



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

**MAYOR
Brandon Stanger**

**CITY COUNCIL MEMBERS
Anna Stanton
Barbara Patterson
TJ Mitchell
Marie Dougherty
Gary Tyler**

Date of Meeting	SPECIAL WORKS SESSION February 27, 2023	Call to Order: 6:03 PM
City Council & Staff Present	<p>Mayor Stanger, Councilmember Dougherty, Councilmember Mitchell, Councilmember Patterson, Councilmember Stanton arrived at 6:15 pm, Councilmember Tyler</p> <p>City Manager Dennis Cluff, Community Development Director Peter Matson, Fire Chief David Olsen, Public Works Director David Williams, JUB Engineer Bryce Wilcox and Lisa Titensor recorded the minutes.</p>	
A. DISCUSSION ON ALLOWING COMMUNITY PANTRIES		
Petitioner	Mayor Stanger	
Discussion	<p>Mayor Stanger stated he has been approached by a few citizens who would like to establish a community pantry.</p> <p>He checked with a nearby city who has this program and they said it is working well in their community.</p> <p>Councilmember Mitchell expressed concern over rodents and the consistency of volunteers to maintain it.</p> <p>Councilmember Tyler expressed concern over the possibility of out of date food being distributed through the pantry.</p> <p>Councilmember Patterson expressed concern that it could be used for illegal activities such as drugs.</p> <p>Councilmember Dougherty said she is impressed that members of the community want to help; she would like to support the spirit of the project but also protect Clinton City.</p> <p>Councilmember Mitchell explained that a lot of the local schools also have food pantries.</p>	
B. UDOT 2000 WEST BETTERMENT AGREEMENT		
Petitioner	Dennis W. Cluff, Bryce Wilcox-JUB Engineers	
Discussion	<p>Engineer Bryce Wilcox reported the following on the 2000 West Project. The City Betterments are waterline replacement from 800 N to 1300 N, sewer laterals and connections, landscape enhancements and lighting enhancements. The estimated City cost for the water work is \$3,772,901 and the landscape/lighting enhancements are \$141,701, for a total of <u>\$3,914,602</u> for the City. Staff has budgeted \$1,400,000 in the current budget.</p>	

	<p>Approval has been received from Davis County to use \$1,000,000 of their ARPA funds for water line work. Initially it was for the 1300 North project, but since that project wasn't bid out as a federally funded project we cannot use the ARPA funds there, but we could use it on 2000 West if the City properly bids the water line out as a federally funded project and UDOT allows us to remove that water line work from their project. UDOT is concerned that if we use the ARPA funds as partial payment to them for UDOT doing all the water line work it would require the 2000 West project to comply with all the exacerbating federal requirements. We feel we can separate the water line project between 800 N and 1300 N from the UDOT project and oversee and bid out the construction ourselves, which will lower our anticipated cost to UDOT for Betterments by that same amount or more.</p> <p>Removal of \$1,000,000 of water line costs still leaves us with a remainder of about \$1,501,500 on the UDOT 2000 West Betterment costs. We will probably need to use additional funds from the Capital Improvements Fund.</p> <p>He reviewed the proposed contract attached to the staff report with the City Council.</p> <p>Mr. Cluff discussed the budget and stated the City has been saving in anticipation of upcoming projects such as this. There are still a lot of unknown factors.</p> <p>Public Works Director David Williams added a lot of pre-planning has also been done.</p> <p>Mr. Wilcox explained the proposed landscaping is for a 4 foot park strip with raised planter boxes 6" above the curb measuring 20' x 4' which will be planted with shrubs, irrigated and staggered and 40' apart. This is proposed for the commercial district only. As other areas develop this design can be incorporated.</p> <p>Mr. Williams said he is not overly concerned with snow removal or maintenance with this design. They are only 6" tall to avoid vehicle dangers.</p> <p>Councilmember Mitchell stated that maintenance needs to a huge consideration for these raised planter boxes as well as meeting code requirements.</p> <p>Mayor Stanger said he agrees there needs to be something aesthetically appealing.</p> <p>The consensus of the Council was to move forward with the beautification.</p>
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C. UDOT 1800 NORTH BETTERMENT AGREEMENT

<p>Petitioner</p>	<p>Dennis W. Cluff, Bryce Wilcox-JUB Engineers</p>
<p>Discussion</p>	<p>Engineer Bryce Wilcox reported the following on the 1800 North (SR 37) development project. It has been under study for quite some time. Now that added funding is available, UDOT is pressing forward with it. After much discussion with City and UDOT staff and consultants, UDOT is ready to have the City's Culinary Water Betterment design prepared as part of the overall road design for the project. The estimated City cost for the added Water system design is estimated to be \$213,800. If we agree to have these Water Line Betterments, UDOT would bill us for work as it progresses in the future. 1800 N is another one of the projects we hoped to pay for out of the #38 Capital Improvements Fund.</p> <p>In addition an estimate of what the landscape and aesthetic betterments has been prepared by JUB and attached to the staff report. The estimate is based on the type of</p>

	<p>improvements that are included in the 2000 W proposed development depending on the extent of landscape improvements.</p> <p>Mr. Wilcox reviewed the design and UDOT Map outlining the project with the Council.</p> <p>He reviewed a specific area of proposed landscaping where homes will remain. He recommended that Clinton City remove the proposed \$300,000 landscaping for this specific area from the UDOT project to use somewhere else in the project and do that landscaping project ourselves in the future at a more reasonable cost.</p> <p>The Council discussed the street lighting options and landscaping options at length.</p> <p>They requested Mr. Wilcox provide some additional cost estimates for increasing the landscaping boxes along 1800 N.</p> <p>They agreed they would like to do some more research before making a final decision.</p> <p>The Council took a five minute break.</p> <p>At 8:20 p.m. the Council reconvened.</p> <p>Councilmember Dougherty stated she feels the street lights should be added along 1800 N and leave out the additional planter boxes at this time. She does not want to over extend the City’s budget for this project.</p> <p>Mayor Stanger and Councilmember Tyler said they would be in favor of spacing the planter boxes further apart.</p>
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D. FIRE AND POLICE BUILDINGS EXPANSION PROJECT

Petitioner	Dennis W. Cluff, Bryce Wilcox-JUB Engineers
DISCUSSION	<p>Mr. Wilcox reviewed the expansion plans with the City Council. The project is estimated at \$2.5 to \$3 million.</p> <p>The Council was in consensus to go out to bid for this project.</p>

E. WATER-WISE LANDSCAPE ORDINANCE THE INTENT OF THIS DISCUSSION ITEM IS TO REVIEW THE MAIN REGULATORY ASPECTS OF THE PROPOSED ORDINANCE PRIOR TO PUBLIC REVIEW BY THE PLANNING COMMISSION AND COUNCIL

Petitioner	
Discussion	<p>Previous work meeting discussions yielded reasonable consensus regarding water-wise landscaping standards for <u>commercial properties</u> including:</p> <ul style="list-style-type: none"> ▸ No turf grass in park strips; ▸ 15% maximum turf grass allowed (front/rear buffers, parking lots, etc.); ▸ 50% minimum live plant coverage at mature growth; ▸ 50% maximum rockscape coverage; ▸ Drip irrigation required (except for turf grass areas); ▸ WaterSense irrigation controller required; and ▸ Landscape Architect stamp required on commercial landscape plans. <p>Water-wise landscaping standards discussed for <u>residential properties</u> include:</p> <ul style="list-style-type: none"> ▸ No turf grass in park strips; ▸ No concrete in park strips, except for on major (arterial/collector) streets; ▸ Drip irrigation required other than turf grass areas; ▸ 35% maximum turf grass on front and side yards or 7,500 sf max on entire lot; ▸ One-third minimum front/side yard coverage of live plant material, excluding trees, at mature growth (alternatively, 30 plants per 1,000 square feet).

	<p>Cities in the region approach water-wise ordinance amendments in various formats – supplemental standards applicable to all zones or integrated into various landscaping-referenced chapters. Weber Basin’s (WB) model code is structured as supplemental standards and offers a reasonable approach for consideration. The draft model code is attached to the staff report for reference and includes highlighted sections and notes addressing most of the discussion items. Staff continues to work on refining the draft and how best to integrate it into our existing code structure.</p> <p>The Council discussed this issue at length. They expressed a desire to make the best decision moving forward that would benefit both the residents and promote water conservation. They provided staff some direction for the update to landscaping ordinance.</p>
ADJOURNMENT	Councilmember Patterson moved to adjourn. Councilmember Stanton seconded the motion. Councilmembers Dougherty, Mitchell, Patterson, Stanton and Tyler voted in favor of the motion. The meeting adjourned at 10:05 pm.

Lisa Titensor, Clinton City Recorder