

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

PRESIDING:	Mark Shepherd	Mayor
PRESENT:	Keri Benson Kent Bush Ron Jones Bruce Young	Councilmember Councilmember Councilmember Councilmember
EXCUSED:	Mike LeBaron	Councilmember
STAFF PRESENT:	JJ Allen Brian Brower Scott Hodge Kelly Bennett Eric Howes Rich Knapp Nancy Dean Kim Read	Assistant City Manager City Attorney Public Works Director Police Lieutenant Community Services Director Administrative Services Director City Recorder Deputy City Recorder
EXCUSED:	Adam Lenhard	City Manager

VISITORS: William Soule – Weber State University, Bob Bercher, Kathryn Murray, Nike Peterson, Joni Phillips, Kaleb Phillips, Karsen Phillips

Mayor Shepherd called the meeting to order at 7:01 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 Bush conducted the Opening Ceremony.

APPROVAL OF THE MINUTES FROM THE MAY 26, 2015 WORK SESSION, THE JUNE 9, 2015 WORK SESSION, THE JUNE 23, 2015 POLICY SESSION AND THE JULY 7, 2015 WORK SESSION

Councilmember Bush requested corrections be made to the May 26, 2015 and July 7, 2015 work session. He requested the word “grated” be changed to reflect “graded” in the May 26, 2015 work session minutes and also requested “Spencer Brimley” be added as a visitor to the July 7, 2015 meeting.

Councilmember Young moved to approve the minutes from the May 26, 2015 work session and the July 7, 2015 work session as amended; the June 9, 2015 work session, the June 23, 2015 policy session, as written, seconded by Councilmember Jones. The motion carried

upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones and Young. Voting NO – None. Councilmember LeBaron was not present for the vote.

PUBLIC HEARING TO RECEIVE COMMENT ON A PROPOSED ZONING TEXT AMENDMENT TO TITLE 11, CHAPTERS 3 AND 14, OFF STREET PARKING AND LOADING, AMENDING PARKING LOT STANDARDS AND CREATING STANDARDS FOR PARKING GARAGES

Clearfield City Code § 11-14-2B required that all parking stalls be 9’x20’ listed as 180 square feet. The City’s desire for a more urban form of commercial development was in conflict with the “one size fits all” approach to parking stall sizes and types. Jared Nielson, developer of Sandridge Apartment project, located at approximately 50 South State Street, proposed that a “Compact Car” parking stall standard be considered. The proposal would allow a certain percentage of parking stalls to be developed at a smaller standard. Compact car parking standards would provide flexibility in parking lot design and land utilization for Clearfield City’s small lots and redevelopment parcels. The Planning Commission considered the proposed amendments on July 1, 2015 and recommended approval.

JJ Allen, Assistant City Manager, clarified the proposed amendment would add a definition for “compact parking stalls” which would allow the dimensions of 8’6”x18’ which was smaller from the City’s standard 9’x20’. He also stated the City could allow ten percent of the surface stalls to be “compact” stalls and one hundred percent of the parking stalls in the parking garage to be “compact”. He also pointed out the width of the travel lanes between the two rows of parking stalls could be a minimum 24’ wide, with the exception that the travel lane closest to the building must be 26’.

Mayor Shepherd opened the public hearing at 7:11 p.m.

Mayor Shepherd asked for public comments.

There were no public comments.

Councilmember Young moved to close the public hearing at 7:12 p.m. seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones and Young. Voting NO – None. Councilmember LeBaron was not present for the vote.

Councilmember Bush requested clarification if the ten percent surface parking was sufficient. Mr. Allen responded it was sufficient for the Sandridge project and indicated it was consistent with Layton City’s ordinance. He pointed out the City had considered the research completed by Logan City. He believed the proposed ordinance was more conservative than other cities regarding smaller stall parking spaces, while still allowing the flexibility need by the developer.

Councilmember Bush emphasized if approved, the ordinance would be applicable citywide and could affect other developments within the City.

Councilmember Young expressed his opinion smaller cars weren't as common in this area and expressed concern with the statistic that twenty five percent of owned vehicles were compact cars.

Councilmember Benson asked why one hundred percent of the underground parking needed to be designated for "compact" cars. Mr. Allen explained how the underground parking influenced the design layout of the apartments and stated if the developer was required to comply with the current ordinance it would require a larger footprint for the development which equated to more cost. He added the purpose for a 26' drive lane was for fire truck access and pointed out since the parking structure was required to have a sprinkler/fire suppression system, the road width wouldn't need to accommodate those vehicles. He emphasized the developer wouldn't want to build a product which would be difficult to lease.

Councilmember Benson shared a personal experience she had with underground parking and a large vehicle. She pointed out if one hundred percent of the underground parking was specific for compact cars there was no other parking option for residents. She also inquired about insurance and liability concerns since most Utah residents have larger vehicles. She expressed her opinion the one hundred percent compact car parking was extreme.

Jared Neilson, MV Properties, developer, stated the stalls in the parking garage would consist of a 9' width and mentioned they needed the modification specific to the depth of the stall. He explained how the parking garage accommodated the concrete columns with the parking stalls. He further explained how the layout/design of the residential component would be impacted if the parking stalls were required to be compliant with the current ordinance.

Councilmember Young pointed out the purpose for City ordinances was to maintain and ensure quality developments were taking place and questioned whether the one hundred percent at the 8'6" could potentially cause problems with another developer of an entirely different project in the future with the smaller stalls. A discussion took place regarding language in the ordinance specific to the size of parking stalls.

Mr. Neilson suggested the ordinance could identify a standard for stalls designated in a parking garage and also designating a standard for surface parking.

CITIZEN COMMENTS

There were no citizen comments.

APPROVAL OF ORDINANCE 2015-13 APPROVING THE ZONING TEXT AMENDMENT TO TITLE 11, CHAPTERS 3 AND 14, DEFINITIONS AND OFF STREET PARKING AND LOADING, AMENDING PARKING LOT STANDARDS AND CREATING STANDARDS FOR PARKING GARAGES

Councilmember Young moved to approve Ordinance 2015-13 approving the zoning text amendments to Title 11, Chapters 3 and 14, Definitions and Off Street Parking and Loading, amending parking lot standards and creating standards for parking garages with

the addition of changing the parking structure ordinance to require parking stalls be a minimum of 9' wide and 18" deep, 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 and Young. Voting NO – None. Councilmember LeBaron was not present for the vote.

APPROVAL OF THE AWARD OF BID FOR THE PUBLIC WORKS AND PARKS FACILITIES UPGRADE – PHASE 1A IMPROVEMENT PROJECT TO AXIS RECLAMATION AND CONSTRUCTION

Bids were received from four construction companies for the Public Works and Parks Facilities Upgrade – Phase 1A Improvement Project. The scope of work consisted of removing and relocating the Salt Storage Building, Parks and Cemetery Storage Building and the Sander Storage Rack as well as the installation of new fencing. The lowest responsible bid was received from Axis Reclamation and Construction with the bid amount of \$226,757.10

Scott Hodge, Public Works Director, reviewed the scope of work to be completed by Axis Reclamation and Construction and stated it was outside the abilities of City staff. He indicated the City had no previous experience in working with the contractor.

Councilmember Bush inquired if CEC Engineering had previous experience with the construction company. Mr. Hodge responded although they knew some of the employees they also have no previous experience in working with them.

Councilmember Jones moved to approve the award of bid for the Public Works and Parks Facilities Upgrade – Phase 1A Improvement Project to Axis Reclamation and Construction with the bid amount \$226,757.10 with contingency and engineering costs of \$50,242.90 for a total project cost of \$277,000; 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 and Young. Voting NO – None. Councilmember LeBaron was not present for the vote.

APPROVAL OF RESOLUTION 2015R-18 AUTHORIZING THE AGREEMENT WITH UDOT (UTAH DEPARTMENT OF TRANSPORTATION) FOR THE SAFE SIDEWALK GRANT

Clearfield City had been chosen by UDOT (Utah Department of Transportation) to receive funds through its Safe Sidewalk Program FY16 for sidewalk improvements on SR-107 from 825 West to 985 West. The project was approved for \$83,250 of which UDOT would participate at 65 percent with the City responsible for the remaining 35 percent.

Scott Hodge, Public Works Director, explained this was the second time the City had applied for the sidewalk grant funds and explained the City had committed to contribute thirty five percent of the costs with the State contributing sixty five percent. He stated the curb, gutter and sidewalk would be installed on the south side of 300 North from 825 West to the Maverik Convenience Store. He emphasized the new sidewalk improvements would provide a safe walking route for students attending Holt Elementary School.

Councilmember Bush inquired if additional paving was included with the project. Mr. Hodge responded the City would be obligated to complete the paving on the road shoulder between the existing road shoulder and the proposed new sidewalk.

Councilmember Bush moved to approve Resolution 2015R-18 authorizing the agreement with UDOT (Utah Department of Transportation) for the Safe Sidewalk Grant for sidewalk improvements on SR-107 from 825 West to 985 West 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 and Young. Voting NO – None. Councilmember LeBaron was not present for the vote.

COMMUNICATION ITEMS

Mayor Shepherd

1. Informed the Council he had the opportunity to meet with the Secretary of Air Force regarding the maintenance of the F-35 aircraft. He announced the aircrafts would soon be arriving in September.
2. Announced AAA had located in the old Northrop Grumman building and indicated he had participated in a tour of the facility as well as an informational video. He indicated they were excited to be located in Clearfield City.

Councilmember Benson

1. Informed the Council she had received positive feedback regarding the new recycle program. She commented she had received comments regarding the dumpster program.
2. Announced she had the opportunity to throw the first pitch at the Ogden Raptors baseball game on Friday, July 17, 2015.
3. Invited residents to participate in Clearfield University and stated she had been invited to participate in a video to be accessed from the City's webpage highlighting the program.
4. Expressed appreciation to Adam Favero, Parks Department, for his involvement with her son's Eagle Scout Project. She complimented him for supervising 30 volunteers and stated he was very thorough.

Councilmember Bush

1. Expressed his opinion the Fourth of July celebration was a great success and complimented Councilmember Benson for her efforts in organizing the "We've Got Talent" competition.
2. Announced he had participated in some Eagle Scout projects in conjunction with Parks' staff. He shared some specifics associated with each one.
3. Informed the Council of a concern he received from a resident regarding the 300 North overpass re-construction specific to dust. He stated he had provided the resident with contact information in addition to asking the contractor to meet with her and address some of her concerns
4. Stated he had visited some of the City's road projects and complimented the various construction companies.

Councilmember Jones

1. Informed the Council he had received both negative and positive feedback regarding the new recycle program.
2. Requested he be excused from the meeting scheduled for Tuesday, August 4, 2015.

Councilmember Young – expressed appreciation and complimented staff for a successful Fourth of July.

JJ Allen, Assistant City Manager

1. Complimented City Staff and volunteers associated with the Fourth of July celebration. He expressed appreciation for everyone's efforts and involvement.
2. Announced "National Night Out Against Crime" would take place on Tuesday, August 4, 2015, beginning at 6:00 p.m. at Barlow Park. He indicated there would be free food for the first 500 attendees.
3. Announced the new City Planner, Spencer Brimley, would begin his employment with the City on Monday, August 3, 2015

STAFFS' REPORTS

Nancy Dean, City Recorder

1. Reviewed the Council's calendar:
 - Tuesday, August 4, 2015 – Special Session beginning at 5:30 p.m., followed by "Night Out Against Crime" at 6:00 p.m.
 - Tuesday, August 11, 2015 – Policy Session during which the Truth In Taxation public hearing would take place.
 - Tuesday, August 18, 2015 – Work Session during which the Council will be reviewing the Sandridge Development.
 - Tuesday, August 25, 2015 – Policy Session during which the Sandridge Development documents will come before the Council for consideration
2. Expressed apologies to Davis School District and the Council for the technical difficulties associated with their presentation.

The City Council moved to the Executive Conference Room to accommodate Davis School District's visual presentation.

PRESENTATION ON THE DAVIS SCHOOL DISTRICT BOND ELECTION SCHEDULED FOR TUESDAY, NOVEMBER 3, 2015

Chris Williams, Robbie Kinghorn, and Gwen Hill, Davis Schools, shared a presentation about the Davis School District 2015 Building Improvement and Construction Plan in association with the District's Bond Election scheduled for Tuesday, November 3, 2015. The presentation pointed out and emphasized the following:

- "Learning First" the mission of the Davis Schools
- The improvements to Clearfield High, Wasatch Elementary and North Davis Junior High which benefitted students within Clearfield City
- The school district had been growing exponentially which resulted in the following:
 - The addition of portable classrooms
 - The use of "common areas" for classrooms
 - Boundary adjustments
 - Year-round schedules
- The projected growth for schools within the District
- The proposed location for the new schools:
 - A high school in Farmington
 - Junior high school in West Layton
 - 2 elementary schools to be located in the northwest portion of the District, to be determined by the need in a specific area

Mr. Williams highlighted the proposed new schools and schools which would need remodeling/rebuilt within the District.

- The proposed impact/tax liability to residents and the ballot language

Councilmember Young inquired how much funding the District received in the form of Impact Fees associated with new growth. Mr. Williams responded he didn't have that information and couldn't speak to that.

Mayor Shepherd asked if the District had any intentions of moving or rebuilding North Layton Junior High away from one of its major commercial corridors. Mr. Williams responded Layton City was the only entity talking about that and stated the District didn't have the land or the money for such a proposition and indicated Layton City would have to contribute significantly for that to come to fruition.

Mayor Shepherd commented the proposed Clearfield Station Project included an elementary school and reminded Mr. Williams of discussions in which the District would have first right of refusal for that school. He continued if it wasn't in the long term planning for the District a charter school would most likely locate within the development. Mr. Williams responded discussions regarding a possible school at that location hadn't taken place specific to the bond and a discussion took place regarding charter schools.

Councilmember Bush asked if the District had considered closing some of the older schools within the County as "new" growth happens elsewhere. Mr. Williams responded the District hadn't needed to do that as the use of portables had accommodated excess growth allowing for the school to operate as it was originally intended.

JJ Allen, Assistant City Manager, asked if the bond was approved by the voters how soon would the district begin with the proposed projects. Mr. Williams responded probably spring of 2016 and stated the high school was currently in the design process.

Robbie Kinghorn, Wasatch Elementary Principal, spoke to the security at the school building and suggested the new renovations would provide that same security at other locations.

Mr. Williams invited the Council to submit letters of endorsement of the proposed bond if any were so inclined. He also invited the Council to view the four minute video presentation from the District's website.

There being no further business to come before the Council **Councilmember Jones moved to adjourn at 8:20 p.m., seconded by Councilmember Bush. Voting AYE – Councilmembers Benson, Bush and Young. Voting NO – None.** Councilmember LeBaron was not present for the vote.

**APPROVED AND ADOPTED
This 11th day of August, 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, July 28, 2015.

/s/Nancy R. Dean, City Recorder