

CLEARFIELD CITY COUNCIL MEETING MINUTES
6:00 P.M. WORK SESSION
October 16, 2018

PRESIDING:	Mark Shepherd	Mayor
PRESENT:	Kent Bush	Councilmember
	Nike Peterson	Mayor Pro Tem
	Vern Phipps	Councilmember
	Tim Roper	Councilmember
	Karece Thompson	Councilmember
STAFF PRESENT:	JJ Allen	City Manager
	Stuart Williams	City Attorney
	Scott Hodge	Public Works Director
	Greg Krusi	Police Chief
	Eric Howes	Community Services Director
	Spencer Brimley	Community Development Director
	Brad McIlrath	Senior Planner
	Rich Knapp	Finance Manager
	Trevor Cahoon	Communications Coordinator
	Nancy Dean	City Recorder
	Wendy Page	Deputy Recorder
EXCUSED:	Summer Palmer	Assistant City Manager

VISITORS: Julie Barreda – Waste Management, Blake Leonelli – Waste Management, Beth Holbrook – Waste Management, Vicki Martin, Donovan Gilliland – DG Construction, Ruth Jones, Chris Uccardi, Robert Browning, Jermoe Curran, Kalub Curran, Nicole Bigelow, Levi Lloyd, Eden Bush

Mayor Pro Tem Peterson called the meeting to order at 6:03 p.m.

Mayor Shepherd arrived at 6:10 p.m.

PRESENTATION BY WASTE MANAGEMENT

Beth Holbrook, Waste Management, introduced Blake Leonelli and Julie Barreda with Waste Management and explained she would soon be turning her duties over to Mr. Leonelli as the new contact for the northern Utah area. She mentioned Waste Management looked forward to a continued relationship with the City. Mr. Leonelli stated he had a passion for Waste Management and planned to keep current relationships moving forward. He noted he would be sharing his contact information with the City. He expressed appreciation for the City’s support during the transition and future working relationship.

Councilmember Roper moved to adjourn the work session and reconvene in the Joint City Council/Planning Commission work session at 6:08 p.m., seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper, and Thompson. Voting NO – None.

The City Council work session reconvened at 8:36 p.m.

DISCUSSION ON AMENDMENTS TO THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ONE YEAR ACTION PLAN FOR 2018/2019

Brad McIlrath, Senior Planner, explained there were funds remaining from the 2017/2018 Community Development Block Grant (CDBG) One Year Action Plan that needed to be spent. He recommended the total unspent funds of \$36,515.39 be reprogrammed to continue the Housing Rehabilitation Program during the 2018/2019 CDBG program year. He mentioned the Housing Rehabilitation Program had been very successful since the spring of 2018 and all of the currently allocated funds were projected to be spent by November 30, 2018. He reported the current funding level had completed twelve projects.

Councilmember Peterson asked if there was a way to use the funding for roll-off dumpsters at various locations throughout the City for cleanup projects that would rejuvenate neighborhoods. Mayor Shepherd explained money for dumpsters would need to come from other funds given the HUD requirements for the allocation of CDBG funds. There was consensus that the funds could be reprogrammed to expand the Housing Rehabilitation Program.

DISCUSSION ON AN ADDENDUM TO THE DEVELOPMENT AGREEMENT WITH DG CONSTRUCTION SPECIFIC TO THE PROJECT KNOWN AS CLEARFIELD JUNCTION PROJECT

Spencer Brimley, Community Development Director, reminded the Council that a Development Agreement had been entered into with DG Construction for the development of Clearfield Junction. He explained the developer was asking for some exceptions to the FBC regulations to accommodate the development that would need to be addressed through an addendum to the agreement.

He reviewed the proposed items the developer was asking the City Council to consider:

- Not require a six-foot (6') step back for buildings taller than three (3) stories.
- Mixed use entry type that would not be recessed as required by FBC. (Staff recommended additional architectural features over the door to identify entries if the amendment were approved by the Council.)
- Front property line coverage of 60 percent for multi-family buildings located behind library.
- Allow parking as podium parking on the ground floor of building three (3) and between the multi-family buildings and streets.
- Allow the principal entries for the multi-family buildings not to front the street.
- Allow the upper story windows to not be recessed and not all to be double hung. (Staff recommended additional articulation be added to the windows located between balconies if the amendment were approved by the Council.)

Donovan Gilliland, developer, provided samples of the materials proposed for the construction of the development. There was a discussion about the materials proposed for the development, as well as the colors being proposed, and the need to provide alternatives that would help the project's quality standout. Mayor Shepherd commented the materials proposed by the developer met the requirements of FBC. He acknowledged it might look better to alternate the materials creating more distinction. Mr. Gilliland was willing to consider other alternatives that would enhance the look of the development.

Brad McIlrath, Senior Planner, asked the Council for feedback on the six items the developer was asking to address through an addendum to the Development Agreement. He commented staff had recommendations on only a few of them but the Council could change those recommendations if it desired. There was further discussion on the use of materials, more specifically about the color and contrast for the development. Mr. Gilliland offered to come back to the Council in a few months to address the color and contrast of the exteriors of the buildings.

Mr. McIlrath summarized the desires of the Council to allow the addendum with the following details:

- The development agreement should indicate the developer will submit alternative colors adding contrast to the look and feel of the development.
- The deviation on the entry type needed to have language added that identified why the deviation was allowed.
- Allow the upper story windows to not be recessed and not all double hung. Do not require additional articulation as recommended by staff.

DISCUSSION ON THE INTERLOCAL COOPERATIVE AGREEMENT WITH SUNSET CITY FOR THE 800 NORTH STREET ROADWAY IMPROVEMENT

Scott Hodge, Public Works Director, informed the Council that four or five years ago Sunset City and Clearfield jointly applied for federal funds to improve 800 North Street. He reported the required environmental study had been completed and approved, so the cities were waiting for the funds to be released so the design for the project could commence. He commented there was a potential to change the funding from federal to state funds which would ultimately help keep costs down so the cities were pursuing that option with the Utah Department of Transportation. He acknowledged the change in funding would take a little time so the Interlocal Agreement needed to be executed to keep the project moving forward in the meantime. He stated the cities hoped to start construction in the spring of 2019.

Councilmember Phipps commented the longer the cities waited to start the project the more likely it was the costs would increase. He asked how the costs were estimated. Mr. Hodge responded a new cost estimate would be completed and the hope was the funding would still be sufficient to complete the project.

Councilmember Thompson moved to adjourn at 9:43 p.m., seconded by Councilmember Peterson. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper, and Thompson. Voting NO – None.

**APPROVED AND ADOPTED
This 8th day of January, 2019**

/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, October 16, 2018.

/s/Nancy R. Dean, City Recorder