



**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**

<b>Date of Meeting</b>	<b>July 26, 2016</b>	<b>Call to Order</b>	<b>7:00 p.m.</b>
<b>Staff Present</b>	City Manager Dennis Cluff, Community Development Director Will Wright, Public Works Director Mike Child, Assistant Fire Chief Justin Benavides, Fire Chief Dave Olsen, and Lisa Titensor recorded the minutes.		
<b>Citizens Present</b>	Jeffrey Kuhn, Glenn Shields, Rodney Shields, Alex Taia, Jason Culpepper, Parker Murdock, Tanner Hittle, Terry Mikkelson, Joel Cross, Marcie Kohler, David Stone		
<b>Pledge of Allegiance</b>	Tanner Hittle Troop 392		
<b>Prayer or Thought</b>	Terry Mikkelson Troop 392 Advisor		
<b>Roll Call &amp; Attendance</b>	Present were: Councilmember Anna Stanton, Councilmember Karen Peterson, Councilmember Mike Petersen, Councilmember TJ Mitchell, Councilmember Barbara Patterson and Mayor Mitch Adams		
<b>A. APPROVAL TO GO OUT TO BID FOR FIRE DEPARTMENT PICK UP TRUCK</b>			
<b>Petitioner</b>	Dennis Cluff, Dave Olsen		
<b>Discussion</b>	<p>Mr. Cluff explained he is asking for the Council to clarify the process they would like to follow when a new vehicle purchase is made that has been included in the budget. He explained that when purchasing vehicles, the Department Heads always make sure they are receiving the lowest price possible before the actual purchase.</p> <p>The Council requested that if the item is already identified in the budget, the Department Head can go out to bid for the vehicle and then bring the bids before the City Council for final approval. If the item is not already identified in the budget, it should come before the Council prior to the bid process.</p> <p>Mr. Cluff said he tries to budget for all the anticipated costs associated with purchasing new vehicles including all the extra equipment that is necessary for the police and fire vehicles.</p>		
<b>CONCLUSION</b>	<b>Councilmember K. Peterson moved to authorize the purchase of three pick up trucks, one for the Fire Department, one for Public Works and one for Community Development. Councilmember Mitchell seconded the motion. Councilmembers Patterson, Stanton, K. Peterson, Mitchell and M. Petersen voted in favor of the motion</b>		
<b>Mayor Adams directed the Council to Agenda Item C because it was prior to the advertised public hearing time of 7:15 pm. for Agenda Item B.</b>			
<b>B. 7:15 PM PUBLIC HEARING – RESOLUTION 10-16, REVIEW AND ACTION UPON A REQUEST BY ALAN COTTLE, STONE GATE PRESERVE LLC FOR A RECOMMENDATION TO THE CITY COUNCIL TO CONSIDER THE FINAL PLAT OF STONE SUBDIVISION PHASE 2&amp;3, LOCATED AT APPROXIMATELY 3420 WEST ON THE SOUTH SIDE OF 2300 NORTH</b>			
<b>Petitioner</b>	Dennis Cluff		
<b>Discussion</b>	Mr. Wright referred to the following memo he sent to the City Council earlier in the day. He explained there was some confusion on the interpretation of the current subdivision ordinance.		

MEMO

DATE: July 26, 2016

TO: Clinton City Council Members

FROM: Will Wright, Community Development Director

SUBJECT: Stone Gate Phases 2 and 3

Staff was notified today that there is a potential problem with the action item on this evening’s Council agenda related to the possible approval of Phases 2 & 3 of the Stone Gate Subdivision. A review of Section 26-3-5 – Signing and Recording of Subdivision Plat subsection (3) for Phasing states, “The acceptance of subdivisions containing more than thirty (30) lots shall be done in phases. When off-site improvements have been one hundred (100) percent completed within the boundaries of the recorded plat and conditionally approved by the City Council upon recommendation of the City Engineer, and the on-site improvements are seventy (70) percent complete, the developer may submit the next phase of the proposed development ....”

The Planning Commission in their meeting last week recommended the Council adopt Resolution 10-16 approving Phases 2 and 3 of the Stone Gate Subdivision. Staff mistakenly used a revised Subdivision Ordinance found on the computer and from which the Commission is currently working to review and revise those regulations. In Section 26-3-08 of this version of the ordinance it is not required that the same percentage of improvements be completed before allowing additional phases to proceed in a development. However, this version is not approved by the Council and therefore, is not law.

Some factors to consider as you review this request for Stone Gate Phases 2 & 3, includes:

- 1) The total subdivision is only 27 lots and therefore, isn’t considered a large development and could have been approved as one phase according to City regulations;
- 2) The final approval of the Stone Gate Subdivision was part of a dispute resolution and therefore, there’s more latitude given Council regarding decisions on this development;
- 3) The off-site improvements for Phase 1 are one hundred (100) percent complete;
- 4) There are currently building permits for three (3) houses under construction with one complete, one about 70% finished and the final house recently completing the basement which means about 38% of the eight lots are being built on;
- 5) Stone Gate has cooperated with Clinton City and along with Clinton Meadows North is putting in the crossing of the Davis County Drainage Canal per the City’s request; and
- 6) This canal crossing is important, not only as a second access for Clinton Meadows North subdivision, but in completing the City’s Master Transportation Plan.

For these reasons, staff would request that the City Council favorably consider the Planning Commission’s recommendation for Resolution 10-16 to approve phases 2 & 3 for the Stone Gate Subdivision.

The conditions identified in Resolution 10-16 are as follows:

- 1 Compliance with the requirements of Davis County for the accessing of the 2050 North Davis County Storm Channel for connection with the culinary water main.
- 2 A copy of the Davis County permit, with Clinton City named as the easement holder, shall be filed with the City prior to recording of the plat.

	<p>3 Compliance with the requirements of Weber Basin Water and the Bureau of Reclamation for the crossing of Layton Canal in cooperation with Clinton Meadows North developers.</p> <p>4 Plat shall not be recorded until a Subdivider’s Agreement and Subdivider’s Escrow Agreement have been completed and executed to insure the completion of the development.</p> <p>5 All comments related to the plat and engineering shall be corrected before the final plat is presented for signatures.</p> <p>6 It is the developer/contractor’s responsibility to comply with all Clinton City Standards, Ordinances, Staff, Engineer and requirements established during the approval process. Wherever there is a discrepancy between these drawings and City Standards the more stringent requirement will apply. If there is any doubt as to the requirement the developer is to seek clarification from the Community Development Department and obtain the determination in writing. Copies of the Standards are available at the Community Development Department.</p> <p>7 The developer/contractor is responsible for insuring that all required inspections are performed by the Clinton City Public Works Department. If the developer is unsure of what inspections are required he can obtain a list from Public Works. The developer is cautioned not to proceed past an inspection point without insuring that the inspection has been performed and work passed by Public Works.</p> <p>8 Preconstruction meeting shall not be scheduled until all required changes have been made to the Preliminary Plat and Final Plat and Engineering have been made and the required number of copies have been provided to the City and indicated approved by the City.</p> <p>9 It is the developer/contractor’s responsibility to insure adequate dust, trash and weed control practices are observed while any of the lots are under their control.</p> <p>10 Prior to Conditional Acceptance and Final Acceptance by the City the Subdivider shall clear any construction debris from lots within the subdivision, except lots with buildings under construction, and level vacant lots within the subdivision in such a way that weed control, via mowing with a brush hog or similar item, is possible and all vacant lots will be mowed for weed control.</p> <p>11 Install a 6 foot chain link fence between dissimilar zones before occupancy.</p> <p>Mr. Wright stated this subdivision has been reviewed by Public Works and the Engineer.</p> <p>Mayor Adams stated that findings could be identified that if this development is not allowed, it may create an undue hardship for the adjoining property, it is fewer than 30 lots and, it also provides connectivity to the adjoining property.</p> <p>Jeffery Kuhn stated this entire development is under 30 lots total, which is a minor subdivision.</p> <p>Mayor Adams opened the public hearing at 7:36 p.m. With no public comment he closed the public hearing at 7:37 p.m.</p> <p>Councilmember Mitchell commented he would like to encourage the Planning Commission to expedite the Subdivision Ordinance review as quickly as possible.</p> <p>Councilmember K. Peterson said she would like to see the Planning Commission present the proposed changes to the Subdivision chapter by chapter. She commented it may be a good idea to have a work session with the Planning Commission.</p>
<p><b>CONCLUSION</b></p>	<p><b>Councilmember M. Petersen moved to adopt Resolution 10-16, approving the Final Plat of Stone Gate Subdivision phases 2 &amp; 3. Councilmember Patterson seconded the motion. Voting by roll call is as follows: Councilmember Patterson, aye; Councilmember Stanton, aye; Councilmember K. Peterson, aye; Councilmember Mitchell, aye; Councilmember M. Petersen, aye.</b></p>

<b>C. RESOLUTION 08-16 – ANNUAL ADOPTION OF THE CLINTON CITY CONSOLIDATED FEE SCHEDULE</b>	
<b>Petitioner</b>	Dennis Cluff
<b>Discussion</b>	<p>The Council reviewed the proposed Consolidated Fee Schedule.</p> <p>Councilmember Mitchell requested that staff monitor the SWPPP inspection fees to make sure the City is not over subsidizing the process.</p> <p>The Council directed staff to update the Consolidated Fee Schedule regarding the Interlocal Agreement for Sanitary Sewer with West Point on page 9 to coincide with the verbiage on the agreement.</p> <p>The correction is as follows:</p> <p><i>July 28, 2015 Interlocal Agreement for Sanitary Sewer with West Point for Service Area - forty-acre (40 acre) area in Clinton that is north of 1800 North and south of the 2050 North Davis County Storm Channel and west approximately 3250 West and extending west to the Clinton / West Point boundary</i></p>
<b>CONCLUSION</b>	<b>Councilmember K. Peterson moved to adopt Resolution 08-16 approving the 2016-17 Consolidated Fee Schedule. Councilmember Stanton seconded the motion. Councilmembers Patterson, Stanton, K. Peterson, Mitchell, Patterson and Councilmember M. Petersen voted in favor of the motion.</b>
<b>Mayor Adams directed the Council back to Agenda Item B.</b>	
<b>Approval of Minutes</b>	<b>Councilmember Mitchell moved to approve the minutes of the July 12, 2016 City Council Meeting as amended with some minor grammatical corrections. Councilmember Patterson seconded the motion. Councilmembers K. Peterson, M. Petersen, Stanton, Patterson and Mitchell all voted in favor.</b>
<b>Accounts Payable</b>	<b>Councilmember Patterson moved to pay the bills. Councilmember K. Peterson seconded the motion. Councilmembers K. Peterson, Stanton, Mitchell, Patterson and M. Petersen voted in favor.</b>
<b>Planning Commission Report</b>	Mr. Wright reported on the July 19, 2016 Planning Commission meeting as identified in the minutes. He explained the Planning Commission is continuing with their review of the Subdivision Ordinance, they will be bringing forth chapter 5 at the next City Council meeting for approval based on a recommendation from Public Works Director Mike Child and Engineer Bryce Wilcox.
<b>City Manager</b>	<ul style="list-style-type: none"> <li>Sept 14, 15 &amp; 16 is the League of Cities and Towns Fall Conference;</li> <li>Staff has been receiving complaints about secondary water pressure, Davis Weber Counties Canal Company has been contacted, and they have agreed to make some modifications to improve the water pressure.</li> </ul>
<b>Mayor Adams</b>	<ul style="list-style-type: none"> <li>Wasatch Integrated Waste Management is debating a mixed waste process facility on the front of the burn plant that most likely will outlast the burn plant. The preliminary estimated cost is an additional \$2 to \$3 per household.</li> </ul>
<b>Councilmember Patterson</b>	<ul style="list-style-type: none"> <li>Heritage Days was fabulous;</li> <li>Light on 2400 West south of 1800 N is always on.</li> </ul>
<b>Councilmember K. Peterson</b>	<ul style="list-style-type: none"> <li>Everyone did a fabulous job on Heritage Days, especially the Fireworks; the Council would like to discuss feedback from residents with staff;</li> </ul> <p>The Council asked Mr. Cluff to have the Department Heads attend the next meeting to discuss Heritage Days with the Council.</p> <ul style="list-style-type: none"> <li>Stated she would like to see the new job descriptions for administrative employees as a result of the new changes with the retirement of Carla Parsons;</li> <li>Reported there will be an open comment process for new stormwater detention requirements prior to December;</li> <li>Expressed appreciation to the Fire Department for their great work with all the recent fires;</li> <li>Proposed establishing Police interaction activities with the public</li> </ul>
<b>Councilmember M. Petersen</b>	<ul style="list-style-type: none"> <li>Stated that the staff and volunteers did an excellent job with Heritage Days;</li> <li>Discussed a complaint from a resident regarding the speed of traffic on 1800 N,</li> </ul>

	<p>he said it may be appropriate to contact UDOT to request a study. The Council asked Mr. Cluff to contact UDOT and request a study</p>
<b>Councilmember Stanton</b>	<ul style="list-style-type: none"> <li>Said she would like to give a big thank you to staff and volunteers for Heritage Days;</li> <li>Reported the Youth Council applications are due the end of July;</li> <li>Stated she has been compiling a packet regarding the North Davis Sewer District that she will be providing to the Council.</li> </ul>
<b>Councilmember Mitchell</b>	<ul style="list-style-type: none"> <li>Stated he is pleased with Heritage Days, everyone did a great job;</li> <li>Stated the Parks are looking great this year.</li> </ul>
<b>Mr. Wright</b>	<p>Reported the Drainage canal from Patterson Homestead through Cranefield is complete.</p>
<b>Mr. Child</b>	<ul style="list-style-type: none"> <li>Asked for a special meeting to award the concrete package for street construction projects;</li> </ul> <p>The Council called a special meeting for Thursday, July 28, 2016 at 7:30 p.m.</p> <ul style="list-style-type: none"> <li>The frame for the new Public Works addition will be delivered for next Thurs;</li> <li>Current trail maintenance funds only allow 500 feet a year; there are 6200 feet that require maintenance. He would like the Council to consider including more money in the budget for this project to do more each year.</li> </ul> <p>Mr. Cluff said he is preparing some information to provide the Council on this issue and the secondary water issue.</p>
<b>Chief Olsen</b>	<ul style="list-style-type: none"> <li>Reported the Tour of Utah will come through Clinton on August 5;</li> <li>Identified that the Fire Department has responded to over 100 calls more this year than they had last year at this time;</li> <li>Working with Weber County to establish a mutually beneficial Paramedic Agreement.</li> </ul>
<b>ADJOURNMENT</b>	<p><b>Councilmember K. Peterson moved to adjourn. Councilmember M. Petersen seconded the motion. Councilmembers K. Peterson, M. Petersen and Mitchell Stanton voted in favor of the motion. The meeting adjourned at 8:52 p.m.</b></p>
	<p><b>Councilmember Stanton was excused at 8:50 p.m.</b></p>
<b><u>ACTION ITEMS</u></b>	<ul style="list-style-type: none"> <li><b>Have Department Heads attend the next CC meeting to discuss Heritage Days with the City Council; - Scheduled for August 9, 2016</b></li> <li><b>Monitor the SWPPP inspection fees over the next year to ensure that the City is charging enough to cover the expense for the inspections;</b></li> <li><b>Install signs at the dump station stating – For Clinton Resident Use – proof of residency may be required.</b></li> <li><b>Subdivision Ordinance review, bring forth proposed changes chapter by chapter;</b></li> <li><b>Request for Mr. Cluff to contact the resident who submitted complaint about the speed on 1800 N and write a letter to UDOT requesting a speed analysis on 1800 N from 2000 W to 3000 W</b></li> <li><b>Secondary Water Issues / water pressure</b></li> <li><b>Schedule a special meeting on Thursday, July 28, 2016 at 7:30 p.m. to award the concrete package for the street construction projects.</b></li> </ul>