



CLINTON CITY COUNCIL

2267 N 1500 W
CLINTON UT 84015
Phone: (801)-614-0700
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www.clintoncity.net

AGENDA

January 12, 2016

Mayor
L. Mitch Adams

City Council
Anna Stanton
Mike Petersen
Karen Peterson
Barbara Patterson
TJ Mitchell

I. REGULAR SESSION – 7:00 P.M.

- A. Call to Order
- B. Pledge of Allegiance
- C. Invocation or Thought
- D. Roll Call

II. BUSINESS

- A. Employee of the Month
- B. Employee Service Awards
- C. Reappointment of City Recorder and City Treasurer
- D. Discussion with Clinton City’s State Legislators
- E. Presentation of FY 2014-15 Financial Audit Report
- F. Appointments to the City Planning Commission
- G. **Ordinance 15-08Z, Tabled from November 10, 2015** – Rezone Request of 3.35 Acres Located at 1600 West 600 North on the South Side of 600 North from Residential (R-1-9) and a Portion of Agricultural (A-1) to the Patio Home (PH) Zone
- H. **7:20 PM Public Hearing, Resolution 26-15** – A Request for Approval of a Two Lot Minor Subdivision - Harrisburg Farrell Subdivision Located at 907 North 2870 West
- I. Amendment to the Streets Master Plan

III. OTHER BUSINESS

- A. Approval of City Council Meeting Minutes for 12/08/15 and 12/15/15 Special CC/PC Joint Meeting and 01/04/15 Special CC Meeting
- B. Accounts Payable
- C. Planning Commission Report
- D. City Manager’s Report
- E. Mayor’s Report
- F. Council Reports on Areas of Responsibility
- G. Action Item Review

IV. ADJOURN

Dennis W. Cluff
Recorder

If you attend this meeting and, due to a disability, will need assistance in understanding or participating therein, please notify the City at least eight hours prior to the meeting and we will seek to provide assistance. The order of agenda items may be changed or times accelerated as time permits with the exception of public hearing.

CLINTON CITY COUNCIL AGENDA ITEM

SUBJECT: Employee of the Month for December 2015 - Zeke Swander	AGENDA ITEM: A
PETITIONER: Dennis Cluff, Chief Bill Chilson	MEETING DATE: January 12, 2016
RECOMMENDATION: That Council recognize Zeke Swander as Employee of the Month for December 2015.	ROLL CALL VOTE: NO
FISCAL IMPACT:	
BACKGROUND: <p>Officer Zeke Swander has been selected as the December 2015 Employee of the Month. He is working as a Detective and is doing a fantastic job. He has been proven to be an exceptional addition to the Police Dept. Zeke brings a wealth of knowledge, experience, and resources to his current position. His work has been instrumental in successful investigations and resolutions to numerous cases; including several multifaceted and sensitive investigations.</p> <p>In addition to his work in investigations, Zeke has been instrumental in saving the City thousands of dollars in the acquisition of needed equipment through sought after and awarded grants.</p>	
ATTACHMENTS:	

CLINTON CITY COUNCIL AGENDA ITEM

SUBJECT: Employee Service Awards-Fourth Quarter of 2015	AGENDA ITEM: B												
PETITIONER: Dennis Cluff	MEETING DATE: January 12, 2016												
RECOMMENDATION: That Council recognize the below listed employees for their dedicated service to the City.	ROLL CALL VOTE: NO												
FISCAL IMPACT:													
<p>BACKGROUND: For this past Quarter there are four eligible for Service Awards. These are:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 15%;">Fire</td> <td style="width: 40%;">CHRIS WINTER</td> <td style="width: 45%;">10 years</td> </tr> <tr> <td>Fire</td> <td>DON MCFARLAND</td> <td>10 years</td> </tr> <tr> <td>Public Works</td> <td>JOHN REESE</td> <td>5 years</td> </tr> <tr> <td>Treasures</td> <td>JAMIE PENGELLY</td> <td>5 years</td> </tr> </table> <p>We appreciate the time, effort and great attitude these employees have exhibited.</p>		Fire	CHRIS WINTER	10 years	Fire	DON MCFARLAND	10 years	Public Works	JOHN REESE	5 years	Treasures	JAMIE PENGELLY	5 years
Fire	CHRIS WINTER	10 years											
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Public Works	JOHN REESE	5 years											
Treasures	JAMIE PENGELLY	5 years											
ATTACHMENTS:													

CLINTON CITY COUNCIL AGENDA ITEM

SUBJECT: Reappointment of City Recorder and City Treasurer	AGENDA ITEM: C
PETITIONER: Mayor L. Mitch Adams	MEETING DATE: January 12, 2016
RECOMMENDATION: That Council approve the reappointments of Dennis W. Cluff as City Recorder and Carla Parsons as City Treasurer	ROLL CALL VOTE: NO
FISCAL IMPACT:	
BACKGROUND: State Code 10-3-916(1) requires that after every municipal election (by or before the 1 st Monday of February) the Mayor appoint, with the advice and consent of the Council, the City Recorder and the City Treasurer. Since municipal elections come every two years, this appointment process also comes up at that time.	
ATTACHMENTS:	

CLINTON CITY COUNCIL AGENDA ITEM

SUBJECT: Discussion with Clinton City's State Legislators	AGENDA ITEM: D
PETITIONER: Mayor Adams	MEETING DATE: January 12, 2016
RECOMMENDATION: That Council discuss state and local legislative issues and needs with our Legislators.	ROLL CALL VOTE: NO
FISCAL IMPACT:	
BACKGROUND: Due to legislative boundary changes a few years ago, Clinton is now represented by five State Legislators: <u>State Senators</u> - Jerry Stevenson, Ann Millner and Scott Jenkins; and, <u>State Representatives</u> – Paul Ray and Mike Schultz. They have been asked to meet with the Mayor and City Council in order to listen to the City's potential legislative needs and to provide the City an outline of what they plan to present this year and what their anticipated outcomes are for the 2016 Legislative Session.	
ATTACHMENTS:	

CLINTON CITY COUNCIL AGENDA ITEM

SUBJECT: Presentation of FY 14-15 Audit Report	AGENDA ITEM: E
PETITIONER: Lynn Wood, Auditor	MEETING DATE: January 12, 2016
RECOMMENDATION: That Council accept the Audit Report for FY 2014-15.	ROLL CALL VOTE: NO
FISCAL IMPACT:	
BACKGROUND: The company of Wood-Richards and Associates, P. C. are the City's auditor on contract. They have finished the audit of last fiscal year's financial transactions and will present the findings and audit information to the Council at the meeting.	
ATTACHMENTS:	

CLINTON CITY COUNCIL AGENDA ITEM

SUBJECT: Appointments to the City Planning Commission	AGENDA ITEM: F
PETITIONER: Mayor Adams	MEETING DATE: January 12, 2016
RECOMMENDATION: That Council ratify the Mayor's appointments to the City Planning Commission each for a 3-year term.	ROLL CALL VOTE: NO
FISCAL IMPACT:	
BACKGROUND: The current terms of Jolene Cressall and Allen Labrecque on the City Planning Commission have ended. The Mayor will present his recommendations to the City Council at the January 12 th meeting.	
ATTACHMENTS:	

CLINTON CITY COUNCIL AGENDA ITEM

<p>SUBJECT: Ordinance 15-08Z tabled from November 10, 2015 - Review and act upon Planning Commission recommendation to rezone the 3.35 acres located at 1600 West 600 North on the south side of 600 North from Residential (R-1-9) and a portion of Agricultural (A-1) to Patio Home (PH) zoning, more accurately described in the Ordinance.</p>	<p>AGENDA ITEM: G</p>
<p>PETITIONER: Jason Hamblin representing Doug Hamblin and Robert and Diane Voigt, owners</p>	<p>MEETING DATE: January 12, 2016</p>
<p>RECOMMENDATION: The Planning Commission recommended approval to rezone these parcels to Patio Home (PH).</p>	<p>ROLL CALL VOTE:</p>
<p>FISCAL IMPACT: N/A</p>	
<p>BACKGROUND:</p> <ul style="list-style-type: none"> • The request is for a rezone Residential (R-1-9) and a portion from Agricultural (A-1) to PH (Patio Home) Zone. • Request meets the criteria for infill development provided in Section 28-22-3 Infill Site Development Characteristics, specifically subsection 2 with acreage of less than 5 acres and surrounding property developed. • Conceptual design for lots meet minimum average of 6,300 square feet and frontage requirements with the final plat of this subdivision coming to the Commission and Council for review/approval. • There is adequate infrastructure to accommodate this request in the area for this development. 	
<p>ATTACHMENTS: Ordinance 15-08Z and Map</p>	

**Respectfully Submitted,
Will Wright, Community Development Director**

ORDINANCE NO. 15-08Z

REZONE

AN ORDINANCE BASED UPON A REQUEST BY DOUG HAMBLIN AND ROBERT AND DIANE VOIGHT, OWNERS OF THE PROPERTY, REPRESENTED BY JASON HAMBLIN, TO AMEND THE ZONING MAP OF CLINTON CITY

- WHEREAS,** Clinton City has established a standard for land use and land use density through its zoning powers; and,
- WHEREAS,** The Clinton City Planning Commission has convened a public hearing and based upon established planning principles and public input forwarded a recommendation to the City Council
- NOW THEREFORE,** BE IT ORDAINED BY THE CITY COUNCIL OF CLINTON CITY, DAVIS COUNTY, STATE OF UTAH:
- BY MOTION** The Clinton City Council voted to (adopt) (reject) this petition for rezone.

SECTION 1. Petition

Petitioner has requested the property located at approximately 1600 West 600 North on the south side of 600 North, more accurately described below, shall be rezoned from a Residential (R-1-9) zone and a portion of Agricultural (A-1) zone to the Patio Home (PH) Zone based upon the request from the stated property owner (based upon the finding stated).

SECTION 2. Legal Description

PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 2 WEST, S.L.B. & M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF WEST FAIRFIELD ESTATES PHASE 2, SAID POINT BEING S00°08'53"W 1142.79 FEET AND N89°54'56"W 531.95 FEET FROM THE CENTER OF SAID SECTION 34 AND RUNNING THENCE N89°54'56"W ALONG SAID SOUTH LINE OF SAID WEST FAIRFIELD ESTATES PHASE 2 789.18 FEET TO THE EAST LINE OF FREW ESTATES NO. II; THENCE S00°06'55"W ALONG SAID EAST LINE 179.92 FEET TO THE EXTENSION OF THE NORTH LINE OF WESTRIDGE SUBDIVISION PHASE 1; THENCE S89°54'56"E ALONG SAID NORTH LINE 832.18 FEET; THENCE N13°19'41"W 184.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 145,860 S.F. OF 3.35 ACRES

SECTION 3. Map

A map is attached to the Ordinance by reference, however if a discrepancy exists between the map and legal description the legal description takes precedence.

SECTION 4. Planning Commission Action

Reviewed in a public hearing the 15th day of December 2015, by the Clinton City Planning Commission and recommended for approval through a motion passed by a majority of the members of the Commission based upon the following findings.

For Favorable Action (Adoption):

- Zoning Ordinance, Compliance
- General Plan, Compliance
- City Utilities, Compatible

SECTION 5. Severability. in the event that any provision of this Chapter is declared invalid for any reason, the remaining provisions shall remain in effect.

SECTION 6. Effective date. This ordinance shall be recorded and become effective upon the date of posting indicated below.

PASSED AND ORDERED RECORDED AND POSTED by the Council of Clinton City, Utah, this 12th day of January, 2016.

September 16, 2015
NOTICE PUBLISHED

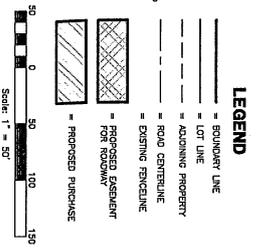
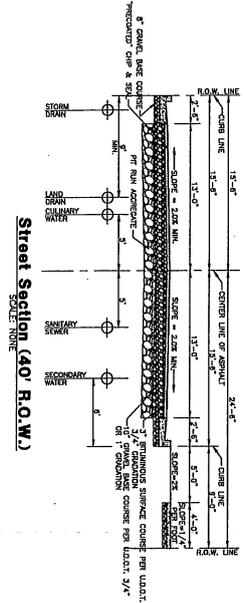
L. MITCH ADAMS
MAYOR

ATTEST:

DENNIS W. CLUFF
CITY RECORDER

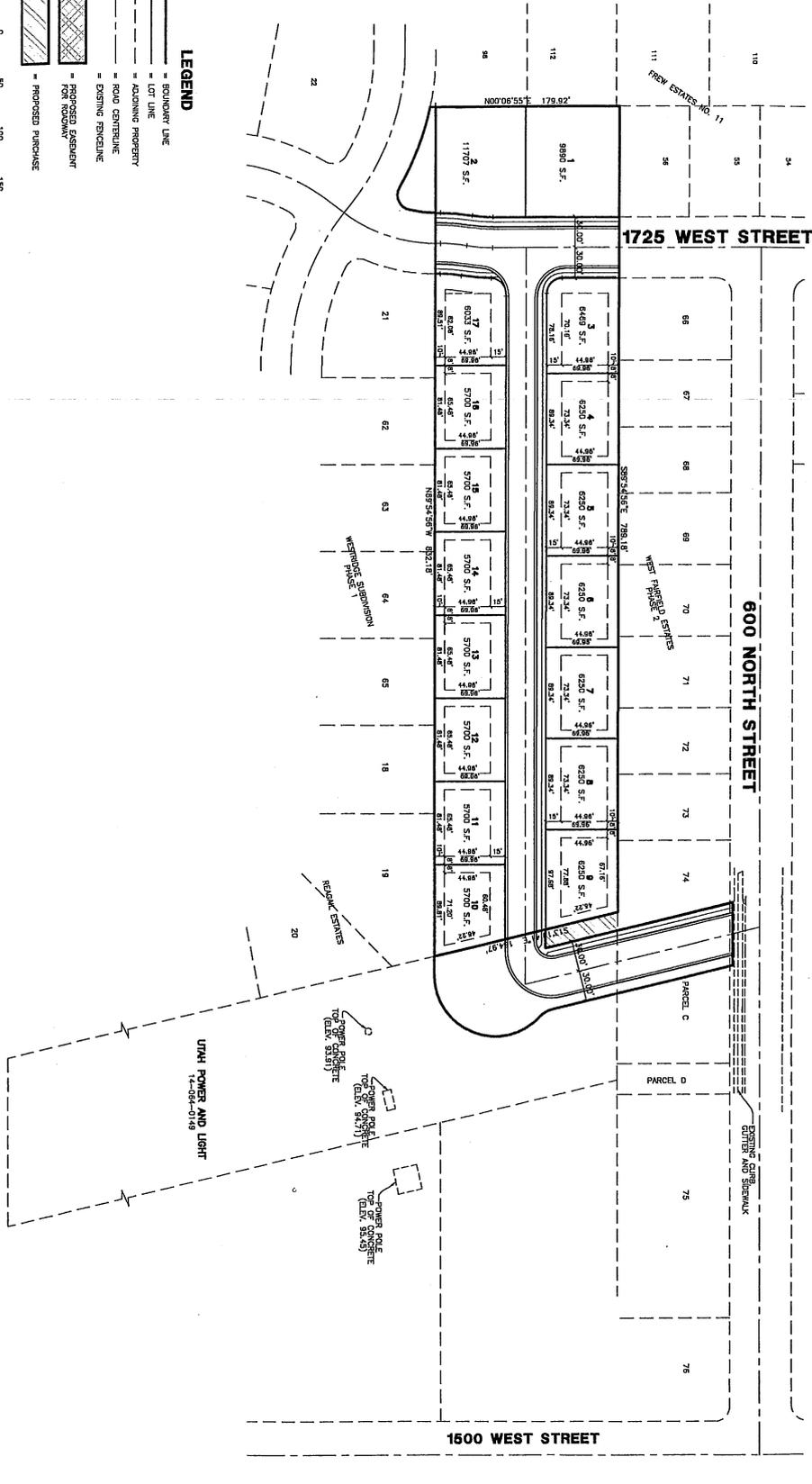
Posted: _____





Westridge Subdivision Phase 3

Clinton City, Davis County, Utah



THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC. NO OWNER, STREET, DATE, 14, COOK, UTAH, SHALL NOT BE REPRODUCED, RE-COMPILED, OR USED IN ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY IDENTIFIED HEREIN. WITHOUT THE WRITTEN PERMISSION, THE OWNER AND ENGINEER OF REEVE & ASSOCIATES, INC. (DESIGN AND LICENSE) FOR ANY CHANGES OR ADDITIONS MADE TO THESE PLANS ON THE DESIGN HEREBY WITHOUT THEIR CONSENT.

Revised: Sept. 21, 2015

<p>West Fairfield Phase 3 CLINTON CITY, DAVIS COUNTY, UTAH</p> <p>Concept Plan</p>		<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	DATE	DESCRIPTION							<p>Reeve & Associates, Inc. 323 CHAMBER STREET, SUITE 14, COOK, UTAH 84003 TEL: (435) 631-2100 FAX: (435) 631-2998 www.reeveandassociates.com ARCHITECTS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS</p>
DATE	DESCRIPTION										
<p>Project Info</p> <p>Surveyor: R. KINZ</p> <p>Designer: C. COLE</p> <p>Sign: D. COLE</p> <p>Name: WEST FAIRFIELD 3</p> <p>Number: 242-242</p>	<p>Sheet: 1</p> <p>Sheets: 1</p>	<p>Revised: Sept. 21, 2015</p>									

CLINTON CITY COUNCIL AGENDA ITEM

SUBJECT: Public Hearing at 7:20 p.m. – Resolution 26-15 – Review and take action upon recommendation of the Planning Commission concerning a request for a Minor Subdivision (two lots) Harrisburg Farrell Subdivision at 907 North 2870 West.	AGENDA ITEM: H
PETITIONER: Dale Krutibosch, owner	MEETING DATE: January 12, 2016
RECOMMENDATION: The Planning Commission recommended approval of the Harrisburg Farrell Minor Subdivision (two lot).	ROLL CALL VOTE:
FISCAL IMPACT: N/A	
<p>BACKGROUND: The two Harrisburg lots (53 & 54) are increased in size with the addition of the lot from the Farrell subdivision and adjusting lot lines. All of Lots 53 & 54, Harrisburg Country Estates Phase 4, Clinton City, Davis County, Utah and Lot 2R of Farrell Subdivision, Clinton City, Davis County, Utah being part of the Northwest Quarter of Section 33, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Clinton City, Davis County, Utah:</p> <p>Beginning at the Northeast Corner of Harrisburg Country Estates Phase 4 which is 672.38 feet North 0°01'41" West and 344.15 feet North 89°58'12" East from the West Quarter Corner of said Section 33 and running thence North 89°58'12" East 314.67 feet along the South Line of said Harrisburg Country Estates Phase 3 to the West Right-of-Way Line of 2870 West Street; thence the following three (3) courses as follows: (1) along said West Right-of-Way Line South 0°01'48" East 79.65 feet to a point of curvature; (2) Southwesterly along the arc of a 30.00 foot radius curve to the right a distance of 26.87 feet (Center bears 51°19'04" and Long Chord equals South 25°37'44" West 25.98 feet) to a point of reverse curvature; (3) Southerly along the arc of a 50.00 foot radius curve to the left a distance of 80.25 feet (Center bears 91°57'42" and Long Chord equals South 5°18'25" West 71.91 feet) to the Northeast Corner of Lot 55, Harrisburg Country Estates Phase 4; thence along the Northeast Line of said Lot 55 South 49°19'34" West 183.24 feet; thence along the South Line of said Lot 55 North 89°58'53" West 16.86 feet; thence along the West Line of said Lot 55 North 0°07'08" West 58.60 feet to the Southeast Corner of Lot 2R, Farrell Subdivision; thence along the South Line of said Lot 2R South 89°59'58" West 451.92 feet to the West Line of said Lot 2R; thence along West Line of said Lot 2R North 0°01'48" West 75.00 feet to a point on the South Line of Lot 1, Farrell Subdivision; thence along the South Line of said Lot 1 the following three (3) courses: (1) South 89°58'53" East 162.07 feet; (2) South 66°17'33" East 21.66 feet; (3) South 89°58'53" East 84.16 feet to the West Line of said Lot 2R; thence along West Line of said Lot 2R the following three (3) courses: (1) North 0°01'48" West 137.60 feet; (2) South 89°58'53" East 45.12 feet; (3) North 0°02'18" West 31.55 feet to the point of beginning. Containing 2.302 acres.</p>	
ATTACHMENTS: Resolution 26-15	

Respectfully Submitted,
Will Wright, Community Development Director



2870 W

© 2015 Google

Google earth

1997

Imagery Date: 6/16/2015 41°07'34.87" N 112°04'47.99" W elev 4339 ft eye alt 6649 ft

RESOLUTION NO. 26-15

A RESOLUTION APPROVING THE FINAL PLAT FOR HARRISBURG FARRELL MINOR SUBDIVISION

WHEREAS, Section 3-4(4) of the Clinton City Subdivision Ordinance states that the City Council shall approve, modify and approve, or disapprove subdivision application by resolution; and,

WHEREAS, The Clinton City Planning Commission reviewed the final plat on December 15, 2015 for Harrisburg Farrell Minor Subdivision and recommended approval of the plat; and,

NOW, THEREFORE, BE IT RESOLVED BY THE CLINTON CITY COUNCIL THAT THE FINAL PLAT FOR HARRISBURG FARRELL MINOR SUBDIVISION IS HEREBY APPROVED WITH THE FOLLOWING FINDINGS, CONDITIONS AND STIPULATIONS:

SECTION 1. By majority vote on a motion before the Clinton City Council the Final Plat of Harrisburg Farrell Minor Subdivision is (Approved) (Not Approved) based upon the following findings, conditions and/or stipulations:

- The Council concurs with the findings of the Clinton City Planning Commission.

SECTION 2. Reviewed in a public hearing the 15th day of December 2015, by the Clinton City Planning Commission and recommended for approval through a motion passed by a majority of the members of the Commission based upon the following findings and conditions.

- 1 It is the developer/contractor's responsibility to comply with all Clinton City Standards, Ordinances, Staff, Engineer and requirements established during the approval process. Wherever there is a discrepancy between these drawings and City Standards the more stringent requirement will apply. If there is any doubt as to the requirement the developer is to seek clarification from the Community Development Department and obtain the determination in writing. Copies of the Standards are available at the Community Development Department.
- 2 Developer/contractor agrees to keep vacant lot within the subdivision in such a way that weed control, via mowing with a brush hog or similar item, is possible.
- 3 The developer/contractor is responsible for insuring that all required inspections are performed by the Clinton City Public Works Department, if needed, and the Building Official.
- 4 It is the developer/contractor's responsibility to insure adequate dust, trash and weed control practices are observed while any of the lot(s) are under their control.

SECTION 3. Effective date. This Resolution shall become effective upon signature and posting.

PASSED BY MOTION AND ORDERED PUBLISHED by the Council of Clinton City, Utah, this 12th day of January, 2016.

NOVEMBER 25, 2015
NOTICE PUBLISHED

L. MITCH ADAMS
MAYOR

ATTEST:

DENNIS W. CLUFF
CITY RECORDER

Posted: _____

CLINTON CITY COUNCIL AGENDA ITEM

SUBJECT: Amendment to the Streets Master Plan	AGENDA ITEM: I
PETITIONER: Dennis Cluff, Mike Child	MEETING DATE: January 12, 2016
RECOMMENDATION: That Council approve the minor amendment to the Streets Master Plan	ROLL CALL VOTE: NO
FISCAL IMPACT:	
<p>BACKGROUND:</p> <p>As we were recently looking at the applicable use of Impact Fees on a new street, we noticed that the Streets Master Plan language dealing with Collector Streets was incomplete. It discusses both major and minor collectors but doesn't sufficiently define or designate minor collector streets. This amendment adds one sentence to the Plan to designate the historical and planned minor collector streets.</p>	
ATTACHMENTS: <u>Proposed amendment language (in red)</u> _____	

Section 1 - Existing Conditions

Interstate

The interstate system, 1-15 specifically, is the major North-South corridor through the state and is approximately a mile east of Clinton. The interstate promotes movement of traffic, with limited access, high speeds, separated directional lanes, adequate geometrics, and grade-separated intersections. The interstate freeway is essentially a specialized Principal Arterial. There are no Interstate roads within Clinton.

Principal Arterial

Principal Arterials are generally the high traffic volume roads within a city. These roadways contain the greatest proportion of through or long-distance travel. Access should be limited to promote efficient traffic movement. Parking is usually prohibited in urban situations. Speeds are generally in the 35 to 45 mph range in urban situations. Arterials are about a mile apart, but may be in the half-mile range. Many of the intersections are signalized, and the signal placement and coordination are critical to the operation of the arterial. 2000 West (SR- 108) is a projected future principal arterial in Clinton.

Minor Arterial

Roadways that connect principal arterials and collectors are minor arterials. The predominant function of a minor arterial is to provide movement of through traffic, but they also provide considerable access for local traffic that originates or is destined to points along the corridors. Often minor arterials become boundaries to neighborhoods and serve less concentrated developments such as neighborhood shopping centers or schools. Urban speeds are generally in the 35 to 40 mph range. Access may be restricted and parking is often prohibited in an urban situation. There are no City owned roads classified as minor arterials. 1800 North (SR-37) on the state highway system is a minor arterial.

Collector

A collector is intended to assemble traffic and direct it to the arterial system. To preserve neighborhoods, collectors are generally spaced about a half-mile apart and do not generally cross arterials. Direct access to adjoining property is common and often essential. Operating speeds are generally in the 25 to 35 mph range. On-street parking is permitted, but may be limited. Collectors are in some cases, sub-categorized into major and minor collectors. Major collectors tend to connect important regional facilities directly to the arterials, while minor collectors usually connect to the local roads. A few of the roadways in Clinton are classified as collectors, including 800 North, 1300 North, 2300 North, 1000 West, 1500 West and 3000 West. **Minor collectors include: 630 West, 550 West, 1200 West, 750 West, 2475 West and future roads 3420 West and 2290 West.**

Local Streets

Local streets constitute all the remaining City-owned roads that were not previously classified under the preceding categories. Local roads are the capillaries of the Clinton City transportation network, providing direct access to public facilities, businesses, and private property. All functionally existing classified roadways in Clinton are shown in Figure 1.2.

The sections for typical roads in Clinton (based on City standards) are exhibited in Figure 1.3. As can be seen in this figure, roads in Clinton range from a right-of-way of 60 feet for a local road to 110 feet for a UDOT road. These typical sections are in line with roadway sections used by other municipalities and should fulfill the needs of the City with regard to their respective uses.

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

**MAYOR
L. Mitch Adams**

**CITY COUNCIL
Councilmember Anna Stanton
Councilmember Mike Petersen
Councilmember Karen Peterson
Councilmember Barbara Patterson
Councilmember TJ Mitchell**

City Council	December 8, 2015	Call to Order: 7:06 P.M.
Staff Present	City Manager Dennis Cluff, Community Development Director Will Wright, Public Works Director Mike Child, Dave Williams, Zac Martinez and Lisa Titensor recorded the minutes.	
Citizens Present	Kirk Nord, Jeff Yeoman, Tami Yeoman, Kendall Woods, Cecilia Martinez, Trehea Martinez, Andre Martinez, Mark Archer, Allie Williams, W. Evans, Bev Lambdin, Kylie Harris, C. North, Justin Gort, Terry Tremea, Colby Bond, Wade Page, Brenda Harris	
Roll Call & Attendance	Present were: Mayor Adams, Councilmember Mike Petersen, Councilmember Karen Peterson, Councilmember TJ Mitchell, Councilmember Anna Stanton and Councilmember Barbara Patterson	
A. EMPLOYEE OF THE MONTH FOR NOVEMBER 2015 – DAVE WILLIAMS, PUBLIC WORKS		
Petitioner	Dennis Cluff, Mike Child	
Discussion	<p>Public Works Director Mike Child reported that Dave Williams is the Assistant PW Director; he is also the supervisor of the Storm Drain/Land Drain and Sewer Division. He is responsible for keeping up with all of the new regulations from the EPA, which is a big job. Dave has the assignment to keep storm water permits active and up to date and to make sure that it is enforced throughout the system. He oversees the storm water inspector Kasey Jensen and he also trains the entire PW staff so that “best management practices are followed”.</p> <p>Dave has a tremendous amount of public works experience and knowledge and he is relied on for project plan reviews and subdivision reviews.</p> <p>He is an excellent supervisor who is well liked and respected by those he supervises. The overall production of his division is very high.</p> <p>Dave is very dedicated to Clinton City. He has always been a hard worker and makes himself available for after hour on call work. He is extremely dependable and always follows through with any assignment he is given. Dave’s positive attitude makes it obvious that he loves his work.</p> <p>Mayor Adams said he has witnessed Dave hard at work. He expressed appreciation on behalf of the City for Dave’s hard work and dedication. He presented him with an award and gift card in recognition.</p>	
B. RES 25-15, APPOINTMENT OF ANNA STANTON TO THE NORTH DAVIS SEWER DISTRICT BOARD OF DIRECTORS		
Petitioner	Mayor Adams	
Discussion	Mayor Adams stated he would like to re-appoint Anna Stanton to the North Davis Sewer District.	
CONCLUSION	Councilmember Patterson moved to adopt Res 25-15 re-appointing Anna Stanton to the North Davis Sewer District Board of Directors. Councilmember Mitchell seconded the motion. Voting by roll call is as follows: Councilmember Patterson, aye; Councilmember K. Peterson, aye; Councilmember Stanton, aye; Councilmember M. Petersen, aye; Councilmember Mitchell, aye.	
C. 2016 CLINTON CITY COUNCIL ASSIGNMENTS		
Petitioner	Mayor Adams	

<p>Discussion</p>	<p>Mayor asked the Council to ratify the 2016 City Council assignments as identified below:</p> <p>Mayor L. Mitch Adams Police Dept. Liaison Member of Davis County Council of Governments (COG) Wasatch Integrated Waste Management</p> <p>Michael Petersen Eagle Scout Liaison Beautification Committee Co-Chair Clinton City Citizen's Corps. Appeals Board Member</p> <p>Karen M Peterson Chamber of Commerce Representative Davis County Trails Committee Liaison Parade Coordinator (for Council) Community Arts Board Liaison</p> <p>TJ Mitchell Heritage Days Committee Member Public Works Liaison HAFB Hazard Committee Member (RAB) Appeals Board Member</p> <p>Barbara Patterson Fire Department Liaison Parks Committee Liaison Heritage Days Committee Member Community Enhancement Program Chair</p> <p>Anna Stanton Sewer Board Member Youth Council Liaison Beautification Committee Co-Chair Davis County School District Liaison Mayor Pro-Tem</p>
<p>CONCLUSION</p>	<p>Councilmember Stanton moved to ratify the 2016 City Council appointments. Councilmember Mitchell seconded the motion. All voted in favor of the motion.</p>
<p>D. BID AWARD FOR PARK PLAY TOYS/PANELS FOR SPECIAL NEEDS</p>	
<p>Petitioner</p>	<p>Dennis Cluff; Parks Advisory Board</p>
<p>Discussion</p>	<p>Darryl Armstrong, Chair of the Parks Board explained three bids were obtained for the special needs play ground equipment.</p> <p>He explained the cost will be approximately \$7,439 for the equipment and \$825 for the concrete.</p> <p>The Parks Board has been working on this concept of providing a park location and equipment for special needs kids for quite some time.</p> <p>The Board has received bid estimates from two companies that provide these play toys. These are companies that provide sturdy toys which hold up to heavy use. The lower of the two bids is Garrett and Company Inc.</p> <p>The intent is to purchase the panels, toys and posts for future installation by Public Works Crews. The best location surveyed by the Board is in the “family camp” area of City Park, just east of the bowery’s and restroom and just west of the existing large kids play area. The idea is to add a stub out into the sand off the existing play area’s oval sidewalk</p>

for placement of the handicapped excavator and add a 5'- 6' extension of concrete to the opposite side of the oval sidewalk for placement of the ADA panels. This would allow kids with special needs the opportunity to play in the same basic area as other kids and it would be easier for parents to supervise both groups. Having handicapped parking, a bowery and restroom close by are added benefits.

Mayor Adams expressed appreciation to the Parks Board for their diligence and productivity in researching ways to provide support to special needs children in addition to all the children of Clinton

Councilmember M. Petersen referred to the packet provided by the Parks Board which was presented in a previous meeting and asked for the information to be available with this discussion.

Mr. Cluff said that the Parks Board has done an excellent job researching this project.

Councilmember K. Peterson asked if the Parks Board has looked into any type of donation or grant opportunities.

Mr. Armstrong said they decided to start with this small project and then evaluate options for future growth.

Angela Armstrong stated she did look into grants and found that they require a base number of needs before funds would be available; what is currently being planned for Clinton will not meet those base requirements.

Mr. Armstrong said he is very impressed with the company who submitted the low bid.

Councilmember K. Peterson asked if the proper bid policy was followed.

Mr. Cluff responded the bid process was in compliance with the guidelines.

Councilmember K. Peterson then asked Parks Supervisor Zac Martinez if he has concerns about this project.

Mr. Martinez responded he feels this is a good start; there is much more that can be done in the future.

Councilmember K. Peterson asked if Clinton City will eventually acquire more modern playground equipment as in parks in surrounding cities.

Mr. Martinez responded it is status quo.

Councilmember Patterson asked Mr. Martinez if he has worked with Garrett and Company before.

Mr. Martinez said he has, however they have not generally been the low bidder.

Councilmember Stanton said if this equipment is well utilized, she would like to see a larger scale project in the future.

Mr. Martinez said this playground has plenty of room to grow.

Angela Armstrong said that the census was considered during the research of this equipment. They found there were approximately 50 children in Clinton with special needs. The Parks Board took liability, basic needs, safety and vandalism into consideration when selecting the proposed equipment.

Kendall Woods said he is a nationally certified play ground inspector and he has installed many of these playgrounds. These systems are built so they can be added onto to meet

	<p>ADA specific requirements. He said he would be willing to help however he can.</p> <p>Councilmember Mitchell asked if donations could be accepted for this equipment.</p> <p>Mayor Adams asked the Parks Board to look into the possibility of donations.</p>
CONCLUSION	<p>Councilmember Patterson moved to award the Park Play Toys bid to Garrett and Company, Inc for \$7,439 and authorize \$825 in concrete costs. Councilmember Stanton seconded the motion. Voting by roll call is as follows: Councilmember K. Peterson, aye; Councilmember Stanton, aye; Councilmember M. Petersen, aye; Councilmember Mitchell, aye; Councilmember Patterson, aye.</p>
E. APPROVAL OF A NEW FRANCHISE AGREEMENT WITH COMCAST CABLE	
Petitioner	Dennis Cluff, Comcast Representative Kirk Nord
Discussion	<p>Mr. Cluff explained the review of the Comcast Franchise began in December 2011. It was sidelined when Comcast experienced personnel changes and was. The process began again at the beginning of 2015 when Kirk Nord took over. Mr. Cluff said he has reviewed and modified the initial proposed agreement with input from Clinton City Attorney Mike Houtz and Mr. Nord who has reviewed the agreement for Comcast. Staff feels this is a complete agreement that covers both the needs of Clinton and Comcast. The agreement is for a 10 year franchise.</p> <p>Mr. Nord explained Comcast acquired two organizations that were providing service to Clinton City. These two services were consolidated. Review of the initial agreement promoted the need for changes to bring it up to date and current.</p> <p>Councilmember M. Petersen asked if the agreement can be amended if needed.</p> <p>Mr. Cluff confirmed that the contract can be modified if both parties agree.</p> <p>Mayor Adams identified that some of the ordinances passed at the November 10, 2015 meeting cleaned up the City Code regarding franchise agreements.</p> <p>Mr. Nord clarified this agreement only pertains to video transmission signals.</p>
CONCLUSION	<p>Councilmember M. Petersen moved to approve the new Franchise Agreement with Comcast Cable. Councilmember Patterson seconded the motion. Voting by roll call is as follows: Councilmember Stanton, aye; Councilmember M. Petersen, aye; Councilmember Mitchell aye; Councilmember Patterson, aye; Councilmember K. Peterson, aye.</p>
F. 7:15 PM PUBLIC HEARING ORD 15-11Z REZONE REQUEST FOR PROPERTY LOCATED AT 2118 N 2000 W FROM AGRICULTURAL (A-1) TO PERFORMANCE ZONE (PZ)	
Petitioner	Mark Archer, property owner
Discussion	<p>Mr. Archer explained the rezone request consists of two parcels including 14-001-0094 (.96 acres) and 14-001-0081 (.87 acres) comprising 1.83 acres. This area is designated as Performance Zone in the Master Land Use Map of the General Plan. The rezone request is for due diligence in order to sell the property as commercial.</p> <p>Mayor Adams opened the public hearing at 7:47 p.m. with no public comment, he closed the public hearing at 7:48 p.m.</p>
CONCLUSION	<p>Councilmember M. Petersen moved to adopt Ord 15-11Z authorizing a rezone of the property located at 2118 North 2000 West from Agricultural (A-1) to the Performance Zone (PZ). Councilmember Mitchell seconded the motion. Voting by roll call is as follows: Councilmember M. Petersen, aye; Councilmember Mitchell, aye; Councilmember Patterson, aye; Councilmember K. Peterson, aye; Councilmember Stanton, aye.</p>
G. PUBLIC HEARING TABLED FROM NOV 10, 2015 – RES 22-15, FINAL PLAT APPROVAL FOR PATTERSON HOMESTEAD SUBDIVISION LOCATED AT 2580 N ON THE EAST SIDE OF 3000 W	
Petitioner	KW Advisory Group represented by Colby Bond
Discussion	Mr. Wright explained this has been tabled over the past few months; because of the lengthy time frame, it was re-advertised. The 3000 W project impacted where the public notice could be posted.

The petitioner is now prepared to move forward. The Planning Commission initially approved the Preliminary Plat for the Patterson Homestead Subdivision on May 5, 2015. The Final Plat for Phase 1 consists of 27.4 acres for 58 lots that are zoned R-1-15. Comments related to corrections needed on the drawings have been provided to the developer

Colby Bond said he has been working diligently to get this project moving forward. The challenge with this project has been the storm and land drain which has now been resolved by working with Ivory Homes.

Mayor Adams opened the public hearing at 7:56 p.m.

Tammy Yeoman stated she owns 7 acres of property on the north east side. The front part of her property is in Hooper and the back part is in Clinton. She is frustrated that she was not able to see the public notice which was posted on a closed road. She asked what the proposed plan is for alongside the road.

Jeff Yeoman stated he still owns horses and cows. The canal runs along the east side of his property; the proposed road runs along the west side. He asked what is the plan along the west side to protect the livestock?

Mr. Bond said the intent is to have a 6' chain link fence. There will be no sidewalk just curb and gutter and an HOA will maintain weeds in the 5 to 10 foot easement. The final plan will be decided when the improvements along 3000 West are complete.

Mayor Adams asked for additional public comment, there was none, therefore he closed the public hearing at 8:03 p.m.

Councilmember Mitchell asked if the road is full width.

Mr. Bond confirmed it is a full width road.

Councilmember K. Peterson asked if there will be a fence all along the canal.

Mr. Bond confirmed there will be a fence along the canal.

Mr. Bond stated he will improve the lots and Nilson homes will be the builder.

Mayor Adams asked what the plan is for the existing sewer line.

Mr. Bond responded it will be abandoned and replaced.

Mr. Child said if possible it is best to remove it.

Mayor Adams said that Mr. Bond should assume the responsibility of dealing with the sewer line according to engineering standards.

Councilmember Mitchell asked if the access restriction for the lots will be identified on the Final Plat.

Mr. Wright explained the Developer is aware of the restrictions and is in the process of having the drawings modified to include the restrictions (R) on those lots along 3000 W. There is a sizeable park strip, the lots do not front 3000 W but back up to it. Public Works would like the park strip to be a hard surface other than asphalt for ease of maintenance or an HOA that is responsible for maintenance.

Mr. Bond asked the Council if they would prefer the park strip be landscaped with an HOA to maintain it.

Mayor Adams cautioned that all the potential homeowners need to be clearly notified of the HOA requirement when they purchase their lot.

	<p>Mr. Cluff said it is a good idea to have the HOA professionally managed.</p> <p>Mr. Wright referred to the following conditions which are included in the Resolution:</p> <ol style="list-style-type: none"> 1 Comply with City requirement that utilities out of 3000 West will be provided so that this new road won't have to be cut. 2 Provide recorded document vacating easement for North Davis Sewer District from Davis County and remove pipe from the NDSO easement. 3 Plat shall not be recorded until a Sub divider's Improvement Agreement and Sub divider's Escrow Agreement are completed and executed to insure the completion of development. 4 All comments related to the plat and engineering shall be corrected before the final plat is presented for signatures. 5 Developer shall schedule, through the City, a preconstruction meeting once all engineering drawings have been corrected and approved by the City Engineer. 6 It is the developer/contractor's responsibility to comply with all Clinton City Standards, Ordinances, Staff, Engineer and requirements established during the approval process. Wherever there is a discrepancy between these drawings and City Standards the more stringent requirement will apply. If there is any doubt as to the requirement the developer is to seek clarification from the Community Development Department and obtain the determination in writing. Copies of the Standards are available at the Community Development Department. 7 Prior to Conditional Acceptance and Final Acceptance by the City the Subdivide shall clear any construction debris from lots within the subdivision, except lots with buildings under construction, and level vacant lots within the subdivision in such a way that weed control, via mowing with a brush hog or similar item, is possible and all vacant lots will be mowed for weed control. 8 The developer/contractor is responsible for insuring that all required inspections are performed by the Clinton City Public Works Department. If the developer is unsure of what inspections are required he can obtain a list from Public Works. The developer is cautioned not to proceed past an inspection point without insuring that the inspection has been performed and work passed by Public Works. 9 It is the developer/contractor's responsibility to insure adequate dust, trash and weed control practices are observed while any of the lots are under their control. 10 Preconstruction meeting shall not be scheduled until all required changes have been made to the Preliminary Plat and Final Plat and Engineering have been made and the required number of copies have been provided to the City and indicated approved by the City. 11 The Restriction (R) designation will be added to the lots that abut 3000 West on the rear lot line of lots 11-18.
<p>CONCLUSION</p>	<p>Councilmember Stanton moved to adopt Res 22-15 approving the Final Plat for the Patterson Homestead subdivision located at 2580 North on the east side of 3000 West. Councilmember K. Peterson seconded the motion. Voting by roll call is as follows: Councilmember M. Petersen, aye; Councilmember Mitchell, aye; Councilmember Patterson, aye; Councilmember K. Peterson, aye; Councilmember Stanton, aye.</p>
<p>H. PUBLIC HEARING TABLED FROM NOV 10, 2015 – ORD 15-09Z, REZONE REQUEST FOR PROPERTY LOCATED AT 1104 N 1000 W FROM R-1-8 TO R-1-10</p>	
<p>Petitioner</p>	<p>Jeff Chambers, property owner</p>
<p>Discussion</p>	<p>Mr. Wright explained the area is designated in the Master Land Use Map of the General Plan as Residential (R-1-8), while the property across the street is designated as R-1-10. This parcel is zoned Residential (R-1-8) with properties to the North, East and South also being zoned R-1-8, while the property to the West is zoned R-1-10.</p> <p>The Planning Commission unanimously agreed to recommend approval to the City Council of Ord. 15-09Z.</p> <p>Mayor Adams asked if the garage will be on the same lot as the house.</p>

	<p>Mr. Wright confirmed it will as is required by the Zoning Code.</p> <p>Mayor Adams opened the public hearing at 8:21 p.m.; with no public comment he closed the public hearing at 8:22 p.m.</p>
CONCLUSION	<p>Councilmember Mitchell moved to adopt Ord. 15-09Z approving a rezone request for property located at 1104 North 1000 West from Residential (R-1-8) to Residential (R-1-10). Councilmember M. Petersen seconded the motion. Voting by roll call is as follows: Councilmember K. Peterson, aye; Councilmember Stanton, aye; Councilmember M. Petersen, aye; Councilmember Mitchell, aye; Councilmember Patterson, no; she stated she felt the petitioner should be present.</p>
<p>I. PUBLIC HEARING TABLED FROM NOV 10, 2015, RES 24-15 – REQUEST FOR APPROVAL OF A 2 LOT MINOR SUBDIVISION LOCATED AT 1104 N 1000 W</p>	
Petitioner	<p>Jeff Chambers, property owner</p>
Discussion	<p>The staff report identified that both parcels requesting to be subdivided exceed 10,000 square feet in area with parcels created being .5 and .34 of an acre. The zoning was previously reviewed by the Planning Commission in some detail with this parcel currently zoned R-1-8 and designated as R-1-8 on the Master Land Use Map of the General Plan. The proposed newly created parcels are requesting to be rezoned to the R-1-10 zone. There are other parcels located along the D&RG trail that are also larger than the R-1-8 zoning requires.</p> <p>Mayor Adams opened the public hearing at 8:24 p.m. and with no public comment he closed the public hearing at 8:25 p.m.</p> <p>Mr. Wright confirmed that the improvements were already made to the property so that the new road will not be impacted.</p> <p>Councilmember Mitchell asked how improvements for two lots were made prior to approval of this two lot subdivision.</p> <p>Bryce Wilcox of JUB Engineers responded that the Developer paid for the utilities at his own risk with no commitment from the City.</p> <p>Mike Child confirmed that new roads are restricted from being cut into for at least two years.</p> <p>Councilmember K. Peterson expressed concern that allowing improvements to a lot prior to subdivision approval may imply that the City Council will approve the subdivision. She clarified <u>it is not City policy to grant approval for subdividing lots based on the improvements to the property being allowed prior to subdivision approval.</u></p> <p>Mr. Cluff said he would recommend that a signature should be obtained from the petitioner that they understand the improvements do not guarantee subdivision approval by the Planning Commission and City Council.</p> <p>Councilmember Mitchell said he is also concerned about the risk to the City from the lines being tapped into and potential issues that could arise.</p> <p>The Council asked staff to draw up a release for the property owner to sign that they understand there is no guarantee of subdivision approval if they choose to make improvements prior to receiving the subdivision approval from the Planning Commission and City Council.</p> <p>The Council expressed a desire to maintain consistency in the developers’ requirements for road repairs after the completion of a development.</p> <p>Bryce Wilcox stated that in the past on an existing road with curb, gutter and sidewalk, the property owner has not been required to rebuild the road; they have been required to patch the trench according to the City standards based on the condition of the road. If a new road is cut into, they have an extensive patch and rebuild of the road. If a road is to be rebuilt, the property owners have been notified to make their improvements prior to the road construction to avoid future cuts in a new road.</p>
CONCLUSION	<p>Councilmember K. Peterson moved to adopt Res 24-15 approving a Minor (two lot)</p>

	<p>Subdivision located at 1104 North 1000 West. Councilmember M. Petersen seconded the motion. Voting by roll call is as follows: Councilmember K. Peterson, aye; Councilmember Stanton, aye; Councilmember M. Petersen, aye; Councilmember Mitchell, aye; Councilmember Patterson, no; she feels the petitioner should be present.</p>
<p>J. PUBLIC HEARING - ORD 15-10Z – AMENDMENT TO THE CLINTON CITY ZONING ORDINANCE 28-3-9(3) HOUSEHOLD PETS (F) & (G) ADDING RABBITS TO THE LIST OF SMALL ANIMALS AND 28-1-4 RESIDENTIAL, SINGLE FAMILY TABLE 14.2(7) TO ALLOW RESIDENTIAL CHICKENS ON LOTS OF 10,000 SQ. FT. AND LARGER</p>	
<p>Petitioner</p>	<p>Planning Commission</p>
<p>Discussion</p>	<p>Mayor Adams said the Ordinance was a result of many discussions before the Planning Commission and City Council. Since it was passed a few years ago, he has received very few complaints about chickens. He clarified the ordinance restricts roosters in all residential zones.</p> <p>Mr. Wright explained that several request have been received to allow chickens in all single family residential zones for lots 10,000 square feet and larger. Since some lots in the R-1-6, R-1-8 and R-1-9 single family residential zones are sometimes larger than 10,000 square feet, the Planning Commission recommends the Council permit residential chickens in all zones when all other zoning conditions are met and the residential chickens are registered at the City.</p> <p>Further, the Commission discussed rabbits being designated as a small animal that could be considered both a household pet and an animal ‘being kept outdoors’. Therefore, paragraphs (f) and (g) that pertain to these descriptions are amending those definitions to allow a rabbit to be kept either indoors or outdoors depending on use.</p> <p>The Planning Commission unanimously recommended that the Council approve changes to the Zoning Code. Also, during the public hearing, several citizens requested to lessen regulations that would allow for greater freedom on the size of lots on which residential chickens could be kept. They indicated chickens should be allowed on any lot that would have sufficient area to keep chickens as outlined in the ordinance, while meeting all other city requirements.</p> <p>Councilmember M. Peterson asked if a specific zone could be left out with the 10,000 sq. ft. change.</p> <p>Mr. Wright said it will be allowed in all residential zones with lots 10,000 sq. ft. or larger lots in residential zones.</p> <p>Mayor Adams opened the public hearing at 8:52 p.m.</p> <p>Kendall Woods said he supports family dwellings being allowed to have chickens. He feels this is a positive move and would like the Council to consider determining the size of coop and number of chickens allowed to be based on the size of the lot in order to allow families the opportunity to have eggs in times of need. He feels everyone should have the right to have chickens.</p> <p>He read a letter from Carol Cook in favor of allowing chickens in all residential zones.</p>

Carole Cook 717W 2300N

To Clinton City Council,

I am writing this letter to support the right of, any and every Clinton resident, that wishes to; to be able to keep chickens on their property. I have had to good fortune to be able to have some for the past 20+ years. My main reason in obtaining them was to be able to have some kind of self-sufficiency for my family. If there was economic or natural disaster at least I could have one source of food - or even bartering currency. I raise my chickens for eggs. If any emergency required it any meat source would have been my husband's job.

True there has been no natural disaster, but my family has experienced some severe ups and downs in personal health and finances. It has happened, more than once, that those eggs from those chickens, that are considered one example of our self-sufficiency, supplied our meals for several days as we labored from pay check to pay check.

The products from my own raised hens are better quality than I can afford in the grocery store, even in non-lean times. The eggs are larger, they are more satisfying (1 home layed egg would keep my husband ^{feeding} fed as opposed to 2-4 store bought ones. You can imagine the impact that change would have on his ~~with~~ health), I do not need to worry about foreign contaminants, as I am the one that takes care of quality control - not someone unknown, I know what goes in the birds and whether it is healthy or not.

I ask you to seriously consider not removing the ~~right~~ ^{restriction} for someone to be as self sufficient as possible. It takes only minimal space to raise healthy birds and receive healthy products. I am not requesting to run a buffalo herd - just enough birds to sustain my family and share with neighbors, who may be in need.

Thank-you for your time.

Carole Cook

Wade Page said he is in favor of allowing chickens. He suggested that the ordinance change be communicated to the residents. He said he appreciates the City Council's efforts.

Mayor Adams asked for additional public comment; there was none, therefore he closed the public hearing at 9:02 p.m.

Councilmember K. Peterson said she would like to pass the ordinance as it is, however she would support the Planning Commission addressing the issue of allowing a specific number of chickens based on the size of the lots.

Andre Martinez asked why the City does not allow roosters.

Mayor Adams replied that the majority of complaints from the citizens about chickens are about hearing roosters in the morning. He clarified they are allowed in the agricultural zone.

CONCLUSION	Councilmember K. Peterson moved to adopt Ordinance 15-10Z amending the Clinton City Zoning Ordinance 28-3-9(3) Household Pets paragraphs (f) and (g) adding rabbits to the list of small animals and Chapter 28-14 Residential, Single Family Table 14.2(7) to allow residential chickens on lots of 10,000 square feet and larger. Councilmember Mitchell seconded the motion. Voting by roll call is as follows: Councilmember Patterson, aye; Councilmember K. Peterson, aye; Councilmember Stanton, aye; Councilmember M. Petersen, aye; Councilmember Mitchell, aye.
K. SUBDIVISION CONDITIONAL ACCEPTANCE HOMESTEAD EAST PHASE 3 LOCATED AT 2465 N 1500 W	
Petitioner	Community Development
Discussion	The City Council approved Phase 3 of Homestead East Subdivision on October 28, 2014. Mr. Child confirmed that all concerns have been addressed and Public Works recommends approval.
CONCLUSION	Councilmember Stanton moved to grant conditional acceptance of improvements associated with Homestead East Phase 3. Councilmember Patterson seconded the motion. All voted in favor of the motion.
L. PUBLIC HEARING TABLED FROM NOV 10, 2015 – ORD 15-12Z (TO BE RE-TABLED) A REZONE REQUEST FOR PROPERTY LOCATED AT APPROX 2382 W 1800 N FROM RESIDENTIAL (R-1-9) TO PATIO HOME (PH).	
Petitioner	Bruce Nilson, representing Nilson Homes and He Flys, LLP
Discussion	Mayor Adams identified that this agenda item was tabled on November 10; it was inadvertently listed on that agenda as Ord. 15-10Z; both the agenda and the back up information were incorrect. Ord. 15-12Z was tabled rather than Ord. 15-10Z which was addressed in the previous discussion. The request is to table it again to the February 9, 2016 City Council Meeting. Mayor Adams identified that the public hearing remains open from the previous meeting.
CONCLUSION	Councilmember K. Peterson moved to table Ord 15-12Z a request for a rezone for property located at approx. 2382 W 1800 N from Residential R-1-9 to PH to the February 9, 2015 City Council Meeting. Councilmember Stanton seconded the motion. All voted in favor of the motion.
Approval of Minutes	Councilmember Stanton moved to approve the minutes of the November 10, 2015 City Council meeting with the following changes: Correction on Nov 10, 2015 Minutes – Ordinance 15-12Z was inadvertently noticed on the agenda and staff report as 15-10Z. Councilmember Stanton asked for her comments on the North Davis Sewer District to be modified to read: Reported that the Sewer District is transferring their bio solids out to Marriott Slaterville which will help with odor control. The process should save the District money compared to hauling the bio solids to farther available locations. Councilmember Mitchell seconded the motion. All voted in favor of the motion.
Accounts Payable	Councilmember Patterson moved to pay the bills. Councilmember Mitchell seconded the motion. All voted in favor of the motion. Councilmember K. Peterson asked for a comparison of costs for the 2015 Vote By Mail Election vs. past elections. Mr. Cluff responded the budgeted amount of \$13,000 was what the cost of an election has previously been. This year the cost was \$4,000 which was a great savings to the City; part of the savings was due to the fact that a primary election was not held.
Planning Commission Report	Mr. Wright reported that the Planning Commission did not hold a meeting on December 1, 2015 in lieu of their Christmas dinner. There will be a joint meeting on December 15 at 5:30 p.m.
City Manager	<ul style="list-style-type: none"> • Asked for direction to cancel the December 22, 2015 City Council Meeting <p>The Council directed Mr. Cluff to cancel the December 22, 2015 City Council Meeting.</p> <ul style="list-style-type: none"> • Reported the employees will have Christmas brunch on December 24, 2015 at

	<p>11:00 a.m.</p> <ul style="list-style-type: none"> Reported there will be a special meeting on Monday Jan. 4, at 12 noon to swear in the re-elected officials.
Mayor	<ul style="list-style-type: none"> Happy Holidays; nothing else at this time.
Councilmember Patterson	<ul style="list-style-type: none"> Expressed appreciation for information from Public Works on backflow.
Councilmember K. Peterson	<ul style="list-style-type: none"> Dave Olsen appointed by the Governor to serve on the Utah State Fire Board. Christmas Sing A Long was a huge success Reported the Community Enhancement Taste of Clinton will be held Dec. 10
Councilmember M. Petersen	<ul style="list-style-type: none"> Happy Holidays; nothing else at this time.
Councilmember Stanton	<ul style="list-style-type: none"> Likes the new Christmas snow flake decorations. The Youth Council participated in serving Thanksgiving Dinner for the Christmas Box House. They are doing Sub for Santa They participated in the Ogden City Santa Run
Councilmember Mitchell	<ul style="list-style-type: none"> Expressed appreciation to public works for their snow removal on Thanksgiving. Expressed appreciation to staff on being budget conscious on negotiating for City purchases.
Public Comment	<p>Wade Page addressed the following with the City Council:</p> <ul style="list-style-type: none"> He asked who to contact at UDOT because he will be impacted by the widening of 1800 N. <p>Mayor Adams told him to contact Randy Jefferies.</p> <ul style="list-style-type: none"> He expressed concern of all the homes being sold to rental agencies. Asked how garbage can replacement occurs. <p>Mayor Adams replied to contact the utilities department to ask for a new can.</p> <ul style="list-style-type: none"> Complimented Councilmember K. Peterson for her concern for the citizens.
ADJOURNMENT	<p>Councilmember Stanton moved to adjourn. Councilmember Mitchell seconded the motion. All voted in favor of the motion. The meeting adjourned at 9:43 p.m.</p>
<u>ACTION ITEMS</u>	<ul style="list-style-type: none"> Draw up a release for the property owner to sign that they understand there is no guarantee of subdivision approval if they choose to make improvements prior to receiving the subdivision approval from the Planning Commission and City Council. Planning Commission address the issue of allowing a specific number of chickens based on the size of the lots. Include notice in the newsletter that chickens are allowed in all residential zones for lots 10,000 sq. ft. or larger. Identify process for permits. The Council directed Mr. Cluff to cancel the December 22, 2015 City Council Meeting.

**CLINTON CITY COUNCIL & PLANNING COMMISSION
SPECIAL MEETING MINUTES
2267 North 1500 W
Clinton UT 84015**

**MAYOR
L. Mitch Adams**

**CITY COUNCIL
Councilmember Anna Stanton
Councilmember Mike Petersen
Councilmember Karen Peterson
Councilmember Barbara Patterson
Councilmember TJ Mitchell**

**PLANNING COMMISSION
Commissioner Chair Dave Coombs
Commissioner Vice Chair Bob Buckles
Commissioner Tony Thompson
Commissioner Allen Labrecque
Commissioner Jeff Ritchie
Commissioner Jolene Cressall
Commissioner Jacob Briggs**

Special Joint Meeting	December 15, 2015	Call to Order: 5:30 P.M.
Staff Present	Dennis Cluff, Will Wright and Lisa Titensor recorded the minutes.	
	Jody Burnett, Mike Houtz	
Call to Order	Mayor Adams called the Special Meeting to order and asked for a roll call of City Council Members present. Planning Commission Chair Coombs called the Planning Commission to order and asked for a roll call of Commission Members present.	
Attendance:	Councilmember's present were: Councilmember's Patterson, K. Peterson, Stanton and M. Petersen and Mitchell Planning Commissioners present were: Commissioners Ritchie, Buckles, Coombs, Labrecque, Cressall and Briggs	
1. ENTER INTO CLOSED SESSION TO DISCUSS POTENTIAL LITIGATION ISSUES PURSUANT TO UTAH STATE CODE 52-4-205(1) (C)		
Petitioner	Mayor Adams, Planning Commission Chair Coombs	
CONCLUSION	<p>Councilmember Patterson moved to enter into closed session. Councilmember Stanton seconded the motion. Councilmember's Mitchell, Patterson, K. Peterson, M. Petersen and Stanton all voted in favor.</p> <p>Commissioner Cressall moved to enter into closed session. Commissioner Buckles seconded the motion. Commissioner's Cressall, Labrecque, Briggs, Coombs, Buckles, Ritchie and Thompson all voted in favor of the motion.</p>	
ACTION AFTER CLOSED SESSION		
CONCLUSION	<p>Mayor Adams identified that as a result of the Closed Session discussion the Planning Commission in an upcoming work session should discuss criteria on how often the General Plan should be reopened and evaluated. The process should begin with the Planning Commission and then be forwarded on to the City Council. The City Council gave staff direction to review the process other cities follow.</p>	
ADJOURNMENT	<p>Councilmember Patterson moved to adjourn the City Council. Councilmember M. Petersen seconded the motion. All City Council Members voted in favor.</p> <p>Planning Commissioner Buckles moved to adjourn. Planning Commissioner Cressall seconded the motion. All Planning Commission Members voted in favor.</p>	

**CLINTON SPECIAL CITY COUNCIL MEETING MINUTES
2267 N 1500 W
Clinton UT 84015**

**Mayor
L. Mitch Adams**

**City Council
Councilmember Mike Petersen
Councilmember Karen Peterson
Councilmember TJ Mitchell
Councilmember Barbara Patterson
Councilmember Anna Stanton**

Clinton City Council Meeting		January 4, 2016	Call to Order: 12:00 p.m.
Staff Present	City Manager Dennis Cluff, Carla Parsons, Steve Hubbard, Bill Chilson, Shawn Stoker and Lisa Titensor recorded the minutes.		
Citizens Present	Marvin Patterson, Emily Douglas, Kami Coleman, Stacey Phillips, Nichole Bair, Mindy Hamblin, Jill Hale, Amanda Mitchell,		
Excused Were	Mayor Adams		
A. <u>12:00 PM – OATH OF OFFICE FOR RE-ELECTED CITY COUNCIL MEMBERS</u>			
COUNCILMEMBER TJ MITCHELL COUNCILMEMBER BARBARA PATTERSON COUNCILMEMBER ANNA STANTON			
Oath of Office	City Manager/Recorder Dennis Cluff issued the Oath of Office to Councilmember's Mitchell, Patterson, and Stanton.		
ADJOURNMENT	Councilmember Stanton moved to adjourn. Councilmember Patterson seconded the motion. All those present voted in favor of the motion. The meeting adjourned at 12:06 p.m.		