

CLEARFIELD CITY COUNCIL MEETING MINUTES
7:00 P.M. POLICY SESSION
February 25, 2020

City Building
55 South State Street
Clearfield City, Utah

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

VISITORS: Jacob Parkin, Braden Parkin, Brad Grifols, Keith Russell – Freeport Cold Storage, Kathryn Murray, Fred Blount, Lorene Kamalu – Davis County Commission

Mayor Pro Tem Phipps called the meeting to order at 7:01 p.m.

Mayor Pro Tem Phipps informed the audience that if they would like to comment during the Public Hearing or Open Comment Period there were forms to fill out by the door.

Councilmember Roper led the opening ceremonies.

APPROVAL OF THE MINUTES FROM THE JANUARY 21, 2020 WORK SESSION;
JANUARY 28, 2020 WORK SESSION; AND FEBRUARY 4, 2020 WORK SESSION

Councilmember Roper moved to approve the minutes from the January 21, 2020 work session; January 28, 2020 work session; and the February 4, 2020 work session; as written, seconded by Councilmember Thompson. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper and Thompson. Voting NO – None.

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON AMENDMENTS TO TITLE 11, CHAPTER 11B - MOTOR VEHICLE SALES

Spencer Brimley, Community Development Director, explained motor vehicle sales was listed as a conditional use in the C-2 (Commercial) zone. He stated the C-2 zone was intended for more intense commercial uses. The long term goals and vision for the City created a need to look at the regulations for motor vehicle sales.

Mr. Brimley stated on August 27, 2019, the City Council approved a temporary land use moratorium to allow time to perform a review of existing standards and determine if the establishment of new development standards and requirements for motor vehicle sales was necessary. He indicated staff proposed amendments to Title 11, Chapter 11B which were reviewed by the Planning Commission on February 5, 2020. He noted the Planning Commission recommended approval with three changes to the proposed language.

Mr. Brimley stated the City Council also discussed the item in work session on February 18, 2020, and made some additional recommendations. He acknowledged the drafted ordinance included all recommended changes from the Planning Commission and the City Council that were identified during meeting discussions. He reviewed the proposed regulations.

Mayor Pro Tem Phipps opened the public hearing at 7:08 p.m.

Mayor Pro Tem Phipps asked for public comments.

There were no public comments.

Councilmember Peterson moved to close the public hearing at 7:09 p.m. seconded by Councilmember Thompson. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper and Thompson. Voting NO – None.

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON ZONING TEXT AMENDMENTS TO TITLE 11, CHAPTERS 8 AND 9 FOR LOT COVERAGE REGULATIONS OF ACCESSORY BUILDINGS IN A-1, A-2 (AGRICULTURAL), AND R-1 (RESIDENTIAL) ZONING DISTRICTS

Brad McIlrath, Senior Planner, reviewed the history related to the request for a zoning text amendment to Title 11, Chapters 8 and 9 for lot coverage regulations of accessory buildings in A-1, A-2 (Agricultural) and R-1 (Residential) zones. He explained in June 2016 there was a request for the City to evaluate setbacks for accessory buildings within the R-1 (Residential) zones. The City Council approved an amendment to the City Code in April of 2017 to remove accessory building standards from A-1, A-2 (Agricultural) and R-1 (Residential) zones and create an accessory building and structures section in Title 11, Chapter 13 – Supplementary Regulations. He commented staff recently discovered conflicting accessory building standards specific to lot coverage that should have been addressed when the original amendments were

made and was proposing amendments to Title 11, Chapter 8 and 9 to remove conflicts and consolidate all accessory building standards into one chapter of the City Code.

Mayor Pro Tem Phipps opened the public hearing at 7:10 p.m.

Mayor Pro Tem Phipps asked for public comments.

There were no public comments.

Councilmember Roper moved to close the public hearing at 7:11 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.

OPEN COMMENT PERIOD

Lorene Kamalu, Davis County Commissioner, reported on the status of the new Davis County Library being built in Clearfield. She stated the library being built in Clearfield would have new emphasis on technology. She stated the groundbreaking would happen in March. She identified where the library would be built and explained it would a revolutionary library concept and the County was excited about the prospect.

APPROVAL OF ORDINANCE 2020-06 AMENDING TITLE 11, CHAPTER 11, ARTICLE B, BY ENACTING REGULATIONS FOR MOTOR VEHICLE SALES

Councilmember Peterson moved to approve Ordinance 2020-06 amending Title 11, Chapter 11, Article B, by enacting regulations for motor vehicle sales and authorize the Mayor’s signature to any necessary documents, seconded by Councilmember Roper. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper, and Thompson. Voting NO – None.

APPROVAL OF ORDINANCE 2020-07 AMENDING TITLE 11, CHAPTERS 8A, 8B, 9A, 9B, AND 9C REGARDING REQUIREMENTS FOR LOT COVERAGE

Councilmember Bush moved to approve Ordinance 2020-07 amending Title 11, Chapters 8A, 8B, 9A, 9B, and 9C regarding requirements for lot coverage and authorize the Mayor’s signature to any necessary documents, seconded by Councilmember Peterson. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper, and Thompson. Voting NO – None.

APPROVAL OF THE FINAL SUBDIVISION PLAT FOR THE FREEPORT COLD STORAGE SUBDIVISION LOCATED AT APPROXIMATELY 440 SOUTH MAIN STREET

Brad McIlrath, Senior Planner, stated the applicant was requesting to consolidate three parcels approximately 11.33 acres into one lot at approximately 440 South Main Street in preparation for the sale of the property. He explained there would be a Main Street road dedication and some utilities that would be provided. He reviewed the map of the proposed property. He indicated the

Planning Commission had reviewed this item at its meeting on February 5, 2020 and was recommending approval based on three conditions as outlined in the staff report.

Councilmember Roper moved to approve the Final Subdivision Plat for the Freeport Cold Storage Subdivision located at approximately 440 South Main Street and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper, and Thompson. Voting NO – None.

COMMUNICATION ITEMS

Mayor Pro Tem Phipps – reported on the progress of the Transfer Station at Wasatch Integrated. The Materials Recovery Center should be online by June.

Councilmember Bush

1. Attended Maverik's Grand Opening
2. Stated he would be having surgery February 26, 2020, but still planned on being at the scheduled meeting for next week.

Councilmember Peterson

1. Reported the North Davis Fire District was getting its budget preparations underway and making necessary changes to policy and procedures. She announced the Board of Trustees met the third Wednesday each month.
2. Reported that Hope Center was reopening on State Street across from Kents. The grand opening would be held on March 7, 2020.

Councilmember Roper – announced the Youth Commission started a project to learn about youth in the community. There was a link on the Youth Commission Facebook page.

Councilmember Thompson

1. Acknowledged the last week of Black History Month. He stated the most current Census data ranked Clearfield as ninth in the State of Utah with black population growth.
2. Commended the work of the Utah Black Chamber, which recently partnered with the United States Small Business Administration in an effort to diversify and increase minority engagement with business growth along the Wasatch Front. The intent was to work to develop a loan fund that would help more businesses become established. Also, in March the Utah Business magazine will feature four business women of color. He expressed his opinion that diversity was becoming a strength in Utah.

STAFF REPORTS

JJ Allen, City Manager

1. Reported the Legislative Session hadn't seen too much to worry yet. He stated he was attending the ULCT's weekly Legislative Policy Committee meetings.
2. Reported staff started budget meetings and the first work session with the City Council would be March 17, 2020.
3. Reported there has been good discussions with other agencies regarding paramedic services throughout the County.

Summer Palmer, Assistant City Manager – updated on the Clearfield Station TOD site development progress. She stated staff was working to get the master development agreement completed and the final

details for the site plan. She stated the City needed both of those to move forward to update the CDA budget. The infrastructure costs were needed before the City could move forward with bonding. The tax increment would be used to service the bond debt. Mayor Pro Tem Phipps asked if there was a timeframe in place for the development of the site. Ms. Palmer stated there was a timetable and it was already behind schedule. Councilmember Thompson asked if there was any viability in TTIF funding to help with matching funds for the project's infrastructure needs. Mr. Allen stated staff would explore all options for funding.

Kelly Bennett, Police Chief, reported on the emergency service tabletop exercise that took place the previous week. He explained the exercise was specific to a severe windstorm. He stated it was a great opportunity to recognize both strengths and weaknesses of the department. He explained the City had several exercises planned for the future.

Nancy Dean, City Recorder

1. Planning Commission vacancy process and update.
2. Reviewed the Council's schedule:
 - Work Session on March 3, 2020
 - Policy Session on March 10, 2020
 - Work Session on March 17, 2020
 - No meeting on March 24, 2020 due to caucus meetings
 - Joint Meeting with Parks and Recreation Commission on March 31, 2020

Spencer Brimley, Community Development Director,

1. Presented a drawing of the final library design.
2. Reported on the status of the Compatible Use Plan affiliated with the Hill Air Force Base (HAFB) area and included the gathering of information from those communities that had affiliations with HAFB or were connected with it in some way. The intent of the study was to establish a long term planning process.

Trevor Cahoon, Communications Coordinator – reviewed upcoming events with the Council:

- Creating a texting group for projects. Grouping by areas. Thanked the Public Works department for its help.
- Called for help for the Everyone Matters Fair. Requested information be sent to him if anyone knew someone who could provide help in planning the event.

Councilmember Thompson moved to adjourn at 7:49 p.m., seconded by Councilmember Roper. The motion carried upon the following vote: Voting AYE – Councilmember Bush, Peterson, Phipps, Roper, and Thompson. Voting NO – None.

**APPROVED AND ADOPTED
This 10th day of March, 2020**

/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 25, 2020.

/s/Nancy R. Dean, City Recorder