement which addressed concerns of the City.

Councilmember Bush pointed out recordation of the Final Subdivision Plat couldn't take place until the Development Agreement was in place.

Councilmember LeBaron believed it was fair to move forward at this point in time.

Mr. Brower recommended the maintenance of the commercial component would need to be included in the motion.

Councilmember LeBaron moved to approve the Final Subdivision Plat for property located at approximately 938 South 2000 East as conditioned by the Planning Commission and based on the discussion and findings in the Staff Report and conditioned that the commercial component be weed free and prepared for development and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

Mr. Hess announced a Development Agreement would come before the Council for approval at its meeting scheduled for Tuesday, May 12, 2015.

APPROVAL OF ORDINANCE 2015-08 AMENDING THE MASTER DEVELOPMENT PLAN (MDP) FOR CLEARFIELD STATION, A MIXED USE DEVELOPMENT ON 70 ACRES, LOCATED AT APPROXIMATELY 1250 SOUTH STATE STREET (TINs: 12-066-0071, 12-067-0139)

The City Council approved the Master Development Plan (MDP) for the Clearfield Station Project on March 11, 2014. It became apparent that some clarification would be required as to the intent of the MDP regarding the amount of stucco which would be allowed on the exterior facade of residential buildings. Additionally, some minor modifications were necessary to the phasing plan to accommodate the development of the property. The Planning Commission reviewed the proposed modifications on April 1, 2015 and found they did not constitute a material change to the MDP and recommended approval to the City Council.

Scott Hess, Development Services Manager, reported the following changes to the MDP:

- Changing the phasing plan within Phase 1B to allow two additional residential buildings which were previously to be completed in Phase 2B. He stated the Planning Commission found this was not a material change and therefore it didn't need to go through a full zoning change. He continued justification for that reasoning was that it didn't change final terms of the Master Development Plan and the total number of units remained the same.
- He reported staff had also recognized the opportunity to correct an issue in Section 5.4.1D – Materials & Colors. He continued it was originally stated that EIFS (Exterior Insulation and Finish System) was limited to thirty percent of the exterior and the Planning Commission recommended to include EIFS, stucco and all stucco-like materials be limited to thirty percent of the total exterior.

Councilmember Young moved to approve Ordinance 2015-08 amending the Master Development Plan (MDP) for Clearfield Station, a mixed use development on 70 acres, located at approximately 1250 South State Street (TINs: 12-066-0074, 12-067-0139) and authorize the Mayor's signature to any necessary documents, seconded by Councilmember LeBaron. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

APPROVAL OF RESOLUTION 2015R-11 APPROVING THE REVISED MASTER DEVELOPMENT AGREEMENT (MDA) BETWEEN THE CITY, THE PROPERTY OWNER AND THE DEVELOPER FOR THE CLEARFIELD STATION PROJECT

Clearfield Station was a proposed mixed-use development on the 70 acres adjacent to the FrontRunner station at 1250 South State Street. The Master Development Agreement (MDA) for this project was originally approved on March 11, 2014. The rezone to MU (Mixed Use) and the Master Development Plan were also approved at the same meeting. However, that version of the MDA had not been executed by any of the parties, and was therefore not in effect. The current version of the MDA incorporated the following changes: 1) Phase 1A to begin construction no later than 2015 (was 2014) and completed by December 31, 2018 (was 2017); 2) Phase 1B to include 216 units in nine buildings (was 168 units in seven buildings); 3) Vertical construction on Phase 1B not allowed until both flex buildings from Phase 1A have “gone vertical;” 4) Phase

2B to have 48 units in one building (was 96 units in three buildings); 5) Vertical construction on Phase 2B not allowed until both flex buildings in Phase 2A have “gone vertical;” 6) Makes accommodation for the possibility of Depot Street improvements being installed by another party, in which case Clearfield Station, LLC, would reimburse that party for its share; and 7) Incorporates the updated/amended MDP as an exhibit to the MDA.

JJ Allen, Assistant City Manager, pointed out the following changes:

- Incorporate changes to the Phasing:
 - 48 units from Phase 2B moved to Phase 1B
- Make an accommodation for the possibility that Depot Street would be constructed not by Clearfield Station project but by another development to the north. He mentioned if that was the case Clearfield Station would reimburse the developer. He stated the MPA spoke to a reimbursement agreement.
- Incorporate updates from the MDP

He stated as a result of the changes in phasing, Exhibit E (Impact Fee Credits) also needed to be updated and there was a minor change to Exhibit C, moving the timing up for installation of a sewer pump station.

Amber Hansen, Thackeray Garn, reported they anticipated an early summer construction on the flex buildings and summer construction residential. She indicated financing for the project was coming to a close.

Councilmember Benson moved to approve Resolution 2015R-11 Authorizing the revised Master Development Agreement (MDA) between the City, the property owner and the developer for the Clearfield Station project and authorize the Mayor’s signature to any necessary documents, seconded by Councilmember Jones. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

APPROVAL OF A PROPOSED FINAL SUBDIVISION PLAT FOR CLEARFIELD STATION PHASE I

Scott Hess, Development Services Manager, stated this would be final acceptance of the subdivision plat based on the changes to the MDA and MDP for the Clearfield Station project. He stated staff would ensure all redlines were corrected and place addresses on the parcels.

Councilmember LeBaron moved to approve the updated Final Subdivision Plat for Clearfield Station Phase I as conditioned by the Planning Commission and based on the discussion and findings in the Staff Report and authorize the Mayor’s signature to any necessary documents, seconded by Councilmember Young. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

Brian Brower, City Attorney, stated staff would also ensure an executed Development Agreement was in place prior to signing off on the subdivision plat.

APPROVAL OF THE AWARD OF PROPOSAL FOR RESIDENTIAL SOLID WASTE SERVICES AND RECYCLABLES COLLECTION TO WASTE MANAGEMENT

The City recently requested proposals to perform residential solid waste and recyclables collection services. Three proposals were received by qualified companies. Staff reviewed and rated the proposals and was recommending the proposal be awarded to Waste Management to provide the services.

Rich Knapp, Administrative Services Director, explained the City went out to bid for solid waste and recyclable services and received three bids. The bids were reviewed and staff was recommending to continue with Waste Management for solid waste for five years including recyclables.

Councilmember Benson moved to approve the award of proposal for solid waste services and recyclables collection services to Waste Management and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

APPROVAL OF THE AWARD OF BID TO A-1 ABATEMENT TO PERFORM ASBESTOS ABATEMENT FOR STRUCTURES LOCATED AT 310 SOUTH 500 EAST AND 497 SOUTH MAIN STREET

Mayor Shepherd requested the motion reflect the address of 559 South Main Street and not 497 South Main Street.

Staff had solicited bids for the abatement of existing asbestos at the listed locations prior to demolition this spring. Five vendors submitted qualified bids and each bid was reviewed and raked by staff based on the guidelines included in the request for proposals (RFP). Based on the review, the lowest responsible bid was received from A-1 Abatement with the bid amount of \$7,917.24.

Councilmember LeBaron moved to approve the Award of Bid to A-1 Abatement to perform asbestos abatement for structures located at 310 South 500 East and 559 South Main Street for the bid amount of \$7,917.24 and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Jones. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

APPROVAL OF THE AWARD OF BID TO GRANT MACKAY COMPANY INC. FOR THE DEMOLITION OF BUILDINGS LOCATED AT 310 SOUTH 500 EAST AND 559 SOUTH MAIN

Staff had solicited bids for the demolition of buildings at the listed locations. Two vendors submitted qualified bids and each bid was reviewed and ranked by staff based upon the guidelines included in the request for proposals (RFP). Based upon this review, the lowest responsible bid was received from Grant Mackay Company Inc. with the bid amount of \$38,000.

Councilmember Bush moved to approve the award of bid to Grant Mackay Company Inc. for the demolition of buildings located at 310 South 500 East and 559 South Main for the bid amount of \$38,000 and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Benson. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

COMMUNICATION ITEMS

Mayor Shepherd

1. Announced he would be out of town from May 12-16, 2015 and the following week. He stated Mayor Pro Tem LeBaron would act in his stead during his absence.
2. Complimented staff for participating in Take Pride in Clearfield Day and informed the Council of one of the City's police officers who lived in another city that brought her family to participate in the service.

Councilmember Benson – Commented on the success of Take Pride in Clearfield and mentioned it was great to see the number of youth and their excitement at being involved within their community. She reported she had gone to those areas in which they were serving and witnessed their hard work. She expressed appreciation to staff for their efforts.

Councilmember Bush

1. Expressed appreciation to staff for their efforts associated with Take Price in Clearfield on Saturday, April 25, 2015 and the Arbor Day celebration on Friday, April 24, 2015. He mentioned a tree was planted in honor of Foster Chandler at Bicentennial Park.
2. Announced he would be attending a conference on behalf of the North Davis Sewer District in St. George. He stated he would be attending classes on nutrients for sewer plants and the EPA (Environmental Protection Agency) guidelines. He stated he would share a report after he returned.

Councilmember Jones – Echoed the other remarks regarding the success of Take Pride in Clearfield on Saturday, April 25, 2015. He reported his neighborhood completed service for approximately nine hours. .

Councilmember LeBaron – Reported the Youth in the southern portion of the City contributed approximately 290 hours of service on Take Pride in Clearfield Day on Saturday, April 25, 2015. He stated it was a wonderful thing to have so many hours contributed to benefit the City.

Councilmember Young – expressed appreciation to the residents who participated in Take Pride in Clearfield Day on Saturday, April 25, 2015.

Adam Lenhard, City Manager

1. Announced UDOT (Utah Department of Transportation) Open House regarding the 300 North bridge reconstruction project would take place tomorrow Wednesday, April 29, 2015 at Holt Elementary.
2. Informed the Council the H Street pond reconstruction engineering and estimates were coming in and indicated they were probably out of City's price range.

STAFFS' REPORTS

Eric Howes, Community Services Director – Reported on statistics regarding the Take Pride In Clearfield Day on Saturday, April 25, 2015:

- 46 people signed in at Fisher Park. He indicated the majority of participants didn't sign in.
- There was one group of approximately 140 volunteers
- Another group of approximately 40 volunteers
- Three projects were completed for the City – Clearfield Aquatic Center playground; Fox Hollow, and Island View Park
- He reported there were numerous neighborhood projects and reported on one specific project in which an elderly couple which had Code Enforcement issues in the past and who weren't able to complete the necessary improvements on their own. He mentioned it had been a huge benefit to the community that volunteers were able to help remedy the problem. He reported staff hauled away six loads of debris on Monday morning. He stated the event had been a great project and indicated some groups would be completing projects on another day.

Nancy Dean, City Recorder

1. Updated the Council on the following meeting schedule:
 - Stated two Planning Commission decision appeals had been received by the Recorder's office. The appeal would be heard on Wednesday, May 27, 2015. Brian Brower, City Attorney, mentioned the date was tentative as not all parties had confirmed that date.
 - Stated there would possibly be no meeting on Tuesday, May 5, 2015.
 - Policy session on Tuesday, May 12, 2015 and announced approval of tentative budget would take place that evening.
 - Policy session on Tuesday, May 26, 2015.
2. Announced Declaration of Candidacy would begin Monday, June 1-June 8, 2015. She stated there were three City Council positions were up for election.

Councilmember LeBaron moved to adjourn as the City Council and reconvene as the Community Development and Renewal Agency (CDRA) at 8:20 p.m., seconded by Councilmember Benson. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

The minutes for the CDRA are in a separate location

**APPROVED AND ADOPTED
This 12th day of May, 2015**

/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, April 28, 2015.

/s/Nancy R. Dean, City Recorder