

CLEARFIELD CITY COUNCIL MEETING MINUTES
6:00 PM WORK MEETING
October 07, 2025

City Building
55 South State Street
Clearfield City, Utah

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PRESIDING: Mayor Mark Shepherd

PRESENT: Mayor Mark Shepherd, Councilmember Karece Thompson, Councilmember Nike Peterson, Councilmember Tim Roper, Councilmember Dakota Wurth

ABSENT: Councilmember Megan Ratchford

STAFF PRESENT: City Manager JJ Allen, Assistant City Manager Spencer Brimley, City Attorney Stuart Williams, Community Services Director Eric Howes, Police Chief Kelly Bennett, Public Works Director Adam Favero, Finance Manager Rich Knapp, Community Development Director Stacy Millgate, Planner Tyson Stoddard, Community Relations Director Shaundra Rushton, City Recorder Nancy Dean, Deputy City Recorder Chersty Titensor

VISITORS: Steve Hiatt – The Hiatt Group, Jenna Nelson, Danielle King, Brandon Ames – Destination Homes, Shaun Athey – Destination Homes

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

DISCUSSION WITH STEVE HIATT ON COUNCIL STRATEGIES AND PRIORITIES

Government Affairs Consultant Steve Hiatt provided an update on the Clearfield Job Corps site and discussed potential city actions if the federal government were to defund the Job Corps program. Mr. Hiatt explained that the site encompassed approximately 70.5 acres with twelve buildings totaling about 938,000 square feet.

Councilmember Thompson joined the meeting at 6:06 p.m.

He outlined that, under current law, if the property were declared surplus, it would first be screened for other federal uses, then for homeless assistance or other public benefit conveyances, before possibly being sold publicly. He noted that in some cases, cities had been able to secure preferential acquisition rights. Mr. Hiatt had spoken with Congressman Blake Moore and his state director, who supported maintaining the current program but were open to helping Clearfield establish an early “right of refusal” position.

Mayor Shepherd acknowledged the importance of being prepared if defunding occurred, he

cited reduced program participation but also emphasized the city's ongoing support of Job Corps. The mayor and councilmembers discussed engaging Senator Curtis for legislative support, given Congressman Moore's conflict in advocating for continued funding. Councilmember Peterson suggested proactive and transparent communication with Job Corps leadership to maintain trust, while still planning for contingencies. The Council appeared to agree on the importance of early strategic planning, potential legislative preparation, and developing a conceptual master plan for possible future use of the property. Mayor Shepherd mentioned he would initiate a conversation with the Job Corps Director about the city's contingency planning.

DISCUSSION OF AN AMENDMENT TO THE DEVELOPMENT AGREEMENT FOR WILCOX FARMS SUBDIVISION LOCATED AT APPROXIMATELY 1550 SOUTH 1000 WEST

City Planner Tyson Stoddard presented a proposed amendment from Destination Homes to modify the Wilcox Farms Development Agreement. The original agreement covered 101 small-lot single-family homes, with 18 completed and 80 remaining across two phases. The amendment sought to (1) update the architectural renderings and replace the "Homes Fronting 1000 West" image with a "Streetscape Example," (2) replace the existing "Typical Architecture" image with new 3D renderings of intended home plans, and (3) remove the maximum seven-foot rear setback to allow greater placement flexibility. The Planning Commission had voted 5–2 to recommend approval with modifications, noting that the changes could help resume stalled construction and integrate new home designs. Dissenting commissioners expressed concern about reduced color variety and repeated developer amendment requests.

Representing Destination Homes, Brandon Ames explained that the project had struggled due to market changes and high interest rates. He stated that while the company had explored switching to townhomes, they ultimately proposed updated single-family designs to preserve the project's intent. He also announced that the Larry H. Miller Company intended to make a community donation toward city public art or celebrations, aligning with Gail Miller's philanthropic vision.

Mayor Shepherd emphasized the city's desire for a balanced partnership, noting the original goal was to create a distinctive, vibrant community rather than generic townhome developments. He expressed appreciation for the Miller family's continued engagement and for Destination Homes' willingness to collaborate but reiterated that the project's design unity was crucial to maintaining the community's identity.

Councilmember Wurth expressed disappointment that profitability concerns were driving design changes, noting that the revised architecture lacked the unique character originally envisioned. He questioned how confident the developer was that the new designs would sell better and asked for details on size and pricing. The developer and staff confirmed that the new homes would be roughly 2,200–2,500 square feet, priced around \$450,000–\$470,000.

Councilmembers Wurth and Peterson raised concerns about muted color schemes and loss of architectural vibrancy, advocating for warmer tones and stylistic consistency with existing homes. Councilmember Peterson recommended eliminating or revising the Scandinavian design

option and ensuring the color palette aligns with the original homes' bright, inviting aesthetic. Staff and the developer agreed to review the color schemes and present updated visuals for Council consideration at the next policy meeting.

Councilmember Thompson asked about project financing, noting concerns about long-term viability. The developer explained that simplifying designs, building at scale, and standardizing materials would improve construction efficiency and affordability. Mayor Shepherd and staff clarified that while the project lay within an RDA area, no additional city financial incentives were planned.

The Council expressed conditional support for the amendment pending presentation of updated color palettes and architectural visuals that better integrated with existing homes. Mayor Shepherd summarized the next steps: Destination Homes would adjust color schemes, coordinate with staff, and provide new materials for the upcoming October 14, 2025 City Council meeting, where a public hearing would be held, but a decision could be postponed if necessary.

Councilmember Wurth moved to adjourn at 7:31 p.m., seconded by Councilmember Thompson.

RESULT: Passed [4 TO 0]

YES: Councilmember Thompson, Councilmember Peterson, Councilmember Roper, Councilmember Wurth

NO: None

ABSENT: Councilmember Ratchford

**APPROVED AND ADOPTED
This 28th day of October 2025**

/s/ Mark R. Shepherd, Mayor

ATTEST:

/s/ Nancy R. Dean, City Recorder

I hereby certify that the forgoing represents a true, accurate, and complete record of the Clearfield City Council meeting held Tuesday, October 07, 2025.

/s/ Nancy R. Dean, City Recorder