

CLEARFIELD CITY COUNCIL MEETING MINUTES
6:00 P.M. WORK SESSION
January 28, 2020

City Building
55 South State Street
Clearfield City, Utah

PRESIDING:	Mark Shepherd	Mayor
PRESENT:	Vern Phipps Tim Roper Karece Thompson	Councilmember Councilmember Councilmember
EXCUSED:	Kent Bush Nike Peterson	Councilmember Councilmember
STAFF PRESENT:	JJ Allen Summer Palmer Stuart Williams Kelly Bennett Adam Favero Eric Howes Curtis Dickson 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 Service Deputy Dir. Community Development Director Senior Planner Finance Manager Communications Manager City Recorder

VISITORS: Ruth Jones

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

Councilmember Thompson moved to close the meeting for the purpose of discussing the purchase, exchange or lease of real property Utah Code Ann. § 52-4-204 and § 52-4-205(1)(e), seconded by Councilmember Phipps. The motion carried upon the following vote: Voting AYE – Councilmembers Phipps, Roper and Thompson. Voting NO – None. Councilmembers Bush and Peterson were not present for the vote.

The minutes for the closed session are kept in a separate location.

The Council adjourned the closed session at 6:29 p.m. and immediately reconvened in work session at 6:32 p.m.

DISCUSSION ON THE AWARD OF PROPOSAL FOR THE CITYWIDE FIBER NETWORK PARTNERSHIP

Summer Palmer, Assistant City Manager, explained there had been three responses to the Request for Proposal (RFP) for the Citywide Fiber Network, but that one of those vendors did not meet the requirements of the RFP. She stated another response was from Mission Broadband and explained that its proposal was for the City to bond and put the infrastructure in and then Mission Broadband would run the system. The final response was from UTOPIA who proposed that it would bond and put in the infrastructure.

There was a discussion about the thoughts of the proposal made by Mission Broadband.

She stated the financial parameters of the UTOPIA proposal was included in the staff report. The cost for construction would be approximately \$12.7 million, which would put the monthly debt service at \$72,000. The City would need 2,394 subscribers to cover the debt, which was equivalent to a 35 percent take rate. She explained that the potential for businesses to use the fiber network could bring down the take rate to about 27 percent. She stated that other cities participating with UTOPIA had all met their take rate. She stated it was a risk for the City and highlighted that the bond would be a 25-year bond with a 2-year upfront-capitalized interest requirement.

Mayor Shepherd stated he felt the UTOPIA option would be the best most cost effective option for the residents.

JJ Allen, City Manager, stated the long-term risk would be the unknown of what technologies would be available in the next fifteen years.

Ms. Palmer stated it take 18 to 24 months, in five different phases, to complete the project, if approved.

The consensus was that a City Wide Fiber Network should be pursued in hopes that the City would be able reduce its take rate with all the new development coming in the next few months.

DISCUSSION ON THE FINAL SUBDIVISION PLAT FOR THE HAMBLIN ESTATES SUBDIVISION LOCATED AT APPROXIMATELY 741 WEST 300 NORTH

Brad McIlrath, Senior Planner, explained the rezone had been approved early in the month for the Hamblin Estates property. He stated the amount of lots had dropped to 30 from 33 to comply with the North Davis Fire District standards. He highlighted a few other changes made to the subdivision plat, which included things like: an increase in width on a few lots, included a retention basin, and a connection to 75 North. He explained that Parcel A on the plat had an easement with Jordan Valley Water District and it was possible the developer would like to dedicate Parcel A to the City for a trailhead. Mr. McIlrath stated it had been brought up by the Planning Commission and City Engineer to have the developer develop the property before dedicating it to the City. Mayor Shepherd stated the consensus was to have the developer do the improvements prior to the parcel being dedicated to the City.

DISCUSSION ON AMENDMENTS TO THE FORM BASED CODE

Brad McIlrath, Senior Planner, provided diagrams of proposed designs for the downtown improvements within the Form Based Code (FBC).

Mr. McIlrath stated the following aspects of the FBC would be discussed:

- Appendix items
- Balcony Standards
- Open Space Calculations
- Zones
- Additional Text and Format Comments / Questions
- Direction for Staff

Mr. McIlrath led a discussion about banners on streetlights, trash receptacles, benches, bike racks and planters.

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

The work session reconvened at 7:54 p.m.

The consensus was not to dictate bike racks as well as planters on private property.

Mr. McIlrath reviewed the new measurement requirements for balconies. Mayor Shepherd shared his concern that the new requirements might push developers to develop smaller apartments.

Mr. McIlrath explained how the open space calculations and fee-in-lieu calculations would be calculated. He stated a development that was five acres or larger would be required to provide ten percent of the site for civic open space, the developer would develop the open space and then dedicate it to the City. A development that was less than five acres or mixed use would just have the impact fee applied. Non-residential developments less than five acres would have a fee-in-lieu calculated based on ten percent of the total property size. Councilmember Thompson shared concern that the fee-in-lieu might turn developers away from developing within the City. Mr. Allen stated it was important to keep the long-term vision in mind when reviewing the content of the FBC and the fee-in-lieu requirement.

Mr. McIlrath reviewed and asked for a confirmation on the rezone areas being incorporated into the amendments of the FBC. The consensus of the Council was that they wanted the legal non-conforming regulations for improvements to a single-family structure increased.

Mr. McIlrath reviewed the time frame for future actions on the FBC amendments.

Councilmember Thompson moved to adjourn at 8:43 p.m., seconded by Councilmember Roper. The motion carried upon the following vote: Voting AYE – Councilmember Phipps, Roper, and Thompson. Voting NO – None. Councilmembers Bush and Peterson were not present for the vote.

**APPROVED AND ADOPTED
This 25th 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 28, 2020.

/s/Nancy R. Dean, City Recorder