

CLEARFIELD CITY COUNCIL MEETING MINUTES  
6:30 P.M. WORK SESSION  
September 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
	Brian Brower	City Attorney
	Scott Hodge	Public Works Director
	Greg Krusi	Police Chief
	Eric Howes	Community Services Director
	Curtis Dickson	Community Services Deputy Dir.
	Spencer Brimley	Development Services Manager
	Rich Knapp	Administrative Services Director
	Nancy Dean	City Recorder
	Kim Read	Deputy City Recorder

VISITORS: Nike Peterson

Mayor Shepherd called the meeting to order at 6:30 p.m.

DISCUSSION ON THE 700 SOUTH WELL REPAIR

Scott Hodge, Public Works Director, reported the City experienced a power outage on a power pole near the 700 South well which resulted in a direct short in the transformer causing the City's well to lose power. He mentioned the City paid funds to Rocky Mountain Power for the repair and once power was restored it was discovered the motor to the well was no longer operational.

Mr. Hodge reported troubleshooting determined there was a short in the pump motor and stated it had been removed from the well and sent to be assessed whether it could be rebuilt. He distributed a handout reflecting costs associated with the power/transformer repair and proposed upgrade and reviewed those costs with the Council. He proposed combining the motor with the transformer replacement into one project; however, that would require additional funding of approximately \$175,000. He indicated funds could be recognized in the Water Enterprise Fund for the expenditure and requested direction from the Council.

A discussion took place regarding the age of the existing motor and if it would be covered under any warranty since it had been replaced within the last five years. Mr. Hodge mentioned any kind of warranty generally existed for one year. He indicated the power issue contributed to the well's

failure this time. Councilmember Benson inquired if the City should consider purchasing the new motor from another company. Brian Brower, City Attorney, responded there were generally only two companies which responded during the bid process for such projects.

Adam Lenhard, City Manager, announced the budget would need to be amended to include the new expense in order for staff to begin the process so it could meet the time frame needed to have the well operational during the summer months. The Council directed staff to proceed with the project.

#### DISCUSSION ON THE PROPOSED REZONE OF PROPERTY LOCATED AT APPROXIMATELY 850 WEST 1600 SOUTH

Spencer Brimley, Development Services Manager, reminded the Council the proposed rezone had been denied previously by the Council with a suggestion that Mr. Wilcox, the property owner, resubmit a new application with an accompanying conceptual subdivision and site plan of the proposed development. He informed the Council that the requested zone allowed up to 16 units per acre which was equivalent to 36 units, but the current proposal was only requesting 30 total units.

Mr. Brimley shared a visual illustration identifying the location of the property and development proposal.

He reported the Planning Commission recommended approval at its meeting on Wednesday, September 2, 2015 with the following conditions:

- The Zoning Map Amendment is conditioned upon the submittal and approval of a Site Plan that is in substantial conformance with the preliminary Site Plan presented with this application.
- Should the City Council accept the rezone of the property, prior to issuance of building permits for multi-family residential on the split-zoned parcel, it shall be properly subdivided through the City's subdivision process and a final plat be approved, fully executed, and recorded.
- A Development Agreement could be required prior to final approval of the zone change. This would require that the Council hold the public hearing on Tuesday, September 22, 2015 and move the decision to a date certain when the Development Agreement is completed and ready for approval.

Brian Brower, City Attorney, suggested the Council not approve a conditional rezone based on approval of a development agreement in the event that the two parties couldn't agree to conditions set forth in such an agreement. He continued since rezones were discretionary, he would recommend getting a development agreement finalized and in place prior to approval of the rezone.

JJ Allen, Assistant City Manager, proposed the Council determine the details it desired in a development agreement, hold the advertised public hearing associated with the rezone on September 22, 2015, and bring the development agreement and rezone to be considered by the Council for approval as scheduled items in a meeting.

Mayor Shepherd requested staff notify Mr. Wilcox of the requirement based on the discussion. Mr. Brimley responded the requirement had been included in the staff report and presentation during the September 2, 2015 Planning Commission meeting and indicated the property owner should already be aware of the requirement. He stated he would communicate the request to the owner on Wednesday, September 9, 2015.

Mr. Allen inquired if there were aspects or specific items the Council desired to be addressed in the development agreement. Mayor Shepherd suggested similar requirements to that of the Sandridge Luxury Apartments project recently approved for downtown to ensure a quality product in that area of the City.

Councilmember Benson mentioned concerns regarding safety had been expressed to her because of the location and suggested a lighting component also be included in the development agreement. Councilmember Bush suggested the inclusion of decorative poles and lighting. Councilmember Jones believed decorative street poles would reflect a quality product. Mr. Brimley pointed out the conceptual proposal included more parking than what was required in addition to having less density than what was allowed and believed that alone reflected quality over quantity. Mr. Brower also suggested the inclusions of elevations because it would illustrate to the Council the look of the development.

Mr. Brimley added a sketch had been shared by Mr. Wilcox during the Planning Commission meeting which didn't reflect any indication of materials and suggested the architecture and decorative elements would be critical to the development because it would be visible from 1700 South/Antelope Drive.

#### DISCUSSION ON THE PROPOSED REZONE OF PROPERTY LOCATED AT 1760 SOUTH MAIN FOR THE DAVIS SCHOOL DISTRICT

Spencer Brimley, Development Services Manager, informed the Council that a rezone application had been received by Davis School District for approximately 0.08 acres located at 1760 South Main Street, just north of Antelope Elementary School. The request was to rezone from C-2, Commercial to PF, Public Facilities, which would allow for additional off-site parking for activities that took place during off school hours. He shared a visual illustration identifying the property proposed for the rezone.

Mr. Brimley pointed out on the map a small sliver of property between the School and that which would be rezoned and indicated it would continue to be owned by Mr. Chelemes and emphasized it would not be included in the proposed rezone. Mayor Shepherd inquired if that parcel was wide enough for a future street. JJ Allen, Assistant City Manager, responded it wasn't wide enough to be a street but it could be a drive.

Mr. Brimley reported he had received an email from a resident that believed Antelope Elementary School had adequate parking, but believed there was more of a traffic circulation issue and stated the additional parking lot wouldn't address that concern. Mr. Brimley explained the intent of the School District wasn't to solve the parking issue at the school; rather, it merely

desired to provide additional parking for evening meetings and events which took place at the School. Councilmember LeBaron expressed his opinion Antelope Elementary only had adequate parking if the parking lot of the Island View Chapel/Church was available.

A discussion took place relative to the Chelemes property which would separate Antelope Elementary School and the proposed new parking lot. Mayor Shepherd stated he would have liked the School District to incorporate the Chelemes property into the proposed parking lot and the Council agreed. Mr. Allen responded Mr. Chelemes didn't want to sell the property because he needed the access to his agricultural property to the west from South Main Street. He added the agricultural property was currently on the market to be sold.

Councilmember Benson inquired if the proposed parking lot would be open to the public for use or if it would be chained off until the school deemed it necessary to make available for its uses. Mr. Brimley reported the School District had indicated during the Planning Commission meeting that it would be available to those participating in soccer games behind the elementary.

Mayor Shepherd inquired if the access road could be shifted to the north adjacent to the Chevron allowing the proposed parking lot to be adjacent to the elementary school property. The Council also expressed agreement. Adam Lenhard, City Manager, responded he had also made that suggestion to Craig Carter, Davis School District, who indicated the property owner wasn't open to considering that option. Councilmember LeBaron pointed out the challenges associated with having two entrances/exits in close proximity to one another.

Mr. Allen pointed out the parking lot could always be expanded to the south anytime in the future if and when the agricultural property was ever sold and developed.

The meeting adjourned at 6:58 p.m.

**APPROVED AND ADOPTED**  
**This 22<sup>nd</sup> day of September, 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, September 8, 2015.

/s/Nancy R. Dean, City Recorder