



**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	January 28, 2020	7:00 PM	Called to Order: 7:00 p.m.
Staff Present	City Manager Dennis Cluff, Community Development Director Valerie Claussen, Police Chief Bill Chilson, Lt. Shawn Stoker, Public Works Acting Director Dave Williams and Lisa Titensor recorded the minutes.		
Citizens Present	Bryce Wilcox, Dereck Bauer, Steve & Sandi Pace, Roger & Jill Fisher, Ranae Stoker, Justin Chatterton, Logan Kolbo, Reagan McCafferty, Clark Jones, Sam Anderson, Travis Hartvigsun, Eric Loutensock, Parker Loutensock, Jason Bodily, John Diamond, Joe Martinez, Colby Coho		
Pledge of Allegiance	Mayor Adams		
Prayer or Thought	Colby Coho		
Roll Call & Attendance	Councilmember Patterson and Councilmember Stanton were excused.		
Public Input	There was no public comment.		

Mayor Adams directed the Council to approval of the minutes and payment of the bills prior to agenda item A.

A. PRESENTATION ON DEVELOPMENT TRENDS

Petitioner	Gary Wright, Wright Development
Discussion	<p>Mr. Wright addressed the Council to discuss commercial growth potential in Clinton City.</p> <p>He explained that since the development of Wal-Mart in Clinton, there has been substantial commercial development including Kohl's, Lowes and Ross. He is proud of the role he played in this development.</p> <p>Mayor Adams clarified that Mr. Wright was able to help the City facilitate the opportunity to build the current City Buildings and encourage the commercial business district on 1800 N and 2000 W.</p> <p>Mr. Wright stated the good news for Clinton is that it has almost 100 acres of viable commercial development. With Wal-Mart, Kohl's, Lowes, the old Macy's and Ross, Clinton has the only power center that exists in West Davis County which has appeal for all types of shoppers.</p> <p>Wal-Mart is the largest retailer in the world. There is one located every six miles. Clinton's Wal-Mart is the third highest earning in the state of Utah. They currently have a pilot program to deliver groceries.</p> <p>Amazon is the biggest online retailer but Wal-Mart still has 3 times the sales as Amazon.</p>

The bad news is that Clinton is losing some retail tenants. When Associated Foods closed Macy's, there was a loss of approximately 25% of commercial development in Clinton. For 2 ½ years Associated Foods has been seeking tenants for this location without success.

As a commercial developer, he feels the loss of tenants is a concern for Clinton and its commercial viability. He is proud of the Clinton development and has a strong desire for continued and future success not only financially but emotionally.

He proposed a solution for this issue might be mixed use development with more house tops. He referenced developments in other cities that have allowed more homes in close proximity to the commercial areas and explained that these cities have experienced an increase in retail sales by \$50 per sq. foot. Groceries increased by 50%.

People, family units and house tops drive commercial. Medium and high density housing is necessary for viable commercial growth. Clinton has 400 to 500 acres zoned as performance zone. This property cannot be developed commercial or residential. The existing commercial needs to be strengthened.

In conclusion, he asked the Council to consider allowing well planned and organized residential growth. To look at the Master Plan to allow some higher density housing near the commercial areas where the PZ zone currently exists, behind the commercial areas on 2000 W.

Mayor Adams expressed appreciation for Mr. Wright's presentation.

Councilmember K. Peterson responded she appreciates Mr. Wright's comments and explained that some businesses such as Payless and Rue 21 closed across the state due to consumer spending habit changes.

She also pointed out that 2000 W and 1800 N which are state roads cannot handle more traffic right now, the current infrastructure does not allow for more roof tops. She suggested that Mr. Wright work with local legislators to help move the 1800 N freeway exit in conjunction with an overpass and the 2000 W widening projects along.

She stated the second challenge she is concerned about is that citizens have to commute to work. There is currently not many opportunities for employment other than commercial in Clinton. She asked if there might be opportunities for business development in Clinton.

Mr. Wright responded it is possible if some of the performance zone is designated and marketed for industrial use.

There is a direct correlation between the number of house tops and commercial viability. High density will bring restaurants and more commercial business. There is leakage in Clinton where retail and sales appear to be leaving Clinton and going to other cities.

Councilmember Mitchell asked if the performance zone is too vague.

Mr. Wright responded he feels it is. With good planning, 2000 W should be commercial and behind it alternative uses allowed. Market determines viability. Demographics and people must be there.

Justin Chatterton asked Mr. Wright if office buildings or manufacturing is possible in Clinton. What about entertainment such as ice rinks, climbing walls or other types of needs and entertainment to draw commercial development.

	<p>Joe Martinez commented he owned property in Sunset on 1800 N and was able to convince Maverik to build in anticipation of the planned UDOT I-15 exit/entrance. He recommends Clinton City allow some higher density housing. He agrees with Mr. Wright's comments. Homes are needed in this area.</p>
<p>B. PROJECT AWARD – 1300 N / 1000 W ROUND-A-BOUT REPLACEMENT</p>	
<p>Petitioner</p>	<p>Dennis Cluff</p>
<p>Discussion</p>	<p>Bryce Wilcox of JUB Engineers reported traffic counters were put out near the 1300 N round-a-bout this past week to gauge current traffic trends. The preliminary information is that the counts are lower than they were a few years ago, but that is not surprising because it is in the middle of winter and people are not out and about.</p> <p>He has worked with Advanced Paving to come up with a rough cost estimate for an intersection at 1300 N 1000 W. They did not provide a final quote.</p> <p>The light signal has a completely different foot print then a round-a-bout. There are issues with this option.</p> <ul style="list-style-type: none"> • Need to install a connection to the trail in front of the storage sheds and widen it to an 8 to 10 foot pathway; • A Six foot sidewalk needs to be installed along a shed and move a gas meter; • A trail connection needs to be added to the intersection. <p>These items were addressed with the round-a-bout as well. These things should be completed regardless of what decision is made for the intersection. In addition, there are access and safety issues as well as school zone safety compliance to consider.</p> <p>For the smaller foot print intersection, the street improvements estimate is \$160,000 and the traffic signal install estimate is \$210,000. The total for a traffic signal is \$370,000. The larger foot print intersection would be approximately \$90,000 more. This does not include the discount from WDCCC which is approximately \$50,000. There is also a need to purchase at least a 10' x 10' right of way for the poles which may be difficult to get. The design would be similar to 800 N.</p> <p>Mayor Adams commented he is leaning toward the Round-a-bout option.</p> <p>Councilmember K. Peterson stated this is a busy intersection, she feels the bigger round-a-bout will accommodate the traffic needs much better.</p> <p>Chief Chilson and Lt. Stoker addressed the Police Department's perspective and stated they feel round-a-bouts are much safer. They reviewed accident statistics and reported the only injury at 1300 N and 1000 W in the last 3 years was a DUI.</p> <p>Roger Fisher asked if safety or the traffic flow is at issue. He feels a four way stop would be the safest option. However, he likes round-a-bouts and feels they are safe.</p> <p>Lt. Stoker commented that if the round-a-bout option is chosen, it should include pedestrian crossing lights.</p> <p>Chief Chilson clarified that lights are required for school zones.</p> <p>Mr. Cluff reviewed the funding options for this project. He explained \$180,000 was initially budgeted. \$180,000 is currently in the contingency fund. \$260,000 will need to be found elsewhere in the budget if the Council decides to go with the round-a-bout. He also informed them that Capital Improvement funds can be used for this project and there is currently approximately \$1.7 million in that fund.</p> <p>Councilmember K. Peterson said she feels this improvement will help handle additional</p>

	traffic from 1800 N when that widening project begins (since that is what the contingency funds were initially set aside for) and feels it is appropriate to use some capital improvement funds.
CONCLUSION	Councilmember K. Peterson moved to accept the bid from Advanced Paving for an expanded concrete round-a-bout on 1300 N 1000 W with \$200,000 from the Capital Improvement Fund and the remainder from the Street Contingency Fund for the cost overrun. Councilmember Mitchell seconded the motion. Voting by roll call is as follows: Councilmember Mitchell, aye, but is very concerned that the estimates were so far off for this project; Councilmember K. Peterson, aye; Councilmember M. Petersen, aye.
Approval of Minutes	Councilmember K. Peterson moved to approve the minutes of the January 14, 2020 City Council Meeting. Councilmember Mitchell seconded the motion. Councilmembers Mitchell, M. Petersen, and K Peterson voted in favor of the motion.
Accounts Payable	Councilmember M. Petersen moved to pay the bills. Councilmember Mitchell seconded the motion. Councilmembers Mitchell, M Petersen and K Peterson voted in favor of the motion.
Planning Commission Report	Ms. Claussen reported the January 21, 2020 Planning Commission meeting was cancelled.
City Manager	<ul style="list-style-type: none"> • Thursday, January 30, 2020 at 6:30 p.m. Representative Paul Ray will host a town hall meeting. • Roger Timmerman with Utopia would like to schedule time to meet with the Council. • Davis County has invited the Council for a tour of their Animal Care facility.
Mayor Adams	<ul style="list-style-type: none"> • The new recycling center will open in mid April to mid May
Councilmember Patterson	<ul style="list-style-type: none"> • Excused
Councilmember K. Peterson	<ul style="list-style-type: none"> • Nothing at this time.
Councilmember M. Petersen	<ul style="list-style-type: none"> • Nothing at this time.
Councilmember Mitchell	<ul style="list-style-type: none"> • Nothing at this time.
Councilmember Stanton	<ul style="list-style-type: none"> • Excused.
	<p>Bryce Wilcox addressed the 800 N, 2000 W to 3000 W project regarding the park strips; West Point is putting in grass and two trees per lot.</p> <p>There was a previous discussion to install decorative gravel in the park strips to save cost and maintenance. If someone would prefer grass, they can pay the difference and install their own sprinkling system.</p> <p>The Council directed Mr. Wilcox to install grass and trees.</p>
ADJOURNMENT	Councilmember M. Petersen moved to adjourn. Councilmember K. Peterson seconded the motion. Councilmembers Mitchell, M. Petersen and K. Peterson voted in favor of the motion. The meeting adjourned at 9:07 p.m.
<u>ACTION ITEMS</u>	<ul style="list-style-type: none"> • Subdivision Ordinance – recommendation for concrete in the park strips along UDOT roads. (August 2016) – Planning Commission Review • Bring back Chapter 4 of the Subdivision Ordinance regarding allowing a letter of credit for escrow and researching what surrounding jurisdictions allow (26-4-

	<p>8). 6g(January 2017) Planning Commission Review</p> <ul style="list-style-type: none">• Update Ordinance to eliminate pressurized sewer lines in the Clinton City streets on new residential development (January 2018).• Create a facilities maintenance plan before the next budget cycle in FY 19-20 (May 2018).• Pickle Ball Courts at Meadows Park (applying for grant in January) (Oct 2018).• Add a City Policy that clarifies personal vehicle allowance usage. (July 2019).• Remove river rock from the low maintenance material allowed for park strips in the ordinance (Aug 2019).
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Dennis W. Cluff, Clinton City Recorder