



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

**MAYOR
L. Mitch Adams**

CITY COUNCIL MEMBERS

**Anna Stanton
Karen Peterson
Mike Petersen
Barbara Patterson
TJ Mitchell**

Date of Meeting	April 10, 2018	Call to Order	7:00 p.m.
Staff Present	City Manager Dennis Cluff, Community Development Director Will Wright, Public Works Director Mike Child, Armondo Guzman, Recreation Director Bruce Logan, and Lisa Titensor recorded the minutes.		
Citizens Present	Mike Bastian, Dereck Bauer, Rob Elggren, Ashly Wilson, Chase Freebairn, Mandy Mathie, Dick Murdock		
Pledge of Allegiance	TJ Mitchell		
Prayer or Thought	Mike Child		
Roll Call & Attendance	Present were: Councilmember K. Peterson, Councilmember Stanton, Councilmember M. Petersen, Councilmember Patterson, Councilmember Mitchell and Mayor Adams.		
Public Input	There was none.		
A. EMPLOYEE OF THE MONTH FOR MARCH 2018 – ARMONDO GUZMAN, PUBLIC WORKS			
Petitioner	Dennis Cluff, Public Works Director Mike Child		
Discussion	Public Works Director Mike Child recognized Armondo Guzman as Employee of the Month for March 2018. He stated Armondo has been a member of the parks crew since 2014. His primary assignment is the care and maintenance of both the Pond Park and the Civic Center Park but he is always willing to help out wherever he is needed. Armondo always comes to work with a good attitude and he is well liked by co-workers and city residents. He has a good sense of humor which makes him fun to work with. Armondo is hard working, dependable and always looking for ways to improve.		
B. DEPT HEAD OF THE FIRST QUARTER OF 2018 – WILL WRIGHT			
Petitioner	Dennis Cluff		
Discussion	Mr. Cluff recognized Will Wright as the Dept Head of the 1 st Quarter of 2018. He explained Will is the Community Development Director. He has worked for Clinton City since August 2015. He has done a good job in learning the processes, laws and land use issues in Clinton. He and his staff have extended themselves in providing the planning and inspection services in the current economic market. Will has also established himself well with the City Planning Commission. He provides good customer service to the public by addressing their needs. He gets along very well with other employees. He takes managerial advice and quickly pursues the direction he has been given. Will is a great person and a positive asset to the City staff.		
C. EMPLOYEE SERVICE AWARDS – FIRST QUARTER OF 2018			
Petitioner	Dennis Cluff, Public Works Director Mike Child		
Discussion	The following employee was recognized for his longevity of service to Clinton City: <ul style="list-style-type: none"> Public Works Assistant Director Dave Williams 30 years of service 		
D. 7:10 PM PUBLIC HEARING, RESOLUTION 12-18 - A REQUEST TO AMEND RESOLUTION 19-17 CHANGING THE NAME OF THE YORKTOWN MEADOWS SUBDIVISION TO WILLOW FLATS SUBDIVISION PHASE 3(LOCATED AT APPROX. 1500 N 3000 W)			

Petitioner	Will Wright, Mike Bastian and Jerry Preston, owners of Perga Development
Discussion	<p>Mike Bastian explained that the subdivision was originally named Willow Flats, the initial developer passed away and his company acquired the development. As a tribute, Perga Development would like to change the name back to Willow Flats. They would also like to ask for a fee waiver or reduction due to the fact that the Mylar has not yet been recorded and the only change being requested is the name.</p> <p>Mr. Wright reviewed the following information included in the staff report:</p> <ul style="list-style-type: none"> • The City Council approved Phase 1 Final Plat for Yorktown Meadows Subdivision for 16 lots on July 18, 2017. • The Planning Commission approved the Preliminary Plat for Yorktown Meadows on May 5, 2017. • The proposed Preliminary Plat shows 33 lots with lot sizes that meet the half acre size requirement (21,780 sq. ft.) • The Master Land Use Map in the General Plan shows this area zoned for Agricultural Estates Zone (A-E) is approximately 20 acres consisting of 33 lots. • Two parcels (about 6.4 acres) were rezoned to the A-E Zone by the City Council on March 14, 2017 and coincides with the remainder of the property, which is zoned A-E as required for this subdivision; <p>Comments and/or questions related to changes needed in the drawings have been provided to the developer.</p> <p>The City Council discussed the request at length including the following findings:</p> <ul style="list-style-type: none"> • Did not require further engineering review; • Administrative only ; • The City Council agreed a name change should be added to future Fee Schedule updates; • The only change to the development is the name change; • The Mylar was not recorded with the County prior. <p>Mayor Adams opened the public hearing at 7:20 p.m.; with no public comment, he closed the public hearing at 7:21 p.m.</p>
CONCLUSION	<p>Councilmember Mitchell moved to adopt Resolution 12-18 amending Resolution 19-17 approving the name change of Yorktown Meadows Subdivision located at 1500 N 3000 W to Willow Flats Subdivision Phase 3 for a fee of \$200 based on the findings that the Mylar was not recorded and it did not need further engineering review . Councilmember M. Petersen seconded the motion. Voting by roll call is as follows: Councilmember Patterson, aye; Councilmember Mitchell, aye; councilmember Stanton, aye; Councilmember K. Peterson, aye; Councilmember M. Petersen, aye.</p>
<p><u>E. TO BE TABLED TO MAY 8, 2018 - 7:15 PM PUBLIC HEARING, RESOLUTION 09-18 A REQUEST FOR FINAL PLAT APPROVAL OF HARRISBURG COUNTRY ESTATES PH 6(800 N 2000 W)</u></p>	
Petitioner	Will Wright, Erik Craythorne, owner/developer
Discussion	<p>The following information was provided in the staff report:</p> <ul style="list-style-type: none"> • This proposed subdivision is in the R-1-15 zone and consists of 8 acres; • The Preliminary Plat for phases 6 & 7 for Harrisburg Country Estates Subdivision was approved on July 19, 2016 by the Planning Commission after the City acquired four acres of property for a drainage basin and/or park. • The approved Preliminary Plat has 38 total lots with Phase 6 showing 23 lots and 15 lots in Phase 7. • The Final Plat for Phase 6 of Harrisburg Country Estates changes the phasing boundary line, showing only 17 lots on 8 acres with the other 6 lots shifting to Phase 7 which now should be 21 lots (compare with preliminary plat for reference). <p>Mayor Adams opened the public hearing at 7:25 p.m. and stated it will remain open until the public hearing at the May 8, 2018 City Council meeting.</p>
CONCLUSION	<p>Councilmember Stanton moved to table Resolution 09-18 to the May 8, 2018 City Council meeting. Councilmember Patterson seconded the motion. Voting by roll call is as follows:</p>

	Councilmember Patterson, aye; Councilmember Mitchell, aye; councilmember Stanton, aye; Councilmember K. Peterson, aye; Councilmember M. Petersen, aye.
F. 7:25 PM PUBLIC HEARING , ORDINANCE 18-01Z – A REQUEST TO REZONE PROPERTY LOCATED AT APPROX. 2650 N 2775 W FROM AGRICULTURAL (A-1) TO RESIDENTIAL (R-1-15) (APPROX .71 ACRE)	
Petitioner	Will Wright, Craig North, owner/agent for parcel
Discussion	<p>The .71 acre parcel is zoned Agricultural (A-1) and is designated in the Master Land Use Map of the General Plan as Residential (R-1-15) Zone. Properties immediately surrounding this parcel are designated as residential R-1-15 Zone with Patterson Homestead on the west and some of the south side, while there is residential R-1-15 land on the east side. This parcel is bordered by Roy City on the north.</p> <p>Mayor Adams opened he public hearing at 7:28 p.m.; with no public comment he closed the public hearing at 7:29 p.m.</p>
CONCLUSION	Councilmember K. Peterson moved to adopt Resolution 18-01Z approving the rezone for property located at approx. 2650 N 2775 W (.71 acre) from Agricultural (A-1) Zone to Residential, Single Family (R-1-15) Zone. Councilmember Mitchell seconded the motion. Voting by roll call is as follows: Councilmember Patterson, aye; Councilmember Mitchell, aye; Councilmember M. Petersen, aye; Councilmember K. Peterson, aye; and Councilmember Stanton, aye.
G. 7:30 PM PUBLIC HEARING, RESOLUTION 13 -18 – A REQUEST FOR APPROVAL OF THE FINAL PLAT OF CRANEFIELD ESTATES SUBDIVISION PHASES 8 & 9 LOCATED AT 2500 N 3430 W & 2560 N 3300 W	
Petitioner	Will Wright, Chase Freebairn, representing Ivory Development
Discussion	<p>Chase Freebairn representing Ivory Development was present to address this request.</p> <p>Staff comments are as follows:</p> <p>The Master Land Use Map in the General Plan shows this area zoned for residential use with the land use designated as A-E Zone with a minimum of 10,000 square foot lots. Phase 8 of the Cranefield Estates Subdivision consists of 17 lots, while Phase 9 is 15 lots for a total of 32 lots. This Planned Residential Use Development is guided by the Development Agreement entered into January 27, 2009 and an approved Preliminary Plat. Comments related to corrections needed in the drawings have been provided to developer.</p> <p>Phase 8 <u>Public Works</u></p> <ul style="list-style-type: none"> • Submittal Date: 2/28/18 • <u>Lot Drainage</u>: Lots shall be laid out so as to provide positive drainage away from all buildings, and individual lot drainage shall be coordinated with the general storm drainage pattern for the area. Drainage shall be designed so as to avoid concentration of storm drainage water from each lot to adjacent lots. • Add key map to drawings • Submit SWPPP • Call out fire hydrant foot valves at main line connection • Call out water valves on main at property lines • Call out address and stop signs • Sht 3 add blow off on culinary water line at dead end 2500N • Sht 3 2500N mh 4+90.14 verify existing (not a stub) • All culinary services to be copper • Include the same general grading notes from phase 9 sht. 6 (add to sht.4) • Sht. 6 change to phase 9, not phase7 • If City is paying for ditch relocation, use shortest direct route from the dead end to lot 220

	<p><u>Plat Review</u></p> <ol style="list-style-type: none"> 1. For note 3, add the elevation of the pond. 2. The bearing on the west line of lot 192 does not match what is show in the boundary description. 3. Lot 193 does not close within acceptable limits. <p>Phase 9</p> <p><u>Public Works</u></p> <ul style="list-style-type: none"> • Submittal Date: 2/28/18 • <u>Lot Drainage</u>: Lots shall be laid out so as to provide positive drainage away from all buildings, and individual lot drainage shall be coordinated with the general storm drainage pattern for the area. Drainage shall be designed so as to avoid concentration of storm drainage water from each lot to adjacent lots. • Add key map to drawings • Submit SWPPP • Note #3 on plat add actual pond elevation • Sht2 .50 min. on sewer main • Call out water valves on culinary main on property lines • Put fire hydrant foot valves on main line connection • Note: vegetation to be removed before imported fill brought in. Imported fill to be compacted in lifts and to meet Clinton City Standard • Sht.3 2650N, north of 2560N, do we need a LD extension between lots 202/207 for future phases? • Sht4 st. 31+95.35 use a cb instead of man hole • Sht4 call out roadway slope east of 30+45 • Call out stop and address signs • Put blow offs on culinary main at dead ends <p><u>Plat Review</u></p> <ol style="list-style-type: none"> 1. For note 3, add the elevation of the pond. <p>Councilmember K. Peterson questioned if the City is paying for the ditch relocations for phase 8 and if it is accounted for in the budget.</p> <p>Mr. Child replied that the City will Pay for the relocation with impact fees, the shortest route possible will be sought to save money.</p> <p>Mayor Adams opened the public hearing at 7:31 p.m.; with no public comment, he closed the public hearing at 7:32 p.m.</p>
<p>CONCLUSION</p>	<p>Councilmember K. Peterson moved to adopt Resolution 13-18 approving the Final Plats for Phases 8 & 9 for the Cranefield Estates Subdivision located at approx. 2500 N 3430 W & 2560 N 3300 W. Councilmember M. Petersen seconded the motion. Voting by roll call is as follows: Councilmember Patterson, aye; Councilmember Mitchell, aye; Councilmember M. Petersen, aye; Councilmember K. Peterson, aye; and Councilmember Stanton, aye.</p>
<p>H. RESOLUTION 14-18, MUNICIPAL WASTEWATER PLANNING PROGRAM REPORT FOR 2017</p>	
<p>Petitioner</p>	<p>Dennis Cluff, Dave Williams</p>
<p>Discussion</p>	<p>Asst. Public Works Director Dave Williams explained each year the City Council is required to review and approve the Municipal Wastewater Planning Program Report. This report is sent on to the State. It is another State oversight function which is supposed to help identify any problems with the wastewater system. This report shows that the City has reviewed the City’s Municipal Wastewater Planning Program and has taken all appropriate actions needed to maintain effluent requirements contained in the UPDES permit.</p>
<p>CONCLUSION</p>	<p>Councilmember Stanton moved to adopt Resolution 14-18, approving the City’s</p>

Municipal Wastewater Planning Program Report for 2017. Councilmember Mitchell seconded the motion. Voting by roll call is as follows: Councilmember Patterson, aye; Councilmember Mitchell, aye; Councilmember M. Petersen, aye; Councilmember K. Peterson, aye; and Councilmember Stanton, aye.

I. BUS STOP LICENSE AGREEMENT WITH UTA

Petitioner	Dennis Cluff, Mike Child
Discussion	<p>Mr. Child explained UTA wants to upgrade four of the Clinton City Bus Stops with at least benches for waiting patrons. Three of the bus stop locations have no space within the public rights of way, but are adjacent to City property. This License allows UTA to utilize a space up to 5 ft (deep) by 20 ft (long) to install benches and hopefully shelters that will be adjacent to but not within the sidewalk area (City rights of way area). This is a 25 year license with a renewal of up to 25 years, unless objected to by the City. UTA has the option to remove the equipment they install at any time the bus stop is deemed by it to not be in the best interest of UTA.</p> <p>This License Agreement applies to the bus stops:</p> <ol style="list-style-type: none"> 1) along Trailside (Shady Grove) Park on 1800 N; 2) along Veteran’s Park on 1000 W; and, 3) along Heritage Park on 1000 W.
CONCLUSION	Councilmember Mitchell moved approve the Bus Stop License Agreement with UTA. Councilmember Stanton seconded the motion. Voting by roll call is as follows: Councilmember Patterson, aye; Councilmember Mitchell, aye; Councilmember M. Petersen, aye; Councilmember K. Peterson, aye and Councilmember Stanton, aye.

Mayor Adams directed the Council to address Agenda Item K prior to J.

J. ORDINANCE 18-01, ADDING A NEW ROCKY MOUNTAIN POWER FRANCHISE AGREEMENT AS CHAPTER 4 OF TITLE 12 OF THE CLINTON CITY CODE

Petitioner	Dennis Cluff, Steve Rush of RMP
Discussion	Mr. Cluff reported the old Electric Power Franchise with PacifiCorp (Chapter 3 of Title 12) expires June 1, 2018. This new Franchise is with Rocky Mountain Power Company and is for 10 years. It contains basically the same rights and requirements as the previous one. The Franchise Agreement is prepared in the form of an Ordinance and will be placed in the Clinton City Code in this same form as done previously.
CONCLUSION	Councilmember K. Peterson moved to adopt Ordinance 18-01 adding a new Chapter 4 to Title 12 of the City Code, which is a new Franchise Agreement with Rocky Mountain Power Company. Councilmember Stanton seconded the motion. Voting by roll call is as follows: Councilmember Patterson, aye; Councilmember Mitchell, aye; Councilmember M. Petersen, aye; Councilmember K. Peterson, aye; Councilmember Stanton, aye.

K. DECLARATION OF SURPLUS EQUIPMENT

Petitioner	Dennis Cluff, Chief Chilson																																																																																																									
Discussion	<p>Mr. Child explained the following items have been identified to be “surplus” vehicles/equipment that staff would like to sell off through the auction services.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Fleet #</th> <th>Make</th> <th>Model</th> <th>Year</th> <th>Mileage/ HRS</th> <th>VIN</th> <th>Repairs need for service</th> </tr> </thead> <tbody> <tr> <td>FD19</td> <td>Ford</td> <td>Crown Vic</td> <td>1997</td> <td>122440</td> <td>2FALP71W4VX116949</td> <td></td> </tr> <tr> <td>PD4</td> <td>DODGE</td> <td>DURANGO</td> <td>2005</td> <td>131614</td> <td>1D4HB48D45F599777</td> <td></td> </tr> <tr> <td>PD9</td> <td>CHEVY</td> <td>IMPALA</td> <td>2001</td> <td>104693</td> <td>2G1WFF55K319185953</td> <td></td> </tr> <tr> <td>PD21</td> <td>DODGE</td> <td>CHARGER</td> <td>2008</td> <td>79503</td> <td>2B3KA43H88H138764</td> <td>\$3500 for steering column</td> </tr> <tr> <td>PW37</td> <td>JOHN DEERE</td> <td>444-C</td> <td>1984</td> <td>7791</td> <td>DW444CB505311</td> <td></td> </tr> <tr> <td>RD51</td> <td>FORD</td> <td>RANGER</td> <td>1996</td> <td>54,630</td> <td>1FTCR14UXTPB01323</td> <td>Transmission slips</td> </tr> <tr> <td>STD2</td> <td>FORD</td> <td>RANGER</td> <td>1997</td> <td>103,944</td> <td>1FTDR15U1VPA78536</td> <td></td> </tr> <tr> <td>STD8</td> <td>FORD</td> <td>L9000</td> <td>1992</td> <td>754,553</td> <td>1FTYS95134NVA15560</td> <td></td> </tr> <tr> <td>STD46</td> <td>FORD</td> <td>F250</td> <td>1996</td> <td>158,222</td> <td>1FTHF25H2TEA76029</td> <td></td> </tr> <tr> <td>CD7</td> <td>GRASSHOPPER</td> <td>721-D</td> <td>1999</td> <td>3,531</td> <td>482700</td> <td></td> </tr> <tr> <td>CMD3</td> <td>FORD</td> <td>RANGER</td> <td>2000</td> <td></td> <td>1FTYR14V8YTB29876</td> <td></td> </tr> <tr> <td></td> <td>COATS 1055</td> <td>BALANCER</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>BAND SAW</td> <td>VERTICLE</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>BAND SAW</td> <td>HORIZONTAL</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Fleet #	Make	Model	Year	Mileage/ HRS	VIN	Repairs need for service	FD19	Ford	Crown Vic	1997	122440	2FALP71W4VX116949		PD4	DODGE	DURANGO	2005	131614	1D4HB48D45F599777		PD9	CHEVY	IMPALA	2001	104693	2G1WFF55K319185953		PD21	DODGE	CHARGER	2008	79503	2B3KA43H88H138764	\$3500 for steering column	PW37	JOHN DEERE	444-C	1984	7791	DW444CB505311		RD51	FORD	RANGER	1996	54,630	1FTCR14UXTPB01323	Transmission slips	STD2	FORD	RANGER	1997	103,944	1FTDR15U1VPA78536		STD8	FORD	L9000	1992	754,553	1FTYS95134NVA15560		STD46	FORD	F250	1996	158,222	1FTHF25H2TEA76029		CD7	GRASSHOPPER	721-D	1999	3,531	482700		CMD3	FORD	RANGER	2000		1FTYR14V8YTB29876			COATS 1055	BALANCER						BAND SAW	VERTICLE						BAND SAW	HORIZONTAL				
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CONCLUSION	Councilmember K. Peterson moved to declare the above list as “Surplus Equipment” and authorize staff to sell at the best value. Councilmember Stanton seconded the motion. Voting by roll call is as follows: Councilmember M. Petersen, aye; Councilmember Patterson, aye; Councilmember K. Peterson, aye; Councilmember Stanton, aye; Councilmember Mitchell, aye.
Approval of Minutes	Councilmember M. Peterson moved to approve the minutes of the March 27, 2018 City Council meeting. Councilmember Patterson seconded the motion. Councilmember’s Patterson, K. Peterson, Stanton, Mitchell and M. Petersen voted in favor of the motion.
Accounts Payable	Councilmember Stanton moved to pay the bills. Councilmember M. Petersen seconded the motion. All voted in favor of the motion.
Planning Commission Report	<ul style="list-style-type: none"> Mr. Wright reported on the April 3, 2018 Planning Commission Meeting as recorded in the minutes.
City Manager	<ul style="list-style-type: none"> Budget Workshop is Wednesday, April 11 at 5:00 p.m. in the community development conference room. Spring Clean Up is April 21 from 8 a.m. to 1 p.m. at the Clinton City Shops. He will be in St. George April 23 – April 27 for the City Managers Conference.
Mayor	<ul style="list-style-type: none"> Asked staff to watch secondary water data for the next few weeks.
Councilmember Patterson	<ul style="list-style-type: none"> Parks Board meeting will be April 25 and they will meet with the individuals who have adopted parks.
Councilmember K. Peterson	<ul style="list-style-type: none"> The Arts Board will host Broadway Musical Night on April 20 at 7 p.m.
Councilmember M. Petersen	<ul style="list-style-type: none"> Nothing at this time.
Councilmember Stanton	<ul style="list-style-type: none"> Will attend the Sewer Board meeting next week. The Youth Council will invite the Council for dinner on April 27.
Councilmember Mitchell	<ul style="list-style-type: none"> Nothing at this time.
Public Works	<ul style="list-style-type: none"> TNT Auction preview will be June 8 and the auction will be June 9 at 8 a.m. Expressed appreciation to the Council for funding the Public Works renovation. There was a failure on the water well booster pump in the fall; now the deep well pump has failed. Estimates for a rebuild are currently being sought.
At 8:13 p.m. Mayor Adams directed the Council back to agenda item J.	
ADJOURNMENT	Councilmember Stanton moved to adjourn. Councilmember Patterson seconded the motion. Councilmembers Patterson, K. Peterson, Stanton, M. Petersen and Mitchell voted in favor. The meeting adjourned at 8:18 p.m.
<u>ACTION ITEMS</u>	<ul style="list-style-type: none"> Subdivision Ordinance – recommendation for concrete in the park strips along UDOT roads. (August 2016) – Planning Commission Review Bring back Chapter 4 of the Subdivision Ordinance regarding allowing a letter of credit for escrow and researching what surrounding jurisdictions allow (26-4-8). 6g(January 2017) Planning Commission Review Discuss moving Veteran’s Memorial to the property on 1000 W & 1300 N where the Rail Trailhead will be and discuss renaming Veteran’s Park back to its original name Founders Park. (October 2017). Update Ordinance to eliminate pressurized sewer lines in the Clinton City streets (January 2018). Ask Planning Commission to review ordinance to see if it allows gates and if rear frontages are required to be maintained as well as if there are provisions for a gate and hard surface in park strip (March 2018 during discussion of Final Plat approval for Ph3 of Fenway Estates). Address street cut fees in the fee schedule – first so many feet free and a cost for every additional cost based on a comparison of similar agencies fees with standard after 5 years.