

CLEARFIELD CITY COUNCIL MEETING MINUTES
6:00 P.M. WORK SESSION
May 10, 2022

City Building
55 South State Street
Clearfield City, Utah

PRESIDING:	Mark Shepherd	Mayor
PRESENT:	Kent Bush	Councilmember
	Nike Peterson	Councilmember
	Tim Roper	Councilmember
	Karece Thompson	Councilmember
EXCUSED:	Vern Phipps	Councilmember
STAFF PRESENT:	JJ Allen	City Manager
	Summer Palmer	Assistant City Manager
	Stuart Williams	City Attorney
	Kelly Bennett	Police Chief
	Adam Favero	Public Works Director
	Braden Felix	City Engineer/PW Deputy Director
	Eric Howes	Community Services Director
	Spencer Brimley	Community Development Director
	Brad McIlrath	Senior Planner
	Shaundra Rushton	Communications Manager
	Nancy Dean	City Recorder
	Joannie Strong	Deputy City Recorder

VISITORS: Jenna Nelson, Greg Day (258 Development)

Mayor Shepherd called the meeting to order at 6:00 p.m.

DISCUSSION ON THE GENERAL PLAN AMENDMENT FOR THE FUTURE LAND USE MAP FROM COMMERCIAL TO MIXED USE AND THE REZONE REQUEST FROM C-2 (COMMERCIAL) TO C-R (COMMERCIAL RESIDENTIAL) FOR PROPERTY LOCATED AT APPROXIMATELY 500 WEST 1700 SOUTH; AND A PROPOSED ZONING TEXT AMENDMENT TO THE C-R (COMMERCIAL RESIDENTIAL ZONE) TO ALLOW SINGLE-FAMILY USE

Brad McIlrath, Senior Planner, reported on an application from 258 Development requesting an amendment and rezone to develop properties located at approximately 500 West 1700 South to allow for commercial buildings along the frontage of Antelope Drive and 500 West and a small-lot single-family subdivision. He stated that the General Plan designation was currently C2 (Commercial) and the request was to amend the designation to mixed-use to allow the C-R

(Commercial Residential) zone. He reviewed the developers concept plan which included the following:

- 32 small-lot single-family home pads
- 1 conceptual 6,000 square foot commercial building
- 1 conceptual 10,000 square foot office building

Mr. McIlrath stated that the type of development was not permitted in the C-2 zone but could be allowed with modifications to the C-R zone or other zoning options and that the applicants were requesting amendments to the C-R zone as well to accommodate the proposed development. He showed the Council an ariel view of the subject properties noting that not all the property shown would be developed. Mr. McIlrath informed the Council that Greg Day with 258 Development was present and could answer any questions he could not.

Mr. McIlrath presented street view images of the following areas to provide better perspective of the area and proposed development:

- Antelope Drive
- 500 West
- 1900 South and Jenny Lane

He showed the Council side by side images of the General Plan and the zoning for the property, along with an image of the concept plan and reviewed the concept plan. Mr. McIlrath noted that the applicant's focus was on the concept plan; however, they were open to alternatives. He reviewed the staff analysis and findings with the Council which included the following:

Staff Analysis

- The requested amendments were inconsistent with the General Plan with the area having a future land use designation of Commercial.
- With other zones that could be used for the same purpose, staff currently did not find it necessary to change the General Plan designation to Mixed-Use or rezone the properties to the C-R zone.

Findings:

- The proposed General Plan and zoning map amendment were inconsistent with the land use guidelines, goals, and objectives of the Clearfield City General Plan.
- The use of the C-R zone to establish small lot-single family neighborhoods was inconsistent with the current purpose and permitted uses of the zone.
- The General Plan was previously amended to allow for greater use of the R-1-6 zone for residential single-family infill development and as an alternative to multi-family residential.
- The R-3 zone had been used by the City Council to provide small-lot single-family developments consistent with market demands absent a zoning district designed for that specific purpose. The R-3 zone could be used in conjunction with the C-2 zone and with a development agreement to allow for a similar development pattern proposed by the applicants.

Mr. McIlrath reported that on April 20, 2022, the Planning Commission forwarded a recommendation of denial to the Council.

There was a discussion on whether the Council should entertain changes to the General Plan land use designation on Antelope Drive before looking at the area as a whole and its highest and best use. It was suggested that the request before the Council needed to be addressed in a timely manner.

There followed a discussion about whether the C-R (Commercial Residential) zone was the highest and best use for the property. The rear portion of the property bordered residentially developed property. There was a discussion that it might be appropriate to allow the rear portion to be residential, however, it was noted the C-R zone was not the best use for the property. A discussion surrounding alternative options ensued. Greg Day, developer, expressed his appreciation to the Council and his desire to bring a high-quality development to the City in the best possible way. He stated that he was willing to withdraw his application and resubmit under a different zone. He appreciated the Council's feedback on the highest and best use of the property.

Councilmember Roper moved to adjourn at 6:22 p.m., seconded by Councilmember Thompson. The motion carried upon the following vote: Voting AYE – Councilmember Bush, Peterson, Phipps, Roper, and Thompson. Voting NO – None.

**APPROVED AND ADOPTED
This 24th day of May 2022**

/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, May 24, 2022.

/s/ Nancy R. Dean, City Recorder