

CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
July 25, 2017 – POLICY SESSION

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

Executive Conference Room
55 South State Street
Third Floor
Clearfield, Utah

6:15 P.M. WORK SESSION

Discussion on a Proposed Rezone for Property located at Approximately 880 South State Street from Commercial (C-2) to Multi-family Residential (R-3)

Discussion on the Award of Bid for the 700 South 1000 West Intersection Project

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

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

7:00 P.M. POLICY SESSION

CALL TO ORDER:

OPENING CEREMONY:

APPROVAL OF MINUTES:

Mayor Shepherd
Councilmember Phipps
May 23, 2017 – Work Session
June 13, 2017 – Work Session
June 20, 2017 – Work Session
June 27, 2017 – Work Session
June 27, 2017 – Policy Session

PUBLIC HEARINGS:

1. **PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON AN AMENDMENT TO THE WILCOX FARMS AMENDED FINAL SUBDIVISION PLAT LOCATED AT APPROXIMATELY 823 WEST 1600 SOUTH**

BACKGROUND: The request to amend the Wilcox Farms Amended Subdivision Plat would create 29 individually owned lots for a townhome project called Oakmont Townhomes. The site is 1.88 acres and the allowed density would be 16 units per acre. The applicant is proposing a density of 15.4 units to the acre. The Planning Commission reviewed the request at its meeting on July 5, 2017 and recommended approval.

RECOMMENDATION: Receive public input.

2. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON AMENDMENTS TO THE CITY CODE, TITLE 11, CHAPTER 13 – SUPPLEMENTARY REGULATIONS REGARDING MOBILE FOOD VENDORS

BACKGROUND: Staff is proposing to remove all references to mobile food vendors in Title 11, Chapter 13 – Supplementary Regulations of the City Code due to changes made during the most recent legislative session. Removing mobile food vendors from that portion of the Code will allow the City to still require a license when needed while making the regulation consistent with new State Law. The amendments will also require changes to the City Code, Title 4, Chapter 9 – Business License Regulations.

RECOMMENDATION: Receive public comment.

3. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON AMENDMENTS TO THE CITY CODE, TITLE 11, CHAPTER 15 – SIGN REGULATIONS REGARDING BALLFIELD SIGNS AND POLITICAL OR CAMPAIGN SIGNS

BACKGROUND: The proposed amendments to the sign regulation would permit advertising on the interior fence at Steed and Fisher Parks’ ballfields, allow political or campaign signs to be posted sooner when a primary election is held due to the impact created with by-mail elections, and allow the use of flag banners in the City.

RECOMMENDATION: Receive public comment.

SCHEDULED ITEMS:

4. CITIZEN COMMENTS

5. CONSIDER APPROVAL OF THE AMENDMENT TO THE WILCOX FARMS AMENDED SUBDIVISION PLAT LOCATED AT APPROXIMATELY 823 WEST 1600 SOUTH

RECOMMENDATION: Approve the amendments to the Wilcox Farms Amended Subdivision Plat located at 823 West 1600 South and authorize the Mayor’s signature to any necessary documents.

6. CONSIDER APPROVAL OF THE DEVELOPMENT AGREEMENT WITH IRONWOOD DEVELOPMENT GROUP, L.C. FOR THE OAKMONT TOWNHOME SUBDIVISION LOCATED AT APPROXIMATELY 823 WEST 1600 SOUTH

BACKGROUND: Ironwood Development Group, L.C. is developing a townhome subdivision with 29 lots that would be individually owned. The development agreement addresses the terms and conditions for the development of the subdivision.

RECOMMENDATION: Approve the Development Agreement with Ironwood Development Group, L.C. for the Oakmont Townhome Subdivision located at approximately 823 West 1600 South and authorize the Mayor’s signature to any necessary documents.

7. CONSIDER APPROVAL OF ORDINANCE 2017-13 AMENDING THE CITY CODE, TITLE 4 BUSINESS LICENSE REGULATIONS; TITLE 11, CHAPTER 13 – SUPPLEMENTARY REGULATIONS REGARDING MOBILE FOOD VENDORS; AND, TITLE 11, CHAPTER 15 – SIGN REGULATIONS REGARDING BALLFIELD SIGNS AND POLITICAL AND CAMPAIGN SIGNS

RECOMMENDATION: Approve Ordinance 2017-13 amending the City Code, Title 4 Business License Regulations; Title 11, Chapter 13 – Supplementary Regulations regarding Mobile Food Vendors; Title 11, Chapter 15 – Sign Regulations regarding ballfield signs and political or campaign signs; and authorize the Mayor’s signature to any necessary documents.

8. CONSIDER APPROVAL OF ORDINANCE 2017-14 AMENDING THE CITY’S CONSOLIDATED FEE SCHEDULE REGARDING MOBILE FOOD VENDORS

RECOMMENDATION: Approve Ordinance 2017-14 amending the City’s Consolidated Fee Schedule regarding mobile food vendors and authorize the Mayor’s signature to any necessary documents.

9. CONSIDER APPROVAL OF THE AWARD OF BID FOR THE 700 SOUTH AND 1000 WEST INTERSECTION SIGNAL AND RECONSTRUCTION OF 700 SOUTH FROM 1000 WEST TO 1500 WEST PROJECT TO STAKER/PARSON COMPANIES

BACKGROUND: Staff solicited bids for the installation of a traffic signal at the intersection of 700 South and 1000 West and to reconstruct a portion of 700 South. The reconstruction would upgrade the culinary water and storm drainage pipelines in 700 South from 1000 West to 1500 West. One bid was received from Staker/Parson Companies with a bid amount of \$1,644,022.15.

RECOMMENDATION: Consider approval of the award of bid for the 700 South and 1000 West Intersection Signal and Reconstruction of 700 South from 1000 West to 1500 West Project.

10. CONSIDER APPROVAL OF THE AWARD OF PROPOSAL FOR THE CLEARFIELD AQUATIC AND FITNESS CENTER TREADMILLS PURCHASE TO PACIFIC FITNESS PRODUCTS AND UPPER LIMIT FITNESS

BACKGROUND: The 2017/2018 fiscal year budget included \$80,000 to purchase new treadmills for the Clearfield Aquatic and Fitness Center. Proposals were received from four companies highlighting nine different treadmills. The selection committee rated the proposed treadmills based on a wide variety of important criteria that included visits to other sites where the proposed treadmills had been used in order to more fully evaluate the performance and mechanics of the equipment. Staff is recommending the purchase of ten (10) Precor 835 treadmills from Pacific Fitness Products for a combined purchase price of \$56,700, and two (2) True Alpine Runner treadmills from Upper Limit Fitness for a combined purchase price of \$10,540. The total cost for the purchase of the treadmills is \$67,240.

RECOMMENDATION: Approve the award of proposal for the Clearfield Aquatic and Fitness Center treadmills purchase to Pacific Fitness Products and Upper Limit Fitness for a total cost of \$67,240 and authorize the Mayor’s signature to any necessary documents.

COMMUNICATION ITEMS:

Mayor's Report
City Council Reports
City Manager's Report
Staff Reports

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

Dated this 21st day of July, 2017.

/s/Nancy R. Dean, 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 525-2714, giving her 48-hour notice.

CLEARFIELD CITY COUNCIL MEETING MINUTES
6:00 P.M. WORK SESSION
May 23, 2017

PRESIDING:	Mark Shepherd	Mayor
PRESENT:	Kent Bush	Councilmember
	Nike Peterson	Councilmember
	Vern Phipps	Councilmember
	Tim Roper	Councilmember
	Bruce Young	Councilmember
STAFF PRESENT:	Adam Lenhard	City Manager
	JJ Allen	Assistant City Manager
	Stuart Williams	City Attorney
	Spencer Brimley	Development Services Manager
	Greg Krusi	Police Chief
	Scott Hodge	Public Works Director
	Eric Howes	Community Services Director
	Trevor Cahoon	Communications Coordinator
	Nancy Dean	City Recorder
	Wendy Page	Deputy Recorder

Mayor Shepherd called the meeting to order at 6:03 p.m.

DISCUSSION ON THE CAMPAIGN FINANCIAL DISCLOSURE ORDINANCE

Nancy Dean, City Recorder, explained the City previously adopted an ordinance addressing Campaign Finance Disclosure Requirements for municipal candidates. She continued the intent of the ordinance was to apply restrictions to the reporting of campaign financial disclosure that were greater than those proposed in State Law. Ms. Dean indicated the State Legislature made amendments to the State Law in 2016 that made it no longer necessary for the City to have a separate ordinance. She stated the changes were duplicative and might result in unnecessary confusion by requiring a candidate to study and interpret two codes rather than one. Ms. Dean recommended that the current language of City Code § 1-7-2 be stricken and replaced with in Utah Code Annotated § 10-3-208, as amended. She explained the City Code would always be current by making the requirements subject to State Law.

DISCUSSION ON THE FINAL PLAT FOR THE DAWSON SUBDIVISION LOCATED AT 171 WEST 200 SOUTH

Spencer Brimley, Development Services Manager, stated Dawson Homes currently owned two lots and wanted to consolidate them for expanding its operation. He explained the proposal was to increase the storage interior and improve the look of the building on the front facade. He continued Dawson Homes would clean up its lot by adding storage areas with the new size. The

Planning Commission recommended approval of the request at its meeting on Wednesday, May 3, 2017.

Councilmember Bush asked if there would be curb and gutter in front of the property. Mr. Brimley said there currently were not any improvements along the street. He stated originally Dawson Homes was asked to install those improvements, but when the request was reviewed by Scott Nelson, City Engineer, and the Public Works Department it was recommended an exception of standards be in place through a deferral agreement so there would not be any negative impact to the adjacent properties until improvements along the street could be made in its entirety and each owner could pay a portion.

DISCUSSION ON THE REZONE REQUEST BY IRONWOOD DEVELOPMENT FOR PROPERTY LOCATED AT 823 WEST 1600 SOUTH FROM C-2 (COMMERCIAL) TO R-3 (RESIDENTIAL, MULTI-FAMILY)

Spencer Brimley, Development Services Manager, stated Ironwood Development had requested the rezone in order to develop townhomes on the 1.8 acres of property. He showed Council the conceptual site plan and explained the developer would like to maximize the density of the development with 16 units to the acre as allowed by the R-3 zone which would require some concessions on open space. Mr. Brimley explained the developer would be allowed to have up to 30 units as long as the design standards could meet in conformance with City Code. He continued the developer was proposing the development of a for sale product. There was a discussion about adjacent properties that would be impacted by the development, access areas, and concession percentages.

Councilmember Bush asked if the plans included having a Home Owners Association (HOA) with open space. Mr. Brimley stated having a HOA was the intent of the developer as a way to maintain the open space and common areas. Councilmember Bush wondered if there was only one access area to the development. Mr. Brimley noted there were two access areas.

Councilmember Young questioned what the developer would do if there were no concessions by the City regarding open space. Mr. Brimley stated less townhomes would be built. He commented the developer was hoping the City would be willing to make those concessions to have townhomes rather than the originally suggested apartments.

Mr. Lenhard asked what the difference was in the requirement for open space versus what the developer was proposing. Mr. Brimley indicated a site plan had not been submitted yet but 25 percent open space would be required. He thought the developer might seek for a 5 to 10 percent reduction in open space to have the additional units. JJ Allen, Assistant City Manager, further clarified the rezone would be conditioned upon site plan approval and a development agreement. Nancy Dean, City Recorder, added those conditions of approval were also written into the ordinance.

Councilmember Peterson asked if there were limits in place or what degree of flexibility there would be when negotiating open space. Mr. Brimley was not aware of any limits and recalled the amount of concessions were discretionary by the Council.

Councilmember Bush questioned if there were any known amenities planned for the development that could reduce the open space or landscaping. A discussion took place about setbacks, roads, and connections. Mr. Brimley reminded Council the developer was proposing individually owned lots and the rezone was the first step in the process so further development plans would be reviewed during the site plan process.

REPORT ON THE UTAH LEAGUE OF CITIES AND TOWNS CONFERENCE

Mayor Shepherd and members of the council shared feedback about the recently attended Utah League of Cities and Towns Conference. There was a discussion which highlighted various classes attended, opportunities of meeting with vendors to see new products, and elements of visual arts used during the conference.

Councilmember Bush moved to adjourn and reconvene in policy session at 6:46 p.m., seconded by Councilmember Peterson. The motion carried upon the following vote: Voting AYE – Councilmember Bush, Peterson, Phipps, Roper, and Young. Voting NO – None.

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CLEARFIELD CITY COUNCIL MEETING MINUTES
6:00 P.M. WORK SESSION
June 13, 2017

PRESIDING:	Mark Shepherd	Mayor
PRESENT:	Kent Bush	Councilmember
	Nike Peterson	Councilmember
	Vern Phipps	Councilmember
	Tim Roper	Councilmember
	Bruce Young	Councilmember
STAFF PRESENT:	Adam Lenhard	City Manager
	Greg Krusi	Police Chief
	Scott Hodge	Public Works Director
	Summer Palmer	Administrative Services Director
	Rich Knapp	Finance Manager
	Eric Howes	Community Services Director
	Spencer Brimley	Development Services Manager
	Trevor Cahoon	Communications Coordinator
	Nancy Dean	City Recorder
EXCUSED:	Stuart Williams	City Attorney
	JJ Allen	Assistant City Manager
	Wendy Page	Deputy City Recorder

VISITORS: Jim Cordeiro

Mayor Shepherd called the meeting to order at 6:00 p.m.

PARKS AND RECREATION COMMISSION INTERVIEW

The Council interviewed Jim Cordeiro to fill a vacancy on the Parks and Recreation Commission.

DISCUSSION ON THE PARKS AND RECREATION COMMISSION APPOINTMENTS

Mayor Shepherd reminded the Council that interviews were held previously with individuals interested in serving the City in some capacity. He explained staff reached out to those individuals to see if they were interested in serving on the Parks and Recreation Commission. He reported Jeff Baker, Stuart Jones, and David Greaves expressed interest in serving on the Parks and Recreation Commission. He recommended Jeff Baker, Stuart Jones and Jim Cordeiro be appointed to fill the vacancies for regular members and David Greaves be appointed to fill the vacancy of an alternate member. The Council concurred.

DISCUSSION ON THE PLANNING COMMISSION APPOINTMENT

Mayor Shepherd informed the Council that Michael Millard had resigned from serving as a Planning Commission member. Spencer Brimley, Development Services Manager, stated it had been the practice of the Council to appoint an alternate member to fill vacancies in the regular membership of the Commission. He reviewed the list of alternates with the Council and stated Chris Uccardi had been an alternate member for the longest period of time. He also noted Mr. Uccardi had good attendance records. Mayor Shepherd recommended appointing Mr. Uccardi to fill the vacancy. He indicated that would still leave two alternate members in place and suggested that number would be sufficient for the near future. The Council concurred.

DISCUSSION ON THE AWARD OF BID FOR THE PUBLIC WORKS BUILDING PHASE 2 PROJECT

Scott Hodge, Public Works Director, informed the Council that staff solicited bids for the new Public Works facility and received eleven responses. He explained the apparent low bidder was North Ridge Construction located in Park City, Utah. He indicated the low bid was over budget so the architect and staff met with the construction company to value engineer the project and look for potential savings. He reported \$220,000 worth of savings had been identified from that process bringing the project costs closer to the budget.

Councilmember Peterson noted the structural steel and roof reductions and asked if the integrity of the building had been comprised in any way with those changes. Mr. Hodge explained the wall system designed for the project was a newer technique, but North Ridge Construction suggested a traditional wall could be done cheaper. He described the difference in the two techniques. Councilmember Peterson asked if any energy efficiency was lost by allowing a more traditional technique. Mr. Hodge responded the traditional method included the insulation on the inside of the building and would maintain the same level of energy efficiency as the designed method. He indicated the architect would have to redesign the specifications for the wall and send it to the structural engineer for review prior to construction. Councilmember Peterson asked if that process would create additional costs or delay the project. Mr. Hodge responded the architects indicated the changes were part of the services provided and there would be no delay in the construction.

Mr. Hodge also indicated the roofing membrane was being changed to a different membrane than designed because it was more cost effective and had the same 30-year warranty. Councilmember Peterson asked if the exterior finishing would be similar to the initial design. Mr. Hodge responded it was similar in appearance to the designed roofing membrane but was a different color. Councilmember Peterson asked if the change in the roofing material would cause a loss in energy efficiency. Mr. Hodge responded the energy efficiency would be maintained with the change.

Mr. Hodge informed the Council that the changes to the materials being used brought the project costs down to approximately \$3.8 million. He stated there would be other costs associated with the project that included a fee from Rocky Mountain Power to bring power to the building, impact fees from the North Davis Fire District, furniture and equipment for the facility and contingency for an approximate total project cost of \$4,025,000. He cautioned the biggest

unknown for the project was the site work and what might be uncovered creating unanticipated expenses.

Councilmember Bush asked if there was already power at the facility. Mr. Hodge explained the Rocky Mountain Power fees were to install power to the new building. Councilmember Bush asked if natural gas would be used for the facility and if so would there be additional costs associated with that connection. Mr. Hodge stated the facility would use natural gas but no additional fee was currently anticipated. Councilmember Bush asked if the North Davis Sewer District had been contacted. Mr. Hodge responded the Sewer District had been contacted and the City was told impact fees were not assessed to municipalities.

Mr. Hodge reported the contractor was anxious to get started and a pre-construction meeting was scheduled for next week if the award of bid was approved by the Council. He stated the facility should be completed by April 2018.

DISCUSSION ON AMENDMENTS TO THE CONSOLIDATED FEE SCHEDULE

Eric Howes, Community Services Director, reviewed the amendments to the Aquatic and Recreation Fees in the Consolidated Fee Schedule which included the following:

- Increases to the annual membership fees.
- Addition of a membership cancellation fee for senior couples.
- Increases to the 15 punch pass.
- Increases to the day care fees.
- Increases to swim lesson fees.
- Amendments to the structure of the fees for swim team practice time.
- Increases for facility rental fees.
- Amendments to personal training fees.
- Amendments to practice field usage fees.

Councilmember Young asked how many members of the Aquatic Center were non-residents. Mr. Howes responded about 42 percent of the membership were non-residents.

Councilmember Phipps asked if the 2017/2018 budget accounted for the increased revenue associated with the fee increases. Mr. Howes explained the budget did not currently account for the increased revenue that would be associated with the fee increases.

Councilmember Bush asked about the corporate business annual membership group rates. Mr. Howes explained the City did not currently use that category because the software could not account for memberships associated with a particular business. He stated staff asked the software company to address that component and it was being addressed and should be resolved within the next year or two. Councilmember Bush asked if those fee increases would be proportionate to the other increases. Mr. Howes stated those fees would change proportionately.

Councilmember Phipps asked if the ballfield fees were the same for each park. Mr. Howes explained there were specific fields designated as practice and game fields. He stated meetings

were held with groups applying for use of those fields to explain the City's policy and to regulate field usage.

Spencer Brimley, Development Services Manager, pointed out the amendments to the Consolidated Fee Schedule included the addition of the Chickens License Fee approved by the Council earlier in the year.

DISCUSSION ON THE REZONE REQUEST BY SILVER PEAK ENGINEERING FOR PROPERTY LOCATED AT APPROXIMATELY 1250 SOUTH STATE STREET FROM M-1 (MANUFACTURING) TO M-1-SP (MANUFACTURING WITH A SPECIAL PURPOSE OVERLAY)

Spencer Brimley, Development Services Manager, informed the Council that the rezone request was made to accommodate the development of the Stadler Rail project, which would be a phased development. He explained the approximately 24 acres of property, as a portion of the entire 70-acre site known as Clearfield Station, was previously granted conditional approval of a rezone from M-1, Manufacturing to M-U, Mixed-Use. He noted the conditions of the 2014 approval included the approval of a Master Development Plan (MDP) and Master Development Agreement (MDA); however, the MDA was never executed causing the rezone specific to the approximate 24 acres to revert to the property's original M-1, Manufacturing zone. He stated the request was to add the Special Purpose Overlay to the manufacturing zoning for the site to accommodate variations from zoning requirements that were necessary for the success of the development. He explained the General Plan addressed the Special Purpose Overlay as non-standard and for use for developments at the discretion of the Council. He indicated a development agreement would be negotiated with the developer to address specifics for the site. He pointed out the following items to be addressed by the associated development agreement:

- **Building Height**
 - Required by ordinance: Maximum Building Height up to 45 feet (City code § 11-11D-5)
 - Requested Change: Maximum Building Height up to 65 feet
- **Fencing**
 - Required by ordinance: "Walls or fences may be required along all property lines which are adjacent to a residential zone or use or public right-of-way. The exact location, height and type of materials of the wall or fence shall be approved by the planning commission as part of the site plan approval process." (City Code § 11-11D-11(C))
 - Requested Change: Allow the use of black vinyl coated chain link security fence on north side of building and along test track as shown on the proposed site plan.

Mr. Brimley stated Stadler Rail intended the north side of the building to be used for big trucks arriving and departing from the site and for security purposes.

- **Exterior Building Materials**
 - Required by ordinance: "Permitted exterior building materials for main buildings shall be brick, stucco, stone, rock, or vinyl siding. Exposed tilt-up finished concrete and metal may also be used as a primary material on buildings located in the M-1 manufacturing zone, provided there is incorporation of and significant

variation in materials along the base and near the entrances of the building. Any building elevation facing a street or right of way shall include at least two (2) of the following: brick, stucco, stone, or rock.”(City Code § 11-11D-11(F))

- Requested Change: North, west, and east portions of the building have proposed future additions. Due to these additions, the owner requests that a stone wainscot not be required in those areas. The proposed wainscot on the office addition is a pre-cast concrete veneer.

Mr. Brimley explained timing would be addressed in the development agreement for the completing of the exterior improvements so the site would enhance the quality of the development.

- **Driveway Width**

- Required by ordinance: “The placement of ingress and egress to commercial and industrial lots shall be subject to review and approval by the planning commission. Driveway approaches shall not be more than forty five feet (45') in width or less than sixteen feet (16') in width for one-way traffic and thirty feet (30') in width for two-way traffic...” (City Code § 11-14-4)
- Requested Change: Lowboy trucks that deliver train cars have a very large turning radius, which will require a larger drive approach width than as specified in the zoning ordinance. The maximum drive approach on the north end of the site is 120 feet wide.

- **Flags**

- Required by ordinance: “The flags, emblems, or insignia of any nation or political subdivision. Corporation flags may not exceed twelve (12) square feet and may be flown in tandem with the state or national flag. Large flags flown in high wind may cause a noise nuisance and are subject to removal upon investigation.” (City Code § 11-15-7(A)(7))
- Requested Change: This site will be the United States Corporate Headquarters for Stadler US. As such they are requesting some large flags near the entrance to the office building. These flags exceed the maximum size of 12 square feet shown in the zoning ordinance. A rendering, and details of the flags is shown in the application packet.

- **Parking**

- Required by ordinance: “2 spaces for each 1,000 square feet of gross floor area or fraction thereof. This shall not apply to floor areas used exclusively for storage.” (City Code § 11-14-3)(B))
- Requested Change: Much of this facility will be used exclusively for storage. Other areas, such as the assembly area, commissioning area, paint booths, welding and sand blasting areas will not be used exclusively for storage, but because they will be building train cars, there will not be a representative number of people in those spaces to justify the amount of parking required by the zoning ordinance. We propose that Stadler install 90 parking stalls near the office area for phase one of the project. If additional parking is required, Stadler will negotiate an agreement with UTA for use of their adjacent lot until additional spaces are built through the addition of phases two and three.

Councilmember Bush asked if UTA was comfortable with a shared parking scenario. Mr. Brimley stated UTA appeared to be willing to accommodate the request but negotiations were ongoing.

- **Off Street Loading**

- Required by Ordinance: “For every building or part thereof having a gross floor area of ten thousand (10,000) square feet or more which is to be occupied by a commercial or industrial use or from which deliveries of materials or merchandise are made by motor vehicles, there shall be provided and maintained on the same lot with the building at least one off street loading space, plus one for each additional twenty thousand (20,000) square feet or major fraction thereof.” (City Code § 11-14-6)
- Requested change: Stadler would like to provide only the off street loading areas deemed necessary for their operational needs.

Councilmember Bush asked if the development would meet the outdoor storage fencing requirements. Mr. Brimley stated the initial plan did not indicate the manufacturer would need a storage area so the area identified for storage on the plans would be used for the arrival and departure of supply trucks. Councilmember Peterson asked what height of fencing the manufacturer was willing to install. Mr. Brimley responded the ordinance required a minimum six foot fence, but there might be a need to have the fencing higher, especially since it was adjacent to a residential area. Councilmember Peterson expressed concern that the manufacturer would still be entitled to use the areas as outdoor storage because of the site’s zoning designation. Mr. Brimley stated the manufacturing zone would still require the screening of storage. Councilmember Peterson expressed the desire to address that detail in the development agreement.

Councilmember Bush asked where the 24-acre site was located on the UTA property as a whole. Mr. Brimley described the area being considered for rezone and noted it did not contain any frontage on State Street.

Councilmember Young asked if a parking structure for the entire site had been addressed. Mr. Brimley stated a parking structure would be expensive and the ordinance did not require it based on the proposed development of the 24 acres. Councilmember Young asked if vertical parking would be a necessity for the property when it was developed in its entirety. Adam Lenhard, City Manager, stated there was a future plan for a parking structure on the site. Councilmember Young asked if Stadler would be a participant in building that structure. Mr. Lenhard explained the increment generated by the development of the site would assist in building the parking structure.

Councilmember Peterson asked what the square footage of the building would be by the end of phase three of the development. Mr. Brimley anticipated the building would be approximately 600,000 square feet at the completion of phase three.

DISCUSSION ON THE 2017/2018 FISCAL YEAR BUDGET

Mayor Shepherd asked Rich Knapp, Finance Manager, to include the discussion on the budget as part of the presentation on the budget in policy session since the Council was out of time in its work session.

Councilmember Bush moved to adjourn the work session and reconvene in policy session at 6:59 p.m., seconded by Councilmember Peterson. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper, and Young. Voting NO – None.

The Council reconvened the work session at 8:22 p.m.

DISCUSSION ON THE 800 NORTH RIGHTS-OF-WAY

Scott Hodge, Public Works Director, stated there was an upcoming project to improve 800 North from Main Street to just east of the 800 North overpass. He explained the project was federally funded through the Surface Transportation Program (STP) and Sunset City was the lead agency. He reported the project engineers identified the rights-of-way for the road and they were proposed to be less than the City's current standard but would stay in the available roadway. He stated a reduction in the City's standard was being proposed. He indicated to meet the City's current standard property would need to be acquired from multiple property owners and it could delay the project as well as drive costs up considerably. He added the project would include the installation of curb, gutter, and sidewalk on both sides of the street. The Council was comfortable with the adjustments to the right-of-way standard.

DISCUSSION ON GREEN WASTE DISPOSAL

This discussion on green waste disposal was rescheduled for Tuesday, June 27, 2017 at 6:00 p.m.

There being no further business to come before the Council, **Councilmember Phipps moved to adjourn at 8:29 p.m., seconded by Councilmember Peterson. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper, and Young. Voting NO – None.**

CLEARFIELD CITY COUNCIL AND PLANNING COMMISSION
JOINT MEETING MINUTES
6:00 P.M. WORK SESSION
June 20, 2017

PRESIDING:	Kent Bush	Mayor Pro Tem
EXCUSED:	Mark Shepherd	Mayor
PRESENT:	Nike Peterson Vern Phipps Tim Roper Bruce Young	Councilmember Councilmember Councilmember Councilmember
STAFF PRESENT:	Adam Lenhard JJ Allen Stuart Williams Brie Brass Eric Howes Curtis Dickson Spencer Brimley James Shoopman Trevor Cahoon Nancy Dean Wendy Page	City Manager Assistant City Manager City Attorney Assistant City Attorney Community Services Director Community Services Deputy Dir. Development Services Manager Planner I/CDBG Specialist Communications Coordinator City Recorder Deputy Recorder
EXCUSED:	Scott Hodge Greg Krusi	Public Works Director Police Chief

PLANNING COMMISSION MEMBERS: Brady Jugler - Chairman, Chris Uccardi, Karece Thompson, Kathryn Murray, Mallory Baudry, Michael Britton

NOT PRESENT: Ron Jones, Robert Browning, Steve Parkinson

VISITORS: Robert Stotts, Brent Bateman

Mayor Pro Tem Bush called the meeting to order at 6:20 p.m.

OPEN MEETING TRAINING

Brent Bateman, State Property Rights Ombudsman, shared a presentation and provided training about the Utah Open and Public Meeting Act. The training included discussions about the following topics:

- Utah Code 52-4-103 Open and Public Meetings Act
- Meeting Rules and Regulations
- Social Media
- Electronic Meetings

- Notices
- Minutes and Recordings
- Closed Meetings
- Public Hearings vs. Public Meetings
- Common Violations of Open and Public Meeting Act

Councilmember Young moved to adjourn the City Council/Planning Commission Joint Work Session and reconvene in City Council work session at 7:27 p.m., seconded by Councilmember Peterson. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper, and Young. Voting NO – None.

The Council took a break at 7:27 p.m.

The Council reconvened at 7:43 p.m.

DISCUSSION ON THE CITY YOUTH COMMISSION

Councilmember Roper reported being contacted by parents who were excited about the prospects of the City doing a City Youth Commission. He stated he had drafted tentative bylaws and an application. He encouraged a discussion about a timeframe and the process for putting the commission together. The following items were included in the discussion:

- Creating Bylaws that had specific guidelines and duties for the City Youth Commission.
- Creating a mission statement or charter for the commission.
- Gathering a core group of youth desiring to participate and allowing them to assist with planning activities and goals for the City Youth Commission.
- Seeking parents who desired to assist the commission would be important to its success.
- Beginning to organize the core group of youth so by fall of 2017 the City Youth Commission would be fully organized.
- Allowing all interested within the City boundaries to join the commission that are ninth through twelfth grade aged youth without restrictions based on academic abilities.
- Advertising through the City newsletter, website, and social media forums to seek interested youth and parents.

The Council desired having a phased approach in creating the City Youth Commission which included some type of interest survey that would be available on the City website and social media, gathering a core group of six to eight youth and parents to be involved with getting the mission statement, by-laws, and goals or activities outlined for the City Youth Commission. Adam Lenhard, City Manager, requested Trevor Cahoon, Communications Coordinator, assist with publishing an interest survey in the next City newsletter and posting announcements on social media. Mr. Cahoon agreed to report back to the Council in a month about the responses received from the interest survey for the City Youth Commission.

RECREATION UPDATE

Eric Howes, Community Services Director, reported on the selection process for head coaches specifically football coaches for the upcoming season. He stated three interviews were held by staff to fill the known vacancy for one team and all candidates were assigned to assist as coaching staff to fill the vacancy. Mr. Howes expressed his intentions of meeting with each teams' coaching staff as a group prior to the registration deadline to help rebuild unity through an open discussion with the group and reviewing the City's expectations. He explained if registrations were high it could necessitate adding an additional team for a given age division and then the coaching selection would begin again with interviews.

Mr. Howes also addressed how fee waivers for coaches had been and should be applied. He stated historically coaches were given a fifty percent discount coupon or fee waiver at the end of the season as a token of appreciation. He explained after review of financial records it was evident that none of the football coaches had paid registration fees for football last season because the fee waivers had been applied preseason rather than post season. Mr. Howes continued the plan was to return to the practice of distributing discount coupons for coaches at the end of the season. The Council supported the recommendation by staff to return to offering a fee waiver to coaches at the end of the season and agreed giving the coaches notice of such was a good idea.

Eric Howes, Community Services Director, addressed the parking concerns during soccer practices at Cornerstone Park with the Council. He indicated the most problematic times appeared to be when teams scheduled scrimmage games rather than a practice. Mr. Howes stated the long term goal was to add a parking lot to the north end of the park but it would be a costly solution. He continued the parking issue necessitated a more timely solution with the approaching soccer season. There was a discussion about suggested short term options to help alleviate the parking concerns which included no longer using Cornerstone Park for soccer practices; limiting use to one team at a time; and prohibiting scrimmages.

Councilmember Young suggested staggering practice times could help control the flow of traffic with parents dropping off and picking up children as well as prevent scrimmage type practices. Mr. Howes agreed to try staggering team practices during the upcoming season to see if that option was effective.

Councilmember Peterson requested staff work with Layton City to designate restricted parking areas by painting the curbs near the intersection. Adam Lenhard, City Manager, agreed red paint could be helpful. He also mentioned he'd discussed the parking and safety concerns regarding Cornerstone Park with Greg Krusi, Police Chief.

The Council agreed the best approach to help with the parking congestion at Cornerstone Park until a parking lot could be built was to limit or stagger soccer practices and request teams not hold scrimmages due to limited parking and public safety concerns.

There being no further business to come before the Council, **Councilmember Young moved to adjourn 8:20 p.m., seconded by Councilmember Peterson. All voting AYE.**

CLEARFIELD CITY COUNCIL MEETING MINUTES
6:00 P.M. WORK SESSION
June 27, 2017

PRESIDING:	Mark Shepherd	Mayor
PRESENT:	Kent Bush	Councilmember
	Nike Peterson	Councilmember
	Vern Phipps	Councilmember
	Tim Roper	Councilmember
	Bruce Young	Councilmember
STAFF PRESENT:	Adam Lenhard	City Manager
	Scott Hodge	Public Works Director
	Greg Krusi	Police Chief
	Stuart Williams	City Attorney
	Eric Howes	Community Services Director
	Spencer Brimley	Development Services Manager
	Summer Palmer	Administrative Services Director
	Rich Knapp	Finance Manager
	Trevor Cahoon	Communications Coordinator
	Nancy Dean	City Recorder
	Wendy Page	Deputy City Recorder
EXCUSED:	JJ Allen	Assistant City Manager

VISITORS: Kathryn Murray, Robert Stotts

Mayor Shepherd called the meeting to order at 6:00 p.m.

DISCUSSION FOR A REZONE REQUEST BY HAMBLIN INVESTMENT GROUP FOR PROPERTY LOCATED AT APPROXIMATELY 852 AND 880 SOUTH 550 EAST FROM RESIDENTIAL (R-2 MULTI-FAMILY) ZONE TO RESIDENTIAL (R-3 MULTI-FAMILY) ZONE

Spencer Brimley, Development Service Manager, explained the proposal included a request to rezone approximately 0.328 acres from Residential (R-2 multi-family) zone to Residential (R-3 multi-family) zone with the intent to expand the Kensington Place townhomes project with six additional units. He continued the request was consistent with the General Plan and the future land use map for the area. Mr. Brimley stated a rezone from Residential (R-2 multi-family) zone to Residential (R-3 multi-family) zone was consistent with the area and supported the recently completed and adopted Downtown Small Area Plan for the properties east of that site. He noted the Planning Commission heard the request at its meeting on June 7, 2017 and recommended approval to the City Council with the conditions that a site plan be approved and an amended development agreement be approved and executed.

Mr. Brimley described the distinction between the R-3 zone and R-2 zone boundaries. There was a discussion about how the requested rezone would affect the area and potential redevelopment. Mr. Brimley concluded property along the street would remain consistent with the area plan.

Councilmember Bush questioned if the two existing homes on the property would be removed. Mr. Brimley answered the homes would be removed and then the developer would amend the plat to create individual lots for the additional units. Councilmember Bush wondered if Kensington Place townhomes' occupancy was full. Mr. Brimley was not aware of the status of occupancy of the development. Councilmember Bush asked if additional parking would be needed for guests. Mr. Brimley indicated there was already enough space for guest parking but it would be reconfigured.

DISCUSSION ON AN INTERLOCAL AGREEMENT WITH LAYTON CITY TO PROVIDE SANITARY SEWER CONNECTION TO MAGIC WASH CAR WASH LOCATED AT THE NORTH EAST CORNER OF 1000 EAST AND 1700 SOUTH IN LAYTON

Spencer Brimley, Development Services Manager, stated Layton City received a request for the development of a car wash at the northeast corner of 1000 East and 1700 South. He continued the applicant requested a connection to the existing Clearfield City sanitary sewer system on 1000 East. Mr. Brimley explained the project would be known as Magic Wash and would be located in Layton City. Mr. Brimley noted Clearfield and Layton had worked together to formulate an agreement that was acceptable to all parties and allowed for the development of the facility in Layton.

Mr. Brimley explained previously there was a concern about whether the sewer lines on 1000 East were at capacity; however, a survey was completed by Ward Engineering and reviewed by Public Works and the City Engineer which determined there was capacity to accommodate additional use as requested by Magic Wash.

Councilmember Peterson asked if during the study conducted any consideration was given to possible impacts on future development that might occur in the area of 1000 East. Mr. Brimley was uncertain if that had been addressed by the study; however, there was plenty of capacity for the use of Magic Wash. There was a discussion about potential development needing sewer service in the area and what impact that would have on the City's sewer system. Mr. Hodge confirmed that the sanitary sewer lines in the area had sufficient capacity for future development.

Councilmember Bush asked if Magic Wash would need to switch its sewer connection if Layton City brought its sewer lines to the area. Mr. Brimley indicated the agreement was for a term of fifty years, but there was the possibility of discussing the movement to another line in Layton City should sanitary sewer lines be available in the future. Scott Hodges, Public Works Director, clarified Layton City had a sanitary sewer line in the area but the developer chose not to seek a connection to that line because of the need for additional approval by Utah Department of Transportation (UDOT).

The Council was comfortable with the agreement with Layton City as long as there was adequate capacity for Magic Car Wash without impacting future development in the area.

DISCUSSION ON A PROPOSED REZONE FOR PROPERTY LOCATED AT APPROXIMATELY 880 SOUTH STATE STREET FROM COMMERCIAL (C-2) TO MULTI-FAMILY RESIDENTIAL (R-3)

The discussion was tabled to the work session scheduled for Tuesday, July 18, 2017.

DISCUSSION ON A MEMORANDUM OF UNDERSTANDING AND PROPERTY ACQUISITION WITH THE UTAH TRANSIT AUTHORITY

Adam Lenhard, City Manager, reviewed the Memorandum of Understanding (MOU) which would be addressed at the Utah Transit Authority (UTA) board meeting June 28, 2017. He stated the agreement would be between the City, the Community Development and Renewal Agency (CDRA) and UTA concerning the acquisition of about 28 acres of property located at approximately 1250 South State Street.

Councilmember Bush wondered which entity would own and be responsible for future maintenance of the parking structure mentioned in the MOU if the CDRA provided initial funding for the proposed facility. Mr. Lenhard explained the parking structure would be owned by UTA but construction costs would be funded through available tax increment. He added UTA would also be responsible for upkeep and maintenance of the parking structure as the owner of the property.

Councilmember Bush asked if there was a time limit on the option parcel mentioned in the agreement. The option parcel was additional acreage Stadler was interested in for its future operations, consisting of approximately 8.75 acres. Mr. Lenhard stated the option would be for five years during which time no other developer could acquire that property. Councilmember Bush expressed concern about property maintenance during the five year time period and wondered who would be responsible for upkeep of the property. Mr. Lenhard acknowledged that UTA would be the property owner and as such required to maintain the property.

Councilmember Phipps was concerned there might be some additional dependencies that restricted or delayed the MOU from being executed creating risk for the City. He specifically addressed the access road to the north of the property (Depot Street) needing realignment to accommodate Stadler's operations. Mr. Lenhard stated the additional conditions section of the MOU identified that Stadler would need to provide fully approved rail utilization plans and commitments for all necessary UTA and Union Pacific Railroad Company rail access for the proposed rail test track to be built adjacent to Depot Street. Mr. Lenhard added any private property purchases additionally desired by Stadler were not within the scope of the MOU. Stuart Williams, City Attorney, mentioned planning for a simultaneous closing between all involved parties would help reduce risk for the City.

Mr. Lenhard concluded the MOU was an agreement to document certain conditions for which UTA might consider selling the property to the City/CDRA and certain future commitments the City/CDRA might be willing to make in return. He continued all parties to the agreement would act in good faith until the matters described in the MOU were further negotiated and incorporated in definitive sale and property use documentation.

DISCUSSION ON GREEN WASTE DISPOSAL

Beth Holbrook, Waste Management, presented a proposal for the City to participate in green waste recycling. There was a discussion about green waste, surveying the residents, container usage and storage, opt in versus opt out options, and proposed rates. Ms. Holbrook explained that green waste containers would not be collected during the off season. She continued the program could be maximized to include all months except December, January and February for disposal. She reviewed Waste Management's rate structure for the service and added there was also an additional charge from Wasatch Integrated Waste for each can. The Council agreed to gather residents' feedback prior to making a decision about whether to participate in a green waste recycling program.

Councilmember Young moved to adjourn the work session and reconvene in a City Council policy session at 6:43 p.m., seconded by Councilmember Peterson. All voting AYE.

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CLEARFIELD CITY COUNCIL MEETING MINUTES
7:00 P.M. POLICY SESSION
June 27, 2017

PRESIDING:	Mark Shepherd	Mayor
PRESENT:	Kent Bush	Councilmember
	Nike Peterson	Councilmember
	Vern Phipps	Councilmember
	Tim Roper	Councilmember
	Bruce Young	Councilmember
STAFF PRESENT:	Adam Lenhard	City Manager
	Scott Hodge	Public Works Director
	Greg Krusi	Police Chief
	Stuart Williams	City Attorney
	Eric Howes	Community Services Director
	Spencer Brimley	Development Services Manager
	Summer Palmer	Administrative Services Director
	Rich Knapp	Finance Manager
	Trevor Cahoon	Communications Coordinator
	Nancy Dean	City Recorder
	Wendy Page	Deputy City Recorder
EXCUSED:	JJ Allen	Assistant City Manager

VISITORS: Robert Stotts, John Ryan, Jared Hadley, Connor Merrill, Mitchel Merrill, Kathryn Murray, Bob Bercher, Brady Jugler – Planning Commission Chair

Mayor Shepherd called the meeting to order at 7:01 p.m.

Mayor Shepherd informed the citizens present that if they would like to comment during the Public Hearings or Citizen Comments there were forms to fill out by the door.

Councilmember Phipps led the opening ceremonies.

APPROVAL OF THE MINUTES FROM THE JUNE 13, 2017 POLICY SESSION

Councilmember Phipps referred to the minutes from the June 13, 2017 policy session and asked that the minutes be amended in the discussion regarding approval of Ordinance 2017-11 on page 7 from *“He stated he had been involved in the planning for the site for a long time and its development was one of the reasons he sought to return to elected office.”* to *“He stated he had been involved in the planning for the site for a long time and its development was a concern of his and the people he talked to as he sought a return to elected office.”* He also asked that a change be made in the third paragraph on the same page from *“Councilmember Phipps expressed concern that the property was being declared surplus property and could be sold on the open market.”* to *“Councilmember Phipps noted that UTA had declared the property surplus*

property which opened it up to being sold on the open market and thus its usage was no longer under the control of UTA or its developers, which had never been the case before.”

Councilmember Phipps moved to approve the minutes from the June 13, 2017 policy session as amended, seconded by Councilmember Peterson. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper, and Young. Voting NO – None.

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE REZONE REQUEST BY HAMBLIN INVESTMENT GROUP FOR PROPERTY LOCATED AT APPROXIMATELY 852 AND 880 SOUTH 550 EAST FROM RESIDENTIAL (R-2 MULTI-FAMILY) ZONE TO RESIDENTIAL (R-3 MULTI-FAMILY) ZONE

Spencer Brimley, Development Service Manager, explained the proposal included a request to rezone approximately 0.328 acres from Residential (R-2 multi-family) zone to Residential (R-3 multi-family) zone with the intent to expand the Kensington Place townhomes project with six additional units. He continued the request was consistent with the General Plan and the future land use map for the area. Mr. Brimley stated a rezone from Residential (R-2 multi-family) zone to Residential (R-3 multi-family) zone was consistent with the area and supported the recently completed and adopted Downtown Small Area Plan for the properties east of that site. He noted the Planning Commission heard the request at its meeting on June 7, 2017 and recommended approval to the City Council with the conditions that a site plan be approved and an amended development agreement be approved and executed.

Mayor Shepherd asked if there were any public comments.

There were no public comments.

Councilmember Peterson moved to close the public hearing at 7:08 p.m., seconded by Councilmember Young. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper, and Young. Voting NO – None.

CITIZEN COMMENTS

There were no citizen comments.

APPROVAL OF ORDINANCE 2017-12 AUTHORIZING THE REZONE OF PROPERTY LOCATED AT APPROXIMATELY 852 AND 880 SOUTH 550 EAST FROM RESIDENTIAL (R-2 MULTI-FAMILY) ZONE TO RESIDENTIAL (R-3 MULTI-FAMILY) ZONE

Councilmember Roper moved to approve ordinance 2017-12 authorizing the rezone of property located at approximately 852 and 880 South 550 East from Residential (R-2 multi-family) zone to Residential (R-3 multi-family) zone and authorize the Mayor’s signature to any necessary documents, seconded by Councilmember Peterson. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper, and Young. Voting NO – None.

APPROVAL OF A PROCLAMATION DECLARING THE WEEK OF JULY 1 – JULY 7, 2017 AS INDEPENDENTS WEEK IN CLEARFIELD CITY

Mayor Shepherd stated Clearfield’s core of independently-owned businesses gives back to the community in goods, services, time and talent. He expressed the proclamation salutes community members and locally owned independent businesses that are integral to Clearfield.

Mayor Shepherd read the proclamation.

Nancy Dean, City Recorder, extended an invitation to the Mayor and Council Members from Buy Local First Utah to attend a press event promoting Independents Week which would be held Friday, June 30, 2017 at 10:00 a.m. at the City Creek Harmons in Farmington.

Councilmember Young moved to approve the Mayor’s signature to the Proclamation officially declaring July 1-July 7, 2017 as “Independents Week” in the City of Clearfield, seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper, and Young. Voting NO – None.

APPROVAL OF RESOLUTION 2017R-09 AUTHORIZING THE INTERLOCAL AGREEMENT WITH LAYTON CITY TO PROVIDE SANITARY SEWER CONNECTION TO MAGIC WASH CAR WASH LOCATED AT THE NORTHEAST CORNER OF 1000 EAST AND 1700 SOUTH IN LAYTON

Spencer Brimley, Development Services Manager, stated Layton City had received a request for the development of a car wash at the northeast corner of 1000 East and 1700 South. He continued that applicant had requested the ability to connect into the existing Clearfield City sanitary sewer system on 1000 East. Mr. Brimley explained the project would be known as Magic Wash and would be located in Layton City. Mr. Brimley noted Clearfield and Layton had worked together to formulate an agreement that was acceptable to all parties and allowed for the development of the facility in Layton.

Councilmember Peterson moved to approve Resolution 2017R-09 authorizing the Interlocal Agreement with Layton City to provide sanitary sewer connection to Magic Wash Car Wash located at the northeast corner of 1000 East and 1700 South in Layton and authorize the Mayor’s signature to any necessary documents, seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper, and Young. Voting NO – None.

APPROVAL OF RESOLUTION 2017R-08 ANNOUNCING THE INTENT TO ANNEX THE BOUNDARIES OF SUNSET CITY INTO THE NORTH DAVIS FIRE DISTRICT (NDFD)

Mayor Shepherd explained on May 16, 2017, the Sunset City Council petitioned the North Davis Fire District (NDFD) for annexation into the District’s service area for fire protection and emergency medical services. He stated the NDFD subsequently passed a resolution requesting Clearfield City take all necessary and appropriate action to annex Sunset City and all real property within its corporate limits into the NDFD. He continued the Clearfield City Council

acted as the Governing Body for the North Davis Fire District and as such must initiate the process on behalf of NDFD.

Councilmember Young reported hearing from a resident who was worried if adequate services would be provided if North Davis Fire District covered the additional area in Sunset City. There was a discussion about how the North Davis Fire District planned to continue providing professional service to the City and other cities serviced by the District with the addition of a minimum of two additional firefighters, continuing to work with other fire departments for coverage assistance, and keeping medical staff with an ambulance at the Sunset location until that was no longer an option.

Councilmember Phipps moved to approve Resolution 2017R-08 announcing the intent to annex the boundaries of Sunset City into the North Davis Fire District (NDFD) and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Roper. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper, and Young. Voting NO – None.

APPROVAL OF AND CONSENT TO THE MAYOR'S PROPOSED APPOINTMENT OF CHRIS UCCARDI AS A REGULAR MEMBER OF THE PLANNING COMMISSION

Mayor Shepherd stated Michael Millard recently resigned as a member of the Planning Commission. He explained that Chris Uccardi had been serving as an alternate member since 2016. Mayor Shepherd recommended Chris Uccardi be appointed as a regular member of the Planning Commission.

Councilmember Roper moved to approve and consent to the Mayor's appointment of Chris Uccardi as a regular member of the Planning Commission with a term expiring February 2019, seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper, and Young. Voting NO – None.

COMMUNICATION ITEMS

Mayor Shepherd

1. Reported there had been changes in staff at Hill Air Force Base but was excited there would be leadership from the Base participating with the City in the Fourth of July festivities.
2. Attended the National League of Cities (NLC) meeting and as the chair of the Militaries Community Council was involved with agenda preparation. He noted a topic of discussion was regarding Congress' approval to have another round of Base Realignment and Closure (BRAC) done by 2021. He continued there was a scoring system used during the last round of BRAC in 2005 which had been kept secret and so during the trip he wrote a resolution calling upon Congress and the Department of Defense to release that information to the communities. He felt that even though it was an aged survey it could be useful information for the cities.
3. Reported he was asked by the NLC's Federal Advocacy Group for Economic Development to participate in a subgroup that would discuss intergenerational poverty and lifting people out of their current economic circumstances. He mentioned that Clearfield was also working to address its intergenerational poverty issues. Additionally, he reported attending a board meeting with the Promised Partnership Regional Council for the United Way where he was assigned a subgroup whose primary focus

was the issue of family economic stability. He suggested to the United Way subgroup that it pattern its program after the Circles program already functioning in Clearfield. He volunteered to contact the leader of the Circles group to see if she would be willing to provide direction on how the Circles program worked so it could be implemented elsewhere. He was encouraged by the progress made on the issue by the group.

4. Expressed appreciation to the Council for its efforts with the float and its preparations for the Fourth of July parade.

Councilmember Bush

1. Reported he attended the Utah Summit Digital Conference.
2. Thanked the parks division for its efforts with completing the new playground equipment projects at Train Watch and North Steed Parks.

Councilmember Peterson

1. Expressed appreciation for those who helped with the float preparation and those who helped getting the new playground equipment installed.
2. Reported she and her family attended the summer picnic organized by the Employee Association and expressed appreciation for the opportunity.
3. Reminded the Council Members to meet at the City shops on Friday, June 30, 2017 at 6:00 p.m. to complete float preparations for the Fourth of July parade.

Councilmember Phipps

1. Expressed appreciation for the efforts of the Employee Association in planning and carrying out the summer picnic.
2. Stated he was glad to see the new park equipment and was looking forward to the additional projects scheduled over the course of the summer.

Councilmember Roper

1. Expressed appreciation to Eric Howes, Community Services Director, the parks division, and the Parks and Recreation Commission. He reported receiving many compliments regarding the new playground equipment.
2. Stated he would be out of town for the meeting scheduled for Tuesday, July 11, 2017.

Councilmember Young – nothing to report.

STAFF REPORTS

Adam Lenhard, City Manager

1. Commented the new playground installations were positive additions to those neighborhoods and stated there were more to come in the near future.
2. Expressed condolences to the Chandler Family on the passing of Kay Chandler, a former employee. He stated there were employees planning on attending the services on Friday, June 30, 2017.

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

- No meeting on July 4, 2017
- July 11, 2017 Policy Session
- July 18, 2017 Tentative Work Session
- July 25, 2017 Policy Session
- August 1, 2017 Night Out Against Crime event.

There being no further business to come before the Council, **Councilmember Young moved to adjourn the policy and reconvene as the City Council in a work session at 7:34 p.m., seconded by Councilmember Peterson. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper and Young. Voting NO – None.**

DRAFT



City Council

STAFF REPORT

TO: Mayor Shepherd, City Council, and Executive Staff

FROM: Spencer W. Brimley, MRED
Development Services Manager
Spencer.Brimley@clearfieldcity.org (801) 525-2785

MEETING DATE: Tuesday, July 25, 2017

SUBJECT: Public Hearing, Discussion and Possible Action on **FSP 1706-0004** a request by Craig Winder on behalf of Ironwood Development for an amendment to a final plat for approval of 29 townhomes, located at approximately 823 West 1600 South (TIN: 12-854-0026). The total parcel is approximately 1.88 acres.

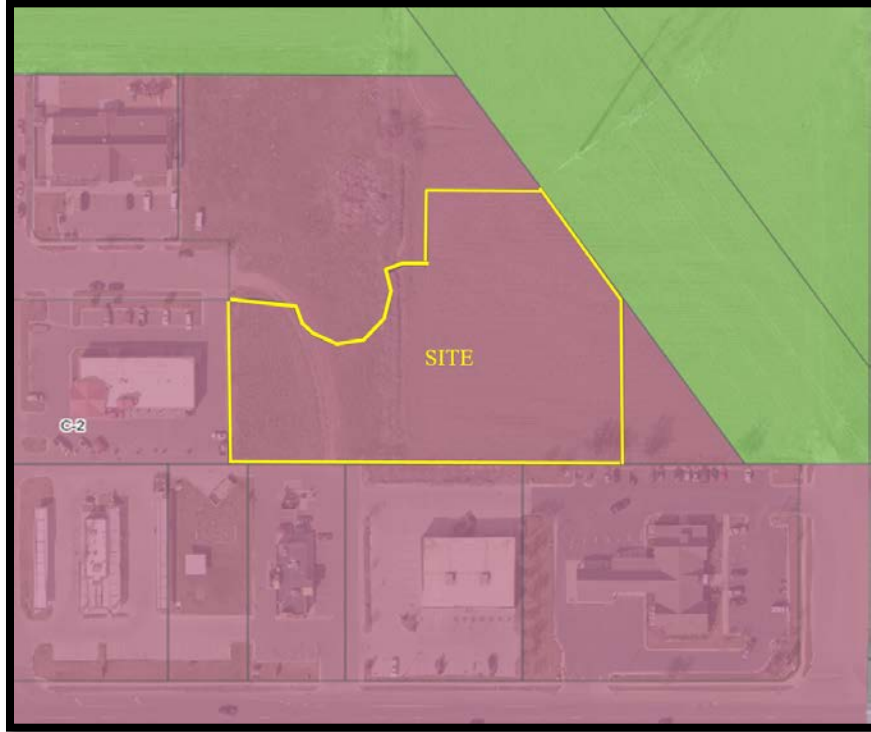
RECOMMENDATIONS

Move to **approve as conditioned FSP 1706-0004**, a request by Craig Winder on behalf of Ironwood Development for an amendment to a final plat for approval of 29 townhomes, located at approximately 823 West 1600 South (TIN: 12-854-0026), based on the discussion and findings in the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	Oakmont Townhomes
Site Location	823 West 1600 South
Tax ID Number	12-854-0026
Applicant	Craig Winder, Ironwood Development
Owner	Ironwood Development Group Inc.
Proposed Actions	Amended Plat
Current Zoning	R-3 (Multiple-family Residential)
Land Use Classification	Residential
Gross Site Area	1.88

Vicinity Map



ANALYSIS

Clearfield City Planning Commission reviewed and approved a recommended for an amendment to a Final Subdivision Plat for this site on July 5, 2017. The proposed plat is in conformance with the Site Plan that was approved on July 5, 2017. The applicant has been working with Clearfield City Staff to identify a suitable development for the parcel located 823 W 1600 S. This request for subdivision would create 29 individually owned lots for a townhome project. Staff has reviewed the plans makes a recommendation to the Commission for approval. The site is 1.88 acres in size. Allowable density for this site would be 16 units/ acre. The applicant is requesting to develop a project that is 15.4 units to the acre.

The plat consists of 29 lots designed for town home development (four building make up the project, a single 9-unit building, two 7-unit buildings, and a single 6-unit building), at the end of 1600 South. The project will contain property held as 'Common Area' which will be required to be maintained through a Homeowner's Association, as well as private landscaped yards for the units. The plat should reflect the creation of a Homeowner's Association with a note that Common Areas will be maintained by the HOA in perpetuity.

As designed, the project is slightly below the maximum density of 16 dwelling units per acre in the R-3 zone, at approximately 15.4 dwelling units per acre. The Common Area makes up 29% of the residential portion of the site and is being provided as Landscaping/Open Space. The finished floor area of each unit will need approximately 1,500 square feet and have a single-car garage.

Planning Commission Recommendation

The Planning Commission, at their July 5, 2017 meeting recommended approval to the City Council for an amendment to a final plat for approval of 29 townhomes, located at approximately 823 West 1600 South.

Additionally, in that meeting, the Commission reviewed and approved the site plan with all design requirements to be included in a development agreement.

General Plan and Zoning

The project was recently approved for a Rezone. Zoning requirements are largely met, and are recommended to be further approved through a Development Agreement. The project is within an approved multi-family residential R-3 zone, and is General Planned residential. Zoning requirements were already reviewed at the Site Plan level, and a Development Agreement is currently being drafted for the project. Staff is reviewing the agreement with the developer and has included a draft copy of the agreement for council review.

ENGINEERING REVIEW

Public Works and Engineering Department have provided recommendations regarding sizing and design of the site. Staff does not have concerns with the proposed location of drainage as it does not affect the site plan and layout.

OTHER AGENCY REVIEW

Fire District has reviewed this proposal and provided comments to the applicant

Public Comment

No public comments as made at the Planning Commission. Staff has not received any public comment to date on this project.

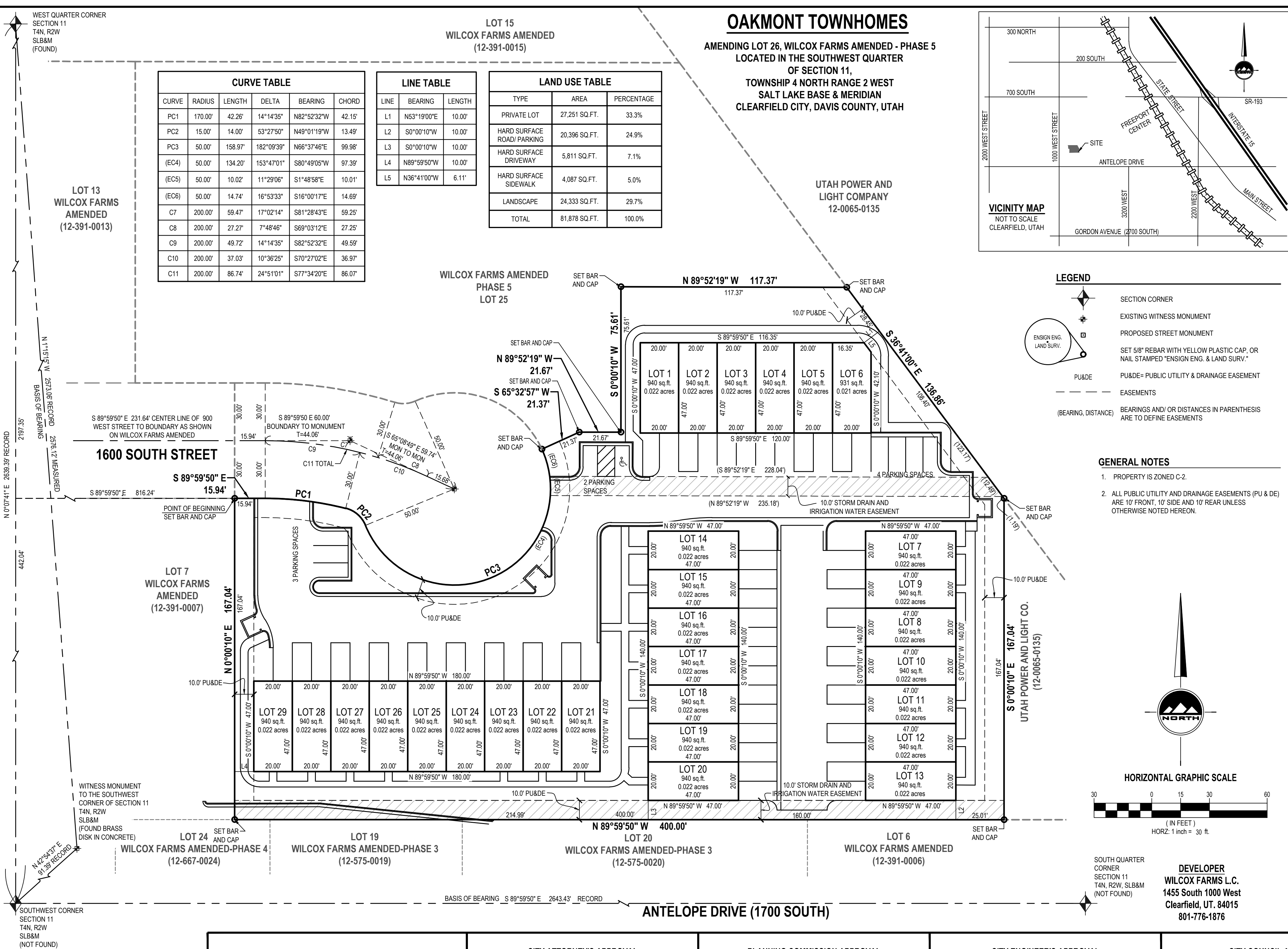
CONDITIONS OF APPROVAL – FSP 1706-0004

- 1) A final clean copy of the Final Subdivision Plat needs to be filed with the Planning Department, with all changes and redlines corrected from Planning, Public Works, and Engineering.
- 2) Approval of this development is contingent upon approval, full execution and recording of a development agreement against the entire parcel as currently configured specifying building locations, setbacks, open space, road network, and parking requirements in substantial conformance with the submitted site plan.
- 3) The plat must include a note regarding creation of a Homeowner's Association, and that Common Areas and all private amenities will be maintained by the HOA in perpetuity.
- 4) 10 Foot public-utility-easements must be provided around the development. Applicant must maintain easement along southern boundary of project for access and drainage.
- 5) The Construction Documents submitted for building permits shall be in substantial conformance with the documents submitted in this Amended Subdivision Plat request, FSP 1706-0004; however, they will also include and address the following:
 - a. The final engineering design (construction drawings) submitted for site improvements shall meet City standards and be to the satisfaction of the City Engineer.
 - b. The final building plans submitted shall meet building safety standards and be to the satisfaction of the City Building Official.
 - c. The final building plans shall meet the minimum standards for building materials as established in R-3 Zone 11-9E-11(E). The final building plans should be in substantial conformance with Chapter 18 Design Guidelines.

- d. The appropriate number of parking stalls shall be delineated and designed for the site and shown on submitted construction drawings. A one car garage at minimum is required for each residential unit. An adequate number of stalls must meet ADA standards.
 - e. New lighting for the site, either parking lot or exterior to the building shall be shown on the construction documents and meet City Code.
 - f. A minimum of 25 percent landscaping shall be provided and meet the minimum standards set forth in 11-13-23.
 - g. Proposed signage must meet Title 11, Chapter 15 standards. Signs are not included as part of this Site Plan approval. Separate review and approval will be required.
- 6) As per City Code 11-13-23C, the developer shall post a bond of 125% of the value of the landscape for the project. Should the landscape not be installed prior to Certificate of Occupancy, pursuant to Land Use Ordinance 11-13-23(B), (C) and (D) the applicant must establish an escrow account, as reviewed and approved by the City Engineer and City Attorney.
 - 7) As per City Code 12-4-5, an estimate of any public improvements not previously installed (as outlined in 12-4-6), shall be submitted, reviewed and approved by the City Engineer prior to obtaining building permits. An Escrow agreement will be subject to approval by the City Engineer and City Attorney and an escrow account shall be established for any public improvements not installed prior to recordation of the Final Plat.
 - 8) Plat approval is subject to North Davis County Fire District review and approval.
 - 9) The applicant shall provide proof of having obtained and of having maintained, as may be periodically requested by the City, all applicable local, state, and federal permits.

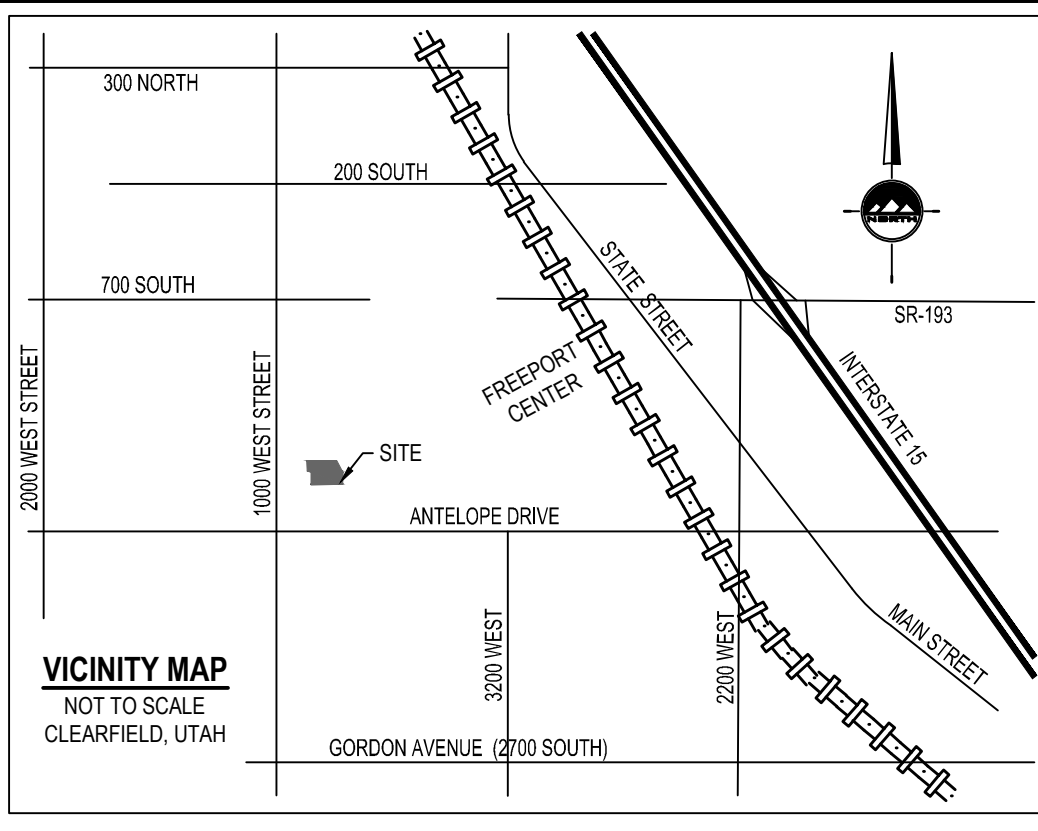
ATTACHMENTS

- 1. Amended Final Plat
- 2. DRAFT DA for Oakmont Townhomes



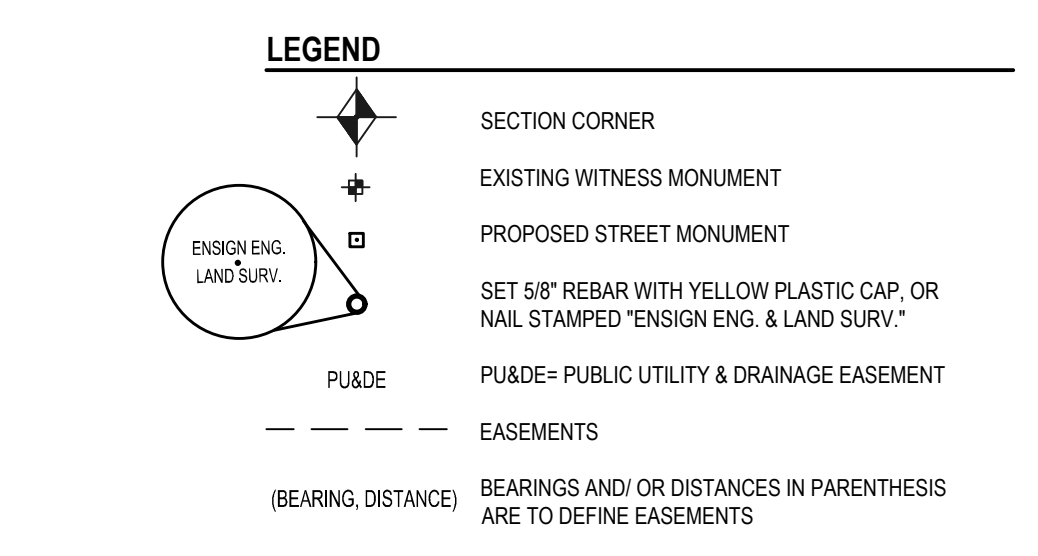
CURVE TABLE					LINE TABLE			LAND USE TABLE			
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	LINE	BEARING	LENGTH	TYPE	AREA	PERCENTAGE
PC1	170.00'	42.26'	14°14'35"	N82°52'32"W	42.15'	L1	N53°19'00"E	10.00'	PRIVATE LOT	27,251 SQ.FT.	33.3%
PC2	15.00'	14.00'	53°27'50"	N49°01'19"W	13.49'	L2	S0°00'10"W	10.00'	HARD SURFACE ROAD/PARKING	20,396 SQ.FT.	24.3%
PC3	50.00'	158.97'	182°09'39"	N66°37'46"E	99.98'	L3	S0°00'10"W	10.00'	HARD SURFACE DRIVEWAY	5,811 SQ.FT.	7.1%
(EC4)	50.00'	134.20'	153°47'01"	S80°49'05"W	97.39'	L4	N89°59'50"W	10.00'	HARD SURFACE SIDEWALK	4,087 SQ.FT.	5.0%
(EC5)	50.00'	10.02'	11°29'06"	S1°48'58"E	10.01'	L5	N36°41'00"W	6.11'	LANDSCAPE	24,333 SQ.FT.	29.7%
(EC6)	50.00'	14.74'	16°53'33"	S16°10'01"E	14.69'				TOTAL	81,878 SQ.FT.	100.0%
C7	200.00'	59.47'	17°02'14"	S81°28'43"E	59.25'						
C8	200.00'	27.27'	7°48'46"	S69°03'12"E	27.25'						
C9	200.00'	49.72'	14°14'35"	S82°52'32"E	49.59'						
C10	200.00'	37.03'	10°38'25"	S70°27'02"E	36.97'						
C11	200.00'	86.74'	24°51'01"	S77°34'20"E	86.07'						

OAKMONT TOWNHOMES
 AMENDING LOT 26, WILCOX FARMS AMENDED - PHASE 5
 LOCATED IN THE SOUTHWEST QUARTER
 OF SECTION 11,
 TOWNSHIP 4 NORTH RANGE 2 WEST
 SALT LAKE BASE & MERIDIAN
 CLEARFIELD CITY, DAVIS COUNTY, UTAH

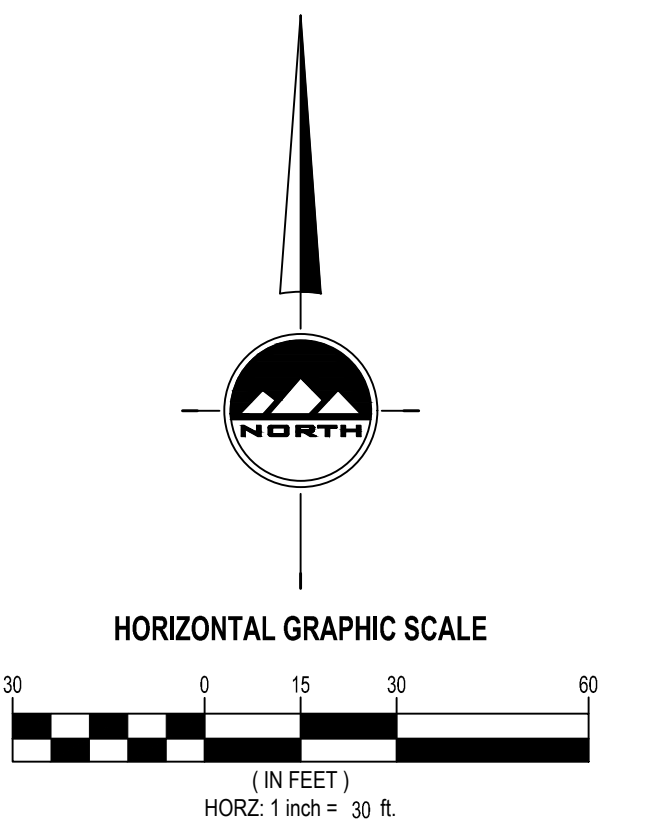


SURVEYOR'S CERTIFICATE
 I, KEITH R. RUSSELL, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 164386 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as OAKMONT TOWNHOMES, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION
 Amending of Lot 26, Wilcox Farms Amended - Phase 5, more particularly described as follows:
 Beginning at the Northeast Corner of Lot 7, Wilcox Farms Amended, (being on the south right of way line of 1600 South Street) said Wilcox Farms Amended being recorded in the office of the Davis County Recorder on May 22, 2000 as Entry No. 1553362 in Book 2650 at Page 500, and said point of beginning being North 0°07'41" East 670.81 feet along the section line and South 89°59'50" East 614.10 feet from the Southwest Corner of Section 11, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running:
 Thence South 89°59'50" East 15.94 feet along the south line of 1600 South Street;
 Thence easterly 42.26 feet along the arc of a 170.00 foot radius curve to the right, (center bears South 0°00'10" West and long chord bears South 82°52'32" East 42.15 feet, with a central angle of 14°14'35") along the south line of 1600 South Street;
 Thence southeasterly 14.00 feet along the arc of a 15.00 foot radius curve to the right, (center bears South 14°14'45" West and long chord bears South 49°01'19" East 13.49 feet, with a central angle of 53°27'50") along the south line of 1600 South Street;
 Thence easterly and northerly 158.97 feet along the arc of a 50.00 foot radius curve to the left, (center bears North 67°42'36" East and long chord bears North 66°37'46" East 99.98 feet, with a central angle of 182°09'39") along the south line of 1600 South Street to the Southwest Corner of Lot 25, Wilcox Farms Amended - Phase 5;
 Thence North 65°32'57" East 21.37 feet along the south line to an angle point in the south line of Wilcox Farms Amended - Phase 5;
 Thence North 89°52'19" East 21.67 feet along the south line to the Southeast Corner of Lot 25, Wilcox Farms Amended - Phase 5;
 Thence North 0°00'10" East 75.61 feet along the west line to an interior corner of Lot 25, Wilcox Farms Amended - Phase 5;
 Thence South 89°52'19" East 117.37 feet along the south line to the Southeast Corner of Lot 25, Wilcox Farms Amended - Phase 5;
 Thence South 36°41'00" East 136.85 feet;
 Thence South 0°00'10" East 167.04 feet to the north line of Lot 6, Wilcox Farms Amended;
 Thence North 89°59'50" West 400.00 feet along the north line of Lot 6, Wilcox Farms Amended and along the north line of Wilcox Farms Amended - Phase 5 to the Southwest Corner of Lot 7, Wilcox Farms Amended;
 Thence North 0°00'10" East 167.04 feet along the east line of Lot 7, Wilcox Farms Amended to the point of beginning.



GENERAL NOTES
 1. PROPERTY IS ZONED C-2.
 2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' FRONT, 10' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON.



Contains 81,878 square feet, 1.880 acres, 29 Townhome Lots.
 Date: 6-16-17
 Keith R. Russell
 License No. 164386

OWNER'S DEDICATION
 Known all men by these presents that we, the undersigned owners of the above described tract of land, having caused same to be subdivided, hereafter known as the **OAKMONT TOWNHOMES**
 do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.
 In witness whereof, we have hereunto set our hands this _____ day of _____, A.D. 20____

By: _____
 STATE OF UTAH
 County of Davis J.S.S.
 On the _____ day of _____, A.D. 20____, _____ personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He is a MEMBER of _____ a Liability Company and that He signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation for the purposes therein mentioned and acknowledged to me that said Liability Company executed the same.
 MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC _____ RESIDING IN _____ COUNTY.

STATE OF UTAH J.S.S.
 County of Davis
 On the _____ day of _____, A.D. 20____, _____ personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____ a Utah Corporation and that He signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.
 MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC _____ RESIDING IN _____ COUNTY.

OAKMONT TOWNHOMES
 AMENDING A PORTION OF LOT 14, WILCOX FARMS AMENDED LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH RANGE 2 WEST SALT LAKE BASE & MERIDIAN CLEARFIELD CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER
 ENTRY NO. _____ FEE _____
 PAID _____ FILED FOR RECORD AND
 RECORDED THIS _____ DAY OF _____ 20____
 AT _____ IN BOOK _____ OF OFFICIAL RECORDS
 PAGE _____

SHEET 1 OF 1
 PROJECT NUMBER: L1894G
 MANAGER: K. RUSSELL
 DRAWN BY: J. MOSS
 CHECKED BY: K. RUSSELL
 DATE: 6/16/17

BY _____
 DEPUTY RECORDER

 LAYTON 1485 W. Hillfield Rd. Ste 204 Layton UT 84041 Phone: 801.547.1100 Fax: 801.593.6315 WWW.ENSIGNENG.COM	CITY ATTORNEY'S APPROVAL APPROVED THIS _____ DAY OF _____, 20____ BY THE CLEARFIELD CITY ATTORNEY. _____ CLEARFIELD CITY ATTORNEY	PLANNING COMMISSION APPROVAL APPROVED THIS _____ DAY OF _____, 20____ BY THE CITY PLANNING COMMISSION APPROVAL. _____ CHAIRMAN, CLEARFIELD CITY PLANNING COMMISSION	CITY ENGINEER'S APPROVAL APPROVED THIS _____ DAY OF _____, 20____ BY THE CLEARFIELD CITY ENGINEER. _____ CLEARFIELD CITY ENGINEER	CITY COUNCIL APPROVAL APPROVED THIS _____ DAY OF _____, 20____ BY THE CLEARFIELD CITY COUNCIL. _____ CITY RECORDER CITY MAYOR
	DEVELOPER WILCOX FARMS L.C. 1455 South 1000 West Clearfield, UT, 84015 801-776-1876	DAVIS COUNTY RECORDER ENTRY NO. _____ FEE _____ PAID _____ FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____ 20____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS PAGE _____		

DEVELOPMENT AGREEMENT
for
OAKMONT TOWNHOME SUBDIVISION
between
CLEARFIELD CITY CORPORATION
and
IRONWOOD DEVELOPMENT GROUP, L.C.

THIS AGREEMENT is entered into this ____ day of _____ 2017, by and between Clearfield City Corporation (the “City”), a Utah Municipal Corporation, and IRONWOOD DEVELOPMENT GROUP, L.C. (“Developer”).

RECITALS

- A. Developer intends to develop certain property situated in Clearfield City, Davis County, Utah, located at approximately 1600 South 823 West, Clearfield, Utah more particularly described in the parcel description labeled Exhibit “A” attached hereto and referred to herein as the “Property.”
- B. Developer either owns or has a contractual right to purchase the Property.
- C. The City has authorized the negotiation and adoption of development agreements under appropriate circumstances in order to help address the impacts of development on the community, to resolve issues relative to a particular development, to protect both public and private property rights, and to promote the health, safety and welfare of the community.
- D. Developer is willing to develop the Property in a manner that is in harmony with and intended to promote the long-range policies, goals and objectives of the City’s General Plan, Land-Use Ordinance and other development regulations and more specific planning issues associated with the Property as more fully set forth below.
- E. This Agreement is intended to set forth the agreement between the Developer and the City regarding the development of the Property.
- F. Developer has indicated a desire to voluntarily enter into and be bound by this Agreement.
- G. The Developer desires to develop the Property according to the Oakmont Townhomes Subdivision Plat and Improvement Drawings dated **TBD** as well as incorporating any changes thereto as set forth in the approved final subdivision plat to be recorded with the Davis County Recorder’s Office, which documents are attached hereto as Exhibit “B” (the “Plat”).

- H. On TBD, the City approved the Plat submitted by the Developer for the development of the Property.
- I. Developer and City are entering into this Development Agreement as part of the subdivision approval process for the development of the Property.
- J. The City, acting pursuant to its authority under Title 10, Chapter 9a of the Utah Code and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations has made certain determinations with respect to the development of the Property, and in the exercise of its legislative discretion has elected to approve this Agreement.

AGREEMENT

The foregoing Recitals are hereby incorporated into this Agreement by this reference.

NOW, THEREFORE, in consideration of the premises and the terms and conditions herein stated and for other valuable consideration, the adequacy of which is acknowledged by the parties hereto, it is agreed as follows:

I. Development of the Property.

A. Developer hereby agrees to construct and to install all improvements described in the Plat. The Plat is an integral part of this Agreement and the City's approval of such is conditioned upon the Property being developed in accordance therewith and as stated in this Agreement. In the event that Developer does not complete such improvements according to the specific plans set forth in the Plat as well as in this Agreement, the City shall have the right to cause such work to be done as is necessary to reasonably complete the installation of the improvements and Developer shall be liable for the cost of such additional work.

No building permits shall be issued for construction in the subdivision until the City has approved the final Subdivision Plat and the final Site Plan and the Plat has been recorded against the Property along with this Agreement.

B. Housing units within the development of the Property shall be three-bedroom townhomes.

C. Residential units shall have at least ~~1,500~~ 1450 square feet of finished floor area above grade. No slab on grade construction without footings is allowed.

D. Each main building on the Property shall have the setbacks, front yards, back yards and side yards as shown on the approved Final Site Plan.

E. All exterior finishes must include a combination of hardie board, stone and shake shingles. Each building shall have front elevations which include at least ~~thirty percent~~ twenty five percent (25%) ~~lap siding hard board~~ hardie board, forty percent (40%) hard board shakes, and ~~thirteen~~ fourteen percent (14%) stone, with board and batten making up the difference at ~~fifteen percent~~ a minimum of fifteen percent (15%). Side elevations for each building ~~shall include at least sixty five percent (65%)~~ must include thirty percent (30%) ~~hardie board siding lap siding hard board~~, twenty percent (20%) board and batten and ~~nineteen~~ ten percent (10%) stone. Rear elevations for each building ~~shall~~ must at least include thirty-eighty percent (80%) ~~lap siding hard board~~ hardie board siding, five percent (5%) board and batten and ten percent (10%) stone.

F. Developer shall construct residential units on the Property in substantial conformance with the plans and elevations presented to the City during the approval process which elevations shall be kept on file in the records of Clearfield City.

G. Developer agrees to provide at least twenty-five percent (25%) of the newly developed Property to remain as open space. Developer shall construct, install, and pay for all improvements related to the open space and it shall have shrubs, trees and grass covering that shall be mowed, watered and maintained by the owner(s) of the Property.

H. The Developer shall record this Agreement as covenants running with the lots and land in the Development and indicate on the approved Final Subdivision Plat the existence of this Agreement and the recording data therefore.

I. It is further agreed and understood that the Developer shall be given approval by the city to construct not more than 29 residential units on the Property, as set forth in Exhibit "B", once the Plat and this fully executed Agreement have been recorded at the Davis County Recorder's Office, and building permits have been approved and paid for.

J. The Developer must comply with the City's requirements for guaranteeing the installation and warranty of all subdivision improvements, including landscaping, pursuant to the City's subdivision ordinance and all other applicable laws.

II. Conditions Precedent.

The terms and conditions set forth in this Agreement shall not take effect unless and until the Clearfield City Council has officially approved this Agreement and authorized the Mayor's signature hereto, the Agreement has been fully executed by all parties, and has been recorded against the Property.

III. Preliminary and Final Subdivision Plat Approval.

A. Developer expressly acknowledges and agrees that nothing in this Agreement shall be deemed to relieve Developer from the obligation to comply with all of the applicable

requirements for the approval of preliminary and final subdivision plats for all proposed development on the Property which are consistent with the City's existing land use regulations, development standards and the terms of this Agreement.

B. Pursuant to the City's subdivision ordinance, following approval of the final subdivision plat by the City Council, but before approval from the City Attorney or recording of the final plat with the Davis County Recorder's Office, the City will verify that proper assurances (escrow account and agreement, and/or surety bond) are in place to guarantee the satisfactory installation and warranty of the subdivision improvements.

IV. Other Terms and Conditions.

A. Agreement to Run With the Land. This Agreement shall be recorded against the Property in the Office of the Davis County Recorder and is intended to and shall be deemed to run with the land, and shall be binding upon all successors and assigns of the Developer in the ownership or development of any portion of the Property.

B. Construction of Agreement. This Agreement shall be construed so as to effectuate the public purpose of implementing long-range planning objectives, obtaining public benefits, and protecting any compelling countervailing public interest.

C. Waiver. The failure of either party at any time to require a performance of any provision of this Agreement shall not limit the party's right to enforce the provision, nor shall any waiver of any breach of any provision be a waiver of any succeeding breach of any provision or a waiver of the provision itself or any other provision.

D. Relationship of Parties and No Third-Party Rights. This Agreement does not create any joint venture, partnership, undertaking, or business arrangement between the parties hereto nor any rights or benefits to third parties.

E. Integration Clause. This Document and those incorporated by reference constitute the entire agreement between the Parties and may not be amended except in writing signed by the Parties.

F. Exhibits Incorporated. Each exhibit attached to and referred to in this Agreement is hereby incorporated by reference as though set forth in full where referred to herein.

G. Counterparts. This Agreement may be executed in multiple counterparts, which together shall constitute one and the same document.

H. Attorneys' Fees. In the event of any action or suit by a party against the other party for any reason of any breach of any of the covenants, conditions, agreements, provisions on the part of the other part arising out of the Agreement, the prevailing party in such action or suit shall be entitled to have and recover from the other party all costs and expenses incurred therein, including reasonable attorneys' fees.

I. Governing Law and Venue. It is mutually understood and agreed that this Agreement shall be governed by the laws of the state of Utah, both as to interpretation and performance. Any action at law, suit in equity, or other judicial proceeding for the enforcement of this Agreement or any provision thereof shall be instituted only in the Second Judicial District Court, Farmington Department, State of Utah.

J. Remedies for Breach. In addition to any other remedies allowed under law or equity, the parties shall specifically be entitled to specific performance of the terms and conditions under this Agreement.

K. Successors and Assigns of the Parties. This Agreement shall be binding upon the parties and their successors and assigns, and where the term “Developer”, “Party” or “Parties” is used in this Agreement it shall mean and include the successors and assigns of Developer. In addition, Developer may only assign the rights to develop a part or all of the Property to a third party pursuant to the terms of this Agreement if the City provides prior written consent to said assignment, and provided that such third party agrees in writing to be bound by the terms of this Agreement and that such written agreement to be bound has been provided to the City.

L. Headings. The paragraph headings of this Agreement are for the purposes of performance only and shall not limit or define the provisions of this Agreement or any of said provisions.

M. Severability or Partial Validity. If any term, covenant, paragraph, or condition of this Agreement or the application thereof to any person or circumstance shall to any extent be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby and each such remaining term, covenant, or condition of this Agreement shall be valid and enforceable to the full extent permitted by law.

N. Warranty of Authority. Each party signing or executing this Agreement warrants that they have full authority to sign this Agreement and by signing said Agreement do bind the parties thereto.

O. Warranty Inspections. The Developer agrees to reimburse the City or pay directly to the City's engineer any costs associated with the intermediate and final warranty inspections that are required prior to acceptance of the subdivision improvements by the City.

P. Reserved Legislative Powers. Nothing in this Agreement shall limit the future exercise of the police power by the City in enacting zoning, subdivision, development, transportation, environment, open space, and related land use plans, policies, ordinances, and regulations after the date of this Agreement.

Q. Notices. All notices required or permitted under this Agreement shall be given in writing by certified mail or express courier delivery, at the following addresses:

If to the City: Clearfield City Corporation
Attn: City Manager
55 S. State St., 3rd Fl.
Clearfield, UT 84015

With a copy to: Clearfield City Attorney
55 S. State St., Suite 333
Clearfield, UT 84015

If to the Developer: Ironwood Development Group, L.C.
50 E. 2500 N. Suite 101
North Logan, UT 84341

IN WITNESS WHEREOF, the Developer and Clearfield City have executed this Agreement effective as of the date first above written.

CLEARFIELD CITY CORPORATION,
A Utah Municipal Corporation

By: _____
Mark R. Shepherd, Mayor

ATTEST:

By: _____
Nancy R. Dean, City Recorder

IRONWOOD DEVELOPMENT
GROUP, L.C., a Utah limited
Liability ~~company~~Company

By: _____
Jeff Jackson, Manager

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)
 §
COUNTY OF CACHE)

On the ____ day of _____, 2017 personally appeared before me, Jeff Jackson as signer of the foregoing document, who duly acknowledged to me that he has corporate authority on behalf of Ironwood Development Group, L.C. to execute the same, and did so on behalf of the Limited Liability Company.

NOTARY PUBLIC

Residing: _____

STATE OF UTAH)
 §
COUNTY OF DAVIS)

On ____ of _____, 2017 personally appeared before me, Mark R. Shepherd and Nancy R. Dean, who being by me duly sworn did say, that they are the Mayor and City Recorder of Clearfield City Corporation, and that the within and foregoing instrument was signed on behalf of said corporation by authority of the City Council and the said, Mark R. Shepherd and Nancy R. Dean, acknowledged to me that said corporation executed the same.

NOTARY PUBLIC

Residing:

EXHIBIT "A"

PROPERTY

Davis County Tax Parcels No. ALL OF LOT 26, WILCOX FARMS AMENDED -
PHASE 5. CONT. 1.88000 ACRES.

EXHIBIT "B"

FINAL PLAT



City Council

STAFF REPORT

TO: Mayor Shepherd, City Council, and Executive Staff

FROM: Spencer W. Brimley, MRED
Development Services Manager
Spencer.Brimley@clearfieldcity.org (801) 525-2785

MEETING DATE: Tuesday, July 25, 2017

SUBJECT: Public Hearing, Discussion and Possible Action on **ZTA 1706-0005**, a request by Clearfield City for a Zoning Text Amendment to Clearfield City Code §11-13, Supplementary Regulations, to amend standards and requirements for mobile food vendors to be consistent with State of Utah Requirements. This zoning text amendment would be effective across all allowable zones in Clearfield City.

RECOMMENDATION

Move to **approve ZTA 1706-0005 to the City Council**, a request by Clearfield City for a Zoning Text Amendment to Clearfield City Code §11-13, Supplementary Regulations, to amend standards and requirements for mobile food vendors to be consistent with recently changed State Statute, based on the findings and discussion in the Staff Report.

ANALYSIS

Background

During the most recent legislative session, changes were made to the manner in which municipalities can regulate mobile food trucks. The primary changes are as follows:

1. The bill requires reciprocity between counties for health department permits and reciprocity between cities for business licensing so long as the food trucks meet the requirements.
2. Cities may not require multiple business licenses or permits for a truck to operate in multiple locations within their boundaries.
3. The bill prohibits a city from preventing a food truck from operating within a given distance of a restaurant.

Given the above described recent changes in the law, Staff is proposing to remove all references to mobile food trucks in Section 11-13-26. Removing mobile food vendors from this portion of the code will allow the City to still require a license when needed, but will also make our code more consistent with recent changes pertinent to these types of uses. Moving forward, staff will require proof of a current license for operation and verify that all other requirements have been met.

Planning Commission Recommendation

The Planning Commission, at their July 5, 2017 meeting recommended approval of ZTA 1706-0005 to the City Council.

Proposed Ordinance Changes/Additions

Staff proposes the following additions and amendments to §11-13, Supplementary Regulations, as indicated below:

Standards and Requirements

The requested amendments to this code will remove conflicts as it relates to mobile food vendors within the City. The language within the statute does not allow Clearfield City to impose additional restrictions or fees on mobile food vendors.

General Plan

There is not a goal or objective from the General Plan that is being pursued other than legal compliance with Utah State Law. This change is proposed to allow the land use code to be in compliance with the new requirements of the Utah State Law.

The proposed text amendment in its entirety is attached to this report as an exhibit.

Public Comment

No public comment has been received to date.

FINDINGS

Zoning Ordinance Text Amendment

Clearfield Land Use Ordinance §11-6-3 establishes the following findings the Planning Commission shall make to approve Zoning Ordinance Text Amendments. The findings and staff’s evaluation are outlined below:

Review Consideration		Staff Analysis
1)	The proposed amendment is in accordance with the General Plan and Map; or	The proposed text amendment is consistent with the goals and policies of the Land Use Element of the City’s General Plan in that it complies with State Law. It will reduce restrictions that will allow mobile food vendors to locate in the City.
2)	Changed conditions make the proposed amendment necessary to fulfill the purposes of this Title.	Staff requests these changes to make our code consistent with recent changes to State Statute.

ATTACHMENTS

1. Clearfield City Code §11-13-26 Amended

Chapter 9

TEMPORARY OR SEASONAL MERCHANTS ~~AND~~ MOBILE FOOD VENDORS

4-9-1: APPLICABILITY:

In addition to ~~thea#~~ rules and regulations set forth in [chapter 1](#) of this title, the regulations contained in this chapter shall apply to temporary or seasonal merchants ~~and mobile food vendors~~. (Ord. 2009-15, 11-24-2009)

4-9-2: LICENSE REQUIRED:

It shall be unlawful for any person, as owner, lessee or agent thereof, to engage in the business of temporary or seasonal merchant ~~or mobile food vendor~~ within the city without first obtaining the license required by this chapter, except as otherwise provided. (Ord. 2009-15, 11-24-2009)

4-9-3: APPLICATION FOR LICENSE:

- A. All applications for a temporary or seasonal merchant's ~~or mobile food vendor's~~ license shall be made in writing upon the forms provided by the city.
- B. In addition to the information required by [chapter 1](#) of this title, an application for a temporary or seasonal merchant's license ~~or mobile food vendor's license~~ shall also show:
1. A copy of a valid lease or written permission from the property owner allowing the temporary or seasonal merchant ~~or mobile food vendor~~ to conduct business on the property.
 2. Written permission granting use of an existing restroom facility on or nearby the property within three hundred feet (300') of the business location, which shall be available during all hours of operation.
 3. A site plan, drawn to scale, showing the property and its existing features (i.e., buildings, parking stalls, drive aisles, sidewalks, fire hydrants); the exact location of the vendor in relation to buildings, sidewalks, roadways, driveways, fire hydrants and other important features on the property; all components of the business with sizes/dimensions (i.e., temporary structure, storage bin, trash receptacle, required parking stalls); and photographs and/or illustrations showing all components of the business (i.e., temporary structure, storage bin, trash receptacle, signage). The site plan and photographs/illustrations shall include all information necessary to show compliance with the applicable zoning requirements set forth in [title 11](#) of this code.
 4. If power is required for the business, an electrical plan showing the power source, how it is connected to the temporary structure, how it is protected from the elements, wire size and location. If it is a new power source, an electrical permit must be obtained from the city. (Ord. 2009-15, 11-24-2009)

4-9-4: REVIEW AND APPROVAL PROCEDURES:

The process for review and approval of an application for a temporary or seasonal merchant's license ~~or mobile food vendor's license~~ shall be in accordance with [chapter 1](#) of this title. (Ord. 2009-15, 11-24-2009)

4-9-5: RULES AND REGULATIONS:

- A. Compliance With Zoning Regulations: Each temporary or seasonal merchant ~~or mobile food vendor~~ shall comply with the applicable zoning requirements set forth in [title 11](#) of this code.

- B. Hours Of Operation: No temporary or seasonal merchant ~~or mobile food vendor~~ shall conduct business before six o'clock (6:00) A.M. or after ten o'clock (10:00) P.M.
- C. Location On Private Property: Each temporary or seasonal merchant or mobile food vendor and any activity associated therewith shall be located on private property and only as a secondary use to another primary commercial use. The business shall not be located on public property (including public sidewalks, public streets, public parking areas or other public places as defined by the city) or on vacant or residentially used property, regardless of the land use zone. This regulation shall not apply to temporary or seasonal merchants ~~or mobile food vendors~~ participating in a city sponsored event or activity. (Ord. 2009-15, 11-24-2009)
- D. Temporary Nature: All aspects of a temporary or seasonal merchant ~~or mobile food vendor~~ shall be temporary in nature with no permanent facilities constructed on site, with the exception of the required permanent power source. No overnight parking or outdoor storage shall be allowed. (Ord. 2014-14, 6-10-2014)
- E. Clientele: Temporary or seasonal merchants ~~and mobile food vendors~~ shall serve walk-up traffic only; drive-up window service shall be prohibited. (Ord. 2009-15, 11-24-2009)
- F. Time Limit On Location: Each temporary or seasonal merchant ~~or mobile food vendor~~ shall be limited to a period of not more than one hundred eighty (180) consecutive days on any property or parcel of land in the city within a twelve (12) month period. Within any twelve (12) month period no more than one temporary or seasonal merchant selling a product or type of product shall be permitted on any one site or parcel of real property. (Ord. 2014-14, 6-10-2014)

4-9-6: PENALTY:

Any person violating any of the provisions of this chapter shall be guilty of a class B misdemeanor and subject to penalty as provided in section [1-4-1](#) of this code. Each separate day a person violates any provision of this chapter shall be a separate violation. (Ord. 2009-15, 11-24-2009)

SUPPLEMENTARY REGULATIONS (11-13) Changes :

11-13-26: FIREWORKS STAND, TEMPORARY OR SEASONAL MERCHANT, ~~AND MOBILE FOOD VENDOR REGULATIONS:~~

Fireworks stands, ~~and~~ temporary or seasonal merchants, ~~and mobile food vendors~~ shall be subject to the following regulations: (Ord. 2014-22, 10-14-2014)

A. Location Specified; Location Restrictions:

1. Each license shall specify the location where the business is approved to operate. No operation shall occur at locations other than the approved site. ~~Please refer to the official mobile food vendors map filed with the city.~~ (Ord. 2016-06, 9-27-2016)
2. Licenses issued under this section shall be limited to the following street corridors:
 - a. Main Street, State Street, 1700 South, 700 South, 200 South, and 300 North, if located outside of Freeport Center or Freeport West. All fireworks stands, temporary or seasonal merchants, ~~and mobile food vendors~~ shall not occupy more than twenty percent (20%) of the parking stalls on the lot where the business has been approved.
 - b. No location restrictions are imposed by the city if locating inside Freeport Center or Freeport West.
 - c. No location restrictions are imposed by the city if locating on future developed property at SR- 193 and 2000 East and Legend Hills. (Ord. 2014-22, 10-14-2014)
 - d. Fireworks stands are not allowed on property at SR-193 and 2000 East nor at Legend Hills (refer to

map held at the city). (Ord. 2016-06, 9-27-2016)

- e. Licenses may only be issued to properties with the following zoning: C-1, C-2, MU, C-R, D-R, and M-1.
- B. Maintenance: The area around a fireworks stand, temporary or seasonal merchant, ~~or mobile food vendor~~ shall be kept clean and orderly. A trash receptacle shall be provided for patrons. The licensee shall promptly clean up all trash, litter, spills, etc., within a minimum twenty foot (20') radius of the business.
- C. Appearance: All fireworks stands, temporary or seasonal merchants, ~~and mobile food vendor~~ structures and display areas shall have a professional appearance, and may not appear tattered, torn, frayed, faded, have chipped or peeling paint or otherwise be in disrepair. All equipment associated with the use shall be maintained in a new or near new condition. All retail items shall be displayed in a neat and orderly fashion. All displays, merchandise, and debris associated with the use shall be contained within the confines of the use and be cleaned at the end of each business day. A business license will not be issued or may be revoked if structures, display areas and/or equipment are not properly kept and maintained.
- D. Impervious Surface: Each fireworks stand, temporary or seasonal merchant, ~~and mobile food vendor~~ shall be located on an impervious, all weather surface with no portion of the business located in a landscaped or unimproved area.
- E. Setbacks: Each fireworks stand, temporary or seasonal merchant, ~~and mobile food vendor~~ shall be located a minimum of ten feet (10') behind the inside edge of a public sidewalk, or fifteen feet (15') from the edge of the street right of way if no sidewalk exists; five feet (5') from combustible walls, roof eave lines, awnings, etc.; ten feet (10') from any building openings (i.e., doors, windows, vents, etc.); and five feet (5') from a fire hydrant, driveway, handicapped parking space or loading area.
- F. Traffic Safety: No fireworks stand, temporary or seasonal merchant, ~~or mobile food vendor~~ shall impede auto and/or pedestrian traffic or create auto/pedestrian conflicts. Private sidewalk clear widths shall not be reduced below five feet (5'), and no fireworks stand, temporary or seasonal merchant, or mobile food vendor shall interfere with the internal parking lot circulation.
- G. Parking: The site shall have adequate parking to accommodate the primary use(s) on site as well as any area used by the fireworks stand, temporary or seasonal merchant, ~~or mobile food vendor~~. No part of the fireworks stand, temporary or seasonal merchant, ~~or mobile food vendor~~ shall occupy required parking stalls for the primary use(s) of the site. A minimum of two (2) ~~on-site~~ parking stalls are required for each fireworks stand, temporary or seasonal merchant, ~~or mobile food vendor~~.
- H. Business Conduct: A fireworks stand, temporary or seasonal merchant, ~~or mobile food vendor~~ shall not solicit or conduct business with persons in motor vehicles or use any flashing lights, noise, sound or other motion producing devices to attract attention to its operation.
- I. Minimum Separation Required:
- ~~1. No mobile food vendor shall be located within two hundred feet (200') of the primary public entrance of an existing restaurant use.~~
 - 2.1. No temporary or seasonal merchant shall be located within two hundred feet (200') of the primary public entrance of an existing retail store which sells similar products as its primary business.
- J. Signs: Each fireworks stand, temporary or seasonal merchant, ~~or mobile food vendor~~ shall be limited to one on premises sign, which shall not exceed eight (8) square feet in size. Signs shall not be internally illuminated or make use of flashing or intermittent lighting or animation devices. Pennants, streamers, lawn banners and other temporary signs shall be prohibited.
- K. Fire Extinguisher Required: A portable fire extinguisher, type 2A-10 BC minimum, must be mounted within easy reach of each fireworks stand, temporary or seasonal merchant, or mobile food vendor.

L. City Sponsored Event Or Activity: This section shall not apply to fireworks stands, temporary or seasonal merchants, ~~or mobile food vendors~~ participating in a city sponsored event or activity. (Ord. 2014-22, 10-14-2014)

CONSOLIDATED FEE SCHEDULE Changes:

Temporary or seasonal merchant license or mobile food vendor license:

New - ~~180 days~~ Not to exceed 365 120 .00 ~~Cleaning deposit~~ ~~100 .00~~



City Council

STAFF REPORT

TO: Mayor Shepherd, City Council, and Executive Staff

FROM: Spencer W. Brimley, MRED
Development Services Manager
Spencer.Brimley@clearfieldcity.org (801) 525-2785

MEETING DATE: Tuesday, July 25, 2017

SUBJECT: Public Hearing, Discussion and Possible Action on **ZTA 1706-0006**, a request by Clearfield City, for amendments to the Clearfield City Code §11-15, Sign Regulations for Municipal Field Signs, Political Signs and Temporary Signs. This zoning text amendment would be effective across all allowable Zones in Clearfield City.

RECOMMENDATION

Move to **approve ZTA 1706-0006**, a request by Clearfield City, for amendments to the Clearfield City Code §11-15 Sign Regulations for Municipal Field Signs, Political Signs and Temporary Signs, based on the findings and discussion in the Staff Report.

ANALYSIS

Background

Over the past year, staff has been working on §11-15 for signage within Clearfield City. There are several items that are under review, but staff has completed review of a few items that are ready for Commission and Council consideration. The recommended changes will (1) permit advertising on the interior fence space for Steed and Fisher Parks, (2) allow political or campaign signs to be posted sooner when a primary election is to be held, making it consistent with the number of days a political and campaign sign can be displayed during an election that does not require a primary, and (4) allow for the use of “Flag Banners” within the City.

Planning Commission Recommendation

The Planning Commission, at their July 5, 2017 meeting recommended approval of ZTA 1706-0006 to the City Council.

Proposed Changes

At a glance, the following modifications are proposed:

1. **“Municipal Field Signage”** has been added to the §11-15-7 “Signs Allowed without a Permit”: This additional will allow for signs to be posted on the interior of the fields at Steed and Fisher Parks. Additionally, a definition for “Municipal Field Signage” has been proposed.
2. **Changes to political signage:** Change would allow for “campaign or political signs” to be erected no less than 45 days prior to a primary election.
3. A proposal to allow **“Flag Banner Signs”** within the §11-15-9 “Temporary Signs”:
 - a. Flag Banner Signs would include the following signs:
 - i. **Shark Fin Flag**
 - ii. **Feather Flags**

- iii. Teardrop Flags
- iv. Concave Flags
- v. Blade Flags

b. A definition of “Flag Banner Signs” has also been proposed within the code.

Proposed Ordinance

Standards and Requirements

The requested changes to the sign code will apply in three sections. Each proposal for change is minor in nature and is to that benefit of the property owner, business, and the City’s enforcement of the sign code.

General Plan

These proposed changes conform to the City’s General Plan, specifically the Community Vision which includes “Promoting Clearfield as an area with a high-quality business environment.” A revision to the Land Use Ordinance that helps attract economic opportunity relying on various types of signs to meet that purpose. It is also consistent with the policy under the Land Use Element which states, “Continue to update the City’s Land Use Ordinance as necessary to maintain consistency with this General Plan.”

The proposed text amendment in its entirety is attached to this report as an exhibit.

Public Comment

No public comment has been received to date.

FINDINGS

Zoning Ordinance Text Amendment

Clearfield Land Use Ordinance §11-6-3 establishes the following findings the Planning Commission shall make to approve Zoning Ordinance Text Amendments. The findings and staff’s evaluation are outlined below:

Review Consideration		Staff Analysis
1)	The proposed amendment is in accordance with the General Plan and Map; or	The Policy of the Land Use Element states “Continue to update the City’s Land Use Ordinance as necessary to maintain consistency with this General Plan”. Land Use Guidelines include impacts to the business community. This proposed text amendment to help allow the requested changes are to allow properties owners to better utilize signage that will help “promote Clearfield as an area with a high-quality business environment.”
2)	Changed conditions make the proposed amendment necessary to fulfill the purposes of this Title.	No conditions are being recommended for this ordinance change.

ATTACHMENTS

- 1. §11-15 amendments
- 2. Typical Flag Banner examples

Chapter 15

SIGN REGULATIONS

11-15-1: PURPOSE:

11-15-2: SCOPE:

11-15-3: INTERPRETATION:

11-15-4: ENFORCEMENT:

11-15-5: NONCONFORMING SIGNS:

11-15-6: PROHIBITED SIGN DEVICES:

11-15-7: SIGNS ALLOWED WITHOUT A PERMIT:

11-15-8: SIGNS THAT REQUIRE A PERMIT:

11-15-9: TEMPORARY SIGNS:

11-15-10: PERMIT PROCESS:

11-15-11: SITE PLAN REVIEW; SIGN DESIGN:

11-15-12: REQUIRED PERMIT INFORMATION:

11-15-13: SAFETY AND LOCATION STANDARDS FOR PERMANENT SIGNS:

11-15-14: MEASUREMENT OF REGULATED SIGN AREA:

11-15-15: DEFINITIONS:

11-15-16: APPEALS:

11-15-1: PURPOSE:

The purpose of this chapter is to regulate and to authorize the use of signs that are compatible with their surroundings, are legible under the circumstances in which they are seen, are effective in indexing the environment, are conducive to promoting traffic safety, and for the convenience and enjoyment of public travel by preventing visual distraction, protecting pedestrians, preserving and enhancing property values, establishing first class business and commercial districts, and eliminating fire hazards.

It is also the purpose of this chapter to promote short and long term civic beauty and order by establishing standards and regulations for sign design, location, size, type, compatibility, and aesthetics. By doing so, this chapter will help to create streetscapes that are functional and attractive to both residents of Clearfield City and visitors. (Ord. 2009-45, 11-24-2009)

11-15-2: SCOPE:

The intent of this chapter is to regulate the design and placement of residential, commercial and governmental identification/communication devices and structures that are built specifically to identify, inform, and direct patrons to a particular merchant, store, establishment, or service. It is not the intent of this chapter to regulate the content of public speech. The requirements of this chapter are intended to apply to both on premises and off premises signs, but do not apply to handheld placards and other similar devices traditionally used for public protest and the exercise of free speech. Any noncommercial message may be substituted for any commercial message permitted under this chapter. Any sign not expressly allowed by this chapter is prohibited. (Ord. 2009-45, 11-24-2009)

11-15-3: INTERPRETATION:

In interpreting and applying the provisions of this chapter, the sign regulations contained herein are declared to be the maximum allowable for the purposes set forth. If the zoning administrator determines that an application needs further interpretation, he may request planning commission review of the proposal.

If the applicant wishes to propose or retain a sign that exceeds ordinance standards, he may apply to the

planning commission for a variance or special exception as outlined in section [11-15-5](#) of this chapter. (Ord. 2014-30, 12-9-2014)

11-15-4: ENFORCEMENT:

The planning and zoning administrator or designee shall enforce all rules and regulations necessary to the operation and enforcement of this chapter. The planning and zoning administrator or designee shall be empowered and directed to:

- A. Issue Permits: Issue permits to construct, alter, or repair signs that conform to the provisions of this title. The expiration date for such permits shall be one hundred eighty (180) days from the time the permit is issued.
- B. Determine Conformance: Ensure that all signs are constructed in conformance with this title. Clearfield City will perform:
 - 1. Initial Inspection After Construction: The planning and zoning administrator or designee may make an initial inspection upon the completion of construction, erection, reerection, or remodeling of any sign for which a permit has been issued and an inspection request is made. This shall also include the inspection of temporary electrical signs.
 - 2. Reinspection (When Necessary): The planning and zoning administrator or designee may make a reinspection of any sign for which a permit was issued but which upon primary inspection was not built in conformance with the regulations of this title.
- C. Legal Action: The planning and zoning administrator or designee shall institute any appropriate action or proceeding in any case where any sign is illegally erected, constructed, reconstructed, altered, repaired, converted, or maintained, or in any case where any sign is used in violation of any city ordinance including, but not limited to, the provisions of this title by:
 - 1. Issuing Notices Of Violations And Citations: The planning and zoning administrator or designee may issue a written notice of violation to the person having charge or control or benefit of any sign found to be unsafe or dangerous or in violation of this code, particularly when the city is contemplating removal of said sign. Such official may also issue civil citations and swear to information against violators.
 - 2. Abating And Removing Unsafe Or Dangerous Sign: If an unsafe or dangerous sign is not repaired or made safe within five (5) working days, after giving said notice, the city may at once abate and remove said sign and the person having charge, control, or benefit of any such sign shall pay to Clearfield City, within thirty (30) calendar days, after written notice is mailed to such person, the costs incurred in such removal.
- 3. Abating And Removing Illegal Signs:
 - a. Permanent signs installed on private property in violation of this chapter shall be brought into conformance within thirty (30) calendar days of written notice by the city, either through removal of the sign or by obtaining a sign permit. Any sign not brought into compliance within the time period given in the notice may at once be abated and removed by the planning and zoning administrator or designee. The person responsible for any such illegal sign shall be liable for the cost incurred in the removal thereof, and the city is authorized to effect the collection of said cost.
 - b. Temporary signs installed on private property in violation of this chapter shall be brought into conformance within twenty four (24) hours of written notice by the city, either through removal of the temporary sign or by obtaining a temporary sign permit. Any sign not brought into compliance within the time period given in the notice may at once be abated and removed by the planning and zoning administrator or designee. The

person responsible for any such illegal sign shall be liable for the cost incurred in the removal thereof, and the city is authorized to effect the collection of said cost.

- c. Any sign posted upon public property may be removed by the city without notice. Notwithstanding the foregoing, the sign, though removed, shall not be destroyed in a period less than thirty (30) calendar days, unless said sign is of the nature that it will have no value after the date of removal.
4. Abating And Removing Nonmaintained, Abandoned, Or Sign Identifying Discontinued Use: The planning and zoning administrator or designee shall require each nonmaintained, abandoned, or sign identifying a discontinued use to be removed from the building or premises when such sign has not been repaired or put into use by the owner, person having control or person receiving benefit of such sign within forty five (45) calendar days after written notice has been given to the owner, person having control, or person receiving benefit of such structure.
- D. Failure To Remove Or Abate Any Illegal Sign: In no case shall failure to remove or abate any illegal sign constitute approval by the city of such sign. (Ord. 2009-45, 11-24-2009)

11-15-5: NONCONFORMING SIGNS:

A. Regulation, Containment, And Elimination: In order to minimize confusion and unfair competitive disadvantage to those businesses that are required to satisfy the standards of this chapter, the city shall apply firm regulation of existing nonconforming signs with a view to their eventual elimination. This goal shall be achieved by strictly enforcing limits on change, expansion, alteration, abandonment, and restoration. Excluding normal maintenance and repair, a nonconforming sign shall not be moved, altered (excluding face changes) or enlarged unless it is brought into complete compliance with this chapter. The following alterations are exempt from this provision:

1. Face changes in nonconforming multi-tenant signs; and
2. Copy changes in nonconforming permanent signs that were originally approved by the city with a changeable copy feature.

B. Abandonment: Any sign that is abandoned shall be removed or brought into compliance by the property owner in accordance with section [11-15-4](#) of this chapter. If removal does not occur, Clearfield City may have the entire nonconforming sign (both face and structure) removed. The person responsible for any such abandoned sign shall be liable for the cost incurred in the removal thereof, and the city is authorized to effect the collection of said cost. An abandoned sign may not regain any legal nonconforming status later, even if the original business reoccupies the property. (Ord. 2009-45, 11-24-2009)

11-15-6: PROHIBITED SIGN DEVICES:

A. Enumerated: The following signs are prohibited in any zone in Clearfield City. Any sign not specifically allowed by this chapter shall also be prohibited:

1. Balloons or other inflatable objects, except as specifically allowed by this chapter.
2. Any sign that flashes, blinks, uses chaser lights, etc., or moves in any way, animate or inanimate. (Commercial signs may be approved with time/temperature or electronic message center capability.) Subtle lighting changes of low intensity are allowed.
3. Roof signs.

4. Signs placed over other signs.
5. Temporary signs, except those provided for in this chapter.
6. Any truck, trailer, or other vehicle conspicuously or regularly parked on or off premises with an advertising message or logo displayed to attract attention to a business, product or promotion, unless such vehicle is used on a daily basis for personal or business transportation. The planning and zoning administrator or designee may require the removal of such vehicle if in his opinion such vehicle is being utilized for advertising purposes.
7. Strobe lights.
8. Graffiti.
9. Spotlights directed into the night sky except as part of an approved promotional period for temporary signs.
10. Off premises signs, except as allowed by this chapter.
11. Flags shall not be allowed for advertising purposes, except as allowed by this chapter.

- (Ord. 2010-12, 6-22-2010)

B. Handbills, Signs; Public Places And Objects:

1. No person shall paint, mark or write on, or post or otherwise affix, any handbill or sign to or upon any public property, including, but not limited to, any sidewalk, crosswalk, curb, curbstone, park strip, street lamppost, hydrant, tree, shrub, tree stake or guard, railroad trestle, electric light or power or telephone or telegraph pole, or wire appurtenance thereof or upon any lighting system, public bridge, drinking fountain, life saving equipment, street sign or traffic sign.
2. Any handbill or sign found posted upon any public property contrary to the provisions of this section may be removed by any city official without further notice. The person responsible for any such illegal posting shall be liable for the cost incurred in the removal thereof and the city is authorized to effect the collection of said cost.
3. Nothing in this section shall apply to the installation of a metal plaque or plate or individual letters or figures in a sidewalk commemorating a historical, cultural, or artistic event, location, or personality for which the public works department has granted a written permit.
4. Nothing in this section shall apply to the painting of house numbers upon curbs.
5. Nothing in this section shall apply to signs owned or installed by the city or any other authorized public entity.
(Ord. 2009-45, 11-24-2009)

11-15-7: SIGNS ALLOWED WITHOUT A PERMIT:

A. Allowed In Any Zone: The following signs are allowed in any zone (except on public property) without a sign permit:

1. Directional Or Instructional Signs: Signs which provide direction or instruction and are located entirely on premises and which do not in any way advertise a business shall not exceed four (4) square feet in area or four feet (4') in height. These signs may identify restrooms, public telephones, and walkways; or shall provide direction such as parking lot entrance and exit signs and those of a similar nature.

2. No Trespassing Or No Dumping Signs: "No trespassing" or "no dumping" signs shall not exceed sixteen (16) square feet in area for a single sign or four (4) signs at four (4) square feet for each lot unless the planning and zoning administrator finds more signs are required to prevent violation.
3. Plaques: Plaques or nameplate signs not more than two (2) square feet that are fastened directly to the building.
4. Symbols Or Insignia: Religious symbols, commemorative plaques of recognized historical agencies, or identification emblems of religious orders or historical agencies, provided that no such sign shall exceed eight (8) square feet in area; and provided further that all such signs be placed flat against the building.
5. Residential Neighborhood Identification Signs: In any zone, a sign, masonry wall, landscaping and other similar materials or features may be combined to form a display for neighborhood identification, provided that the legend of such sign or display shall consist of only the neighborhood name and/or address.
6. Institutional Uses: Churches, public schools, public utility companies, libraries, governmental buildings, parks, public golf courses, etc., are allowed one monument sign of thirty two (32) square feet. If the institution has more than one frontage and is located on an arterial street, then an additional sign of the same size is allowed. Wall signs for institutional uses shall be regulated as per subsection [11-15-8E](#) of this chapter.
7. Flags: The flags, emblems, or insignia of any nation or political subdivision. Corporation flags may not exceed twelve (12) square feet and may be flown in tandem with the state or national flag. Large flags flown in high wind may cause a noise nuisance and are subject to removal upon investigation.
8. Public Necessity Signs: Signs installed by a unit of the government for control of traffic and other regulatory purposes; including street signs, danger and warning signs, railroad crossing signs, hospital signs, directional or warning signs for public service companies, utilities or institutions, or signs erected by or on the order of a public officer in the performance of his public duty.
9. Memorial Signs: Memorial signs or tablets with the names of buildings and date of erection cut into any masonry surface or inlaid so as to be part of the building.
10. Notice Bulletin Boards: Notice bulletin boards not over thirty two (32) square feet in area for medical, public, charitable or religious institutions. Such signs shall be located on the premises of such institutions and be oriented solely to the interior of the property and not used to direct exterior pedestrian or vehicular attention to any product or service of the institution.
11. Holiday Decorations: Noncommercial signs of a primarily decorative nature, clearly incidental, customary and commonly associated with any national, local, or religious holiday. Such signs may be of any type, number, area, and shall be contained entirely within the boundaries of the lot or premises on which they are erected and should be placed so as to avoid confusion with authorized traffic lights and signals and shall conform to traffic safety standards. They shall be removed within fourteen (14) days after the holiday.
12. Changing Copy: The changing of the message on a permitted sign that has an approved marquee, reader board, electronic message center, or other replaceable copy area.

[13. Municipal FieldInterior Signs: Interior signs shall be allowed at approved playing fields located at Steed Park and Fisher Park. Interior signs shall be allowed at approved fields located at Steed and Fisher Park as determined by the City.](#)

- [a. A municipal Signs located within the interior of any building or stadium or within an enclosed lobby or court of any building, and signs for and located within the inner or outer lobby, court or entrance of any theater.](#)

~~b. The interior of a stadium shall include signage located on outdoor facilities such as baseball, soccer, football, rugby, lacrosse, or other such similar open air stadiums.~~

~~c. field interior signs located at Steed Park or Fisher Park an open air stadium shall be intended for those attending or participating in the stadium activity occurring within the municipal field the sign is located on within the park. If an municipal field interior sign located within Steed Park or Fisher Park in an open air stadium is visible to those not attending or participating in the activity taking place at the municipal field stadium activity, such visibility must be ancillary to the sign's intent, as determined by the City.~~

4314. Political Or Campaign Signs: In addition to signage otherwise authorized by this chapter, political or campaign signs on behalf of candidates for public office or measures on election ballots are allowed as follows:

- a. Political or campaign signs shall not be erected earlier than ~~thirty-fourty-five (3045)~~ thirty-fourty-five (3045) days prior to a primary election, or in such cases where no primary election is held, no earlier than forty five (45) days prior to the general election. All political or campaign signs shall be removed by the Monday following a general election. Candidates who lose a primary election shall remove signs by the Monday following the primary election. Signs relating to elections on special issues may be installed and must be removed on the same basis.
- b. Any one political or campaign sign shall not exceed thirty two (32) square feet in aggregate area and, if freestanding, shall not exceed eight feet (8') in height. Such sign shall not be erected in a manner as to constitute a roof sign. Signs may not be placed on public property, in a public right of way, or in any place that would impede traffic visibility or safety. Signs along unimproved roadways may not be placed closer than ten feet (10') to the edge of the travel surface.
- c. Political or campaign signs shall not be placed closer than one hundred fifty feet (150') to a building where any official voting station is located.

B. Allowed In Residential Zones: The following signs shall be allowed in residential zones without a permit as prescribed herein:

1. On Premises Development Identification Signs:

- a. Individual Lots: One sign announcing the name of the construction/development company is allowed. The area of the sign shall not exceed sixteen (16) square feet or six feet (6') in height. The sign shall not be erected more than five (5) days prior to the beginning of construction for which a valid building permit has been issued. It shall be removed before final occupancy.
- b. Subdivisions: One development promotional sign may be placed on the premises at each entrance of a development having five (5) or more lots or approved unit sites in any residential zone. The size allowed for the sign depends on the number of lots to be developed:

5 - 24 units (lots)	64 square feet
25 - 49 units	96 square feet
50 or more units	128 square feet
Maximum height	12 feet

Such signs shall be removed within five (5) years of the issuance of the first building permit in the project; or, if the lots are sold out before five (5) years, the sign shall be removed immediately upon sale of the last lot.

One balloon shall also be allowed for each subdivision or residential development having five (5) or more lots or approved unit sites in any residential zone. The balloon shall not exceed two hundred feet (200') in height, and shall only be displayed during daylight hours.

2. On Premises Real Estate Signs:

- a. Signs advertising the sale, rent, or lease of property shall be limited to one real estate sign on each lot. Each such sign shall not exceed six (6) square feet in size and six feet (6') in height.
- b. One real estate sign per street frontage is allowed for any multiuse residential or professional office building or lot intended for such. Each sign shall not exceed thirty two (32) square feet in area or eight feet (8') in height. If the parcel is over two (2) acres in size, the sign shall not exceed sixty four (64) square feet in area or ten feet (10') in height.
- c. Model home signs shall not exceed sixteen (16) square feet in area or six feet (6') in height, and shall be placed entirely upon the premises of the model.

3. Open House Real Estate Signs: Up to six (6) open house real estate signs shall be allowed for each open house. Open house signs shall not exceed six (6) square feet in area and four feet (4') in height, and shall only be placed on private property. Open house real estate signs shall be displayed only during those hours and day(s) that the house is open for actual inspection.

4. On Premises Signs For Home Occupations: Home occupations with a valid business license from the city shall be permitted to display one nonilluminated, flat wall sign no greater than three (3) square feet in area that identifies the name of the business.

5. Special Event Signs: Signage for noncommercial special events, such as a birth, anniversary, or homecoming, may be displayed on premises for a period not to exceed thirty (30) days.

C. Allowed In Commercial And Manufacturing Zones: The following signs shall be allowed in commercial and manufacturing zones without a permit as prescribed herein:

1. On Premises Development Identification Signs: One sign announcing or identifying the future development of nonresidential property shall be allowed along each public or private street frontage for the parcel(s) to be developed. The sign(s) shall not be erected before the proposed development has received site plan approval, and shall be removed before final inspection of the building or before permanent signs are installed. Each sign shall not exceed sixty four (64) square feet in area or fifteen feet (15') in height.

2. On Premises Real Estate Signs: One on premises real estate sign per street frontage shall be allowed for any commercial or manufacturing building or lot intended for such. Each sign shall not exceed thirty two (32) square feet in area or eight feet (8') in height, except on parcels larger than two (2) acres, for which each sign may be up to sixty four (64) square feet in size.

3. Window Signs: Window signs shall be allowed, provided that no more than thirty percent (30%) of any window or group of windows is occupied by a sign or combination of signs.

4. Menu Boards: Menu boards for restaurants shall be allowed. The location of menu boards for drive-in restaurants shall be subject to review by the planning commission through the site plan process. The following standards shall apply:

- a. Only two (2) menu boards are allowed per site. Each sign shall be located behind the front landscaped setback area.

b. No menu board shall exceed thirty five (35) square feet in area or six feet (6') in height. (Ord. 2009-45, 11-24-2009)

11-15-8: SIGNS THAT REQUIRE A PERMIT:

A. Permit Required: Except as otherwise provided in this title, it shall be unlawful for any person to erect, alter, relocate, direct, or order a person to erect, alter or relocate any of the following signs within the city without first obtaining a permit or permits from the community development department. A fee for the permit shall be paid by the applicant in accordance with the city's current fee schedule.

B. Sign Theme Required: All multi-tenant centers/buildings shall adhere to a consistent theme and utilize similar materials for all project signage.

C. On Premises Freestanding Signs: Freestanding signs shall be allowed as follows:

1. Commercial or manufacturing parcels or centers less than ten (10) acres in size: No freestanding signs shall be allowed.
2. Commercial or manufacturing parcels or centers larger than ten (10) acres in size: One freestanding sign shall be allowed per street frontage in excess of three hundred feet (300'). Sign area shall not exceed one hundred fifty (150) square feet, and sign height shall not exceed twenty five feet (25'). Signs shall be located at least two hundred feet (200') away from an intersection.
3. Reader boards, changeable copy areas and electronic message centers: No such device shall exceed fifty percent (50%) of the total copy area of the freestanding sign.

D. Monument Signs: Monument signs shall be allowed for commercial or manufacturing uses. The following standards shall apply:

1. Sign Area: No monument sign shall exceed sixty four (64) square feet in area.
2. Minimum Street Frontage: There shall be a minimum street frontage of one hundred feet (100') per monument sign. In no case shall there be more than two (2) monument signs per street frontage for any freestanding building on its own lot or for any planned commercial or manufacturing center.
3. Minimum Distance: No monument sign shall be located within one hundred feet (100') of another monument or freestanding sign on the same side of the street, whether on the same parcel or on an adjacent parcel.
4. Sign Height: Monument signs shall have at least a one foot (1') pedestal, and the illuminated cabinet shall not exceed five feet (5') for a total of six feet (6') except along 1700 South, SR 126 and SR 193 where monument signs shall have at least a one foot (1') pedestal, and the illuminated cabinet shall not exceed eight feet (8') or a total of nine feet (9'). The height to the top of the sign as measured from the street curb may vary depending upon landscaping, but the combined height of the sign and berming/landscaping shall not exceed nine feet (9'). The sign base shall be landscaped.
5. Reader Boards: Reader boards (changeable copy areas) and electronic message centers shall not exceed fifty percent (50%) of the total monument sign area.
6. Freestanding Monument Signs: A monument sign allowed by this section may be substituted with a freestanding monument sign.

E. Wall Signs: Wall signs shall be allowed as follows:

1. One wall sign shall be permitted per business. Businesses with multiple exposures (such as a single tenant in a freestanding building or a tenant occupying a corner space in a multi-tenant building) shall be allowed one wall sign per front and side building elevations. Each wall sign shall be limited in size to fifteen percent (15%) or six hundred (600) square feet, whichever is less, of the flat wall area.
2. Wall signs in a multi-tenant building may be used to advertise a single tenant or multiple tenants.
3. No part of any wall sign or of the sign structure shall project above or below the highest or lowest part of the wall upon which the sign is mounted or painted.
4. No wall sign, including any light box or structural part thereof, shall project more than eighteen inches (18") from the face of the building to which it is attached.

F. Billboards: No new billboards shall be permitted after the effective date hereof. Existing billboards shall comply with the following regulations:

1. Location: Billboards shall be allowed only on commercial parcels adjacent to the Interstate I-15 right of way and Legend Hills Drive. Billboards shall be oriented for freeway viewing and shall be located within one hundred fifty feet (150') of the nearest freeway lane.
2. Size, Height And Spacing: Billboards shall be regulated as follows:
 - a. Size: Maximum area of one face of a sign (whether single or double faced) shall be six hundred seventy five (675) square feet.
 - b. Height: Maximum height of billboards shall be forty five feet (45') above the grade of the traveled way of the interstate.
 - c. Spacing: No billboard shall be erected within five hundred feet (500') of another billboard on the same side of the street, or of an Interstate I-15 interchange.
3. Sign Construction: All billboards shall be of a monopole construction.
4. Conditional Use Permit: Billboards shall require a conditional use permit, to be obtained in accordance with the provisions of [chapter 4](#) of this title.

G. Suspended Signs: Suspended signs may be used in place of wall signs if the architecture of the building or planned center lends itself to that design. The following standards shall apply:

1. The maximum size of a suspended sign shall be twenty (20) square feet.
2. Suspended signs shall not extend beyond five feet (5') of the building facade to which they are attached.
3. Suspended signs shall have at least an eight foot (8') clearance above the sidewalk or seven feet (7') above any landscaped area.
4. There shall be a minimum horizontal distance of fifteen feet (15') between suspended signs.

H. Awning Signs: Awning signs shall be allowed as follows:

1. The planning and zoning administrator shall approve any application for an awning sign that fully complies with these standards.

2. Awning signs in planned centers shall be designed to conform to an approved sign theme.
3. No awning signs shall be allowed on multi-tenant buildings or in planned centers unless the building or center has consistent treatment.
4. Awning signs shall be limited to single-story buildings or to the first level only of multi-story buildings.
5. Awning signs shall function as true awnings by being placed over a doorway, window, or walkway to protect such from the elements.
6. Awning signs shall not be allowed on or above sloping or mansard roofs.
7. The area of awning signs shall be a maximum of fifteen percent (15%) of the primary wall upon which the sign is mounted. Awning signs for secondary walls are limited to five percent (5%) of the wall area.
8. Area of copy/logo on awnings shall be limited to forty percent (40%) of the awning. Illuminated signs on other sides shall be permitted.
9. Awning signs shall conform to all provisions of the currently adopted building code governing such structures.
10. Illuminated (backlit), translucent, vinyl awnings shall not be permitted. Translucent letters or accents sewn into opaque canvas or acrylic awnings shall be permitted.
11. Awning signs shall not project out from the wall more than eight feet (8') or less than two feet (2'). In the case of entrance canopies the awning may project out from the building over a walkway and shall lead to a bona fide business entrance. Such canopies shall be permitted if they are compatible with the architecture of the building.
12. Awning signs shall not project above the "roofline", defined as the highest part of the vertical wall.
13. Awning signs shall maintain a minimum clearance of seven feet (7') to the bottom of the valance and eight feet (8') to the frame above the sidewalk and comply with all other clearance requirements.
14. Awning signs shall be maintained in a clean, safe and attractive condition. Failure to do so shall result in revocation of the sign permit.

I. Gas Station Canopy Signs: Signs for canopies over gas islands are regulated as follows:

1. Sign copy, corporate logos, etc., may be a maximum of fifteen percent (15%) of one face of the canopy.
2. Up to three (3) sides of the canopy may be used for signs.
3. The height to the top of the canopy shall not exceed twenty feet (20') from grade and no canopy fascia shall exceed four feet (4') in height.
4. Individual letters, logos, or symbols shall not exceed four feet (4') in height or project out from the surface of the canopy more than eighteen inches (18") or project above or below the canopy face.
5. Gas price signs shall be allowed on a monument sign or below the canopy over the pumps. One double faced sign for each type of fuel sold is allowed per gas island with a maximum of four (4) sets per station. Area of said sign shall not exceed four (4) square feet each.

J. Temporary Signs: Permits for temporary signs shall be required in accordance with section [11-15-9](#) of this chapter. (Ord. 2009-45, 11-24-2009)

11-15-9: TEMPORARY SIGNS:

A. Standards For Temporary Signs: Temporary signs shall not be placed in or over a public right of way, may not flash, blink, spin, rotate, block traffic visibility, constitute a vehicular or pedestrian traffic hazard, or cause a public nuisance of any kind. They shall not be attached to telephone poles, fences, or trees. They shall be firmly secured to the building or ground. Temporary signs may be attached to existing permanent signs only for a grand opening period. Temporary signs may cover or obscure an existing permanent sign only if the business has changed hands or changed names. No off premises temporary signs are allowed. All temporary signs shall require a permit, except as otherwise provided in this chapter. No temporary signage shall be allowed for home occupations.

B. Allowed Purposes:

1. Business Grand Openings: Temporary signs announcing the initial opening of a business, or the relocation, or change of ownership of an existing business may be allowed provided that the event shall not continue for more than sixty (60) days and is declared to the city. The permit for a grand opening sign must be issued within the first year of operation. There shall be no more than two (2) grand opening signs allowed per business. The signs shall comply with general size and location standards for signage in this chapter and shall be removed at the end of the sixty (60) day period. Note: "Now Open", "Grand Opening", "New Location of", "New ownership", etc., are appropriate type messages for such signs. (Ord. 2009-45, 11-24-2009)
2. Going Out Of Business/Bankruptcy Period: A business may post a temporary sign in order to facilitate the liquidation of inventory for a failing business for a period not to exceed ninety (90) calendar days. There shall be no more than two (2) going out of business/bankruptcy signs allowed per business. Such signage shall be allowed only once for any business.
3. Business Special Event Signage: Temporary signs may be used to announce a special business event, such as a holiday sale, for a period not to exceed thirty (30) days. There shall be no more than two (2) business special event signs allowed per business. Each business shall be limited to two (2) permits for special event signage every twelve (12) months.
4. Business Holiday Sale Signage: A business may advertise a special sale for the following holidays:
 - a. Martin Luther King Jr. Day.
 - b. Presidents' Day.
 - c. Valentine's Day.
 - d. Easter.
 - e. Mother's Day.
 - f. Father's Day.
 - g. Memorial Day.
 - h. Independence Day.

i. Pioneer Day.

j. Labor Day.

k. Halloween.

l. Thanksgiving.

m. December holidays and New Year's Day - starting December 1 and ending January 2. It shall be a violation of this chapter to display a temporary business holiday sale sign more than seven (7) days prior to or two (2) days after the holiday with which it is associated. There shall be no more than two (2) holiday sale signs allowed per business. All holiday signs shall be clearly marked for the appropriate holiday. No permit shall be required for a temporary holiday business sale sign.

C. Additional Temporary Sign Regulations:

1. Banners: Only one banner shall be allowed per business for each purpose stated in subsection B of this section. Banners shall be mounted securely to a building and shall be kept in good repair. The maximum size for a banner shall be sixty four (64) square feet. (Ord. 2010-12, 6-22-2010)
2. Balloons: The allowable square footage of balloons shall be one square foot of balloon area for every linear foot of occupied frontage at the main entrance. Businesses with less than fifty (50) linear feet of occupied frontage may be allowed fifty (50) square feet of balloon. There shall be a maximum square footage of two hundred fifty (250) square feet of balloon for any property. Balloons shall be set back one foot (1') for every one foot (1') in height from any property line. Balloons shall not exceed a maximum of one hundred feet (100') in height. No tethered or fixed balloon shall be located so as to create a hazard or disrupt vehicular or pedestrian traffic. (Ord. 2009-45, 11-24-2009)
3. Flag banners. A maximum of one flag banner is allowed per business in a multitenant building. One flag banner per fifty feet of frontage or a maximum of two are allowed for stand-alone businesses. Flag banners may be displayed on private property for a period not to exceed fourteen consecutive days per calendar quarter up to four times per calendar year, with a maximum height of twelve feet. A temporary sign permit shall be required for each display period, fees collected as outlined in the consolidated fee schedule.

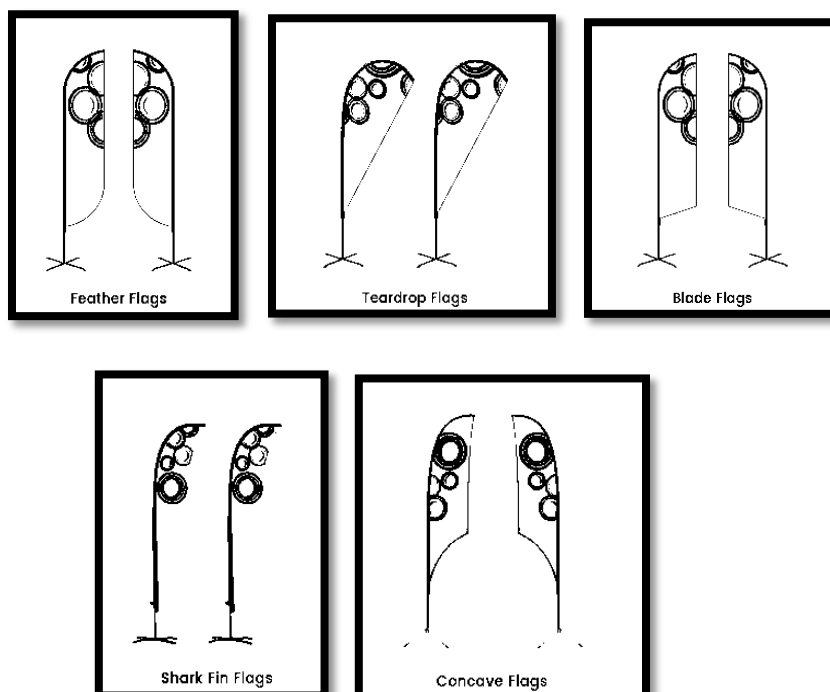


Figure 1

34. Other Temporary Signs: All other temporary signs shall be limited to a maximum size of six (6) square feet per sign. (Ord. 2010-12, 6-22-2010)

D. Temporary Sign Permits: A single temporary sign permit required by this section may be permitted for more than one allowed purpose named in subsection B of this section, provided all necessary information for each purpose is included in the sign permit application. Any change to the information provided shall require a new permit. (Ord. 2009-45, 11-24-2009)

E. Maintenance: Every temporary sign shall be kept in complete operating condition. The landscaped area in which any sign is placed shall be kept free from weeds, garbage, and debris. "Maintenance" includes the replacement or repair of any temporary sign that is frayed, ripped or has been damaged.

11-15-10: PERMIT PROCESS:

A. Sign Permit Required: No person shall erect, install, or paint any sign, or change the face of any sign, whether it be temporary or permanent in nature, without obtaining a sign permit from the community development department except as provided in this chapter. This includes new signs, signs to be added to existing buildings or uses, and existing signs that are to be enlarged, changed, or modified.

B. Penalty: New or existing signs installed or altered without a permit will be required to be removed, or a penalty fee of one hundred dollars (\$100.00) will be charged at the time application is made for a sign permit with the community development department. (Ord. 2009-45, 11-24-2009)

11-15-11: SITE PLAN REVIEW; SIGN DESIGN:

A. Site Plan Review: When new buildings or developments are presented for site plan review, signs proposed for the development shall be reviewed concurrently by staff. All planned centers and multi-tenant buildings shall submit a sign theme for approval by the planning commission.

B. Sign Design: Applicants for sign permits should give serious consideration to the following elements when submitting plans for signs:

1. Architectural compatibility.
2. Color and style.
3. Size, scale, proportion (balance).
4. Location.
5. Landscaping. (Ord. 2009-45, 11-24-2009)

11-15-12: REQUIRED PERMIT INFORMATION:

A. Monument And Freestanding Signs:

1. Plot plan showing relationship of sign to other signs, buildings, property lines, and setbacks from public rights of way, intersections, easements and driveways.

2. Two (2) accurately dimensioned, scaled drawings showing height, color, square foot dimensions, landscaping, sign composition, type of illumination, and how the sign will appear from the street.
3. Details of sign construction including electrical plans and foundation scheme.
4. Number of acres and length of linear street frontage of property.

B. Wall Signs:

1. Two (2) scaled drawings showing square foot dimensions of both the building and the sign, sign composition, and type of illumination.
2. A profile drawing of how the sign will appear from the street/parking area and on the building.
3. Details of sign construction and attachment including electrical plan.

C. Temporary Signs:

1. Plot plan showing relationship of sign(s) to buildings, property lines, and setbacks from public rights of way, intersections, easements and driveways.
2. Length of period for display, type of request.

D. Additional Information Required:

1. Proof of current Clearfield City business license.
2. Business address and phone number.
3. Address of property owner and phone number.
4. General or electrical contractor license, phone and address. (Ord. 2009-45, 11-24-2009)

11-15-13: SAFETY AND LOCATION STANDARDS FOR PERMANENT SIGNS:  

A. Standards Of Construction:

1. Code Compliance: All signs erected in Clearfield City shall comply with the provisions of the currently adopted building codes and the Clearfield City sign ordinance effective at the time the application is submitted.
2. Licensed Sign Contractor Required: No sign, fixture or device involving electrical wiring or connections shall be erected or installed in Clearfield City except by a licensed and bonded contractor.
3. Engineering Required: All sign permit applications shall be engineered to demonstrate conformance with the applicable provisions of the currently adopted building code; and, where required by the chief building official or designee, shall be accompanied by a drawing stamped by a structural engineer licensed by the state of Utah attesting to the adequacy of the proposed construction of the sign and its supports.
4. Durability: All signs must be built of durable and permanent materials.
5. Power Source: Permanent power sources for signs must be concealed underground away from public view.

B. Traffic Safety: No sign or other advertising structure shall be erected which in any manner may be confused with an official traffic sign or signal, or which bears words normally used in such signs, i.e., stop, go slow, caution, danger, warning, etc. No sign or any advertising structure shall be erected which by reason of its size, location, shape, content, coloring, or manner of illumination might be confused as a traffic control device. No sign shall have lighting that impairs the vision of anyone traveling upon a public street or distracts any driver so as to create a public nuisance. Specifically, no sign or group of signs may exceed one foot-candle in brightness as measured at the property line.

C. Clear View: All signs shall comply with the clear view regulations found in section [11-13-10](#) of this title.

D. Specific Clearance And Location Requirements: The following rules apply for all signs:

1. Freestanding signs shall not extend over any pedestrian or vehicular access area.
 2. No part of any sign shall interfere with the use of any fire escape, exit, required stairway, door ventilator, or window.
 3. No sign shall be erected or maintained which has less horizontal or vertical clearance from communication lines and energized electrical power lines than that prescribed by the laws of the state of Utah or its agencies.
 4. No sign shall be located on publicly owned land or inside street rights of way, except signs owned and erected by permission of an authorized public agency or specifically authorized herein.
 5. High profile (freestanding) and low profile (ground or monument) signs shall be located at least their height in distance from side property lines in order to prevent damage to adjacent land in case a sign is toppled by accident or an act of God.
 6. Low profile (monument) signs shall be set back at least one foot (1') from the front sidewalk.
- E. Maintenance: Every sign shall be kept in complete operating condition. The landscaped area in which any sign is placed shall be kept free from weeds, garbage, and debris. "Maintenance" includes the repair of facades where signs have been removed, the painting, cleaning, repairing of the sign. "Maintenance" does not include structural alterations, cosmetic or style changes or enlargements of face changes.
- F. Landscaping: All freestanding or monument detached signs installed in Clearfield City shall be incorporated into a landscape design or planter box.
- G. Pole Cover Required: All on premises freestanding signs shall have the structural supports covered or concealed with pole covers (pylon covers) at least thirty six inches (36") wide. The actual structural supports shall not be exposed, and the covers shall be architecturally and aesthetically designed to match the building.
- H. Foundations: Sign foundations and footings shall conform to the currently adopted building code.
- I. Pedestal Required: All monument signs shall have at least a one foot (1') opaque pedestal designed as part of the foundation that conceals any pole support. The pedestal shall run at least fifty percent (50%) of the horizontal length of the sign, and there shall not be any exposed space between the pedestal and the ground or landscaped area. Variations to this requirement may be approved by the planning and zoning administrator.
- J. Lighting: The light from the illumination of signs shall be carefully directed so that the light is not obtrusive or a nuisance to adjacent properties, particularly in residential areas.

K. Building Identification: All buildings shall be identified with a numbered or lettered street address in addition to optional business identification. The letters or numbers shall be at least four inches (4") in height. (Ord. 2009-45, 11-24-2009)

11-15-14: MEASUREMENT OF REGULATED SIGN AREA:

A. Wall Signs: Sign copy mounted or painted on a background panel or area distinctly painted, textured or constructed, as a background for the sign copy shall be measured as that area contained within the outside dimensions of the background panel or surface. Any illuminated bands or illuminated structures which contain sign copy, corporate logos, etc., are by definition wall signs in their entirety and as such may not exceed fifteen percent (15%) of the wall area. However, illuminated bands on canopies covering gasoline pump islands shall be regulated per this chapter.

For sign copy mounted as individual letters and/or graphics against a wall or fascia of a building or other structure that has not been painted, textured or otherwise altered to provide a distinctive background for the sign copy, the area shall be defined as the area enclosed by the smallest six (6) sided polygon that will enclose all sign area.

For sign copy on an illuminated sign or illuminated architectural element of a building, the entire illuminated surface or illuminated architectural element that contains sign copy shall be counted as sign area.

B. Monument Signs: The regulated area of a monument sign shall include all parts of the sign or structure that contains identification (words or symbols) and information.

C. Multiple Face Signs (Including, But Not Limited To, Freestanding Or Monument Signs):

1. Single Panel: Measure the area of the single face only.
2. Double Panel: If the interior angle between the top two (2) faces is forty five degrees (45°) or less, the area to be measured will be the area of one face only. If the angle between the two (2) sign faces is greater than forty five degrees (45°), the sign area to be measured will be the sum of the areas of the two (2) faces.
3. Three Or More: The sign area shall be the sum of the areas of the three (3) or more faces.

D. Freestanding Signs: The regulated area of a freestanding sign shall include all parts of the sign or structure that contains identification (words or symbols) and information.

E. Nonplaner Signs: For spherical, freeform, sculptural, or other nonplaner signs, the sign area shall be the sum of the areas of the four (4) vertical sides of the smallest polyhedron that will encompass the sign structure. (Ord. 2009-45, 11-24-2009)

11-15-15: DEFINITIONS:

For the purposes of this chapter, the following words and terms shall be defined as set forth herein:

AWNING SIGN: Any sign that is a part of or attached to an awning, canopy, or other fabric, plastic, or structural protective cover over a door, entrance, window, or outdoor service area.

BALLOON: Any inflated object. Inflatable entertainment structures shall also be considered balloons.

BILLBOARD: A freestanding, off premises sign located on commercial property adjacent to the Interstate I-

15 corridor, designed or intended to direct attention to a business, product, or service as may be allowed under Utah state law.

BUS BENCH/BUS SHELTER SIGN: Any sign placed or erected on a bus bench or bus shelter.

DIRECTIONAL SIGN: A sign designed to provide direction to pedestrian or vehicular traffic.

ELECTRONIC MESSAGE BOARD: A sign or portion of a sign face which uses an electronic display for advertising or informational purposes.

FLAG BANNER: is a vertical, portable temporary sign that contains a harpoon-style pole or staff driven into the ground for support or is supported by means of an individual stand and has a maximum height of twelve feet. Feather flags is limited to the following associated references; tear drop flags, blade flags, shark fin flags and concave flags. (see figure 1)

FREESTANDING MONUMENT SIGN: A freestanding sign with a height less than six feet (6').

FREESTANDING SIGN: A sign mounted on a freestanding pole or similar support, as opposed to on a solid base, with a height greater than six feet (6').

HANDBILL: A flier, leaflet, or other loose printed sheet used for advertising or informational purposes.

MONUMENT SIGN: A permanent sign which is supported by and integrated with a solid base, as opposed to poles, posts, or other such supports.

MUNICIPAL FIELD SIGNS: Municipal field signs are located on the interior of the fencing of the playing fields at Steed Park and Fisher Park.

OFF PREMISES SIGN: Any sign advertising merchandise, services, or businesses other than those available on the premises of the sign's location.

ON PREMISES SIGN: Any sign advertising merchandise, services, or businesses available on the premises of the sign's location.

PLANNED COMMERCIAL OR MANUFACTURING CENTER: A commercial or manufacturing site where multiple tenants are located, whether in a single building or in multiple buildings.

POLE SIGN: See definition of Freestanding Sign.

POLITICAL OR CAMPAIGN SIGN: A sign urging the election or defeat of any candidate seeking any political office, or urging the passage or defeat of any ballot measure, but does not mean or include any billboard owned or maintained by a commercial firm or advertising company.

READER BOARD: A sign or portion of a sign face designed for changeable copy.

REAL ESTATE SIGN: A sign announcing the sale or availability for lease of a building or lot.

ROOF SIGN: Any sign placed upon the roof of a building or structure.

SIGN: Any words, lettering, parts of letters, figures, numerals, phrases, sentences, devices, designs, pictures, trade names or trademarks by which anything is made known, such as are used to designate a firm, an association, a corporation, a profession, a business, a service or commodity, a product, or any type of publicity or propaganda, whether placed on the ground, rocks, trees, stumps or other natural objects, or on a building, wall, roof, frame, support, fence or other manmade object, which are visible from any street, public highway or public road right of way. For purpose of this title, the term "sign" does not include the flag, pennant, or insignia of any nation, state, city or other political unit, or of a nonprofit organization. It shall not

include any official notice issued by any court or public body, or officer, or directional, warning or information sign, or structure required or authorized as a nonprofit organization.

SIGN AREA: See section [11-15-14](#) of this chapter.

SIGN HEIGHT: The vertical distance measured from the average grade at the base of the sign to the highest point of said sign.

SUSPENDED SIGN: A sign that hangs from a building or structure without being connected to a base on the ground.

TEMPORARY SIGN: Any sign, banner, pennant, valance, balloon, or advertising display constructed of cloth, canvas, fabric, cardboard, wallboard, plastic or other light materials with or without frame where the sign is not permanently affixed to the ground or structure. Spotlights shall also be considered a temporary sign.

WALL SIGN: A sign attached, affixed, or painted on the exterior wall surface of a building or structure. Suspended signs in front of and parallel to a wall surface shall also be considered wall signs.

WINDOW SIGN: A sign that is painted on or temporarily affixed to a window surface. Window signs shall not be permitted to block clear view of exits or entrances or to create a safety hazard. Any sign located directly in front of or behind a window shall be considered a window sign, regardless of the sign type or manner of construction. (Ord. 2009-45, 11-24-2009)

11-15-16: APPEALS:

All appeals to the provisions of this chapter shall be made in accordance with section [11-1-12](#) of this title. (Ord. 2009-45, 11-24-2009)

Days Inn
New Orleans

MILE
6



YAWWAY
SUBWAY

LOVE EVERY OCCASION
CATERING

Chevron
Chevron
Diesel
2.19

PHILLIPS 66
Performance Gasoline
RB's One Stop
2.48
2.80
2.72
2.78

SUBWAY
NACHOS FAJITAS ENCHILADAS





EMERALD SPECIALS



WESTERN DELICIOUS
226

226



CLEARFIELD CITY ORDINANCE 2017-13

AN ORDINANCE AMENDING TITLE 4 AND TITLE 11 OF THE CLEARFIELD CITY CODE PERTAINING TO MOBILE FOOD VENDORS AND SIGN REGULATIONS

PREAMBLE: This Ordinance amends Title 4 and 11 of the Clearfield City Code pertaining to mobile food vendors and sign regulations.

BE IT ORDAINED BY THE CLEARFIELD CITY COUNCIL:

Section 1. Enactment:

Title 11, Chapter 9 of the Clearfield City Code is hereby amended to read as follows:

TEMPORARY OR SEASONAL MERCHANTS

4-9-1: APPLICABILITY:

In addition to the rules and regulations set forth in chapter 1 of this title, the regulations contained in this chapter shall apply to temporary or seasonal merchants.

4-9-2: LICENSE REQUIRED:

It shall be unlawful for any person, as owner, lessee or agent thereof, to engage in the business of temporary or seasonal merchant within the city without first obtaining the license required by this chapter, except as otherwise provided.

4-9-3: APPLICATION FOR LICENSE:

- A. All applications for a temporary or seasonal merchant's license shall be made in writing upon the forms provided by the city.
- B. In addition to the information required by chapter 1 of this title, an application for a temporary or seasonal merchant's license shall also show:
 1. A copy of a valid lease or written permission from the property owner allowing the temporary or seasonal merchant to conduct business on the property.
 2. Written permission granting use of an existing restroom facility on or nearby the property within three hundred feet (300') of the business location, which shall be available during all hours of operation.
 3. A site plan, drawn to scale, showing the property and its existing features (i.e., buildings, parking stalls, drive aisles, sidewalks, fire hydrants); the exact location of the vendor in relation to buildings, sidewalks, roadways, driveways, fire hydrants and other important features on the property; all components of the business with

sizes/dimensions (i.e., temporary structure, storage bin, trash receptacle, required parking stalls); and photographs and/or illustrations showing all components of the business (i.e., temporary structure, storage bin, trash receptacle, signage). The site plan and photographs/illustrations shall include all information necessary to show compliance with the applicable zoning requirements set forth in title 11 of this code.

4. If power is required for the business, an electrical plan showing the power source, how it is connected to the temporary structure, how it is protected from the elements, wire size and location. If it is a new power source, an electrical permit must be obtained from the city.

4-9-4: REVIEW AND APPROVAL PROCEDURES:

The process for review and approval of an application for a temporary or seasonal merchant's license shall be in accordance with chapter 1 of this title.

4-9-5: RULES AND REGULATIONS:

- A. Compliance With Zoning Regulations: Each temporary or seasonal merchant shall comply with the applicable zoning requirements set forth in title 11 of this code.
- B. Hours Of Operation: No temporary or seasonal merchant shall conduct business before six o'clock (6:00) A.M. or after ten o'clock (10:00) P.M.
- C. Location On Private Property: Each temporary or seasonal merchant or mobile food vendor and any activity associated therewith shall be located on private property and only as a secondary use to another primary commercial use. The business shall not be located on public property (including public sidewalks, public streets, public parking areas or other public places as defined by the city) or on vacant or residentially used property, regardless of the land use zone. This regulation shall not apply to temporary or seasonal merchants participating in a city sponsored event or activity.
- D. Temporary Nature: All aspects of a temporary or seasonal merchant shall be temporary in nature with no permanent facilities constructed on site, with the exception of the required permanent power source. No overnight parking or outdoor storage shall be allowed.
- E. Clientele: Temporary or seasonal merchants shall serve walk-up traffic only; drive-up window service shall be prohibited.
- F. Time Limit On Location: Each temporary or seasonal merchant shall be limited to a period of not more than one hundred eighty (180) consecutive days on any property or parcel of land in the city within a twelve (12) month period. Within any twelve (12) month period no more than one temporary or seasonal merchant selling a product or type of product shall be permitted on any one site or parcel of real property.

4-9-6: PENALTY:

Any person violating any of the provisions of this chapter shall be guilty of a class B misdemeanor and subject to penalty as provided in section 1-4-1 of this code. Each separate day a person violates any provision of this chapter shall be a separate violation.

Title 11, Chapter 13, Section 26 – Firework Stand, Temporary or Seasonal Merchant of the Clearfield City Code is hereby amended to read as follows:

11-13-26: FIREWORKS STAND, TEMPORARY OR SEASONAL MERCHANT:

Fireworks stands, and temporary or seasonal merchants shall be subject to the following regulations:

A. Location Specified; Location Restrictions:

1. Each license shall specify the location where the business is approved to operate. No operation shall occur at locations other than the approved site.
2. Licenses issued under this section shall be limited to the following street corridors:
 - a. Main Street, State Street, 1700 South, 700 South, 200 South, and 300 North, if located outside of Freeport Center or Freeport West. All fireworks stands, temporary or seasonal merchants, shall not occupy more than twenty percent (20%) of the parking stalls on the lot where the business has been approved.
 - b. No location restrictions are imposed by the city if locating inside Freeport Center or Freeport West.
 - c. No location restrictions are imposed by the city if locating on future developed property at SR- 193 and 2000 East and Legend Hills.
 - d. Fireworks stands are not allowed on property at SR-193 and 2000 East nor at Legend Hills (refer to map held at the city).
 - e. Licenses may only be issued to properties with the following zoning: C-1, C-2, MU, C-R, D-R, and M-1.

B. Maintenance: The area around a fireworks stand, temporary or seasonal merchant shall be kept clean and orderly. A trash receptacle shall be provided for patrons. The licensee shall promptly clean up all trash, litter, spills, etc., within a minimum twenty foot (20') radius of the business.

C. Appearance: All fireworks stands, temporary or seasonal merchants structures and display areas shall have a professional appearance, and may not appear tattered, torn, frayed, faded, have chipped or peeling paint or otherwise be in disrepair. All equipment associated with the use shall be maintained in a new or near new condition. All retail items shall be displayed in a neat and orderly fashion. All displays, merchandise, and debris associated with the use shall be contained within the confines of the use and be cleaned at the end of each business day. A business license will not be issued or may be revoked if structures, display areas and/or equipment are not properly kept and maintained.

D. Impervious Surface: Each fireworks stand, temporary or seasonal merchant shall be located on an impervious, all weather surface with no portion of the business located in a landscaped or unimproved area.

- E. Setbacks: Each fireworks stand, temporary or seasonal merchant shall be located a minimum of ten feet (10') behind the inside edge of a public sidewalk, or fifteen feet (15') from the edge of the street right of way if no sidewalk exists; five feet (5') from combustible walls, roof eave lines, awnings, etc.; ten feet (10') from any building openings (i.e., doors, windows, vents, etc.); and five feet (5') from a fire hydrant, driveway, handicapped parking space or loading area.
- F. Traffic Safety: No fireworks stand, temporary or seasonal merchant shall impede auto and/or pedestrian traffic or create auto/pedestrian conflicts. Private sidewalk clear widths shall not be reduced below five feet (5'), and no fireworks stand, temporary or seasonal merchant, or mobile food vendor shall interfere with the internal parking lot circulation.
- G. Parking: The site shall have adequate parking to accommodate the primary use(s) on site as well as any area used by the fireworks stand, temporary or seasonal merchant. No part of the fireworks stand, temporary or seasonal merchant shall occupy required parking stalls for the primary use(s) of the site. A minimum of two (2) on-site parking stalls are required for each fireworks stand, temporary or seasonal merchant.
- H. Business Conduct: A fireworks stand, temporary or seasonal merchant shall not solicit or conduct business with persons in motor vehicles or use any flashing lights, noise, sound or other motion producing devices to attract attention to its operation.
- I. Minimum Separation Required: No temporary or seasonal merchant shall be located within two hundred feet (200') of the primary public entrance of an existing retail store which sells similar products as its primary business.
- J. Signs: Each fireworks stand, temporary or seasonal merchant shall be limited to one on premises sign, which shall not exceed eight (8) square feet in size. Signs shall not be internally illuminated or make use of flashing or intermittent lighting or animation devices. Pennants, streamers, lawn banners and other temporary signs shall be prohibited.
- K. Fire Extinguisher Required: A portable fire extinguisher, type 2A-10 BC minimum, must be mounted within easy reach of each fireworks stand, temporary or seasonal merchant, or mobile food vendor.
- L. City Sponsored Event Or Activity: This section shall not apply to fireworks stands, temporary or seasonal merchants participating in a city sponsored event or activity.

Title 11, Chapter 15, Section 6, Paragraph A, Subparagraph 11 – Prohibited Sign Devices of the Clearfield City Code is hereby amended to read as follows:

11-15-6: PROHIBITED SIGN DEVICES:

- 11. Flags shall not be allowed for advertising purposes except as allowed by this chapter.

Title 11, Chapter 15, Section 7, Paragraph A, – Signs Allowed Without A Permit of the Clearfield City Code is hereby amended by adding a new paragraph numbered as subparagraph 13 to read as follows:

11-15-7: SIGNS ALLOWED WITHOUT A PERMIT:

13. Municipal Field Signs: Interior signs shall be allowed at approved playing fields located at Steed Park and Fisher Park. A municipal field sign located at Steed Park or Fisher Park shall be intended for those attending or participating in the activity occurring within the municipal field the sign is located on within the park. If a municipal field sign located within Steed Park or Fisher Park is visible to those not attending or participating in the activity taking place at the municipal field, such visibility must be ancillary to the sign's intent, as determined by the City.

Title 11, Chapter 15, Section 7, Paragraph A – Signs Allowed Without A Permit of the Clearfield City Code is hereby amended by renumbering the previous subparagraph 13 to subparagraph 14 to read as follows:

11-15-7: SIGNS ALLOWED WITHOUT A PERMIT:

14. Political Or Campaign Signs: In addition to signage otherwise authorized by this chapter, political or campaign signs on behalf of candidates for public office or measures on election ballots are allowed as follows:

- a. Political or campaign signs shall not be erected earlier than thirty (30) days prior to the mailing of ballots for a primary election, or in such cases where no primary election is held, no earlier than thirty (30) days prior to the mailing of ballots for the general election. All political or campaign signs shall be removed by the Monday following a general election. Candidates who lose a primary election shall remove signs by the Monday following the primary election. Signs relating to elections on special issues may be installed and must be removed on the same basis.
- b. Any one political or campaign sign shall not exceed thirty two (32) square feet in aggregate area and, if freestanding, shall not exceed eight feet (8') in height. Such sign shall not be erected in a manner as to constitute a roof sign. Signs may not be placed on public property, in a public right of way, or in any place that would impede traffic visibility or safety. Signs along unimproved roadways may not be placed closer than ten feet (10') to the edge of the travel surface.
- c. Political or campaign signs shall not be placed closer than one hundred fifty feet (150') to a building where any official voting station is located.

Title 11, Chapter 15, Section 9, Paragraph C – Temporary Signs of the Clearfield City Code is hereby amended by adding subparagraph 3 to read as follows:

11-15-9: TEMPORARY SIGNS:

3. Flag banners. A maximum of one flag banner is allowed per business in a multitenant building. One flag banner per fifty feet of frontage or a maximum of two are allowed for stand-alone businesses. Flag banners may be displayed on private property for a period not to exceed fourteen consecutive days per calendar quarter up to four times per calendar year, with a maximum height of twelve feet. A temporary sign permit shall be required for each display period, fees collected as outlined in the consolidated fee schedule.

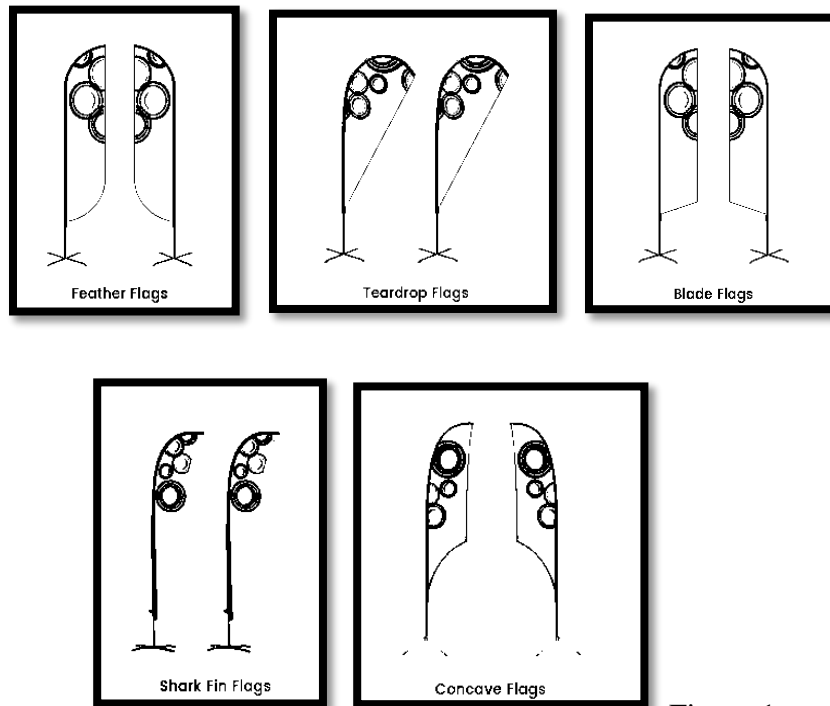


Figure 1

Title 11, Chapter 15, Section 9, Paragraph C – Temporary Signs of the Clearfield City Code is hereby amended by renumbering the previous subparagraph 3 to subparagraph 4 to read as follows:

4. Other Temporary Signs: All other temporary signs shall be limited to a maximum size of six (6) square feet per sign.

Title 11, Chapter 15, Section 9 – Temporary Signs of the Clearfield City Code is hereby amended by adding paragraph E to read as follows:

11-15-9: TEMPORARY SIGNS:

E. Maintenance: Every temporary sign shall be kept in complete operating condition. The landscaped area in which any sign is placed shall be kept free from weeds, garbage, and

debris. "Maintenance" includes the replacement or repair of any temporary sign that is frayed, ripped or has been damaged.

Title 11, Chapter 15, Section 15 – Definitions of the Clearfield City Code is hereby amended by adding the following definitions to read as follows:

FLAG BANNER: is a vertical, portable temporary sign that contains a harpoon-style pole or staff driven into the ground for support or is supported by means of an individual stand and has a maximum height of twelve feet. Feather flags is limited to the following associated references; tear drop flags, blade flags, shark fin flags and concave flags. (see figure 1)

MUNICIPAL FIELD SIGNS: Municipal field signs are located on the interior of the fencing of the playing fields at Steed Park and Fisher Park.

Section 2. Repealer: Any provision or ordinances that are in conflict with this ordinance are hereby repealed.

Section 3. Effective Date: These amendments shall become effective immediately upon passage and posted as prescribed by law.

Passed and adopted by the Clearfield City Council this 25th day of July, 2017.

ATTEST:

CLEARFIELD CITY CORPORATION

Nancy R. Dean, City Recorder

Mark R. Shepherd, Mayor

VOTE OF THE COUNCIL

AYE:

NAY:

EXCUSED:

CLEARFIELD CITY ORDINANCE 2017-14

AN ORDINANCE AMENDING THE CONSOLIDATED FEE SCHEDULE FOR CLEARFIELD CITY CORPORATION.

PREAMBLE: Ordinance 2008-06 enacted a consolidated fee schedule for utilities, recreation, licensing, permits, impact fees, building rental, etc. for Clearfield City Corporation. The Ordinance makes amendments to the Licenses for Mobile Food Vendors.

BE IT ORDAINED BY THE CLEARFIELD CITY COUNCIL:

Section 1. Enactment: Title 2, Chapter 5 of the Clearfield City Code is hereby amended to read as follows:

Section 2. Effective Date: This Ordinance shall become effective immediately upon posting.

Section 3. Repealer: Any Ordinance or sections or portions of ordinances previously enacted by the Clearfield City Council which are in conflict with the provisions of this Ordinance are hereby repealed and replaced by this Ordinance.

Dated this 13th day of June 2017, at the regularly scheduled meeting of the Clearfield City Council.

CLEARFIELD CITY CORPORATION

Mark R. Shepherd, Mayor

ATTEST

Nancy R. Dean, City Recorder

VOTE OF THE COUNCIL

AYE:

NAY:

CONSOLIDATED FEE SCHEDULE CLEARFIELD CITY CORPORATION

UTILITIES

Water

Water rates are from January 1st to December 31st

Single Family Dwellings

	2017	2018	2019
Base Fee (5/8" meter)	\$12.25	\$12.61	\$12.99
Consumption Charges per 1,000 gallons			
0 - 10,000	\$0.91	\$0.91	\$0.91
10,001 - 40,000	\$1.06	\$1.06	\$1.06
40,001 - 60,000	\$1.21	\$1.21	\$1.21
60,001 - 80,000	\$1.39	\$1.39	\$1.39
80,000 +	\$1.54	\$1.54	\$1.54

Multiple Dwelling Units, Apartment Houses & Mobile Home Parks

(7,000 gallons allowed per unit, then commercial rates apply)

Each Unit	\$13.25	\$13.64	\$14.05
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Commercial

Base fee, based on meter size

5/8" - 3/4"	\$17.86	\$18.29	\$18.72
1" - 1 1/2"	\$81.64	\$81.64	\$81.64
2"	\$107.11	\$107.11	\$107.11
3"	\$273.11	\$273.44	\$273.78
4"	\$409.96	\$412.52	\$415.11
6"	\$565.34	\$595.94	\$628.19
Consumption Charges per 1,000 gallons	\$1.11	\$1.11	\$1.11

Sprinkling lawns, unmetered - base fee from 5/8" commercial rate plus per square foot of lawn area.

Unmetered lawn accounts will be billed monthly for a five (5) month period each year, from May 1 up to and including September 30.	\$0.005542	\$0.005709	\$0.005880
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Fire Protection Standby Charge:

Sprinkling system standby charge per diameter inch of main pipe	\$3.28	\$3.37	\$3.47
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More than one User:

Minimum monthly fee based on meter size. Consumption fee shall be divided equally between users, unless users present a written agreement that fees shall be charged on different basis other than equally.

Unmetered Services

Commercial & industrial users not having metered water service shall be charged for water services based on the number of connections and number of employees

8 or fewer employees minimum 1.0" meter size	\$84.91	\$87.46	\$90.08
9 or more employees, charged at 2.0" meter size	\$111.49	\$114.83	\$118.28

Sewer			2017	2018	2019
Residential					
Single Family Base	Clearfield City	beginning Jan 1	\$11.89	\$12.13	\$12.37
	North Davis Sewer District	beginning July 1	\$21.50	\$21.50*	\$21.50*
Multi-Unit Base					
	Clearfield City	beginning Jan 1	\$8.58	\$9.01	\$9.28
	North Davis Sewer District	beginning July 1	\$21.50	\$21.50*	\$21.50*
Commercial					
Base Rate					
	Clearfield City	beginning Jan 1	\$14.20	\$14.48	\$14.77
	North Davis Sewer District	beginning July 1	\$21.50	\$21.50*	\$21.50*
Consumption fee per 1,000 gallons					
	Clearfield City	beginning Jan 1	\$0.65	\$0.65	\$0.65
	North Davis Sewer District	beginning July 1	\$2.15	\$2.15*	\$2.15*

*subject to change by the North Davis Sewer District

Note: North Davis Sewer District charges are set by the sewer district and not Clearfield City. These rates may change.

Billing periods beginning May 1st through and including the November 1st bill of each year will be billed on a five month winter average consisting of water consumption from December 1st through April 1st bills.

More than one User:

Minimum monthly fee based on meter size. Consumption fee shall be divided equally between users, unless users present a written agreement that fees shall be charged on different basis other than equally.

Unmetered Services

Commercial & industrial users not having metered water service shall be charged for water services based on the number of connections and number of employees

- 8 or fewer employees minimum 1.0" meter size
- 9 or more employees, charged at 2.0" meter size

Commercial Monthly Base Fee
Commercial Monthly Base Fee + \$1.00/employee

Special Treatment

When sewage requires special treatment or causes an unusual and abnormal burden on the disposal facilities, additional charges shall be assessed as determined by the City Council to be fair and equitable.

Storm Water**Residential**

Single-Family per ESU and duplex

Tri-plex and fourplex

Apartments with more than 4 units at Commercial rate

Commercial

Retention Percent

0%

20%

30%

50%

(2,700 sq ft of impervious surface equals 1 ESU)

Credit for On-Site Mitigation:

50% with maximum release of 0.20 cfs/ac and having installed an approved sand & oil

30% with maximum release of 0.20 cfs/ac within a landscaped area or a retention basin

20% with maximum release of 0.20 cfs/ac within an impervious surface area on the site or

2017

2018

2019

\$5.13

\$5.39

\$5.66

\$5.13

\$5.39

\$5.66

\$4.11

\$4.31

\$4.53

\$3.59

\$3.77

\$3.96

\$2.57

\$2.70

\$2.83

Residential Solid Waste (Garbage) & Recyclables

Base fee--1st trash container

Each additional trash container

First recycle container

Each additional recycle container

\$14.75

\$7.50

\$3.90

\$3.90

Utility Taxes

Six percent (6%) of total water and sewer charges

Misc. Fees

Refundable security deposit

Late Fee

Second Delinquent Notice

Utility Service Fee-disconnect/reconnect fee

\$120.00

\$120.00

\$120.00

\$10.00 or 1.5%, whichever is greater

\$10.00

\$10.00

\$10.00

\$35.00

\$35.00

\$35.00

Administrative fine for violations of Title 9

Not less than \$100, nor more than \$250

RECREATION FEES:

Park Rental Fees:

	Resident	Non-resident
\$25 refundable cleaning deposit due at the time of rental		
Picnic shelter	\$15.00	\$35.00
Amphitheater (per hour)	\$10.00	\$10.00

Athletic Field / Facility Usage Fees:

	SINGLE USE	TOURNAMENT
	PRIORITY GROUP A	GROUP B
Refundable cleaning deposit due at the time of rental	\$100	\$250
Baseball/Softball Field Usage fee (per hour per field)	\$10.00	\$20.00
Soccer Field Rental (per hour)	\$12.00	\$24.00
Lights (per hour per field)	\$20.00	\$20.00
Baseball/Softball Field preparation Mon-Fri (per field)	\$25.00	\$25.00
Baseball/Softball Field preparation Sat-Sun (per field)	\$40.00	\$40.00
Soccer Prep Field Preparation Mon-Fri (per field, practice fields)	\$40.00	\$40.00
Soccer Prep Field Preparation Saturdays (per field, practice fields)	\$60.00	\$60.00
Weekly fee for game field preparation (per field)	\$5.00	\$5.00
Scoreboard (per field)	\$10.00	\$10.00
Supervisor in charge of scoreboard (per hour)	\$12.00	\$12.00

July 4th Booth Fees:

	All vendors
Shaded booth, no electricity	\$80.00
Shaded booth, non-food w/electricity	\$110.00
Shaded booth, w/electricity food vendor	\$110.00
Food vendor with own trailer w/electricity	\$100.00
Each additional electrical outlet	\$10.00

Recreation Leagues, Sports, Classes, and Misc. Fees:

Contact Community Services Department

AQUATIC CENTER FEES:

Membership fees may be altered in conjunction with marketing efforts to allow for the effective promotion of the Clearfield Aquatic Center with the approval of the Community Services Director.

(All fees include tax)

Daily Admission

Child 3 and under	\$1.00
Youth 4-17	\$3.00
Adult 18-59	\$5.50
Senior 60+	\$3.00

Annual Membership fees

	Resident	Non-Resident
Membership rates includes tax		
Child 4-12	\$130.00	\$197.25
Youth 13-17	\$170.00	\$260.00
Adult 18-59	\$260.00	\$390.00
Senior 60+	\$170.00	\$260.00
Senior couple	\$260.00	\$390.00
Adult couple	\$340.00	\$510.00
Family	\$440.00	\$620.00

Membership Registration Fee

Individual one-time registration fee	\$25.00	\$25.00
Senior Couple one-time registration fee	\$40.00	\$40.00
Adult Couple one-time registration fee	\$50.00	\$50.00
Family one-time registration fee	\$75.00	\$75.00

Corporate/Business Annual Membership Group Discount Rates

		10-19 Members	20+ Members		
		5% Discount	10% Discount		
RESIDENT BUSINESSES					
Senior		\$166.25	\$157.50		
Adult		\$256.50	\$243.00		
Sr. Couple		\$256.50	\$243.00		
Adult Couple		\$332.50	\$315.00		
Family		\$427.50	\$405.00		
NON RESIDENT BUSINESSES					
	5-9 Members	10-14 Members	15-19 Members	20-24 Members	25+ Members
	5% Discount	10% Discount	15% Discount	20% Discount	25% Discount
Senior	\$265.50	\$243.00	\$229.50	\$216.00	\$202.50
Adult	\$380.00	\$360.00	\$340.00	\$320.00	\$300.00
Sr. Couple	\$380.00	\$360.00	\$340.00	\$320.00	\$300.00
Adult Couple	\$498.75	\$472.50	\$446.25	\$420.00	\$393.75
Family	\$608.00	\$576.00	\$544.00	\$512.00	\$480.00

Membership Cancellation Fee

Individual	\$25.00	\$25.00
Couple	\$50.00	\$50.00
Family	\$75.00	\$75.00

15-Punch Pass

Youth 4-17	\$40.95	\$40.95
Adult	\$72.00	\$72.00
Senior	\$40.95	\$40.95

Aquatic Center Day Care

Hourly rate per child	\$3.50	\$3.50
5-hour punch pass	\$15.00	\$15.00
10-hour punch pass	\$30.00	\$30.00
30-hour punch pass	\$75.00	\$75.00
50-hour punch pass	\$105.00	\$105.00

Aquatic Center Programs

	Resident	Non-resident
Swim lessons	\$31.00	\$36.00
Private swim lessons - one student	\$10.00	\$12.00
Private swim lessons - two students	\$11.00	\$13.00
Private swim lessons - three students	\$12.00	\$14.00
Clearfield City Aquatics Team 3 days/week	\$25.00	\$28.00
Clearfield City Aquatics Team 5 days/week	\$30.00	\$33.00

Aquatic Center Facility Rentals:

	Per hour
Leisure pool 1-100 people	\$150.00
Extra fee per hour / additional 25 people	\$25.00
Lap pool 1-100 people	\$100.00
Extra fee per hour / additional 25 people	\$25.00
Lap and Leisure pool 1-100 people	\$225.00
Extra fee per hour / additional 25 people	\$25.00
Lap pool / splash pad	\$125.00
Lap pool / leisure pool / splash pad	\$300.00
Splash pad & patio area	\$75.00
Lane rental	\$12.50
Shower rental	\$50.00
Wet classroom	\$35.00
Party room	\$35.00
Birthday party package (Includes 45 minutes in party room, 8 children, 2 adults)	\$75.00
Full aquatic center	\$400.00
Gym - full court (30 minutes)	\$25.00
Gym - half court (30 minutes)	\$15.00

Aquatic Center Misc. Fees:

Body Fat Testing	\$10.00
Personal training - couple	\$60.00
Personal training - single	\$40.00
Personal training - 10 sessions	\$340.00
Personal training - 6 sessions	\$216.00
Personal training - 3 sessions	\$114.00

BUSINESS LICENSE FEES

	Fee / Amount
General Business License	
New	\$75
Renewal / Commercial	\$64
Renewal / Home	\$64
Rental Dwelling License	
New	\$190
New - Good Landlord Participant	\$30
Renewal or amendment	\$64
Temporary or Seasonal Merchant License	
New - One hundred eighty (180) Days	\$120
Cleaning Deposit	\$100 to be removed
Mobile Food Vendor License	\$120
New	\$215
Renewal	\$64
Identification Badge	\$15
Beer Licenses	
Class A - Off-Premise	
New	\$138
Renewal	\$64
Class B - Restaurant	
New	\$138
Renewal	\$64
Class C - Tavern	
New	\$138
Renewal	\$64
Class D - Nonprofit Organization	
New	\$138
Renewal	\$64
Class E - Temporary Special Event	
New	\$138
Renewal	\$64
Sexually-Oriented Business Licenses	
Outcall Services	
New	\$200
Renewal	\$64
Adult Business	
New	\$200
Renewal	\$64
Nude Entertainment Business	
New	\$200
Renewal	\$64
Semi-nude Dancing Bar	
New	\$200
Renewal	\$64
Nude and Semi-nude Dancing Agency	
New	\$200
Renewal	\$64
Sexually-Oriented Business Employee Licenses	
Non-performing Employee	
New	\$200
Renewal	\$64
Outcall Services Performer	
New	\$200
Renewal	\$64

Adult Business Performer	
New	\$200
Renewal	\$64
Nude Entertainment Business Performer	
New	\$200
Renewal	\$64
Semi-nude Dancing Bar Performer	
New	\$200
Renewal	\$64
Firework Stand License	
New	\$120
Cleaning Deposit	\$100
Pawnbroker License	
New	\$138
Renewal	\$64
Disproportionate Service Fees	
Daycare / Preschool, Commercial (new only)	\$10
Daycare / Preschool, Home (new only)	\$135
Manufacturing Businesses (new and renewal)	\$200
Single-Family Rental (new and renewal) with Good Landlord Program - per unit	\$7
Two-Family Rental (new and renewal) with Good Landlord Program Discount - per unit	\$3
3/4-Plex Rental (new and renewal with Good Landlord Program Discount - per unit	\$9
Multi-Family Rental (new and renewal) with Good Landlord Program Discount - per unit	\$7
Mobile Home Park (new and renewal) with Good Landlord Program Discount - per unit	\$7
Single-Family Rental (new and renewal) - per unit	\$66.50
Two-Family Rental (new and renewal) - per unit	\$12.50
3/4-Plex Rental (new and renewal) - per unit	\$92.00
Multi-Family Rental (new and renewal) - per unit	\$67.00
Mobile Home Park (new and renewal) - per unit	\$49.50
Convenience Stores (new and renewal)	\$500
Restaurants (new and renewal)	\$150
Tavern (new and renewal)	\$800
Automotive (new and renewal)	\$115
Financial Services (new and renewal)	\$440
Pawn Shops (new and renewal)	\$500

Bonds Required

Sexually-Oriented Businesses:

Each applicant for a sexually-oriented business license shall post with the City's business license department a cash or corporate surety bond, payable to the City, in the amount of two thousand dollars (\$2,000). Any fines assessed against the business, officers or managers for violations of City ordinances shall be taken from this bond if not paid in cash within ten (10) days after notice of the fine, unless an appeal is filed. In the event the funds are drawn against the cash or surety bond to pay such fines, the bond shall be replenished to two thousand dollars (\$2,000) within fifteen (15) days of the date of notice of any draw against it.

Firework Stands:

Bond Or Liability Insurance: Any application for permit as herein provided shall be accompanied by a certificate of insurance insuring the licensee and naming the City as *the certificate holder*, conditioned for the payment of all damages which may be caused either to a person or to property by reason of the display so licensed and arising from any acts of the licensee, his agents or employees. Such insurance shall be in a sum not less than (\$100,000.00/ per person and \$300,000.00) per occurrence for bodily injury and ~~(\$50,000.00/ per person and -~~\$100,000.00} *per occurrence* for property damage and no City officer or licensing agent or other representative of the City shall in any event issue any permit hereinabove referred to until such certificate of insurance has been furnished and passed upon by the City Manager and the City Attorney as to form and sufficiency.

Pawnbrokers:

Prior to the issuance of any license for the business of a pawnbroker, the applicant therefore shall file with the Director of Finance a bond with a sufficient surety in the penal sum of two thousand dollars (\$2,000.00), in such form as shall be approved by the City Attorney, conditioned for the faithful observance of all laws and ordinances respecting pawnbrokers. The form of the bond and the sufficiency of the surety shall be approved by the City Attorney.

Miscellaneous

Duplicate license / certificate	\$5
Report showing all businesses licensed in the city	\$5

Penalties

Renewals not paid on or before January 15th	50 % of the total amount due
Engaging in business without a license	\$50

Amended License

Processing Fee	\$5
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Business License Appeal

Fee	\$75
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POLICE

Copy of Police Report	\$10.00
1st copy to those involved	No Cost
Tape or CD with photos or video	\$25.00
Fingerprinting (resident)	\$10.00
Fingerprinting (non-resident)	\$15.00
BCI Background check	\$15.00

Alarm's

Failing to have a responsible person respond on alarm	\$25.00
False Alarms per quarter of a calender year outside of a 24 hr period	
(A) Third alarm	\$50.00
(B) Fourth alarm	\$75.00
(C) Fifth alarm	\$100.00

Registration Fee

Sex Offender Yearly Registration	\$25.00
Sex Offender DNA collection	\$25.00
Contract Services for Police Officers	\$58.00 hour 2 hour minimum

GRAMA FEES:

Copy cost per side	\$0.25
Certified copies per page	\$2.00
Copy of a audio recording of minutes	\$3.00
Compilation time per hour	\$14.00
Police reports	\$10.00
Budget copies	\$5.00
Land Use Plans (General Plan)	\$5.00

Requests that include the inspection of a voluminous scope of records and/or have not identified any particular record(s) with any degree of specificity, will need to adhere to the following procedures and guidelines in order for the City to reasonably facilitate the request:

1) Written notice must be provided to the office of the City Recorder at least ten (10) business days in advance of the date and times desired to inspect the City's public records. Said notice must include a particular category of recods to examine on each date so that those records may be pulled, placed in a central location, and then reviewed for any private, controlled, or protected documents in advance of the inspection.

2) Appointments to inspect the City's public records will be made in four (4) hour time blocks, either from the hours of 8:30 a.m. until 12:30 p.m. or from 1:00 p.m. until 5:00 p.m. Requestors may utilize only one (1) four (4) hour time block for inspecting records per day and must not request more than two (2) such appointments per week.

3) The City shall charge a reasonable fee to cover its actual costs for accommodating the records request. Pursuant to this Fee Schedule, the requestor will be charged a minimum of \$14.00 per hour to cover the necessary staff time to facilitate complying with the request. The requestor must pay \$56.00 (4 hours X \$14/hour) in advance for each four (4) hour block of inspection time scheduled. However, that amount is only designed to offset the City's labor costs to have an employee sit with the requestor while any public records are inspected in order to maintain the integrity of said records. Any additional costs for searching, retrieval, compiling, formatting, manipulating, packaging, summarizing, tailoring, copying, etc. will be charged in addition to the \$56.00 per four (4) hour inspection block that will have already been paid in advance.

PLANNING & ZONING FEES:

	Per City Engineer Hourly Rates
Engineering Fees	
Site Plan Review	\$500 plus Engineering
Administrative Site Plan Review	<u>\$200</u> plus Engineering
Conditional Use Permit	
Home Occupation	\$200 plus Engineering
Residential	\$350 plus Engineering
Commercial	\$350 plus Engineering
Request for Extension	\$200 plus Engineering
Site Plan Review/Conditional Use Permit running concurrently	\$700 plus Engineering
Rezone	\$650 plus Engineering
Zoning Ordinance Amendment	\$650 plus Engineering
General Plan Amendment	\$900 plus Engineering
Street Vacation	\$450 plus Engineering
Plat Vacation / Amendment	\$300 plus Engineering
Annexation	\$1000 plus Engineering
Special Planning Commission Meeting	\$500
Subdivision Approval	
Preliminary	\$500 + \$25 per lot, plus Engineering
Final	\$400 + \$25 per lot, plus Engineering
Subdivision Public Hearing	\$300
Appeal to the Planning Commission or City Council	\$150 plus Independent Legal Fees
Recording Fees	Paid directly to Davis County Recorder
Permanent Sign Permit	\$50 plus Inspection Fees
Temporary Sign Permit	\$25
Variance	\$250 plus Engineering
Zoning Verification Letters	\$75

GIS Data Pricing

Parcel Layer	\$50.00
Street (Centerline) Layer	\$50.00
Zoning Layer	\$50.00
Any other GIS or CAD Layers	\$20.00 each
Aerial Photography	\$90.0/sq. mi.
Special Projects	\$50.00 per hour
Hard copy color maps	\$1.00 / Sq. Ft.

CODE ENFORCEMENT FEES:

Restoration Permit	First - \$25 / Second - \$50
Abatement Administration Fee	\$120

BUILDING PERMIT AND DEVELOPMENT FEES:

General - Building valuation:

From \$1 to \$500	\$23.50
From \$501 to \$2,000	\$23.50 plus \$3.05 each additional \$100 or fraction thereof
From \$2,001 to \$25,000	\$69.25 plus \$14.00 each additional \$1,000 or fraction thereof
From \$25,001 to \$50,000	\$391.75 plus \$10.10 each additional \$1,000 or fraction thereof
From \$50,001 to \$100,000	\$643.75 plus \$7.00 each additional \$1,000 or fraction thereof

From \$100,001 to \$500,000	\$993.75 plus \$5.60 each additional \$1,000 or fraction thereof
From \$501,000 to \$1,000,000	\$3,233.75 plus \$4.75 each additional \$1,000 or fraction thereof
From \$1,000,000 up	\$5,608.75 plus \$3.65 each additional \$1,000 or fraction thereof

Pools, tubs and spas:

Public	\$150 each
Private	\$47 each

Landscape sprinkling system

\$47 each

Plan check fee:

Commercial

- 65% of the building permit fee for building value of \$1 - \$100,000
- 60% of the building permit fee for building value of \$100,001 - \$500,000
- 50% of the building permit fee for building value of \$500,001 and greater

Use of outside consultants for plan checking

Actual Cost **

Residential and pools

20% of the building permit fee

Residential "Identical Plans"

\$47

** Actual costs include administrative and overhead costs

Plan check deposit required for new construction

Residential

\$100

Commercial

\$250

Off-site Bonds

Residential

\$2,000

Commercial

As per City Engineer's cost estimate

Permit inspection fees:

Outside normal business hours (minimum charge of two hours)

\$47 per hour

Re-inspection

\$47 per hour

Inspections for which no fee is specifically indicated (minimum charge of .5 hours)

\$47 per hour

Additional plan review required by revisions (minimum charge of .5 hours)

\$47 per hour

Home daycare or preschool plan check and inspection fee

\$25 each

Street Cut Permit (Excavation Permit)

Lateral excavation (roads older than 1 year)

\$60 / lane cut

Lateral excavation (roads newer than 1 year)

\$120 / lane cut

Longitudinal excavation (roads older than 1 year)

First 660 lineal feet

\$120

Each additional 660 lineal feet or fraction thereof

\$240

Longitudinal excavation (roads newer than 1 year)

First 660 lineal feet

\$240

Each additional 660 lineal feet or fraction thereof

\$240

Excavations off improved right-of-ways

\$60

Bond per lateral excavation

\$1,000

Bond per unlimited number of lateral excavations

\$15,000

Bond for longitudinal excavation for 100 lineal feet or fraction thereof

\$2,000

Demolition permit (including inspections)

\$150

State Surcharge

A 1% state surcharge may be applicable to building permit fees

Water Meter Fees

5/8" x 3/4" Meter

Cost

\$208

Installation Fee

\$25

1" Meter

\$292

\$25

1-1/2" Meter

\$530

\$25

2" Meter

\$700

\$25

2" Compound Series Meter w/2 Orion Transmitters

\$1,945

Per City Public Works Hourly Rate

3" Compound Series Meter w/2 Orion Transmitters

\$2,263

Per City Public Works Hourly Rate

4" Compound Series Meter w/2 Orion Transmitters

\$3,528

Per City Public Works Hourly Rate

6" Compound Series Meter w/2 Orion Transmitters	\$4,927	Per City Public Works Hourly Rate
1-1/2" Turbine Meter	\$800	Per City Public Works Hourly Rate
2" Turbine Meter	\$875	Per City Public Works Hourly Rate
3" Turbine Meter	\$987	Per City Public Works Hourly Rate
4" Turbine Meter	\$1,448	Per City Public Works Hourly Rate
6" Turbine Meter	\$3,413	Per City Public Works Hourly Rate

Telecommunications franchise application fee \$500

Sewer Connection Fees

Each connection to the city sanitary sewer system including each	\$500
Additional connection fee per lot within the subdivision, mobile	\$25

Building Permit - New Construction Water Fee

Fee for water usage during construction of new residential units, fee charged per unit \$50

DEVELOPMENT IMPACT FEES:

Residential

Dec. 13, 2016

Single Family (includes attached & detached)	
Park Impact Fee-Single Family	\$2,339.00
Park Impact Fee-Multi Family	\$1,441.00
Storm Water per ESU	\$64.00
Water	\$254.00
Sewer	\$613.00

Non-residential

Storm water per ESU (1 ESU = 2,700 sq. ft. of impervious surface)

If there is storm water detention onsite, the fee is reduced if the detention area is:

- Paved - 20% reduction
- Grassed - 30% reduction
- Sand & Oil Interceptor - 50% reduction

	Dec. 13 2016
Water Impact (per water meter size*)	
3/4"	\$352.00
1" - 1 1/2"	\$705.00
2"	\$1,411.00
3"	\$4,517.00
4"	\$7,059.00
6"	\$14,118.00

Sewer Impact (per water meter size*)	
3/4"	\$851.00
1" - 1 1/2"	\$1,703.00
2"	\$3,406.00
3"	\$10,900.00
4"	\$17,031.00
6"	\$34,062.00

* Water and sewer impact fees for meters larger than six inches will be based on annualized average day demand and the net capital cost per gallon of capacity.

Independent Fee Calculation Review \$150 plus Actual Cost

Administrative fee for Appeals \$75

DOG LICENSES

Duplicate (replacement) tag	\$6.00
Unaltered and no chip	\$40.00
Altered with no chip	\$15.00
Altered with chip	\$10.00
Senior unaltered one year license	\$10.00
Senior lifetime, with chip and altered	\$20.00

FIRE HYDRANT METERS

Short Term Meter (3 days or less)	\$8.00 + usage charges
Long Term Meter (4 or more days)	\$30/month + usage charges
Lost, broken or damaged meter	\$2,500.00
Lost, broken or damaged hose	\$100.00

NEIGHBORHOOD DUMPSTERS

Deposit (applied to resident's acct when charges are billed)	\$75.00
Delivery & picking-up	\$77.80 + fuel surcharge
Tipping Charge	\$26 / ton

Discounts may be available. Please contact the City for details.

CEMETERY FEES

	Resident	Non-resident
Plot - adult (includes perpetual upkeep)	\$450.00	\$950.00
Interment - adult	\$300.00	\$600.00
Plot - infant (includes perpetual upkeep)	\$150.00	\$400.00
Interment - infant/cremains	\$200.00	\$300.00
Plot - cremains (includes perpetual upkeep)	\$250.00	\$500.00
Interment extra fee for evenings/weekends/holidays*	\$200.00	\$250.00
* Evening services are defined as those that are scheduled for 3:30pm or later.		
Disinterment	\$500.00	\$500.00
Cemetery Certificate transfer fee- resident to non-resident		
within 1 year of purchase	\$100.00	
All other certificate transfers	\$10.00	\$10.00
Gravesite Marker (for second and each additional time)	\$25.00	\$25.00

BUILDING RENTAL FEES

	Resident	Non-resident
Refundable cleaning & security deposit - no food	\$50.00	\$50.00
Refundable cleaning & security deposit - food served	\$250.00	\$250.00
Room Rental /hour (2-4 hrs) non-profit, government, commercial	\$35.00	\$50.00
Room Rental /hour (5-8 hrs) non-profit, government, commercial	\$31.50	\$45.00
Room Rental /hour (9-12 hrs) non-profit, government, commercial	\$28.00	\$40.00
Room Rental /hour (13+ hrs) non-profit, government, commercial	\$24.50	\$35.00
Theater & MP room pkg /hr (2-4 hrs) non-profit, government, commercial	\$50.00	\$70.00
Theater & MP room pkg /hr (5-8 hrs) non-profit, government, commercial	\$45.00	\$63.00
Theater & MP room pkg /hr (9-12 hrs) non-profit, government, commercial	\$40.00	\$56.00
Theater & MP room pkg /hr (13+ hrs) non-profit, government, commercial	\$35.00	\$50.00
Sound and lighting / per hour	\$20.00	\$20.00
Projector & screen / per hour	\$20.00	\$20.00

LEGAL DEPARTMENT DISCOVERY FEES

Copies (first 10 pages)	\$5.00
Copies (11 plus pages)	\$0.25/page
Photos (color copies)	\$2.00/page
DVDs/Video/Audio Recordings (Copies)	\$20.00/each

MISCELLANEOUS

Returned payment	\$20.00
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CIVIL ENGINEERING CONSULTANTS, PLLC.

5141 South 1500 West
Riverdale City, Utah 84405
801-866-0550

18 July 2017

Clearfield City
55 South State Street
Clearfield, Utah 84015

Attn: Mayor Mark Shepherd and City Council
Proj: **700 South / 1000 West Traffic Signal & Improvement Project**
Subj: Bid Results, Bid Proposal Tabulation & Recommendation

Dear Mark Shepherd and Council Members,

The “Bid Opening” for the above referenced project was conducted this afternoon. The lowest responsible bidder is Staker Parson Companies Construction of Ogden, Utah.

Enclosed are the “Bid Results” and “Bid Proposal Tabulation”. Staker Parson Companies bid was reviewed and found to meet the bidding conditions required in the Contract Documents.

Since Staker Parson Companies bid is the low bid for the advertised project, and their bid meets the conditions of the Contract Documents, I herewith recommend award of the above referenced project in the amount of \$1,644,022.15 to Staker Parson Companies.

Should you have any questions or desire additional information concerning the contractor or his bid, please feel free to contact our office at your earliest convenience.

Sincerely,
CEC, Civil Engineering Consultants, PLLC.

A handwritten signature in black ink that reads "R. Todd Freeman".

R. Todd Freeman, P.E., S.E.
City Engineer

cc: Scott Hodge – Clearfield City Public Works Director
Kamilla Schultz – Staff Engineer

BID RESULTS

**700 South / 1000 West
Traffic Signal & Improvement Project**

OWNER: CLEARFIELD CITY
ENGINEER: CEC, CIVIL ENGINEERING CONSULTANTS, PLLC.

BID DATE: Tuesday, July 18th, 2017
TIME: 2:00 P.M.

BID LOCATION: Clearfield City Offices
55 South State Street; 3rd Floor
Clearfield, Utah 84015

BIDDERS NAME	ADDENDUM	BID BOND	BID AMOUNT
Staker Parson Companies	n/a	5%	1,644,022.15

BID PROPOSAL TABULATION

700 South & 1000 West Traffic Signal & Improvement Project

BID DATE: Tuesday, July 18th, 2017

OWNER: CLEARFIELD CITY

PUBLIC WORKS DIRECTOR: SCOTT HODGE

Bid Item	Description	Quantity	Unit	Staker Parson Companies 2350 South 1900 West Ogden, Utah 84401	
				Unit Price	Total Amount
Schedule A: Roadway Improvements					
A1.	Mobilization, SWPPP and traffic control.	1	ls.	\$150,000.00	\$150,000.00
A2.	Saw cutting, removal and disposal of asphalt surfacing and roadbase to sub-base	1	ls.	\$100,000.00	\$100,000.00
A3.	Clear and grub to subgrade (approximately 8,400 square yards).	1	ls.	\$54,000.00	\$54,000.00
A4.	Removal and disposal of concrete flatwork.	600	sf.	\$4.05	\$2,430.00
A5.	Removal and disposal of 4-foot wide sidewalk.	100	lf.	\$12.85	\$1,285.00
A6.	Removal and disposal of curb and gutter.	580	lf.	\$5.70	\$3,306.00
A7.	695 South 1000 West. Remove existing trees/shrubs and grind roots.	1	ls.	\$1,811.00	\$1,811.00
A8.	714 South 1000 West. Remove existing four (4) pine trees and grind roots.	4	ea.	\$892.50	\$3,570.00
A9.	714 South 1000 West. Remove existing large tree at Sta 24+65 RT 50'+/- and grind roots.	1	ls.	\$892.50	\$892.50
A10.	714 South 1000 West. Remove existing trees/shrubs and grind roots.	1	ls.	\$315.00	\$315.00
A11.	1275 West 700 South. Remove existing trees/shrubs and grind roots.	1	ls.	\$2,966.00	\$2,966.00
A12.	Furnish and install concrete curb and gutter.	4,190	lf.	\$18.65	\$78,143.50
A13.	Furnish and install 4-foot wide 4-inch thick sidewalk.	3,650	lf.	\$21.00	\$76,650.00
A14.	Furnish and install 4-foot wide 6-inch thick sidewalk.	710	lf.	\$25.50	\$18,105.00
A15.	Furnish and install 4-inch thick concrete flatwork.	780	sf.	\$5.90	\$4,602.00
A16.	Furnish and install 6-inch thick concrete flatwork.	2,950	sf.	\$6.95	\$20,502.50
A17.	Furnish and install handicap ramp (yellow in color).	7	each	\$146.00	\$1,022.00
A18.	Sub-grade excavation, disposal and replacement with crushed pit run materials.	1,300	ton	\$30.00	\$39,000.00
A19.	Furnish & install untreated roadbase materials - 10" thick.	7,475	ton	\$21.00	\$156,975.00
A20.	Furnish and install bituminous asphalt paving materials - 4" thick.	3,150	ton	\$61.90	\$194,985.00

Bid Item	Description	Quantity	Unit	Staker Parson Companies 2350 South 1900 West Ogden, Utah 84401	
				Unit Price	Total Amount
A21.	Adjust manhole ring and cover to finish grade.	12	ea.	\$1,168.00	\$14,016.00
A22.	Adjust valve box ring and cover to finish grade.	10	ea.	\$845.30	\$8,453.00
A23.	Remove and replace all landscaping improvements, public/private damaged during construction.	1	ls.	\$36,750.00	\$36,750.00
A24.	Roadway striping and messages.	1	ls.	\$3,140.00	\$3,140.00
Subtotal Schedule A: Roadway Improvements:					\$972,919.50
Schedule B: Waterline Improvements					
B1.	Mobilization, SWPPP and traffic control.	1	ls.	\$5,000.00	\$5,000.00
B2.	Furnish and install 10-inch diameter pvc C-900 DR 18 culinary waterline.	1,950	lf.	\$71.40	\$139,230.00
B3.	Furnish and install 8-inch diameter pvc C-900 DR 18 culinary waterline.	75	lf.	\$96.60	\$7,245.00
B4.	Furnish and install 10-inch gate valve.	3	ea.	\$3,302.00	\$9,906.00
B5.	Furnish and install 8-inch gate valve.	1	ea.	\$2,578.00	\$2,578.00
B6.	Furnish and install fire hydrant.	1	ea.	\$7,140.00	\$7,140.00
B7.	Adjust and reconnect existing fire hydrant.	2	ea.	\$3,885.00	\$7,770.00
B8.	Waterline connection at 1350 West & 700 South.	1	ea.	\$5,996.00	\$5,996.00
B9.	Waterline connection at 1150 West & 700 South.	1	ea.	\$7,896.00	\$7,896.00
B10.	Waterline connection at 1000 West & 700 South.	1	ea.	\$8,799.00	\$8,799.00
B11.	Connect ¾" water service lateral.	19	ea.	\$887.30	\$16,858.70
B12.	Furnish and install copper water service lateral piping (¾" diameter).	650	lf.	\$71.40	\$46,410.00
B13.	Furnish and install water meter yoke (¾" diameter).	19	ea.	\$136.50	\$2,593.50
B14.	Furnish and install angle dual check valve (¾" diameter).	19	ea.	\$220.50	\$4,189.50
B15.	Furnish and install locking angle meter valve (¾" diameter).	19	ea.	\$215.30	\$4,090.70
B16.	Furnish and install water meter expansion nut (¾" diameter).	19	ea.	\$147.00	\$2,793.00
B17.	Furnish meter box.	19	ea.	\$514.50	\$9,775.50
B18.	Furnish 1" diameter clean gravel pipe bedding materials.	640	ton	\$30.70	\$19,648.00

Bid Item	Description	Quantity	Unit	Staker Parson Companies 2350 South 1900 West Ogden, Utah 84401	
				Unit Price	Total Amount
B19.	Furnish clean import material for trench backfill.	2,480	ton	\$4.45	\$11,036.00
B20.	10-inch waterline loop.	1	ea.	\$7,460.00	\$7,460.00
Subtotal Schedule B: Waterline Improvements:					\$326,414.90
Schedule C: Storm Water Improvements					
C1.	Mobilization, SWPPP and traffic control.	1	ls.	\$5,000.00	\$5,000.00
C2.	Furnish and install a cast-in-place combination manhole and hooded storm water inlet catch basin box with troughs.	3	ea.	\$4,799.00	\$14,397.00
C3.	Furnish and install a cast-in-place hooded storm water inlet catch basin box with troughs.	2	ea.	\$3,680.00	\$7,360.00
C4.	Furnish and install a cast-in-place hooded storm water inlet double catch basin box with troughs.	1	ea.	\$5,103.00	\$5,103.00
C5.	Furnish and install 15-inch diameter rcp storm water pipe.	900	lf.	\$64.05	\$57,645.00
C6.	Furnish 1" diameter clean gravel pipe bedding materials.	365	ton	\$30.70	\$11,205.50
C7.	Furnish clean import material for trench backfill.	650	ton	\$4.45	\$2,892.50
Subtotal Schedule C: Storm Water Improvements:					\$103,603.00
Schedule D: Irrigation Improvements					
D1.	Mobilization, SWPPP and traffic control.	1	ls.	\$5,000.00	\$5,000.00
D2.	Removal and disposal of irrigation box at Sta 16+39.43 RT 24.36.	1	ea.	\$871.50	\$871.50
D3.	Removal and disposal of irrigation box at Sta 104+25 LT 32'.	1	ea.	\$871.50	\$871.50
D4.	Removal and disposal of existing irrigation pipe.	975	lf.	\$15.75	\$15,356.25
D5.	Furnish and install 12-inch diameter pvc irrigation pipeline.	1,115	lf.	\$59.60	\$66,454.00
D6.	Furnish and install 2' x 2' irrigation box at Sta. 10+92.01 RT 25.86.	1	ea.	\$2,804.00	\$2,804.00
D7.	Furnish and install 2' x 2' irrigation box at Sta. 12+95.65 RT 25.81'.	1	ea.	\$2,804.00	\$2,804.00
D8.	Furnish and install 2' x 2' irrigation box at Sta. 17+39.68 RT 25.49' with slide gates.	1	ea.	\$2,804.00	\$2,804.00
D9.	Furnish and install 2' x 2' irrigation box at Sta. 20+72.71 RT 24.21'.	1	ea.	\$2,804.00	\$2,804.00
D10.	Furnish and install 2' x 2' irrigation box at Sta. 22+75.72 RT 24.45'.	1	ea.	\$2,804.00	\$2,804.00
D11.	Furnish and install 4-foot diameter irrigation manhole at Sta. 104+25 LT 32'.	1	ea.	\$4,930.00	\$4,930.00
D12.	Furnish 1" diameter clean gravel pipe bedding material.	370	ton	\$30.70	\$11,359.00

Bid Item	Description	Quantity	Unit	Staker Parson Companies 2350 South 1900 West Ogden, Utah 84401	
				Unit Price	Total Amount
D13.	Furnish clean import material for trench backfill.	850	ton	\$4.45	\$3,782.50
Subtotal Schedule D: Irrigation Improvements:					\$122,644.75
Schedule E: Traffic Signal					
E1.	Construct and install traffic signal.	1	ls.	118440	\$118,440.00
Subtotal Schedule E: Traffic Signal:					\$118,440.00
Subtotal Schedule A: Roadway Improvements:					\$972,919.50
Subtotal Schedule B: Waterline Improvements:					\$326,414.90
Subtotal Schedule C: Storm Water Improvements:					\$103,603.00
Subtotal Schedule D: Irrigation Improvements:					\$122,644.75
Subtotal Schedule E: Traffic Signal:					\$118,440.00
TOTAL BID PROPOSAL AMOUNT:					\$1,644,022.15
Surety Company				Fidelity and Deposit Company of Maryland	
City, State				Fairfield, Ohio	
Bid Security - Bid Bond Amount				5.00%	
Contractor's License Number				4910822-5501	

Vendor	Ease of Operation	Comfort	User Options/ Programs	Price	Equipment/ Performance	Durability	Maintenance	Technicians	Preventative Maintenance	Safety	Aesthetics	Options	Total	Comments
Precor 835	9	8.5	9	6	9	8.5	7	9	5	9	9	9	98	Liked how much room there was on the console, nice cubbies to put keys, phones, etc. The treadmill looked durable and had a longer usable deck. Liked that the console was exactly the same as the ellipticals that are currently at our facility-less confusion and learning curve. Liked that it had a decline option on every treadmill.
Precor 731	9	8	8.5	7	8.5	8.5	7	9	5	8.5	8	7	94	Good base model for the fitness center. Liked that the console was the same as the ellipticals. Had less programs and options than the 835.
Intenza 550	7.5	7	7	8	7	7	7	9	5	8	7	6	85.5	The dial was very confusing making it hard to navigate through the settings and programs. Once the dial was figured out it had some standard programs and options. Treadmill felt small due to the angle of the handlebars.
Cybex 625T	7	7.5	7.5	7	7.5	7	9	9	5	7.5	7	5	86	Did not like the size of the controls on this treadmill. I also think that the placement of the controls on the treadmill would be hard to navigate once running at a high speed. Standard cup holders but not a lot of room to place other items.
Cybes 770T	7	7.5	7	6	7	6.5	9	9	5	7.5	8	7	86.5	Treadmill was exactly the same as the 625T but had a longer deck and the handbars were longer. The console was secured better and I liked the upper handlebar options on this treadmill vs. the 625T
True C5650	6.5	7	6	7	6.5	7	8	3	8	7.5	9	5	80.5	This treadmill seemed very small and not very durable. The handlebars were short and the console had no place to set additional items like keys or phones. The incline/decline was controlled by a short handle at the bottom of the console which would be hard to navigate at high speeds. Programming was not impressive and very basic and hard to navigate through. I am in love with the Alpine Runner by this company.
Promaxima CV521T	1	1	8	9	1	1	7	1	7	1	1	8	46	Vendor never responded regarding equipment demo.
Alpine Runner	8	8	9	1	8	8	8	3	8	8	8	9	86	Upper Limit put in an option for the Alpine Runner which was a had some nice features. This treadmill would offer some nice variety that the standard treadmills don't offer.

Vendor	Ease of Operation	Comfort	User Options/ Programs	Price	Equipment/ Performance	Durability	Maintenance	Technicians	Preventative Maintenance	Safety	Aesthetics	Options	Total	Comments				
Precor 835	9	8.5	9	6	9	8.5	7	9	5	9	9	9	98	Like that it had a decline feature and the controls were v				
Precor 731	9	8	8.5	7	8.5	8.5	7	9	5	8.5	8	7	94	Smaller version of the 835 treadmill with a smaller deck t				
Intenza 550	7.5	7	7	8	7	7	7	9	5	8	7	6	85.5	Like how you have more room and the screen is far enou The dial is a little confusing but can be managed when yc				
Cybox 625T	7	7.5	7.5	7	7.5	7	9	9	5	7.5	7	5	86	Very similar to Cybe 770T but easier to naviate on the co				
Cybes 770T	7	7.5	7	6	7	6.5	9	9	5	7.5	8	7	86.5	The buttons were small and the programs were confusin nice but not my favorite setup. Not quite as user friendl				
True CS650	6.5	7	6	7	6.5	7	5	3	5	7.5	9	5	74.5	Very small and not user friendly. Didn't feel roomy and c				
Promaxima CV521T	1	1	8	9	1	1	7	1	7	1	1	8	46					

ery easy to use and				
th to grab water.				
but no decline.				
gh away but close enough that it is comfortable.				
u become familiar with the setup.				
ontrol panel.				
g to maneuver. The up handles were				
y as the Precore.				
idn't have any options worth using.				

Vendor	Ease of Operation	Comfort	User Options/ Programs	Equipment/ Price	Performance	Warranty Durability	Maintenance	Technicians	Preventative Maintenance	Safety	Aesthetics	Options	Total	Comments
Precor 835	8	8.5	9	5 5670	9	8.5	7	9	5	9	9	9	96	User detection for safety worked well. Integrated footplant tech. Same console as current ellipticals Best quality, durability, look. It would fit best with out usage and patron load.
Precor 731	8	8	8.5	6 4878	8.5	8.5	7	9	5	8.5	8	7	92	Liked it, however larger version would fit our needs better
Intenza 550	7.5	7	7	8 4050	7	7	7	9	5	8	7	6	85.5	Small feel
Cybox 625T	7	7.5	7.5	7 4550	7.5	7	9	9	5	7.5	7	5	86	Small Console
Cybox 770T	7	7.5	7	6 5158	7	6.5	9	9	5	7.5	8	7	86.5	Small Console
True CS650	6.5	7	9	7 4490	6.5	7	5	3	5	7.5	8	7	78.5	Did not like location of controls. Wireless card so no need for FM tuner to watch TV
Promaxima CV521T	1	1	8	10 2995	1	1	7	1	7	1	1	8	47	Could not contact vendor and do a demo.