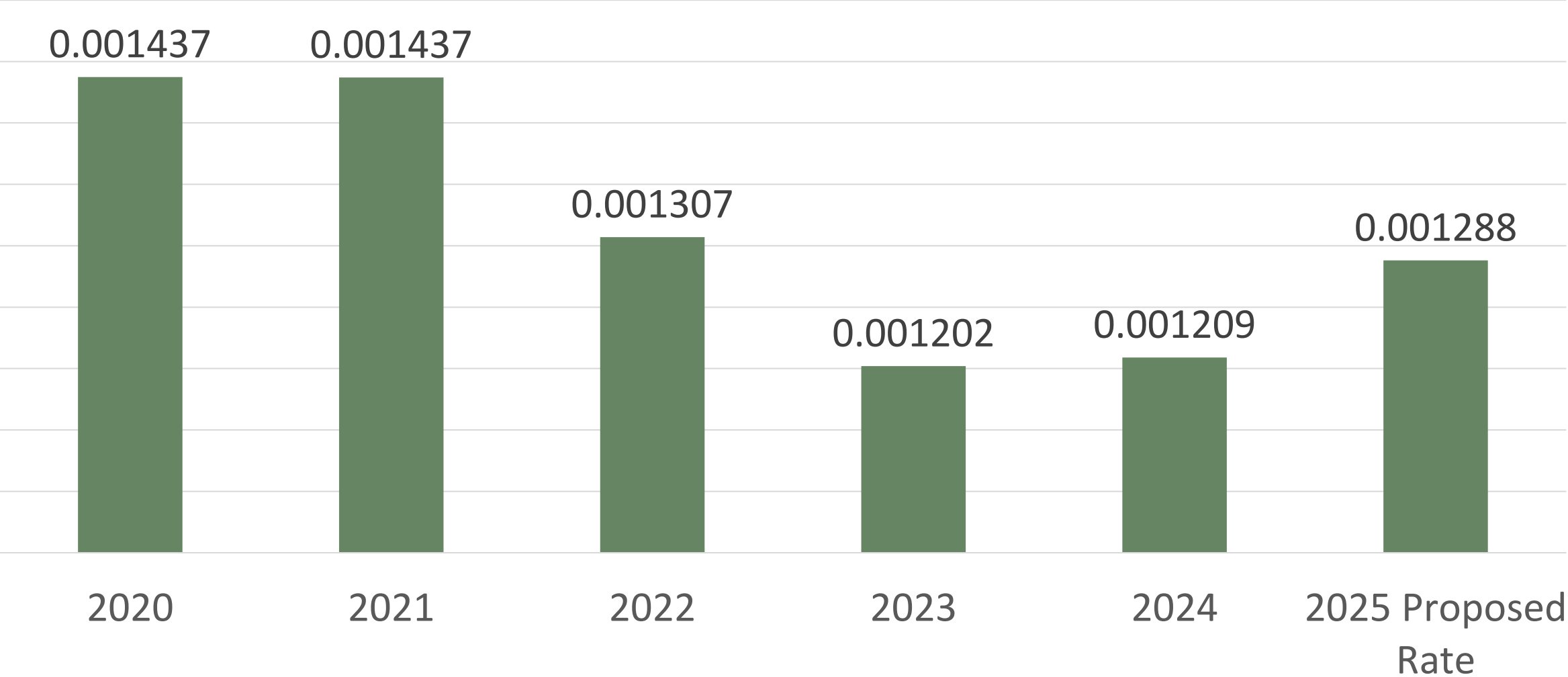


FIVE THINGS YOU NEED TO KNOW

June 10, 2025



Property Tax – Davis County Update



Property Tax – Davis County Update

- Total taxable value of the City increased 3.7%
- Average residential property value has risen from \$481,000 last year to \$497,000 this year, a 3.3% increase
- Average residential tax increase for the year will be \$19.13
- If Average home value of last year is used to compare to the average home value of this year, the increase is \$32
 - \$32 increase, \$13 is from increase average values and \$19 is from the City's added amount.
 - In the budget scenarios discussion, \$30 was the draft average increase used.



Property Tax – Davis County Update

A	B	C	D	E	G	F
	Year	Average Home Value	Average City Property Tax Paid	\$ increase from TNT (County Advertised)	Increase from Average Value Change	\$ increase for the average home
TNT	2020	\$246,000	\$167			
TNT	2021	\$286,000	\$226	\$49	\$10	\$59
TNT	2022	\$378,000	\$272	\$28	\$18	\$46
	2023	\$370,000	\$245	-\$27	\$0	-\$27
TNT	2024	\$481,000	\$320	\$15	\$60	\$75
TNT	2025	\$497,000	\$352	\$19	\$13	\$32
				\$84	\$88	\$153
	5 year \$ change	\$211,000	\$126			
	5 year % change	74%	56%			

Property Tax – Davis County Update

NOTICE OF PROPOSED TAX INCREASE CLEARFIELD

The CLEARFIELD is proposing to increase its property tax revenue.

The CLEARFIELD tax on a \$497,000 residence would increase from \$332.94 to \$352.07, which is \$19.13 per year.

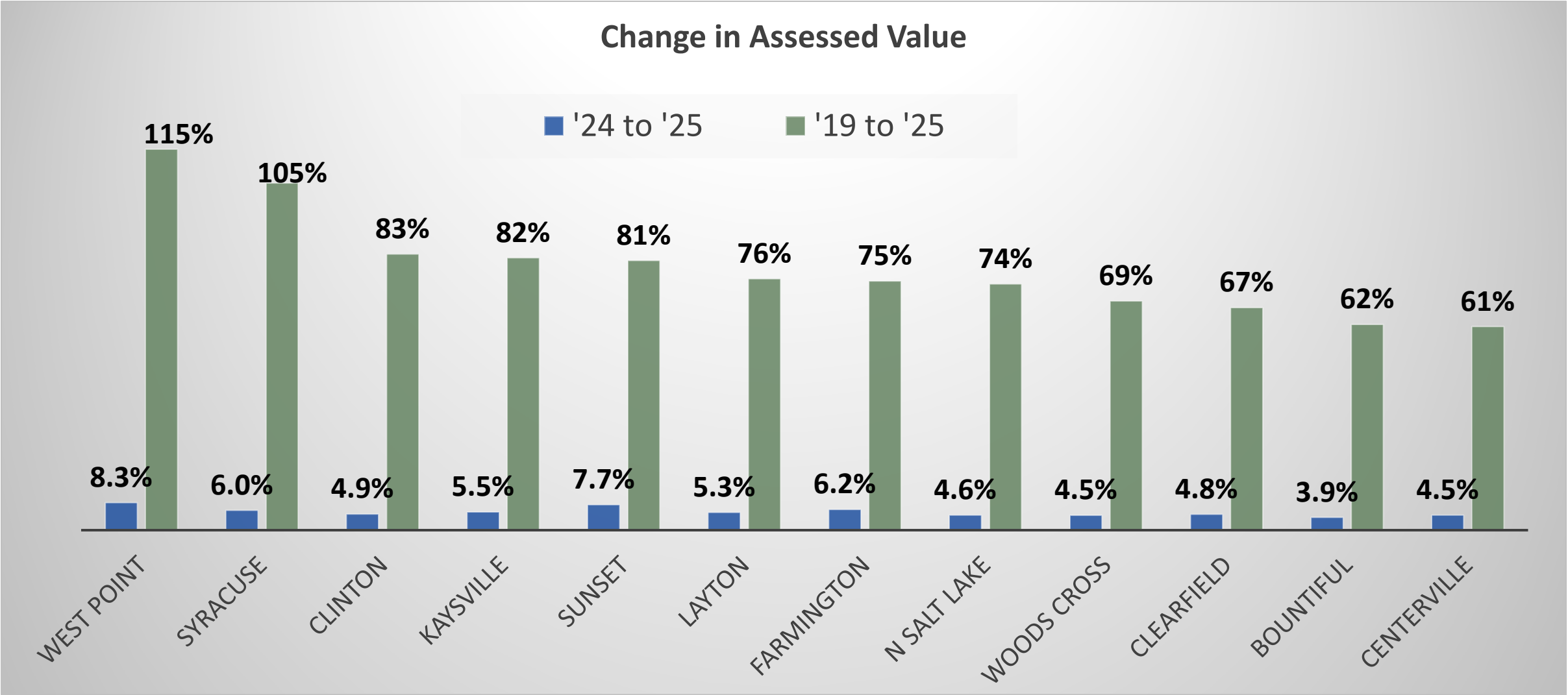
The CLEARFIELD tax on a \$497,000 business would increase from \$605.35 to \$640.14, which is \$34.79 per year.

If the proposed budget is approved, CLEARFIELD would receive an additional \$195,982 in property tax revenue per year as a result of the tax increase. If the proposed budget is approved, CLEARFIELD would increase its property tax budgeted revenue by 5.66% above last year's property tax budgeted revenue excluding eligible new growth.

The CLEARFIELD invites all concerned citizens to a public hearing for the purpose of hearing comments regarding the proposed tax increase and to explain the reasons for the proposed tax increase. You have the option to attend or participate in the public hearing in person or online.



Property Tax – Davis County Update



4th of July Update

CCJULY4.COM



- *Search the City* June 23-27
- *Free Concert in the Park* June 28 Afternoon (Bicentennial Amphitheater)
- *Movie in the Park* June 28 8:00 p.m. (Steed Park)
- *Paint the Bridge* June 30 7:30 p.m. (Center Street Bridge)
- *Patriotic Concert* July 2 7:30 p.m. - (Bicentennial Amphitheater)
- *Pool Bash* July 3 7:30 p.m. (Aquatic & Fitness Center)
- *Freedom Run* July 4 7:00 a.m. (N. Steed Park)
- *Hometown Parade* July 4 9:30 a.m.
- *Freedom Festival* July 4 6:00 p.m. (Fisher Park)



Legal update – ADA Compliance

- Americans with Disabilities Act Compliance Officers
 - Ricki Miller (internal), Nancy Dean (external), Amy Jones (catch all), Christina Arbogast (courts)
 - 6 hour CE training with certificate
 - Customer Service has a copy of certificate should anyone inquire
 - iSpeak Language Access Solution Guide provided to Customer Service and anyone else who'd like one.

VOCA Grant update- 2025-2027

○ *Requested \$302,765.08 awarded \$236,623.81*

Previous budget

\$151,382.54 each year

Personnel \$68,684.26

Fringe \$30,698.28

Housing assistance \$51,000

Emergency funds \$1,000.

Revised budget

\$118,311.90 each year

Personnel \$50,311.90

Fringe \$25,000.

Flexible funds \$43,000.

We will be removing the Housing Advocate position and focusing the funds to assist Clearfield and HAFB residents.

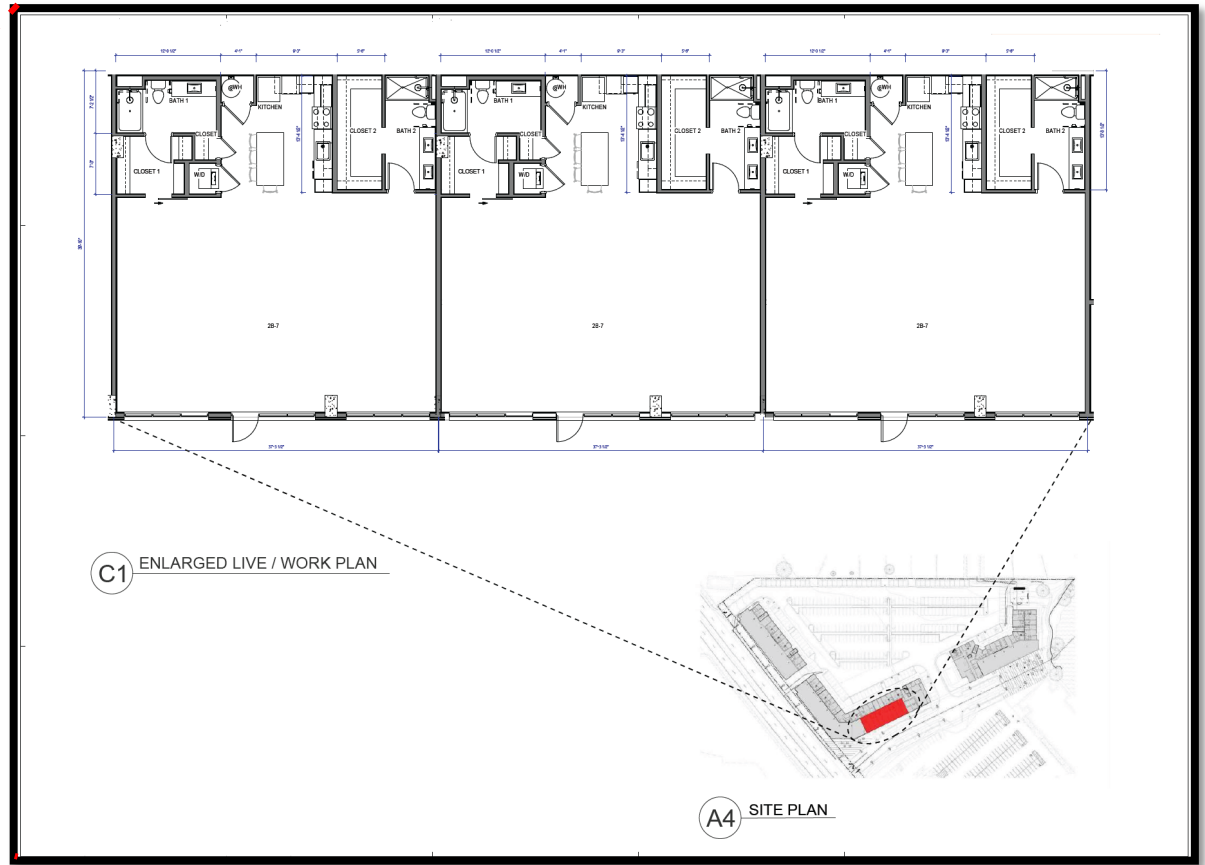
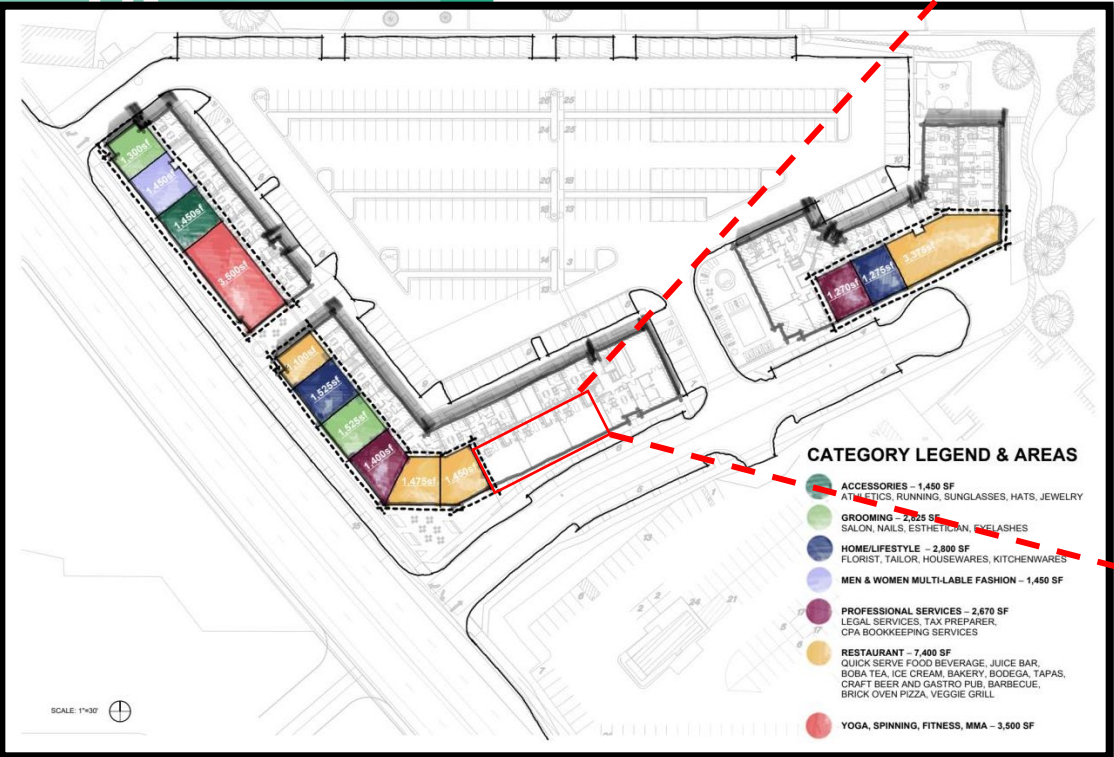


Lakeside/Mabey Pond Adjustment

- *DA executed Feb. 2023, Site Plan Dec. 2023*
 - *296 Residential Units, 27K SF of commercial/retail*
- *2024 Amendment corrected successors and assignees*
- *Administrative Site Plan Adjustment (2025)*
 - *Developer requested to change location of Live/Work*
 - *Not remove but have flexibility (prioritize commercial/retail)*
 - *Request is substantially similar to what was approved*
 - *Form Based code allows for up to 10% adjustment to site plan*
 - *Applicant will submit for review by Zoning Administrator*
 - *Staff will issue determination letter following review*
 - *Letter will be recorded on parcels to match DA recording*



Phase 1 Site Plan



- *Use and Intensity Consistency*
- *Regulatory Compliance*
- *Operational Obligations*
- *No New Adverse Impacts*
- *Design Intent*