

CLEARFIELD CITY COUNCIL MEETING MINUTES
6:00 P.M. WORK SESSION
March 10, 2020

City Building
55 South State Street
Clearfield City, Utah

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| PRESIDING: | Vern Phipps | Mayor Pro Tem |
| EXCUSED: | Mark Shepherd | Mayor |
| PRESENT: | Kent Bush Tim Roper Karece Thompson | Councilmember Councilmember Councilmember |
| EXCUSED: | Nike Peterson | Councilmember |
| STAFF PRESENT: | JJ Allen Summer Palmer Stuart Williams Kelly Bennett Braden Felix Spencer Brimley Nancy Dean | City Manager Assistant City Manager City Attorney Police Chief City Engineer / PW Deputy Director Community Development Director City Recorder |

VISITORS: Ruth Jones

Mayor Pro Tem Phipps called the meeting to order at 6:04 p.m.

DISCUSSION ON THE INTERLOCAL AGREEMENT WITH SYRACUSE CITY FOR COST-SHARING OF A ROAD CONSTRUCTION PROJECT LOCATED ON 1000 WEST BETWEEN ANTELOPE DRIVE AND STATE ROAD 193

Braden Felix, City Engineer / Public Works Deputy Director, presented the costs for the 1000 West Road Project. He informed the Council that Syracuse City was the lead agency on the project, designed and bid the project, and would be conducting the pre-construction meetings. He explained the bid would be awarded to Staker Parsons Company. He also reported proposed surface treatment to the road would add additional costs to the project.

Mayor Pro Tem Phipps asked when the project would be completed. Mr. Felix expressed his opinion that the project would most likely get started in May and anticipated it being completed sometime in July.

DISCUSSION ON AMENDMENTS TO TITLE 11, CHAPTER 11, ARTICLE D, SECTION 11 – MANUFACTURING ZONE, OTHER REQUIREMENTS; AND CHAPTER 18 – DESIGN STANDARDS, BY AMENDING DESIGN STANDARDS FOR THE M-1 (MANUFACTURING) ZONE

Spencer Brimley, Community Development Director, explained Lifetime Products was designing its new distribution center and proposed changes to the City’s design and building standards to address industrial uses separate from commercial uses. He added Lifetime presented the standards currently in place in Syracuse but Clearfield staff believed those standards to be overly broad so adjustments were made and the result was presented to the Planning Commission on March 4, 2020. He reviewed the Planning Commission’s changes and recommendations regarding the proposed amendments as follows:

- Moved some parking requirements from the Building Placement section to the Parking section.
- Adding dumpster screening from the view of the public right-of-way.
- Modifications to the Primary Materials in the Color and Materials section.
- Modifications to the allowed Primary Materials every 100 feet on the building.

Mr. Brimley indicated Councilmember Peterson had requested additional language that would require additional design on any façade of a building that could be seen from the public right-of-way. Councilmember Roper informed the Council that Councilmember Peterson suggested requiring three paint colors and two textures be used on the walls. JJ Allen, City Manager, explained the proposed design for the Lifetime building had the primary entrance on the south side of the building but the north side faced State Road (SR) 193. He indicated Councilmember Peterson expressed a desire to have additional design features required for the north side of the building because it faced a public right-of-way.

There was discussion about the dumpster placement and its view from the public right-of-way. Mr. Allen asked for clarification on how many dumpsters would be available at one time. Mr. Brimley explained the proposed configuration would allow access to a central dumpster station that would be screened completely by landscaping on all sides of the building. Councilmember Bush wondered if the dumpsters would have to be emptied throughout the day. Mr. Brimley anticipated the dumpsters would be emptied periodically throughout the day. There was also a discussion on the elevations, retaining walls, and landscaping of the site.

There was a discussion about how all sides of the building could be seen from a public right-of-way and what language would be needed to address the concern of the buildings aesthetics. Mr. Brimley suggested Lifetime might disagree with how visible some of the building was from the public right-of-way. Councilmember Roper reiterated it would help create a better aesthetic with a requirement for additional colors and textures on the building. Councilmember Bush pointed out the proposed ordinance already required three colors per elevation under the Colors and Materials section. The Council proposed to have 11-18-7(B)(3) be changed to read as follows:

- Facades of large buildings visible from a street shall include:
 - Architectural features such as reveals;
 - Windows and openings; and

- Changes in color and either, texture, or material to add interest to the building elevation and reduce its visual mass.

He also reminded the Council that the proposed ordinance would apply to buildings other than just the Lifetime Products building. There was a discussion about how additional requirements would affect the cost of construction for industrial buildings. The Council did not want to allow color as a primary material that could be used to break up the façade every 100 feet.

Mr. Allen asked if there were any other outstanding issues that Mayor Shepherd or Council Peterson had asked to be considered. The Council felt like the issue of all sides visible from a street needed to have additional articulation. Mr. Allen also informed the Council that it could decide to table the item if it felt additional time was need to discuss the proposed amendments.

Councilmember Bush moved to adjourn at 6:59 p.m., seconded by Councilmember Thompson. The motion carried upon the following vote: Voting AYE – Councilmember Bush, Roper, and Thompson. Voting NO – None. Councilmember Peterson was not present for the vote.

**APPROVED AND ADOPTED
This 12th day of May, 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, March 10, 2020.

/s/Nancy R. Dean, City Recorder