

CLEARFIELD CITY COUNCIL MEETING MINUTES
6:00 P.M. WORK SESSION
May 23, 2017

PRESIDING:	Mark Shepherd	Mayor
PRESENT:	Kent Bush	Councilmember
	Nike Peterson	Councilmember
	Vern Phipps	Councilmember
	Tim Roper	Councilmember
	Bruce Young	Councilmember
STAFF PRESENT:	Adam Lenhard	City Manager
	JJ Allen	Assistant City Manager
	Stuart Williams	City Attorney
	Spencer Brimley	Development Services Manager
	Greg Krusi	Police Chief
	Scott Hodge	Public Works Director
	Eric Howes	Community Services Director
	Trevor Cahoon	Communications Coordinator
	Nancy Dean	City Recorder
	Wendy Page	Deputy Recorder

Mayor Shepherd called the meeting to order at 6:03 p.m.

DISCUSSION ON THE CAMPAIGN FINANCIAL DISCLOSURE ORDINANCE

Nancy Dean, City Recorder, explained the City previously adopted an ordinance addressing Campaign Finance Disclosure Requirements for municipal candidates. She continued the intent of the ordinance was to apply restrictions to the reporting of campaign financial disclosure that were greater than those proposed in State Law. Ms. Dean indicated the State Legislature made amendments to the State Law in 2016 that made it no longer necessary for the City to have a separate ordinance. She stated the changes were duplicative and might result in unnecessary confusion by requiring a candidate to study and interpret two codes rather than one. Ms. Dean recommended that the current language of City Code § 1-7-2 be stricken and replaced with in Utah Code Annotated § 10-3-208, as amended. She explained the City Code would always be current by making the requirements subject to State Law.

DISCUSSION ON THE FINAL PLAT FOR THE DAWSON SUBDIVISION LOCATED AT 171 WEST 200 SOUTH

Spencer Brimley, Development Services Manager, stated Dawson Homes currently owned two lots and wanted to consolidate them for expanding its operation. He explained the proposal was to increase the storage interior and improve the look of the building on the front facade. He continued Dawson Homes would clean up its lot by adding storage areas with the new size. The

Planning Commission recommended approval of the request at its meeting on Wednesday, May 3, 2017.

Councilmember Bush asked if there would be curb and gutter in front of the property. Mr. Brimley said there currently were not any improvements along the street. He stated originally Dawson Homes was asked to install those improvements, but when the request was reviewed by Scott Nelson, City Engineer, and the Public Works Department it was recommended an exception of standards be in place through a deferral agreement so there would not be any negative impact to the adjacent properties until improvements along the street could be made in its entirety and each owner could pay a portion.

DISCUSSION ON THE REZONE REQUEST BY IRONWOOD DEVELOPMENT FOR PROPERTY LOCATED AT 823 WEST 1600 SOUTH FROM C-2 (COMMERCIAL) TO R-3 (RESIDENTIAL, MULTI-FAMILY)

Spencer Brimley, Development Services Manager, stated Ironwood Development had requested the rezone in order to develop townhomes on the 1.8 acres of property. He showed Council the conceptual site plan and explained the developer would like to maximize the density of the development with 16 units to the acre as allowed by the R-3 zone which would require some concessions on open space. Mr. Brimley explained the developer would be allowed to have up to 30 units as long as the design standards could meet in conformance with City Code. He continued the developer was proposing the development of a for sale product. There was a discussion about adjacent properties that would be impacted by the development, access areas, and concession percentages.

Councilmember Bush asked if the plans included having a Home Owners Association (HOA) with open space. Mr. Brimley stated having a HOA was the intent of the developer as a way to maintain the open space and common areas. Councilmember Bush wondered if there was only one access area to the development. Mr. Brimley noted there were two access areas.

Councilmember Young questioned what the developer would do if there were no concessions by the City regarding open space. Mr. Brimley stated less townhomes would be built. He commented the developer was hoping the City would be willing to make those concessions to have townhomes rather than the originally suggested apartments.

Mr. Lenhard asked what the difference was in the requirement for open space versus what the developer was proposing. Mr. Brimley indicated a site plan had not been submitted yet but 25 percent open space would be required. He thought the developer might seek for a 5 to 10 percent reduction in open space to have the additional units. JJ Allen, Assistant City Manager, further clarified the rezone would be conditioned upon site plan approval and a development agreement. Nancy Dean, City Recorder, added those conditions of approval were also written into the ordinance.

Councilmember Peterson asked if there were limits in place or what degree of flexibility there would be when negotiating open space. Mr. Brimley was not aware of any limits and recalled the amount of concessions were discretionary by the Council.

Councilmember Bush questioned if there were any known amenities planned for the development that could reduce the open space or landscaping. A discussion took place about setbacks, roads, and connections. Mr. Brimley reminded Council the developer was proposing individually owned lots and the rezone was the first step in the process so further development plans would be reviewed during the site plan process.

REPORT ON THE UTAH LEAGUE OF CITIES AND TOWNS CONFERENCE

Mayor Shepherd and members of the council shared feedback about the recently attended Utah League of Cities and Towns Conference. There was a discussion which highlighted various classes attended, opportunities of meeting with vendors to see new products, and elements of visual arts used during the conference.

Councilmember Bush moved to adjourn and reconvene in policy session at 6:46 p.m., seconded by Councilmember Peterson. The motion carried upon the following vote: Voting AYE – Councilmember Bush, Peterson, Phipps, Roper, and Young. Voting NO – None.

**APPROVED AND ADOPTED
This 25th day of July, 2017**

/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, May 23, 2017.

/s/Nancy R. Dean, City Recorder