CLINTON CITY COUNCIL
2267 N 1500 W
CLINTON UT 84015
Phone: (801)-614-0700
Fax: (801) 614-0752
www.clintoncity.net

CLINTON CITY COUNCIL
AGENDA

April 12, 2016

Mayor
L. Mitch Adams

City Council
Anna Stanton
Mike Petersen
Karen Peterson
Barbara Patterson
TJ Mitchell

I. REGULAR SESSION – 7:00 P.M.

- **A.** Call to Order
- **B.** Pledge of Allegiance
- **C.** Invocation or Thought
- **D.** Roll Call

II. BUSINESS

- **A.** Department Head of the First Quarter 2016 – Shannon Mullins
- **B.** Employee Service Awards for the First Quarter of 2016
- **C.** Appointment to the Parks Advisory Board –Juan Lucero
- **D.** HAFB Presentation on 2016 Air Show
- **E.** Presentation by the Davis County Commissioners
- **F.** License Agreement with Hamblin Investments Inc.
- **G.** Bid Award for Public Works Addition-Steel Building
- **H.** Bid Award for 1300 N Detention Pond Construction

III. OTHER BUSINESS

- **A.** Approval of City Council Meeting Minutes for March 8, 2016
- **B.** Accounts Payable
- **C.** Planning Commission Report
- **D.** City Manager's Report
- **E.** Mayor's Report
- **F.** Council Reports on Areas of Responsibility
- **G.** Action Item Review

IV. ADJOURN

Dennis W. Cluff
Recorder

If you attend this meeting and, due to a disability, will need assistance in understanding or participating therein, please notify the City at least eight hours prior to the meeting and we will seek to provide assistance. The order of agenda items may be changed or times accelerated as time permits with the exception of public hearing.

CLINTON CITY
COUNCIL AGENDA ITEM

SUBJECT: Department Head of the 1st Quarter of 2016 - Shannon Mullins	**AGENDA ITEM: A**
PETITIONER: Dennis Cluff	**MEETING DATE:** April 12, 2016
RECOMMENDATION: That Council recognize Shannon Mullins as the Department Head of the 1st Quarter of 2016	**ROLL CALL VOTE:** NO

FISCAL IMPACT:

BACKGROUND: Shannon Mullins is the Court Administrator for the Clinton Municipal Court. She has been with Clinton City for 15 years. Shannon is a really great employee and does an excellent job taking care of the Municipal Court. She and her clerk diligently process and maintain the massive amount of records, documents and legal paperwork that is required for Court. She represents the City well with the public and the professional organizations she works with. She is very knowledgeable in her field of work. Shannon and our new Judge work well together and are seeking ways to fast track the cases that come into the Court.

Shannon is also a great person to work with and a valuable member of the City's management team. I am happy to recognize her as the Dept Head of the 1st Quarter of 2016.

ATTACHMENTS:

CLINTON CITY
COUNCIL AGENDA ITEM

SUBJECT: Employee Service Awards-First Quarter of 2016	**AGENDA ITEM: B**
PETITIONER: Dennis Cluff	**MEETING DATE:** April 12, 2016
RECOMMENDATION: That Council recognize the below listed employees for their dedicated service to the City.	**ROLL CALL VOTE:** NO
FISCAL IMPACT:	

BACKGROUND: For this past Quarter there are two employees eligible for Service Awards. These are:

Court	Shannon Mullins	15 years
Fire	Amber Fowles	5 Years

We appreciate the time, effort and great attitude these employees have exhibited.

ATTACHMENTS:

CLINTON CITY
COUNCIL AGENDA ITEM

SUBJECT: Appointment to the Parks Advisory Board –Juan Lucero	**AGENDA ITEM: C**
PETITIONER: Mayor Mitch Adams	**MEETING DATE:** April 12, 2016
RECOMMENDATION: That Council ratify the appointment of Juan Locero to the City Parks Advisory Board filling a term until April 2017	**ROLL CALL VOTE:** NO

FISCAL IMPACT:

BACKGROUND:
Juan Locero is the brother of Anglea Armstrong, a current Board member, and has recently moved to Clinton from Dallas, Texas. He has previously been involved with community boards and activities and would like to participate here in Clinton.

ATTACHMENTS:

Clinton City Citizen Committee

Application Form

Parks Board

Committee applying for:
(Planning Commission, Board of Zoning Adjustment, Parks Board, Arts Board)

Juan Lucero
Applicant Name

385-368-0337
Phone

3233 W 1680 N Clearfield 84015
Home Address

Johnlu4284@gmail.com
E-mail

How long have you been a resident of Clinton? 3 mos.

Occupation: Court Liason

Education: High School Grad.

Special Interests: Animal Rights; Human Rights Campaign

The name of committees you currently serve on or have served on in the past and their purpose:

On Board For My Condo Association in Dallas.

Why do you wish to serve on this committee/board?

I would like to get involved in my community and meet people as I just moved to Utah.

Other pertinent information you feel would help in your selection to this committee/board

I owned and ran my own marketing and promotions company which I did all the work for. Very Familiar with preparing and executing large community events.

Signature: [signature] Date: 2-3-16

CLINTON CITY
COUNCIL AGENDA ITEM

SUBJECT: HAFB Presentation on 2016 Air Show	**AGENDA ITEM: D**
PETITIONER: Dennis Cluff, Lt. Col. Kris Long	**MEETING DATE:** April 12, 2016
RECOMMENDATION: That Council listen to the presentation on the upcoming Air Show.	**ROLL CALL VOTE:** **NO**

FISCAL IMPACT:

BACKGROUND:

The Air Show and Open House will be held on June 25 & 26 of this year at HAFB. They expect a large surge of attendees over these two days. Col. Long will explain about this year's theme, give parking and busing plans, and talk about the planned program of events.

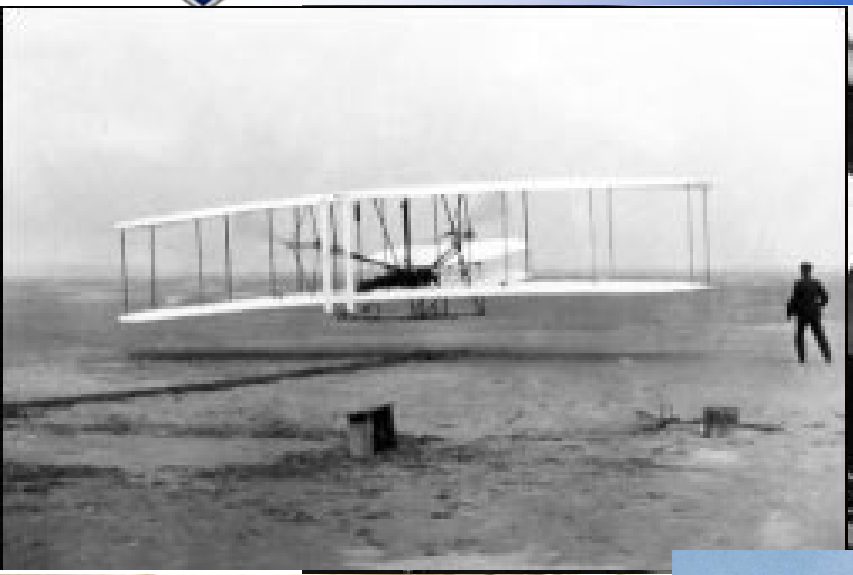
ATTACHMENTS:

U.S. AIR FORCE

Hill AFB
Air Show &
Open House

25-26 June 2016

A Proud Heritage



Warriors Over the Wasatch

- Dates: 25-26 June 2016, open 8am / close 4:30pm
- Expecting 600+ thousand attendees
- Encourage use of Roy and West Gates
- Expanded busing & parking plans
- Deepest thanks for huge community support from State of Utah, TOUMAC, and local municipalities
- TOUMAC est. economic impact to Utah: $20M+

Performers

USAF
USAF
USAF
USAF

Red Bull

ARMY
ARMY

HL
090

JERKY

BREITLING
BREITLING
BREITLING JET TEAM
AMERICAN TOUR

CLINTON CITY
COUNCIL AGENDA ITEM

SUBJECT: Presentation by the Davis County Commissioners	**AGENDA ITEM: E**
PETITIONER: Dennis Cluff,	**MEETING DATE:** April 12, 2016
RECOMMENDATION: That Council listen to the presentation from the County Commissioners	**ROLL CALL VOTE:** **NO**
FISCAL IMPACT:	
BACKGROUND: The Davis County Commissioners have requested time to make a presentation to the Mayor and City Council.	
ATTACHMENTS:	

CLINTON CITY
COUNCIL AGENDA ITEM

SUBJECT: License Agreement with Hamblin Investments Inc.	**AGENDA ITEM: F**
PETITIONER: Dennis Cluff, Doug & Jason Hamblin	**MEETING DATE:** April 12, 2016
RECOMMENDATION: That Council consider approving the attached License Agreement between the City and Hamblin Investments Inc for the purpose of placing roadway improvements over a portion of parcel "C" of West Fairfield Park land.	**ROLL CALL VOTE:** **NO**

FISCAL IMPACT:

BACKGROUND: Recently Hamblin Investments Inc. received a zone change to PH (patio homes) for its planned West Fairfield Phase III subdivision land. In order for the developer to complete this subdivision comprised off a single street, he must obtain a second ingress/egress. The developer has obtained a Perpetual Easement from the Power Company to utilize some of their property under the power lines, but needs an additional 115 feet over City property in order to connect to an existing City street.

The required 115 ft. by 60 ft. of land needed comprises about 36% of the West Fairfield Park parcel "C" property. This small (.443 acres) parcel of land is south, across the street, from the main (3.582 acres) West Fairfield Park piece of property. All of this West Fairfield Park property, except for a .79 acre (lot 32) lot purchased by the City, was conveyed at no cost to the City by the Hamblin's in 2005. The unattached parcel "C" south lot was part of this conveyance. All of this property is under the powerline corridor and has no real subdivision development potential. The License is a short term document, for when the subdivision is complete and the eventual Final Acceptance of the offsite improvements is made by the City, the roadway will be owned and controlled by the City and the License to the Hamblin's will expire. The License will cost the developer $2,129.30. This is 70% of the appraised value applicable to the License area of 6,900 square feet of property.

ATTACHMENTS: License Agreement & maps

License Agreement

Between Douglas Hamblin, a private developer, dba Hamblin Investments Inc. and Clinton City, Utah, a Municipal Corporation.

This License Agreement, made this 12th day of April, 2016, is between Clinton City (Owner) and Doug Hamblin (Licensee), and pursuant to powers and authority granted municipalities in Utah State Code Title 10 Chapter 8.

1) The Owner is willing to enter into this License Agreement due the following circumstances with this property:

A. This orphaned small parcel "C" was previously donated to the Owner by the Licensee in 2005 as part of a larger land donation (West Fairfield Park area);

B. Parcel "C" is not part of the proposed park area;

C. Parcel "C" is encumbered by Power Corridor easements which prohibit buildings of any sort;

D. The License covers only part of Parcel "C"; and,

E. The License is for a short period of time and allows part of Parcel "C" to be improved for a useful public purpose.

2) The two parties witness that:

A. The Owner does hereby grant a License to the Licensee to use 60 feet by 115 feet of the Owner's property located on the west edge of parcel "C" for the purpose of building a residential street to connect 550 W. to 600 N. as an ingress/egress access to the West Fairfield Subdivision Phase 3.

B. The Licensee shall pay the Owner $2,129.30 for the License.

C. The License shall be in effect until such time as the West Fairfield Subdivision Phase 3 street improvements are accepted by the Owner as part of the subdivision Final Acceptance.

D. The specific location of the License and the plans for the street improvements are attached hereto as Exhibits A & B.

E. The Licensee shall ensure that all work performed upon the Licensed property is in accordance to the current Engineering and City Standards and Specifications, to any additional requirements set forth in a separate Development Agreement with the Licensee, and any additional directions and requirements provided by the Owner and its staff.

3) The Licensee does hereby release the Owner and its officers, employees and agents from liability for any and all loss or damage of every description or kind whatsoever which may occur

from the Licensee's work resulting from this License Agreement.

4) The Licensee shall use, occupy and maintain the Licensed property with due care so as to avoid damage to adjacent public and private properties.

5) This License shall inure to the benefit of and be binding upon any successors and assigns until the completed street improvements receive Final Acceptance by the Owner.

IN WITNESS WHEREOF, the parties hereto have caused this License Agreement to be executed this the 12th day of April, 2016.

For: Hamblin Investments Inc.

_____
Douglas Hamblin, Owner

For: Clinton City Corporation

_____
L. Mitch Adams, Mayor

Attested:

_____
Dennis W. Cluff, Recorder

Exhibit "A"

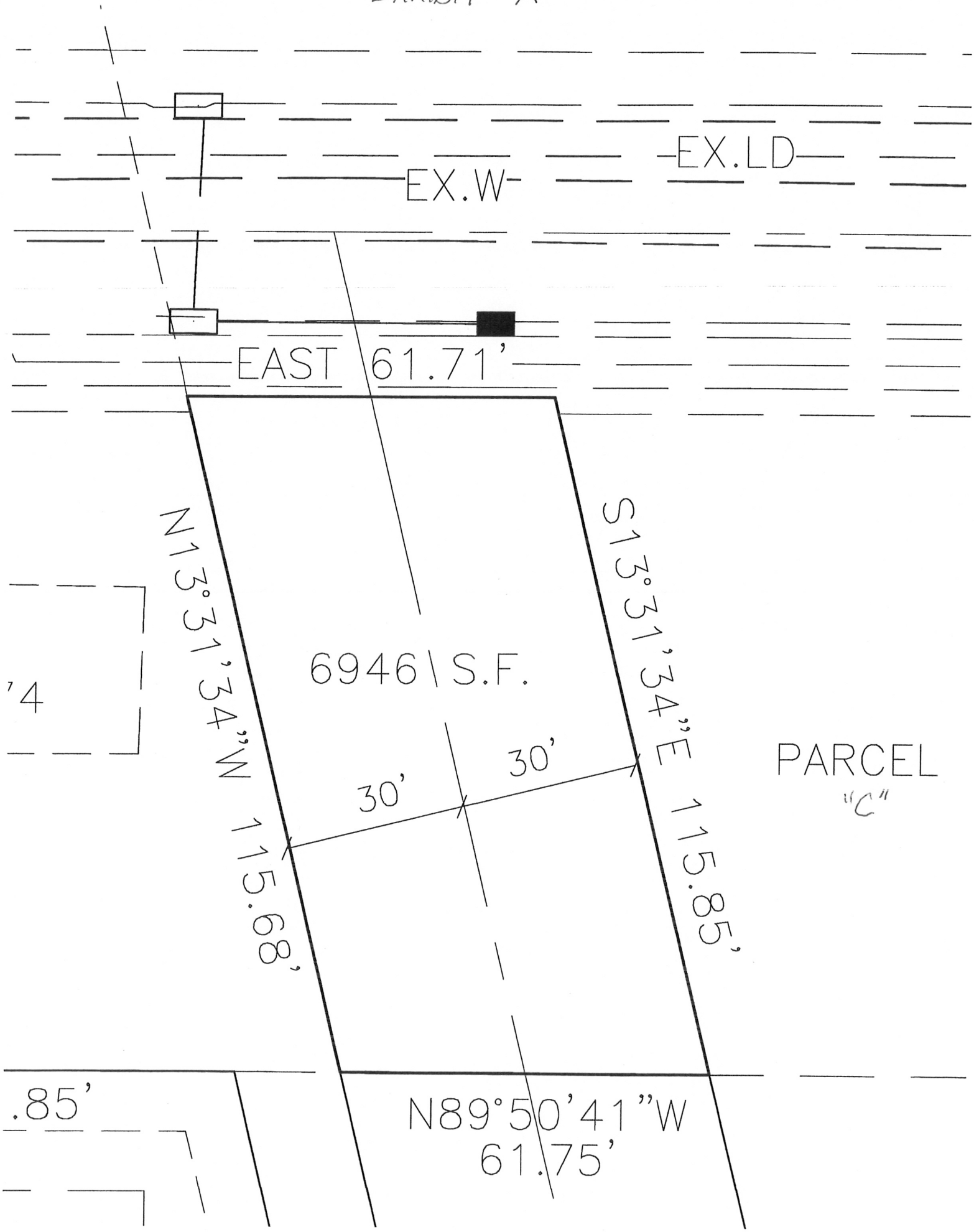
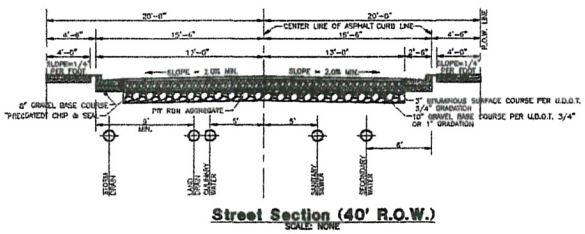
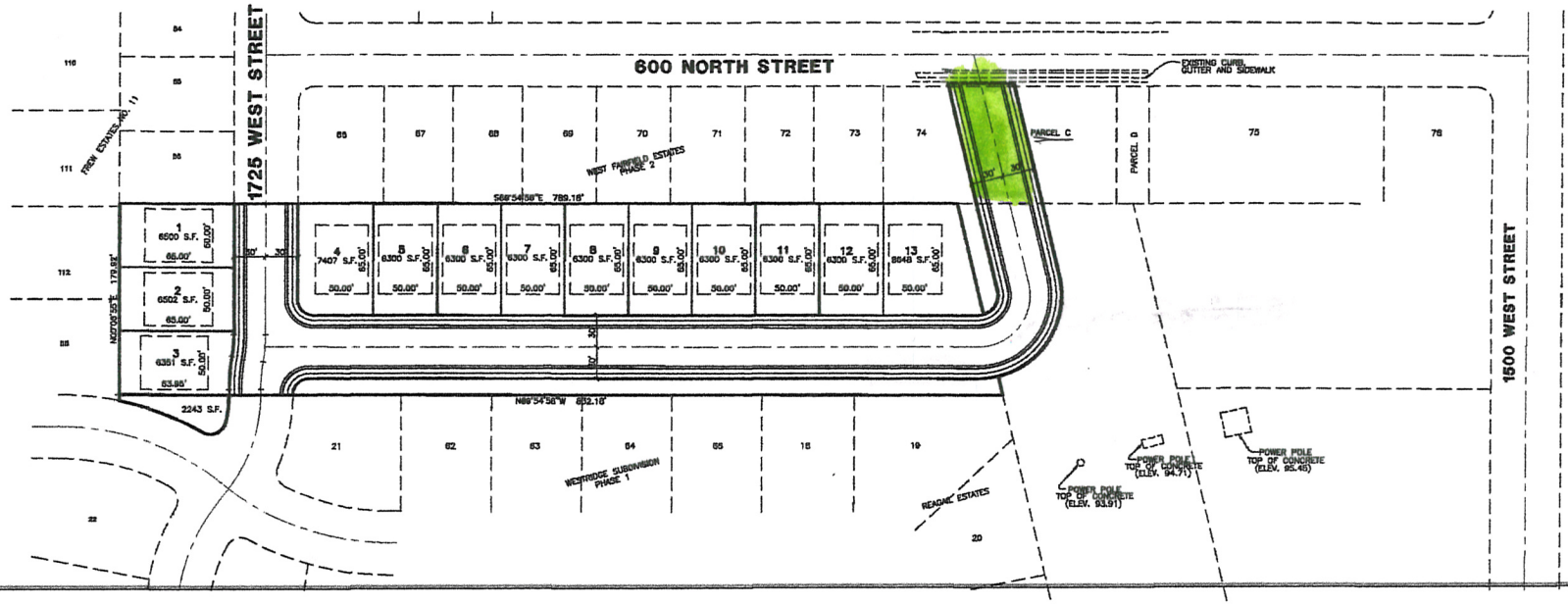

EX.LD
EX.W
EAST 61.71'
N13°31'34"W
115.68'
S13°31'34"E
115.85'
6946\S.F.
30'
30'
PARCEL
"C"
'4
.85'
N89°50'41"W
61.75'

Exhibit "B"



Street Section (40' R.O.W.)
SCALE: NONE



LEGEND

- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = ROAD CENTERLINE
- = EXISTING FENCELINE
- = PROPOSED PURCHASE

50 0 50 100 150
Scale: 1" = 50'

Westridge Subdivision Phase 3

Clinton City, Davis County, Utah

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 630 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403, AND SHALL NOT BE PHOTOCOPIED, RE-USED, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DATA THEREON WITHOUT THEIR CONSENT.

Reeve & Associates, Inc.

REVISIONS	
DATE	DESCRIPTION

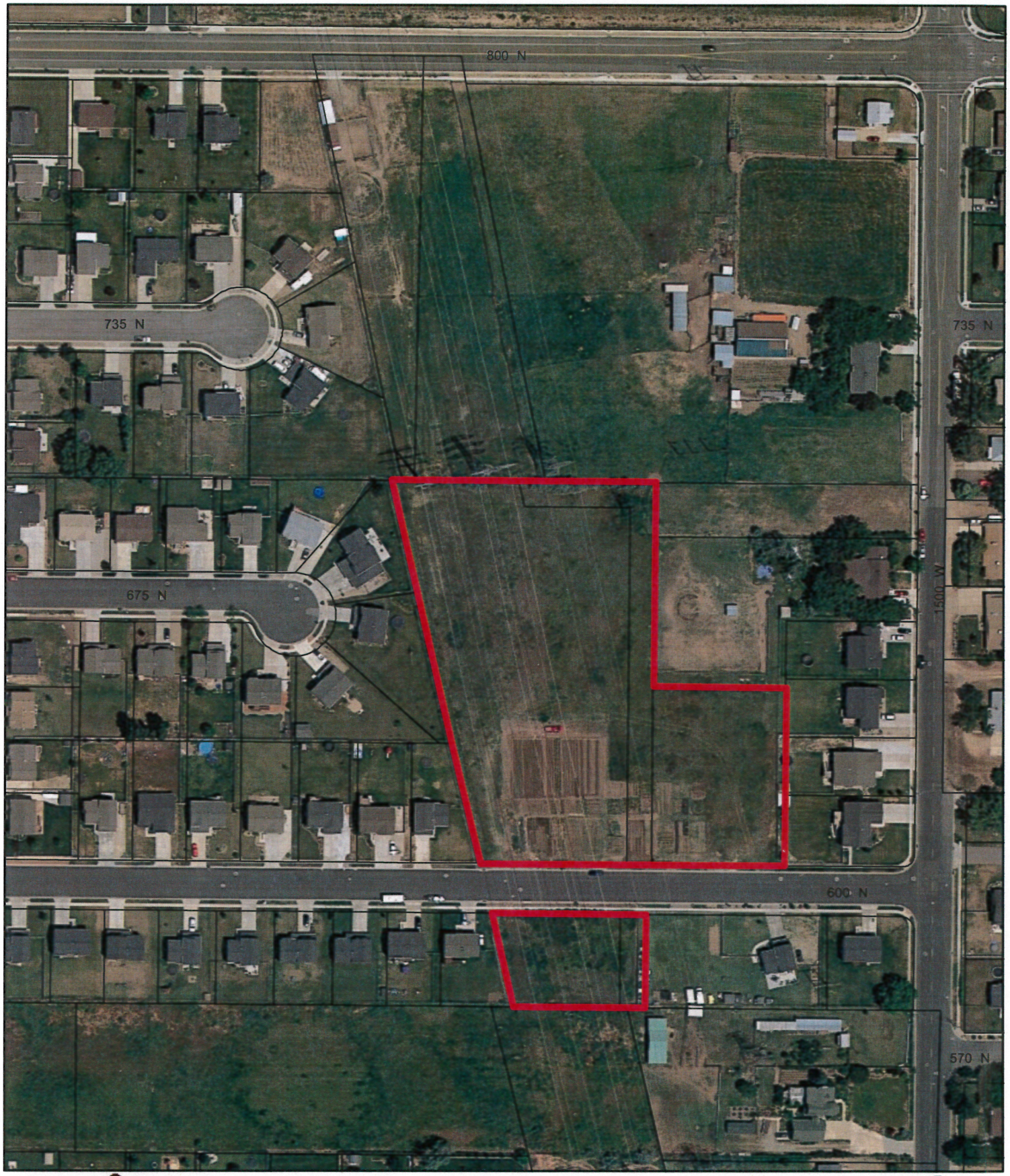
West Fairfield Phase 3
CLINTON CITY, DAVIS COUNTY, UTAH

Concept Plan

Project Info.
Surveyor: R. KUNZ
Designer: C. CAVE
Begin Date: August 30, 2015
Name: WEST FAIRFIELD 3
Number: 3442-A24

Sheet 1 of 1 Sheets

Exhibit "B"



THE CITY OF Clinton ESTABLISHED 1896

Legend

Clinton City Owned Parcels

N W E S

J-U-B ENGINEERS, INC.

0 75 150 300 Feet

1 inch = 150 feet

Printed: 3/3/2016

CLINTON CITY
COUNCIL AGENDA ITEM

SUBJECT: Bid Award for Public Works Addition-Steel Building	**AGENDA ITEM: G**
PETITIONER: Dennis Cluff, Dave Williams	**MEETING DATE:** April 12, 2016
RECOMMENDATION: That Council consider awarding the bid to Metallic Building Company for $33,177.41.	**ROLL CALL VOTE:** **NO**
FISCAL IMPACT:	
BACKGROUND: Adding a building addition to the main Public Works shop is in this year's budget. We had two bids for the construction work. Metallic Building Company is the low responsive bidder at $33,177.41. The other bidder was CO Building Systems with a bid of $40,571.	
ATTACHMENTS: Bid Comparison and Engineer Recommendation	

Clinton City Corporation
Public Works Building Addition
4/6/2016

	Bid Tabulation			Engineers Estimate		Metallic Building Co		CO Building Systems	
Item	**Description**	**Unit**	**Quantity**	**Unit Price**	**Total**	**Unit Price**	**Total**	**Unit Price**	**Total**
1	Metal Building System Design	LS	1	$3,000.00	$3,000.00	$3,300.00	$3,300.00	$0.00	$0.00
2	Metal Building System Supplied	LS	1	$34,000.00	$34,000.00	$29,877.41	$29,877.41	$40,571.00	$40,571.00
	Total				**$37,000.00**		**$33,177.41**		**$40,571.00**

April 8, 2016

Dennis Cluff
2267 North 1500 West
Clinton, Utah 84015

RE: Public Works Building Addition – Steel Building Procurement
Recommendation For Award Of Contract

Dear Mr. Cluff,

Enclosed is the bid tabulation for the steel building procurement bid for the Public Works shop Addition opened April 6, 2016. The apparent Low Bidder and Bid Amount are as follows:

Low Bidder: Metallic Building Co.
7301 Fairview
Houston, TX 77041

Telephone: (713) 466-7788
Fax: (832) 5901894

Bid Amount: $33,177.41
Engineer's Opinion of Probable Cost: $37,000.00

We have reviewed the submitted bid from Metallic Building Co and everything appears to be in proper order. We recommend awarding the project to Metallic Building Co.

Sincerely,

Bryce Wilcox P.E.
Project Manager

CLINTON CITY
COUNCIL AGENDA ITEM

SUBJECT: Bid Award for 1300 New Detention Pond Construction	**AGENDA ITEM: H**
PETITIONER: Dennis Cluff, Dave Williams	**MEETING DATE:** April 12, 2016
RECOMMENDATION: That Council consider awarding the bid to Bowen Construction for $186,420	**ROLL CALL VOTE:** **NO**
FISCAL IMPACT:	
BACKGROUND: This is a Storm Drain project. The bids were opened Tuesday April 12th. Six responsible bidders were invited to bid, but only two submitted bids, one for $189,212 and the low bid by Bowen Construction at $186,420. Funds are budgeted in the current and next year's budgets in case the costruction crosses over into the new fiscal year.	
ATTACHMENTS: Bids	

Clinton City Corporation
1300 North Detention Pond
55-04-036
Bid Tabulation

				Engineer's Estimate		Bowen Construction		Staker Parson Construction	
Item	**Description**	**Unit**	**Quantity**	**Unit Price**	**Total Price**	**Unit Price**	**Total Price**	**Unit Price**	**Total Price**
1	Mobilization	LS	1	$4,000.00	$4,000.00	$10,000.00	$10,000.00	$4,600.00	$4,600.00
2	SWPPP	LS	1	$3,000.00	$3,000.00	$5,000.00	$5,000.00	$7,000.00	$7,000.00
3	Clear and Grub	LS	1	$2,000.00	$2,000.00	$12,000.00	$12,000.00	$18,600.00	$18,600.00
4	Earthwork- Grading, Shaping Detention Pond (6,900 CY)	LS	1	$69,000.00	$69,000.00	$60,000.00	$60,000.00	$39,000.00	$39,000.00
5	Construct Outlet Structure	EA	2	$8,000.00	$16,000.00	$3,350.00	$6,700.00	$12,000.00	$24,000.00
6	Construct Inlet Structure	EA	1	$8,000.00	$8,000.00	$6,700.00	$6,700.00	$12,000.00	$12,000.00
7	Connect to Existing Storm Drain Manhole	EA	1	$2,000.00	$2,000.00	$1,700.00	$1,700.00	$2,750.00	$2,750.00
8	36” RCP Storm Drain Pipe	LF	524	$60.00	$31,440.00	$77.00	$40,348.00	$70.00	$36,680.00
9	24” RCP Storm Drain Pipe	LF	264	$45.00	$11,880.00	$43.00	$11,352.00	$46.00	$12,144.00
10	15” RCP Storm Drain Pipe	LF	107	$40.00	$4,280.00	$36.00	$3,852.00	$37.00	$3,959.00
11	6’ Storm Drain Manhole on Existing Pipe	EA	1	$4,000.00	$4,000.00	$3,100.00	$3,100.00	$3,850.00	$3,850.00
12	6’ Storm Drain Manhole	EA	3	$4,000.00	$12,000.00	$2,800.00	$8,400.00	$2,640.00	$7,920.00
13	Import Foundation Material	TON	144	$20.00	$2,880.00	$23.00	$3,312.00	$28.00	$4,032.00
14	Road Repair	SY	12	$50.00	$600.00	$160.00	$1,920.00	$69.00	$828.00
15	6” Solid Land Drain PVC Pipe	LF	87	$15.00	$1,305.00	$18.00	$1,566.00	$27.00	$2,349.00
16	4’x4’ Vault Box w/ Head Gate	EA	1	$7,000.00	$7,000.00	$5,800.00	$5,800.00	$6,600.00	$6,600.00
17	Furnish and Install Flared End Section with Trash Rack	EA	1	$1,000.00	$1,000.00	$820.00	$820.00	$700.00	$700.00
18	Remove and Dispose of Existing V-Ditch	LF	550	$8.00	$4,400.00	$7.00	$3,850.00	$4.00	$2,200.00
	Total				$184,785.00		$186,420.00		$189,212.00

J-U-B ENGINEERS, INC.

J-U-B COMPANIES THE LANGDON GROUP GATEWAY MAPPING INC.

April 12, 2016

Dennis Cluff
2267 North 1500 West
Clinton, Utah 84015

RE: 1300 North Detention Pond
Recommendation For Award Of Contract

Dear Mr. Cluff,

Enclosed is the bid tabulation for the 1300 North Detention Pond bid opened April 12, 2016. The apparent Low Bidder and Bid Amount are as follows:

Low Bidder: Bowen Construction
1120 West 500 North
Centerville, UT 84014

Telephone: (801) 936-3533
Fax: (801) 936-3530

Bid Amount: $186,420.00
Engineer's Opinion of Probable Cost: $184,785.00

Five potential bidders came to the pre-bid meeting and we received bids from two contractors. We have reviewed the submitted bid from Bowen Construction and everything appears to be in proper order. We recommend awarding the project to Bowen Construction.

Sincerely,

Bryce Wilcox P.E.
Project Manager

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

MAYOR
L. Mitch Adams

CITY COUNCIL MEMBERS
Anna Stanton
Karen Peterson
Mike Petersen
Barbara Patterson
TJ Mitchell

Date of Meeting	**March 8, 2016**	**Call to Order**	**7:01 p.m.**
Staff Present	City Manager Dennis Cluff, Community Development Director Will Wright and Lisa Titensor recorded the minutes.		
Citizens Present	Tanner Hittle, Dawson Hittle, Alan Hittle, Heidi Mekon, Isis Buckles, Bob Buckles, Ben Nielson, Andy Hale, Parker Murdock, David Pickett, Christie Pickett, Dawson Simmons, Devon Simmons, Josh Simmons, Jacob Woolley, Caleb Woolley, Trenton Ward, Ashlee Ward, Ron Wehrle, Andrew Little, DJ McFarland, Don McFarland, Holly Nielson, Brian Cunningham, John Little, Jonathan Chapman, Rob Elggren, Omer Dillon, Linda Hogge, Dave Owens, Mark Staples, Jake Craig, Brady Craig, Kathy Craig		
Pledge of Allegiance	Tanner Hittle of Troop 392		
Prayer or Thought	Dawson Hittle of Troop 392		
Roll Call & Attendance	Present were: Councilmember Patterson, Councilmember K. Peterson, Councilmember Stanton, Councilmember M. Petersen, Councilmember TJ Mitchell and Mayor Adams		

A. EMPLOYEE OF THE MONTH FOR FEBRUARY 2016 – TOM MURDOCK

Petitioner	Dennis Cluff, Fire Chief Olsen
	Chief Olsen stated he would like to recommend Tom Murdock for Employee of the Month for February 2016. Tom joined Clinton Fire on October 20, 2008 as a part-time Firefighter/AEMT. The part-time staff is relied on heavily to help maintain minimum staffing levels of 4 people, 24/7, 365 days a year. Tom is very dependable not only to work his regular scheduled shifts (36 hours a month minimum), but also in demonstrating numerous times that he is willing to step up and help out in times of need. Tom is always very punctual and courteous showing up early for his shifts. He is a great example of being in a state of readiness. He is always ready and prepared to respond at a moment's notice. Tom works full-time as an Engineer with the South Davis Metro Fire Agency; he is a qualified service technician for their self-contained breathing apparatus (SCBA). Whenever issues or problems arise in Clinton with the SCBA equipment, he is always willing to help and share his knowledge. Additionally, Tom is a Utah Fire and Rescue Academy Tester with Utah Valley University (UVU) and an Instructor/Tester for the Fire and Rescue Services Recruit Candidate Academy at Bridgerland Applied Technology College. Tom is a true team player and is always willing to help anyone. Tom is a great mentor to others in the fire service and leads by example. Tom has demonstrated the qualities and values of a Clinton City Firefighter and is well deserving of this recognition. Tom is a great asset to Clinton City and the community. Mayor Adams expressed appreciation for the excellent service Tom provides Clinton City. He presented him with an award and gift card in recognition. He said the Firefighters provide a valuable service to the City.

B. PRESENTATION TO BEN NIELSON OF UTAH FIRE OFFICER DESIGNATION AWARD	
Petitioner	Dennis Cluff
Discussion	Fire Chief Olsen explained that Captain Ben Nielson has earned the Utah Fire Officer Designation Award. He stated that Ben is now one of only 15 recipients of this designation statewide. In 2011, the International Association of Fire Chiefs released the 2nd Edition of the Officer Development Handbook (ODH). Four levels of career development are delineated in the ODH based on specific duties at each level. Certification as a Fire Officer shows that a person has met the minimum standard as set by the NFPA, while the ODH lays out a more optimum standard reflecting a more holistic view of how a person has prepared to become a Fire Officer. The Utah Fire Officer Designation Program (UFODP) uses the ODH as a basis to recognize fire company officers' personal achievement through the following four areas: training; education; certification; and experience. This recognition program for Utah fire professionals provides a coherent and attainable guide to career advancement. To help prospective fire officers achieve each element found in the ODH, the UFODP provides a resources matrix, which identifies resources available to Utah firefighters, including certifications, training and college courses, and experiences that will help them attain the designation. The idea behind the UFODP is that a person's ability to perform well as an officer depends on more than a test; capability is built by years of varied and quantifiable learning and growing experiences. New firefighters can use the UFODP to map out a path for career advancement. Fire departments can use the FODP to help define promotional qualifications. Chief Olsen introduced Dave Owens from the Utah Fire Rescue Academy to present this award/achievement to Captain Nielson. Mr. Owens said this recognition symbolizes Ben's dedication and determination and requires years of hard work to achieve. Mr. Nielson said he feels it appropriate to thank his wife and kids for their support. He also thanked Chief Olsen and Assistant Chief Benavides and City Manager Cluff for their support. He expressed appreciation for Mr. Owens for coming to present him with this award. He explained this process has taken a few years to achieve but it is well worth it. He feels higher education is important; he hopes to see more opportunity in the future for Clinton City employees to receive incentives for achieving higher education goals. Mayor Adams and the Council congratulated Captain Nielson on his achievement of Utah Fire Officer Designation.
C. VACANT CITY PROPERTIES INFORMATION	
Petitioner	Dennis Cluff
Discussion	The City Council reviewed the following properties owned by Clinton City: **Civic Center Park**---When the Civic Center Park was constructed, a buffer zone was desired against the existing homes. At that time the residents of those homes chose to have homes buffering them from the park. The park was laid out with 5 lots to buffer the existing homes. These lots are west of the bowery. All of the utilities are installed into these lots. These lots have not been platted yet and are being maintained by the City for weeds. These 5 lots were previously re-zoned R-1-10 to be compatible with the adjacent subdivision. **Pond Park**---As part of the purchase of the old city hall site and park, the developer gave the City 2 lots at the east end of the pond park for possible park expansion. The City had previously purchased an adjacent lot in 2004 from Benchmark Homes for $54,900. No expansion of the park has taken place yet and the City has been

	maintaining these lots for weeds. The lots have been platted, are zoned R-1-15 and all of the utilities are installed into these lots. **West Fairfield Park**---When Clinton City obtained the West Fairfield Park (3.582 acres) they also received property on the south side of 600 North (0.443 acres). This property is not connected to the park and is being maintained by the City for weeds. The power lines cross this parcel. No utilities are installed for this parcel and it is not a buildable lot due to the power lines. A portion of this lot is being considered by Doug Hamblin as an ingress/egress access to his proposed single street subdivision southwest of the City lot. Both City owned parcels are zoned R-1-9. Mayor Adams clarified there is one buildable lot. Mayor Adams said he is not in favor of selling any City property at this time. Councilmember K. Peterson asked what the intended purpose is for the Civic Center lots. She questioned if parking is the right use for this property. Councilmember Patterson and Mr. Cluff responded that there has been discussion for the potential of placing a detention pond on the property. Councilmember Stanton said if the City builds a recreation center, these lots may be useful for parking. Mayor Adams clarified the City acquired this property as part of the 57 acre Civic Center development. Mr. Cluff explained that the property has improvements and is zoned R-1-10. The initial intent was for houses. Temporary parking has also been a consideration but surrounding neighbors were not in favor. Property in the City is limited; the property has value to the City for the future. Councilmember K. Peterson said her intent in asking for this information was to evaluate current City owned property. Mayor Adams clarified that a lot at West Fairfield Park was initially purchased to build a bathroom. Councilmember M. Petersen said it might be useful to have plans in regards to these properties potential use written down. Councilmember Patterson said she feels the City needs to keep these lots for the future. Councilmember Mitchell recused himself from the discussion because he is a developer. Councilmember Stanton said she is in favor of keeping the lots for now; she said eventually more discussion for the potential of the lots can take place.
D. 7:15 PM PUBLIC HEARING, ORDINANCE 16-01Z AMENDMENT TO TITLE 28 CHAPTER 22 OF THE CLINTON CITY ZONING ORDINANCE REGARDING PATIO HOME ZONE (PH)	
Petitioner	Community Development, Planning Commission
Discussion	Mr. Wright explained that as requested by the City Council on January 19, 2016, the Planning Commission has considered amending Chapter 22 – Patio Home Zone (PH) in the Zoning Ordinance to increase the opportunities in which a PH infill zone could occur to better meet the intent of the General Plan regarding senior living options in the City. There are several changes proposed for this amendment: 28-22-3(1) remove reference 'as indicated on the Master Land Use Map'; 28-22-3(2)(a) – increase infill from maximum of 5 acres to 18 acres; table 22.4.4 clarify 1 story for main building with footnote that reads, "Habitable attic space permitted over garage area. No alteration of roofline or dormers allowed"; table 22.4.7 indicate the street design is the standard street design rather than the alternate design; and 28-22-6(3) indicates a development agreement may be part of the approval process rather than a requirement. Additionally

t here were several other minor formatting changes that did not change any of the substance of this chapter.

Mayor Adams opened the public hearing at 7:33 p.m. and asked for public comment. There was none; he closed the public hearing at 7:34 p.m.

Mayor Adams said he feels this is a good change to meet the needs of the City in regards to patio homes.

Councilmember M. Petersen said he feels if this is passed, there will be property owners in the R-1-10 zones asking for this type of development as well. He is concerned about spot zoning.

Councilmember K. Peterson said this could potentially apply to several pieces of property in the City.

Mr. Cluff commented the intent of making this modification to the zoning ordinance is to provide patio homes to accommodate the need of seniors in Clinton City.

Councilmember K. Peterson expressed appreciation to staff and the Planning Commission for their efforts on this issue. She feels this is a good option for accommodating the General Plan guidelines. She is in favor of this ordinance change.

Mayor Adams said that public comment from previous public hearings appear to be in favor of this type of development in this area over starter homes.

Councilmember Stanton said she appreciates all the hard work of the Planning Commission. She is in support of this change to the Zoning Ordinance to accommodate the General Plan.

CONCLUSION

Councilmember Stanton moved to adopt Ordinance 16-01Z, approving changes to Chapter 22 of the Clinton City Zoning Ordinance. Councilmember Patterson seconded the motion. Voting by roll call is as follows: Councilmember K. Peterson, aye; Councilmember Patterson, aye; Councilmember Stanton, aye; Councilmember Mitchell, aye; Councilmember M. Petersen, no.

E. 7:15 P.M. – ORDINANCE 15-12Z, PREVIOUSLY TABLED FROM JANUARY 26, 2016 REGARDING APPLICANT'S REZONE REQUEST OF PROPERTY LOCATED AT APPROXIMATELY 2382 WEST 1800 NORTH FROM RESIDENTIAL (R-1-9) TO PATIO HOME (PH).

Petitioner

Bruce Nilson, Nilson Homes

Discussion

The Master Land Use Plan shows this area as Performance Zone along 1800 North and the remainder of this parcel as Residential (R-1-9) with the Master Land Use Map only designating one area in the Patio Home zone. However, the land use section of the General Plan references the need for high-quality retirement communities. The following chart found on page 10 of the General Plan outlines characteristics of a desired single family retirement community.

Characteristics of a desired single family retirement community			
	Should not be allowed in all zones		
		Allow in areas where the higher density would not detract from large lot developments	
		Frontage of lots should not be adjacent to frontage of larger lots	
		Density increases over established zone should be based on development criteria over standard development *criteria* and outlined in an infill ordinance	
		Allow only in small areas that are considered infill	
	Developments should improve the overall characteristics of surrounding properties		
		Require proof (through assessed values) of higher quality products	
		Access should not be restricted	
	Qualifications for higher density should be established		
		Quantifiable criteria for percentages of increase over established zone	
			Landscape requirements and enhancements

			Recorded Development Agreement with all approved development criteria
			Superior building materials
			Quantity and quality of community amenities
			Established and professionally managed HOA
			Trail / park / shopping / transportation access for residents
		Require proof that the City has adequate infrastructure to support the development	
		Public streets and infrastructure meet established guidelines	
		Meets unmet housing demand	
	Developer is builder		
		Architectural theme with diversity of appearance	

The Zoning Code in Chapter 28-22 indicates the Patio Home zoning is permitted in single family residential zones R-1-6, R-1-8 and R-1-9 as an infill zone for parcels five (5) acres or less with other conditions noted in this chapter. There is a conventional table 28.22.5 that provides different characteristic for a PH zone. This 17.58 parcel would fit into those land characteristics; however the Ordinance and/or Master Land Use Map would need to be amended to provide for this area to be designated as PH.

This area is currently zoned R-1-9 on both the Zoning Map and the Master Land Use Map with the frontage along 1800 North designated for Performance Zone on the Master Land Use Map. It is worth noting, this same rezone request was rejected by the Commission and City Council over the past eighteen (18) months.

In the previous agenda item the City Council voted to amend the Zoning Ordinance including 28-22-3(2)(a) – increasing the infill maximum from 5 acres to 18 acres.

Mayor Adams asked for public comment.

Mark Staples with Nilson Homes said he appreciates the due diligence by Clinton City to address this issue. He said this development will benefit Clinton City. Nilson Homes builds quality homes.

Mayor Adams closed the public hearing at 7:53 p.m.

CONCLUSION	**Councilmember K. Peterson moved to adopt 15-12Z rezoning the property located at approximately 2382 W 1800 N from R-1-9 to Patio Home Zone. Councilmember Stanton seconded the motion. Voting by roll call is as follows: Councilmember K. Peterson, aye; Councilmember Patterson, aye; Councilmember Stanton, aye; Councilmember Mitchell, aye; Councilmember M. Petersen, aye.**

F. Potential City Participation in the Canal Crossing Costs for a West Side Connector Street

Petitioner	Dennis Cluff
Discussion	Councilmember Mitchell recused himself from the discussion due to his personal business connection to the project. Mayor Adams explained the City has a desire to have connectivity through a corridor between 1800 N. to 2300 N. He reviewed the maps included in the staff report with the Council and public who were present to identify the locations of the intended canal crossings. He explained that the City has already agreed to participate with $25,000.00 for the first canal crossing. Participation with the developers in half the cost of the installation for the next crossing below is what is being considered in this discussion. Mr. Wright reviewed the following information included in the staff report with the

	Council: In January of this year, the City Council agreed to participate with $25,000 for the purchase of a steel culvert and its installation to cross the Davis County Canal between the Stone Gate and Clinton Meadows North subdivisions. When the Council discussed this contribution it was briefly mentioned that a similar contribution may be needed for the Layton Canal crossing on the south side of the Clinton Meadows North when the Clinton Meadows South subdivision seeks development. The City's main interest has been to provide a north-south connector street, west of 3000 West, between 1800 N. and 2300 N. This connector street would improve transportation circulation in this area and the water, secondary water, sewer and land drain systems would be significantly improved by looping their lines across these canals at these street crossings. This street alignment concept was approved years ago in the City's Master Transportation Plan and supports the City's efforts to cooperate with developers to provide this connector street. In looking at this Layton Canal crossing between the North and South Meadows Subdivisions, it is important to recognize that the Meadows South Subdivision is <u>not required</u> to have a second ingress/egress access because it will only contain 18 lots. Because of this smaller size, it only requires one subdivision ingress/egress access point (1800 N.) To follow the Master Plan intent, to provide a west north-south connector between collector streets, and somewhat follow the precedent just previously set pertaining to this connector street, staff feels it is in the City's best interest to participate in paying for some of the expense of a culvert and the road materials needed for this canal crossing. The estimated cost of road materials and installation of the concrete culvert for the Layton Canal crossing is $100,000. Because of the future benefits to the City, staff respectfully requests that the Clinton City Council approve $50,000 to go towards the cost of this culvert and its installation to cross this canal with the two adjacent property owners to work out the remainder of the costs for this canal crossing. Staff will continue working with these developers to work out the details and to prepare an agreement before these projects move forward. Mayor Adams said he feels participation in this project now is in the best interest of the City because of the willingness of these developers to share in the cost, the City will benefit from these improvements several years ahead of when the City could afford the full amount to put the culvert in at a later date. The intent is to set an amount and have the Developers come up with the difference. Mr. Cluff explained the money can be taken from the Storm Drain Fund or the Street Fund; a budget amendment will be necessary.
CONCLUSION	**Councilmember M. Petersen moved to participate in the canal crossing on the west side of the connector street for $50,000.00. Councilmember Stanton seconded the motion. Voting by roll call is as follows: Councilmember K. Peterson, aye; Councilmember Patterson, aye; Councilmember Stanton, aye; Councilmember Mitchell, aye; Councilmember M. Petersen, aye.**
Approval of Minutes	**Councilmember M. Petersen moved to approve the minutes of the February 9, 2016 City Council Meeting as written. Councilmember Stanton seconded the motion. All voted in favor of the motion.**
Accounts Payable	**Councilmember Mitchell asked for staff to provide information on the recent police vehicle purchases.** **He then asked Mr. Child to provide an explanation of a $2100.00 charge for Westland Ford.** **Councilmember Patterson moved to pay the bills. Councilmember Mitchell**

	seconded the motion. All voted in favor of the motion.
Planning Commission Report	Mr. Wright reported on the March 1, 2016 Planning Commission meeting as identified in the minutes
City Manager	• West Point Jr. High will have a Community Council meeting on March 9 at 5 p.m.; • Identified there are political caucuses scheduled for March 22; the City Council directed staff to cancel the City Council Meeting so the Council could attend the caucuses; • He will attend a meeting at Weber Basin Water District on March 9 at 9 a.m.; • The Parks Board will meet March 23 at 7 p.m.
Mayor	• Nothing at this time.
Councilmember Patterson	• Mitchell Development has agreed to be a sponsor for the Golf Tournament; • The Parks Board will meet March 23; • Expressed appreciation to the Planning Commission
Councilmember K. Peterson	• Thanked the Fire Department for their annual report and participation in a cancer event in Salt Lake which was featured on the news; • Hosted the Youth Council at the State Capital which was a huge success; • The Arts Board is holding a Karaoke Night in March and April
Councilmember M. Petersen	• Expressed concern that the County be informed of the city's position on issues such as animal control etc. Mayor Adams responded the City Managers are working out the details for animal control. Mr. Cluff said an over site committee is being discussed. • Asked if the WDCC could attend a meeting in April to report on water conditions.
Councilmember Stanton	• The North Davis Sewer District will have an Open House; • The Youth Council greatly appreciated visiting the State Capitol; • Expressed concern over losing more police officers – she would like to see their wages be a priority for the upcoming budget year
Councilmember Mitchell	• Has been attending LPC meetings, was disappointed that SB 235 – internet sales tax did not make it through; they are still working on retirement and police body cams
Mike Child	• Will be meeting in April with WFRC to find out if Clinton will receive funds for three projects the City submitted for; • Reported that GIS technology is available for the City to store and access data and images online which can be accessed with a password; • The Davis County Recycling Center has been closed.
Public Comment	Rob Elggren stated that Rick Smith is the new Director of the Weber Davis Canal Company. They intend on attending a meeting to address the meters being installed in Clinton City.
ADJOURNMENT	**Councilmember M. Petersen moved to adjourn. Councilmember Stanton seconded the motion. All voted in favor of the motion. The meeting adjourned at 8:37 p.m.**
ACTION ITEMS	• **Westland Ford payment of $2100 for white smoke engine repair** *The repair was to replace a part called "exhaust—Gas –recirculation cooler". When this part fails it allows coolant to enter the exhaust system and the result is white smoke out the pipe.* • **Cancel March 22 City Council meeting due to the political caucuses** • **Ask Davis Weber Canal Company to attend a meeting to give a report of water conditions for 2016.**