

CLEARFIELD CITY COUNCIL MEETING MINUTES
6:30 P.M. WORK SESSION
January 14, 2020

City Building
55 South State Street
Clearfield City, Utah

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

VISITORS: Kathryn Murray, Fernando Calaguas, Ruth Jones

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

DISCUSSION ON AMENDMENTS TO THE FORM BASED CODE

Brad McIlrath, Senior Planner, identified the outstanding edits to the Form Based Code (FBC) document:

- Appendix A: Design Specifications
 - Street Lights, Benches, Trash Receptacles
 - Streetscape Design
- Civic Open Space Fee-in-lieu Calculations
- Content and format edits

Mr. McIlrath pointed out that FFKR, the consultant, was working with the City on the FBC document. He indicated the landscaping specifications were still being addressed. He stated the specifications would be ready for consideration when the FBC was ready for adoption.

Mr. McIlrath explained he was still working on the fee-in-lieu calculation and how to determine that calculation. He stated he felt that he was close to a final calculation process. He explained how the fee-in-lieu calculation was determined in the packet passed out to the Council and again emphasized it was not yet complete. Councilmember Bush asked if the fee-in-lieu could be charged based on acreage rather than units of the development. Mr. McIlrath stated that route had been discussed but had not yet been explored. Mr. McIlrath explained why the initial decision was to determine a calculation based on units within a development over acreage. He pointed out that not many other cities had a fee-in-lieu in place so the City would be forging a new path.

Mr. McIlrath requested the Council open the public hearing on FBC at the policy session and receive public comments, but hold off on consideration of the amendments to FBC until February 11, 2020. Mayor Shepherd said the public hearing would be opened and then tabled but those interested could still comment on February 11, 2020. The Council was favorable to opening the public hearing and tabling its consideration so the amendments to FBC would be done right.

Mayor Shepherd stated the public needed to understand the document was an update to the code not a change and that the Council was not approving a new code.

Mr. McIlrath reviewed portions of the FBC that would be staying the same within the document. He stated if residents had concerns that he would be happy to assist with comprehension.

Councilmember Peterson asked about the designations within the fee-in-lieu chapter and if the fee should be tied to being used in the downtown area only or if it should be for a wider range. She shared her opinion that the fee should be able to be used outside of the downtown area to help add to existing parks instead of always being used to create something new.

Councilmember Peterson also shared her opinion that she would like to see some of the commercial areas within FBC to require two story buildings. Councilmember Bush stated he felt it would depend on the use of the building.

Councilmember Peterson also asked about potential car lots and if the wording required the structure on the lot to be brick and mortar instead of a modular building. Mayor Shepherd, Councilmembers Roper, and Peterson shared their opinion that they would like business owners to invest in the City and put down roots. Mr. McIlrath reviewed the building types that would be allowed in the commercial zone. He stated that having language stating permanent structures would be helpful so it could be added.

Councilmember Peterson questioned the group about the setbacks and transitioning between single-family homes and the downtown corridor development that was adjacent to the

development. She wondered if the development were next to other split level homes if the transitioning would be different. Mr. McIlrath reviewed the single-family home/lot code. He also wondered if the Council would like to add broader language not tied to the downtown area so single story commercial buildings might provide transitions between developments as well. Mr. McIlrath reviewed an overhead map of the downtown areas that included natural barriers to see what impacts there would in relation to heights.

Councilmember Bush moved to adjourn work session and reconvene in policy session at 6:58 p.m., seconded by Councilmember Peterson. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, and Roper. Voting NO – None. Councilmember Thompson was not present for the vote.

**APPROVED AND ADOPTED
This 11th day of February, 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, January 14, 2020.

/s/Nancy R. Dean, City Recorder