

CLEARFIELD CITY COUNCIL MEETING MINUTES  
6:30 P.M. WORK SESSION  
July 12, 2016

PRESIDING:	Mark Shepherd	Mayor
PRESENT:	Keri Benson Kent Bush Bruce Young	Councilmember Mayor Pro Tem Councilmember
PRESENT: VIA TELEPHONE:	Nike Peterson	Councilmember
EXCUSED:	Vern Phipps	Councilmember
STAFF PRESENT:	Adam Lenhard JJ Allen Stuart Williams Scott Hodge Spencer Brimley Greg Krusi Eric Howes Summer Palmer Rich Knapp Nancy Dean Kim Read	City Manager Assistant City Manager City Attorney Public Works Director Development Services Manager Police Chief Community Services Director Administrative Services Director Finance Manager City Recorder Deputy City Recorder

VISITORS: M. Clint Bisbee, Kathryn Murray

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

DISCUSSION ON THE INTERLOCAL AGREEMENT WITH DAVIS SCHOOL DISTRICT FOR SCHOOL RESOURCE OFFICERS

Greg Krusi, Police Chief, stated the school resource officer agreement with Davis School District was reviewed approximately every five years and indicated nothing had changed from the previous agreement. He reported the City entered into an interlocal agreement with Davis Schools to provide two full time resource officers, one at the high school and another at the junior high. He informed the Council that the District paid approximately fifty percent of each officer's salary during the school year and explained the process used to determine the School District's contribution. He mentioned the City's short staffing issue had resulted in the removal of one of the school resource officers two weeks prior to the end of the school year. He stated the school resource officer assignment was a four year term and interested officers were required to have two years of experience with the police department for consideration to fill the positions.

Councilmember Bush asked if the school resource officers had other assignments when school was not in session. Chief Krusi clarified during the school year the officers wouldn't have additional assignments or expectations; however, during summer months the officers would be utilized in the patrol division. He reviewed some of the assignments, tasks and expectations of the District during the school year.

#### DISCUSSION ON THE ATK SUBDIVISION

Spencer Brimley, Development Services Manager, shared a visual illustration identifying the location of two lots in Freeport Center. He informed the Council that Orbital ATK was proposing the creation of two separate lots within the Freeport Center around buildings G-12 and G-13 for the purpose of being included within the already existing EDA, which would be amended to include the two buildings. He oriented the Council with the illustration pointing out the buildings were located within the M-1 (manufacturing) zone. He reported the Planning Commission heard the item during its meeting on Wednesday, July 6, 2016, and had no issues or concerns regarding the subdivision and approved the preliminary plat and recommended approval of the final subdivision plat.

Mr. Brimley pointed out the request was consistent with the City's General Plan and supported elements, number 10 and 14 within the General Plan. He added staff supported the recommendation. He emphasized the purpose for the subdivision was to allow expansion of the EDA, making it more beneficial for the City and Orbital ATK.

He stated consideration of the item would come before the Council during its meeting on Tuesday, July 26, 2016 for approval of the final subdivision plat.

Councilmember Bush asked who owned the property. Mr. Brimley responded Freeport Center was the property owner. JJ Allen, Assistant City Manager, clarified the boundaries of the EDA would need to be redrawn. He continued Davis County couldn't calculate the value of just the building unless it was represented as a parcel. He concluded that need had precipitated Orbital ATK's request to subdivide and create the two parcels, one for each building, at which time Davis County would be able to capture the correct amount of increment for the EDA.

#### DISCUSSION ON PROPOSED AMENDMENTS TO THE SANDRIDGE LUXURY APARTMENTS DEVELOPMENT AGREEMENT

JJ Allen, Assistant City Manager, explained the current challenge for the Sandridge development specific to underground fiber optics which caused a slight jog with the buildings. He stated the City hadn't yet received the new illustrations reflecting the changes needed for the proposed development, and indicated some of the following points of discussion were pending until the new drawing was submitted. He believed new drawings would reflect an additional apartment unit, as well as additional retail space.

He stated although the approved Development Agreement had not yet been executed the project was still moving forward. He pointed out before the City recorded the plat and issued any building permits, items in the previously negotiation agreement needed to be addressed.

He directed the Council to the portion of the agreement that referenced the number of residential units and the amount of commercial square footage. He stated both of those figures would need to be updated once the data for the new plan was identified. He asked if the Council had any concern regarding those updated changes and indicated once the data was provided it would come to the Council for formal approval. Councilmember Bush inquired if additional underground or surface parking would also be added. Mr. Allen responded he currently didn't know the number of parking stalls.

He informed the Council that at the time the agreement was originally approved there had been significant discussion regarding the leasing office. He reminded the Council the developer had proposed the square footage of the leasing office be included toward the required commercial space. He indicated the Council had not allowed that and through negotiations had agreed that 700 square feet of the commercial space be used as the leasing office for up to two years, or until 110 residential units were occupied at which time the leasing office would need to be relocated.

He reported with the proposed changes, the developer was requesting that language be stricken from the agreement removing them from that restriction. Mr. Allen suggested requiring the developer to specifically label space on the plan as the "leasing office" because the developer desired to have a permanent leasing office within the building. He expressed his opinion striking that from the agreement should be fine as long as there was at least 4500 square feet of commercial space remaining. He indicated the developer had given the impression the commercial component would be more than the original 4500 square feet, given the extension of the building to the north and asked for direction from the Council. A discussion took place specific to the leasing office language. Mayor Shepherd expressed concern the original language was included for a reason and suggested language should call out specifics regarding the commercial space and leasing office.

Mr. Allen suggested the new illustration should reflect at least 4500 square feet of commercial space and identify the additional permanent leasing office at 700 square feet.

Councilmember Benson inquired if surface parking spaces were lost since the building had to be moved. Mr. Allen pointed out some parking was lost; however, the extension of the building to the north would allow for additional underground parking spaces.

The Council agreed with Mr. Allen's recommendation of protecting at least 4500 square feet of commercial space, not including the leasing office, to accommodate the developer's request to remove the restriction specific to the leasing office.

Councilmember Benson requested clarification specific to parking for the retail space. Mr. Allen clarified no on-street parking would be allowed on the east side of Depot Street; however, no restriction was identified on the west side by the Health Department.

There being no further business to come before the Council, **Councilmember Benson moved to adjourn as the City Council and reconvene as the Community Development and Renewal Agency (CDRA) at 6:45 p.m., seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Peterson, and Young. Voting NO – None.** Councilmember Phipps was not present for the vote.

*\*\*The minutes for the CDRA are in a separate location\*\**

**APPROVED AND ADOPTED  
This 26<sup>th</sup> day of July, 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, July 12, 2016.

/s/Nancy R. Dean, City Recorder