

CLEARFIELD CITY COUNCIL AND PLANNING COMMISSION
JOINT MEETING MINUTES
7:00 P.M. WORK SESSION
October 16, 2013

PRESIDING:	Don Wood	Mayor
PRESENT:	Kent Bush	Councilmember
	Mike LeBaron	Councilmember
	Kathryn Murray	Councilmember
	Mark Shepherd	Councilmember
	Bruce Young	Councilmember
STAFF PRESENT:	Adam Lenhard	City Manager
	JJ Allen	Assistant City Manager
	Brian Brower	City Attorney
	Scott Hodge	Public Works Director
	Richard Knapp	Administrative Services Director
	Nancy Dean	City Recorder
	Kim Read	Deputy City Recorder

PLANNING COMMISSION MEMBERS: Nike Peterson, Becky Brooks, Norah Baron, Joel Gaerte, Randy Butcher, Ron Jones, Keri Benson

EXCUSED: Tim Roper

VISITORS: Beverly Bradley – Standard Examiner

Mayor Wood called the meeting to order at 7:15 p.m.

DISCUSSION ON CLEARFIELD STATION MASTER DEVELOPMENT PLAN

JJ Allen, expressed appreciation for the members of the Planning Commission and City Council for reading the draft Master Development Plan for Clearfield Station. He pointed out the purpose of the meeting was to allow for an open discussion with members of the Planning Commission, City Council and staff.

Mr. Allen reviewed the Mixed Use (MU) zone and how it would be used with the Clearfield Station development. He reviewed the Process which would be used specific to the land use:

- Rezone and Approval of the Master Development Plan
- Development Agreement
- Site Plan

Mr. Allen also reviewed the process specific to the CDA Project Area:

- Project Area Plan and Budget (he mentioned this would be on the City Council meeting on October 22, 2013)
- Interlocal Agreements
- Participation Agreement with the Developer

He shared an illustration which demonstrated the City was still in the beginning process and opened the floor for any questions regarding the draft plan. The following is a list of some of the points discussed:

- The residential component fronting State Street
- The street connection at 1000 East
- Addition of bike lanes to the main boulevard
- Convert the central community park into a multi-use plaza
- Green space associated with the charter school needed to be designated as shared-use for the development
- Identify a connection point for a future pedestrian bridge over railroad tracks
- Identify minimum size and amenities of the clubhouse
- Verbiage of “a unique residential development” was desired to be “a unique mixed-use community”
- Density of “as high as possible” should be replaced with “appropriate”
- When discussing public realm amenities the verbiage “public realm amenities could include” should be changed to “public realm amenities shall include”
- Fixing the highway numbering to reflect I-15 and State Street (Highway 126)
- Identifying the employment center of 700 South with SR 193
- Include Wasatch Elementary, 210 East Center Street
- Replace “may” with “shall” on page 32 of 1st paragraph
- Reflect a pedestrian connection to the apartment complex and possible pedestrian connection at 550 East
- When speaking of conditional uses replace City Council with Planning Commission
- Specify no advertising would be allowed on benches
- Move “museum” and “performing arts” from prohibited uses
- Modify verbiage to reflect “building materials shall be..”
- Page 52, orientation, add “if possible” to the end of the sentence
- Landscape requirements – replace “front yard” with “all”
- Page 54 (General Character) replace all “will be” references with “shall be”
- Page 56 capitalize “Office” and replace “Zone” with either “District” or “Area”
- Page 68 (Standards) define what “dimension” on line 2 means
- Page 171 (and affected pages) – phasing had been previously revised such that Phase 5 would be the first MU building, and Phase 6 would be the final portion of RT2 and the parking structure. Somehow that change got reversed. Please correct.
- Section 6 – in each residential phase, identify the maximum number of units (total being no more than 550); according to the most recent info received, those numbers would be 168 in Phase 1B, 96 in Phase 2B, 138 in Phase 4, and 148 in Phase 6.

- The MDP uses the word “zone” to distinguish between the different areas of the development. Please replace throughout the document with either “area” or “district,” to avoid confusion with the zoning designations in the City’s land use ordinance.

Councilmember Bush commented he was not in favor of the residential component along State Street especially as a three story building. Councilmember LeBaron expressed agreement with the residential along State Street. He suggested the bottom could have a commercial use with the second and third floors being residential. Mayor Wood pointed out the parking challenges specific to the commercial component. A discussion took place regarding commercial businesses with parking at the rear in other municipalities. Nike Peterson, Planning Commission Chair, pointed out the development was not strictly multi-family housing with the commercial component. Mr. Allen inquired if the housing component along State Street would be a deal breaker and a discussion followed.

Councilmember Young commented the deal breaker for him would be more specific to landscaping which could hide some of the housing component fronting State Street. Councilmember LeBaron pointed out the developer didn’t want to hide the residential component with landscaping. Mayor Wood directed staff to inquire about viability for commercial on the ground level and then consider a two story residential component along State Street.

Councilmember Murray read from the draft where it referred to substantial changes allowing the developer to make changes without approval from the City Council. She suggested the specific verbiage “may” be changed to “shall” and a discussion took place. Brian Brower, City Attorney, commented those changes would require the developer to change the Master Development Plan.

Councilmember Bush expressed concern about sidewalk and access along State Street. Mr. Allen commented the issue could be addressed at the Site Plan approval process. A discussion took place with Mr. Brower explaining what the City could address during the Site Plan approval as opposed to the Master Development Plan. Chair Peterson expressed concern about the language which she perceived to be more flexible in favor of the developer specific to the housing component. She believed the standard should be defined very clearly in the Master Development Plan.

Councilmember Murray requested clarification when the document referred to a “Sense of Place”. She also suggested a bike lane might be more amenable as part of the street instead of a separate bike trail. It was the main consensus among the Planning Commission and City Council that the main boulevard in the development would need a bike lane as part of the street component. Scott Hess, Development Services Manager, suggested keeping the asphalt path as well as the bike lane. Mr. Allen asked what the City’s response would be if the developer determined he could not do both a bike lane and a complete street. Councilmember LeBaron stated the developer would need to communicate the reasons for not accommodating both. Chair Petersen acknowledged there may be some design concessions that would help accommodate the request for both items in the development.

In response to creating a “Sense of Place”, Councilmember Shepherd expressed concern the development as currently designed wouldn’t encourage the average Clearfield resident to frequent it. He believed it was designed to accommodate residents living there and those using the train. He suggested a “gathering” type place be developed in the center of the development which could accommodate things like an ice rink or a stage to be used during the summer creating an amenity with a “plaza” feel. He suggested the City should request the open space be deeded to the City and have the Impact Fees paid by the developer used specifically for that improvement. Commissioner Butcher expressed concern about parking and inquired if the street was wide enough to accommodate on street parking. Adam Lenhard, City Manager, commented Fire Chief Becraft had reviewed the plan and didn’t express concerns regarding the width of the streets accommodating fire trucks. A discussion took place regarding the plaza component.

Mayor Wood expressed concern about prohibiting the performing arts on page 48 and believed it should be allowed as a permitted use. Commissioner Butcher believed that change had been identified in a recent email.

Councilmember Bush inquired who would own the property occupied by the Charter School. Mr. Allen believed a lease would be in place between the developer and the Charter School. He mentioned a provision allowing its use after hours was still being negotiated. The Planning Commission and City Council believed the open space would need to be shared use.

Councilmember Young requested clarification about the realignment of 1000 East. Commissioner Butcher inquired if UDOT had approved the proposed intersection and reconfiguration. He stated if the street was not approved by November 2, 2013 he wasn’t prepared to approve the draft plan as he believed it was a critical component to the success of the development. Councilmember Bush pointed out there wasn’t a lot of room to stack traffic. Mr. Allen emphasized the realignment of the road was part of the development. He explained the issue with UDOT was whether the intersection would be signalized. Mr. Hess suggested a roundabout would accommodate the traffic flow as opposed to a signalized intersection. There was a discussion on the best possible design for the realignment of 1000 East.

Commissioner Butcher asked about the design of Depot Street as part of the development. Mr. Allen explained development of Depot Street was an offsite improvement that the City was currently requiring the developer to make. He stated the line shown on the Streets Master Plan was not an absolute alignment for the street so there was a need to determine exactly where Depot Street would connect to the development. Commissioner Butcher expressed concern about a citizen commenting about Depot Street being designed to run through his/her garage. Mr. Lenhard explained there had been a discussion with the developer about that street’s design being general so if it needed to be moved to the east that would be possible. He reiterated if it needed to be moved to accommodate the resident’s garage that could be done.

Chair Peterson asked about specifics included in the development agreement. Mr. Allen suggested providing the latest version of draft development agreement in the Planning Commission packet for the upcoming meeting.

Commissioner Butcher inquired about access to Freeport Center. Mr. Allen responded the City should designate a connector point which could be used sometime in the future. Councilmember Bush suggested using the parking structure as a potential bridge. Chair Peterson pointed out there was an additional property owner on the west side of the tracks which would need to be considered before designating where the pedestrian bridge could be located. Mr. Hess reported on his discussions with the developer regarding ADA accessibility on the parking structure.

Chair Peterson inquired about a conditional use component in the development on page 42 of the draft plan. A discussion took place as to how the City would address the issue.

Mayor Wood expressed concern with verbiage reflected on page 23 specific to vehicular access and suggested it be corrected.

Mr. Lenhard requested a change to page 12 where it reflected development densities of all types should be as high as possible. He suggested language that reflected development densities should be “appropriate.”

Chair Peterson expressed concern with the last bullet point on page 15. Councilmember Shepherd pointed out the verbiage allowed for flexibility on behalf of the City and indicated he liked the language. A discussion took place to additional verbiage on page 15.

Chair Peterson requested a change on page 10 in which the language referred to the vision of the development using the word “residential”. She suggested the verbiage be changed to “mixed use”.

Mr. Lenhard inquired about the amenity identified on page 52 and suggested the developer should be required to commit to what the City could expect as an amenity. Mr. Brower responded that could be addressed in the development agreement.

Councilmember Young again expressed concern about the access on 1000 East. Chair Peterson suggested the access be placed south of the school to eliminate traffic in front of the school. Councilmember Bush pointed out that access would direct traffic right to a parking structure. Mr. Allen reported he would suggest that improvement to the developer. Councilmember Shepherd suggested eliminating the street between the plaza and residential component to the south.

Councilmember Bush suggested the inclusion of a corner treatment where four residential buildings come together on the south side of the development. He also inquired about what streets would be City streets. Mr. Allen responded the only proposed City street in the development was the main street coming into the development.

Mr. Allen shared his opinion of the items he felt the developer might accommodate and those to which there might resistance. A discussion took place regarding the deal breakers of the development.

Commissioner Benson expressed her concerns regarding the development. Councilmember LeBaron expressed his opinion the project was in alignment with Vision 2020 and believed it

would be an asset to the City to provide transportation for employees and work centers. Councilmember Shepherd expressed his support for the proposed development and believed it complemented the City's strengths. Mayor Wood commented on the efforts made on behalf of UTA to meet the City's desire for a TOD.

The meeting adjourned at 9:35 p.m.

APPROVED AND ADOPTED
This 26th day of November, 2013

/s/Don Wood, 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 Wednesday, October 16, 2013.

/s/Nancy R. Dean, City Recorder