



**CLINTON CITY COUNCIL MEETING MINUTES
CITY HALL
2267 North 1500 W Clinton UT 84015**

MAYOR
Brandon Stanger

CITY COUNCIL MEMBERS
Marie Dougherty
Gary Tyler
Dane Searle
Spencer Arave
Austin Gray

Date of Meeting	February 13, 2024	Call to Order: 7:00 PM
City Council & Staff Present	City Manager Trevor Cahoon, Police Chief Shawn Stoker, Fire Chief David Olsen, Community Development Director Peter Matson, Recreation Director Brooke Mitchell, Public Works Director David Williams, IT Specialist Dereck Bauer, JUB Engineer Bryce Wilcox, Treasurer Steve Hubbard, Court Administrator Amy Durrans and Lisa Titensor recorded the minutes.	
Attendees who signed the record	Dave Powers, Preston Anderson, Chad Hansen, Richard Higginson, Mike Hatch, Russ Mato, Beth Johnson,	
Invocation or Thought & Pledge of Allegiance	Councilmember Dougherty	
Roll Call & Attendance Of City Council	Mayor Stanger, Councilmember Arave, Councilmember Dougherty, Councilmember Gray, Councilmember Searle arrived at 6:22 pm, Councilmember Tyler	
Public Input	There was none.	
A. FIRE DEPARTMENT BADGE PINNING		
Petitioner	Fire Chief Dave Olsen	
Discussion	Fire Chief Olsen swore in the following individuals: Firefighter/Paramedic Chanler Wade Firefighter/Paramedic Katelyn Lee	
B. <u>TO BE POSTPONED - PUBLIC HEARING RESOLUTION 20-23, PROPOSED DEVELOPMENT AGREEMENT FOR APPROX. 19.20 ACRES ZONED R-M (MULTI-FAMILY RESIDENTIAL) AND 4.20 ACRES ZONED PZ (PERFORMANCE ZONE) LOCATED AT APPROX. 2541 NORTH 2000 WEST</u>		
Petitioner	Charles G. Summers Family Trust, Sharon S. Bingham and Doug F. Summers Trustees, Judy Frandsen Trustee, and Ellis F. and Emma Jane Bouwhuis Summers Trustees Property Owners are represented by Derek Terry and Garrett Seely. Submitted By: Peter Matson, Community Development	
Discussion	The discussion for this development agreement and resolution has been requested to be postponed to the next City Council meeting.	
CONCLUSION	<i>Councilmember Dougherty moved to postpone <u>Resolution 20-23, A Proposed Development Agreement for Approx. 19.20 Acres Zoned R-M (Multi-Family Residential) and 4.20 acres Zoned PZ (Performance Zone) Located at Approx. 2541 North 2000 West to February 27, 2024</u> . Councilmember Arave seconded the motion. Voting by roll call is as follows: Councilmember Arave, aye; Councilmember Dougherty, aye; Councilmember Gray, aye and Councilmember Tyler, aye.</i>	

C. DECLARATION OF SURPLUS VEHICLES	
Petitioner	Trevor Cahoon, Dave Williams
Discussion	Public Works requested the following equipment and vehicles which have been replaced be declared as surplus and sold off at auction. Police.....2012 Dodge Charger Police.....2014 Dodge Charger
CONCLUSION	<i>Councilmember Gray moved to declare the vehicles listed above as surplus and authorize staff to sell them at auction. Councilmember Tyler seconded the motion. Voting by roll call is as follows: Councilmember Arave, aye; Councilmember Dougherty, aye; Councilmember Gray, aye and Councilmember Tyler, aye.</i>
D. 800 NORTH: 1000 WEST TO 450 WEST PROJECT BID AWARD	
Petitioner	David Williams, Bryce Wilcox
Discussion	Clinton, Clearfield, Sunset Cities and the Weber Basin Water Conservancy District have joined together to reconstruct 800 North from 1000 West to 450 West. A map of the project area is attached to the staff report. Clinton City is the lead agency and is responsible for overseeing the project. The Interlocal agreement was approved on October 24, 2023. The project bid opening was on January 24, 2024. There were 6 bids received for the project. The bid tabulation is attached to the staff report. There were 3 bid sections. Section A is the roadway and bridge. Section B is the Clearfield City waterline. Section C is the Weber Basin water line. The grant from Davis County is for \$1,516,000 and is for the roadway portion on Schedule A. The low bidder on the project was Leon Poulsen Construction with the following bid. Schedule A: \$ 2,025,133.00 Schedule B: \$604,913.00 Schedule C: \$1,848,351.00 Total: \$4,478,397.00 The following is the estimated cost breakdown per entity for the total project costs based on the Interlocal agreement. The costs are higher than anticipated in the Interlocal agreement. Clinton Total: \$374,460.27 Clearfield Total: \$994,479.50 Sunset Total: \$15,106.23 Weber Basin Total \$1,848,351.00 The existing budget is \$150,000 for the project in account #43. The remaining \$225,000 will come from account 37 and storm drain impact fees. The project will be completed in November 2024 so funding will come from this fiscal year and next fiscal year. The Weber Basin Water Conservancy District Board has agreed to their construction costs. Clearfield and Sunset Cities are in the process of approving their costs.
CONCLUSION	<i>Councilmember Tyler moved to award the total project of \$4,478,397.00 to Leon Poulsen Construction for 800 N from 1000 W to 450 W subject to construction cost approvals by Clearfield and Sunset Cities. Councilmember Arave seconded the motion. Voting by roll call is as follows: Councilmember Arave, aye; Councilmember Dougherty, aye; Councilmember Gray, aye and Councilmember Tyler, aye.</i>

E. <u>RESOLUTION 06-24</u> , 2024 CDBG GRANT APPLICATION	
Petitioner	Bryce Wilcox, David Williams
Discussion	<p>Over the last several years Clinton has been applying for Community Development Block Grants (CDBG) to replace Curb Ramps with ADA curb ramps. ADA requirements changed in the early 2000’s so many of the ramps in the city do not meet current compliance requirements. We replace curb ramps with street projects and have completed 3 CDBG projects for curb ramps.</p> <p>We are applying for another curb ramp project from CDBG. The map attached to the staff report shows the location of this year’s project and the previous projects. We are requesting a \$125,000 project with a \$100,000 CDBG grant and a \$25,000 city match.</p> <p>The City needs to pass a Resolution supporting the submission of a CDBG grant application. The use of the CDBG grants to replace curb ramps has been extremely helpful. Staff recommends the council pass the resolution supporting the CDBG application.</p>
CONCLUSION	<i>Councilmember Arave moved to adopt Resolution 06-24 authorizing staff to submit the 2024 CDBG grant application. Councilmember Gray seconded the motion. Voting by roll call is as follows: Councilmember Arave, aye; Councilmember Dougherty, aye; Councilmember Gray, aye; Councilmember Searle, aye; and Councilmember Tyler, aye.</i>
F. <u>RESOLUTION 07-24</u> , INTERLOCAL AGREEMENT WITH LAYTON CITY FOR FIRE DEPARTMENT STATION ALERTING	
Petitioner	Fire Chief David Olsen
Discussion	<p>This contract was a part of the dispatch virtual consolidation agreement/conversation in Davis County. Layton City agreed to house and maintains the virtual dispatch server, and the upgraded station alert server for the county Fire Departments.</p> <p>Layton City had a greater need to move forward more quickly than the rest of the county because the old station alert system was not upgradeable and they were in the process of opening their 4th fire station. As a result, Layton City covered the upfront costs of the equipment, knowing that the rest of the Fire Departments in the county agreed to pay their portion of the equipment once they were ready to go on-line with the new system.</p> <p>One time cost(s)</p> <ul style="list-style-type: none"> · Station Alerting Server shared cost \$2250.00 · FIPO CAD Interface: \$1000.00 · Secondary USDD radio backup \$1788.00 <p>Total cost: \$5038.00</p> <p>There will be an additional \$250.00 annual maintenance fee. This fee is included in next year’s proposed Fire Department budget.</p>
CONCLUSION	<i>Councilmember Dougherty moved to Approve the Alerting System Cost Sharing Agreement with Layton City for \$5,038 plus an additional annual cost of \$250 maintenance fee and authorize City Manager Trevor Cahoon to sign the agreement. Councilmember Tyler seconded the motion. Voting by roll call is as follows: Councilmember Arave, aye; Councilmember Dougherty, aye; Councilmember Gray, aye and Councilmember Tyler, aye.</i>

G. REQUEST FOR ADDITIONAL FUNDS FOR HERITAGE DAYS CELEBRATION	
Petitioner	Brooke Mitchell
Discussion	The City Council would like to see more attractions at the Heritage Days Celebration for Citizens. To accomplish this, the budget for GL# 10-7166 will need to be increased by \$6,700.
CONCLUSION	<i>Councilmember Tyler moved to authorize a budget amendment to increase the 2024 Heritage Days Budget Fund GL#10-7166 to add more attractions to the Celebration. Councilmember Arave seconded the motion. Voting by roll call is as follows: Councilmember Arave, aye; Councilmember Dougherty, aye; Councilmember Gray, aye and Councilmember Tyler, aye.</i>
H. PLANNING COMMISSION APPOINTMENTS AND MEETING SCHEDULE CHANGE	
Petitioner	Mayor Stanger
Discussion	<p>The Planning Commission currently has a vacancy. Mayor Stanger would like to appoint the following individuals:</p> <p>Dave Jones Chad Hansen</p> <p>To the Planning Commission for a term to end December 31, 2026.</p> <p>Also, to accommodate a more efficient meeting schedule, he would like to move the Planning Commission meetings from the first and third Tuesdays of each month to the first Tuesday of each month to begin at 6 pm.</p>
CONCLUSION	<i>Councilmember Arave moved to Ratify the Mayor’s appointment of Dave Jones and Chad Hansen to the Clinton City Planning Commission for a term ending December 31, 2026 and move the meeting time of the Planning Commission to the first Tuesday of the month with a starting time of 6 pm. Councilmember Gray seconded the motion. Voting by roll call is as follows: Councilmember Arave, aye; Councilmember Dougherty, aye; Councilmember Gray, aye; Councilmember Searle, aye; and Councilmember Tyler, aye.</i>
I. <u>PUBLIC HEARING ORDINANCE 24-01Z, PROPOSED TEXT AMENDMENTS TO TITLE 28, CLINTON CITY ZONING ORDINANCE, REGARDING UPDATES TO THE R-M (MULTI-FAMILY RESIDENTIAL) ZONING DISTRICT (CHAPTER 28-15) DEVELOPMENT STANDARDS; AND CONSIDERATION OF A NEW PLANNED RESIDENTIAL DEVELOPMENT (PRD) OVERLAY ZONE</u>	
Petitioner	Peter Matson, Community Development
Discussion	<p>Ordinance 24-01Z includes Exhibit A which provides updates to the R-M zone shown with strike-out and underlined text, and Exhibit B that includes a new PRD overlay zone (Chapter 28-07).</p> <p>PROPOSED CHANGES FOR CONSIDERATION: Existing standards in the R-M zone address development of up to six attached unit buildings at a density range up to 12 units per acre. The zone does not address, nor is it proposed to address, development of stacked units typical of an apartment building. The current building setbacks in the R-M zone are larger than what is typical for single family and townhome buildings. Proposed updates to the setbacks are shown in the attached Exhibit A of Ordinance 24-01Z. Additionally, State law only allows design standards to apply only to dwellings with three families or more, but in the PRD overlay zone, design standards can apply to all dwellings.</p> <p>The PRD overlay zone outlined in Ordinance 24-01Z Exhibit B provides a framework for the development of small-lot single-family, twin homes, and townhomes within a master planned environment. It balances the need for flexibility and creativity with the goal of maintaining the integrity and character of the surrounding neighborhood.</p> <p>The PRD overlay zone aims to promote the development of well-designed, high-quality</p>

housing options that are compatible with the surrounding neighborhood. It encourages innovative site planning, creative building designs, and the preservation of open space. By allowing modifications to the underlying zoning regulations, it provides developers with the flexibility needed to create unique and attractive residential developments.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission reviewed these ordinance updates and amendments during a public hearing on January 16, 2024. A handful of residents were present – one expressed support for the Commission’s opinion about the ordinance amendments while others expressed concern that the Commission was being too conservative in their approach to density and private streets.

The Commission recommended the Council approve the ordinance updates and amendments with the following specifics for the Council’s consideration:

- 8 units/acre as the maximum base density and 10 units/acre maximum density;
- Density bonus up to 25% for major for the betterment of the development and community such as land dedication for parks/open space and trails;
- Minimum 2-car garage for all residential unit/dwelling types;
- Private drives (20’ asphalt) should not be allowed;
- Private alleys allowed if it provides a through connection and large enough for fire vehicles/garbage trucks and snow storage;
- Allow the option of a reduced-width public street with a minimum 26’ of asphalt width; and

Remove the provision for a Design Review Committee (DRC) since the density bonus does not include site or building design options for a density bonus.

Mayor Stanger opened the public hearing at 6:29 pm. With no public comment, he closed the public hearing.

City Manager Cahoon reviewed the following information with the Council.

During assessment of the ordinance with current design concepts, we noticed a challenge with open space. Implementing a sliding scale for open space requirements based on density can lead to a difficult application of the rules. Specifically, developers seeking to increase density by adding design features or amenities might hesitate because it would obligate them to allocate more land to open space. A more straightforward approach would be to mandate a fixed percentage of open space across all projects, regardless of density, and then allow developers to opt for additional open space contributions in exchange for permission to concentrate more development in certain areas and have a density bonus as well. We suggest a baseline open space requirement of 7.5%. This level is significant enough to make an impact but also aligns with our goal of promoting water-efficient landscaping.

Additionally, we've identified an alternative approach for managing transitions between different land uses that we hadn't previously considered. Instead of basing transitions on the size of the area, a "lot-for-lot" requirement could be a viable solution. For instance, if a development is adjacent to an area with 14 single-family homes, the developer would be limited to creating a maximum of 14 lots along the bordering side. This method ensures the new development mirrors the density of the neighboring single-family zone. While we don't have a strong preference for this method, we present it as a flexible option that could simplify code administration.

During a lengthy discussion the Council made the following changes to the ordinance prior to approval:

Exhibit B modifications:

	<p>28-75-5(b) amend with</p> <ul style="list-style-type: none"> • B. Buildings with attached units that back or front along the perimeter of the development visible to an outside street or trail shall avoid the appearance of a flat wall through two-foot shifts in wall of alternating units and minimum four-inch stucco or cement board wrap of all rear wall corners. • C. Buildings with four or more attached units shall provide: <ul style="list-style-type: none"> I. A mixture of four-, five- or six-unit buildings that alternate in color or shade of color; or, II. Include articulation in roofline. • D. Buildings with five or six units may be used back-to-back in the interior of the development, <p>Add section for guest parking:</p> <ul style="list-style-type: none"> • Guest parking ratio is one to five for front load with a two car driveway and a one to two ratio for any rear load units <p>Add section for porches</p> <ul style="list-style-type: none"> • Add 5’ side yard encroachment for porches allowed as in the front yards. <p>Fixed open space</p> <ul style="list-style-type: none"> • 7 ½ percent for 8, 10 & 12.
<p>CONCLUSION</p>	<p><i>Councilmember Searle moved to adopt Ordinance 24-01Z amending Title 28 (Zoning) updating to the R-M (Chapter 28-15 - Multi-Family Residential) Zone and adopting a new Planned Residential Development (Chapter 28-07 - PRD) Overlay Zone. Councilmember Gray seconded the motion. Voting by roll call is as follows: Councilmember Arave, aye; Councilmember Dougherty, no, because she thought the council should vote separately on the base zone and the overlay zone, in which case she would vote yes on the base zone. But seeing as the two zone ordinances were combined into one vote, she would have to vote no because she could not justify to the public the overlay’s allowance of up to 12 units per acre”; Councilmember Gray, aye; Councilmember Searle, aye; and Councilmember Tyler, no.</i></p>
<p>Approval of Minutes</p>	<p><i>Councilmember Tyler moved to approve the minutes of the January 9, 2024 City Council Meeting. Councilmember Gray seconded the motion. Voting is as follows: Councilmember Arave, aye; Councilmember Dougherty, aye; Councilmember Gray, aye; Councilmember Searle, aye; and Councilmember Tyler, aye.</i></p>
<p>Accounts Payable</p>	<p><i>Councilmember Searle moved to authorize the payments. Councilmember Tyler seconded the motion. Council members’ Arave, Dougherty, Gray, Searle and Tyler voted in favor of the motion.</i></p>
<p>Planning Commission Report</p>	<p>The Planning Commission will meet next on March 7, 2024.</p>
<p>City Manager Reports</p>	<p>Asked the City Council to attend a Budget Retreat on March 22, 2024. The retreat will also include segments on:</p> <ul style="list-style-type: none"> • IT Updates • Budget • Team Building
<p>Staff reports</p>	<p>Nothing at this time.</p>
<p>Councilmember Arave</p>	<ul style="list-style-type: none"> • Attended the RAB Meeting • The Arts Board will meet Feb. 15 • Upcoming Arts Board Events will be included in the newsletter.
<p>Councilmember Dougherty</p>	<ul style="list-style-type: none"> • Attended her first Mosquito Abatement District Board Meeting.
<p>Councilmember Gray</p>	<ul style="list-style-type: none"> • March 15, the Youth Council will attend a Leadership Retreat at Utah State

	<ul style="list-style-type: none"> • West Davis Chamber of Commerce will host a Business Night at Clinton Recreation on Feb 28, 2024 at 6 pm • Thank you to the Police & Fire for holding an event on mental health for first responders.
Councilmember Searle	<ul style="list-style-type: none"> • Reported the Sewer District empties three dumpsters per day of flushable wipes.
Councilmember Tyler	<ul style="list-style-type: none"> • The Davis Chamber is watching bills being addressed at the Legislature. • They Agreed to support Representative Peterson’s bill HB 221 regarding schools. • Thanked our First Responders for their service in the community.
Mayor Stanger	<ul style="list-style-type: none"> • Thanked everyone for their hard work on the RM Ord.
ADJOURNMENT	<p><i>Councilmember Searle moved to adjourn. Councilmember Tyler seconded the motion. Council members’ Arave, Dougherty, Gray, Searle and Tyler voted in favor of the motion. The meeting adjourned at 8:12 pm.</i></p>

*Dated this 27th day of February 2024
/s/Lisa Titensor, Clinton City Recorder*