

CLEARFIELD CITY COUNCIL MEETING MINUTES
6:00 P.M. WORK SESSION
February 2, 2016

PRESIDING:	Mark Shepherd	Mayor
PRESENT:	Keri Benson	Councilmember
	Kent Bush	Councilmember
	Nike Peterson	Councilmember
	Vern Phipps	Councilmember
	Bruce Young	Councilmember
STAFF PRESENT:	Adam Lenhard	City Manager
	JJ Allen	Assistant City Manager
	Stuart Williams	City Attorney
	Scott Hodge	Public Works Director
	Summer Palmer	Administrative Services Director
	Kim Read	Deputy City Recorder
EXCUSED:	Nancy Dean	City Recorder

VISITORS: Bob Stevenson – Developer, Jared Nielson - Developer

Mayor Shepherd called the meeting to order at 6:10 p.m.

DISCUSSION ON THE DEVELOPMENT OF PROPERTY LOCATED AT APPROXIMATELY 1900 EAST 700 SOUTH

Mayor Shepherd reminded the Council the property previously referred to as the “Midtown Property” went up for auction two weeks ago. He informed the Council the winning bid was submitted by an investor from California as he was unable to fulfill the obligations as the purchaser. He announced the second position bid had been submitted by Bob Stevenson’s development group and had expressed interest in developing the property. He reminded the Council the property was master planned as Mixed Use and was coming to the City requesting guidance and direction what would be allowed to be developed at that location. He emphasized the development group didn’t want to continue with the purchase if it couldn’t be developed in the near future as they weren’t interested in owning the property as an investment.

JJ Allen, Assistant City Manager, provided a visual illustration of the property.

Councilmember Nike Peterson arrived at 6:14 p.m.

Bob Stevenson, developer, expressed appreciation for the opportunity to address the Council and introduced Jared Nielson, Developer, to the Council. He stated he had bid on the property with the intent to develop and indicated no concept plan had been drafted at this time. He explained he would like to understand the type of development the Council desired, and if market conditions

warranted, would be included in the development concept. He expressed his desire to share the developers' ideas and concepts for the development and following his presentation would be open to feedback from the Council. He shared the following points:

- Multi-family housing
- Convenience store for the corner of SR 193 and University Park Blvd
- SR 193 frontage possibilities – professional office space, retail, adult care center
- A market study didn't positively reflect the success of a hotel
- University Park Blvd frontage – possible restaurants given the number of people coming to the area for the call centers and Weber State University

Jared Nielson, developer, spoke to the difficulties regarding the site, specifically the slope of the property and expressed concern with road access points. Mayor Shepherd responded Larry Mylar, Midtown Village developer, had received two access points along SR 193 and suggested they would need to obtain any approvals from UDOT.

Mr. Stevenson believed the location had potential for a great development and requested direction from the Council.

Councilmember Bush mentioned the Midtown project had a live theatre concept. Mr. Stevenson responded Davis County believed the CenterPoint theatre in Centerville and the Layton Amphitheatre/Davis Arts Council in Layton was adequate for the population.

Councilmember Bush asked if there was any market for condominiums or townhomes in combination with the multi-family housing concept. Mr. Stevenson responded they would complete a market study to determine if that would work with the multi-family concept. Mr. Nielson added the condominium market had not fully recovered specific to lending and mentioned the townhome market had strengthened somewhat but expressed concern whether the market study would reflect a significant need for them to go that direction. Mr. Stevenson emphasized his desire to build a nice facility.

Councilmember Bush asked what amenities were being proposed within the developed. Mr. Stevenson asked the Council what it would like to see being included as amenities. He shared a visual illustration of a similar project in Layton and a discussion took place regarding the number of bedrooms, parking, club house, fitness center, green space for the proposed project. Councilmember Benson inquired if the units would accommodate one, two and even some three bedroom units. Mr. Nielson responded that would depend on the type of project and if the project consisted of interior corridors it didn't accommodate "family" style of living; therefore, they didn't include many three bedroom units. Councilmember Benson commented the three bedroom units could potentially attract students attending Weber State University attempting to defer housing costs by having more roommates. Mr. Stevenson believed if any units consisted of three bedrooms they would be limited to the "garden" style apartments. Another visual illustration was shared of another project in Layton City which was on property of a similar size and Mr. Nielson reviewed those amenities.

Councilmember Phipps stated he didn't want the proposed facility to attract students attending the university for a year or two but rather a small family or retired couple comes to make the

facility a home. He expressed concern the proposed development's proximity to the university and call center could attract this type of renter and suggested the facility should be of a higher quality. Mr. Stevenson mentioned the Legacy Care Center in Layton, which was a 55 and older community, had been very well received and the only way new residents can be admitted at this time is if someone currently living there passed away to create a vacancy. He emphasized this housing accommodated for regular housing as well as some assisted living. Mr. Nielson responded leases for their facilities were for one year, not nine months, and the two bedroom rates were too high to justify the cost for students.

Councilmember Benson requested clarification regarding a potential gas station/convenience store. Mr. Nielson mentioned the new Maverik model was considered a high end convenience store and restaurant. Councilmember Young expressed agreement it was logical to include some type of fast food component and inquired if the market could bear something more than fast food. A discussion took place regarding the location of traditional restaurants in Layton City near the development as well as proposed other fast food developments near Tai Pan in Clearfield.

Mr. Stevenson expressed his opinion the Legend Hills area would be fully developed within the next five years and the multi-housing was very important in making a successful project. He believed success associated with Farmington Station was due to the multi-family housing rooftops to sustain the retail component. Councilmember Phipps believed the proposal consisted of a true mixed use project.

Mayor Shepherd pointed out the City required the commercial component be developed the same time as the residential component with the exception of the John Hansen project which had a deed restriction specific to the commercial development. He explained from a developer's perspective it was difficult to develop the commercial without the residential and stated they oftentimes didn't take place simultaneously.

Mr. Stevenson mentioned interest for professional/office space had already been expressed for that location. He indicated he was looking for some agreement with the proposal at this time and emphasized he understood they would have to proceed through the development process set forth by ordinance. Councilmember Bush inquired if there were intentions to sell off portions for the professional/office, sell of the portion for the restaurant piece or if they would remain in control of the entire parcel.

Mr. Stevenson believed they would outright sell a lot for the convenience store. Mr. Nielson responded he could potentially partner up for an assisted living facility; however, he would not be a partner for the operation of the facility. He indicated they would remain as the operating partner for the multi-family as it was part of their business plan. He mentioned the retail component; retail pads or office buildings would most likely be sold.

Mr. Stevenson mentioned the elevation of the property contributed to the amenity of the "views" specific to the south and west. Councilmember Bush asked how many stories was proposed for the housing. Mr. Nielson responded 4-story would be the highest. Mr. Stevenson emphasized they would be looking at what the market could bear. He summarized if the Council was comfortable with what had been discussed this evening stated they would like to bring concepts

back to the Council prior to expending resources associated with proceeding through the official process. Mayor Shepherd expressed his pleasure with Mr. Stevenson and Mr. Nielson obtaining the property from second position as the original bidder which was under contract had no intentions of developing the property and had announced they intended to sell it. Mr. Stevenson clarified the property was not in an existing redevelopment area.

Mr. Stevenson and Mr. Nielson left the meeting at 7:00 p.m.

The meeting adjourned at 7:02 p.m.

APPROVED AND ADOPTED

This 8th day of March, 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, February 2, 2016.

/s/Nancy R. Dean, City Recorder