

CLEARFIELD CITY COUNCIL MEETING MINUTES  
6:00 P.M. WORK SESSION  
December 8, 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
	Stuart Williams	City Attorney
	Scott Hodge	Public Works Director
	Spencer Brimley	Development Services Manager
	Eric Howes	Community Services Director
	Rich Knapp	Administrative Services Director
	Summer Palmer	Human Resource Manager
	Nancy Dean	City Recorder
	Kim Read	Deputy City Recorder

VISITORS: Tim Roper – Planning Commission, Max Roper, Gavin Roper, Mike Arave, Lance Matheson, Harrison Arave, Joseph Barber, Nike Peterson

Mayor Shepherd called the meeting to order at 6:02 p.m.

DISCUSSION ON TITLE 11, CHAPTERS 1, 2, 4, 5, 6, 11, 13, 14 – LAND USE AUTHORITY AND OUTDOOR STORAGE

Spencer Brimley, Development Services Manager, shared a visual presentation which identified staff's proposals to Title 11 of the Clearfield City Code and reviewed them with the Council. He stated the proposed language in Chapters 1, 2, 4, 5, 6, clarified the organizational structure. He stated the proposed ordinance also removed the City Council as the Land Use Authority.

Mr. Brimley explained the proposed change for City Code § 11-11D was the removal of outdoor storage as a conditional use in the M-1 (Manufacturing) zone. He indicated it would be included in the C-2 (Commercial) and M-1 (Manufacturing) zone as an accessory use to a primary use on a property. He clarified the purpose for the recommendation was to make Title 11 of the Code more consistent with the goals and objectives of the City relative to storage on property within the City. Mr. Brimley clarified language in Chapter 13 of the Code also addressed height restrictions relative to outdoor storage in the C-2 zone.

Adam Lenhard, City Manager, requested Mr. Brimley review the City's current ordinance specific to outdoor storage and explain the genesis for the proposed amendment as well as the Planning Commission's recommendation.

Mr. Brimley explained outdoor storage was currently a conditional use in the M-1 (Manufacturing) zone which required approval from the Planning Commission for any proposed use of outdoor storage. He stated the impetus for the change was that the City never intended outdoor storage in the M-1 zone to become a primary use on a property. He continued underdeveloped properties along the City's commercial corridors which were being used for storage of items. He stated it was in the best interest of the City, for the General Plan, Vision 2020 and other identified goals and objectives to remove outdoor storage as a primary use, but allow it as an accessory use relative to a primary use being approved in M-1 or C-2.

Councilmember LeBaron informed the Council that the Planning Commission had concerns regarding availability for recreational vehicle (RV) storage for residents. He clarified the amendment wouldn't allow for outdoor RV storage if the accessory use or conditional use was removed. He reviewed the main commercial corridor locations to which the amendments would be applicable and suggested agricultural zoned properties under the power corridor could accommodate RV storage. JJ Allen, Assistant City Manager, mentioned Utility Trailer and used it as an example to illustrate where the primary use was the manufacturing of semi-trailers; however, completed trailers were stored on the property, and indicated it would be consistent with the City's proposed amendment.

Mr. Brimley pointed out the amendment would allow for outdoor storage in the C-2 (Commercial) zone where it wasn't previously included, the City was proposing a height regulation of six feet, but as high as fifteen feet when all surrounding properties had the M-1 zoning designation.

Mr. Brimley reviewed the Planning Commission's recommendation with the Council that outdoor storage as a conditional use remain in Title 11 of the City Code, approving the Zoning Text Amendments within Title 11, Chapters 1, 2, 4, 5, 6, 13, and 14 as well as staff's recommendations.

Councilmember Bush announced he was in favor of staff's recommendation because he wasn't in favor of conditional uses. He believed there were certain places within the City in which RV storage would be an acceptable use and suggested it be separately discussed.

Mr. Allen suggested the City Council consider the highest and best use for properties when considering the proposed text amendments.

#### DISCUSSION ON WEST SQUARE DEVELOPMENT AGREEMENT

JJ Allen, Assistant City Manager, shared a visual illustration which identified the location of the proposed West Square development and oriented the Council. He reviewed the proposed Development Agreement with the Council pointing out the following:

- 141 units consisting of one, two, or three bedroom apartments

- Each unit would be no less than 700 square feet
- The awkward shape of the property would accomplish the construction of a large portion of Depot Street
- Met the City's guidelines architecturally
- At least twenty-five percent of the area would remain in open space

Mr. Allen spoke to the public improvements which would be important to the project:

- Depot Street extension and waterline (subject to reimbursement from benefited properties)
- Off-site sewer and storm drain improvements on the Gunderson property west of Depot Street (to be reimbursed by the City)
- Storm drain crossing the property connecting Depot Street to 550 East (to be reimbursed by the City)
- Storm drain and detention basin for water generated off-site from properties to the north and east of the property (to be reimbursed by the City)
- Developer shall purchase excess City property east of Depot Street (previously approved by the City Council)

He reported the cost to the City for the offsite improvements would be nearly \$300,000 and referred to the exhibit included in his staff report for the cost breakdown. He pointed out the exhibits to both the Development Agreement and the Reimbursement Agreement were not in final form because updates were still being made and stated he would make sure the final versions would be attached prior to execution of both agreements. He mentioned the property was located within RDA#9 boundaries and believed there would be an increase in the taxable valuation.

Councilmember Bush inquired about the amenities for residents of the proposed development.

Mr. Allen pointed out the open space associated with the project and highlighted the following:

- Courtyard
- Pool
- Play structure
- Beautified areas (flower gardens etc.)
- Basketball court
- Dog park

Councilmember Bush asked about the private street associated with the adjacent development.

Mr. Allen emphasized they were two separate projects and he couldn't speak to whether permission had been granted to cross access the private street. Councilmember LeBaron believed discussions had taken place between the developers. Mr. Allen mentioned the private street would provide another access/egress point for the development.

#### DISCUSSION ON WEST SQUARE REIMBURSEMENT AGREEMENT

JJ Allen, Assistant City Manager, reported the Clearfield Station project was not currently moving forward and the West Square development was in need of the Depot Street improvements. He emphasized the West Square development would not be the only beneficiary

of the Depot Street improvements and pointed out all properties with frontage to Depot Street would also benefit from all improvements; therefore, they would each be obligated to pay their share when developed. He mentioned a list of the respective Tax Identification numbers was an exhibit to the agreement.

Mr. Allen reported the agreement identified West Square's share of the surface improvements and the water system costs were thirty five percent of the total, with the remainder to be divided up based on acreage.

Mr. Allen pointed out the previous Depot Street Reimbursement Agreement with Clearfield Station was never executed so the City was considering that agreement was null and void and this new agreement with Ironwood would take its place. He explained the agreement would be recorded against all benefited properties and a title search would reflect the obligation.

#### DISCUSSION ON THE CONSOLIDATED FEE SCHEDULE

Eric Howes, Community Services Director, reviewed the proposed changes to the Consolidated Fee Schedule and explained the City's intent was to increase use of the Arts Center for longer periods of time during the day as opposed to having to pay the hourly rate for an entire day. He highlighted the following and the proposed rates:

- Room rental fees
- Theatre/multi-purpose room fees
- Sound and Lighting fees associated with the Little Theatre

There were no questions or comments from the Council.

**Councilmember Benson moved to adjourn the work session and reconvene in a CDRA work session at 6:31 p.m., seconded by Councilmember Jones. 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 12<sup>th</sup> day of January, 2016**

**/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 8, 2015.

**/s/Nancy R. Dean, City Recorder**