



**SPECIAL 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	August 27, 2019	7:00 PM	Called to Order: 7:00 p.m.
Staff Present	City Manager Dennis Cluff, Community Development Director Valerie Claussen, Assistant Public Works Director Dave Williams, Lt. Shawn Stoker, Recreation Director Bruce Logan and Lisa Titensor recorded the minutes.		
Citizens Present	Blake Stratton, Dereck Bauer, Chase Freebairn, Josh Lynch, Brent & Judy Cook		
Pledge of Allegiance	Councilmember Barbara Patterson		
Prayer or Thought	Councilmember TJ Mitchell		
Roll Call & Attendance	Present were: Mayor Adams, Councilmember TJ Mitchell, Councilmember Anna Stanton and Councilmember Barbara Patterson and Councilmember Karen Peterson Excused were: Councilmember Mike Petersen		
Public Input	<p>Lt. Shawn Stoker addressed car burglaries with the Council. He explained incidents have increased significantly over last year. There were a few nights that multiple homes were hit. No arrests have been made as of yet. The incidents are taking place in all areas of the City. It appears to be a crime of opportunity where garage doors are left open, few are forced entry. These crimes are generally under reported. The Police would like individuals to speak up. There has also been an increase in criminal mischief and property damage incidents.</p> <p>The Police Department encourages proactive patrol and officers being out in the community when they are not responding to specific calls. This includes visiting parks and trails.</p> <p>The Police Department appreciates the support of the Council and their willingness to accommodate their needs with equipment and resources.</p> <p>The Council expressed a desire to continue their support of the Police and they also expressed appreciation for the extra effort the officers are making to keep the community safe.</p>		
A. <u>RESOLUTION 14-19 - REQUEST BY IVORY DEVELOPMENT FOR FINAL PLAT APPROVAL OF CRANEFIELD ESTATES SUBDIVISION PHASE 10, (LOCATED AT APPROXIMATELY 3370 WEST 2350 NORTH PARCEL NO. 13-047-0061).</u>			
Petitioner	Ivory Development, Chase Freebairn Submitted by Valerie Claussen		
Discussion	Cranefield Phase 10 Final Plat was originally approved October 23, 2018; however, Ivory Homes decided not to move forward with that layout due to a housing product change, and the plat was never recorded.		

	<p>The applicant has re-submitted and received City department review for what has been referred to as Cranefield Estates Phase 10 (Revised). The subdivision proposes four more lots than the previous design. The new proposal meets the City’s development and zoning standards. The increase in lots also does not exceed the overall density or lot count permitted under the Cranefield Estates PRUD and Development Agreement. The Planning Commission recommended approval of the final plat on August 20, 2019 with the following:</p> <p>CONDITIONS OF APPROVAL: (1) The address for Lot 232 will be revised to be 2403 North 3370 West (2) Final Plat approval is subject to review and approval by Davis-Weber County Canal Companies (DWCCC).</p>
<p>CONCLUSION</p>	<p>Councilmember Mitchell moved to adopt Resolution 14-19 approving The Cranefield Estates Phase 10 (Revised) Final Plat with the condition identified. Councilmember K. Peterson seconded the motion. Voting by roll call is as follows: Councilmember Mitchell, aye; Councilmember Stanton, aye; Councilmember K. Peterson, aye; Councilmember Patterson, aye</p>
<p>B. <u>RESOLUTION 15-19 - REQUEST FOR FINAL PLAT APPROVAL OF HEPWORTH HOMESTEAD SUBDIVISION (LOCATED AT APPROXIMATELY 2298 W 1300 N PARCEL NO. 14-021-0019).</u></p>	
<p>Petitioner</p>	<p>Josh Lynch, Woodmere homes Submitted by Valerie Claussen, Community Development</p>
<p>Discussion</p>	<p>The Hepworth Homestead Final Plat is consistent with the previously approved preliminary plat. The proposal meets the City’s development and zoning standards of the R1-9 zone. The subdivision is proposed to be constructed in one phase. The home that is currently on the site will be demolished. The development does not propose to have an HOA, nor are there common elements or maintenance that would require one to be established. A low maintenance material (e.g. pavers, concrete) for the park strip has been proposed and approved. No vehicular access will be permitted for the lots backing 1300 North; however, it should be noted that snow removal of the abutting 1300 North sidewalk and the maintenance of landscaping will be those property owners’ responsibility. This note has been included on the plat. Fencing along 1300 North will be installed by the developer and will include access gates for the properties for the required maintenance.</p> <p>The Planning Commission recommended approval at their August 20, 2019 meeting. Staff recommends an additional condition of approval regarding recordation of a maintenance notice on the lots that abut 1300 North that will be responsible for maintaining the snow removal and park strip landscaping along the rear of their properties. This notice will be recorded at the same time the Final Plat is recorded.</p> <p>CONDITIONS OF APPROVAL: (1) Final Plat approval is subject to review and approval by the Ditch Company, including a letter from the president, and submitting to the City any redlined plans with any changes required by the Ditch Company. (2) Recordation of a Notice of Perpetual Maintenance on Lots 8R, 9R, 10R and 11R shall occur at time of Final Plat recordation.</p> <p>Joanne Parker asked if there will be a street coming out onto 1300 N and if the new fence will abut the existing fence. Who will be responsible to maintain the park strip.</p> <p>The Council responded there will not be a street continued onto 1300 N. The homeowners will be responsible to keep up the park strip. There will be an offset in the fence from the Lexington Estate fence line.</p>

	<p>The Council expressed concern about the farthest western lot which has only 4’ of rear yard frontage.</p> <p>Josh Lynch with Woodmere Homes stated he will look to see if it is possible to eliminate the 4’ and still fit the home, but frontage is tight.</p> <p>Councilmember K. Peterson asked if a low maintenance attractive material can be used in the park strip.</p> <p>Mr. Lynch responded he intends to place river rock in the park strip.</p> <p>The Council asked him to consider an alternative material.</p>
CONCLUSION	<p>Councilmember Stanton moved to adopt Resolution 15-19 approving the Hepworth Homestead Final Plat with the conditions identified. Councilmember Mitchell seconded the motion. Voting by roll call is as follows: Councilmember Mitchell, aye; Councilmember Stanton, aye; Councilmember K. Peterson, aye; Councilmember Patterson, aye.</p>
<p>C. <u>RESOLUTION 16-19</u> - PLAT AMENDMENT TO LOT 203 AND PARCEL A OF THE STONEGATE SUBDIVISION, PHASE 2 (LOCATED AT APPROXIMATELY 2103 N 3430 WEST) FOR THE PURPOSES OF COMBINING THE TWO PARCELS. (PARCEL NOS. 14-531-0203 AND 14-531-0210).</p>	
Petitioner	<p>Val Claussen, Community Development</p>
Discussion	<p>Parcel “A” was platted and dedicated to the City in the Stonegate Subdivision Phase 2, in anticipation that a walkway would go through to Cranefield Phase 11 (abutting property to the west). This 12 foot walkway would be over a portion of the 20 foot North Davis Sewer District Easement; however, with the changes in how Cranefield is developing and how Stonegate has developed, the 12 foot “path” no longer serves a purpose or provides the connectivity it once thought it would. Layout for adjacent Cranefield phases have had to evolve and a path at this location in Stonegate provides no more of a direct route for points of interest to the west (e.g. future school site) than taking 3430 North up toward 2300 North. As the developer still owns the lot to the north (Lot 203) of Parcel “A”, this amended plat combines parcel A (0.08 AC) and Lot 203 into a single parcel, and removing what otherwise becomes an orphan strip parcel, which would have required the City’s perpetual maintenance. After discussions with the City Attorney, this course of action was recommended, as the parcel was created and dedicated to the City by the developer through a plat, that returning the parcel to the developer (by combining the parcels) and amending the plat is most appropriate. In addition, this process is consistent with applicable provisions of the City Code.</p> <p>Mayor Adams clarified the district easement will stay intact but the City will not own the property.</p>
CONCLUSION	<p>Councilmember K. Peterson moved to adopt Resolution 16-19 approving the Stonegate Phase 2 Amended Plat. Councilmember Mitchell seconded the motion. Voting by roll call is as follows: Councilmember Mitchell, aye; Councilmember Stanton, aye; Councilmember K. Peterson, aye; Councilmember Patterson, aye</p>
<p>D. FINAL ACCEPTANCE - PUBLIC IMPROVEMENTS AT CLUBVIEW AT CRANEFIELD PHASE 2.</p>	
Petitioner	<p>Val Claussen, Community Development and Mike Child, Public Works</p>
Discussion	<p>Public Works Director Dave Williams confirmed Clubview at Cranefield Phase 2 has completed the warranty period. The developer has requested Final Acceptance of the public improvements for this subdivision. Public Works has inspected the improvements and recommend the release of remaining escrow funds held in escrow.</p>
CONCLUSION	<p>Councilmember Patterson moved to approve the final acceptance of Clubview at Cranefield subdivision improvements, and authorize the release of the remaining funds held in escrow. Councilmember Mitchell seconded the motion. Voting by roll call is as follows: Councilmember Mitchell, aye; Councilmember Stanton, aye; Councilmember K.</p>

	Peterson, aye; Councilmember Patterson, aye.
E. <u>PUBLIC HEARING - ORDINANCE 19-04Z</u> TEXT AMENDMENTS TO THE CLINTON CITY ZONING ORDINANCE REGARDING MODIFICATIONS TO STANDARDS ASSOCIATED WITH SMALL YARD SHEDS IN THE AGRICULTURAL, RESIDENTIAL AND PATIO HOME ZONING DISTRICTS. (CONTINUED FROM AUGUST 13, 2019)	
Petitioner	Valerie Claussen, Community Development
Discussion	<p>Ms. Claussen reviewed the proposed changes included in the staff report.</p> <p>(A) This item was continued from the August 13, 2019 Council meeting after discussion was held on modifying the wording of a paragraph in Chapter 3 regarding easements and questions regarding the impervious surface calculations.</p> <p>(B) The Chapter 3 paragraph was brought back to Staff and was revised to read more consistently and make sure the reference to easements were all encompassing.</p> <p>(C) The Impervious Surface changes that are included in this amendment are the following:</p> <p>(i) A paragraph in Chapter 3 that is causing contradiction in other sections and provisions of the Code.</p> <p>(ii) Updating A-1 and A-E to calculate the accessory building lot coverage ratio on the entire gross area and not the “building lot area” as this is not a standard practice. For A-E that percentage was increased to 15%. See the attached commentary on more description for this change.</p> <p>(iii) Changes to the R1-X zones are adding the words Rear Yard to Table 14.3 and revising the foot note so that there is reference to Chapter 2 for key definitions.</p> <p>Additional changes are anticipated to be needed for impervious surfaces and will be brought forward at a later date.</p> <p>Mayor Adams re-opened the public hearing.</p> <p>Brent Cook stated he has one of the largest lots in a patio home development. He would like to have a shed on the east side of his lot.</p> <p>Mayor Adams closed the public hearing.</p>
CONCLUSION	Councilmember Mitchell moved to adopt Ordinance 19-04Z and approve the text amendments to the Clinton City Zoning Ordinance regarding modifications to standards associated with small yard sheds in the agricultural, residential and patio home zone districts. Councilmember K. Peterson seconded the motion. Voting by roll call is as follows: Councilmember Mitchell, aye; Councilmember Stanton, aye; Councilmember K. Peterson, aye; Councilmember Patterson, aye.
F. CHANGE ORDER 4 WITH THURGOOD EXCAVATING FOR WATER LINE EXTENSION	
Petitioner	Dennis Cluff, David Williams
Discussion	<p>Public Works Asst. Director Dave Williams explained the current contract with Thurgood excavating has them installing the water line on 2200 North from 730 West to the edge of the existing asphalt (about 715 West) and connecting on to the existing line. The storm drain will be run from 730 W to the eastside of 700 W. The original plan was to patch the storm drain trench and extend the waterline and redo the road at a later date. Staff would like to modify this project. The existing water line on 2200 West needs to be replaced from the tank site (approx. 715 West) to the west side of 630 West with a 12” main. This is shown as phase 4 on the attached drawing. The roadway is in poor condition and we would like to finish the work on 2200 West now. At a minimum we would like to replace the waterline to the east side of 700 West to match the limits of the storm drain project. We would then replace all the asphalt in the road rather than just patch the storm drain trench. Going to the east side of 700 West leaves about 250 feet of waterline to 630 West that would need to be replaced prior to the well being constructed.</p>

	<p>The approximate cost for this additional work is \$36,610. (\$28,110 from the Water impact fee and \$8,500 from the Storm Drain impact fee.)</p> <p>Mr. Cluff explained with a contractor on site, this will reduce the cost of the project significantly rather than starting a new project in a year or two.</p>
CONCLUSION	Councilmember Mitchell moved to approve Change Order #4 with Thurgood Excavating for a Water Line Extension for \$36,610. Councilmember Patterson seconded the motion. Voting by roll call is as follows: Councilmember Mitchell, aye; Councilmember Stanton, aye; Councilmember K. Peterson, aye; Councilmember Patterson, aye.
G. CHANGE ORDER 1 WITH ADVANCED PAVING AND CONSTRUCTION	
Petitioner	Dennis Cluff, David Williams
Discussion	Advanced Paving currently has the City's contract for the 2019 Street Reconstruction Projects. This change order will direct them to also reconstruct and pave 2200 North from 715 West to 630 West. This work can be funded from \$24,348 of Water impact fees and \$7,500 from the streets reconstruction funds.
CONCLUSION	Councilmember Mitchell moved to approve Change Order #1 with Advanced Paving and Construction for \$31,848. Councilmember K. Peterson seconded the motion. Voting by roll call is as follows: Councilmember Mitchell, aye; Councilmember Stanton, aye; Councilmember K. Peterson, aye; Councilmember Patterson, aye.
Approval of Minutes	Councilmember K. Peterson moved to approve the minutes of the August 13, 2019 City Council Meeting. Councilmember Stanton seconded the motion. Councilmember's Mitchell, Stanton, Patterson, and K Peterson voted in favor of the motion.
Accounts Payable	Councilmember Stanton moved to pay the bills. Councilmember Patterson seconded the motion. Councilmembers Mitchell, Stanton, K Peterson and Patterson voted in favor of the motion.
Planning Commission Report	Ms. Claussen reported on the August 20, 2019 Planning Commission as recorded in the minutes. The Moderate Income Housing Plan is due in December.
City Manager	<ul style="list-style-type: none"> September 2, 2019 is the Labor Day Holiday and the City Offices will be closed. There will be an employee cookout on September 11 at 11:30 a.m.
Mayor Adams	<ul style="list-style-type: none"> Mayor Adams asked for an update on the CRA. <p>Mr. Cluff responded the leakage study is being evaluated.</p> <ul style="list-style-type: none"> Attended a meeting on the ground water sampling. The EPA is discussing making air sampling in homes located in the vicinity of the groundwater contamination mandatory.
Councilmember Patterson	<ul style="list-style-type: none"> The Davis County Children's Justice Center appreciates the donation from Clinton City. Expressed appreciation to Community Development for the updated project list.
Councilmember K. Peterson	<ul style="list-style-type: none"> The Arts Council will host a dance on September 13. The Back to School Movie was a great success. The Veteran's Memorial is almost complete.
Councilmember M. Petersen	<ul style="list-style-type: none"> Excused.
Councilmember Mitchell	<ul style="list-style-type: none"> Expressed appreciation to Community Development for the good work on the subdivision ordinance.
Councilmember Stanton	<ul style="list-style-type: none"> There will be 26 members of the Youth Council for 2019-20. The leaders are doing a great job. Asked for street lights to be maintained to help deter crime.

ADJOURNMENT	Councilmember K. Peterson moved to adjourn. Councilmember Patterson seconded the motion. Councilmembers Mitchell, Patterson, Stanton and K. Peterson voted in favor of the motion. The meeting adjourned at 8:24 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 (26-4-8). 6g(January 2017) Planning Commission Review • 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).

Dennis W. Cluff, Clinton City Recorder