



COMMUNITY DEVELOPMENT AND RENEWAL AGENCY
AGENDA AND SUMMARY REPORT
February 11, 2025 – WORK 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.

55 South State Street
Third Floor
Clearfield, Utah

6:00 P.M. WORK SESSION

**** The CDRA Work Session will immediately follow the City Council Policy Session scheduled for 6:00 p.m. ****

Discussion on the Requested Donation of a Remnant Parcel of Land to Davis County

****ADJOURN THE COMMUNITY DEVELOPMENT AND RENEWAL AGENCY
WORK SESSION****

Dated this 6th day of February 2025.

/s/Chersty Titensor, Deputy City 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 801-525-2714, giving her 48-hour notice.

The complete public notice is posted on the Utah Public Notice Website - www.utah.gov/pmn/, the Clearfield City Website - clearfield.city, and at Clearfield City Hall, 55 South State Street, Clearfield, UT 84015. To request a copy of the public notice or for additional inquiries please contact **Nancy Dean** at Clearfield City, Nancy.dean@clearfieldcity.org & 801-525-2714.



STAFF REPORT

TO: Mayor Shepherd and City Council Members

FROM: Spencer Wayne Brimley, Assistant City Manager

MEETING DATE: February 11, 2025

SUBJECT: Davis County Health Department Remnant Parcel Discussion (requested donation)

RECOMMENDED ACTION

Review the information provided and discuss a remainder parcel that was left during the CDRA's efforts to support the Davis County Health Campus. Direct staff to prepare this for a regular meeting with the CDRA board for decision where all required documents may be reviewed in an open meeting and prepared for signature.

DESCRIPTION / BACKGROUND

Davis County is requesting a donation of a remainder parcel from Clearfield's CDRA, identified as Tax ID #12-020-0144. The parcel is approximately 0.0033 acres (143.78 SF) and was created when the City/CDRA donated land to the county for the Health Department campus.

The legal description in the Warranty Deed to Davis County begins 0.07 feet north of the description in the Warranty Deed to the Clearfield CDRA, leaving a small remainder parcel. This portion was not conveyed to Davis County and remains under the CDRA's ownership. At the time of the original conveyance in 2009, this was not a concern. However, due to the county's southward expansion, this remnant parcel now creates a gap and potential boundary issues that need resolution. While Davis County was previously content to leave the parcel as is, its expansion has made incorporation into the Health Department campus necessary, and thus their request to resolve the issue with this gap.

Typically, disposing of city-owned property requires a finding of insignificance, but this does not apply to the CDRA. Under Title 17C amendments from the 2017 legislative session, the CDRA is authorized to donate property to another agency without additional findings or disposal processes, requiring only approval from the CDRA board.

CORRESPONDING POLICY PRIORITIES

- Providing Quality Municipal Services



HEDGEHOG SCORE

24 – There is no reasonable argument to hold this parcel and not honor the request to deed it to Davis County. The process cleans up parcels line and avoids future confusion or issue by doing so.

FISCAL IMPACT

There is no fiscal impact as the piece is unusable and is an extremely small remnant of little to no value. Staff did not perform a full analysis on the parcel, however recently the city considered the sale of remnant parcels near 1000 E and State street and determine the about of \$4.30 per/SF was sufficient. Based on that price and the size of the parcel the city may collect \$618.12 for this parcel

ALTERNATIVES

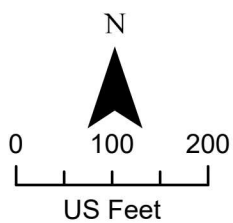
- Accept staff recommendation to deed parcel to Davis County with no additional costs or fees
- Require the payment of \$618.12 for the county to receive the deeded property
- Retain the parcel of land in perpetuity and accept all duties associated with the parcel
- Obtain additional direction from CDRA and Council on how to proceed.

SCHEDULE / TIME CONSTRAINTS

Davis County has not indicated or imposed a timeline on this request. This is what staff would like to resolve for both parties, so as not to forget it later down the road.

LIST OF ATTACHMENTS

- 2025 Aerial Imagery



January 2025