

# Water Conservation Plan



Clearfield City

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## Introduction

This Water Conservation Plan has been developed in response to the rapid growth along the Wasatch Front. Rapid growth affects the future cost and availability of our water supplies. This plan contains a basic summary of the current water systems that serve the community and recommendations on water conservation. This water conservation plan will be reviewed by the Utah State Board of Water Resources. Compliance with these recommendations may help insure adequate water supplies for future needs.

## Why Water Conservation?

Nationwide, the average residential water use is 242 gallons per person per day. With the number of gallons per capita per day increasing during drought years. Over 60% of our total residential water consumption is used for outdoor irrigation. Our high-water consumption has been attributed to our large residential lots and widespread use of automated sprinkler systems.

As Utah's population grows, the demand for water increases. This places a strong burden on our underground water resources and requires expensive infrastructure to import water from other watersheds within the State. Transporting water from other regions consumes energy for pumps and requires expensive treatment processes. Using more water than we need also influences the environment and the natural stream from which we take the water. For these reasons, and many more, our water resources should be conserved through efficient and intelligent use.

## Description of the City

Clearfield City is located in Davis County, Utah. Clearfield City currently provides retail water service to residential, commercial, recreational, and industrial entities within the City's boundaries. The current population served by our water system is approximately 31,909 people. The City contains about 8 square miles.

Back in the early 1930's, Clearfield received water from the Kay's Creek System. A pipeline was installed from the base of the Wasatch Mountains to Clearfield for the purpose of culinary use and irrigation. In the 1940's, two wells were drilled at the Navy Supply Depot, now known as the Freeport Center. Several other wells have been drilled since that time, including two shallow wells (approximately 100 feet deep) that have been abandoned due to low production. In the 1960's the 700 South well was drilled and in the late 1980's the Hill Field well was drilled. In addition to the well production, the Weber Basin Water Conservancy District has been serving water to Clearfield City since the late 1950's.

According to City-Data.com, Clearfield's population has increased by 17.3% since 2014. Population growth in Clearfield will likely increase in the next decade.

Currently, there are 7114 water connections in the following categories:

6472 Residential Connections

642 Commercial Connections

248 Industrial Connections \*this number is included in Commercial Connections.

Recreation and open space are an essential part of the community in Clearfield. The city has about 100 acres of park space and this number will likely remain about the same over the next

10 years. Schools comprise another 73 acres, which boasts multiple playgrounds and open fields with grass. The total area within Clearfield City boundaries is 4,979 acres. The average lot size in Clearfield City is ¼ acre. Today the City has very little undeveloped farmland.

Over the past 10 years, Clearfield City has obtained approximately 88% of its water from the Weber Basin Water Conservancy District. Most of the water from the District comes from the Weber River. The water is treated and delivered to Clearfield City for year-round use. During high water use periods in the summer, Clearfield uses City owned wells to augment the water supply from the District. A small percentage of the City uses private secondary water systems for outdoor irrigation.

The industries in the Freeport Center are based upon manufacturing and generally rely on water only for cooling operations. Outdoor irrigation does not comprise a significant amount of the water consumption in the Freeport Center.

## Existing Resources

In 2020, Clearfield City purchased 4,896 acre feet of water from Weber Basin Water Conservancy District (92% of the water supply). The remaining 16.5% of the water supply was obtained from the City's wells. The City consumed a total of 6237 acre-feet of water in 2020.

The City mainly uses its underground aquifers during the peak summer months to prevent an unnecessary decrease in the level of the groundwater. The District also charges less for water when the City uses a constant amount each month. If the city were to buy 100% of the water from the District during hot summer months, it would be required to pay a higher price for water so that the District could expand its facilities to meet a larger demand. The excess capacity of the District's facilities would remain unused during low demand times.

In addition to cost, there are many advantages to obtain water from the Weber Basin Water Conservancy District. One of the major concerns is the decreasing level of the water table of the East Shore Aquifer System. The East Shore Aquifer System is the underground water that Clearfield obtains from its wells. Year-round pumping can lower the water table to levels that would affect the amount of water that is produced from each well. In some cases, a few years of excessive pumping can take decades to replenish naturally.

Another reason the City purchases water from the District is long-term contract with the District is necessary to ensure that the City has a reliable water source in the future. If the City waited until the underground water resources were depleted to obtain a contract with the District, the cost for water from the District would be much higher than it is today.

In the future, additional water will primarily come from the District. The City will continue to pump between 1200-1600 acre-feet annually. The following table shows the culinary water wells used in Clearfield City.

**TABLE 1. WATER SOURCE AVERAGE YEARLY USAGE  
OVER 5 YEARS (2016-2020)**

<b>Source</b>	<b>5-Year Average</b>	<b>Capacity of Source</b>
Weber Basin	4561 acre-feet	n/a
Reservoir Well	192 acre-feet	1600 gpm
Freeport South Well	362 acre-feet	1150 gpm
Freeport North Well	526 acre-feet	1350 gpm
Hill Field Well	542 acre-feet	3500 gpm

### System Constraints

Clearfield City has sufficient water rights to meet the needs of the City. Although the City has the capacity to produce more water from its wells, the City is constrained by the properties of the groundwater. In the last 50 years, the ground water levels in the East Shore area of the Great Salt Lake have declined as much as 50 feet. Over 5,900 wells have been constructed in the East Shore area. A majority of the discharge is from about 200 wells that supply municipalities and industrial users.

Our groundwater is a precious resource that should be carefully managed. The City believes that it is important to purchase most of its water from the District and only use the well during the peak summer months and during emergencies.

Approximately 10% of the connections in Clearfield use private secondary water systems. Private irrigation companies manage most of these systems. The water for these systems is diverted from the Davis-Weber Canal.

Although the use of a secondary water system does not necessarily reduce the total volume of water that is consumed, it does have the advantage of reducing the cost of treatment and transmission. The use of a City-wide secondary irrigation system in Clearfield is constrained by the capital cost of installing the transmission/distribution system. The City may consider the development of a secondary water system in the future through the use of grants and special state/federal funding.

### Present Water Use

Clearfield City used 6,246 acre-feet of water in 2020. The average lot size in Clearfield is ¼ acre. The following table details water use in Clearfield City:

<b>Type of Water Use</b>	<b>Quantity (Gallons per Connection per Day)</b>
Average Indoor Use (Jan., Feb., Dec.)	369
Average Outdoor Use (July)	1,029
Average Annual Water Use	792

Clearfield residents consumed 792 gallons per connection per day in 2020. The average per person per day consumption in Clearfield is 183 gallons. This number was calculated by using the City's total annual usage, dividing by 365 and dividing by the population.

The Freeport Center hosts about 150 large industrial water users. Most of the industrial users only rely on water for cooling operations. There is very little outdoor irrigation at the Freeport Center, so the water consumption does not have a large seasonal peak.

A small percentage of our water is lost due to leaks in the system. Many pipelines were installed as early as the 1940's. Many lines have been replaced in recent years. The Public Works Department has a schedule to repair old pipes to reduce water loss and improve fire protection. Through careful analysis of the water consumption in Clearfield, no significant abuses or overuse of the water exists. However, the City still strives to implement water conservation measures to stretch the use of our water resources. These measures will be discussed in further detail later in this report.

### Future Water Needs

The City of Clearfield will likely not require any additional acre-feet of water to meet the residential demand for indoor and outdoor irrigation. The undeveloped agricultural land that existed 10 years ago has, for the most part, been developed into 1/4 acre residential lots. The City is projected to grow substantially due to high density living. The benefit to high density living is smaller amounts of irrigation needs.

The water demand at the Freeport Center should remain constant, unless more food processing facilities or other industrial facility that uses a high volume of un-circulated water is introduced to the City.

The water demand for City property, commercial development, and recreational facilities should also not increase in the future. The city is not planning any major park development. The Parks Division has installed a more efficient watering system which is controlled by a computer to minimize waste while watering the parks.

Clearfield City currently requires commercial developers to provide 10% of irrigated green space per project. Commercial development and redevelopment may increase the demand for water as older building sites are redeveloped with new landscaping features.

## Current Water Conservation Measures and Programs

Clearfield City currently has many informal programs to reduce water consumption and address water supply shortages:

- The City issues a monthly email newsletter that is used for public education.
- Eliminate watering on City property during the hottest hours of the day.
- Use of high-tech watering system in the City parks.
- Eliminate watering of City property during severe drought periods.
- Clearfield is currently viewing options to replace our current water meters. The meters in place currently were installed in 1998, and are a remote read system. The average battery life of a water meter is 10-15 years, and as a water meter wears out, it reads inaccurately making it impossible to get an accurate account of what the total usage is. The new system would also alert us when there's a constant flow of water indicating a leak that could otherwise get overlooked if it didn't stand out on the residents bill.

### Use of High-Tech Watering Systems in City Parks

This past year, 2021, Clearfield City purchased and installed new WeatherTrak irrigation clocks on 98% of the City's irrigated sites. The new WeatherTrak system pulls weather data from surrounding weather stations to ensure the appropriate amount of water is applied to our turf areas to ensure we are not over watering. On Barlow Park alone, Clearfield has saved 7.7 million gallons of water due to the new WeatherTrak system. To improve our watering efforts even further, Clearfield installed new master valves and flow sensors on 98% of the City's irrigated sites. This allows the city to monitor our irrigation system more closely. Clearfield will no longer lose water because of a broken mainline or an irrigation valve stuck in the on position. Once our new system reads that more water is being used than what is programed, the system will automatically shut down and will then send out alerts. The new WeatherTrak system, along with the new master valves and flow sensors, allows Clearfield City to take a more proactive approach in conserving water presently and in the future. We are estimating this could save potentially 5% annually equaling over 300 acre-feet.

### Problems, Opportunities and Goals

Clearfield City's average water consumption per connection for the past 5 years is .89 acre-feet per connection per year. This conservative number may be a combination of smaller lot sizes and efficient water use. Our per-connection usage is below the state average. Our water rates are competitive with the surrounding communities.

The City has prioritized several areas that generate opportunities to enhance water conservation within the City. The City has a goal to reduce water consumption in the next five years by 10% or greater by the following measures:

#### 1.) Encourage Xeroscaping/Public Education

The efficient use of phreatophytes (water loving plants) near buildings with shade and the use of heat-tolerant plants in sunny areas will reduce water consumption. The City plans to provide information on the use of soil probes to improve water distribution in the soil and maximize the depth of roots on plants through less frequent watering cycles with greater volumes and more even distribution.

Public Education is the most preferred method of addressing water conservation in the City. The City can include material on water conservation with billing statements or in the Clearfield City bi-monthly newsletter. The City intends to save more than 300 acre-ft/year of water by the year 2030 through the use of an active public education and xeriscaping program.

The City encourages residents to visit the conservation garden at Weber Basin Water Conservancy District's North Davis Treatment facility for landscaping ideas that may be utilized to conserve water.

Clearfield City has identified an opportunity to conserve the public's water resources by promoting water efficient landscaping and updating the City's landscaping standards. At the suggestion of the City Council, the city has started to collaborate with Weber Basin Water Conservancy District and is currently conducting research on what updates will be effective to help meet conservation goals. It is anticipated that a water efficient landscape ordinance will be adopted before April 1<sup>st</sup>, 2022. The updated ordinance will seek to accomplish the following:

- Promote the design, installation, and maintenance of landscapes that are both attractive and water efficient.
- Promote the conservation and efficient use of water and to prevent the waste of water.
- Meet Weber Basin Water District requirements to qualify for the District's 'Flip Your Strip' program. This would allow residents to receive a rebate when converting park strip areas from grass to water-wise landscaping. This would also save the City approximately 190 acre-ft. of water per year.
- Establish appropriate maximum turf percentages for new development.
- Work with developers to have model homes used as an educational opportunity for water efficient landscape designs.

## 2.) Plumbing Fixture Replacement

The City requires all new construction and remodeling projects to install 1.5 gal flush toilets and low-flow faucets. The City will encourage residents to install low flow fixtures through newsletters and flyers that are issued with each water bill.

Replacing an older 5-gallon toilet with a 1.5 gallon low-flow toilet costs approximately \$170. The toilet replacement could save a homeowner over \$30 per year, depending on the water consumption in relation to the overage rate and the base rate. Over a long period of time, there is a net positive economic incentive for each homeowner to replace old fixtures.



If 25% of the residential households participated in the fixture replacement program, the City could save approximately 100 acre-feet of water per year.

### 3.) Meter Replacement and Pipeline Replacement Program

The City currently has a meter and pipeline replacement program. Improving the metering capabilities of the City will improve the accuracy of the data that is evaluated each year. Since meters almost always slow down over time and allow more water to pass than is recorded, the cost to replace meters can be offset by more accurate water measurements. The current meter replacement effort coupled with an active pipeline replacement program as well as PRV rebuild program will decrease the loss of water to the ground. The reason for replacing pipes is to improve fire fighting capabilities, reduce friction loss, increase flow, improve water quality and reduce the amount of water that has to be pumped, treated and distributed through the system, even though losing the water to the ground will ultimately recharge the groundwater resources. Reducing leaks reduces energy and maintenance costs and improves the performance of a water system.

#### Monitoring the Progress of Water Conservation

The City will evaluate all water usage each year and determine the progress that has been made to reach the goal of reducing water consumption by 15% in 5 years. Each year the public works department will evaluate the number of pipeline replacements and provide an estimate of the water savings to the City. The City will also evaluate the public education programs and determine how successful each recommendation has been.

# Appendix C--Clearfield City Service Area



### Rate Structure

Base Rate up to 0 gallons	\$13.78
Overage block 1 up to 10,000	\$0.91 per 1000 gallons
Overage block 2 10,001 to 40,000	\$1.06 per 1000 gallons
Overage block 3 40,001 to 60,000	\$1.21 per 1000 gallons
Overage block 4 60,001 to 80,000	\$1.39 per 1000 gallons
Overage block 5 80,001 and above	\$1.54 per 1000 gallons



Oct	0	0	401	3	7630	0	1560	10140	27084	34640	0	19734
Nov	0	0	0	0	884	0	0	0	0	4074	0	4958
Dec	0	0	0	0	12269	0	0	0	0	0	0	12269
<b>total</b>	<b>22860</b>	<b>64259</b>	<b>125109</b>	<b>61803</b>	<b>109353</b>	<b>254931</b>	<b>222456</b>	<b>96516</b>	<b>134494</b>	<b>150208</b>	<b>70479</b>	<b>1312468</b>
<b>total acre f</b>	<b>70.15</b>	<b>197.20</b>	<b>383.95</b>	<b>189.67</b>	<b>335.59</b>	<b>782.35</b>	<b>682.69</b>	<b>296.20</b>	<b>412.75</b>	<b>460.97</b>	<b>216.29</b>	<b>4027.82</b>

Weber Basin												
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total 2011-2021
January	60903		96729	90516	94204	121427	96533	74555	76704	75094	72345	859,019.5
February	92814	84927	90036	85977	50411	139016	76427	62821	91017	74249	66508	914,202.5
March	69336	80775	85629	91288	103361	109537	79034	113698	102203.9	69092	88341	992,294.9
April	47366	88998	115277	115131	118655	34081	55510	226990	85059.1	108859	86663	1,082,589.1
May	92543	187227	186353	177077	112684	99312	109582	190346	113543	242916	218440	1,730,023.0
June	136769	134688	173758	229528	203115	135215	158128	223323	187580	280699	294519	2,157,322.0
July	158687	204315	163993	155626	256800	121201	218474	255667	234500	274063	229094	2,272,420.0
August	165392	189310	164285	137828	214599	203674	196290	226247	177724	269584	114994	2,059,927.0
Sept	243414	126800	138449	155715	234370	172521	135112	125784	103850	119496	140653	1,696,164.0
Oct	107944	104095	109681	213774	241853	84283	89649	88394	21306	31208		1,092,187.0
Nov	77478	83954	102512	111806	142580	93435	56415	76797	77093	-10441		811,729.0
Dec	79124	94960	82534	78007	4133	72510	67617	82009	90633	64583		716,110.0
<b>total</b>	<b>1331770</b>	<b>1380049</b>	<b>1509336</b>	<b>1642273</b>	<b>1776765</b>	<b>1386212</b>	<b>1338771</b>	<b>1746641</b>	<b>1361213</b>	<b>1599401</b>	<b>1311557</b>	<b>16383988</b>
<b>total acre f</b>	<b>4337.90</b>	<b>4235.21</b>	<b>4631.98</b>	<b>5039.95</b>	<b>5452.69</b>	<b>4254.13</b>	<b>4108.54</b>	<b>5360.24</b>	<b>4177.41</b>	<b>4908.38</b>	<b>4025.02</b>	<b>50280.61</b>
Well total acre ft						1999	1704	1341	1341	1546	1341	658
Well total including 200 S.						1999	1704	1341	1638	1453		658
total acre ft						6254	5813	6701	5723	6249	4683	
Well Total pumped						651513	555312	436969	503603	436918	214361	
Total Water Purchased and Pumped in gallons						2037725	1894083	2183610	1864816	2036319	1525918	

Well Totals - Thousands of Gallons												
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	total 2012-2021
January	32538	0	0	0	0	12014	0	0	0	0	0	44552
February	9466	0	0	1	0	0	0	0	0	8411	0	17878
March	7111	0	0	2	0	20755	10530	0	0	2543	0	40941
April	17919	3168	2485	13091	0	43074	19650	0	0	0	0	93387
May	50577	14718	29002	2	0	72774	52776	0	12421	0	0	232270
June	30930	161090	118804	65479	71210	109728	120762	66127	29156	5364	0	778650
July	52834	144170	121262	104872	101374	125205	121032	102789	118139	31026	52239	1074942
August	69969	168354	111359	102800	103760	113340	127338	101921	138381	68507	113239	1218968
Sept	51022	167269	32773	34460	53965	92385	66660	126847	123462	139871	48883	937597
Oct	9688	77355	1474	3342	7630	62238	30018	39285	87044	115034	0	428108
Nov	581	0	0	0	5960	0	12546	0	0	46498	0	65585
Dec	0	0	0	0	31385	0	0	0	0	19664	0	51049
<b>total</b>	<b>332635</b>	<b>736124</b>	<b>417159</b>	<b>324049</b>	<b>375284</b>	<b>651513</b>	<b>555312</b>	<b>436969</b>	<b>503603</b>	<b>436918</b>	<b>214361</b>	<b>4983927</b>

Well Totals - Acre Feet												
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	total 2012-2018
January	99.85546	0	0	0	0	36.86961	0	0	0	0	0	136.7250676
February	29.05009	0	0	0.003069	0	0	0	0	0	25.81241	0	54.86556739
March	21.82286	0	0	0.006138	0	63.69476	32.31538	0	0	7.80418	0	125.6433155
April	54.99139	9.722235	7.626185	40.1748	0	132.1893	41.89031	0	0	0	0	286.5941795
May	155.2151	45.16788	89.00387	0.006138	0	223.3352	161.9636	0	38.11865	0	0	712.8104563
June	94.92068	494.3671	364.5961	200.9477	218.5355	336.7429	370.605	202.9363	89.47648	16.46151	0	2389.589107
July	162.1416	442.4415	372.1394	321.8404	311.1054	384.24	371.4336	315.4479	362.5553	95.2153	160.3156	3298.875867
August	214.727	516.6595	341.7482	315.4816	318.4277	347.8277	390.786	312.7841	424.6757	210.2403	347.5177	3740.875431
Sept	156.5808	513.3297	100.5766	105.7539	165.6125	283.5192	204.572	389.2791	378.891	429.2483	150.0164	2877.379539
Oct	29.73138	237.3938	4.52354	10.25622	23.41561	191.0014	92.12186	120.5612	251.7838	353.0264	0	1313.81521
Nov	1.783024	0	0	0	18.29057	0	38.50226	0	0	142.6971	0	201.2729745
Dec	0	0	0	0	96.31703	0	0	0	0	60.3466	0	156.6636285
<b>total</b>	<b>1020.819</b>	<b>2259.082</b>	<b>1280.214</b>	<b>994.4699</b>	<b>1151.704</b>	<b>1999.42</b>	<b>1704.19</b>	<b>1341.009</b>	<b>1545.501</b>	<b>1340.852</b>	<b>657.8498</b>	<b>15295.11034</b>

# Entity: Clearfield

## Body: City Council

<b>Subject:</b>	Fees
<b>Notice Title:</b>	Meeting Agenda
<b>Meeting Location:</b>	55 South State Street CLEARFIELD UT 84015
<b>Event Date &amp; Time:</b>	November 23, 2021 November 23, 2021 06:00 PM
<b>Description/Agenda:</b>	<p style="text-align: right;">CLEARFIELD CITY COUNCIL</p> <p>AGENDA AND SUMMARY REPORT November 23, 2021 - POLICY SESSION</p> <p>Meetings of the City Council of Clearfield City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207 as amended. In such circumstances, contact will be established and maintained via electronic means and the meetings will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.</p> <p>Multipurpose Room 55 South State Street Second Floor Clearfield, Utah</p> <p>6:00 P.M. WORK SESSION Discussion on Amendments to the Consolidated Fee Schedule Regarding Utility Rates</p> <p>Discussion on Proposed Changes to the City's Community Development Block Grant (CDBG) Program</p> <p>Discussion on the 2021 Annual Moderate-Income Housing Report</p> <p>(Any item not fully addressed prior to the Policy Session will be addressed in a Work Session immediately following the Policy Session)</p> <p>City Council Chambers 55 South State Street Third Floor Clearfield, Utah</p> <p>7:00 P.M. POLICY SESSION CALL TO ORDER: Mayor Shepherd OPENING CEREMONY: Councilmember Bush</p>

## APPROVAL OF MINUTES:

March 30, 2021 - Work Session  
April 6, 2021 - Work Session  
April 13, 2021 - Work Session  
November 9, 2021 - Policy Session  
November 16, 2021 - Special Session

## PUBLIC HEARINGS:

1. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A REQUEST TO AMEND THE CITY'S GENERAL PLAN FUTURE LAND USE MAP DESIGNATING THE SOUTHERN 5.62 ACRES OF THE PROPERTY LOCATED AT APPROXIMATELY 175 WEST ANTELOPE DRIVE (TIN: 12-242-0009) FROM COMMERCIAL TO RESIDENTIAL

BACKGROUND: The City received a request to change the City's General Plan Future Land Use Map designation for the southern 5.62 acres of the property located at approximately 175 West Antelope Drive (TIN: 12-242-0009) from Commercial to Residential. The applicant is seeking the General Plan amendment in conjunction with a rezone to develop the properties with commercial buildings along the frontage of Antelope Drive and a small-lot single-family subdivision in the southern portion. The Planning Commission reviewed the request at its meeting on November 3, 2021 and recommends denial.

RECOMMENDATION: Receive public comment.

2. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON REZONING THE SOUTHERN 5.62 ACRES OF THE PROPERTY LOCATED AT APPROXIMATELY 175 WEST ANTELOPE DRIVE (TIN: 12-242-0009) FROM C-2 (COMMERCIAL) TO R-3 (MULTI-FAMILY RESIDENTIAL)

BACKGROUND: The City received a request to rezone the southern 5.62 acres of the property located at approximately 175 West Antelope Drive (TIN: 12-242-0009) from C-2 (Commercial) to R-3 (Multi-family Residential). The applicant is seeking the rezone in conjunction with a request to amend the City's General Plan to develop the properties with commercial buildings along the frontage of Antelope Drive and a small-lot single-family subdivision in the southern portion. The Planning Commission reviewed the request at its meeting on November 3, 2021 and recommends denial.

RECOMMENDATION: Receive public comment.

## SCHEDULED ITEMS:

3. OPEN COMMENT PERIOD

The Open Comment Period provides an opportunity to address the Mayor and City Council regarding concerns or ideas on any topic. To be considerate of everyone at this meeting, public comment will be limited to three minutes per person. Participants are to state their names for the record. Comments, which cannot be made within these limits, should be submitted in writing to the City Recorder at [nancy.dean@clearfieldcity.org](mailto:nancy.dean@clearfieldcity.org).

The Mayor and City Council encourage civil discourse for everyone who participates in the meeting.

4. CONSIDER APPROVAL OF ORDINANCE 2021-18 AMENDING THE CITY'S GENERAL PLAN FUTURE LAND USE MAP DESIGNATING THE SOUTHERN 5.62 ACRES OF THE PROPERTY LOCATED AT APPROXIMATELY 175 WEST ANTELOPE DRIVE (TIN: 12-242-0009) FROM COMMERCIAL TO RESIDENTIAL

RECOMMENDATION: After careful consideration of the information presented, the Clearfield City Council moves to:

1. Approve Ordinance 2021-18 amending the City's General Plan Future Land Use Map designating the southern 5.62 acres of the property located at approximately 175 West Antelope Drive (TIN: 12-242-0009) from Commercial to Residential and authorize the Mayor's signature to any necessary documents.
2. Deny the request amending the City's General Plan Future Land Use Map designating the southern 5.62 acres of the property located at approximately 175 West Antelope Drive (TIN: 12-242-0009) from Commercial to Residential.
3. Table consideration of the request amending the City's General Plan Future Land Use Map designating the southern 5.62 acres of the property located at approximately 175 West Antelope Drive (TIN: 12-242-0009) from Commercial to Residential.

5. CONSIDER APPROVAL OF ORDINANCE 2021-19 REZONING THE SOUTHERN 5.62 ACRES OF THE PROPERTY LOCATED AT APPROXIMATELY 175 WEST ANTELOPE DRIVE (TIN: 12-242-0009) FROM C-2 (COMMERCIAL) TO R-3 (MULTI-FAMILY RESIDENTIAL)

RECOMMENDATION: After careful consideration of the information presented, the Clearfield City Council moves to:

1. Approve Ordinance 2021-19 rezoning the southern 5.62 acres of the property located at approximately 175 West Antelope Drive (TIN: 12-242-0009) from C-2 (Commercial) to R-3 (Multi-family Residential) and authorize the Mayor's signature to any necessary documents.
2. Deny the request to rezone the southern 5.62 acres of the property located at approximately 175 West Antelope Drive (TIN: 12-242-0009) from C-2 (Commercial) to R-3 (Multi-family Residential).
3. Table consideration of the request to rezone the southern 5.62 acres of the property located at approximately 175 West Antelope Drive (TIN: 12-242-0009) from C-2 (Commercial) to R-3 (Multi-family Residential).

6. CONSIDER APPROVAL OF ORDINANCE 2021-17 AMENDING THE CITY'S CONSOLIDATED FEE SCHEDULE TO ADJUST THE UTILITY RATES AND CEMETERY FEES

BACKGROUND: The City recently contracted with a third party for analysis of its utility rates. The last study was conducted in 2016. The updated study was completed and reviewed by the Council during its work session on November 16, 2021. Staff is proposing increases based on the analysis for water, sewer, and storm utility rates beginning January 1, 2022. City staff is also proposing a late notice fee be added to the cemetery fees which would be assessed to mortuaries that fail to notify the City of the date and time of funeral



services.

RECOMMENDATION: Approve Ordinance 2021-17 amending the City's Consolidated Fee Schedule to adjust fees for utility rates and cemetery fees; and authorize the Mayor's signature to any necessary documents.

7. CONSIDER APPROVAL OF RESOLUTION 2021R-20 AUTHORIZING THE INTERLOCAL AGREEMENT WITH DAVIS SCHOOL DISTRICT FOR SCHOOL RESOURCE OFFICERS

BACKGROUND: Clearfield City provides two Clearfield City Police Officers to the Davis County School District as School Resource Officers. One officer is assigned to Clearfield High School and the other officer is assigned to North Davis Junior High School during the school year. Clearfield City and the Davis School District are entering into an Interlocal Agreement identifying the responsibilities of both parties for the participation of these officers in the schools.

RECOMMENDATION: Approve Resolution 2021R-20 authorizing the Interlocal Agreement with Davis School District for School Resource Officers and authorize the Mayor's signature to any necessary documents.

8. CONSIDER APPROVAL OF A RESOLUTION 2021R-21 ADOPTING THE DAVIS COUNTY 2021 NATURAL HAZARD PRE-DISASTER MITIGATION PLAN UPDATE AS THE CITY'S MULTI-HAZARD MITIGATION PLAN

BACKGROUND: Davis County developed a Pre-Disaster Mitigation Plan in 2016. The City adopted the Plan as part of its Emergency Operations Plan. In March of 2021, the Council approved Resolution 2021R-05 supporting the Davis County Emergency Management's grant award to update the Pre-Disaster Mitigation Plan. Clearfield City is within Davis County and participated in the update of the multi-jurisdictional Plan.

RECOMMENDATION: Approve Resolution 2021R-21 adopting the Davis County 2021 Natural Hazard Pre-Disaster Mitigation Plan Update as the City's Multi-Hazard Mitigation Plan and authorize the Mayor's signature to any necessary documents.

9. CONSIDER APPROVAL OF THE UPDATED WATER CONSERVATION PLAN FOR CLEARFIELD CITY

BACKGROUND: During 2001 Clearfield City approved a Water conservation Plan as required by the Utah Water Conservation Plan Act (UC 73-10-32). Clearfield City is required to review and update its Water conservation Plan every five years. City staff has reviewed and updated the Water Conservation Plan as required. The Water Conservation Plan contains a basic summary of the current water system that serves Clearfield and makes recommendations on water conservation for the community.

RECOMMENDATION: Approve and adopt the Updated Water Conservation Plan for Clearfield City and authorize the Mayor's signature to any necessary documents.

COMMUNICATION ITEMS:  
 Mayor's Report  
 City Councils' Reports  
 City Manager's Report  
 Staffs' Reports

**\*\*ADJOURN AS THE CITY COUNCIL\*\***

Dated this 18th day of November, 2021.  
 /s/Wendy Page, Deputy Recorder

<b>Notice of Special Accommodations:</b>	The City of Clearfield, in accordance with the 'Americans with Disabilities Act' provides accommodations and auxiliary communicative aids and services for all those citizens needing assistance. Persons requesting these accommodations for City sponsored public meetings, service programs or events should call Nancy Dean at 525-2714, giving her 48-hour notice.
<b>Notice of Electronic or telephone participation:</b>	NA
<b>Other information:</b>	
<b>Contact Information:</b>	Nancy Dean (801) 525-2700 nancy.dean@clearfieldcity.org
<b>Posted on:</b>	November 18, 2021 01:16 PM
<b>Last edited on:</b>	December 16, 2021 10:13 AM

Printed from Utah's Public Notice Website (<http://pmn.utah.gov/>)

CLEARFIELD CITY COUNCIL  
AGENDA AND SUMMARY REPORT  
November 23, 2021 – POLICY SESSION

*Meetings of the City Council of Clearfield City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207 as amended. In such circumstances, contact will be established and maintained via electronic means and the meetings will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.*

Multipurpose Room  
55 South State Street  
Second Floor  
Clearfield, Utah

**6:00 P.M. WORK SESSION**

Discussion on Amendments to the Consolidated Fee Schedule Regarding Utility Rates

Discussion on Proposed Changes to the City's Community Development Block Grant (CDBG) Program

Discussion on the 2021 Annual Moderate-Income Housing Report

*(Any item not fully addressed prior to the Policy Session will be addressed in a Work Session immediately following the Policy Session)*

City Council Chambers  
55 South State Street  
Third Floor  
Clearfield, Utah

**7:00 P.M. POLICY SESSION**

CALL TO ORDER:

OPENING CEREMONY:

APPROVAL OF MINUTES:

Mayor Shepherd

Councilmember Bush

March 30, 2021 – Work Session

April 6, 2021 – Work Session

April 13, 2021 – Work Session

November 9, 2021 – Policy Session

November 16, 2021 – Special Session

**PUBLIC HEARINGS:**

1. **PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A REQUEST TO AMEND THE CITY'S GENERAL PLAN FUTURE LAND USE MAP DESIGNATING THE SOUTHERN 5.62 ACRES OF THE PROPERTY LOCATED AT APPROXIMATELY 175 WEST ANTELOPE DRIVE (TIN: 12-242-0009) FROM COMMERCIAL TO RESIDENTIAL**

**BACKGROUND:** The City received a request to change the City's General Plan Future Land Use Map designation for the southern 5.62 acres of the property located at approximately 175 West Antelope Drive (TIN: 12-242-0009) from Commercial to Residential. The applicant is seeking the General Plan amendment in conjunction with a rezone to develop the properties with commercial buildings along the frontage of Antelope Drive and a small-lot single-family

subdivision in the southern portion. The Planning Commission reviewed the request at its meeting on November 3, 2021 and recommends denial.

RECOMMENDATION: Receive public comment.

2. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON REZONING THE SOUTHERN 5.62 ACRES OF THE PROPERTY LOCATED AT APPROXIMATELY 175 WEST ANTELOPE DRIVE (TIN: 12-242-0009) FROM C-2 (COMMERCIAL) TO R-3 (MULTI-FAMILY RESIDENTIAL)

BACKGROUND: The City received a request to rezone the southern 5.62 acres of the property located at approximately 175 West Antelope Drive (TIN: 12-242-0009) from C-2 (Commercial) to R-3 (Multi-family Residential). The applicant is seeking the rezone in conjunction with a request to amend the City's General Plan to develop the properties with commercial buildings along the frontage of Antelope Drive and a small-lot single-family subdivision in the southern portion. The Planning Commission reviewed the request at its meeting on November 3, 2021 and recommends denial.

RECOMMENDATION: Receive public comment.

***SCHEDULED ITEMS:***

3. OPEN COMMENT PERIOD

The Open Comment Period provides an opportunity to address the Mayor and City Council regarding concerns or ideas on any topic. To be considerate of everyone at this meeting, public comment will be limited to three minutes per person. Participants are to state their names for the record. Comments, which cannot be made within these limits, should be submitted in writing to the City Recorder at [nancy.dean@clearfieldcity.org](mailto:nancy.dean@clearfieldcity.org).

The Mayor and City Council encourage civil discourse for everyone who participates in the meeting.

4. CONSIDER APPROVAL OF ORDINANCE 2021-18 AMENDING THE CITY'S GENERAL PLAN FUTURE LAND USE MAP DESIGNATING THE SOUTHERN 5.62 ACRES OF THE PROPERTY LOCATED AT APPROXIMATELY 175 WEST ANTELOPE DRIVE (TIN: 12-242-0009) FROM COMMERCIAL TO RESIDENTIAL

RECOMMENDATION: After careful consideration of the information presented, the Clearfield City Council moves to:

1. Approve Ordinance 2021-18 amending the City's General Plan Future Land Use Map designating the southern 5.62 acres of the property located at approximately 175 West Antelope Drive (TIN: 12-242-0009) from Commercial to Residential and authorize the Mayor's signature to any necessary documents.
2. Deny the request amending the City's General Plan Future Land Use Map designating the southern 5.62 acres of the property located at approximately 175 West Antelope Drive (TIN: 12-242-0009) from Commercial to Residential.
3. Table consideration of the request amending the City's General Plan Future Land Use Map designating the southern 5.62 acres of the property located at approximately 175 West Antelope Drive (TIN: 12-242-0009) from Commercial to Residential.

5. CONSIDER APPROVAL OF ORDINANCE 2021-19 REZONING THE SOUTHERN 5.62 ACRES OF THE PROPERTY LOCATED AT APPROXIMATELY 175 WEST ANTELOPE DRIVE (TIN: 12-242-0009) FROM C-2 (COMMERCIAL) TO R-3 (MULTI-FAMILY RESIDENTIAL)

RECOMMENDATION: After careful consideration of the information presented, the Clearfield City Council moves to:

1. Approve Ordinance 2021-19 rezoning the southern 5.62 acres of the property located at approximately 175 West Antelope Drive (TIN: 12-242-0009) from C-2 (Commercial) to R-3 (Multi-family Residential) and authorize the Mayor's signature to any necessary documents.
2. Deny the request to rezone the southern 5.62 acres of the property located at approximately 175 West Antelope Drive (TIN: 12-242-0009) from C-2 (Commercial) to R-3 (Multi-family Residential).
3. Table consideration of the request to rezone the southern 5.62 acres of the property located at approximately 175 West Antelope Drive (TIN: 12-242-0009) from C-2 (Commercial) to R-3 (Multi-family Residential).

6. CONSIDER APPROVAL OF ORDINANCE 2021-17 AMENDING THE CITY'S CONSOLIDATED FEE SCHEDULE TO ADJUST THE UTILITY RATES AND CEMETERY FEES

BACKGROUND: The City recently contracted with a third party for analysis of its utility rates. The last study was conducted in 2016. The updated study was completed and reviewed by the Council during its work session on November 16, 2021. Staff is proposing increases based on the analysis for water, sewer, and storm utility rates beginning January 1, 2022. City staff is also proposing a late notice fee be added to the cemetery fees which would be assessed to mortuaries that fail to notify the City of the date and time of funeral services.

RECOMMENDATION: Approve Ordinance 2021-17 amending the City's Consolidated Fee Schedule to adjust fees for utility rates and cemetery fees; and authorize the Mayor's signature to any necessary documents.

7. CONSIDER APPROVAL OF RESOLUTION 2021R-20 AUTHORIZING THE INTERLOCAL AGREEMENT WITH DAVIS SCHOOL DISTRICT FOR SCHOOL RESOURCE OFFICERS

BACKGROUND: Clearfield City provides two Clearfield City Police Officers to the Davis County School District as School Resource Officers. One officer is assigned to Clearfield High School and the other officer is assigned to North Davis Junior High School during the school year. Clearfield City and the Davis School District are entering into an Interlocal Agreement identifying the responsibilities of both parties for the participation of these officers in the schools.

RECOMMENDATION: Approve Resolution 2021R-20 authorizing the Interlocal Agreement with Davis School District for School Resource Officers and authorize the Mayor's signature to any necessary documents.

8. CONSIDER APPROVAL OF A RESOLUTION 2021R-21 ADOPTING THE DAVIS COUNTY 2021 NATURAL HAZARD PRE-DISASTER MITIGATION PLAN UPDATE AS THE CITY'S MULTI-HAZARD MITIGATION PLAN

BACKGROUND: Davis County developed a Pre-Disaster Mitigation Plan in 2016. The City adopted the Plan as part of its Emergency Operations Plan. In March of 2021, the Council approved Resolution 2021R-05 supporting the Davis County Emergency Management's grant award to update the Pre-Disaster Mitigation Plan. Clearfield City is within Davis County and participated in the update of the multi-jurisdictional Plan.

RECOMMENDATION: Approve Resolution 2021R-21 adopting the Davis County 2021 Natural Hazard Pre-Disaster Mitigation Plan Update as the City's Multi-Hazard Mitigation Plan and authorize the Mayor's signature to any necessary documents.

9. CONSIDER APPROVAL OF THE UPDATED WATER CONSERVATION PLAN FOR CLEARFIELD CITY

BACKGROUND: During 2001 Clearfield City approved a Water conservation Plan as required by the Utah Water Conservation Plan Act (UC 73-10-32). Clearfield City is required to review and update its Water conservation Plan every five years. City staff has reviewed and updated the Water Conservation Plan as required. The Water Conservation Plan contains a basic summary of the current water system that serves Clearfield and makes recommendations on water conservation for the community.

RECOMMENDATION: Approve and adopt the Updated Water Conservation Plan for Clearfield City and authorize the Mayor's signature to any necessary documents.

***COMMUNICATION ITEMS:***

Mayor's Report  
City Councils' Reports  
City Manager's Report  
Staffs' Reports

***\*\*ADJOURN AS THE CITY COUNCIL\*\****

Dated this 18<sup>th</sup> day of November, 2021.

/s/Wendy Page, Deputy Recorder

The City of Clearfield, in accordance with the 'Americans with Disabilities Act' provides accommodations and auxiliary communicative aids and services for all those citizens needing assistance. Persons requesting these accommodations for City sponsored public meetings, service programs or events should call Nancy Dean at 525-2714, giving her 48-hour notice.

CLEARFIELD CITY COUNCIL MEETING MINUTES  
7:00 P.M. POLICY SESSION  
November 23, 2021

City Building  
55 South State Street  
Clearfield City, Utah

PRESIDING:	Mark Shepherd	Mayor
PRESENT:	Kent Bush Nike Peterson Vern Phipps Tim Roper	Councilmember Councilmember Councilmember Councilmember
EXCUSED:	Karece Thompson	Councilmember
STAFF PRESENT:	JJ Allen Summer Palmer Stuart Williams Melissa Kometscher Kelly Bennett John Meek Adam Favero Kenny England Eric Howes Spencer Brimley Brad McIlrath Rich Knapp Kelli Bybee Nancy Dean	City Manager Assistant City Manager City Attorney Victim Housing Advocate Police Chief Emergency Preparedness Manager Public Works Director Utility Superintendent Community Services Director Community Development Director Senior Planner Finance Manager Communications Assistant City Recorder

VISITORS: Pierre Langue – Axis Architects, Kathryn Murray, Basil Chelemes

Mayor Shepherd called the meeting to order at 7:00 p.m.

Mayor Shepherd informed the audience that if they would like to comment during the Public Hearing or Open Comment Period there were forms to fill out by the door.

Councilmember Bush led the opening ceremonies.

APPROVAL OF THE MINUTES FROM THE MARCH 30, 2021 WORK SESSION; APRIL 6, 2021 WORK SESSION; APRIL 13, 2021 WORK SESSION; NOVEMBER 9, 2021 POLICY SESSION; AND THE NOVEMBER 16, 2021 SPECIAL SESSION

**Councilmember Peterson moved to approve the minutes from the March 30, 2021 work session; April 6, 2021 work session; April 13, 2021 work session; November 9, 2021 policy session; and the November 16, 2021 special session; as written, seconded by**

**Councilmember Roper. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, and Roper. Voting NO – None.** Councilmember Thompson was not present for the vote.

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A REQUEST TO AMEND THE CITY'S GENERAL PLAN FUTURE LAND USE MAP DESIGNATING THE SOUTHERN 5.62 ACRES OF THE PROPERTY LOCATED AT APPROXIMATELY 175 WEST ANTELOPE DRIVE (TIN: 12-242-0009) FROM COMMERCIAL TO RESIDENTIAL

Brad McIlrath, Senior Planner, stated the City received a request to change the City's General Plan Future Land Use Map designation for the southern 5.62 acres of the property located at approximately 175 West Antelope Drive (TIN: 12-242-0009) from Commercial to Residential. He explained the applicant was seeking the General Plan amendment in conjunction with a rezone to develop the properties with commercial buildings along the frontage of Antelope Drive and a small-lot single-family subdivision in the southern portion. He stated the second public hearing was to address a request for the same portion of property for rezone from C-2 (Commercial) to R-3 (Multi-family Residential).

Mr. McIlrath pointed out that the applicant was proposing some development agreement terms as part of the requests. He mentioned there was a discrepancy between the developer and County records for the size of the parcel but it was minimal. He noted the concept plan showed 82 single family residential lots; however, 81 would be the total. He acknowledged there would be two or three commercial buildings totaling 7,000 to 12,000 square feet which would be built based on the market demand at the time of construction. Mr. McIlrath reviewed the following terms created by the developer to be included in a development agreement for the property:

1. The front of the property remains a commercial zone (C-2), the back of the property is rezoned to R-3, allowing single-family residential only. Multi-family or townhomes are prohibited.
2. The commercial buildings need to be constructed to at least a cold shell condition (exterior walls, windows, roof, asphalt areas, landscaping, etc.) before the residential construction can commence.
3. Term of the agreement: 10 years from the date of recording of the rezone.
4. Developer is assured that the development rights, obligations, terms and conditions specified in this Agreement, are fully vested by the Developer.
5. Project is a Private Undertaking. It is agreed among the parties that the Project is a private development and that the City has no interest therein except as authorized in the exercise of its governmental functions.
6. Assignment and Assumption. The Developer shall have the right to sell, assign or transfer this Agreement with all their rights, title and interests therein to any person, firm or corporation at any time during the term of this Agreement. Developer shall provide the City with written notice in the event that developer sells, assigns, or transfers all or a portion of the Subject Property, at least 30 days in advance of such action.

Mr. McIlrath highlighted the applicant's proposal and concept for the property. He reviewed the General Plan and zoning analysis completed by staff. He explained the R-2 zone was used for density and flexibility on the Park Village Subdivision and the R-3 zone was used for the same purposes on the Wilcox Farms Subdivision. He noted the R-3 zone was allowed on the Wilcox Farms development but there were some differences between the two developments. Mr.



McIlrath mentioned the R-2 and R-3 zones were both multi-family zones. He indicated staff recommended that the City no longer use those multi-family zones but research and adopt other single-family zone options as discussed with the Council during work session on November 16, 2021. He stated there were some transportation considerations that would also need to be considered if the applications were approved.

Mr. McIlrath acknowledged staff recommended the Planning Commission forward a recommendation of denial to the Council for the General Plan amendment and rezone based on the following findings: the requests were inconsistent with the land use guidelines, goals, and objectives of the General Plan; the use of the R-3 and R-2 zones to establish small-lot single-family neighborhoods was inconsistent with the purpose of the zone; and the General Plan was 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. He stated the Planning Commission reviewed the request for the General Plan amendment and recommended denial with a five-two vote. He continued the rezone was also recommended for denial with a unanimous vote.

Mayor Shepherd opened the public hearing at 7:14 p.m.

Mayor Shepherd asked for public comments.

#### PUBLIC COMMENT

##### *In Favor*

*Basil Chelemes, non-resident*, said his family owned the land and had come to the City Council two years ago requesting the agriculture zone to save money on taxes. He explained his father had wanted to keep the property in the family but passed away. He noted the family remaining had no interest or ability to continue farming the land. Mr. Chelemes indicated the family was looking to what was best and had met with developers when their father was still alive trying to understand the possibilities for the property. He explained his father was not just a farmer but also a designer and had designed buildings and homes for the area. He noted the concept being presented had a little of his father's design in it. He indicated in going through his father's documents, there was a concept his father had about cities not being developed as sprawling outwards but felt they should go upwards. He hoped the Council would reconsider the zoning, but recognized it was not currently allowed in the General Plan. He suggested if the request was denied that the Council consider finding a zone that would make the concept possible.

*Pierre Langue, Axis Architects*, explained the design team was trying to create a sense of place so the concept included a great visual of smaller single-family homes arranged around a community garden area. He described the surrounding area and development of Antelope Drive. He recognized a desire by the City to have a single-family development. He explained the concept was to blend the commercial with the demand in the market for single-family development. Mr. Langue noted there was a housing affordability issue in Utah and not everyone was able to afford a home. He indicated construction costs were still going up so the only way to solve the housing challenges was to increase density. He acknowledged the architect's idea was to provide a single-family house on a small scale lot with community space as part of the overall development, detached single family, and outdoor space. Mr. Langue described the aesthetics of

the design. He hoped if the Council denied the request some guidance might be given about what type of development might be appropriate for the site.

*Opposed*

There were none.

**Councilmember Phipps moved to close the public hearing at 7:23 p.m. seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, and Roper. Voting NO – None.** Councilmember Thompson was not present for the vote.

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON REZONING THE SOUTHERN 5.62 ACRES OF THE PROPERTY LOCATED AT APPROXIMATELY 175 WEST ANTELOPE DRIVE (TIN: 12-242-0009) FROM C-2 (COMMERCIAL) TO R-3 (MULTI-FAMILY RESIDENTIAL)

Mayor Shepherd acknowledged the rezone request for properties located at approximately 175 West Antelope Drive from C-2 (Commercial) to R-3 (Multi-family Residential) was reviewed in the previous public hearing to amend the City's General Plan Future Land Use Map from Commercial to Residential for a portion of the same properties.

Mayor Shepherd opened the public hearing at 7:23 p.m.

Mayor Shepherd asked for public comments.

There were no public comments.

**Councilmember Peterson moved to close the public hearing at 7:24 p.m. seconded by Councilmember Roper. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, and Roper. Voting NO – None.** Councilmember Thompson was not present for the vote.

OPEN COMMENT PERIOD

There were no public comments.

DENIAL OF ORDINANCE 2021-18 AMENDING THE CITY'S GENERAL PLAN FUTURE LAND USE MAP DESIGNATING THE SOUTHERN 5.62 ACRES OF THE PROPERTY LOCATED AT APPROXIMATELY 175 WEST ANTELOPE DRIVE (TIN: 12-242-0009) FROM COMMERCIAL TO RESIDENTIAL

Councilmember Bush stated this area of the City needed to be looked at, all along 1700 South. He acknowledged it was discussed during work session on November 16, 2021. He liked the concept of commercial in the front and residential in the back; however, felt there should be

more planning for the entire area along Antelope Drive to determine the amounts of commercial versus residential space before amending the General Plan for the current request. He expressed his opinion there would also be some access problems for the property.

Councilmember Peterson expressed appreciation for the care that went into not using South Main as an access because of the school and traffic patterns. She acknowledged the decision for a second access off Antelope would greatly depend on the Utah Department of Transportation (UDOT) allowing it. She expressed being in favor of commercial and residential but had concerns about the percentage of commercial space; yet, recognized it would be market driven. She noted the proposal that was brought forward with commercial in the front and residential in the back was currently inconsistent with the General Plan; however, she was open to the mix of uses in that area. She stated the proportions related to spacing and distance would need to be addressed in future designs.

Mayor Shepherd liked the design and concept with the commercial out front. He expressed his concern about the density. Councilmembers Roper and Phipps concurred.

Councilmember Phipps expressed his opinion the proportion of commercial to residential was off and he was also concerned with its density. He voiced his concerns about access, especially with the current traffic patterns.

Mayor Shepherd expressed his worry about UDOT granting a second access on Antelope Drive. He acknowledged if a second access were granted it could impact the residents living there as well as the other surrounding businesses if a raised median were required. He mentioned it would be nice if UDOT could address the access concerns prior to making a change in the General Plan or zoning.

Councilmember Peterson agreed and felt figuring out the access would drive how the rest of the development was laid out. She expressed her desire for the businesses to flourish.

Councilmember Bush expressed his opinion if the project went farther to the west UDOT would be more apt to allow two streets for access but did not think it would be allowed in such a short distance.

**Councilmember Bush moved to deny the request amending the City's General Plan Future Land Use Map designating the southern 5.62 acres of the property located at approximately 175 West Antelope Drive (TIN: 12-242-0009) from Commercial to Residential for the following reasons 1) the request was inconsistent with the land use guidelines, goals, and objectives of the General Plan, 2) the use of the R-3 and R-2 zones to establish small-lot single-family neighborhoods was inconsistent with the purpose of the zones, and, 3) the General Plan was 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, seconded by Councilmember Peterson. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, and Roper. Voting NO – None. Councilmember Thompson was not present for the vote.**

DENIAL OF ORDINANCE 2021-19 REZONING THE SOUTHERN 5.62 ACRES OF THE PROPERTY LOCATED AT APPROXIMATELY 175 WEST ANTELOPE DRIVE (TIN: 12-242-0009) FROM C-2 (COMMERCIAL) TO R-3 (MULTI-FAMILY RESIDENTIAL)

Councilmember Peterson commented she loved the idea of having houses behind the proposed commercial development. She acknowledged her concern was the request for the R-3 zone. She admitted the Wilcox property used the R-3 zone because there were no other zoning options. She noted there were a lot of differences between the developments. She mentioned the Wilcox development fit into its surroundings and blended well. She expressed her opinion the proposed development functioned and had the density of an apartment building so the feel, presence, and massing felt like a three-story apartment building.

Councilmember Peterson explained the R-1-6 zone was the City's preferred zone for infill single-family development because it blended into the area better. She recognized the market had changed; however, the request proposed with a density of 81 units massed like an apartment building which was not consistent with the single-family development currently in the area. She mentioned the neighborhood impact would absolutely affect Antelope Elementary.

Councilmember Peterson expressed that she liked the design but felt it was not consistent with the area. She explained the proposal did not meet the intent of an R-1-6 development because of the lot sizing which made it multi-family. She mentioned it would be exciting to see what could be done with R-1-6 or an R-1-4 for single-family detached smaller homes since there was a need; rather, than the jarring and urban design currently presented for that particular area. She expressed her excitement to see what the developer would do with the project since what was currently proposed would not work there. She emphasized she would love to see the project in an urban area but recognized it did not work in the proposed location.

Mayor Shepherd pointed out that the Wilcox development was approved for the R-3 zone but it was not as dense as the project being proposed.

Councilmember Peterson stated the City had not planned for an R-3 zone in that area purposely. She noted it did not work well as infill and had been problematic in the past. She acknowledged the R-1-6 zone fit the traffic and blended with the neighborhood plus would work better with the surrounding uses. She mentioned also being supportive of an R-1-4 zone recognizing the suburban sprawl that people were used to was no longer viable given housing affordability issues. She acknowledged the higher profile smaller lots had an urban feel and might be needed; however, felt that type of development would be disruptive at the requested location.

Councilmember Bush noted the Council had denied many other high-density requests where high-density was not wanted. He explained the request would be denied because the requested location was not one where high-density was a preference but there were other areas of the City that allowed for a higher density.

Councilmember Peterson clarified the Council did not deny requests because they were not wanted. She explained the land use, as well as how it would function with uses in the surrounding area was analyzed; consequently, the proposed location was not a great spot for what was proposed.

Councilmember Roper added the Council was willing to look at other options from the developer to find a suitable solution.

Councilmember Peterson commented the commercial component was exciting and the pieces were there for a great development, but it would need additional work before approval was given.

**Councilmember Peterson moved to deny the request to rezone the southern 5.62 acres of the property located at approximately 175 West Antelope Drive (TIN: 12-242-0009) from C-2 (Commercial) to R-3 (Multi-family Residential) 1) the request was inconsistent with the land use guidelines, goals, and objectives of the General Plan, 2) the use of the R-3 zone to establish small-lot single-family neighborhoods was inconsistent with the purpose of the zone, and, 3) the General Plan currently encouraged the use of the R-1-6 zone for residential single-family infill development and as an alternative to multi-family residential, seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, and Roper. Voting NO – None. Councilmember Thompson was not present for the vote.**

APPROVAL OF ORDINANCE 2021-17 AMENDING THE CITY'S CONSOLIDATED FEE SCHEDULE TO ADJUST THE UTILITY RATES AND CEMETERY FEES

Rich Knapp, Finance Manager, stated the City recently contracted with a third party for analysis of its utility rates. He mentioned the last study was conducted in 2016. He indicated the updated study was completed and reviewed by the Council during its work session on November 16, 2021. He explained over the past several years the utility funds' revenues and expenses had not been tracking along with projections for which the yearly increase was based. Mr. Knapp noted the main driver of the increased expenses was the water purchased from Weber Basin Water Conservancy District.

Mr. Knapp stated the analysis projected revenues, operational expenses, and capital projects for the next ten years. He explained the proposed fee changes would ensure sustainability, resources to complete capital project, and adequate cash reserves. He reviewed the following proposed changes for utility fees:

- Water base fee – increase of 7.5 percent beginning in January 2022, with a 6 percent increase per year thereafter.
- Water usage fee – increase of 3 percent beginning in January 2022, with a 2 percent increase per year thereafter.
- Sewer fee – increase of 2 percent beginning in January 2022, with a 2 percent increase per year thereafter.
- Storm water fee – increase of 11 percent beginning in January 2022 and 2023, with an 8 percent increase in 2024 and 2025, and a 3 percent increase per year thereafter.

Mr. Knapp acknowledged the single-family residential rate for the four utilities was currently \$39.89 per month; therefore, the proposed rates would increase fees \$2.27 per month for a total of yearly increase of \$27.24. He asked if there were any questions regarding the proposed fees.

Councilmember Phipps expressed how difficult it was to consider the fee increases but was grateful for the empirical analysis that mapped it out. He noted the fees covered the cost of doing

business. He mentioned water was expensive and would likely become even more so. He expressed gratitude for the City's long-term plan. He explained the proposed fees were well thought out and planned. He acknowledged it would not make increased fees any easier for those on a fixed income.

Councilmember Roper commented the increases would even impact his family.

Eric Howes, Community Services Director, stated City staff was also proposing a late notice fee be added to the cemetery fees which would be assessed to mortuaries that failed to notify the City of the date and time of funeral services. He explained the intent was to never have to charge it but instead use it as a deterrent to avoid challenging circumstances that could happen if proper notifications were not made by the mortuaries.

**Councilmember Roper moved to approve Ordinance 2021-17 amending the City's Consolidated Fee Schedule to adjust fees for utility rates and cemetery fees; and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Peterson. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, and Roper. Voting NO – None.** Councilmember Thompson was not present for the vote.

APPROVAL OF RESOLUTION 2021R-20 AUTHORIZING THE INTERLOCAL AGREEMENT WITH DAVIS SCHOOL DISTRICT FOR SCHOOL RESOURCE OFFICERS

Kelly Bennett, Police Chief, stated the City provided two Clearfield City Police Officers to the Davis County School District as School Resource Officers. He explained the interlocal agreement had recently been updated to address legislative updates. He mentioned the updates were discussed during work session on November 16, 2021. He noted the City and the Davis School District were entering into an Interlocal Agreement which identified the responsibilities of both parties for the participation of these officers in the schools.

Councilmember Bush asked if once the City hired more officers there was a plan to have one officer at each school. Chief Bennett responded yes as soon as the staffing was adequate, an officer would again be stationed at each school. He indicated until then Sergeant Ferreira was assisting with both schools as much as possible.

**Councilmember Phipps moved to approve Resolution 2021R-20 authorizing the Interlocal Agreement with Davis School District for School Resource Officers and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, and Roper. Voting NO – None.** Councilmember Thompson was not present for the vote.

APPROVAL OF RESOLUTION 2021R-21 ADOPTING THE DAVIS COUNTY 2021 NATURAL HAZARD PRE-DISASTER MITIGATION PLAN UPDATE AS THE CITY'S MULTI-HAZARD MITIGATION PLAN

John Meek, Emergency Preparedness Manager, stated Davis County developed a Pre-Disaster Mitigation Plan in 2016. He noted the City adopted the Plan as part of its Emergency Operations

Plan. He explained in March of 2021, the Council approved Resolution 2021R-05 supporting the Davis County Emergency Management's grant award to update the Pre-Disaster Mitigation Plan. He mentioned the City participated in the update of the multi-jurisdictional Plan.

Mr. Meek acknowledged the Council had reviewed the Plan during its work session on November 9, 2021. He stated some concerns were expressed by members of the Council which were addressed. He indicated staff had met with some members of the Council following the meeting and discussed some corrections that should be sent to the County requesting revisions be made. He indicated the list of corrections was sent to the County as requested.

Councilmember Roper thanked Mr. Meek for sitting down with him to go over the Plan and address the concerns.

Mr. Meek stated staff recommended approval of adopting Resolution 2021R-21 adopting the Davis County 2021 Natural Hazard Pre-Disaster Mitigation Plan Update.

**Councilmember Peterson moved to approve Resolution 2021R-21 adopting the Davis County 2021 Natural Hazard Pre-Disaster Mitigation Plan Update as the City's Multi-Hazard Mitigation Plan and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Roper. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, and Roper. Voting NO – None.** Councilmember Thompson was not present for the vote.

#### APPROVAL OF THE UPDATED WATER CONSERVATION PLAN FOR CLEARFIELD CITY

Kenny England, Utility Superintendent, stated during 2001 Clearfield City approved a Water Conservation Plan as required by the Utah Water Conservation Plan Act (UC 73-10-32). He explained the City was required to review and update its Water Conservation Plan every five years. He mentioned staff had reviewed and updated the Water Conservation Plan as required. He acknowledged the Water Conservation Plan contained a basic summary of the current water system that served Clearfield and made recommendations on water conservation for the community. Mr. England stated the Plan was reviewed with the City Council during its work session on November 16, 2021.

Councilmember Peterson thanked staff for efforts to mitigate the current drought issues and work toward conservation.

**Councilmember Bush moved to approve and adopt the Updated Water Conservation Plan for Clearfield City and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Roper. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, and Roper. Voting NO – None.** Councilmember Thompson was not present for the vote.

#### COMMUNICATION ITEMS

##### *Mayor Shepherd*

1. Announced he would be out of town December 1, 2021 through December 3, 2021.

2. Met recently with Utah Defense Alliance and Military Installation Development Authority (MIDA). He reported a Jack in the Box restaurant would be coming to Falcon Hill.
3. Received a thank you from Kenny Conners for the City's attendance at the Veterans Day celebration.
4. Reported in conjunction with the City's Tree Lighting Ceremony on Monday, November 29, 2021, there would be a station for writing letters to Santa. He indicated those writing letters that were received at the event would have a return response provided from Santa. He expressed appreciation to staff for helping with the event.
5. Extended a request for additional adult advisory assistance for the Youth Commission. He encouraged support of the Youth Commission fundraisers so they could attend the National League of Cities conference in Washington D.C.

***Councilmember Bush***

1. Attended the Veterans Day event at the American Legion.
2. Reported that on November 16, 2021 he was able to deliver 56 coats to the Davis Resource Center which were donated by the Kiwanis Club. He expressed gratitude for the City's participation in the Kiwanis Club.

***Councilmember Peterson***

1. Recognized the observance for Veterans Day held at the American Legion.
2. Reported she would be meeting with principals of City elementary schools distributing materials about the City's need for crossing guards. She thanked staff for help in the preparing of materials.
3. Thanked staff for the turkey bowl activity. Expressed appreciation for staff that would be working through the holidays and thanked them in advance.
4. Thanked the School Resource Officers and police department. She reported recently sitting down with Chief Bennett and Officer Swenson to discuss additional challenges faced in the schools.

***Councilmember Phipps*** – reported the Parks and Recreation Commission (PRC) had three vacancies. He mentioned the holiday decorating contest would be underway shortly. He invited everyone to contact staff and let them know of any homes that should be seen.

***Councilmember Roper***

1. Represented the City earlier in the day and expressed appreciation for veterans while enjoying a breakfast. Mayor Shepherd thanked him for attending the event.
2. Reported on November 30, 2021 in the evening before 9 p.m. Zuppas would be donating a portion of its sales proceeds towards a fundraiser for the Youth Commission. He explained to support the fundraiser individuals would need to order and mention the Clearfield Youth Commission.

**STAFF REPORTS**

***JJ Allen, City Manager***

1. Explained more time was needed before staff could present the compensation study to the Council. He mentioned it was about 80 percent complete and staff was making good progress. He noted it was a monumental task.
2. Reported the City offices would be closed Thursday, November 25, 2021 and Friday, November 26, 2021 for the Thanksgiving holiday. Expressed appreciation for working with and for such great people.
3. Reminded the Mayor and Council of the Tree Lighting Ceremony and Open House at the Art Center coming up on November 29, 2021.

***Nancy Dean, City Recorder*** – reviewed the Council's schedule:

- No meeting on November 30, 2021



- Work Session on December 7, 2021
- Policy Session on December 14, 2021
- Oath of Office Ceremony on January 3, 2021

Mr. Allen asked the Council if there would be any objections to holding a work session on December 21, 2021 to review the compensation study. Councilmember Phipps indicated he would be out of town if a meeting were held that evening. Mr. Allen indicated staff would wait to see how things progressed and then let the Council know if it could be ready by that date.

There being no further business to discuss, **Councilmember Bush moved to adjourn at 8:08 p.m., seconded by Councilmember Peterson. The motion carried upon the following vote: Voting AYE – Councilmember Bush, Peterson, Phipps, and Roper. Voting NO – None.** Councilmember Thompson was not present for the vote.

**APPROVED AND ADOPTED  
This 14<sup>th</sup> day of December, 2021**

**/s/Mark R. Shepherd, Mayor**

**ATTEST:**

**/s/Nancy R. Dean, City Recorder**

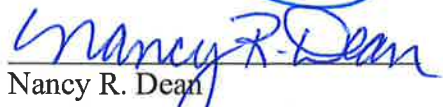
I hereby certify that the foregoing represents a true, accurate, and complete record of the Clearfield City Council meeting held Tuesday, November 23, 2021.

/s/Nancy R. Dean, City Recorder

## Certification of Adoption

The City of Clearfield hereby certifies that the attached Water Conservation Plan has been established and adopted by the City Council this 23<sup>rd</sup> day of November, 2021.

  
Mark R. Shepherd  
Clearfield City Mayor

  
Nancy R. Dean  
Clearfield City Recorder

  
Adam Favero  
Clearfield City Public Works Director



# Entity: Clearfield

## Body: City Council

<b>Subject:</b>	Fees
<b>Notice Title:</b>	Meeting Agenda
<b>Meeting Location:</b>	55 South State Street CLEARFIELD UT 84015
<b>Event Date &amp; Time:</b>	November 23, 2021 November 23, 2021 06:00 PM
<b>Description/Agenda:</b>	<p style="text-align: right;">CLEARFIELD CITY COUNCIL</p> <p>AGENDA AND SUMMARY REPORT November 23, 2021 – POLICY SESSION</p> <p>Meetings of the City Council of Clearfield City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207 as amended. In such circumstances, contact will be established and maintained via electronic means and the meetings will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.</p> <p>Multipurpose Room 55 South State Street Second Floor Clearfield, Utah</p> <p>6:00 P.M. WORK SESSION Discussion on Amendments to the Consolidated Fee Schedule Regarding Utility Rates</p> <p>Discussion on Proposed Changes to the City's Community Development Block Grant (CDBG) Program</p> <p>Discussion on the 2021 Annual Moderate-Income Housing Report</p> <p>(Any item not fully addressed prior to the Policy Session will be addressed in a Work Session immediately following the Policy Session)</p> <p>City Council Chambers 55 South State Street Third Floor Clearfield, Utah</p> <p>7:00 P.M. POLICY SESSION CALL TO ORDER: Mayor Shepherd OPENING CEREMONY: Councilmember Bush</p>

## APPROVAL OF MINUTES:

March 30, 2021 - Work Session

April 6, 2021 - Work Session

April 13, 2021 - Work Session

November 9, 2021 - Policy Session

November 16, 2021 - Special Session

## PUBLIC HEARINGS:

1. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A REQUEST TO AMEND THE CITY'S GENERAL PLAN FUTURE LAND USE MAP DESIGNATING THE SOUTHERN 5.62 ACRES OF THE PROPERTY LOCATED AT APPROXIMATELY 175 WEST ANTELOPE DRIVE (TIN: 12-242-0009) FROM COMMERCIAL TO RESIDENTIAL

BACKGROUND: The City received a request to change the City's General Plan Future Land Use Map designation for the southern 5.62 acres of the property located at approximately 175 West Antelope Drive (TIN: 12-242-0009) from Commercial to Residential. The applicant is seeking the General Plan amendment in conjunction with a rezone to develop the properties with commercial buildings along the frontage of Antelope Drive and a small-lot single-family subdivision in the southern portion. The Planning Commission reviewed the request at its meeting on November 3, 2021 and recommends denial.

RECOMMENDATION: Receive public comment.

2. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON REZONING THE SOUTHERN 5.62 ACRES OF THE PROPERTY LOCATED AT APPROXIMATELY 175 WEST ANTELOPE DRIVE (TIN: 12-242-0009) FROM C-2 (COMMERCIAL) TO R-3 (MULTI-FAMILY RESIDENTIAL)

BACKGROUND: The City received a request to rezone the southern 5.62 acres of the property located at approximately 175 West Antelope Drive (TIN: 12-242-0009) from C-2 (Commercial) to R-3 (Multi-family Residential). The applicant is seeking the rezone in conjunction with a request to amend the City's General Plan to develop the properties with commercial buildings along the frontage of Antelope Drive and a small-lot single-family subdivision in the southern portion. The Planning Commission reviewed the request at its meeting on November 3, 2021 and recommends denial.

RECOMMENDATION: Receive public comment.

## SCHEDULED ITEMS:

3. OPEN COMMENT PERIOD

The Open Comment Period provides an opportunity to address the Mayor and City Council regarding concerns or ideas on any topic. To be considerate of everyone at this meeting, public comment will be limited to three minutes per person. Participants are to state their names for the record. Comments, which cannot be made within these limits, should be submitted in writing to the City Recorder at [nancy.dean@clearfieldcity.org](mailto:nancy.dean@clearfieldcity.org).

The Mayor and City Council encourage civil discourse for everyone who participates in the meeting.

4. CONSIDER APPROVAL OF ORDINANCE 2021-18 AMENDING THE CITY'S GENERAL PLAN FUTURE LAND USE MAP DESIGNATING THE SOUTHERN 5.62 ACRES OF THE PROPERTY LOCATED AT APPROXIMATELY 175 WEST ANTELOPE DRIVE (TIN: 12-242-0009) FROM COMMERCIAL TO RESIDENTIAL

RECOMMENDATION: After careful consideration of the information presented, the Clearfield City Council moves to:

1. Approve Ordinance 2021-18 amending the City's General Plan Future Land Use Map designating the southern 5.62 acres of the property located at approximately 175 West Antelope Drive (TIN: 12-242-0009) from Commercial to Residential and authorize the Mayor's signature to any necessary documents.
2. Deny the request amending the City's General Plan Future Land Use Map designating the southern 5.62 acres of the property located at approximately 175 West Antelope Drive (TIN: 12-242-0009) from Commercial to Residential.
3. Table consideration of the request amending the City's General Plan Future Land Use Map designating the southern 5.62 acres of the property located at approximately 175 West Antelope Drive (TIN: 12-242-0009) from Commercial to Residential.

5. CONSIDER APPROVAL OF ORDINANCE 2021-19 REZONING THE SOUTHERN 5.62 ACRES OF THE PROPERTY LOCATED AT APPROXIMATELY 175 WEST ANTELOPE DRIVE (TIN: 12-242-0009) FROM C-2 (COMMERCIAL) TO R-3 (MULTI-FAMILY RESIDENTIAL)

RECOMMENDATION: After careful consideration of the information presented, the Clearfield City Council moves to:

1. Approve Ordinance 2021-19 rezoning the southern 5.62 acres of the property located at approximately 175 West Antelope Drive (TIN: 12-242-0009) from C-2 (Commercial) to R-3 (Multi-family Residential) and authorize the Mayor's signature to any necessary documents.
2. Deny the request to rezone the southern 5.62 acres of the property located at approximately 175 West Antelope Drive (TIN: 12-242-0009) from C-2 (Commercial) to R-3 (Multi-family Residential).
3. Table consideration of the request to rezone the southern 5.62 acres of the property located at approximately 175 West Antelope Drive (TIN: 12-242-0009) from C-2 (Commercial) to R-3 (Multi-family Residential).

6. CONSIDER APPROVAL OF ORDINANCE 2021-17 AMENDING THE CITY'S CONSOLIDATED FEE SCHEDULE TO ADJUST THE UTILITY RATES AND CEMETERY FEES

BACKGROUND: The City recently contracted with a third party for analysis of its utility rates. The last study was conducted in 2016. The updated study was completed and reviewed by the Council during its work session on November 16, 2021. Staff is proposing increases based on the analysis for water, sewer, and storm utility rates beginning January 1, 2022. City staff is also proposing a late notice fee be added to the cemetery fees which would be assessed to mortuaries that fail to notify the City of the date and time of funeral

services.

RECOMMENDATION: Approve Ordinance 2021-17 amending the City's Consolidated Fee Schedule to adjust fees for utility rates and cemetery fees; and authorize the Mayor's signature to any necessary documents.

7. CONSIDER APPROVAL OF RESOLUTION 2021R-20 AUTHORIZING THE INTERLOCAL AGREEMENT WITH DAVIS SCHOOL DISTRICT FOR SCHOOL RESOURCE OFFICERS

BACKGROUND: Clearfield City provides two Clearfield City Police Officers to the Davis County School District as School Resource Officers. One officer is assigned to Clearfield High School and the other officer is assigned to North Davis Junior High School during the school year. Clearfield City and the Davis School District are entering into an Interlocal Agreement identifying the responsibilities of both parties for the participation of these officers in the schools.

RECOMMENDATION: Approve Resolution 2021R-20 authorizing the Interlocal Agreement with Davis School District for School Resource Officers and authorize the Mayor's signature to any necessary documents.

8. CONSIDER APPROVAL OF A RESOLUTION 2021R-21 ADOPTING THE DAVIS COUNTY 2021 NATURAL HAZARD PRE-DISASTER MITIGATION PLAN UPDATE AS THE CITY'S MULTI-HAZARD MITIGATION PLAN

BACKGROUND: Davis County developed a Pre-Disaster Mitigation Plan in 2016. The City adopted the Plan as part of its Emergency Operations Plan. In March of 2021, the Council approved Resolution 2021R-05 supporting the Davis County Emergency Management's grant award to update the Pre-Disaster Mitigation Plan. Clearfield City is within Davis County and participated in the update of the multi-jurisdictional Plan.

RECOMMENDATION: Approve Resolution 2021R-21 adopting the Davis County 2021 Natural Hazard Pre-Disaster Mitigation Plan Update as the City's Multi-Hazard Mitigation Plan and authorize the Mayor's signature to any necessary documents.

9. CONSIDER APPROVAL OF THE UPDATED WATER CONSERVATION PLAN FOR CLEARFIELD CITY

BACKGROUND: During 2001 Clearfield City approved a Water conservation Plan as required by the Utah Water Conservation Plan Act (UC 73-10-32). Clearfield City is required to review and update its Water conservation Plan every five years. City staff has reviewed and updated the Water Conservation Plan as required. The Water Conservation Plan contains a basic summary of the current water system that serves Clearfield and makes recommendations on water conservation for the community.

RECOMMENDATION: Approve and adopt the Updated Water Conservation Plan for Clearfield City and authorize the Mayor's signature to any necessary documents.

COMMUNICATION ITEMS:  
 Mayor's Report  
 City Councils' Reports  
 City Manager's Report  
 Staffs' Reports

**\*\*ADJOURN AS THE CITY COUNCIL\*\***

Dated this 18th day of November, 2021.  
 /s/Wendy Page, Deputy Recorder

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<b>Notice of Special Accommodations:</b>	The City of Clearfield, in accordance with the 'Americans with Disabilities Act' provides accommodations and auxiliary communicative aids and services for all those citizens needing assistance. Persons requesting these accommodations for City sponsored public meetings, service programs or events should call Nancy Dean at 525-2714, giving her 48-hour notice.
<b>Notice of Electronic or telephone participation:</b>	NA
<b>Other information:</b>	
<b>Contact Information:</b>	Nancy Dean (801) 525-2700 nancy.dean@clearfieldcity.org
<b>Posted on:</b>	November 18, 2021 01:16 PM
<b>Last edited on:</b>	December 16, 2021 10:13 AM

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CLEARFIELD CITY COUNCIL  
AGENDA AND SUMMARY REPORT  
November 23, 2021 – POLICY SESSION

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Multipurpose Room  
55 South State Street  
Second Floor  
Clearfield, Utah

**6:00 P.M. WORK SESSION**

Discussion on Amendments to the Consolidated Fee Schedule Regarding Utility Rates

Discussion on Proposed Changes to the City's Community Development Block Grant (CDBG) Program

Discussion on the 2021 Annual Moderate-Income Housing Report

*(Any item not fully addressed prior to the Policy Session will be addressed in a Work Session immediately following the Policy Session)*

City Council Chambers  
55 South State Street  
Third Floor  
Clearfield, Utah

**7:00 P.M. POLICY SESSION**

CALL TO ORDER:

OPENING CEREMONY:

APPROVAL OF MINUTES:

Mayor Shepherd

Councilmember Bush

March 30, 2021 – Work Session

April 6, 2021 – Work Session

April 13, 2021 – Work Session

November 9, 2021 – Policy Session

November 16, 2021 – Special Session

**PUBLIC HEARINGS:**

1. **PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A REQUEST TO AMEND THE CITY'S GENERAL PLAN FUTURE LAND USE MAP DESIGNATING THE SOUTHERN 5.62 ACRES OF THE PROPERTY LOCATED AT APPROXIMATELY 175 WEST ANTELOPE DRIVE (TIN: 12-242-0009) FROM COMMERCIAL TO RESIDENTIAL**

**BACKGROUND:** The City received a request to change the City's General Plan Future Land Use Map designation for the southern 5.62 acres of the property located at approximately 175 West Antelope Drive (TIN: 12-242-0009) from Commercial to Residential. The applicant is seeking the General Plan amendment in conjunction with a rezone to develop the properties with commercial buildings along the frontage of Antelope Drive and a small-lot single-family



subdivision in the southern portion. The Planning Commission reviewed the request at its meeting on November 3, 2021 and recommends denial.

RECOMMENDATION: Receive public comment.

2. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON REZONING THE SOUTHERN 5.62 ACRES OF THE PROPERTY LOCATED AT APPROXIMATELY 175 WEST ANTELOPE DRIVE (TIN: 12-242-0009) FROM C-2 (COMMERCIAL) TO R-3 (MULTI-FAMILY RESIDENTIAL)

BACKGROUND: The City received a request to rezone the southern 5.62 acres of the property located at approximately 175 West Antelope Drive (TIN: 12-242-0009) from C-2 (Commercial) to R-3 (Multi-family Residential). The applicant is seeking the rezone in conjunction with a request to amend the City's General Plan to develop the properties with commercial buildings along the frontage of Antelope Drive and a small-lot single-family subdivision in the southern portion. The Planning Commission reviewed the request at its meeting on November 3, 2021 and recommends denial.

RECOMMENDATION: Receive public comment.

***SCHEDULED ITEMS:***

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2. Deny the request amending the City's General Plan Future Land Use Map designating the southern 5.62 acres of the property located at approximately 175 West Antelope Drive (TIN: 12-242-0009) from Commercial to Residential.
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***COMMUNICATION ITEMS:***

Mayor's Report  
City Councils' Reports  
City Manager's Report  
Staffs' Reports

***\*\*ADJOURN AS THE CITY COUNCIL\*\****

Dated this 18<sup>th</sup> day of November, 2021.

/s/Wendy Page, Deputy Recorder

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CLEARFIELD CITY COUNCIL MEETING MINUTES  
7:00 P.M. POLICY SESSION  
November 23, 2021

City Building  
55 South State Street  
Clearfield City, Utah

PRESIDING:	Mark Shepherd	Mayor
PRESENT:	Kent Bush Nike Peterson Vern Phipps Tim Roper	Councilmember Councilmember Councilmember Councilmember
EXCUSED:	Karece Thompson	Councilmember
STAFF PRESENT:	JJ Allen Summer Palmer Stuart Williams Melissa Kometscher Kelly Bennett John Meek Adam Favero Kenny England Eric Howes Spencer Brimley Brad McIlrath Rich Knapp Kelli Bybee Nancy Dean	City Manager Assistant City Manager City Attorney Victim Housing Advocate Police Chief Emergency Preparedness Manager Public Works Director Utility Superintendent Community Services Director Community Development Director Senior Planner Finance Manager Communications Assistant City Recorder

VISITORS: Pierre Langue – Axis Architects, Kathryn Murray, Basil Chelemes

Mayor Shepherd called the meeting to order at 7:00 p.m.

Mayor Shepherd informed the audience that if they would like to comment during the Public Hearing or Open Comment Period there were forms to fill out by the door.

Councilmember Bush led the opening ceremonies.

APPROVAL OF THE MINUTES FROM THE MARCH 30, 2021 WORK SESSION; APRIL 6, 2021 WORK SESSION; APRIL 13, 2021 WORK SESSION; NOVEMBER 9, 2021 POLICY SESSION; AND THE NOVEMBER 16, 2021 SPECIAL SESSION

**Councilmember Peterson moved to approve the minutes from the March 30, 2021 work session; April 6, 2021 work session; April 13, 2021 work session; November 9, 2021 policy session; and the November 16, 2021 special session; as written, seconded by**

**Councilmember Roper. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, and Roper. Voting NO – None.** Councilmember Thompson was not present for the vote.

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A REQUEST TO AMEND THE CITY'S GENERAL PLAN FUTURE LAND USE MAP DESIGNATING THE SOUTHERN 5.62 ACRES OF THE PROPERTY LOCATED AT APPROXIMATELY 175 WEST ANTELOPE DRIVE (TIN: 12-242-0009) FROM COMMERCIAL TO RESIDENTIAL

Brad McIlrath, Senior Planner, stated the City received a request to change the City's General Plan Future Land Use Map designation for the southern 5.62 acres of the property located at approximately 175 West Antelope Drive (TIN: 12-242-0009) from Commercial to Residential. He explained the applicant was seeking the General Plan amendment in conjunction with a rezone to develop the properties with commercial buildings along the frontage of Antelope Drive and a small-lot single-family subdivision in the southern portion. He stated the second public hearing was to address a request for the same portion of property for rezone from C-2 (Commercial) to R-3 (Multi-family Residential).

Mr. McIlrath pointed out that the applicant was proposing some development agreement terms as part of the requests. He mentioned there was a discrepancy between the developer and County records for the size of the parcel but it was minimal. He noted the concept plan showed 82 single family residential lots; however, 81 would be the total. He acknowledged there would be two or three commercial buildings totaling 7,000 to 12,000 square feet which would be built based on the market demand at the time of construction. Mr. McIlrath reviewed the following terms created by the developer to be included in a development agreement for the property:

1. The front of the property remains a commercial zone (C-2), the back of the property is rezoned to R-3, allowing single-family residential only. Multi-family or townhomes are prohibited.
2. The commercial buildings need to be constructed to at least a cold shell condition (exterior walls, windows, roof, asphalt areas, landscaping, etc.) before the residential construction can commence.
3. Term of the agreement: 10 years from the date of recording of the rezone.
4. Developer is assured that the development rights, obligations, terms and conditions specified in this Agreement, are fully vested by the Developer.
5. Project is a Private Undertaking. It is agreed among the parties that the Project is a private development and that the City has no interest therein except as authorized in the exercise of its governmental functions.
6. Assignment and Assumption. The Developer shall have the right to sell, assign or transfer this Agreement with all their rights, title and interests therein to any person, firm or corporation at any time during the term of this Agreement. Developer shall provide the City with written notice in the event that developer sells, assigns, or transfers all or a portion of the Subject Property, at least 30 days in advance of such action.

Mr. McIlrath highlighted the applicant's proposal and concept for the property. He reviewed the General Plan and zoning analysis completed by staff. He explained the R-2 zone was used for density and flexibility on the Park Village Subdivision and the R-3 zone was used for the same purposes on the Wilcox Farms Subdivision. He noted the R-3 zone was allowed on the Wilcox Farms development but there were some differences between the two developments. Mr.

McIlrath mentioned the R-2 and R-3 zones were both multi-family zones. He indicated staff recommended that the City no longer use those multi-family zones but research and adopt other single-family zone options as discussed with the Council during work session on November 16, 2021. He stated there were some transportation considerations that would also need to be considered if the applications were approved.

Mr. McIlrath acknowledged staff recommended the Planning Commission forward a recommendation of denial to the Council for the General Plan amendment and rezone based on the following findings: the requests were inconsistent with the land use guidelines, goals, and objectives of the General Plan; the use of the R-3 and R-2 zones to establish small-lot single-family neighborhoods was inconsistent with the purpose of the zone; and the General Plan was 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. He stated the Planning Commission reviewed the request for the General Plan amendment and recommended denial with a five-two vote. He continued the rezone was also recommended for denial with a unanimous vote.

Mayor Shepherd opened the public hearing at 7:14 p.m.

Mayor Shepherd asked for public comments.

#### PUBLIC COMMENT

##### *In Favor*

*Basil Chelemes, non-resident*, said his family owned the land and had come to the City Council two years ago requesting the agriculture zone to save money on taxes. He explained his father had wanted to keep the property in the family but passed away. He noted the family remaining had no interest or ability to continue farming the land. Mr. Chelemes indicated the family was looking to what was best and had met with developers when their father was still alive trying to understand the possibilities for the property. He explained his father was not just a farmer but also a designer and had designed buildings and homes for the area. He noted the concept being presented had a little of his father's design in it. He indicated in going through his father's documents, there was a concept his father had about cities not being developed as sprawling outwards but felt they should go upwards. He hoped the Council would reconsider the zoning, but recognized it was not currently allowed in the General Plan. He suggested if the request was denied that the Council consider finding a zone that would make the concept possible.

*Pierre Langue, Axis Architects*, explained the design team was trying to create a sense of place so the concept included a great visual of smaller single-family homes arranged around a community garden area. He described the surrounding area and development of Antelope Drive. He recognized a desire by the City to have a single-family development. He explained the concept was to blend the commercial with the demand in the market for single-family development. Mr. Langue noted there was a housing affordability issue in Utah and not everyone was able to afford a home. He indicated construction costs were still going up so the only way to solve the housing challenges was to increase density. He acknowledged the architect's idea was to provide a single-family house on a small scale lot with community space as part of the overall development, detached single family, and outdoor space. Mr. Langue described the aesthetics of

the design. He hoped if the Council denied the request some guidance might be given about what type of development might be appropriate for the site.

*Opposed*

There were none.

**Councilmember Phipps moved to close the public hearing at 7:23 p.m. seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, and Roper. Voting NO – None.** Councilmember Thompson was not present for the vote.

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON REZONING THE SOUTHERN 5.62 ACRES OF THE PROPERTY LOCATED AT APPROXIMATELY 175 WEST ANTELOPE DRIVE (TIN: 12-242-0009) FROM C-2 (COMMERCIAL) TO R-3 (MULTI-FAMILY RESIDENTIAL)

Mayor Shepherd acknowledged the rezone request for properties located at approximately 175 West Antelope Drive from C-2 (Commercial) to R-3 (Multi-family Residential) was reviewed in the previous public hearing to amend the City's General Plan Future Land Use Map from Commercial to Residential for a portion of the same properties.

Mayor Shepherd opened the public hearing at 7:23 p.m.

Mayor Shepherd asked for public comments.

There were no public comments.

**Councilmember Peterson moved to close the public hearing at 7:24 p.m. seconded by Councilmember Roper. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, and Roper. Voting NO – None.** Councilmember Thompson was not present for the vote.

OPEN COMMENT PERIOD

There were no public comments.

DENIAL OF ORDINANCE 2021-18 AMENDING THE CITY'S GENERAL PLAN FUTURE LAND USE MAP DESIGNATING THE SOUTHERN 5.62 ACRES OF THE PROPERTY LOCATED AT APPROXIMATELY 175 WEST ANTELOPE DRIVE (TIN: 12-242-0009) FROM COMMERCIAL TO RESIDENTIAL

Councilmember Bush stated this area of the City needed to be looked at, all along 1700 South. He acknowledged it was discussed during work session on November 16, 2021. He liked the concept of commercial in the front and residential in the back; however, felt there should be

more planning for the entire area along Antelope Drive to determine the amounts of commercial versus residential space before amending the General Plan for the current request. He expressed his opinion there would also be some access problems for the property.

Councilmember Peterson expressed appreciation for the care that went into not using South Main as an access because of the school and traffic patterns. She acknowledged the decision for a second access off Antelope would greatly depend on the Utah Department of Transportation (UDOT) allowing it. She expressed being in favor of commercial and residential but had concerns about the percentage of commercial space; yet, recognized it would be market driven. She noted the proposal that was brought forward with commercial in the front and residential in the back was currently inconsistent with the General Plan; however, she was open to the mix of uses in that area. She stated the proportions related to spacing and distance would need to be addressed in future designs.

Mayor Shepherd liked the design and concept with the commercial out front. He expressed his concern about the density. Councilmembers Roper and Phipps concurred.

Councilmember Phipps expressed his opinion the proportion of commercial to residential was off and he was also concerned with its density. He voiced his concerns about access, especially with the current traffic patterns.

Mayor Shepherd expressed his worry about UDOT granting a second access on Antelope Drive. He acknowledged if a second access were granted it could impact the residents living there as well as the other surrounding businesses if a raised median were required. He mentioned it would be nice if UDOT could address the access concerns prior to making a change in the General Plan or zoning.

Councilmember Peterson agreed and felt figuring out the access would drive how the rest of the development was laid out. She expressed her desire for the businesses to flourish.

Councilmember Bush expressed his opinion if the project went farther to the west UDOT would be more apt to allow two streets for access but did not think it would be allowed in such a short distance.

**Councilmember Bush moved to deny the request amending the City's General Plan Future Land Use Map designating the southern 5.62 acres of the property located at approximately 175 West Antelope Drive (TIN: 12-242-0009) from Commercial to Residential for the following reasons 1) the request was inconsistent with the land use guidelines, goals, and objectives of the General Plan, 2) the use of the R-3 and R-2 zones to establish small-lot single-family neighborhoods was inconsistent with the purpose of the zones, and, 3) the General Plan was 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, seconded by Councilmember Peterson. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, and Roper. Voting NO – None. Councilmember Thompson was not present for the vote.**



DENIAL OF ORDINANCE 2021-19 REZONING THE SOUTHERN 5.62 ACRES OF THE PROPERTY LOCATED AT APPROXIMATELY 175 WEST ANTELOPE DRIVE (TIN: 12-242-0009) FROM C-2 (COMMERCIAL) TO R-3 (MULTI-FAMILY RESIDENTIAL)

Councilmember Peterson commented she loved the idea of having houses behind the proposed commercial development. She acknowledged her concern was the request for the R-3 zone. She admitted the Wilcox property used the R-3 zone because there were no other zoning options. She noted there were a lot of differences between the developments. She mentioned the Wilcox development fit into its surroundings and blended well. She expressed her opinion the proposed development functioned and had the density of an apartment building so the feel, presence, and massing felt like a three-story apartment building.

Councilmember Peterson explained the R-1-6 zone was the City's preferred zone for infill single-family development because it blended into the area better. She recognized the market had changed; however, the request proposed with a density of 81 units massed like an apartment building which was not consistent with the single-family development currently in the area. She mentioned the neighborhood impact would absolutely affect Antelope Elementary.

Councilmember Peterson expressed that she liked the design but felt it was not consistent with the area. She explained the proposal did not meet the intent of an R-1-6 development because of the lot sizing which made it multi-family. She mentioned it would be exciting to see what could be done with R-1-6 or an R-1-4 for single-family detached smaller homes since there was a need; rather, than the jarring and urban design currently presented for that particular area. She expressed her excitement to see what the developer would do with the project since what was currently proposed would not work there. She emphasized she would love to see the project in an urban area but recognized it did not work in the proposed location.

Mayor Shepherd pointed out that the Wilcox development was approved for the R-3 zone but it was not as dense as the project being proposed.

Councilmember Peterson stated the City had not planned for an R-3 zone in that area purposely. She noted it did not work well as infill and had been problematic in the past. She acknowledged the R-1-6 zone fit the traffic and blended with the neighborhood plus would work better with the surrounding uses. She mentioned also being supportive of an R-1-4 zone recognizing the suburban sprawl that people were used to was no longer viable given housing affordability issues. She acknowledged the higher profile smaller lots had an urban feel and might be needed; however, felt that type of development would be disruptive at the requested location.

Councilmember Bush noted the Council had denied many other high-density requests where high-density was not wanted. He explained the request would be denied because the requested location was not one where high-density was a preference but there were other areas of the City that allowed for a higher density.

Councilmember Peterson clarified the Council did not deny requests because they were not wanted. She explained the land use, as well as how it would function with uses in the surrounding area was analyzed; consequently, the proposed location was not a great spot for what was proposed.

Councilmember Roper added the Council was willing to look at other options from the developer to find a suitable solution.

Councilmember Peterson commented the commercial component was exciting and the pieces were there for a great development, but it would need additional work before approval was given.

**Councilmember Peterson moved to deny the request to rezone the southern 5.62 acres of the property located at approximately 175 West Antelope Drive (TIN: 12-242-0009) from C-2 (Commercial) to R-3 (Multi-family Residential) 1) the request was inconsistent with the land use guidelines, goals, and objectives of the General Plan, 2) the use of the R-3 zone to establish small-lot single-family neighborhoods was inconsistent with the purpose of the zone, and, 3) the General Plan currently encouraged the use of the R-1-6 zone for residential single-family infill development and as an alternative to multi-family residential, seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, and Roper. Voting NO – None. Councilmember Thompson was not present for the vote.**

APPROVAL OF ORDINANCE 2021-17 AMENDING THE CITY'S CONSOLIDATED FEE SCHEDULE TO ADJUST THE UTILITY RATES AND CEMETERY FEES

Rich Knapp, Finance Manager, stated the City recently contracted with a third party for analysis of its utility rates. He mentioned the last study was conducted in 2016. He indicated the updated study was completed and reviewed by the Council during its work session on November 16, 2021. He explained over the past several years the utility funds' revenues and expenses had not been tracking along with projections for which the yearly increase was based. Mr. Knapp noted the main driver of the increased expenses was the water purchased from Weber Basin Water Conservancy District.

Mr. Knapp stated the analysis projected revenues, operational expenses, and capital projects for the next ten years. He explained the proposed fee changes would ensure sustainability, resources to complete capital project, and adequate cash reserves. He reviewed the following proposed changes for utility fees:

- Water base fee – increase of 7.5 percent beginning in January 2022, with a 6 percent increase per year thereafter.
- Water usage fee – increase of 3 percent beginning in January 2022, with a 2 percent increase per year thereafter.
- Sewer fee – increase of 2 percent beginning in January 2022, with a 2 percent increase per year thereafter.
- Storm water fee – increase of 11 percent beginning in January 2022 and 2023, with an 8 percent increase in 2024 and 2025, and a 3 percent increase per year thereafter.

Mr. Knapp acknowledged the single-family residential rate for the four utilities was currently \$39.89 per month; therefore, the proposed rates would increase fees \$2.27 per month for a total of yearly increase of \$27.24. He asked if there were any questions regarding the proposed fees.

Councilmember Phipps expressed how difficult it was to consider the fee increases but was grateful for the empirical analysis that mapped it out. He noted the fees covered the cost of doing

business. He mentioned water was expensive and would likely become even more so. He expressed gratitude for the City's long-term plan. He explained the proposed fees were well thought out and planned. He acknowledged it would not make increased fees any easier for those on a fixed income.

Councilmember Roper commented the increases would even impact his family.

Eric Howes, Community Services Director, stated City staff was also proposing a late notice fee be added to the cemetery fees which would be assessed to mortuaries that failed to notify the City of the date and time of funeral services. He explained the intent was to never have to charge it but instead use it as a deterrent to avoid challenging circumstances that could happen if proper notifications were not made by the mortuaries.

**Councilmember Roper moved to approve Ordinance 2021-17 amending the City's Consolidated Fee Schedule to adjust fees for utility rates and cemetery fees; and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Peterson. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, and Roper. Voting NO – None.** Councilmember Thompson was not present for the vote.

APPROVAL OF RESOLUTION 2021R-20 AUTHORIZING THE INTERLOCAL AGREEMENT WITH DAVIS SCHOOL DISTRICT FOR SCHOOL RESOURCE OFFICERS

Kelly Bennett, Police Chief, stated the City provided two Clearfield City Police Officers to the Davis County School District as School Resource Officers. He explained the interlocal agreement had recently been updated to address legislative updates. He mentioned the updates were discussed during work session on November 16, 2021. He noted the City and the Davis School District were entering into an Interlocal Agreement which identified the responsibilities of both parties for the participation of these officers in the schools.

Councilmember Bush asked if once the City hired more officers there was a plan to have one officer at each school. Chief Bennett responded yes as soon as the staffing was adequate, an officer would again be stationed at each school. He indicated until then Sergeant Ferreira was assisting with both schools as much as possible.

**Councilmember Phipps moved to approve Resolution 2021R-20 authorizing the Interlocal Agreement with Davis School District for School Resource Officers and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, and Roper. Voting NO – None.** Councilmember Thompson was not present for the vote.

APPROVAL OF RESOLUTION 2021R-21 ADOPTING THE DAVIS COUNTY 2021 NATURAL HAZARD PRE-DISASTER MITIGATION PLAN UPDATE AS THE CITY'S MULTI-HAZARD MITIGATION PLAN

John Meek, Emergency Preparedness Manager, stated Davis County developed a Pre-Disaster Mitigation Plan in 2016. He noted the City adopted the Plan as part of its Emergency Operations

Plan. He explained in March of 2021, the Council approved Resolution 2021R-05 supporting the Davis County Emergency Management's grant award to update the Pre-Disaster Mitigation Plan. He mentioned the City participated in the update of the multi-jurisdictional Plan.

Mr. Meek acknowledged the Council had reviewed the Plan during its work session on November 9, 2021. He stated some concerns were expressed by members of the Council which were addressed. He indicated staff had met with some members of the Council following the meeting and discussed some corrections that should be sent to the County requesting revisions be made. He indicated the list of corrections was sent to the County as requested.

Councilmember Roper thanked Mr. Meek for sitting down with him to go over the Plan and address the concerns.

Mr. Meek stated staff recommended approval of adopting Resolution 2021R-21 adopting the Davis County 2021 Natural Hazard Pre-Disaster Mitigation Plan Update.

**Councilmember Peterson moved to approve Resolution 2021R-21 adopting the Davis County 2021 Natural Hazard Pre-Disaster Mitigation Plan Update as the City's Multi-Hazard Mitigation Plan and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Roper. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, and Roper. Voting NO – None.** Councilmember Thompson was not present for the vote.

#### APPROVAL OF THE UPDATED WATER CONSERVATION PLAN FOR CLEARFIELD CITY

Kenny England, Utility Superintendent, stated during 2001 Clearfield City approved a Water Conservation Plan as required by the Utah Water Conservation Plan Act (UC 73-10-32). He explained the City was required to review and update its Water Conservation Plan every five years. He mentioned staff had reviewed and updated the Water Conservation Plan as required. He acknowledged the Water Conservation Plan contained a basic summary of the current water system that served Clearfield and made recommendations on water conservation for the community. Mr. England stated the Plan was reviewed with the City Council during its work session on November 16, 2021.

Councilmember Peterson thanked staff for efforts to mitigate the current drought issues and work toward conservation.

**Councilmember Bush moved to approve and adopt the Updated Water Conservation Plan for Clearfield City and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Roper. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, and Roper. Voting NO – None.** Councilmember Thompson was not present for the vote.

#### COMMUNICATION ITEMS

##### *Mayor Shepherd*

1. Announced he would be out of town December 1, 2021 through December 3, 2021.

2. Met recently with Utah Defense Alliance and Military Installation Development Authority (MIDA). He reported a Jack in the Box restaurant would be coming to Falcon Hill.
3. Received a thank you from Kenny Conners for the City's attendance at the Veterans Day celebration.
4. Reported in conjunction with the City's Tree Lighting Ceremony on Monday, November 29, 2021, there would be a station for writing letters to Santa. He indicated those writing letters that were received at the event would have a return response provided from Santa. He expressed appreciation to staff for helping with the event.
5. Extended a request for additional adult advisory assistance for the Youth Commission. He encouraged support of the Youth Commission fundraisers so they could attend the National League of Cities conference in Washington D.C.

***Councilmember Bush***

1. Attended the Veterans Day event at the American Legion.
2. Reported that on November 16, 2021 he was able to deliver 56 coats to the Davis Resource Center which were donated by the Kiwanis Club. He expressed gratitude for the City's participation in the Kiwanis Club.

***Councilmember Peterson***

1. Recognized the observance for Veterans Day held at the American Legion.
2. Reported she would be meeting with principals of City elementary schools distributing materials about the City's need for crossing guards. She thanked staff for help in the preparing of materials.
3. Thanked staff for the turkey bowl activity. Expressed appreciation for staff that would be working through the holidays and thanked them in advance.
4. Thanked the School Resource Officers and police department. She reported recently sitting down with Chief Bennett and Officer Swenson to discuss additional challenges faced in the schools.

***Councilmember Phipps*** – reported the Parks and Recreation Commission (PRC) had three vacancies. He mentioned the holiday decorating contest would be underway shortly. He invited everyone to contact staff and let them know of any homes that should be seen.

***Councilmember Roper***

1. Represented the City earlier in the day and expressed appreciation for veterans while enjoying a breakfast. Mayor Shepherd thanked him for attending the event.
2. Reported on November 30, 2021 in the evening before 9 p.m. Zuppas would be donating a portion of its sales proceeds towards a fundraiser for the Youth Commission. He explained to support the fundraiser individuals would need to order and mention the Clearfield Youth Commission.

**STAFF REPORTS**

***JJ Allen, City Manager***

1. Explained more time was needed before staff could present the compensation study to the Council. He mentioned it was about 80 percent complete and staff was making good progress. He noted it was a monumental task.
2. Reported the City offices would be closed Thursday, November 25, 2021 and Friday, November 26, 2021 for the Thanksgiving holiday. Expressed appreciation for working with and for such great people.
3. Reminded the Mayor and Council of the Tree Lighting Ceremony and Open House at the Art Center coming up on November 29, 2021.

***Nancy Dean, City Recorder*** – reviewed the Council's schedule:

- No meeting on November 30, 2021

- Work Session on December 7, 2021
- Policy Session on December 14, 2021
- Oath of Office Ceremony on January 3, 2021

Mr. Allen asked the Council if there would be any objections to holding a work session on December 21, 2021 to review the compensation study. Councilmember Phipps indicated he would be out of town if a meeting were held that evening. Mr. Allen indicated staff would wait to see how things progressed and then let the Council know if it could be ready by that date.

There being no further business to discuss, **Councilmember Bush moved to adjourn at 8:08 p.m., seconded by Councilmember Peterson. The motion carried upon the following vote: Voting AYE – Councilmember Bush, Peterson, Phipps, and Roper. Voting NO – None.** Councilmember Thompson was not present for the vote.

**APPROVED AND ADOPTED  
This 14<sup>th</sup> day of December, 2021**

**/s/Mark R. Shepherd, Mayor**

**ATTEST:**

**/s/Nancy R. Dean, City Recorder**

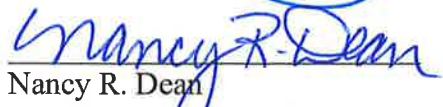
I hereby certify that the foregoing represents a true, accurate, and complete record of the Clearfield City Council meeting held Tuesday, November 23, 2021.

/s/Nancy R. Dean, City Recorder

## Certification of Adoption

The City of Clearfield hereby certifies that the attached Water Conservation Plan has been established and adopted by the City Council this 23<sup>rd</sup> day of November, 2021.

  
Mark R. Shepherd  
Clearfield City Mayor

  
Nancy R. Dean  
Clearfield City Recorder

  
Adam Favero  
Clearfield City Public Works Director

