

CLEARFIELD CITY COUNCIL MEETING MINUTES
6:00 P.M. WORK SESSION
April 16, 2019

City Building
55 South State Street
Clearfield City, Utah

PRESIDING:	Mark Shepherd	Mayor
PRESENT:	Kent Bush	Councilmember
	Nike Peterson	Councilmember
	Vern Phipps	Councilmember
	Tim Roper	Councilmember
	Karece Thompson	Councilmember
STAFF PRESENT:	JJ Allen	City Manager
	Summer Palmer	Assistant City Manager
	Stuart Williams	City Attorney
	Kelly Bennett	Police Chief
	Scott Hodge	Public Works Director
	Mark Baird	Deputy Public Works Director
	Eric Howes	Community Services Director
	Curtis Dickson	Community Services Deputy Dir.
	Brad McIlrath	Senior Planner
	Trevor Cahoon	Communications Coordinator
	Wendy Page	Deputy Recorder
EXCUSED:	Nancy Dean	City Recorder

VISITORS: Alyssa Belford – Clearfield City Youth Commission (CCYC) Chair, Shayla Bui – CCYC, Eden Bush – CCYC Vice-Chair, Arienne Coats – CCYC, Ethan Durbin – CCYC, Amy Archibald – CCYC Advisor, Chris Uccardi, Ruth Jones, Jason Hamblin – Hamblin Investments

Mayor Shepherd called the meeting to order at 6:01 p.m. and welcomed the Youth Commission members to the meeting.

DISCUSSION WITH THE YOUTH COMMISSION

Following introductions, Alyssa Belford, Youth Commission Chair, reviewed the mission statement and current membership of the Youth Commission. Eden Bush, Youth Commission Vice-Chair, reported on the 2018 and 2019 milestones accomplished and planned for the Commission which included the following:

- December 2018 – Helped two families for Christmas through donations.
- January 2019 – Attended Local Official’s Day.
- March 2019 – Helped the public library with their Golden Spike program and in other areas of the community such as CIRCLES and the Planning Commission.

- July 2019 – Raise funds through the Fourth of July celebration.
- August 2019 – Recruiting event planned for the CCYC before the school year starts.

Shayla Bui, CCYC, reported the Youth Commission members surveyed over a hundred youth across the City on issues faced at home, school, and in the community. The Youth Commission members shared the statistics from the survey with the Council which identified the following top three issues faced at home, in school, and in the community:

- Issues at home:
 1. Study pressure/school work
 2. Parents fighting/divorce
 3. Poverty
- Issues at school:
 1. Stress
 2. Bullying
 3. Homework
- Issues in our community:
 1. Mental Health
 2. Poverty
 3. Substance Abuse

Councilmember Bush asked if those surveyed were high school students. Ms. Bui responded yes, over one hundred high school students responded to the survey.

Ethan Durban, CCYC, reviewed some of the questions and responses from the survey. Ms. Bush reported the primary issue identified by the responses was that City government found a strong relationship with youth zero to twelve and the older demographics of twenty plus years; however, its connection with teenagers faltered. She commented the Youth Commission could help and suggested the following ideas as solutions: more teen directed City events, creating opportunities for teens, giving the City's youth a voice, and training for leaders. A discussion ensued about ways the City could strive to develop a connection to the youth and included the following ideas:

1. Communication efforts using the Youth Commission and peer to peer messages as well as social media avenues such as Instagram and YouTube rather than Facebook.
2. Awareness and better understanding of service opportunities directed specifically to teens could increase attendance during the City's events such as the annual Take Pride in Clearfield Day.
3. Activities or events geared specifically to teens could be facilitated and promoted by the Youth Commission.
4. Networking with Human Resource professionals to provide mock interviews for teens could be done if teens were interested as identified by the survey.
5. Encourage and provide leadership training for the Youth Commission and strive to seek out teens interested in learning more about the City and getting involved as leaders.

Councilmember Roper explained the feedback and statistics areas identified had already been on the minds of government officials and working with the Youth Commission would help bridge the gap to reach the teen audience. Mayor Shepherd and councilmembers thanked the Youth Commission members for their service on the Youth Commission as well as with other boards.

DISCUSSION ON A REQUEST TO REZONE THE PROPERTIES LOCATED AT APPROXIMATELY 875 WEST 200 NORTH (TIN: 12-019-0103 AND 12-711-0112) FROM A-1 (AGRICULTURAL) TO R-1-OPEN (RESIDENTIAL)

Brad McIlrath, Senior Planner, reviewed the rezone request for the properties located at approximately 875 West 200 North from A-1 (Agricultural) to R-1-Open (Residential). He indicated the request would be for the fifth and final phase of the Autumn Ridge Single-Family development. He mentioned the R-1-Open zone was not encouraged in the General Plan for zoning of new parcels; however, the request was made so Phase 5 could match the other four phases of the development. Mr. McIlrath explained the south parcel was subdivided and dedicated for storm water detention for Phase 4 of the development, but it was not rezoned at the time of that development so it had been included with the current rezone request.

Councilmember Bush asked if the detention basin was designed for Phase 5 also. Mr. McIlrath answered no, it was designed for Phase 4; but, the detention basin would be enlarged to meet the demands of both phases. He reviewed a map of the area to show the configuration of the development. Councilmember Bush questioned if the area north of 200 North would be a cul-de-sac or connect to the neighboring property. Mr. McIlrath responded 200 North would loop around and connect into 75 North. He added the utility infrastructure was previously put in place. There was a discussion about whether or not the Church of Jesus Christ of Latter-Day Saints owned and planned to develop its neighboring property. Jason Hamblin, applicant, indicated he had heard from church representatives last week and was told the church planned to keep the property; however, it was still unknown when it would be developed.

Mr. McIlrath indicated Phases 1, 2 and 3 all had the same home owners association (HOA) and Phase 4 did not get recorded properly establishing an HOA. He noted a requirement of the R-1-Open zone was to provide a certain percentage of land as open space based on the amount of lots; consequently, staff would be working with the applicant to make sure any issues were addressed as the project developed because the detention basin had not been well maintained in the past. He mentioned the Planning Commission reviewed the request at its meeting on April 3, 2019, and recommended approval. He stated the Council would consider the request at its meeting on Tuesday, April 23, 2019.

DISCUSSION ON A REQUEST TO REZONE THE PROPERTY LOCATED AT APPROXIMATELY 49 WEST 300 NORTH (TIN: 12-020-0007) FROM R-1-8 (RESIDENTIAL) TO C-2 (COMMERCIAL)

Brad McIlrath, Senior Planner, stated the City received a request to rezone the property known as Barneck Preschool located at approximately 49 West 300 North. He indicated the City's business license records showed the property had been commercially licensed since 2007 but it was currently zoned for residential use. He reviewed the Future Land Use Map of the General Plan and current Zoning Map with the Council. Mr. McIlrath explained the proposed zone change was consistent with and supported by the General Plan.

He noted a letter from a neighboring resident was received in response to the rezone request addressing his concerns about rezoning it to commercial as well as parking issues. Mr. McIlrath

mentioned the concerns the neighbor had about parking were not able to be addressed through the rezone application process. Councilmember Bush indicated if the property to the east could be purchased it could help with parking issues. There was a discussion about the purpose of the rezone which would allow for the use to be conforming and allow for expansion if ever the opportunity were available in the future. Mayor Shepherd pointed out the property would be more marketable as a commercial property. Mr. McIlrath commented the Planning Commission reviewed the rezone request at its meeting on April 3, 2019 and recommended approval.

DISCUSSION ON A REQUEST TO AMEND THE KENSINGTON PLACE PHASE 2 SUBDIVISION PLAT LOCATED AT APPROXIMATELY 852 AND 880 SOUTH 550 EAST (TIN: 12-815-0001 AND 12-815-0002)

Brad McIlrath, Senior Planner, stated the City received a request to amend the Kensington Place Phase 2 Subdivision. He explained the owner of the development was able to acquire some properties and wanted to make improvements. He reviewed the amended subdivision plat which included the construction of six additional townhome lots and an office/storage space for maintenance equipment. Mr. McIlrath said the subdivision was approved with a development agreement in the past and so an amended development agreement would be necessary if the amendment to the plat were approved.

Councilmember Bush asked if the increase in number of units would require additional visitor parking. Mr. McIlrath responded if no additional parking were added, it met the minimum requirements. There was a discussion about parking and accesses within the development.

Mr. McIlrath mentioned on April 3, 2019, the Planning Commission reviewed the request and recommended its approval subject to the five conditions included with the staff report. He pointed out condition number two spoke of the amended development agreement for Kensington Place Phase 2 Amended which would need to be approved and executed between the City and the developer. He commented the amended development agreement would need to ensure the expansion met the design standards. Mr. McIlrath stated he had already confirmed the additional units would not be over the maximum density allowed by the R-3 (Multi-family Residential) zone; however, the office space could not be converted to housing in the future or it would exceed the allowed density.

Councilmember Peterson wondered if the North Davis Fire District (NDFD) had approved the accesses. Mr. McIlrath answered Deputy Chief John Taylor had indicated the NDFD would be okay with the access as it was because it had previously approved the breakable chained access between Phase 1 and Phase 2.

Councilmember Bush questioned if the square footage of the proposed units would be the same as existing units. Mr. McIlrath confirmed it would be exactly the same.

Councilmember Peterson moved to adjourn as the City Council and reconvene as the CDRA in work session at 6:50 p.m., seconded by Councilmember Thompson. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Phipps, Roper, Shepherd and Thompson. Voting NO – None.

The minutes for the CDRA are in a separate location

**APPROVED AND ADOPTED
This 14th day of May, 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, April 16, 2019.

/s/Nancy R. Dean, City Recorder