CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
September 17, 2019 – WORK SESSION

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

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

6:00 P.M. WORK SESSION

Discussion on the Mabey Place Redevelopment Located in the Vicinity of 442 South State Street

Discussion on the Progress of the Amendments to the Form Based Code

Discussion on the Community Development Block Grant (CDBG) 2018/2019 Consolidated Annual Performance Evaluation Report (CAPER)

Discussion on the Final Subdivision Plat for the Mayfly Rise Townhomes Located at Approximately 172 and 140 North Main Street (TINs: 12-001-0212, 12-010-0213, and 12-001-0002)

Discussion on Petitioning Davis School District to Rename South Clearfield Elementary and Davis County to Rename the Davis County Library in Clearfield

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

Dated this 12th day of September, 2019.

/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.

STAFF REPORT

TO: Mayor Shepherd and City Council Members

FROM: JJ Allen, City Manager

MEETING DATE: September 17, 2019

SUBJECT: Lotus / Mabey Place redevelopment

RECOMMENDED ACTION

After discussion, provide direction to staff on how the Council would like to proceed.

DESCRIPTION / BACKGROUND

At the mid-year retreat held on August 23, the City Council expressed concerns regarding the proposed Development Agreement with Lotus for the redevelopment of the former Clearfield Mobile Home Park property. From that discussion, it seemed that the Council's concerns included:

- The price Lotus proposed to pay for the property…
  - As compared to the City's cost to acquire it and complete demolition
  - In the context of the City's debt obligation
  - With acquisition of Lakeside Square still not guaranteed
  - As compared to the unknown appraised value (or the price another buyer might be willing to pay)
- The sentiment that Phase 1 (and perhaps the west side as a whole) feels more like suburban infill than new urbanism
  - No structured parking
  - Nothing remarkable enough to set it apart from other developments
- The sentiment that the Developer is asking for concessions from the City, yet unwilling to bring much to the table themselves

Staff followed up with a meeting with Lotus and Better City to review these concerns. They are still very committed to making this project work, and determined to resolve the Council's questions. This is the purpose of this work session. Lotus and Better City will have a presentation, and staff encourages the Council to ask any and all questions so that the Developer can provide direct and complete answers. They expressed a willingness to be completely transparent—to the extent of sharing their development pro forma in the interest of helping the City to understand the economics of the development.

In sum, the objective of this discussion should be to decide either to move forward in partnership with Lotus, or (if the concerns are unresolvable) to part ways and look for a different development partner as soon as possible.

CORRESPONDING POLICY PRIORITY (IES)

Improving Clearfield's Image, Livability and Economy

FISCAL IMPACT

The Development Agreement has a substantial fiscal impact, but this discussion is more fundamental (whether to partner or not with Lotus) and should focus more on vision and compatibility than on the financial transaction.

ALTERNATIVES

1. Move forward with Lotus as the City's development partner

2. Part ways and begin searching for another developer

SCHEDULE / TIME CONSTRAINTS

Time is of the essence. Given that we hope to use proceeds from the sale of the property to help service the bonds that were issued (or perhaps for acquisition of other key properties), and anticipating the possibility of an economic slowdown within the next few years, this decision has come to a head.

LIST OF ATTACHMENTS

At the time of this writing, the presentation materials prepared by Lotus / Better are not ready for inclusion in the packet. We will provide them as soon as they are available.

STAFF REPORT

TO:	Mayor Shepherd and City Council Members
FROM:	Brad McIlrath, Senior Planner
MEETING DATE:	Tuesday, September 17, 2019
SUBJECT:	Downtown Form-Based Code Update – Progress and Discussion

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RECOMMENDED ACTION

Staff recommends that the Mayor and City Council members review with staff the current changes and provide feedback regarding the code update.

DESCRIPTION / BACKGROUND

On July 30, 2019 the Clearfield City Council and Planning Commission reviewed the progress of the code update in a joint work session.

CORRESPONDING POLICY PRIORITY (IES)

The update of the Downtown Clearfield Form-Based Code (FBC) addresses the Policy Priority of *Improving Clearfield's Image, Livability, and Economy* in the following ways.

- The use of and update of the FBC encourages high quality economic development with increased development standards and a mix of residential and commercial uses to create a livable and walkable downtown.

- The FBC update will encourage beautification of the downtown with a clear design of the streetscape for State/Main Street and 700 South. As part of this design, specific design elements such as street lighting standards, benches, trash receptacles, street trees and grates, and other street furniture will be identified. Standards will be provided for all other streets within the downtown and will be encouraged as a connection of the downtown to the Clearfield Station site.

- The FBC update will contribute to community pride and investment by creating a downtown where people can live, work, and play. The update will provide a clear development vision with community open spaces that tie into new development and existing recreational spaces.

The update meets the Policy Priority of *Providing Quality Municipal Services* in the following ways.

- The FBC update is fueled by continuous improvement and the goal to be innovative in the ways the City develops and attracts redevelopment.

- The FBC update will build on conversations and collaboration with UDOT to provide a streetscape that is welcoming for cars, transit, bikes, and pedestrians.

FISCAL IMPACT & SCHEDULE

$45,000 was budgeted for this update which includes the consultant services until the final adoption of the update. The final document and adoption of the changes is scheduled in the contract to be completed by October 31, 2019. Following the adoption of the code update, any zoning changes that will need to be made as part of the update will need to be completed by Clearfield City as was done previously when the code was originally adopted in June 2018.

ALTERNATIVES

None

SCHEDULE / TIME CONSTRAINTS

The final document and adoption of the changes is scheduled in the contract to be completed by October 31, 2019. Following the adoption of the code update, any zoning map amendments that will need to be made as part of the update will need to be completed by Clearfield City as was done previously when the code was adopted in June 2018.

LIST OF ATTACHMENTS

- Presentation Slides

Downtown Form-Based Code

Susie Petheram, FFKR Architects

Brad McIlrath, Senior Planner





Background

Creating Downtown Clearfield Small Area Plan

- Created the vision for the downtown and recommendations
- Goal 1: Modernize Downtown Zoning
  - Strategy 1 Option A: Develop a Form-based code for the corridor.

Form-Based Code Creation

- May 2017 – June 2018

Code Update

- Adopted June 2018
- Through implementation identification of needed revisions to meet vision.
- Contracted with FFKR Architects for update to be completed by October 2019.



FBC Update Details

Highlights of Updates

- *Overall formatting clean-up → Consistent Format/Layout*
- *Uses Chapter Updates*
- *Reconfiguration of Streets, Landscape, and Open Space Chapters*
- *New Street & Block Network Chapter including Regulating Plan*
- *Street Chapter → Streets & Streetscape Standards*
- *Open Space Chapter updated to be Civic/Public Open Space*
- *Landscape Chapter updated to be Site-specific landscaping and Site Amenities (balconies, courtyards, rooftop gardens, gathering spaces etc.) including parking lot landscape standards*
- *UDOT Input and Proposed Corridor Agreement*





Streets



Two Street Related Chapters

- *Urban Form: Street & Block Layout/Network*
  - *Street and Block Network (New Chapter 4)*
- *Street Types: Scale, Use of ROW, Streetscape Elements, Street Tree Standards*
  - *Street and Streetscape Standards (Streamlined Chapter 5)*



Civic Open Space

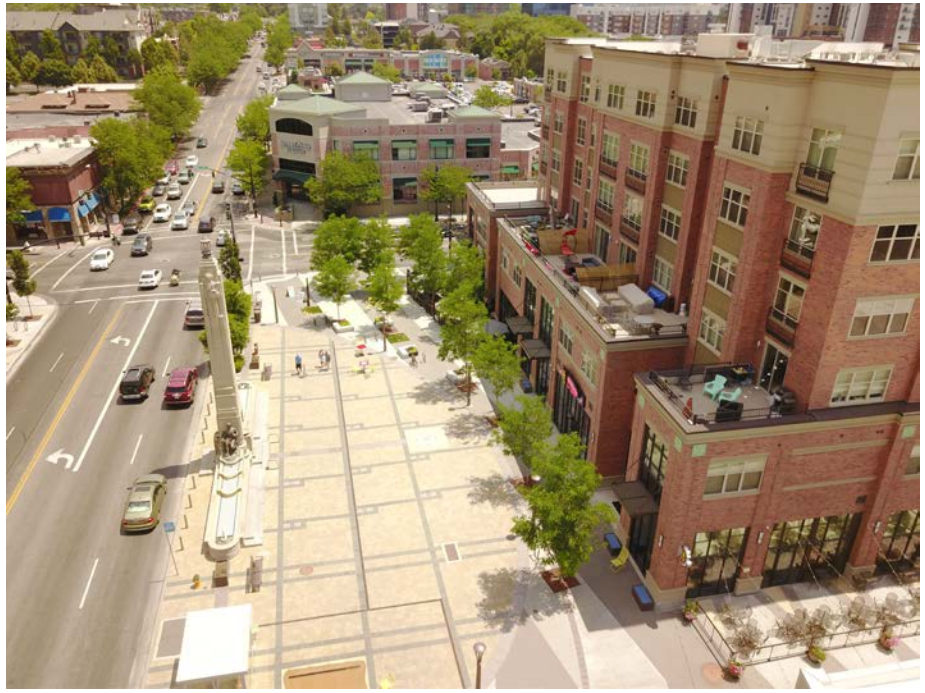


CIVIC OPEN SPACE

- *Standards for new Public Open Space only*
- *All developments contribute to creating public open space*
  - *Either fee-in-lieu or creation of open space*
- *Goal is for quality-sized, meaningful public open space*
- *Developments will still provide on-site amenities (Standards in Site Landscape & Amenities chapter)*

Public Open Spaces

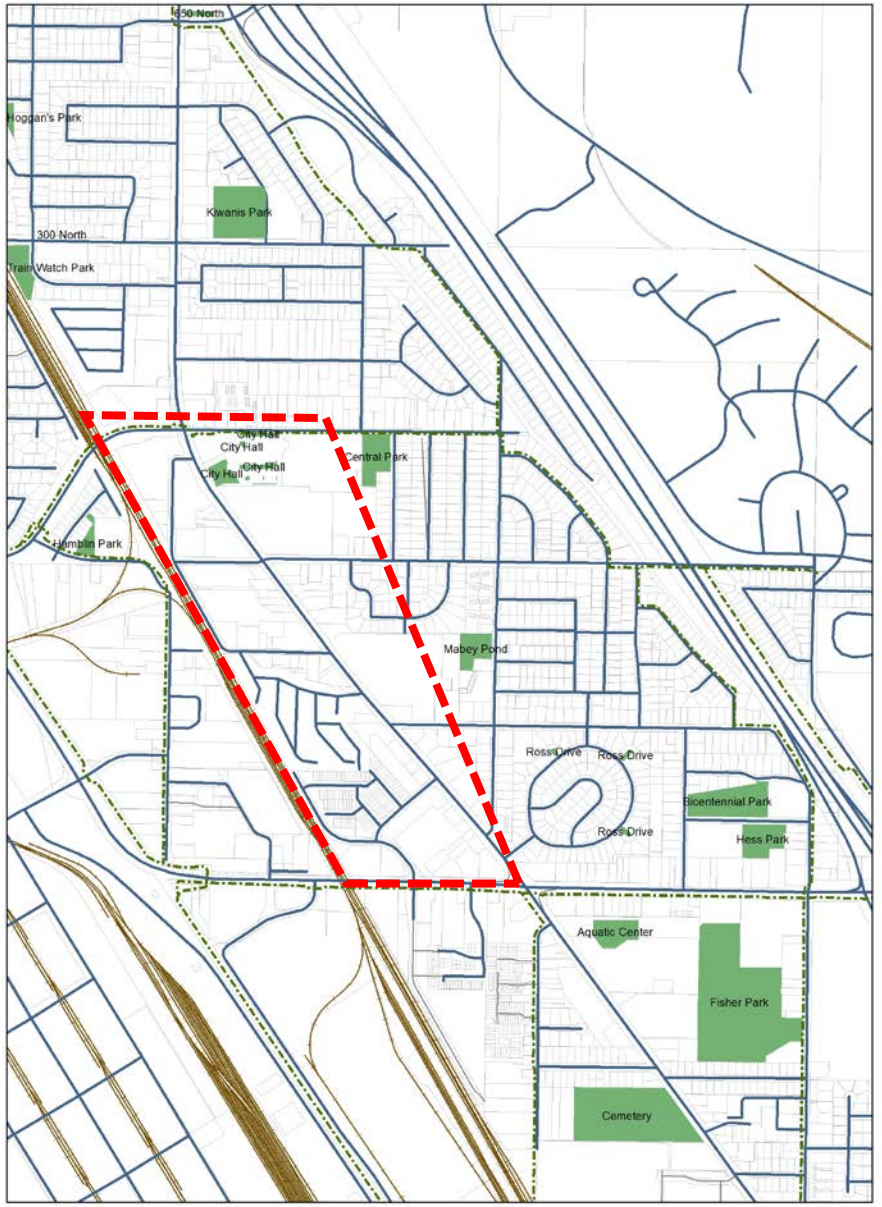
- *If less than 5 acres total, fee-in-lieu*
- *For 5 acres and larger, creation of a civic open space AND/OR fee-in-lieu*
- *Per unit requirement for residential*
- *Percentage requirement for commercial*
- *Fee-in-lieu based on City's impact fee schedule*





Public Open Spaces

- *Opportunity to direct creation of new Public Open Spaces where gaps exist and will be needed for new residential*





Site Landscape & Amenities



SITE-SPECIFIC LANDSCAPE & AMENITIES

- *Front, Side, Rear Yard landscape requirements & standards*
- *Parking lot landscape buffers/interior requirements & standards*
- *Site Amenities - outdoor spaces for residents; sidewalk dining for restaurants, etc.*
- *Urban, useable landscaping*

Urban Landscaping - Residential/Commercial

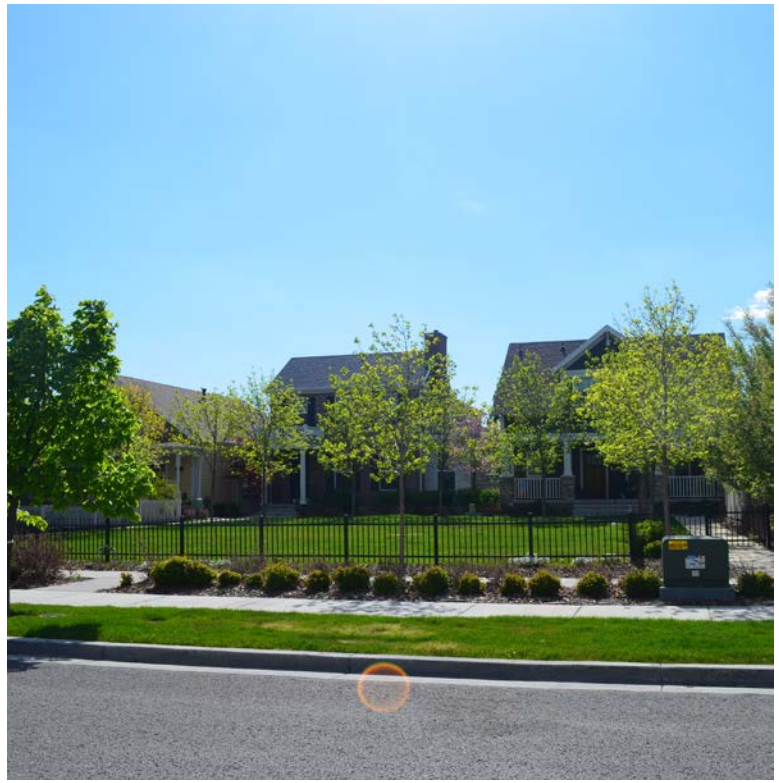






- *Useable front/side setback areas (porches, gardens, sidewalk dining) that support an attractive streetscape*

Outdoor Space for Residential







- *Required outdoor space for residential developments by unit on site*
- *Shared Common Gathering Spaces (yards/rooftop gardens) and/or Individual Balconies*



Buildings



BUILDING TYPES

- *Still in Process (needed to meet with UDOT 1st before we proceeded)*
- *Streamline Types and Ensure Variety AND Consistency*
- *Ensure right mix of types with vision/intent of the zone districts, especially with relation to existing residential context and desire for Office building types*

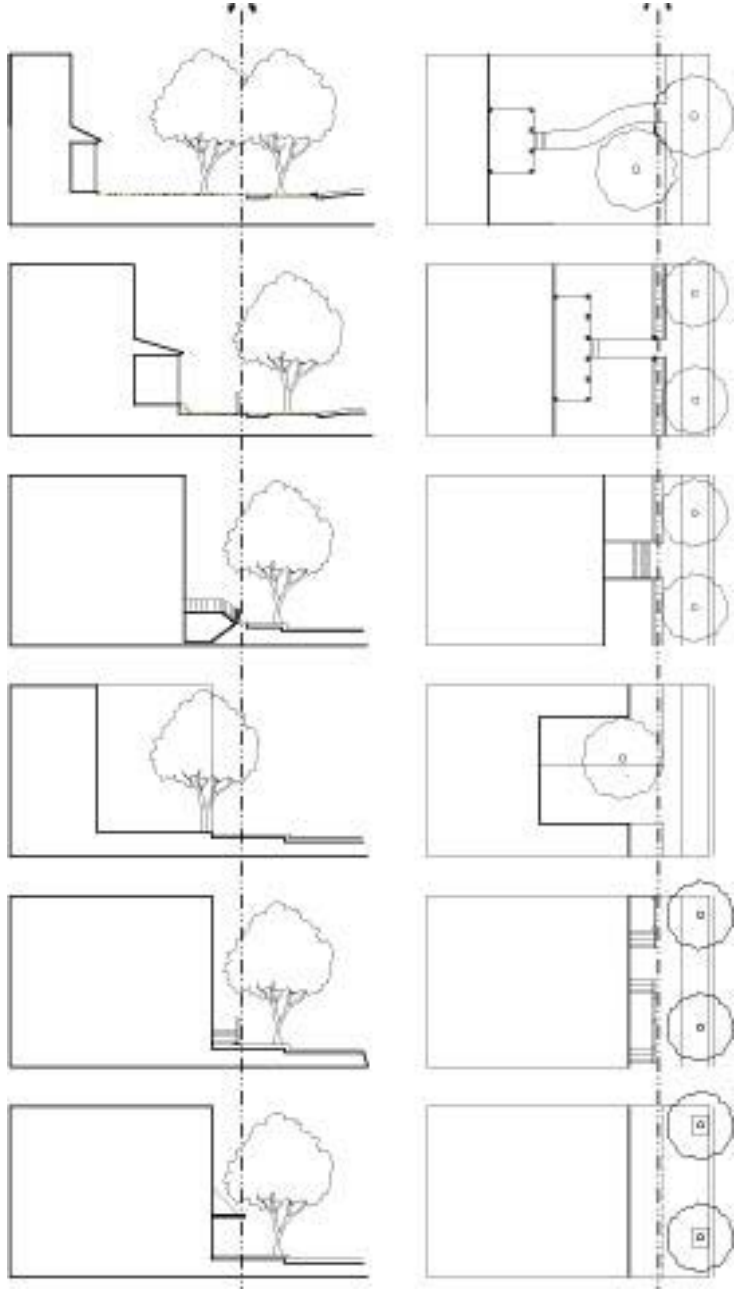
In Progress Building Type Updates

- *Proposed Removal of Mansion Type*
- *Potential Addition of a Small Lot Single-Family Type and/or Garden Court*
- *Translate Entrance and Setback Standards to Street Frontage Types*



Street Frontage Types

- *More clearly communicates desired relationship between the Building Types and the Street*
- *Combines the following:*
  - *Front setback standards (how much space),*
  - *Landscape standards (how the space is used), and*
  - *Entrances (how the building is accessed)*





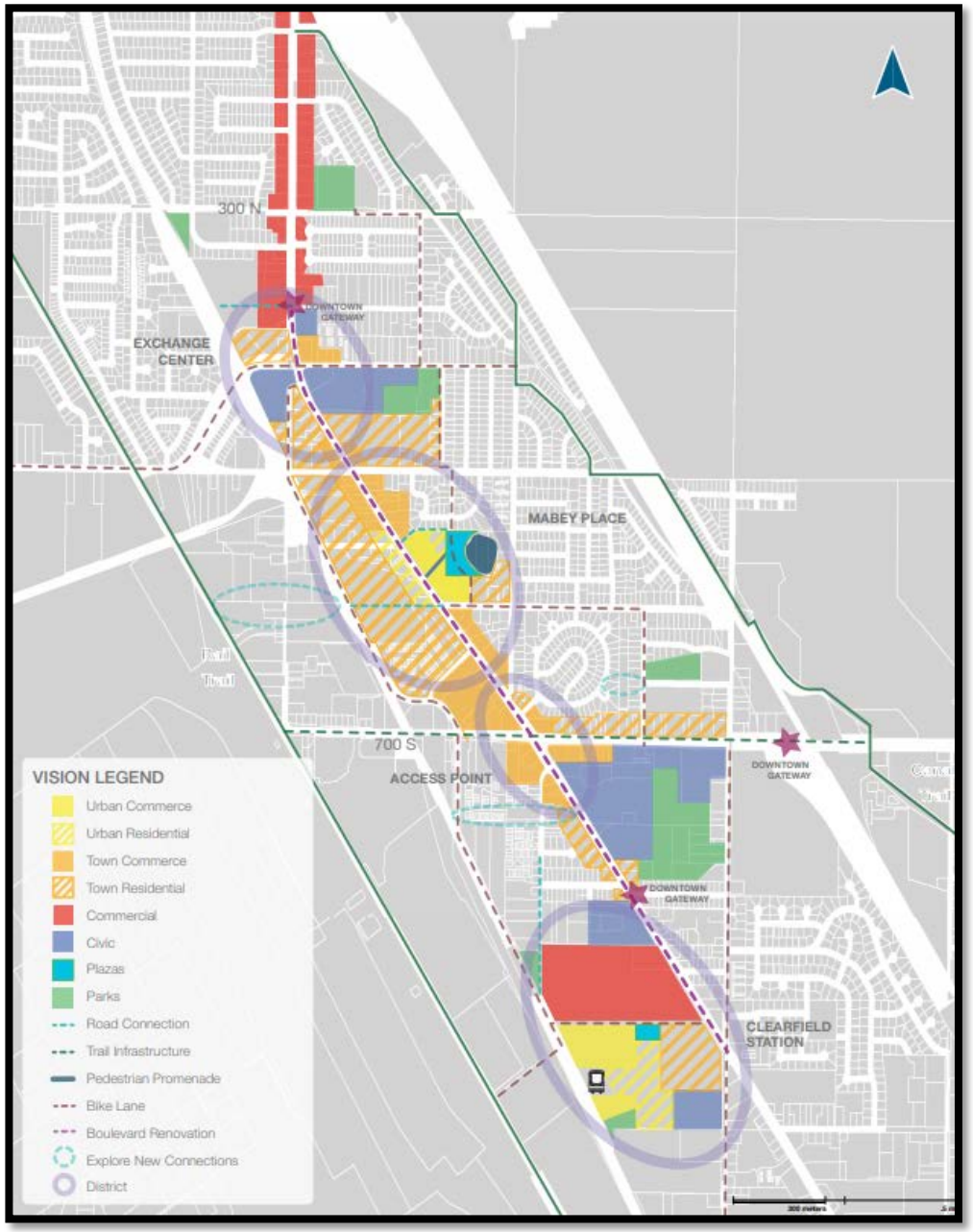
Zones & Regulating Plan

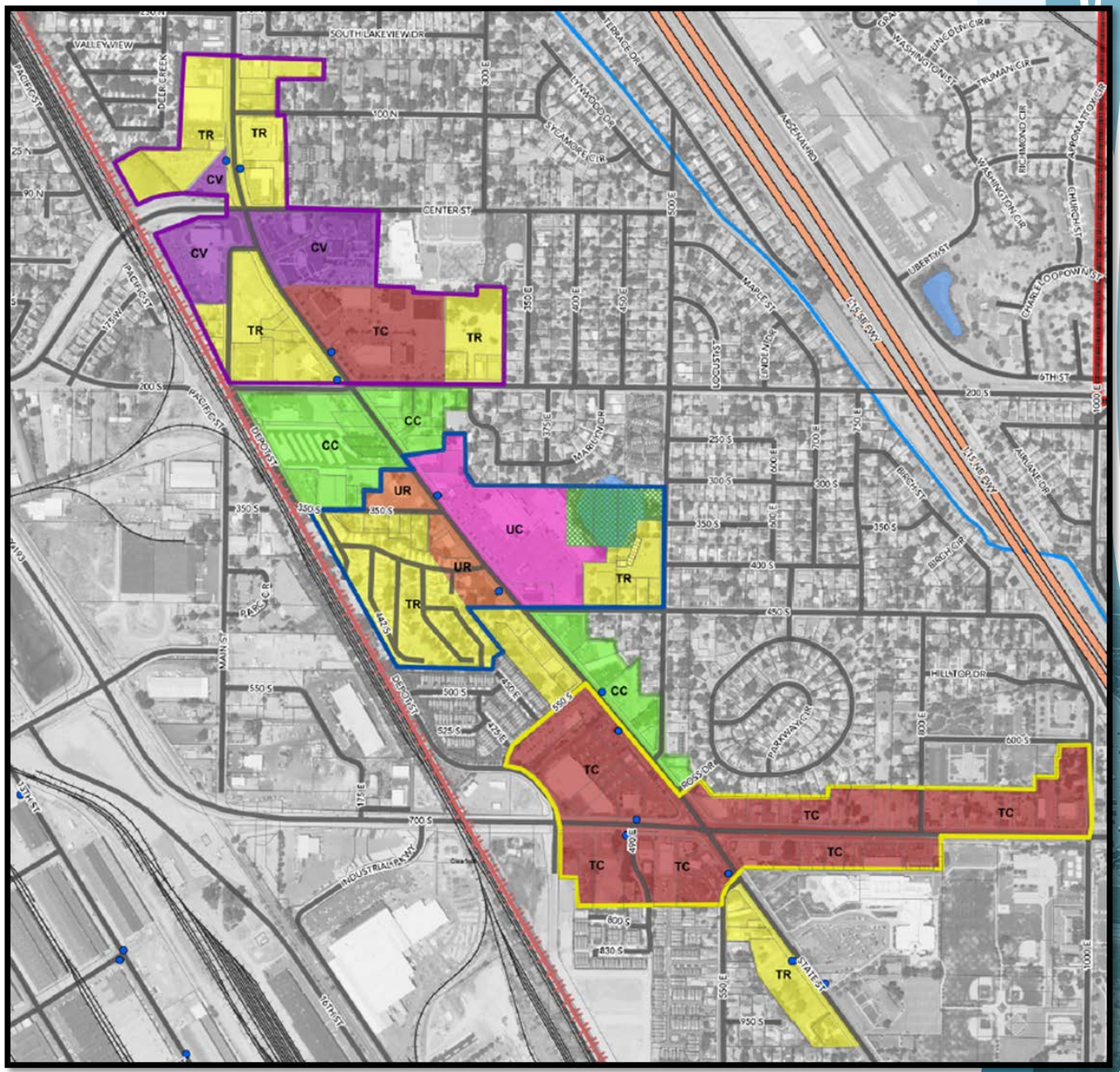


ZONES & REGULATING PLAN

- *Updated Zoning Map/Regulating Plan*
- *Specific UDOT Input & Proposed Corridor Agreement – Phased Implementation*
- *Capture and Acknowledge Gateway Areas*
- *Right Mix of Building Types for each Zone (Context Sensitive)*

Consistency with Vision & Validated with UDOT





Draft Regulating Plan/Zoning Map

Access online:

- http://arcg.is/0ria0z

Access pdf of map:

- https://drive.google.com/drive/folders/1LjgFQnbgdj4CHL2ni0HRw9GMgBtsw74j?usp=sharing

DRAFT FOR DISCUSSION ONLY

FOCUS OF CHANGES

- *Reflects Discussions & Input from UDOT*
- *More prominent Core Area centered around Signalized Intersections*
- *Gateway Areas*
- *Transitions to Surrounding Neighborhoods*



STAFF REPORT

TO:	Mayor Shepherd and City Council Members
FROM:	Brad McIlrath, Senior Planner / CDBG Coordinator
MEETING DATE:	September 17, 2018
SUBJECT:	Discussion on Consolidated Annual Performance Evaluation Report (CAPER)

RECOMMENDED ACTION

Review and discuss the 2018-2019 Consolidated Annual Performance Evaluation Report (CAPER)

DESCRIPTION / BACKGROUND

Attached is a copy of the 2018-2019 Community Development Block Grant (CDBG) Consolidation Annual Performance Evaluation Report (CAPER). This report is an overview of the accomplishments that were met during the previous program year. Citizens have been given the opportunity to review the plan at the Customer Service Center from September 2, 2019 to September 24, 2019. To date, no public comments have been received.

IMPACT

a. FISCAL

N/A

b. OPERATIONS / SERVICE DELIVERY

N/A

ALTERNATIVES

N/A

SCHEDULE / TIME CONSTRAINTS

The CAPER is required to be submitted to Housing and Urban Development (HUD) by September 30, 2019. Therefore, this item will need to be heard during the policy session on September 24, 2019.

LIST OF ATTACHMENTS

Missing Section 3 HUD Form 60002

- CAPER Cover Page
- Draft Report
- PR26 – CDBG Financial Summary
- PR03 – CDBG Activity Summary Report
- PR06 – Summary of Consolidated Plan
- PR10 – CDBG Housing Activities
- Section 3 Summary Report
- Noticing and Minutes

CDBG

CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (C.A.P.E.R.)

Clearfield City
we've got it made

2018-2019

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Appendix

PR26 - Financial Summary

IDIS Reports

Section 3

Public Notices/Hearings

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

Clearfield City, as a Small Entitlement community, received $208,027 in CDBG funds to be used towards Grant Administration, the Housing Rehabilitation Program, and the 250 North Infrastructure Project as well as provided funds to Open Doors, Davis Community Learning Center, and Safe Harbor to assist low-moderate income individuals/families. In addition to these activities, program income was redistributed to assist first-time homebuyers through the Down Payment Assistance Program. These projects are listed in Clearfield City's 5-Year Consolidated Plan. Table 1 below lists the goals as designated in the 5-Year Consolidated Plan, as well as the proposed and actual outcomes for each.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

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Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Economic Vitality-Job Creation, Retention, Centers	Offer more opportunities, through job training and accessibility, in order to sustain residents	CDBG: $0	Facade treatment/business building rehabilitation	Business	10	1	10.00%	0	0	-
Housing Opportunity	Housing opportunities for persons/families of all life stages	CDBG: $	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0	-	0	0	-
Housing Opportunity	Housing opportunities for persons/families of all life stages	CDBG: $	Rental units rehabilitated	Household Housing Unit	50	0	0.00%	0	0	-

DRAFT

Housing Opportunity	Housing opportunities for persons/families of all life stages	CDBG: $14,290	Homeowner Housing Added (Downpayment Assistance Program)	Household Housing Unit	0	0	-	5	5	100.00%
Housing Opportunity	Housing opportunities for persons/families of all life stages	CDBG: $	Homeowner Housing Rehabilitated	Household Housing Unit	10	0	0.00%	0	0	-
Housing Rehabilitation	Housing rehabilitation	CDBG: $34,761	Homeowner Housing Rehabilitated (Housing Rehab & Emergency Home Repair Programs)	Household Housing Unit	3	13	123.00%	0	5	-
Housing Rehabilitation	Housing rehabilitation	CDBG: $	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	0	0	-	0	0	-
Infrastructure	Non-Housing Community Development	CDBG: $	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	400	48	12.00%	0	0	-
Infrastructure	Non-Housing Community Development	CDBG: $	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	16	-	162	162	100.00%

DRAFT

Public Services	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: $26,204	Public service activities other than Low/Moderate Income Housing Benefit (Open Doors, Davis Community Learning Center)	Persons Assisted	10,000	15,334	164.76%	2,340	1,605 (Open Doors 812 under, DCLC 77 over projected #'s)	68.58%
Public Services	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: $	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	20	0	0.00%	0	0	-
Public Services	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: $5,000	Homelessness Prevention (Safe Harbor)	Persons Assisted	500	258	51.60%	50	107 (Highest Year)	146.72%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

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Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

During the 2018-2019 program year, progress was made on **five of the twelve** listed goals that were established in the 2015-2020 Consolidated Plan. The Housing Rehabilition program was extended until September 30, 2018. Unused Administrative funds Emergency Home Repair Program Funds, and remaining Housing Rehabilitation Program funds were reprogramed in November 2018 for continuation of the Housing Rehabilitation Program. Below is a breakdown of the 2017-2018 CDBG funded projects as well as the number of people served through each.

OPEN DOORS

Clearfield City provided $10,000 to Open Doors so they could pay salaries for the employees that work at the food bank. The food bank provides emergency food to residents of Clearfield City. 438 participants from Clearfield City were assisted with a 3-5 day emergency food supply and one on one case management.

Services Provided	Amount
Salaries paid to individuals at Open Doors that work at food bank	$10,000
Total	**$10,000**

Proposed to serve: 1,250

Number of clients served: 438

Female head of household: 83

Ethnic Categories	Total Served 2018-2019
American Indian or Alaska Native	11
Asian	3
Black or African American	38
Native Hawaiian or Other Pacific Islander	6
White or Caucasian	315
Balance or individuals reporting more than one race	65

DRAFT

DAVIS COMMUNITY LEARNING CENTER

Clearfield City provided $16,204 to the Davis Community Learning Center. Services at the facility included computer classes, GED/High School completion, ESL classes and case management. The funds were specifically directed and used to fund two (2) Family Support Specialists (FFS) at Holt and Wasatch Elementaries. The Family Support Specialists helped 1,167 Clearfield residents this year, which was up from 313 in the previous year and 1,070 two years ago. At Holt Elementary the FFS installed a little free library for access to books over the summer and distributed Davis County Staycation booklets and Clearfield City Guides to all Holt elementary families. The FFS at Wasatch Elementary obtained book donations from the Bountiful Food Pantry and replenished the eight (8) little book libraries within the school boundaries. This FFS also organized the donation closet to provide resources to all families that visit the Davis Community Learning Center along with identifying children in need of resources, such as coats, clothing, backpacks, school supplies, and food at the different schools. This FFS researched and updated the Community Resource Database including updates to the services the center provides.

Both FFS' continued to work with families to connect then with on on-site therapist from Davis Behavioral Health. This was the first year that the center had a full-time therapist available to assist families from Holt, Wasatch, and South Clearfield Elementaries. These specialists helped Clearfield families in need or crisis by finding them clothing, employement, food, and helping them overcome the barriers that keep them from progressing in live. The "Five Protective Factors" were taught by the FFS' to these families which is a method to deter or prevent child abuse. Both FFS' were trained this last year on Danger Assessments for domestic abuse and "Bridges Out of Poverty."

Services Provided	*Amount*
Salaries for two (2) Familyt Support Specialists with the Center (Serving Holt and Wasatch Elementaries)	$16,204
Total	**$16,204**

Proposed to serve: 1,090

Number of clients served: 1,167

Female head of household: 8

Ethnic Categories	Total Served 2018-2019
American Indian or Alaska Native	2
Asian	12
Black or African American	7
Native Hawaiian or Other Pacific Islander	7
White or Caucasian	770
Balance or individuals reporting more than one race	369

SAFE HARBOR

Clearfield City provided $5,000 to Safe Harbor to help pay for the costs incurred in meeting the needs of the citizens of Clearfield City that stay at the facility. This shelter houses women and children that have been victims of domestic violence. Crisis counseling is provided with a 24/7 hotline and case management to survivors and their children whil at the shelter. Safe Harbor offers fourteen distinct services, including protective orders, economic empowerment, services in Spanish, and children's services. They offer a safe and secure shelter for up to 30 days per state law including clothing, hygiene needs, food, medication and personal supplies. As the only shelter in Davis County, Safe Harbor works with local police departments, including Clearfield PD.

Services Provided	*Amount*
Operating costs for Domestic Violence Shelter including salaries	$5,000.00
Total	**$5,000.00**

Proposed to serve: 50

Number of clients served: 107

Female head of household: 34

Ethnic Categories	Total Served 2018-2019
Black or African American	1
American Indian or Alaska Native and Black or African American	1
White or Caucasian	73
Unknown	32

DOWN PAYMENT ASSISTANCE PROGRAM

Additional funding for the Down Payment Assistance Program was not included in the 2018-2019 One Year Action Plan. However, any funds that are returned to the City, as a result of a previous homebuyer selling their home, are set up in an interest barring account. During the 2017-2018 program year the City received $9,700 in program income which will be rolled into fund the 2018-2019 program year along with funds from previous years. A contract was signed with the Davis Community Housing Authority and as of June 30, 2019 five (5) households received a total amount of $14,290. No remaining balance was left to roll over into the 2019-2020 program year. Only $4,050 was received as program income and will be available for the 2019-2020 program year.

Services Provided	*Amount*
Down Payment Assistance for first time home-buyers	$14,290
Total	**$14,290**

Proposed to serve: 5

Number of clients served: 5

Female head of household: 0

Ethnic Categories	Total Served 2018-2019
White or Caucasian	5

HOUSING REHABILITATION PROGRAM

This program helps qualified homeowners with repairs such as the following: Accessibilty modifications, code violations of health and safety concerns, new energy efficient windows, new siding, stucco or roof, new water and/or sewer lateral. Optional repairs or improvements (must be in addition to the previous listed items) include: new landscaping, new attached garage, and new driveway.

Clearfield City did no provide new funding for the rehab program as the 2017-2018 program was extended until the end of September, 2018. Remaining funds from that program and other unused funds for administrative costs and the unused Emergency Home Repair funds were reprogramed in November, 2018 to continue the rehab program for the 2018-2019 year. $39,545.29 was reprogramed to this effort with a total expenditure of $34,761.23. The remaining $4,784.06 of unused funds will need to be reprogramed into the 2019-2020 program or to another CDBG activity.

Five (5) households were providing assistance with this program from November, 2018 through June 30, 2019. Rehabilitation efforts included new energy efficient windows, new shingles for roofs, repairing a cracked driveway, and a new water heater.

Services Provided	*Amount*
Housing Rehabilitation Assistance provided for moderate to low income households	$39,545.29
Total	**$39,545.29**

Proposed to serve: 0 (Not included in Action Plan. Need to amend to include Rehab Program)

Number of clients served: 5 (contract began in November 2019)

Female head of household: 1

Ethnic Categories	Total Served 2018-2019
White or Caucasian	5

ADMINISTRATIVE COSTS FOR THE C.D.B.G. PROGRAM

Clearfield City programmed $20,000 to be used towards the Community Development Block Grant Administration with $15,320.97 used for staff and other adminstrative costs. The remaining balance of $4,679.03 will need to be reprogrammed into another qualifying project for the 2019-2020 program year.

DRAFT

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	DAVIS COMMUNITY LEARNING CENTER	OPEN DOORS	SAFE HARBOR
White	770	315	73
Black or African American	7	38	0
Asian	12	3	1
American Indian or American Native	2	11	0
Native Hawaiian or Other Pacific Islander	7	6	0
American Indian or Alaka Native and Black or African American	0	0	1
Other multi-racial	369	65	32
Total	**1,167**	**438**	**107**
Hispanic	840	105	9
Not Hispanic	327	333	67

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The information provided in Table 2, which is pulled from IDIS, only reflects the number of individuals/families served through the Davis Community Learning Center. Therefore, two more columns were added to include the individuals/families that were served by Open Doors and Safe Harbor.

DRAFT

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	$208,027	$203,343.52
HOME	HOME		
HOPWA	HOPWA		
ESG	ESG		
Other	Other		

Table 3 - Resources Made Available

Narrative

It is difficult to project the amount of future CDBG funding. However, based on past funding appropriations, the City can expect to receive approximately $200,000 per year. During the past program year $203,343.52 was spent, which is 97.74% of the annual grant award of $208,027. The remaining $4,683.48 will need to be reprogramed into current or future activities as was done for unspent funds from prevous years.

The following is a breakdown of the total amount allocated to each project and their remaining CDBG grant balance for the 2017-2018 program year:

Agency or Project Name	Allocated	Reimbursed	Balance
Open Doors	$ 10,000.00	$ 10,000.00	$ 0.00
Davis Community Learning Center	$ 16,204.00	$ 16,204.00	$ 0.00
Safe Harbor	$ 5,000.00	$ 4,995.55	$ 4.45
CDBG Administration	$ 20,000.00	$ 15,320.97	$ 4,679.03
Housing Rehabilitation *(Reprogramed Funds from 2017-2018)*	$ 39,545.29	$ 34,761.23	$ 4,784.06
Downpayment Assistance *(Program Income Only)*	$ 14,290.00	$ 14,290.00	$ 1,470.00
250 North Infrastructure *($156,823.00 of 2018-2019 funds)*	$272,317.48	$272,317.48	$ 0.00
TOTAL	**$377,356.77**	**$367,889.23**	**$ 9.467.54**

As of June 30, 201: 97.49% of the total funds have been expended, with 97.74% of the $208,027 2018-2019 grant year funds provided, being expended. As for the other projects showing a remaining balance, these funds will be reallocated into another future project.

DRAFT

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
N/A	N/A	N/A	N/A

Table 4 – Identify the geographic distribution and location of investments

Narrative

Clearfield City did not identify a geographic target area as a basis for funding allocations.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Though matching funds are not required in order to receive CDBG dollars the public service projects will leverage additional resources. See below for a more detailed description of the funding resources.

- Open Door's total project cost was $396,000. Open Doors leveraged the $10,000 CDBG dollars with $305,000 from other federal funding programs, $16,000 from Davis County, and $48,000 from private donors. In all, the Open Doors leveraged $386,000 in additional resources.
- The Davis Community Learning Center's total project cost is $20,453.52 and the CDBG program funded 64% ($13,191) of the project. There were no additional resources.
- Safe Harbor's total project cost was $75,179. Safe Harbor leveraged the $5,000 CDBG dollars with $7,335 from other federal sources, $27,156 from the State of Utah, $1,414 from the County, $23,118 from private donors, and $11,156 in-kind/volunteer hours. In all the Safe Harbor leveraged $70,179 in additional resources.

In all, the leveraged resources totaled $456,179.

There was not any publicly owned land or property located within Clearfield City that was used to address the needs identified in the plan.

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CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

Clearfield City addressed homelessness by assisting 107 persons from Clearfield that were fleeing domestic violence by funding the Safe Harbor shelter and shelter services. However, this program is not reflected below as the services did not support rental assistance, nor the acquisition of units, new units, or rehabilitation of units.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	**0**	**0**

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	0	5
Number of households supported through Acquisition of Existing Units	0	0
Total	**0**	**5**

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The numbers above come from the one year action plan and reflect the goals of assisting households with the Housing Rehabiliation program (see page 29 of 2018-2019 One Year Action Plan). All five (5) households were assisted with the Housing Rehabilitation program. As stated earlier in this report, the funds planned for the purchase of the vacant lot were reallocated to the Housing Rehabilitation program.

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Based on the review of the City's performance and accomplishments during the 2018-2019 year, the City is meeting the objectives outlined in the 2015-2020 Consolidated Plan. The Davis Community Learning Center and Safe Harbor both served a more individuals than expected and should be commended for their dedication and hard work throughout the year. Each organization has seen growth over the past years and should continue to receive support from the City. Open Doors served a significant smaller amount of individuals from the previous year, but there has not been a good indication of why this has happened. Open Doors receives grant funding from other CDBG programs in surrounding cities and the county and with a recent change in the administration from the county level it is likely that they are more accurately tracking the amount of Clearfield residents they served at the food bank. The 2019-2020 program year will see a change in the location where Clearfield CDBG funds will be allocated. A smaller amount will be allocated towards local food bank efforts, with the majority of the funds going to support the Circles Program. Staff anticipates that this will help more local residents and provide a better service for the community.

The Housing Rehabilitation program along with the Down Payment Assistance programs are successful, but lack sufficient funding to provide the same level of service as seen with the Davis County CDBG programs.

Discuss how these outcomes will impact future annual action plans.

The City did not experience any issues or problems during the 2018-2019 program year that would require changes to future program years.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income (30%)	47	N/A
Very Low (50%)	827	N/A
Low-income (80%)	394	N/A
Moderate-income	6	N/A
Total	**1,274**	**N/A**

(Awaiting information on Housing Rehab, Down Payment Assistance, and Open Doors)

Table 7 – Number of Households Served

Narrative Information

The number of persons served in Table 7 include people served through the Davis Community Learning Center (1,167), Safe Harbor (107), Open Doors(438) as well as the Davis Community Housing Authority (5). Open Doors operates the food bank and Safe Harbor operates the only domestic violence shelter in Davis County. All of these numbers represent the number of Clearfield City residents served throughout the 2018-2019 program year. Based on the totals, 31.4% are extremely low-income or 30% of AMI, 54.7% are very low or 50% of AMI and 12.1% are low-income or 80% AMI. The remaining 1.8% are

classified as moderate-income. Therefore, 98.2% of all served do not exceed the low-income classification or 80% AMI.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Clearfield City's strategy is to reach out to the region's Continuum of Care, the Balance of State Continuum of Care, to ensure participation in efforts that identify and assess the needs of homeless persons living in the City. In addition, the City is part of the Local Homeless Coordinating Committee (LHCC) which is a regional effort that brings multiple agencies including service providers, government agencies, and faith based organizations together to discuss how to address homelessness and chronic homelessness. It also helps to ensure programs are not being duplicated therefore; resources can be used to the greatest extent.

Addressing the emergency shelter and transitional housing needs of homeless persons

Victims of domestic violence are a significant type of person in need of an emergency shelter and transitional housing. To this end, the City funded the only domestic and sexual violence service provider, Safe Harbor/Davis Citizens' Coalition Against Violence. The project allowed Safe Harbor to offer a protective shelter, case management, psycho-educational groups, crisis services, safety planning, outreach services, children's services, food, clothing, and other necessary services designed to assist this vulnerable population.

Open Doors provides additional assistance for individuals with a lack of financial literacy and with assistance from Circles Davis County, is able to provieed courses for low-income individuals to break the cycle of poverty.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Clearfield City consulted and coordinated with the Balance of State Continuum of Care, Davis County

Local Homeless Coordinating Council, Safe Harbor, Davis Mental Health, County School District and Sheriff's Office, and Davis Community Housing Authority the most during the creation of the 5-Year Consolidated Plan for 2015-2020. Clearfield City staff have been unable to coordinate with these groups other than subrecipients due to other job responsibilities. These coordination efforts are important in order to continue to assist homeless persons make the transition to permanent housing and independent living. Though the City continually works with these organizations, the City did not allocate 2018-2019 funding toward this activity exclusively.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Clearfield City worked with the Davis Community Learning Center and Safe Harbor which provide resources and assistance to help homeless persons make the transition to permanent housing and independent living. Though the City continually works with service providers, the City did not allocate 2018-2019 funding toward this activity exclusively.

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CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

Not applicable. Clearfield City did not have action items planned in 2018-2019 to address public housing needs.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

Not applicable. Clearfield City did not have action items planned in 2018-2019 to address public housing needs.

Actions taken to provide assistance to troubled PHAs

Not applicable.

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CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The City has sought and continues to explore opportunities to implement and create programs that remove barriers to affordable housing options. One of the ways that this is accomplished is through The Moderate Income Housing Plan. This plan provides a detailed analysis of the City's housing inventory, affordability, and need. The Plan is continually evaluated and updated to provide a basis for future planning processes. As of the end of the program year, staff has made progress on updating the plan to meet new state requirements for monitoring and reporting on the Moderate Income Housing Plan. Another possible barrier can be a lack of housing options due to previous City ordinances. Accordingly, Clearfield City is has recently adopted ordinance changes for the 700 South and State Street corridors that encourage revitalization of these areas that allow for the creation of more housing choices, and more options for those who live along major transit corridors. One unique characteristic to Clearfield City is a lack of market-rate multi-family developments. One of the recently completed projects known as City Center, is rented out at market rate. Based upon current information the development has an occupancy rate of ninety-five to ninety-eight percent (95%-98%), which is a healthy occupancy rate for multi-family developments. With the addition of market-rate and affordable housing projects under construction, the City will provide a variety of housing options, from townhomes, apartments, and other future single family housing opportunities. Each project, working closely with the City, will provide a diverse array of housing for the community.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Clearfield City's Analysis of Impediments was updated in 2015 and the City is working toward a plan for implementation that will help address the obstacles to meeting the needs of the underserved population. The CDBG Coordinator has been invited to attend monthly meetings with the Davis Local Homeless Coordinating Committee, which brings people from multiple agencies together to discuss homelessness and underserved individuals/families. To date, the CDBG Coordinator has bene unable to attend but works to obtain information through the subrecipiants.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Though there are number of homes that were built before 1978 that may contain lead-based paint, they are not reported to the Davis County Health Department. The Health Department is a legal entity responsible for lead-based paint remediation efforts. The City and Health Department continue to provide information to residents on the dangers and remediation action that can be taken to reduce or mitigate the threat of lead-based paint. The Health Department no longer performs lead-based paint

evaluations. The City will direct residents with concerns related to lead-based paint to the Davis County Health Department for resources and assistance.

Based upon a recent audit by the U.S. Department of Housing and Urban Development in June, 2019, Clearfield City must modify the lead-based paint policies. This is specifically an issue with the Housing Rehabilitation program and is a requirement of the audit.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City funded Open Doors which allowed the organization to provide emergency food and case management to at-risk and low income families. The funding provided emergency assistance and educational efforts that will help youth, elderly, and low income persons escape poverty and homelessness.

The City also funded the Davis Community Learning Center in order to provide funding to two volunteer and resource coordinators at two Title 1 schools, Wasatch and Holt Elementaries. The resource coordinators connect families in need or in crisis with various resources in the community. The coordinators then follow up with the clients to ensure they received the services they needed. Some of the services include: tutoring, after school programs, tutoring English Language learners, Sub for Santa collection and distribution of coats, backpacks, school supplies, etc.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City did not have a plan to develop the institutional structure in the 2018-2019 program year.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

In order to achieve the requirement from HUD, the City actively participates in organizations that are committed to ending homelessness and providing transitional housing for low to moderate income families. One of the most active organizations the City works with is the Local Homeless Coordinating Committee ("LHCC"), which consists of entitlement jurisdictions, non-profit organizations including CDBG subrecipients: Open Doors, Davis Community Learning Center, and Safe Harbor.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Conclusions and Action Plan of Analysis of Impediments to Fair Housing Choice are listed below:

Impediments Found

1. **Large populations of minorities, disabled, low-income and other protected classes found in Clearfield**. Affordable housing for protected classes was found to be available throughout Clearfield with very little segregation, but there is not enough throughout the county leading to concentrations of protected class populations within Clearfield City, (as well as Sunset and Layton) and a need for a more regional approach to serving protected classes and providing an adequate supply of affordable housing.

Low income households looking for affordable rental housing are likely to find what they're looking for within and around Clearfield, but years of zoning restrictions in other cities have led to concentrations of protected class populations within Clearfield and fewer low-income housing opportunities in other areas of the county. Clearfield has more low-income, minority, single-parent, households with disabilities, and non-English speaking households than other cities. The regional AI study also suggests that there be a regional approach to providing more affordable housing throughout the county to desegregate the concentrations found within certain cities, including Clearfield. While segregation of protected classes does not appear to be a significant problem within Clearfield itself, it does seem to be a problem on a regional level.

Recommendations for Regional Planning for Affordable Housing:

Clearfield City will look for opportunities to collaborate with other cities and the county on housing, transportation and employment issues in order to reduce concentrations of minority renters. Clearfield City will work on taking a regional approach to affordable housing issues and will look for opportunities to collaborate and thereby improve neighborhoods within Clearfield City.

2. **Not enough accessible and visitable single family homes or large accessible rental units.** This is true throughout the region. Large families and households including a person with a wheelchair are extremely limited geographically due to lack of supply of large accessible rentals and accessible single family homes. These families are further limited in places they can go and visit by a lack of "visitable" homes.

Accessibility and Visitability Recommendations:

HUD endorses the "visitability" concept, which is a voluntary standard promoted by the Department in new construction and existing properties. Visitability means that at least one entrance is at grade (no step), approached by an accessible route, such as a sidewalk and the entrance door and all interior doors on the first floor are at least 34 inches wide, offering 32 inches of clear passage space. Visitability allows mobility impaired residents to visit families and friends where this would not otherwise be possible. A visitable home also serves persons without disabilities (for example, a mother pushing a stroller, a person delivering large appliances, a person using a walker, etc.).

3. **Lack of single family homes suitable for large families and large Hispanic families at or above median income.** Clearfield has an abundance of homes suitable for families in the low to moderate

income range, but large families at or above median income often move out of Clearfield in order to find a suitable home to rent or buy.

Recommendations for increasing housing choice for large families:

Clearfield city recognizes a need for more homeownership opportunities for all incomes, especially moderate income families. For those at or above median income looking to buy a home in Clearfield, there is not much inventory. The Analysis of Impediments from 2015 includes a recommendation for higher end single family homes to balance the community and keep families in the city once they're ready to move on from their first "starter home." However, Clearfield's ability to meet this recommendation is limited due in part to the limited supply of undeveloped single family parcels. Clearfield City recognizes this need and will seek to address it through zoning to ensure that new development results in a diversification of housing stock. Remaining property available for future single family development will continue to be planned for in the General Plan. Clearfield City will continue to work with developers and property owners to develop larger single family homes where possible.

4. **Bank loan applications for Hispanics have roughly twice the denial rate than whites in Clearfield and Layton.** Due to the number of applications turned down with no documented reason, the reason for this disparity is unknown. But because of Clearfield's large Hispanic population and low home-ownership rates this disparity could be an important impediment to fair housing choice.

Recommendations to ensure equal opportunity to lending:

In previous years the CDBG coordinator has conducted meetings, and in the future may initiate written correspondence with the banks in Clearfield covered by the city's HMDA review. It has not been done consistently, however. Clearfield City recognizes the need and importance of this practice and will revisit our efforts to ensure lenders are following equal opportunity requirements. The City will present its HMDA analysis to the banks and encourage them to establish a "second look" procedure, adopt more flexible underwriting guidelines, and conduct fair housing and sensitivity training for its staff.

5. **There are specifically two (2) census tracts within Clearfield (shown on the following map) that have higher rates of poverty, minorities, low-income disabled, deteriorating housing stock, and medically underserved populations.** The tract on the west has very little population living there and it is mainly an industrial area. However, the tract shown on the east could greatly benefit by investment. Improvements to these neighborhoods in terms of infrastructure and public transportation, improving Title 1 schools and supporting English programs for LEP adults, and economic development will improve housing choice and neighborhood stability and increase opportunities within Clearfield City.

Recommendations for improving underserved census tracts:

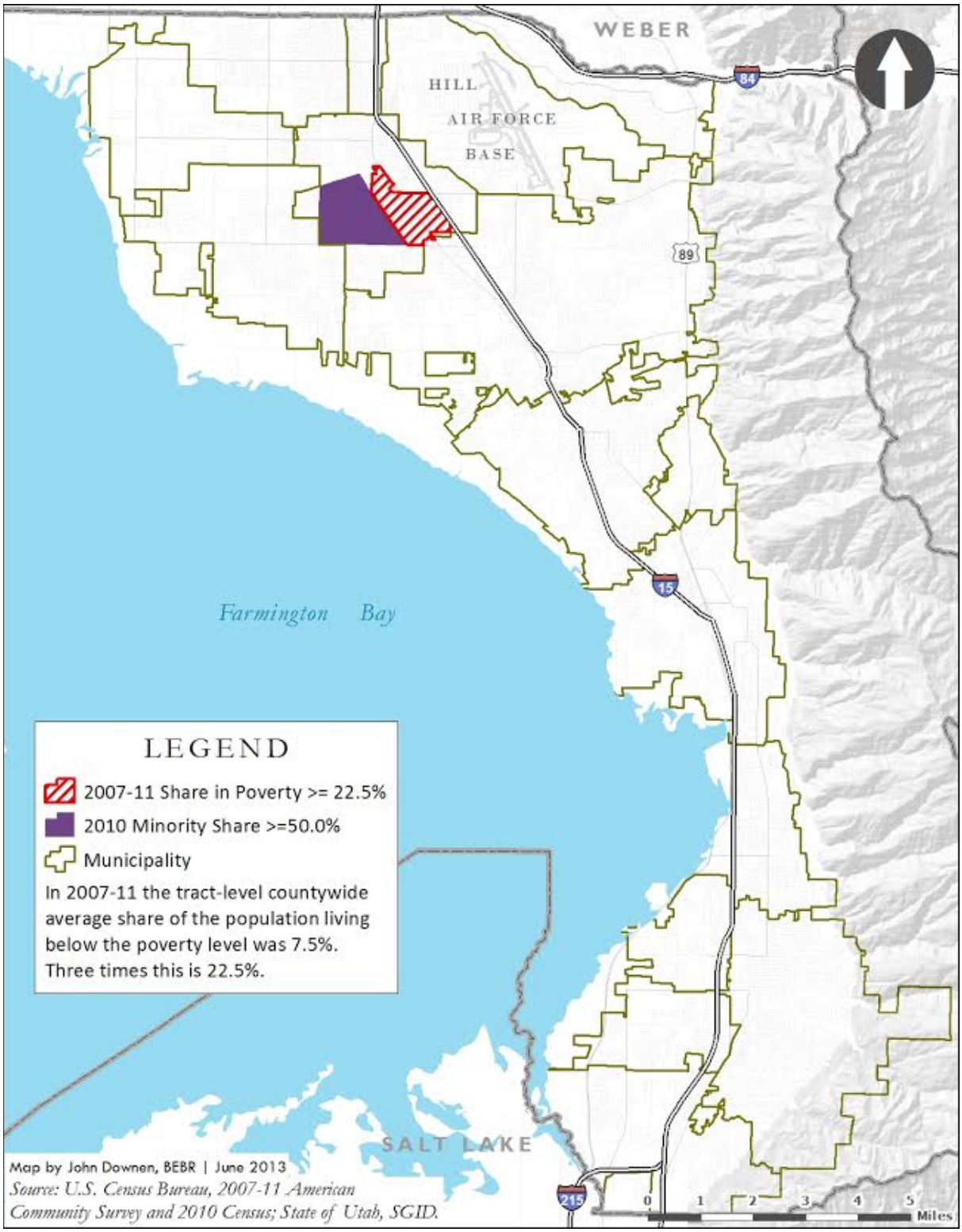
Clearfield will target the two (2) underserved census tracts for reinvestment activities such as rehabilitation and, as necessary, demolition of vacant housing and the construction of replacement housing.

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Clearfield will offer economic incentives for housing developers/sponsors, businesses (for commercial and employment opportunities), bankers, and other interested entities that assist in the revitalization effort.

Clearfield will coordinate this information with already designated RDA zones and set priorities based on need. Clearfield City already has RDA 7, RDA 9, RDA 10, EDA 3 (ATK), and the Clearfield Station CDA that fall within these two underserved census tracts. All of them are available to be utilized as tools to incentivize redevelopment or investment in those tracts. EDA 3 is specific to industrial development (job creation).

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WEBER
HILL
AIR FORCE
BASE
84
89
15
215
Farmington Bay
SALT LAKE
LEGEND
2007-11 Share in Poverty >= 22.5%
2010 Minority Share >=50.0%
Municipality
In 2007-11 the tract-level countywide average share of the population living below the poverty level was 7.5%. Three times this is 22.5%.
Map by John Downen, BEBR | June 2013
Source: U.S. Census Bureau, 2007-11 American Community Survey and 2010 Census; State of Utah, SGID.
0 1 2 3 4 5
Miles

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The CDBG program is administered within the Community Development Department by the Senior Planner/CDBG Coordinator. This allows for a more comprehensive review and oversight of the program. Additionally, this ensures that projects funded with CDBG funds are implemented in conjunction with other comprehensive planning activities. The City's Community Development staff work under the direction of the Community Development Director who works under the City Manager, Mayor and City Council.

The City works with a HUD representative out of the Denver Regional office who audits the City and its CDBG program. City staff work directly with CDBG grant sub-recipients to ensure the sub-recipients are aware of all of the program's policies and regulations. The City requires that the sub-recipients create a scope of work that outlines their project's accomplishments. This is then included in a signed agreement with the City. The agreement allows the City to conduct site inspections, review financial records and other records, and determine matters of compliance and environmental regulations. The City also conducts internal monitoring control checks as part of the annual budget and annual independent audit.

The HUD representative audited the Clearfield CDBG program in June 2018 and has compiled a report of seven (7) findings that need to be corrected by the end of October 2019. These findings include a lack of sub-recipient on-site monitoring, insufficient lead-based paint policies for the Housing Rehab program, the need to amend action plans to include Down Payment Assistance as an activity, along with insufficient information provided on the City's website. The CDBG Coordinator will be working to correct these issues over the next month.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Prior to the adoption of the consolidated plan, Clearfield City informed the public about the plan process, the amount of federal assistance expected from HUD, and the range of activities that may be undertaken, including the estimated amount that will benefit persons of low and moderate income. This information was available in the Clearfield City Community Development Department.

The City's largest minority population is made of Hispanic and/or Latino persons. In order to encourage participation from these minorities, the public hearing announcements were published in the newspaper in both Spanish and English.

During the public hearing, on March 12, 2019, the following public comments were received on the 2019-2020 Action Plan:

No public comment was provided.

The second public hearing was held on April 23, 2018 in which the City Council approved and adopt the final plan as written. This plan was made available for public comment for 30 days.

Citizens were given the opportunity to review the 2018-2019 Consolidated Annual Performance Evalaution Report (CAPER) in the Community Development Department from September 2, 2017 to September 24, 2019.

No public comment was provided.

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CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

There were not any changes to the City's program objectives during the 2018-2019 year.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

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PR26 - Activity Summary by Selected Grant
Date Generated: 09/06/2019
Grantee: CLEARFIELD
Grant Year: 2018

Total Grant Amount for 2018 Grant year = $208,027.00													
State	Grantee Name	Grant Year	Grant Number	Activity Group	Matrix Code	National Objective	IDIS Activity	Activity Status	Amount Funded From Selected Grant	Amount Drawn From Selected Grant	% of CDBG Drawn From Selected Grant/Grant	Total CDBG Funded Amount (All Years All Sources)	Total CDBG Drawn Amount (All Years All Sources)
UT	CLEARFIELD	2018	B18MC490008	Administrative And Planning	21A		133	Open	$20,000.00	$15,320.97		$20,000.00	$15,320.97
				Administrative And Planning					$20,000.00	$15,320.97	7.36%	$20,000.00	$15,320.97
UT	CLEARFIELD	2018	B18MC490008	Public Improvements	03K	LMA	131	Open	$156,823.00	$156,823.00		$272,317.48	$272,317.48
				Public Improvements					$156,823.00	$156,823.00	75.39%	$272,317.48	$272,317.48
UT	CLEARFIELD	2018	B18MC490008	Public Services	05G	LMC	135	Open	$5,000.00	$4,995.55		$5,000.00	$4,995.55
UT	CLEARFIELD	2018	B18MC490008	Public Services	05W	LMC	137	Open	$10,000.00	$10,000.00		$10,000.00	$10,000.00
UT	CLEARFIELD	2018	B18MC490008	Public Services	05Z	LMC	136	Open	$16,204.00	$16,204.00		$16,204.00	$16,204.00
				Public Services					$31,204.00	$31,199.55	15.00%	$31,204.00	$31,199.55
				Total 2018					$208,027.00	$203,343.52	97.75%	$323,521.48	$318,838.00
				Grand Total					$208,027.00	$203,343.52	97.75%	$323,521.48	$318,838.00

PGM Year: 2016
Project: 0008 - Down Payment Assistance
IDIS Activity: 119 - Down Payment Assistance

Status: Completed 8/6/2018 12:00:00 AM
Location: 55 S State St Clearfield, UT 84015-1027

Objective: Provide decent affordable housing
Outcome: Affordability
Matrix Code: Homebuyer Downpayment Assistance-Excluding Housing Counseling, under 24 CFR 5.100 (05R)
National Objective: LMH

Initial Funding Date: 07/05/2016

Description:

The Down Payment Assistance Program will assist first-time home buyers purchase a home in Clearfield City.
These funds will be given out on a 1 to 1 match.
Example:Applicant will provide $1,000.00 of their money and the CCDP will contribute $1,000.00.The maximum amount that can be obtained from the CCDP is $3,000.00.
Funds will not be required to be paid back unless they move from the home within the first seven years.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	PI			$3,980.00	$0.00	$3,980.00
Total	**Total**			**$3,980.00**	**$0.00**	**$3,980.00**

Proposed Accomplishments

Households (General) : 3

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	1	0	0	0	1	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**0**

Female-headed Households:	1	0	1

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	1	0	1	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	1	0	1	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2016	During the 2016-2017 program year, there was one female, head of household with 2 children that was assisted. The contract, between Clearfield City and the Davis Community Housing Authority, was extended until September 30, 2017.	

PGM Year: 2016
Project: 0006 - Purchase Building Lot
IDIS Activity: 122 - Purchase Building Lot for SFD

Status: Completed 11/26/2018 12:00:00 AM
Location: 932 E 450 S Clearfield, UT 84015-1237

Objective: Provide decent affordable housing
Outcome: Affordability
Matrix Code: Rehab; Single-Unit Residential (14A)
National Objective: LMH

Initial Funding Date: 08/22/2016

Description:

This is a new project for the 2016-2017 program year.
The City plans on purchasing a vacant building lot and will partner with an agency to construct a home for low to moderate income family.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2016	B16MC490008	$48,726.58	$0.00	$48,726.58
Total	**Total**			**$48,726.58**	**$0.00**	**$48,726.58**

Proposed Accomplishments

Housing Units : 1

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	1	0	0	0	1	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**0**
Female-headed Households:	0		0		0			

Income Category:	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	1	0	1	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	1	0	1	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2016	The City purchased the lot at 932 E 450 S for $48,726.58. An RFP will be noticed to contract with an agency whom will oversee the construction of a new single family dwelling. Once the home has been completed a qualifying family will then purchase and occupy the home. In addition to the $48,726.58 the City used in CDBG funds to purchase the lot, the City will also be waiving a large portion of the building permit fees. The award was given to Have a Heart and they will be overseeing the construction of this home on this particular lot. Construction is expected to begin within the next 6-9 months. A family won't be chosen until the home is completed.	

PGM Year: 2017
Project: 0001 - Family Connection Center
IDIS Activity: 123 - Family Connection Center

Status: Completed 10/2/2018 12:00:00 AM
Location: 1360 E 1450 S Clearfield, UT 84015-1611

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Food Banks (05W)
National Objective: LMC

Initial Funding Date: 12/27/2017

Description:

To pay for salaries for the employees that help at the Food Bank.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2017	B17MC490008	$10,000.00	$0.00	$10,000.00
Total	**Total**			**$10,000.00**	**$0.00**	**$10,000.00**

Proposed Accomplishments

People (General) : 6,000

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	5,458	0
Black/African American:	0	0	0	0	0	0	284	0
Asian:	0	0	0	0	0	0	59	0
American Indian/Alaskan Native:	0	0	0	0	0	0	65	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	327	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	497	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**6,690**	**0**
Female-headed Households:	0		0		0			

Income Category:	Owner	Renter	Total	Person
Extremely Low	0	0	0	2,002
Low Mod	0	0	0	3,837
Moderate	0	0	0	844
Non Low Moderate	0	0	0	7
Total	0	0	0	6,690
Percent Low/Mod				99.9%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2017	Clearfield City provided $10,000 to Open Doors so they could pay salaries for the employees that work at the food bank. The food bank provides emergency food to residents of Clearfield City. 6,690 participants from Clearfield City were assisted with a 3-5 day emergency food supply and one on one case management. A total of 60,210 meals were provided to those receiving assistance.	

PGM Year: 2017
Project: 0002 - Davis Community Learning Center
IDIS Activity: 124 - Davis Community Learning Center

Status: Completed 10/2/2018 12:00:00 AM
Location: 210 Center St Clearfield, UT 84015-1031

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Other Public Services Not Listed in 05A-05Y, 03T (05Z)
National Objective: LMC

Initial Funding Date: 12/27/2017

Description:

This project will help pay salaries for two resource assistants.
The assistances will provide resources, information, assit with registrations, schedule appointments and answer phones.
These services will help low-mod income familiesindividuals in Clearfield City.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2017	B17MC490008	$13,191.00	$0.00	$13,191.00
Total	**Total**			**$13,191.00**	**$0.00**	**$13,191.00**

Proposed Accomplishments

People (General) : 1,600

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	194	194
Black/African American:	0	0	0	0	0	0	2	0
Asian:	0	0	0	0	0	0	2	0
American Indian/Alaskan Native:	0	0	0	0	0	0	1	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	2	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	112	97
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**313**	**291**

Female-headed Households:	0	0	0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	200
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	113
Total	0	0	0	313
Percent Low/Mod				63.9%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2017	Clearfield City provided $13,191 to the Davis Community Learning Center. Services at the facility included computer classes, GED/High School completion, ESL classes and case management. The Family Support Specialists helped 313 Clearfield residents this year, down from 1,070 in the prior year. Due to budget cuts the center was not able to serve as many residents in the Wasatch Elementary School boundaries. Their Family Support Specialists (FSS) created good communications with teachers, Principals, school psychologists, and even the staff for the afterschool programs. They all work as a team to provide the best strategies for children and families at Holt and Wasatch Elementaries. The majority of people served were in the Holt Elementary School boundaries. The FSS usually work with the parents to meet their immediate crisis needs but continue to stabilize their families using the evidence based practice of Ã¿Â¿Ã¿Â¿Ã¿Â¿Ã¿Â¿Ã¿Â¿Ã¿Â¿Ã¿Â¿Ã¿Â¢Ã¿Â¿Ã¿Â¿Ã¿Â¿Ã¿Â¿Ã¿Â¿Ã¿Â¿Ã¿Â¿Ã¿Â¿Ã¿Â¿Ã¿Â¿Ã¿Â¿Ã¿Â¿Ã¿Â¿Ã¿Â¿Ã¿Â¿The 5 Protective Factors.Ã¿Â¿Ã¿Â¿Ã¿Â¿Ã¿Â¿Ã¿Â¿Ã¿Â¿Ã¿Â¿Ã¿Â¢Ã¿Â¿Ã¿Â¿Ã¿Â¿Ã¿Â¿Ã¿Â¿Ã¿Â¿Ã¿Â¿Ã¿Â¿Ã¿Â¿Ã¿Â¿Ã¿Â¿Ã¿Â¿Ã¿Â¿Ã¿Â¿Ã¿ Â• Affordable medical services were provided for 16 people, food for 19, clothing for 18, and another 18 were assisted in finding educational resources either for the parents or their children. The center also helped find counseling services, provide transportation, pay utilities, and find housing.	

PGM Year: 2017
Project: 0003 - Safe Harbor
IDIS Activity: 125 - Safe Harbor

Status: Completed 10/2/2018 12:00:00 AM
Location: PO Box 772 Kaysville, UT 84037-0772

Objective: Create suitable living environments
Outcome: Sustainability
Matrix Code: Services for victims of domestic violence, dating violence, sexual assault or stalking (05G)
National Objective: LMC

Initial Funding Date: 04/03/2018

Description:

Operating costs for the shelter that houses women and children form Clearfield City that have been victims of Domestic Violence.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2017	B17MC490008	$5,000.00	$0.00	$5,000.00
Total	**Total**			**$5,000.00**	**$0.00**	**$5,000.00**

Proposed Accomplishments

People (General) : 100

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	31	0
Black/African American:	0	0	0	0	0	0	3	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	1	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**35**	**0**
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	12
Low Mod	0	0	0	17
Moderate	0	0	0	6
Non Low Moderate	0	0	0	0
Total	0	0	0	35
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2017	Clearfield City provided $5,000 to Safe Harbor to help pay for the costs incurred in meeting the needs of the citizens of Clearfield City that stay at the facility. This shelter houses women and children that have been victims of domestic violence. They offer a safe and secure shelter for up to 30 days per state law including clothing, hygiene needs, food, medication and personal supplies.	

PGM Year: 2017
Project: 0004 - Housing Rehabilitation
IDIS Activity: 126 - Housing Rehabilitation

Status: Completed 1/14/2019 12:00:00 AM
Location: 144 Ross Dr Clearfield, UT 84015-1248

Objective: Provide decent affordable housing
Outcome: Affordability
Matrix Code: Rehab; Single-Unit Residential (14A)
National Objective: LMH

Initial Funding Date: 04/20/2018

Description:

Funds will be used towards a housing rehabilitation program for owner occupied units in Clearfield City.
This is a newer program and it will be set up on a matching ratio 1:4 and not to exceed $8,000 grant per household.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2017	B17MC490008	$106,721.10	$44,056.00	$106,721.10
Total	**Total**			**$106,721.10**	**$44,056.00**	**$106,721.10**

Proposed Accomplishments

Housing Units : 7

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	14	2	0	0	14	2	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	**14**	**2**	**0**	**0**	**14**	**2**	**0**	**0**
Female-headed Households:	2		0		2			

Income Category:	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	4	0	4	0
Moderate	10	0	10	0
Non Low Moderate	0	0	0	0
Total	14	0	14	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2017	This program has assisted homeowners of moderate to low income levels with repairs that include: new windows, new decking, new roofing, replacement of water heaters, etc.	

PGM Year: 2017
Project: 0005 - Emergency Home Repairs
IDIS Activity: 127 - Emergency Home Repairs

Status: Canceled 10/2/2018 12:00:00 AM
Location: 55 S State St Clearfield, UT 84015-1027

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Rehab; Single-Unit Residential (14A)
National Objective: LMH

Initial Funding Date: 04/24/2018

Description:

Funds will be used towards Emergency Home Repairs for Clearfield Residents.

Financing

No data returned for this view. This might be because the applied filter excludes all data.

Proposed Accomplishments

Housing Units : 9

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0

Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2017	No individuals were served with this program. Funds will be reprogrammed for the housing rehab program.	

PGM Year: 2017
Project: 0007 - CDBG Administration
IDIS Activity: 129 - CDBG Administration

Status: Completed 10/2/2018 12:00:00 AM
Location: ,

Objective:
Outcome:
Matrix Code: General Program Administration (21A)
National Objective:

Initial Funding Date: 04/03/2018

Description:

CDBG Administration

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2017	B17MC490008	$13,484.61	$0.00	$13,484.61
Total	**Total**			**$13,484.61**	**$0.00**	**$13,484.61**

Proposed Accomplishments

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		
Native Hawaiian/Other Pacific Islander:					0	0		
American Indian/Alaskan Native & White:					0	0		
Asian White:					0	0		
Black/African American & White:					0	0		
American Indian/Alaskan Native & Black/African American:					0	0		
Other multi-racial:					0	0		
Asian/Pacific Islander:					0	0		
Hispanic:					0	0		
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Female-headed Households:					0			

Income Category:	Owner	Renter	Total	Person

Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.

PGM Year: 2017
Project: 0008 - Down Payment Assistance
IDIS Activity: 130 - Down Payment Assistance

Status: Completed 10/2/2018 12:00:00 AM
Location: 55 S State St Clearfield, UT 84015-1027

Objective: Provide decent affordable housing
Outcome: Affordability
Matrix Code: Homebuyer Downpayment Assistance-Excluding Housing Counseling, under 24 CFR 5.100 (05R)
National Objective: LMH

Initial Funding Date: 07/13/2017

Description:

The Down Payment Assistance Program will assist first-time home buyers purchase a home in Clearfield City.
These funds will be given out on a 1 to 1 match.
Example:Applicant will provide $1,000.00 of their money and the CCDP will contribute $1,000.00.The maximum amount that can be obtained from the CCDP is $3,000.00.
Funds will not be required to be paid back unless they move from the home within the first seven years.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	PI			$6,830.00	$0.00	$6,830.00
Total	**Total**			**$6,830.00**	**$0.00**	**$6,830.00**

Proposed Accomplishments

Households (General) : 2

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	2	0	0	0	2	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	**2**	**0**	**0**	**0**	**2**	**0**	**0**	**0**

Female-headed Households:	1	0	1

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	2	0	2	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	2	0	2	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2017	The grant made it possible for a single mother of two to purchase her first home. Without the assistance she would have had to obtain a second loan for the down payment making her monthly payment less affordable. The program also assisted another family with two children.	

PGM Year: 2017
Project: 0009 - 250 North Infrastructure Project
IDIS Activity: 131 - 250 North Infrastructure Project

Status: Open
Location: 250 N Main St Clearfield, UT 84015-2257

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Street Improvements (03K)
National Objective: LMA

Initial Funding Date: 04/24/2018

Description:

Clearfield City is utilizing Community Development Block Grant (CDBG) funds to upgrade 250 North Street from Main Street to 300 North Street.
This project includes furnishing all labor, materials, equipment and services for re-construction of 250 North Street from North Main Street to 300 North Street; consisting of the removal of 980 linear feet of existing 8 inch sanitary sewer pipeline and replacing the old pipeline with new 8 inch PVC sanitary sewer pipe with the associated manholes; removal and replacement of approximately 2,700 linear feet of curb and gutter and the removal and replacement of approximately 2,100 linear feet of concrete sidewalk with the abutting drive approaches; the removal and replacement of 5,600 square yards of asphalt road surface; installation of approximately 1,400 linear feet of new 8 inch PVC waterline with 3 new fire hydrants replacing the existing 4 inch water line; and installing approximately 400 linear feet of new 15 inch RCP storm drain pipeline with 6 gutter inlet boxes; miscellaneous repairs to landscaping and other appurtenant work in accordance with completion of the project.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		$108.92	$0.00	$0.00
		2014	B14MC490008		$108.92	$108.92
		2015	B15MC490008	$6,630.54	$6,630.54	$6,630.54
		2016	B16MC490008	$108,755.02	$108,755.02	$108,755.02
		2018	B18MC490008	$156,823.00	$107,961.18	$107,961.18
Total	**Total**			**$272,317.48**	**$223,455.66**	**$223,455.66**

Proposed Accomplishments

People (General) : 150
Total Population in Service Area: 5,070
Census Tract Percent Low / Mod: 55.62

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2017	Actual construction will begin in 2018-2019 program year.	

PGM Year: 2018
Project: 0006 - Downpayment Assistance
IDIS Activity: 132 - Downpayment Assistance

Status: Open
Location: 55 S State St Clearfield, UT 84015-1027

Objective: Provide decent affordable housing
Outcome: Affordability
Matrix Code: Homeownership Assistance-excluding Housing Counseling under 24 CFR 5.100 (13B)
National Objective: LMH

Initial Funding Date: 10/02/2018

Description:

The Down Payment Assistance Program will assist first-time home buyers purchase a home in Clearfield City.
These funds will be given out on a 1 to 1 match.
Example:Applicant will provide $1,000.00 of their money and the CCDP will contribute $1,000.00.The maximum amount that can be obtained from the CCDP is $3,000.00.
Funds will not be required to be paid back unless they move from the home within the first seven years.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	PI			$14,290.00	$14,290.00	$14,290.00
Total	**Total**			**$14,290.00**	**$14,290.00**	**$14,290.00**

Proposed Accomplishments

Households (General) : 5

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	1	0	0	0	1	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**0**

Female-headed Households:	0	0	0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	1	0	1	0
Non Low Moderate	0	0	0	0
Total	1	0	1	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2018	We have provided 861.00 to a single male in the last quarter.	

PGM Year: 2018
Project: 0004 - CDBG Administration
IDIS Activity: 133 - CDBG Administration

Status: Open
Location: ,

Objective:
Outcome:
Matrix Code: General Program Administration (21A)
National Objective:

Initial Funding Date: 10/02/2018

Description:

CDBG Administration

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2018	B18MC490008	$20,000.00	$11,234.17	$11,234.17
Total	**Total**			**$20,000.00**	**$11,234.17**	**$11,234.17**

Proposed Accomplishments

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		
Native Hawaiian/Other Pacific Islander:					0	0		
American Indian/Alaskan Native & White:					0	0		
Asian White:					0	0		
Black/African American & White:					0	0		
American Indian/Alaskan Native & Black/African American:					0	0		
Other multi-racial:					0	0		
Asian/Pacific Islander:					0	0		
Hispanic:					0	0		
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Female-headed Households:					0			

Income Category:

	Owner	Renter	Total	Person

Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.

PGM Year: 2018
Project: 0010 - Housing Rehabilitation
IDIS Activity: 134 - Housing Rehabilitation

Status: Open
Location: 55 S State St Clearfield, UT 84015-1027

Objective: Provide decent affordable housing
Outcome: Affordability
Matrix Code: Rehab; Single-Unit Residential (14A)
National Objective: LMH

Initial Funding Date: 01/25/2019

Description:

Funds will be used towards a housing rehabilitation program for owner occupied units in Clearfield City.
This is a newer program and it will be set up on a matching ratio 1:4 and not to exceed $8,000 grant per household.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2017	B17MC490008	$39,545.29	$13,311.23	$13,311.23
Total	**Total**			**$39,545.29**	**$13,311.23**	**$13,311.23**

Proposed Accomplishments

Housing Units : 7

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Female-headed Households:	0		0		0			

Income Category:	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.

PGM Year: 2018
Project: 0003 - Safe Harbor
IDIS Activity: 135 - Safe Harbor

Status: Open
Location: 660 W Mutton Hollow Rd Kaysville, UT 84037-1126

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Services for victims of domestic violence, dating violence, sexual assault or stalking (05G)
National Objective: LMC

Initial Funding Date: 10/02/2018

Description:

Operating costs for the shelter that houses women and children form Clearfield City that have been victims of Domestic Violence.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2018	B18MC490008	$5,000.00	$3,888.62	$3,888.62
Total	**Total**			**$5,000.00**	**$3,888.62**	**$3,888.62**

Proposed Accomplishments

People (General) : 50

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.

PGM Year: 2018
Project: 0002 - Davis Community Learning Center
IDIS Activity: 136 - Davis Community Learning Center

Status: Open
Location: 210 Center St Clearfield, UT 84015-1031

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Other Public Services Not Listed in 05A-05Y, 03T (05Z)
National Objective: LMC

Initial Funding Date: 10/02/2018

Description:

This project will help pay salaries for two resource assistants.
The assistances will provide resources, information, assit with registrations, schedule appointments and answer phones.
These services will help low-mod income familiesindividuals in Clearfield City.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2018	B18MC490008	$16,204.00	$11,533.46	$11,533.46
Total	**Total**			**$16,204.00**	**$11,533.46**	**$11,533.46**

Proposed Accomplishments

People (General) : 1,090

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Female-headed Households:	0	0	0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.

PGM Year: 2018
Project: 0001 - Open Doors - Circles Peer Mentoring
IDIS Activity: 137 - Open Doors

Status: Open
Location: 1360 E 1450 S Clearfield, UT 84015-1611

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Food Banks (05W)
National Objective: LMC

Initial Funding Date: 10/02/2018

Description:

To pay for salaries for the employees that help at the Food Bank.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2018	B18MC490008	$10,000.00	$10,000.00	$10,000.00
Total	**Total**			**$10,000.00**	**$10,000.00**	**$10,000.00**

Proposed Accomplishments

People (General) : 13,350

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	295	0
Black/African American:	0	0	0	0	0	0	19	0
Asian:	0	0	0	0	0	0	2	0
American Indian/Alaskan Native:	0	0	0	0	0	0	6	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	167	105
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**489**	**105**
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2018	21 unduplicated individuals were averted from hunger for the 3rd quarter. 111 duplicated families received services for the quarter. 13 families received case management.	

Total Funded Amount:	**$585,290.06**
Total Drawn Thru Program Year:	**$495,646.43**
Total Drawn In Program Year:	**$331,769.14**

IDIS

Plan Year	IDIS Project	Project Title and Description		Program	Project Estimate	Commited Amount
2018	1	Open Doors - Circles Peer Mentoring	Open Doors Circles Program aids low-income individuals to carry out community economic development through job training and teaching job retention skills. The Circles Program supports low-income families and individuals with the relationship, confidence, and knowledge required to reach financial stability. The program connects community members with low-income families and individuals on their journey out of poverty. This is done by providing classes: teaching job skills, financial literacy, and how to survive not utilizing social services.	CDBG	$10,000.00	$10,000.00
	2	Davis Community Learning Center	The Davis Community Learning Center project will fund the salaries of two volunteer and resource coordinators at Wasatch and Holt Elementary schools, both Title 1 schools. The project will assist with the administrative expenses in order to offer ESL, GED completion, parent involvement classes, citizenship, and computer classes. - (05 Public Services General)	CDBG	$12,143.75	$16,204.00
	3	Safe Harbor	The Safe Harbor project will provide funds that will allow for case management, self-sufficiency support, educational and supportive groups, life skills classes, and connections to other resource agencies to victims of domestic violence. - (05G Battered and Abused Spouses)	CDBG	$5,000.00	$5,000.00
	4	CDBG Administration	The City of Clearfield will use CDBG funds to cover the planning and administrative expenses related to administering the CDBG program. The funds will also cover the creation of the 5-Year Consolidated Plan and the Analysis of Impediments.	CDBG	$39,525.00	$20,000.00
	5	Infrastructure Project	The CDBG funds will be using these funds towards an infrastructure project in an income qualified area. (03K Street Improvements)	CDBG	$156,823.00	$0.00
	6	Downpayment Assistance	Provide assistance for homeowner downpayments. Funding for this program is provided by program income. $7,000 was paid back during the 2017-2018 year, $1,470 was the remaining balance for the contract of the 2017-2018 year, and there is a balance carried over from the 2016-2017 year. The total program balance for the 2018-2019 year will be $14,290 with 10% administration going to the Davis Community Housing Authority to administer the program. (13 Direct Homeownership Assistance)	CDBG	$14,290.00	$14,290.00
	7	Open Doors	The Open Doors project will provide food services to at-risk low income persons and families. - (05W Food Banks)	CDBG	$10,000.00	$0.00

IDIS

Plan Year	IDIS Project	Project Title and Description		Program	Amount Drawn Thru Report Year
2018	1	Open Doors - Circles Peer Mentoring	Open Doors Circles Program aids low-income individuals to carry out community economic development through job training and teaching job retention skills. The Circles Program supports low-income families and individuals with the relationship, confidence, and knowledge required to reach financial stability. The program connects community members with low-income families and individuals on their journey out of poverty. This is done by providing classes: teaching job skills, financial literacy, and how to survive not utilizing social services.	CDBG	$10,000.00
	2	Davis Community Learning Center	The Davis Community Learning Center project will fund the salaries of two volunteer and resource coordinators at Wasatch and Holt Elementary schools, both Title 1 schools. The project will assist with the administrative expenses in order to offer ESL, GED completion, parent involvement classes, citizenship, and computer classes. - (05 Public Services General)	CDBG	$11,533.46
	3	Safe Harbor	The Safe Harbor project will provide funds that will allow for case management, self-sufficiency support, educational and supportive groups, life skills classes, and connections to other resource agencies to victims of domestic violence. - (05G Battered and Abused Spouses)	CDBG	$3,888.62
	4	CDBG Administration	The City of Clearfield will use CDBG funds to cover the planning and administrative expenses related to administering the CDBG program. The funds will also cover the creation of the 5-Year Consolidated Plan and the Analysis of Impediments.	CDBG	$11,234.17
	5	Infrastructure Project	The CDBG funds will be using these funds towards an infrastructure project in an income qualified area. (03K Street Improvements)	CDBG	$0.00
	6	Downpayment Assistance	Provide assistance for homeowner downpayments. Funding for this program is provided by program income. $7,000 was paid back during the 2017-2018 year, $1,470 was the remaining balance for the contract of the 2017-2018 year, and there is a balance carried over from the 2016-2017 year. The total program balance for the 2018-2019 year will be $14,290 with 10% administration going to the Davis Community Housing Authority to administer the program. (13 Direct Homeownership Assistance)	CDBG	$14,290.00
	7	Open Doors	The Open Doors project will provide food services to at-risk low income persons and families. - (05W Food Banks)	CDBG	$0.00

IDIS

Plan Year	IDIS Project	Project Title and Description		Program	Amount Available to Draw
2018	1	Open Doors - Circles Peer Mentoring	Open Doors Circles Program aids low-income individuals to carry out community economic development through job training and teaching job retention skills. The Circles Program supports low-income families and individuals with the relationship, confidence, and knowledge required to reach financial stability. The program connects community members with low-income families and individuals on their journey out of poverty. This is done by providing classes: teaching job skills, financial literacy, and how to survive not utilizing social services.	CDBG	$0.00
	2	Davis Community Learning Center	The Davis Community Learning Center project will fund the salaries of two volunteer and resource coordinators at Wasatch and Holt Elementary schools, both Title 1 schools. The project will assist with the administrative expenses in order to offer ESL, GED completion, parent involvement classes, citizenship, and computer classes. - (05 Public Services General)	CDBG	$4,670.54
	3	Safe Harbor	The Safe Harbor project will provide funds that will allow for case management, self-sufficiency support, educational and supportive groups, life skills classes, and connections to other resource agencies to victims of domestic violence. - (05G Battered and Abused Spouses)	CDBG	$1,111.38
	4	CDBG Administration	The City of Clearfield will use CDBG funds to cover the planning and administrative expenses related to administering the CDBG program. The funds will also cover the creation of the 5-Year Consolidated Plan and the Analysis of Impediments.	CDBG	$8,765.83
	5	Infrastructure Project	The CDBG funds will be using these funds towards an infrastructure project in an income qualified area. (03K Street Improvements)	CDBG	$0.00
	6	Downpayment Assistance	Provide assistance for homeowner downpayments. Funding for this program is provided by program income. $7,000 was paid back during the 2017-2018 year, $1,470 was the remaining balance for the contract of the 2017-2018 year, and there is a balance carried over from the 2016-2017 year. The total program balance for the 2018-2019 year will be $14,290 with 10% administration going to the Davis Community Housing Authority to administer the program. (13 Direct Homeownership Assistance)	CDBG	$0.00
	7	Open Doors	The Open Doors project will provide food services to at-risk low income persons and families. - (05W Food Banks)	CDBG	$0.00

IDIS

Plan Year	IDIS Project	Project Title and Description		Program	Amount Drawn in Report Year
2018	1	Open Doors - Circles Peer Mentoring	Open Doors Circles Program aids low-income individuals to carry out community economic development through job training and teaching job retention skills. The Circles Program supports low-income families and individuals with the relationship, confidence, and knowledge required to reach financial stability. The program connects community members with low-income families and individuals on their journey out of poverty. This is done by providing classes: teaching job skills, financial literacy, and how to survive not utilizing social services.	CDBG	$10,000.00
	2	Davis Community Learning Center	The Davis Community Learning Center project will fund the salaries of two volunteer and resource coordinators at Wasatch and Holt Elementary schools, both Title 1 schools. The project will assist with the administrative expenses in order to offer ESL, GED completion, parent involvement classes, citizenship, and computer classes. - (05 Public Services General)	CDBG	$11,533.46
	3	Safe Harbor	The Safe Harbor project will provide funds that will allow for case management, self-sufficiency support, educational and supportive groups, life skills classes, and connections to other resource agencies to victims of domestic violence. - (05G Battered and Abused Spouses)	CDBG	$3,888.62
	4	CDBG Administration	The City of Clearfield will use CDBG funds to cover the planning and administrative expenses related to administering the CDBG program. The funds will also cover the creation of the 5-Year Consolidated Plan and the Analysis of Impediments.	CDBG	$11,234.17
	5	Infrastructure Project	The CDBG funds will be using these funds towards an infrastructure project in an income qualified area. (03K Street Improvements)	CDBG	$0.00
	6	Downpayment Assistance	Provide assistance for homeowner downpayments. Funding for this program is provided by program income. $7,000 was paid back during the 2017-2018 year, $1,470 was the remaining balance for the contract of the 2017-2018 year, and there is a balance carried over from the 2016-2017 year. The total program balance for the 2018-2019 year will be $14,290 with 10% administration going to the Davis Community Housing Authority to administer the program. (13 Direct Homeownership Assistance)	CDBG	$14,290.00
	7	Open Doors	The Open Doors project will provide food services to at-risk low income persons and families. - (05W Food Banks)	CDBG	$0.00

IDIS

Plan Year	IDIS Project	Project Title and Description		Program	Project Estimate	Commited Amount
2018	8	Davis Community Learning Center	The Davis Community Learning Center project will fund the salaries of two volunteer and resource coordinators at Wasatch and Holt Elementary schools, both Title 1 schools. The project will assist with the administrative expenses in order to offer ESL, GED completion, parent involvement classes, citizenship, and computer classes. - (05 Public Services General)	CDBG	$16,204.00	$0.00
	9	Safe Harbor	The Safe Harbor project will provide funds that will allow for case management, self-sufficiency support, educational and supportive groups, life skills classes, and connections to other resource agencies to victims of domestic violence. - (05G Battered and Abused Spouses)	CDBG	$5,000.00	$0.00
	10	Housing Rehabilitation	Funds will be used towards a housing rehabilitation program for owner occupied units in Clearfield City. This is a newer program and it will be set up on a matching ratio 1:4 and not to exceed $8,000 grant per household.	CDBG	$58,456.25	$39,545.29

IDIS

Plan Year	IDIS Project	Project Title and Description		Program	Amount Drawn Thru Report Year
2018	8	Davis Community Learning Center	The Davis Community Learning Center project will fund the salaries of two volunteer and resource coordinators at Wasatch and Holt Elementary schools, both Title 1 schools. The project will assist with the administrative expenses in order to offer ESL, GED completion, parent involvement classes, citizenship, and computer classes. - (05 Public Services General)	CDBG	$0.00
	9	Safe Harbor	The Safe Harbor project will provide funds that will allow for case management, self-sufficiency support, educational and supportive groups, life skills classes, and connections to other resource agencies to victims of domestic violence. - (05G Battered and Abused Spouses)	CDBG	$0.00
	10	Housing Rehabilitation	Funds will be used towards a housing rehabilitation program for owner occupied units in Clearfield City. This is a newer program and it will be set up on a matching ratio 1:4 and not to exceed $8,000 grant per household.	CDBG	$13,311.23

IDIS

Plan Year	IDIS Project	Project Title and Description		Program	Amount Available to Draw
2018	8	Davis Community Learning Center	The Davis Community Learning Center project will fund the salaries of two volunteer and resource coordinators at Wasatch and Holt Elementary schools, both Title 1 schools. The project will assist with the administrative expenses in order to offer ESL, GED completion, parent involvement classes, citizenship, and computer classes. - (05 Public Services General)	CDBG	$0.00
	9	Safe Harbor	The Safe Harbor project will provide funds that will allow for case management, self-sufficiency support, educational and supportive groups, life skills classes, and connections to other resource agencies to victims of domestic violence. - (05G Battered and Abused Spouses)	CDBG	$0.00
	10	Housing Rehabilitation	Funds will be used towards a housing rehabilitation program for owner occupied units in Clearfield City. This is a newer program and it will be set up on a matching ratio 1:4 and not to exceed $8,000 grant per household.	CDBG	$26,234.06

IDIS

Plan Year	IDIS Project	Project Title and Description		Program	Amount Drawn in Report Year
2018	8	Davis Community Learning Center	The Davis Community Learning Center project will fund the salaries of two volunteer and resource coordinators at Wasatch and Holt Elementary schools, both Title 1 schools. The project will assist with the administrative expenses in order to offer ESL, GED completion, parent involvement classes, citizenship, and computer classes. - (05 Public Services General)	CDBG	$0.00
	9	Safe Harbor	The Safe Harbor project will provide funds that will allow for case management, self-sufficiency support, educational and supportive groups, life skills classes, and connections to other resource agencies to victims of domestic violence. - (05G Battered and Abused Spouses)	CDBG	$0.00
	10	Housing Rehabilitation	Funds will be used towards a housing rehabilitation program for owner occupied units in Clearfield City. This is a newer program and it will be set up on a matching ratio 1:4 and not to exceed $8,000 grant per household.	CDBG	$13,311.23

PGM YEAR	PROJ ID	IDIS ACT ID	ACTIVITY NAME	STATUS	MTX CD	NTL OBJ	Total EST. AMT	% CDBG	CDBG DRAWN AMOUNT	OCCUPIED TOTAL	UNITS L/M	% L/M	CUMULATIVE OCCUPIED OWNER	CUMULATIVE UNITS RENTER
2018	6100	134	Housing Rehabilitation	OPEN	14A	LMH	39,545.29	0.0	13,311.23	0	0	0.0	0	0
			2018 TOTALS: BUDGETED/UNDERWAY				39,545.29	33.6	13,311.23	0	0	0.0	0	0
				COMPLETED			0.00	0.0	0.00	0	0	0.0	0	0
							39,545.29	33.6	13,311.23	0	0	0.0	0	0

PGM YEAR	PROJ ID	IDIS ACT ID	ACTIVITY NAME	STATUS	MTX CD	NTL OBJ	Total EST. AMT	% CDBG	CDBG DRAWN AMOUNT	OCCUPIED TOTAL	UNITS L/M	% L/M	CUMULATIVE OCCUPIED OWNER	CUMULATIVE UNITS RENTER
2017	1105	126	Housing Rehabilitation	COM	14A	LMH	106,721.10	100.0	106,721.10	14	14	100.0	14	0
			2017 TOTALS: BUDGETED/UNDERWAY				0.00	0.0	0.00	0	0	0.0	0	0
				COMPLETED			106,721.10	100.0	106,721.10	14	14	100.0	14	0
							106,721.10	100.0	106,721.10	14	14	100.0	14	0

PGM YEAR	PROJ ID	IDIS ACT ID	ACTIVITY NAME	STATUS	MTX CD	NTL OBJ	Total EST. AMT	% CDBG	CDBG DRAWN AMOUNT	OCCUPIED TOTAL	UNITS L/M	% L/M	CUMULATIVE OCCUPIED OWNER	CUMULATIVE UNITS RENTER
2016	4386	122	Purchase Building Lot for SFD	COM	14A	LMH	48,726.58	100.0	48,726.58	1	1	100.0	1	0
			2016 TOTALS: BUDGETED/UNDERWAY				0.00	0.0	0.00	0	0	0.0	0	0
				COMPLETED			48,726.58	100.0	48,726.58	1	1	100.0	1	0
							48,726.58	100.0	48,726.58	1	1	100.0	1	0

PGM YEAR	PROJ ID	IDIS ACT ID	ACTIVITY NAME	STATUS	MTX CD	NTL OBJ	Total EST. AMT	% CDBG	CDBG DRAWN AMOUNT	OCCUPIED TOTAL	UNITS L/M	% L/M	CUMULATIVE OCCUPIED OWNER	CUMULATIVE UNITS RENTER
2011	7165	86	DAVIS COMMUNITY HOUSING AUTHORITY	COM	14A	LMH	5,486.00	100.0	5,486.00	3	3	100.0	3	0
			2011 TOTALS: BUDGETED/UNDERWAY				0.00	0.0	0.00	0	0	0.0	0	0
				COMPLETED			5,486.00	100.0	5,486.00	3	3	100.0	3	0
							5,486.00	100.0	5,486.00	3	3	100.0	3	0

PGM YEAR	PROJ ID	IDIS ACT ID	ACTIVITY NAME	STATUS	MTX CD	NTL OBJ	Total EST. AMT	% CDBG	CDBG DRAWN AMOUNT	OCCUPIED TOTAL	UNITS L/M	% L/M	CUMULATIVE OCCUPIED OWNER	CUMULATIVE UNITS RENTER
2007	0001	61	DAVIS COMMUNITY HOUSING AUTHORITY	COM	14A	LMH	7,500.00	100.0	7,500.00	5	5	100.0	5	0
			2007 TOTALS: BUDGETED/UNDERWAY				0.00	0.0	0.00	0	0	0.0	0	0
				COMPLETED			7,500.00	100.0	7,500.00	5	5	100.0	5	0
							7,500.00	100.0	7,500.00	5	5	100.0	5	0

PGM YEAR	PROJ ID	IDIS ACT ID	ACTIVITY NAME	STATUS	MTX CD	NTL OBJ	Total EST. AMT	% CDBG	CDBG DRAWN AMOUNT	OCCUPIED TOTAL	UNITS L/M	% L/M	CUMULATIVE OCCUPIED OWNER	CUMULATIVE UNITS RENTER
2006	0001	53	DAVIS COMMUNITY HOUSING AUTHORITY	COM	14A	LMH	10,000.00	100.0	10,000.00	5	5	100.0	5	0
			2006 TOTALS: BUDGETED/UNDERWAY				0.00	0.0	0.00	0	0	0.0	0	0
				COMPLETED			10,000.00	100.0	10,000.00	5	5	100.0	5	0
							10,000.00	100.0	10,000.00	5	5	100.0	5	0

PGM YEAR	PROJ ID	IDIS ACT ID	ACTIVITY NAME	STATUS	MTX CD	NTL OBJ	Total EST. AMT	% CDBG	CDBG DRAWN AMOUNT	OCCUPIED TOTAL	UNITS L/M	% L/M	CUMULATIVE OCCUPIED OWNER	CUMULATIVE UNITS RENTER

PGM YEAR	PROJ ID	IDIS ACT ID	ACTIVITY NAME	STATUS	MTX CD	NTL OBJ	Total EST. AMT	% CDBG	CDBG DRAWN AMOUNT	OCCUPIED TOTAL	UNITS L/M	% L/M	CUMULATIVE OCCUPIED OWNER	CUMULATIVE UNITS RENTER
2005	0001	47	DAVIS COUNTY HOUSING AUTHORITY	COM	14A	LMH	10,000.00	100.0	10,000.00	5	5	100.0	5	0
			2005 TOTALS: BUDGETED/UNDERWAY				0.00	0.0	0.00	0	0	0.0	0	0
				COMPLETED			10,000.00	100.0	10,000.00	5	5	100.0	5	0
							10,000.00	100.0	10,000.00	5	5	100.0	5	0

PGM YEAR	PROJ ID	IDIS ACT ID	ACTIVITY NAME	STATUS	MTX CD	NTL OBJ	Total EST. AMT	% CDBG	CDBG DRAWN AMOUNT	OCCUPIED TOTAL	UNITS L/M	% L/M	CUMULATIVE OCCUPIED OWNER	CUMULATIVE UNITS RENTER
2004	0001	40	DAVIS COUNTY HOUSING AUTHORITY	COM	14A	LMH	10,000.00	100.0	10,000.00	6	6	100.0	0	6
			2004 TOTALS: BUDGETED/UNDERWAY				0.00	0.0	0.00	0	0	0.0	0	0
				COMPLETED			10,000.00	100.0	10,000.00	6	6	100.0	0	6
							10,000.00	100.0	10,000.00	6	6	100.0	0	6

PGM YEAR	PROJ ID	IDIS ACT ID	ACTIVITY NAME	STATUS	MTX CD	NTL OBJ	Total EST. AMT	% CDBG	CDBG DRAWN AMOUNT	OCCUPIED TOTAL	UNITS L/M	% L/M	CUMULATIVE OCCUPIED OWNER	CUMULATIVE UNITS RENTER
2003	0001	33	DAVIS COUNTY HOUSING AUTHORITY	COM	14A	LMH	8,400.00	100.0	8,400.00	4	0	0.0	0	4
			2003 TOTALS: BUDGETED/UNDERWAY				0.00	0.0	0.00	0	0	0.0	0	0
				COMPLETED			8,400.00	100.0	8,400.00	4	0	0.0	0	4
							8,400.00	100.0	8,400.00	4	0	0.0	0	4

PGM YEAR	PROJ ID	IDIS ACT ID	ACTIVITY NAME	STATUS	MTX CD	NTL OBJ	Total EST. AMT	% CDBG	CDBG DRAWN AMOUNT	OCCUPIED TOTAL	UNITS L/M	% L/M	CUMULATIVE OCCUPIED OWNER	CUMULATIVE UNITS RENTER
2002	0004	27	DAVIS COUNTY HOUSING AUTHORITY	COM	14A	LMH	10,000.00	100.0	10,000.00	4	0	0.0	0	4

2002	TOTALS: BUDGETED/UNDERWAY	0.00	0.0	0.00	0	0	0.0	0	0
	COMPLETED	10,000.00	100.0	10,000.00	4	0	0.0	0	4
		10,000.00	100.0	10,000.00	4	0	0.0	0	4

PGM YEAR	PROJ ID	IDIS ACT ID	ACTIVITY NAME	STATUS	MTX CD	NTL OBJ	Total EST. AMT	% CDBG	CDBG DRAWN AMOUNT	OCCUPIED TOTAL	UNITS L/M	% L/M	CUMULATIVE OCCUPIED OWNER	CUMULATIVE UNITS RENTER
2001	0001	19	DAVIS COUNTY HOUSING AUTHORITY	COM	14A	LMH	10,000.00	100.0	10,000.00	5	5	100.0	0	5
			2001 TOTALS: BUDGETED/UNDERWAY				0.00	0.0	0.00	0	0	0.0	0	0
			COMPLETED				10,000.00	100.0	10,000.00	5	5	100.0	0	5
							10,000.00	100.0	10,000.00	5	5	100.0	0	5

PART I: SUMMARY OF CDBG RESOURCES	
01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	0.00
02 ENTITLEMENT GRANT	208,027.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	7,000.00
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	215,027.00
PART II: SUMMARY OF CDBG EXPENDITURES	
09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	320,534.97
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	320,534.97
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	11,234.17
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	331,769.14
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	(116,742.14)
PART III: LOWMOD BENEFIT THIS REPORTING PERIOD	
17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	320,534.97
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	320,534.97
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%
LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS	
23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%
PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS	
27 DISBURSED IN IDIS FOR PUBLIC SERVICES	25,422.08
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	25,422.08
32 ENTITLEMENT GRANT	208,027.00
33 PRIOR YEAR PROGRAM INCOME	8,300.00
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	216,327.00
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	11.75%
PART V: PLANNING AND ADMINISTRATION (PA) CAP	
37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	11,234.17
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	11,234.17
42 ENTITLEMENT GRANT	208,027.00
43 CURRENT YEAR PROGRAM INCOME	7,000.00
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	215,027.00
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	5.22%

LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

Report returned no data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

Report returned no data.

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2017	9	131	6257682	250 North Infrastructure Project	03K	LMA	$201,970.32
2017	9	131	6274364	250 North Infrastructure Project	03K	LMA	$21,485.34
					03K	Matrix Code	$223,455.66
2018	3	135	6207542	Safe Harbor	05G	LMC	$1,112.38
2018	3	135	6234421	Safe Harbor	05G	LMC	$1,360.23
2018	3	135	6268244	Safe Harbor	05G	LMC	$1,416.01
					05G	Matrix Code	$3,888.62
2018	1	137	6201726	Open Doors	05W	LMC	$1,096.69
2018	1	137	6236729	Open Doors	05W	LMC	$8,033.28
2018	1	137	6259895	Open Doors	05W	LMC	$870.03
					05W	Matrix Code	$10,000.00
2018	2	136	6201536	Davis Community Learning Center	05Z	LMC	$847.43
2018	2	136	6231249	Davis Community Learning Center	05Z	LMC	$5,495.49
2018	2	136	6268219	Davis Community Learning Center	05Z	LMC	$5,190.54
					05Z	Matrix Code	$11,533.46
2018	6	132	6231143	Downpayment Assistance	13B	LMH	$10,429.00
2018	6	132	6231177	Downpayment Assistance	13B	LMH	$3,000.00
2018	6	132	6266723	Downpayment Assistance	13B	LMH	$861.00
					13B	Matrix Code	$14,290.00
2017	4	126	6211350	Housing Rehabilitation	14A	LMH	$43,136.00
2017	4	126	6214477	Housing Rehabilitation	14A	LMH	$920.00
2018	10	134	6264586	Housing Rehabilitation	14A	LMH	$13,311.23
					14A	Matrix Code	$57,367.23
Total							$320,534.97

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	**Drawn Amount**
2018	3	135	6207542	Safe Harbor	05G	LMC	$1,112.38
2018	3	135	6234421	Safe Harbor	05G	LMC	$1,360.23
2018	3	135	6268244	Safe Harbor	05G	LMC	$1,416.01
					05G	Matrix Code	$3,888.62
2018	1	137	6201726	Open Doors	05W	LMC	$1,096.69
2018	1	137	6236729	Open Doors	05W	LMC	$8,033.28
2018	1	137	6259895	Open Doors	05W	LMC	$870.03
					05W	Matrix Code	$10,000.00
2018	2	136	6201536	Davis Community Learning Center	05Z	LMC	$847.43
2018	2	136	6231249	Davis Community Learning Center	05Z	LMC	$5,495.49
2018	2	136	6268219	Davis Community Learning Center	05Z	LMC	$5,190.54
					05Z	Matrix Code	$11,533.46
Total							$25,422.08

LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	**Drawn Amount**
2018	4	133	6207619	CDBG Administration	21A		$5,260.26
2018	4	133	6208397	CDBG Administration	21A		$261.50
2018	4	133	6217226	CDBG Administration	21A		$207.25
2018	4	133	6231386	CDBG Administration	21A		$2,223.72
2018	4	133	6257753	CDBG Administration	21A		$306.50
2018	4	133	6259072	CDBG Administration	21A		$2,668.44
2018	4	133	6264524	CDBG Administration	21A		$306.50
					21A	Matrix Code	$11,234.17
Total							$11,234.17

Proof of Publication

State of Utah ss
County of Weber

NOTICE OF PUBLIC HEARING

Notice is hereby given that a Public Hearing will be held before the Clearfield City Council, 55 South State Street, 3rd Floor, Clearfield, Utah, on **Tuesday, April 25, 2017** at **7:00 p.m.** to receive public comments regarding proposed uses of the 2017 Community Development Block Grant (CDBG) funds. Please call our office (801-525-2714) at least five business days in advance of the public hearing you want to attend if you need language translation, a sign language interpreter, an assistive listening device, or other reasonable accommodation.

The proposed Community Development Block Grant (CDBG) draft Action Plan for 2017 was available for review beginning March 15, 2017 in the Community Development Office, 55 South State, 2nd Floor, Clearfield, Utah, Monday through Friday, 8:00 a.m. to 5:00 p.m. If there are any questions concerning the CDBG Program, please contact Stacy Millgate, CDBG Coordinator at (801)525-2781 or by TTY at 711 or 888-346-3162 for Spanish Relay Utah. Written comments are accepted from March 15, 2017 to April 13, 2017 in the Community Development Office or by email at smillgate@clearfieldcity.org. All interested persons present will be given the opportunity to be heard.

Dated this 6th day of April, 2017.
CLEARFIELD CITY CORPORATION
/s/Nancy R. Dean, City Recorder

Pub. April 9, 2017 921168

Susan Bennett says:

That she/he is a citizen of the United States, over the age of eighteen years, and not interested in the above entitled matter; that she/he is the principal clerk of the Standard Examiner, which is, and was at the times of publication herinafter mentioned a newspaper of general circulation in the counties of Weber, Davis, Box Elder and Morgan, State of Utah: printed and published daily therein at Ogden City, that the notice attached hereto:

HEARING

Was published in said newspaper 1 time
First, on **4/9/2017** and last on
That said notice was published in every number of the regular issue of said newspaper at times of publication as above specified, and as per legal requirements electronically on utahlegals.com for 30 days

Susan Bennett

Subscribed and sworn to before me on **4/10/2017**

Jayne Dunn
Notary Public

JAYNE DUNN
NOTARY PUBLIC • STATE of UTAH
COMMISSION NO. 679150
COMM. EXP. 09-10-2018

Proof of Publication

State of Utah ss
County of Weber

AVISO DE AUDIENCIA PÚBLICA

Se hace saber que una audiencia pública se llevará a cabo con el Consejo de la Ciudad de Clearfield, 55 South State Street, Piso 3, Clearfield, Utah, **el martes, 25 de abril, 2017** a las **7:00 pm** para recibir comentarios del público en cuanto a los usos propuestos de los fondos del Community Development Block Grant (CDBG) para 2017. Por favor, llame a nuestra oficina (801-525-2714) por lo menos cinco días hábiles antes de la audiencia pública que desea asistir si necesita traducción de idiomas, un intérprete de lenguaje de signos, un dispositivo de ayuda auditiva, o cualquier otra acomodación razonable. El Plan de Acción del Community Development Block Grant (CDBG) propuesto para 2017 fue disponible para su revisión a partir del 15 de marzo, 2017 en la Oficina del Desarrollo de la Comunidad, 55 South State Street, Piso 2, Clearfield, Utah, de lunes a viernes, de 8:00 am a 5:00 pm. Si hay alguna pregunta acerca del Programa CDBG, por favor, póngase en contacto con Stacy Millgate, Coordinador de CDBG al (801) 525-2781 o por TTY al 711 o al 888-346-3162 para Relay Utah español. Los comentarios escritos serán aceptados de 15 marzo 2017 a 13 abril 2017 en la Oficina del Desarrollo de la Comunidad o por correo electrónico a smillgate@clearfieldcity.org.
Se dará a todas las personas presentes que quieran hablar la oportunidad de ser escuchadas.
Fechado el dia 6th de abril de 2017.
LA MUNICIPALIDAD DE CLEARFIELD
/s/Nancy R. Dean, Registradora de la Municipalidad

Pub. Apirl 9, 2017 923651

Susan Bennett says:

That she/he is a citizen of the United States, over the age of eighteen years, and not interested in the above entitled matter; that she/he is the principal clerk of the Standard Examiner, which is, and was at the times of publication herinafter mentioned a newspaper of general circulation in the counties of Weber, Davis, Box Elder and Morgan, State of Utah: printed and published daily therein at Ogden City, that the notice attached hereto:

AVISO DE AUDIENCIA PUBLICA

Was published in said newspaper 1 time
First, on 4/9/2017 and last on
That said notice was published in every number of the regular issue of said newspaper at times of publication as above specified, and as per legal requirements electronically on utahlegals.com for 30 days

Susan Bennett

Subscribed and sworn to before me on 4/10/2017

Jayne Dunn
Notary Public

JAYNE DUNN
NOTARY PUBLIC • STATE of UTAH
COMMISSION NO. 679150
COMM. EXP. 09-10-2018

Proof of Publication

State of Utah ss
County of Weber

NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS FOR TIERED PROJECTS AND PROGRAMS

July 16, 2017
Clearfield City Corporation
55 South State Street
Clearfield, Utah 84015
On or after July 27, 2017 Clearfield City will submit a request to the U.S. Department of Housing and Urban Development for the release of Community Development Block Grant (C.D.B.G.) funds under Title 1 of the Housing and Community Development Act of 1974, as amended, to undertake the following project:
Tier 1 Broad Review Project/Program Title: Rehabilitation Grant Program (RGP)
Purpose: To provide assistance for home improvements that eliminate blight, conserve energy, improve property values, and preserve the housing community with the City limits.
Location: This program is available to eligible single-family owner-occupied residences within the City limits.
Project/Program Description: Clearfield City will allow the RGP to provide up to $8,000.00 in the form of a grant to eligible homeowners within the limits of Clearfield City. The grant may be used to correct present home problems, accessibility modifications, code violations of health and safety concerns and/or energy improvements. The program will administered by the Davis Community Housing Authority. **Tier 2 site specific reviews will be completed for those laws and authorities not addressed in the tier 1 broad review for each address under this program when addresses become known.**
Level of Environmental Review Citation: 24 CFR Part 58.35(a)(4)
Tier 2 Site Specific Review: The site specific reviews will cover the following laws and authorities not addressed in the Tier 1 broad review: Flood Insurance and Floodplain Management.
Mitigation Measures/Conditions/Permits (if any): There is more than one flood zone classification in the City therefore; this area will be addressed when the tier 2 site specific review is conducted.
Estimated Project Cost: $59,751
The activity/activities proposed are categorically excluded under HUD regulations at 24 CFR Part 58 from National Environmental Policy Act (NEPA) requirements per 24 CFR Part 58.35(a)(4). An Environmental Review Record (ERR) that documents the environmental determinations for this project is on file at the Community Development Office of Clearfield City, 55 South State Street, Clearfield, Utah 84015 and Davis Community Housing Authority, 352 South 200 West, Suite #1, Farmington, Utah 84025 and may be examined or copied weekdays 8A.M to 5 P.M.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the Clearfield City CDBG Coordinator, Stacy Millgate at 55 South State Street, Clearfield, Utah 84015. All comments received by July 27, 2017 will be considered by Clearfield City prior to authorizing submission of a request for release of funds.

ENVIRONMENTAL CERTIFICATION

Clearfield City certifies to the U.S. Department of Housing and Urban Development that Mark Shepherd, Certifying Officer, in his capacity as Mayor consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. The U. S. Department of Housing and Urban Development's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows Clearfield City to use HUD program funds.

OBJECTIONS TO RELEASE OF FUNDS

The U. S. Department of Housing and Urban Development will accept objections to its release of fund and Clearfield City Corporation's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever

Susan Bennett says:

That she/he is a citizen of the United States, over the age of eighteen years, and not interested in the above entitled matter; that she/he is the principal clerk of the Standard Examiner, which is, and was at the times of publication herinafter mentioned a newspaper of general circulation in the counties of Weber, Davis, Box Elder and Morgan, State of Utah: printed and published daily therein at Ogden City, that the notice attached hereto:

INTENT TO REQUEST RELEASE OF FUNDS

Was published in said newspaper 1 time
First, on 7/16/2017 and last on
That said notice was published in every number of the regular issue of said newspaper at times of publication as above specified, and as per legal requirements electronically on utahlegals.com for 30 days

Susan Bennett

Subscribed and sworn to before me on 7/17/2017

Notary Public

LYNDA BLANCH
NOTARY PUBLIC • STATE of UTAH
COMMISSION NO. 685455
COMM. EXP. 10-14-2019

Proof of Publication

State of Utah ss
County of Weber

NOTICE TO THE PUBLIC

Notice is hereby given that the City of Clearfield's Consolidated Annual Performance and Evaluation Report (CAPER) will be available for public review and comment. The report is an overview of projects completed with the funds received from the Community Development Block Grant (CDBG) awarded to Clearfield City by the Department of Housing and Urban Development (HUD) for fiscal year 2016-2017. Projects consisted of donations to three sub-recipients for public service activities as well as allocating funds towards Emergency Home Repairs, Housing Rehabilitation, and Purchase of a Vacant lot, Down Payment Assistance Program and administrative salaries.
Anyone interested in reviewing and/or commenting on the report may do so between September 1, 2017 and September 18, 2017 in the Community Development Department, 55 South State Street, 2nd Floor, Clearfield Utah, Monday through Friday, between 8:00 a.m. and 5:00 p.m. If there are any questions concerning the CDBG Program, please contact Stacy Millgate, CDBG Coordinator at (801)525-2781 or by TTY at 711 or 888-346-3162 for Spanish Relay Utah. Written comments will be accepted in the Community Development Office or by email at smillgate@clearfieldcity.org.
Dated this 30th day of August 2017.
CLEARFIELD CITY CORPORATION
/s/Nancy R. Dean, City Recorder

Pub: Sept. 1, 2017 1425678

Susan Bennett says:

That she/he is a citizen of the United States, over the age of eighteen years, and not interested in the above entitled matter; that she/he is the principal clerk of the Standard Examiner, which is, and was at the times of publication herinafter mentioned a newspaper of general circulation in the counties of Weber, Davis, Box Elder and Morgan, State of Utah: printed and published daily therein at Ogden City, that the notice attached hereto:

AVAILABILITY FOR REVIEW

Was published in said newspaper 1 time
First, on 9/1/2017 and last on
That said notice was published in every number of the regular issue of said newspaper at times of publication as above specified, and as per legal requirements electronically on utahlegals.com for 30 days

Susan Bennett

Subscribed and sworn to before me on 9/1/2017

Jayne Dunn

Notary Public

JAYNE DUNN
NOTARY PUBLIC • STATE of UTAH
COMMISSION NO. 679150
COMM. EXP. 09-10-2018

Proof of Publication

State of Utah ss
County of Weber

Public Notice

Notice is hereby given that Clearfield City Corporation will be accepting applications for funding requests from the 2018/2019 Community Development Block Grant (CDBG). Program year will be from July 1, 2018 to June 30, 2019. Funding requests will be received by Clearfield City at the office of the CDBG Coordinator, James Shoopman, 55 South State Street, 1st Floor, Clearfield, Utah 84015, until **5:00 p.m.** on **December 1, 2017.**
Guidelines for preparing the funding requests may be obtained from Clearfield City at the Customer Service Center, 55 South State, 1st Floor, Clearfield, Utah 84015, Monday through Friday, 8:00 a.m. to 5:00 p.m. beginning November 2, 2017. For further information concerning the funding requests please contact James Shoopman at (801) 525-2784.
Dated this 11th day of October, 2017.
CLEARFIELD CITY CORPORATION
/s/Nancy R. Dean, City Recorder

Pub: Oct. 15, 2017 1461531

Susan Bennett says:

That she/he is a citizen of the United States, over the age of eighteen years, and not interested in the above entitled matter; that she/he is the principal clerk of the Standard Examiner, which is, and was at the times of publication herinafter mentioned a newspaper of general circulation in the counties of Weber, Davis, Box Elder and Morgan, State of Utah: printed and published daily therein at Ogden City, that the notice attached hereto:

APPLICATIONS FOR FUNDING

Was published in said newspaper 1 time

10/15/2017 and last on

That said notice was published in every number of the regular issue of said newspaper at times of publication as above specified, and as per legal requirements electronically on utahlegals.com for 30 days

Susan Bennett

Subscribed and sworn to before me on 10/16/2017

Jayne Dunn

Notary Public

JAYNE DUNN
NOTARY PUBLIC • STATE of UTAH
COMMISSION NO. 679150
COMM. EXP. 09-10-2018

Proof of Publication

State of Utah ss
County of Weber

PUBLIC HEARING NOTICE

Notice is hereby given that Clearfield City Corporation will hold its first Public Hearing on **February 27th, 2018 at 7:00 pm** to take public comment and begin a 30-day comment period regarding:

•Reprogramming of Community Development Block Grant (CDBG) funds from program year 2017-2018;

•Reprogramming of unused Community Development Block Grant (CDBG) funds from prior program years 2016-2017, 2015-2016, and 2014-2015

Following the conclusion of the 30-day public comment period, a second Public Hearing will be April 10th, 2018 at 7:00 pm.

The Public Hearing will be held in the City Council Chambers at the Clearfield Municipal Building, located at 55 South State Street, Clearfield City, Utah.

Information may be obtained from Clearfield City Hall, 55 State St, Clearfield, Utah 84015, Customer Service Center, 1st Floor, Monday through Friday, 8:00 a.m. to 5:00 p.m.

For further information please contact James Shoopman at (801) 525-2784.

Dated this 8th day of February, 2018.
Clearfield City Corporation
/s/Nancy R. Dean, City Recorder

NOTICIA PÚBLICA

Se da aviso de que Clearfield City Corporation celebrar su primera audiencia pública el 27 de Febrero de 2018 a las 7:00 p.m. para recibir comentarios del público y comenzar un período de comentarios de 30 días con respecto a:

•Redistribuci n de los fondos de la subvenci n en bloque de desarrollo comunitario (CDBG) del a o del programa 2017-2018;

•Redistribuci n de los fondos de la subvenci n en bloque de desarrollo comunitario (CDBG) no utilizados del programa de los a os anteriores 2016-2017, 2015-2016 y 2014-2015

Después de la conclusi n del período de comentarios públicos de 30 días, se realizar una segunda audiencia pública el 10 de Abril de 2018 a las 7:00 p.m.

La Audiencia Pública se llevar a cabo en las C maras del Consejo Municipal en la Alcaldía de Clearfield, ubicada en 55 South State Street, Clearfield City, Utah.

Se puede obtener informaci n en Clearfield City Hall, 55 State St, Clearfield, Utah 84015, Centro de Servicio al Cliente, primer piso, de lunes a viernes, de 8:00 a.m. a 5:00 p.m.

Para obtener m s informaci n, p ngase en contacto con James Shoopman al (801) 525-2784.

Dated this 8th day of February, 2018.
Clearfield City Corporation
/s/Nancy R. Dean, City Recorder

Pub: Feb 11, 2018 1546298

Susan Bennett says:

That she/he is a citizen of the United States, over the age of eighteen years, and not interested in the above entitled matter; that she/he is the principal clerk of the Standard Examiner, which is, and was at the times of publication herinafter mentioned a newspaper of general circulation in the counties of Weber, Davis, Box Elder and Morgan, State of Utah: printed and published daily therein at Ogden City, that the notice attached hereto:

HEARING

Was published in said newspaper 1 time

First, on **2/11/2018** and last on

That said notice was published in every number of the regular issue of said newspaper at times of publication as above specified, and as per legal requirements electronically on utahlegals.com for 30 days

Susan Bennett

Subscribed and sworn to before me on **2/12/2018**

Jayne Dunn

Notary Public

JAYNE DUNN
NOTARY PUBLIC • STATE of UTAH
COMMISSION NO. 679150
COMM. EXP. 09-10-2018

Proof of Publication

State of Utah ss

County of Weber

PUBLIC HEARING NOTICE

Notice is hereby given that Clearfield City Corporation will hold its first Public Hearing on **March 13, 2018 at 7:00 pm** to take public comment and begin a 30 day comment period regarding:

- Programming of Community Development Block Grant (CDBG) funds for program year July 1, 2018 to June 30, 2019

Following the conclusion of the 30-day public comment period, a second Public Hearing will be **April 24, 2018 at 7:00 pm.**

The Public Hearing will be held in the City Council Chambers at the Clearfield Municipal Building, located at 55 South State Street, Clearfield City, Utah.

Information may be obtained from Clearfield City Hall, 55 State St, Clearfield, Utah 84015, Customer Service Center, 1st Floor, Monday through Friday, 8:00 a.m. to 5:00 p.m.

For further information please contact James Shoopman at (801) 525-2784.

Dated this 22nd day of February, 2018.

Clearfield City Corporation

/s/Nancy R. Dean, City Recorder

NOTICIA PÚBLICA

Se da aviso de que Clearfield City Corporation celebrará su primera audiencia pública el **13 de marzo de 2018 a las 7:00 p.m.** para recibir comentarios del público y comenzar un período de comentarios de 30 días con respecto a:

- Programación de fondos de Subsidios en Bloque de Desarrollo Comunitario (CDBG) para el año del programa 1 de julio de 2018 hasta 30 de junio de 2019

Luego de la conclusión del período de comentarios públicos de 30 días, se realizará una segunda audiencia pública el 24 de abril de 2018 a las 7:00 p.m.

La Audiencia Pública se llevará a cabo en las Cámaras del Concejo Municipal en el Edificio Municipal de Clearfield, ubicado en 55 South State Street, Clearfield City, Utah.

Se puede obtener información en Clearfield City Hall, 55 State St, Clearfield, Utah 84015, Centro de Atención al Cliente, primer piso, de lunes a viernes, de 8:00 a.m. a 5:00 p.m.

Para obtener más información, póngase en contacto con James Shoopman al (801) 525-2784.

Dated this 22nd day of February, 2018.

Clearfield City Corporation

/s/Nancy R. Dean, City Recorder

Pub: Feb 25, 2018 1547096

Susan Bennett says:

That she/he is a citizen of the United States, over the age of eighteen years, and not interested in the above entitled matter; that she/he is the principal clerk of the Standard Examiner, which is, and was at the times of publication herinafter mentioned a newspaper of general circulation in the counties of Weber, Davis, Box Elder and Morgan, State of Utah: printed and published daily therein at Ogden City, that the notice attached hereto:

HEARINGS

Was published in said newspaper 1 time

First, on **2/25/2018** and last on

That said notice was published in every number of the regular issue of said newspaper at times of publication as above specified, and as per legal requirements electronically on utahlegals.com for 30 days

Susan Bennett

Subscribed and sworn to before me on **2/26/2018**

Jayne Dunn

Notary Public

JAYNE DUNN
NOTARY PUBLIC • STATE of UTAH
COMMISSION NO. 679150
COMM. EXP. 09-10-2018

Proof of Publication

State of Utah ss
County of Weber

Jayne Dunn says:

That she/he is a citizen of the United States, over the age of eighteen years, and not interested in the above entitled matter; that she/he is the principal clerk of the Standard Examiner, which is, and was at the times of publication herinafter mentioned a newspaper of general circulation in the counties of Weber, Davis, Box Elder and Morgan, State of Utah: printed and published daily therein at Ogden City, that the notice attached hereto:

NOTICE OF FINDING

Was published in said newspaper [1] TIMES

First, on 5/6/2018 and last on 5/6/2018

That said notice was published in every number of the regular issue of said newspaper at times of publication as above specified, and as per legal requirements electronically on utahlegals.com for 30 days

Jayne Dunn

Subscribed and sworn to before me on 6/12/2018

Notary Public

LYNDA BLANCH
NOTARY PUBLIC • STATE of UTAH
COMMISSION NO. 685455
COMM. EXP. 10-14-2019

NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND NOTICE OF INTENT TO REQUEST THE RELEASE OF FUNDS

May 6, 2018
55 South State Street, Clearfield, Utah 84015
(801)525-2781
These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by Clearfield City Corporation.

REQUEST FOR THE RELEASE OF FUNDS
On or about May 22, 2018 Clearfield City Corporation will submit a request to the U.S. Department of Housing and Urban Development on behalf of Clearfield City Corporation for the release of Community Development Block Grant (C.D.B.G.) under Title I of the Housing and Community Development Act of 1974, as amended, to undertake a project known as the 250 North Infrastructure Project, for the purpose of replacing water and sewer lines, curb, gutter, sidewalk, and asphalt, as well as installing a new storm drain line on 250 North, from Main Street to 300 North. Estimated funding is $780,000.

FINDING OF NO SIGNIFICANT IMPACT
Clearfield City Corporation has determined that the project will have no significant impact on the human environment. An Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) therefore, is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at Clearfield City Corporation, Community Development, 55 South State Street, 1st Floor, Clearfield, Utah 84015 and may be examined or copied weekdays 8:00 A.M. to 5:00 P.M.

PUBLIC COMMENTS
Any individual, group, or agency disagreeing with this determination or wishing to comment on the project may submit written comments to Clearfield City Corporation. All comments received by 5:00 P.M. on May 21, 2018 will be considered by Clearfield City Corporation prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

RELEASE OF FUNDS
Clearfield City Corporation certifies to the U.S. Department of Housing and Urban Development that Mark Shepherd in his capacity as Mayor consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. The U.S. Department of Housing and Urban Development's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities, and allows Clearfield City Corporation to use Program funds.

OBJECTIONS TO THE RELEASE OF FUNDS
The U.S. Department of Housing and Urban Development will accept objections to its release of funds and Clearfield City Corporation's certification for a period of fifteen days following the anticipated submission date or its agency, acting pursuant to 40 CFR Part 1504, has submitted a finding that the project is other than exempt from the procedures of 24 CFR Part 58 and shall be addressed to the U.S. Department of Housing and Urban Development, Region VIII Office, 8ADE, 1670 Broadway Street, Colorado 80202-4801. Potential objectors should contact the U.S. Department of Housing and Urban Development to verify the actual last day of the objection period.

Mark Shepherd, Mayor

1550933

Pub: May 6, 2018

NOTICE TO THE PUBLIC

Notice is hereby given that the City of Clearfield's Consolidated Annual Performance and Evaluation Report (CAPER) will be available for public review and comment. The report is an overview of projects completed with the funds received from the Community Development Block Grant (CDBG) awarded to Clearfield City by the Department of Housing and Urban Development (HUD) for fiscal year 2018-2019. Projects consisted of donations to three sub-recipients for public service activities as well as allocating funds towards the Down Payment Assistance Program, Housing Rehab Program, and administrative salaries.

Anyone interested in reviewing and/or commenting on the report may do so between September 2, 2019 and September 24, 2019 in the Community Development Department, 55 South State Street, 1st Floor, Clearfield Utah, Monday through Friday, between 8:00 a.m. and 5:00 p.m. If there are any questions concerning the CDBG Program, please contact Brad McIlrath, CDBG Coordinator at (801)525-2784 or by TTY at 711 or 888-346-3162 for Spanish Relay Utah. Written comments will be accepted in the Community Development Office or by email at brad.mcilrath@clearfieldcity.org.

Dated this 25th day of August 2019.

CLEARFIELD CITY CORPORATION

/s/Nancy R. Dean, City Recorder

CLEARFIELD CITY COUNCIL MEETING MINUTES
6:00 P.M. WORK SESSION
September 19, 2017

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

VISITORS: John Janson – Civil Solutions Group (CSG), Jake Young – CSG, Kathryn Murray, Robert Stotts, McKayla Reel

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

DISCUSSION ON THE FORM-BASED CODE PROJECT AND PROCESS FOR CREATING ZONING REGULATIONS FOR THE DOWNTOWN AREA CONSISTENT WITH THE SMALL AREA PLAN

Spencer Brimley, Development Services Manager, introduced Jake Young with Civil Solutions Group and John Janson with the Utah American Planning Association (APA). He shared a video clip with Mayor Shepherd introducing form based code and requesting feedback and input in an effort to get people involved in the process. He explained the video would be ready for release following a segment on Facebook Live where the form based code project would be introduced to the public.

Mr. Brimley stated in 2015, Wasatch Front Regional Council (WFRC) awarded a grant to the City to explore and create a plan for the redevelopment of the downtown area from 300 North to 700 South. He continued due to staffing changes the process was not completed until the end of 2016 then the Council adopted the Downtown Small Area Plan (SAP) as part of its General Plan in March of 2017. He explained the next step in the process was to explore the creation of a form based code. He stated the City applied for and was awarded some grant funding to develop a

form based code. He indicated the project would be funded by the City ($20,000) and WFRC ($50,000). He stated Civil Solutions Group (CSG) had been selected as the consultant for the project.

Mr. Brimley stated the purpose of the form based code was to create opportunities for the future development of downtown areas that under traditional zoning regulations had not been realized. He indicated the City had been working with the consultants to create a steering committee consisting of members of the Council, Planning Commission, City staff, business owners and land owners to help identify and analyze what needed to be included in the code. He commented it was not the intent of staff to duplicate the efforts that created the SAP; but rather, implement public outreach through educational pieces, workshops, and interaction on social media.

Councilmember Phipps commented he had not anticipated that the creation of a form based code was being driven by the decisions made during the process that created the SAP. JJ Allen, Assistant City Manager, indicated the report included with the SAP had an implementation section near the end of the document that identified the development of the form based code as one of the key tools that could be used to implement the plan. He explained when the City originally applied for the grant it had intended for one grant to cover both processes, but the funding limitations at the time did not provide for a single process. He continued given the limitations, the City developed the SAP and applied for another grant with the hope of funding the form based code as an implementation tool. He stated sometimes plans were developed but never implemented. He added staff wanted to create opportunities for the City's future by exploring and implementing the key elements of the SAP.

Councilmember Young stated the development of the SAP had been a long process and form based code was discussed early in the process. Councilmember Phipps commented the process had already begun when he took office. He expressed his appreciation for the process used to develop the SAP. He expressed concern that the form based code's relevancy to the implementation of the plan was not fully explained to residents who were involved in the process. He commented he was remaining open minded about form based code, but was cautious about whether form based code was the best or only approach to zoning. Mr. Allen added it was not the only way to approach zoning but was a piece of the puzzle described in the SAP.

Councilmember Roper added he had recently attended some training provided by the Utah League of Cities and Towns (ULCT) on form based code that helped him feel more comfortable with its approach to zoning. He stated he was excited about trying to use it as a tool for development in Clearfield.

John Janson, consultant, reiterated plans were often developed and then placed on the shelf. He commented implementation of a plan was the best way to keep a community moving forward. He discussed the differences between form based code and traditional zoning.

Mr. Janson stated form based code act as a regulating plan for development that set public standards (place making) and building standards (architectural). He added that form based code's intent was to regulate land development with the most emphasis on controlling urban form and less emphasis on controlling land uses. He explained traditional zoning focused on the

development of a parcel rather than a place. He explained the primary components of a form based code included a defined vision or purpose for streets, public realms (curb to the building areas), buildings, open spaces and parks, landscaping, parking issues, signs, and then land uses. He indicated the land uses were addressed through broad categories. He stated when broad categories were used it was also necessary to have a prohibited uses list.

Mr. Janson explained traditional zoning was more reactive than form based code which was more of a proactive approach. He commented it was more difficult to mix uses through traditional zoning as well as address some uses that did not work in all areas zoned a particular way. He stated traditional zoning was more difficult to apply to density and design issues. He added traditional zoning addressed the development of individual parcels rather than place making.

Mr. Janson reported WFRC had spent a few years developing a guide called Template Form Based Code for Centers & Corridors along the Wasatch Front. He stated its intent was to be used as a guide for communities to cater form based code to their particular situations. He said it had been successful in assisting several communities with their efforts to implement form based code. He noted often communities hired consultants to develop form based code because staff had limited time to apply to the process. He explained form based code was being used in West Valley City, Salt Lake City, North Ogden, North Logan, Vineyard, Provo, South Salt Lake Logan, Sandy, as well as other communities along the Wasatch Front. He commented each application had been custom designed for each community. Mr. Allen asked if the process was used for specific corridors rather than the entire community. Mr. Janson stated the main emphasis of the form base code's template was to address town centers and corridors.

Mr. Janson reviewed some of the challenges to the development of a form based code. He indicated the development of the plan took a lot of time and required intensive staff review. He stated it was important to include and train elected and appointed officials. He also commented it might be difficult to get the community to accept identifying more permitted uses rather than conditional uses. He noted the State of Utah was pushing more communities to that type of format for zoning regulations. Mr. Janson indicated a form based code was better at getting developers involved in implementing the vision created by the SAP. He also provided examples showing how other communities had implemented form based code. He commented that there were misconceptions that form based code did not address weird buildings, uses, or that they had to be applied to entire communities. He noted it was important to develop the list of prohibited uses.

Mr. Janson stated it was best for communities to consider place making when developing a form based code. He suggested a focus on design was important. He commented it was important to invite the development community to participate in the process as well as elected and appointed officials and the public. He explained the form based code process for Clearfield would look at the nodes identified in the SAP: Civic Center, Mabey Place, and Access Point on the south end of the City. He indicated each area would be distinct.

Councilmember Phipps asked how a form based code provides cohesiveness for the community when parcels were independently owned and separately developed. Mr. Janson explained that

each developer would be doing a piece of the puzzle. Councilmember Phipps asked how that was regulated. Mr. Janson explained the form based code identified consistent, specific features for trees, lights, width of sidewalks, building setbacks, and possibly other criteria that tied the area together. Councilmember Phipps agreed that the approach would potentially blend the development aesthetically but the uses might be similar rather than a mix that established a community. He used the example of the buildings looking aesthetically pleasing but their use was strictly apartments rather than a walkable, place making development that drew the community as a whole to it. He asked how the City would insure variety if it had no control over the permitted uses. Mr. Janson explained that permitted uses were still part of the equation in form based code. He provided the example of creating mixed use by requiring the first floor of each building to be strictly commercial uses and requiring the creation of plazas and open space.

Mr. Allen asked how Salt Lake City used a point system to encourage the mixing of uses. Mr. Janson explained Salt Lake City set up an incentive-based point system for the standards outlined in its form based code, i.e. use and architectural design. He continued if a developer scored enough points using that system, planning commission approval was not required. JJ suggested if Clearfield determined to use a point system, more points could be awarded for commercial development in an effort to discourage only residential development. Mr. Janson suggested that building type was a form of control that could be used to address use such as requiring the first floor of buildings to be strictly commercial development.

Councilmember Phipps expressed concern about focusing too much on look over use. He stated the Council's view of the Mabey Place node was to create a destination where people had multiple options available to them when gathering there. Mr. Janson explained the focus for that area would need to be how to make those connections near the pond, across the plaza, and close to the street. Councilmember Phipps asked if density criteria was still part of the development of the form based code. Mr. Allen suggested it might be necessary to establish density criteria in combination with commercial components in order to create the types of places envisioned by the Council. Jake Young, consultant, suggested it might be necessary to establish density minimums and maximums in order to establish destinations. He stated residential use was an important component to the success of those types of developments.

Councilmember Phipps expressed his concern that form based code took power away from elected officials, and thereby the people of the community, in preventing the development of less desirable uses. He suggested traditional zoning appeared to allow more control for the community while form based code appeared to allow more control for the developers.

Councilmember Young expressed his opinion that a form based code more fully empowered the community as opposed to traditional zoning that typically addressed use and not form. He agreed it was important not to ignore the non-form aspects in the process. Mr. Janson indicated the process to create the form based code was the best time for the public to weigh in on those types of issues. Councilmember Young expressed his opinion the process empowered the City by more clearly defining the standards that would be applied to future development. Councilmember Bush agreed and added the City would set the standards thereby controlling the process. Mr. Allen added the success of the process was in establishing a vision and then advocating for it when challenged.

Councilmember Young expressed concern about controlling the vision when developers came and only wanted to provide the residential component of the plan and then nothing more ever gets developed. Mr. Brimley stated over the years commercial development had really struggled in Clearfield. He explained the City needed to find balance. He suggested form based code was a process that could help establish balance but there would need to be a shift toward form, function, and design opportunities while allowing some flexibility. He admitted it was also a change in mindset. He stated form based code provided predictability for developers. He expressed his opinion that creating a form based code opened the door for establishing the vision that was identified in the SAP. Councilmember Young stated he was in favor of establishing a form based code, but wanted to be sure the process addressed all the potential hazards. Mr. Brimley agreed. Councilmember Young still expressed concern about the possibility that housing would develop without the commercial component of the plan. Mr. Allen explained the SAP specifically addressed what types of development the City would incentivize and what it would not put its resources toward. He suggested the City could impact commercial development through its financial tools. Councilmember Phipps reiterated his concern that residential development encouraged by the form based code could impact the implementation of the vision identified in the SAP.

Councilmember Phipps stated he was not yet converted to a proposal that abandoned use. Councilmember Roper commented it really was a different way of approaching development. He expressed his opinion that it gave the City the opportunity to be bold with its vision. Mayor Shepherd added the current discussion was the beginning of a long process to identify how to create the vision in the SAP. He added the Council would have final consideration for adoption of the final product. Councilmember Bush added use may not be the primary consideration but it would be addressed in the document. Mr. Brimley explained the form based code provided the City with predictability for its vision. He asked the Council to bring its concerns to the process so that they could be addressed and mitigated as much as possible.

Mr. Allen suggested if the City continued to approach the redevelopment of downtown as it had in the past, nothing would change and the corridor would continue to decline. He agreed with Councilmember Roper's assessment that form based code gave the City the opportunity to be bold. He stated there would be some risk associated with the implementation of the vision but the City could be calculated and careful in how it addressed those risks in order to enhance the best possible outcome. Councilmember Phipps expressed his opinion that form based code was not the only way to entice redevelopment. He expressed concern with the idea that the corridor might become lined with apartment buildings.

Councilmember Peterson stated she was interested in developing a form based code over traditional zoning. She liked the idea of addressing the development of specific areas with specific rules and traditional zoning didn't allow for that. She agreed there would need to be oversight and the Council would need to be heavily involved through the whole process. Councilmember Roper stated he liked how form based code allowed the City to dictate development in specific areas. Councilmember Bush commented it was also be important to address the development of properties in between the nodes. Mr. Janson agreed and indicated those areas would be part of the conversation. Mr. Allen shared the intent of the process was to

craft a code that would plug loopholes and mitigate risk while producing a positive outcome for the City.

Councilmember Phipps suggested a field trip would be a good exercise in exploring how the implementation of a form based code worked in other areas with similar problems to Clearfield. Mr. Janson agreed and commented those field trips could be arranged.

DISCUSSION ON THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) 2016-2017 CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REVIEW (CAPER)

Stacy Millgate, Customer Service Center Manager, acknowledged meeting with Councilmembers Peterson and Roper last week to review the Consolidated Annual Performance Evaluation Review (CAPER). She indicated the public comment period on the plan expired on September 18, 2017 and no comments were received. She explained the report was standard form that the Department of Housing and Urban Development required of all jurisdictions receiving CDBG funds. She pointed out the plan year included documentation for the implementation of some new programs by the City: emergency home repair, housing rehab, and the purchase of a vacant lot for the construction of single family home.

Councilmember Phipps asked why the report did not identify Doxey Elementary as an elementary school in the City when there were a significant number of Clearfield children attending that school. Mayor Shepherd replied Doxey was not mentioned because it was outside City boundaries so it could not be included. He also referred to the number of individuals in crisis being supported by some of the sub-recipients. He asked if that number represented individual residents or visits. Mayor Shepherd replied the number represented individual residents in Clearfield who received services.

There was a discussion about the financial statements and the billing and allocating of funds, project costs, the number of people being served by the funding, regional problems, specific wording required by HUD, the Citizen Participation Plan, how to best benefit those utilizing the funds, and the possibility that CDBG funding would continue in the future.

Councilmember Young asked how well the emergency home repairs program was being used. Ms. Millgate indicated calls were beginning to come in regarding that program. She explained it took about nine months to get the program set up and now the City was in the process of determining the best way to market the program. Trevor Cahoon, Communications Coordinator, commented that some of the residents that would benefit from the program might not have computers so marketing would also be directed to schools and churches.

Councilmember Peterson asked to see the reports and plans referred to in the plan that predated some of the members of the Council. JJ Allen, Assistant City Manager, commented staff would provide copies of those documents in the Council packet. He added a couple of those documents would need to be updated in the future.

Councilmember Peterson pointed out the report asked how the outcomes of current programs would impact future action plans and the City's response indicates it will stay the course. She

disagreed with that assessment and suggested there might be additional opportunities to broaden the City's reach with the funding in the future. Mayor Shepherd commented the sub-recipient groups tend to remain the same because those groups reach the most people. Councilmember Peterson agreed the sub-recipient list would likely not change but she hoped the use of the remaining funds would be addressed annually. She commented the City's responses in the document might not be sufficient given the implied level of commitment to particular concepts identified in the report. She suggested the City review its responses and make sure the requirements were met, broadened, or removed from the report entirely.

There being no further business to come before the Council, **Councilmember Young moved to adjourn at 8:05 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.**

APPROVED AND ADOPTED
This 14th day of November, 2017

/s/Mark R. Shepherd, Mayor

ATTEST:

/s/Nancy R. Dean, City Recorder

I hereby certify that the foregoing represents a true, accurate, and complete record of the Clearfield City Council meeting held Tuesday, September 19, 2017.

/s/Nancy R. Dean, City Recorder

CLEARFIELD CITY COUNCIL MEETING MINUTES
7:00 P.M. POLICY SESSION
February 27, 2018

PRESIDING:	Mark Shepherd	Mayor
PRESENT:	Kent Bush	Councilmember
	Nike Peterson	Councilmember
	Vern Phipps	Councilmember
	Tim Roper	Councilmember
	Karece Thompson	Councilmember
STAFF PRESENT:	JJ Allen	City Manager
	Summer Palmer	Assistant City Manager
	Stuart Williams	City Attorney
	Brie Brass	Assistant City Attorney
	Scott Hodge	Public Works Director
	Greg Krusi	Police Chief
	Eric Howes	Community Services Director
	Spencer Brimley	Community Development Director
	Lee Naylor	Accountant
	Trevor Cahoon	Communications Coordinator
	Nancy Dean	City Recorder
	Wendy Page	Deputy Recorder

VISITORS: Bob Bercher

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

Mayor Shepherd informed the audience that if they would like to comment during the Public Hearing or Open Comment Period there were forms to fill out by the door.

Councilmember Bush led the opening ceremonies.

APPROVAL OF THE MINUTES FROM THE JANUARY 9, 2018 WORK SESSION AND THE FEBRUARY 13, 2018 POLICY SESSION

Councilmember Phipps requested to have the February 13, 2018 policy session minutes amended from *"Councilmember Phipps expressed his support of Mr. Allen and this new responsibility to staff the City with individuals which would best meet the needs of the City"* to *"Councilmember Phipps expressed his support of Mr. Allen's appointment as it was now his responsibility to staff the City with individuals which would best meet the needs of the City."*

Councilmember Roper moved to approve the minutes from the January 9, 2018 work session, as written, and the February 13, 2018 policy session, as amended, seconded by

Councilmember Peterson. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper and Thompson. Voting NO – None.

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON AMENDMENTS TO THE CDBG (COMMUNITY DEVELOPMENT BLOCK GRANT) ONE-YEAR ACTION PLANS FOR PROGRAM YEARS 2014/2015, 2015/2016, 2016/2017, AND 2017/2018

Mayor Shepherd opened the public hearing at 7:04 p.m.

Mayor Shepherd asked for public comments.

There were no public comments.

Councilmember Bush moved to close the public hearing at 7:05 p.m. seconded by Councilmember Peterson. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper and Thompson. Voting NO – None.

OPEN COMMENT PERIOD

There were no public comments.

COMMUNICATION ITEMS

Mayor Shepherd – announced his acceptance into the Alliance of Defense Communities Leadership program.

Councilmember Bush – attended the Wasatch Front Regional Council (WFRC) semi-annual meeting on February 26, 2018. He indicated the focus was vision planning for Wasatch Choice 2050 in which transportation and land use were discussed with local officials to help formulate plans for the future.

Councilmember Peterson – nothing to report.

Councilmember Phipps – announced Wasatch Integrated should begin the transfer station construction during the late spring or early summer of 2018. He explained the Board's goal was to minimize landfilling things and recycle as much as possible.

Councilmember Roper – spoke at a recent CIRCLES meeting about getting involved by voting and getting to know the local officials.

Councilmember Thompson – participated on a panel with the Emerging Leaders Institute and received many questions about Clearfield. He expressed his appreciation for the support and information he received as a member of the City Council and shared his love for the City.

STAFF REPORTS

JJ Allen, City Manager

1. Expressed appreciation for the feedback from Council after the apartment tours on February 20, 2018. He indicated staff was able to share the feedback with the property owner which was helpful. Councilmember Bush commented he sat with Hill Air Force Base representatives at the WFRC meeting

and understood office space was needed off base but in close proximity for over 400 new employees. He requested the developer be advised of the need for office space as commercial development was being considered for the property along SR-193 and Legend Hills.

2. Reported staff budget meetings were underway and Council would be presented with the tentative draft budget at its meeting planned for March 27, 2018.

3. Announced Donna Russell's retirement and extended an invitation to attend her retirement party which would be held on March 1, 2018 in the collaborative work space at 2:00 p.m.

Nancy Dean, City Recorder – reported information had been sent by email about the Utah League of Cities and Towns conference in St. George and requested to know those planning to attend so registrations could be completed. She reviewed the Council's schedule:

- Work Session on March 6, 2018 would be an open house meeting at the Clearfield Aquatic Center. She encouraged the Mayor and Council to like or share the Facebook Event that Trevor Cahoon, Communications Coordinator, was creating for the meeting announcement.
- Policy Session on March 13, 2018
- Work Session on March 20, 2018
- Policy Session on March 27, 2018

Councilmember Bush moved to adjourn the policy session and reconvene in work session at 7:12 p.m., seconded by Councilmember Peterson. The motion carried upon the following vote: Voting AYE: Councilmembers Bush, Peterson, Phipps, Roper, and Thompson. Voting NO – None.

APPROVED AND ADOPTED
This 13th day of March, 2018

/s/Mark R. Shepherd, Mayor

ATTEST:

/s/Nancy R. Dean, City Recorder

I hereby certify that the foregoing represents a true, accurate, and complete record of the Clearfield City Council meeting held Tuesday, February 27, 2018.

/s/Nancy R. Dean, City Recorder

CLEARFIELD CITY COUNCIL MEETING MINUTES
7:00 P.M. POLICY SESSION
March 13, 2018

PRESIDING:	Nike Peterson	Mayor Pro Tem
PRESENT:	Tim Roper	Councilmember
	Karece Thompson	Councilmember
EXCUSED:	Mark Shepherd	Mayor
	Kent Bush	Councilmember
	Vern Phipps	Councilmember
STAFF PRESENT:	JJ Allen	City Manager
	Summer Palmer	Assistant City Manager
	Stuart Williams	City Attorney
	Spencer Brimley	Community Development Director
	Trevor Cahoon	Communications Coordinator
	Nancy Dean	City Recorder
	Wendy Page	Deputy Recorder

VISITORS: Bob Bercher, Joseph Bush, Andrea Bush, Eden Bush, Michael Cassidy, and Cub Scout Pack 723

Mayor Pro Tem Peterson called the meeting to order at 7:00 p.m.

Mayor Pro Tem Peterson informed the audience that if they would like to comment during the Public Hearing or Open Comment Period there were forms to fill out by the door.

Councilmember Roper led the opening ceremonies.

APPROVAL OF THE MINUTES FROM THE JANUARY 16, 2018 WORK SESSION, THE JANUARY 23, 2018 WORK SESSION, THE JANUARY 30, 2018 WORK SESSION, THE FEBRUARY 20, 2018 WORK SESSION, THE FEBRUARY 27, 2018 POLICY SESSION, AND THE MARCH 6, 2018 WORK SESSION

Councilmember Roper moved to approve the minutes from the January 16, 2018 work session, the January 23, 2018 work session, the January 30, 2018 work session, the February 20, 2018 work session, the February 27, 2018 policy session, and the March 6, 2018 work session, as written, seconded by Councilmember Thompson. The motion carried upon the following vote: Voting AYE – Councilmembers Peterson, Roper and Thompson. Voting NO – None. Councilmembers Bush and Phipps were not present for the vote.

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE PROPOSED CDBG (COMMUNITY DEVELOPMENT BLOCK GRANT) ONE-YEAR ACTION PLAN FOR PROGRAM YEAR JULY 1, 2018 TO JUNE 30, 2019

Spencer Brimley, Community Development Director, stated the 2018/2019 Community Development Block Grant (CDBG) One Year Action Plan had been prepared and would be available for review during the open comment period until April 24, 2018. He explained staff met with the City Council in work session on January 23, 2018 to plan how to program the estimated $178,544 of CDBG funds for the upcoming year. Mr. Brimley indicated funding would be allocated towards administrative costs, capital improvements and public service programs including Open Doors, Davis Community Learning Center, and Safe Harbor. He indicated the current public hearing would open the 30-day comment period.

Mayor Pro Tem Peterson opened the public hearing at 7:04 p.m.

Mayor Pro Tem Peterson asked for public comments.

There were no public comments.

Councilmember Roper moved to close the public hearing at 7:05 p.m. seconded by Councilmember Thompson. The motion carried upon the following vote: Voting AYE – Councilmembers Peterson, Roper and Thompson. Voting NO – None. Councilmembers Bush and Phipps were not present for the vote.

OPEN COMMENT PERIOD

There were no public comments.

APPROVAL OF THE MAYOR'S PROPOSED APPOINTMENT OF EDEN BUSH AS YOUTH AMBASSADOR TO THE PLANNING COMMISSION

Tim Roper stated the Youth Commission was recently organized and Mayor Shepherd along with the City Council desired to engage youth serving with participation on various boards of the City. He mentioned three youth were interviewed on January 23, 2018 for the Planning Commission. He complimented Eden Bush for her interview and acknowledged her efforts with the Youth Commission. He announced Mayor Shepherd was recommending Eden Bush be considered for appointment as a Youth Ambassador to the Planning Commission.

Councilmember Thompson moved to approve the Mayor's appointment of Eden Bush as Youth Ambassador to the Planning Commission with a term expiring March 31, 2019, seconded by Councilmember Roper. The motion carried upon the following vote: Voting AYE – Councilmembers Peterson, Roper and Thompson. Voting NO – None. Councilmembers Bush and Phipps were not present for the vote.

COMMUNICATION ITEMS

Mayor Pro Tem Peterson – nothing to report.

Councilmember Roper – expressed his gratitude for the support he and his family received at the recent passing of his father. He recognized his father's recent memorable experience was meeting Governor Herbert at City Hall during the Oath of Office Ceremony held on January 2, 2018. He thanked those who attended the viewing or funeral and expressed appreciation for the beautiful flowers sent from the City.

Councilmember Thompson – nothing to report.

STAFF REPORTS

JJ Allen, City Manager

1. Apologized the monthly report had not been distributed yet; however, he planned to have it out by the end of the week.
2. Reported meeting earlier in the day with the officials from Davis County to discuss plans about relocating the library to the northwest corner of Center and State Street. He indicated plans were moving forward and the next step would be a memorandum of understanding (MOU) between the City and County which was being drafted by the County.
3. Announced the first round of staff budget meetings were complete and preparations were beginning for the draft budget which would be reviewed during future work sessions.
4. Reported an email had been sent prior to the meeting regarding Mabey Place and its redevelopment efforts. He encouraged review and requested contact if there were additional questions.
5. Recognized the open house meeting on March 6, 2018 was a great event, well attended, and the City also received valuable feedback on form based code and other aspects and functions of the City.

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

- No meetings on March 20, 2018 due to political Caucus meetings that evening
- Work Session on Thursday, March 22, 2018
- Work and Policy Session on March 27, 2018
- Work Session on April 3, 2018
- Work and Policy Session on April 10, 2018
- Work Session on April 17, 2018
- Work and Policy Session on April 24, 2018

There being no further business to come before the Council, **Councilmember Roper moved to adjourn at 7:12 p.m., seconded by Councilmember Thompson. The motion carried upon the following vote: Voting AYE – Councilmembers Peterson, Roper, and Thompson. Voting NO – None.** Councilmembers Bush and Phipps were not present for the vote.

APPROVED AND ADOPTED
This 27th day of March, 2018

/s/Mark R. Shepherd, Mayor

ATTEST:

/s/Nancy R. Dean, City Recorder

I hereby certify that the foregoing represents a true, accurate, and complete record of the Clearfield City Council meeting held Tuesday, March 13, 2018.

/s/Nancy R. Dean, City Recorder

CLEARFIELD CITY COUNCIL MEETING MINUTES
7:00 P.M. POLICY SESSION
April 10, 2018

PRESIDING:	Mark Shepherd	Mayor
PRESENT:	Kent Bush	Councilmember
	Nike Peterson	Councilmember
	Vern Phipps	Councilmember
	Tim Roper	Councilmember
	Karece Thompson	Councilmember
STAFF PRESENT:	JJ Allen	City Manager
	Summer Palmer	Assistant City Manager
	Stuart Williams	City Attorney
	Scott Hodge	Public Works Director
	Greg Krusi	Police Chief
	Eric Howes	Community Services Director
	Curtis Dickson	Community Services Deputy Dir.
	Spencer Brimley	Community Development Director
	Rich Knapp	Finance Manager
	Lee Naylor	Accountant
	Trevor Cahoon	Communications Coordinator
	Nancy Dean	City Recorder
	Wendy Page	Deputy Recorder

VISITORS: Betty Parker, Lori Stark – Bel Aire HOA, Dave Gracey, Bob Bercher, Kathryn Murray, Mike Egbert, Bryan Wrigley – LOTUS, Adam Hughes – Better City

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

Mayor Shepherd informed the audience that if they would like to comment during the Public Hearing or Open Comment Period there were forms to fill out by the door.

Councilmember Phipps led the opening ceremonies.

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE REZONE REQUEST FOR CERTAIN PROPERTIES LOCATED AT APPROXIMATELY 1000 WEST AND HIGHWAY 193 FROM A-1 (AGRICULTURAL) TO M-1 (MANUFACTURING)

Spencer Brimley, Community Development Director, stated Betty Parker on behalf of Freeport Center Associates had requested the City rezone certain properties located at approximately 1000 West and Highway 193 from A-1 (Agricultural) to M-1 (Manufacturing) to accommodate the expansion of one of its major tenants. He noted the request to rezone eight acres to M-1 (Manufacturing) was consistent with the City's General Plan which currently showed "Business Park" for the area. Mr. Brimley continued the rezone would also allow the parcels to be more

consistent with the surrounding parcels. He indicated the Planning Commission heard and unanimously recommended approval of the item during its meeting on April 4, 2018.

Mayor Shepherd opened the public hearing at 7:05 p.m.

Mayor Shepherd asked for public comments.

There were no public comments.

Councilmember Bush moved to close the public hearing at 7:06 p.m. seconded by Councilmember Roper. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper and Thompson. Voting NO – None.

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON AMENDMENTS TO THE CDBG (COMMUNITY DEVELOPMENT BLOCK GRANT) ONE-YEAR ACTION PLANS FOR PROGRAM YEARS 2014/2015, 2015/2016, 2016/2017, AND 2017/2018

Spencer Brimley, Community Development Director, stated a public hearing was held on Tuesday, February 27, 2018 to receive public comment and begin a 30-day comment period regarding reprogramming CDBG (Community Development Block Grant) funds from the 2014-2018 program years. He indicated no public comments had been received and staff recommended adopting the amendments. Mr. Brimley explained one of the Housing and Urban Development (HUD) guidelines was the fund balance could not exceed one and a half times the yearly allotted amount. He noted the City's current fund balance was about $34,000 above the 1.5 limit and would need to be reprogrammed due to unspent fund balances and some newly created programs had not been as successful as anticipated.

He reported since the January 23, 2018, work session when the one-year action plans were discussed there had been eight requests for funding submitted to the housing rehabilitation program. Mr. Brimley suggested with the increase in applications for funding, staff was recommending allocating a portion of the funds being reprogramed which were planned for infrastructure improvements towards the rehab program. He proposed of the $165,497.48 planned for reprograming, $115,497.48 be allotted as planned towards infrastructure improvements and $50,000 be allotted towards the housing rehabilitation program in order to meet the current need. He mentioned since funding was not allotted towards the rehab program in the CDBG 2018-2019 One-Year Action Plan it would be prudent to reprogram the money from prior years towards its use with the increased momentum of the program.

Councilmember Bush wondered if any of the applicants for the rehab program would not meet the necessary criteria for funding. Mr. Brimley responded based on information from Davis County Housing Authority the applicants had met the criteria to qualify for assistance and the City was preceding forward; however, the dollar amounts for costs were currently unknown.

Mayor Shepherd asked what the required grant matching amounts were for the rehabilitation program. Mr. Brimley answered the funding grant award for the housing rehabilitation program had a maximum of $8,000 and a match of one to four.

Mayor Shepherd opened the public hearing at 7:09 p.m.

Mayor Shepherd asked for public comments.

There were no public comments.

Councilmember Peterson moved to close the public hearing at 7:10 p.m. seconded by Councilmember Thompson. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper and Thompson. Voting NO – None.

OPEN COMMENT PERIOD

Lori Stark, resident, stated she was the manager for the Bel Aire homeowners association (HOA) and was representing the tenants of the condominiums located at 1155 South and 1175 South on 1000 East. She acknowledged the problems the current flood map zone was causing for residents. She expressed her support of the City's tentative budget line item to have a LOMAR study completed. Ms. Stark noted infrastructure improvements had been made by the City in the area which eliminated the hazard; however, the updates were still necessary for FEMA (Federal Emergency Management Agency) to change the flood map. She expressed her desire for the Council to keep the study as a line item in the approved budget because it would alleviate some financial impacts for those residents living in the area if the flood maps could be updated.

APPROVAL OF ORDINANCE 2018-05 REZONING CERTAIN PROPERTIES LOCATED AT APPROXIMATELY 1000 WEST AND HIGHWAY 193 FROM A-1 (AGRICULTURAL) TO M-1 (MANUFACTURING)

Councilmember Thompson moved to approve Ordinance 2018-05 rezoning certain properties located at approximately 1000 West and Highway 193 from A-1 (Agricultural) to M-1 (Manufacturing) 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 Thompson. Voting NO – None.

APPROVAL OF AMENDMENTS TO THE CDBG (COMMUNITY DEVELOPMENT BLOCK GRANT) ONE-YEAR ACTION PLANS FOR PROGRAM YEARS 2014/2015, 2015/2016, 2016/2017, AND 2017/2018

Spencer Brimley, Community Development Director, asked if there were any questions or concerns with the proposed amendments discussed during the public hearing. Councilmember Phipps expressed his opinion the proposed change to allocate funding towards the housing rehabilitation program was a good idea. There was a discussion about the rehabilitation program and the funding match participation by residents for projects which would improve windows, roofs, siding, cracking porches, etc.

Mr. Brimley indicated staff was recommending reprogramming $165,497.48 unused CDBG funds from previous years towards the 250 North infrastructure improvements totaling $115,497.48 and the remaining balance of $50,000 toward the housing rehabilitation program.

Councilmember Phipps moved to approve amendments to the CDBG (Community Development Block Grant) One-Year Action Plans for program years 2014/2015, 2015/2016, 2016/2017, and 2017/2018 as presented by staff, 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 Thompson, Voting NO – None.

APPROVAL OF THE MEMORANDUM OF UNDERSTANDING WITH LOTUS COMPANY FOR REDEVELOPMENT OF THE MABEY PLACE AREA LOCATED AT APPROXIMATELY 442 SOUTH STATE STREET

JJ Allen, City Manager, indicated both the City and the CDRA were proposed parties to enter into the memorandum of understanding (MOU) with LOTUS Company for the redevelopment of the Mabey Place area. He acknowledged the MOU was a document which was not contractually binding; however, would lay out an initial understanding and next steps towards that process. Mr. Allen explained the MOU would create an understanding between the parties that LOTUS, the proposed developer, would move forward with property acquisition, preparation of site plans, engineering, studies and so on which would be needed to prepare for development of Mabey Place.

He noted the City would have associated costs for the public aspects of the project's development. Mr. Allen continued the intent of the MOU would be to have the City sell to the developer the mobile home park at a discount instead of providing a post-performance tax increment incentive. He explained the CDRA would be the means to accomplish that purpose and repay itself later via tax increment. He identified the MOU contained the principles guiding the development moving forward and was in harmony with the vision of the Downtown Small Area Plan.

Councilmember Phipps asked if the City's contract for management of the mobile home park would remain with the City or transfer to LOTUS. Mr. Allen responded it was anticipated the management of the park would phase out over time and once the residents were moved out the management services would no longer be needed. He acknowledged those management services would likely end prior to the sale of the property.

Councilmember Roper moved to approve the Memorandum of Understanding with LOTUS Company for redevelopment of the Mabey Place area located at approximately 442 South State, 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 Thompson. Voting NO – None.

COMMUNICATION ITEMS

Mayor Shepherd

1. Acknowledged the national Everyone Matters Day was April 11, 2018, and he would be celebrating by visiting all the elementary schools in the City to talk about diversity and the importance of everyone.
2. Attended Cornell Hammerstead's farewell earlier and was late to the work session meeting. He reported the change in command ceremony for Hill Air Force Base officials would be on April 12, 2018.
3. Reported attending the first meeting for PPRC (Promise Partnership Regional Council) which planned to focus on financial stability in families with school age children.

Councilmember Bush

1. Attended the open house on March 29, 2018 for the Clearfield Station Area Plan. He expressed his opinion there were many good comments and suggestions that evening. He asked what the time frame was for the next forum. Mr. Brimley announced the City's webpage would have a link where questions, feedback, and the information which was sharing at the open house could be reviewed about the Station Area Plan. He stated the next steps were to move forward in preparation with the next open house meeting and continue with web page preparation to share the information and allow for additional feedback.
2. Planned to be out of town for the work session on April 17, 2018 attending a water conference.

Councilmember Peterson – nothing to report.

Councilmember Phipps – nothing to report.

Councilmember Roper – reported vising the fire station with the Youth Commission at the North Davis Fire District.

Councilmember Thompson – nothing to report

STAFF REPORTS

JJ Allen, City Manager

1. Reported distributing the monthly report to the Council and encouraged its review.
2. Announced it was National Public Safety Telecommunicators Week and expressed appreciation for the City's dispatchers which would be recognized by staff during the week.
3. Reported Utah's Department of Transportation (UDOT) would be holding a public hearing at the City's Art Center building on April 11, 2018 from 5 to 7 p.m. about the I-15 Davis Weber Express project.
4. Planned to schedule a tour for the Council of the Freeport Center during work session on May 1, 2018 to learn more about the facilities and its operations to continue developing relationships.

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

- **Work Session April 17, 2018**
- **Work and Policy Session on April 24, 2018**

Councilmember Peterson moved to adjourn as the City Council and reconvene as the CDRA in policy session at 7:27 p.m., seconded by Councilmember Phipps. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper, and Thompson. Voting NO – None.

APPROVED AND ADOPTED
This 24th day of April, 2018

/s/Mark R. Shepherd, Mayor

ATTEST:

/s/Nancy R. Dean, City Recorder

I hereby certify that the foregoing represents a true, accurate, and complete record of the Clearfield City Council meeting held Tuesday, April 10, 2018.

/s/Nancy R. Dean, City Recorder

CLEARFIELD CITY COUNCIL MEETING MINUTES
7:00 P.M. POLICY SESSION
April 24, 2018

PRESIDING:	Mark Shepherd	Mayor
PRESENT:	Kent Bush	Councilmember
	Nike Peterson	Councilmember
	Vern Phipps	Councilmember
	Tim Roper	Councilmember
	Karece Thompson	Councilmember
STAFF PRESENT:	Stuart Williams	City Attorney
	Eric Howes	Community Services Director
	Stacy Millgate	Customer Service Center Manager
	Trevor Cahoon	Communications Coordinator
	Nancy Dean	City Recorder
	Wendy Page	Deputy Recorder
EXCUSED:	JJ Allen	City Manager
	Summer Palmer	Assistant City Manager

VISITORS: Steele Millgate

Mayor Shepherd called the meeting to order at 7:00 p.m.

Mayor Shepherd informed the audience that if they would like to comment during the Public Hearing or Open Comment Period there were forms to fill out by the door.

Councilmember Thompson led the opening ceremonies.

APPROVAL OF THE MINUTES FROM THE MARCH 22, 2018 WORK SESSION, THE MARCH 27, 2018 POLICY SESSION, AND THE APRIL 10, 2018 POLICY SESSION

Councilmember Bush moved to approve the minutes from the March 22, 2018 work session, the March 27, 2018 policy session and the April 10, 2018 policy session, as written, seconded by Councilmember Peterson. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper and Thompson. Voting NO – None.

PUBLIC HEARING TO REVIEW AND ADOPT THE 2018/2019 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ONE-YEAR ACTION PLAN

Stacy Millgate, Customer Service Center Manager, stated the draft 2018/2019 Community Development Block Grant (CDBG) One-Year Action Plan was presented to the Council and the public comment period was opened on March 13, 2018. She indicated the plan would begin July 1, 2018 and go until June 30, 2019. She mentioned the grant dollar award amount was still

uncertain which was not unusual but anticipated it to be announced prior to July 1, 2018. Ms. Millgate reported the City had received no public or written comments to date. She asked if there were any questions.

Mayor Shepherd opened the public hearing at 7:03 p.m.

Mayor Shepherd asked for public comments.

There were no public comments.

Councilmember Thompson moved to close the public hearing at 7:04 p.m. seconded by Councilmember Peterson. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper and Thompson. Voting NO – None.

OPEN COMMENT PERIOD

There were no public comments.

APPROVAL OF THE 2018/2019 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ONE-YEAR ACTION PLAN

Councilmember Roper moved to approve the 2018/2019 Community Development Block Grant (CDBG) One-Year Action Plan 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 Thompson. Voting NO – None.

APPROVAL OF A PROCLAMATION DECLARING APRIL 27, 2018 AS ARBOR DAY IN CLEARFIELD CITY

Clearfield City was preparing to celebrate Arbor Day on Friday, April 27, 2018. The City supported all efforts of planting and protecting trees within its boundaries because trees were valuable to the City's environment. Mayor Shepherd read the proclamation and declared April 27, 2018 as "Arbor Day" in the City of Clearfield.

Councilmember Phipps moved to approve the Proclamation officially declaring April 27, 2018 as "Arbor Day" in the City of Clearfield 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 Thompson, Voting NO – None.

COMMUNICATION ITEMS

Mayor Shepherd

1. Reported meeting last week with the student body officers at Clearfield High School and elementary students at the last "Lunch with the Mayor" for the 2017/2018 school year. He expressed his opinion there were stellar youth in the City.

2. Attended the ribbon cutting for Talia Event Center on Saturday, April 21, 2018. He indicated it was a new business addition to the City and could host wedding receptions or other meetings and events.
3. Planned to attend the Utah League of Cities and Towns (ULCT) meetings in St. George from April 25, 2018 through April 27, 2018.

Councilmember Bush
1. Reported attending the water conference the week of April 16, 2018. He mentioned there were many new and innovative ideas.
2. Attended the Kiwanis Conference on Saturday, April 21, 2018.
3. Announced the Clearfield Community Choir had a concert planned for May 7, 2018.

Councilmember Peterson – attended the kick off Community Leader Luncheon which was held on April 17, 2018. She indicated meetings were planned to be held monthly and were intended to help build better connections throughout the community.

Councilmember Phipps
1. Reported he was unable to attend the Wasatch Integrated off site event on April 21, 2018 as planned; however, intended to obtain the information shared at the conference.
2. Announced Take Pride in Clearfield Day would be held on Saturday, April 28, 2018.
3. Stated he would be out of town from Sunday, April 29, 2018 through Monday, May 7, 2018.

Councilmember Roper – spoke at the National Honor Society (NHS) ceremonies on April 23, 2018. He reported three youth on the Youth Commission were members and one served in leadership of the NHS.

Councilmember Thompson – nothing to report.

STAFF REPORTS

Nancy Dean, City Recorder –announced Larry Waggoner, a previous City Attorney, had passed away and the City would be sending flowers for his services. She reminded Councilmembers Roper and Peterson the Davis Education Gala would be held Wednesday, April 25, 2018. She reviewed the Council's schedule:

- Work Session on May 1, 2018 – Tour of the Freeport Center
- Work and Policy Sessions on May 8, 2018
- Work Session on May 15, 2018
- Work and Policy Sessions on May 22, 2018

Trevor Cahoon, Communications Coordinator – updated the Council on the events planned in conjunction with "Celebrate Clearfield Week" which he initially reported on during the March 27, 2018 policy session. He reported the week's events would begin on April 27, 2018 and run through May 3, 2018 with activities which included Arbor Day, the Summer Blitz, Take Pride in Clearfield Day, the Cultural Outreach and Pool Party sponsored by the Police Department and Latinos in Action as well as the Search the City Scavenger Hunt which would happen throughout the week. Mr. Cahoon encouraged participation and advised there would be free swimming on May 3, 2018 at the Clearfield Aquatic Center during the pool party; however, the capacity of the pool was 300 so come early or participate in the variety of other things including food, entertainment, booths, and dancing. He noted the "paint the plow" event would be underway and local schools were participating to help paint the snow plow and say good bye to winter. He acknowledged City officials and staff would be able to participate in painting a plow during the cultural event on May 3, 2018.

There being no further business to come before the Council, **Councilmember Roper moved to adjourn at 7:17 p.m., seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper, and Thompson. Voting NO – None.**

APPROVED AND ADOPTED
This 8th day of May, 2018

/s/Mark R. Shepherd, Mayor

ATTEST:

/s/Nancy R. Dean, City Recorder

I hereby certify that the foregoing represents a true, accurate, and complete record of the Clearfield City Council meeting held Tuesday, April 24, 2018.

/s/Nancy R. Dean, City Recorder

Planning Commission
STAFF REPORT

AGENDA ITEM
#1

TO: **Clearfield City Planning Commission**

FROM: **Brad McIlrath, Senior Planner**
brad.mcilrath@clearfieldcity.org
(801) 525-2784

MEETING DATE: **Wednesday, September 4th, 2019**

SUBJECT: Discussion and Possible Action on **FSP 1908-0001,** a final subdivision plat request by Spencer Barber with Mayfly Rise LLC, for a 49-unit townhome subdivision at the subject properties. **Location:** 172 & 140 N. Main Street (TIN: 12-001-0212, 12-010-0213, & 12-001-0002). **Project Area:** 1.918 Acres. **Zone:** T-R (Town Residential). **Planner:** Brad McIlrath **(Administrative Action).**

RECOMMENDATION

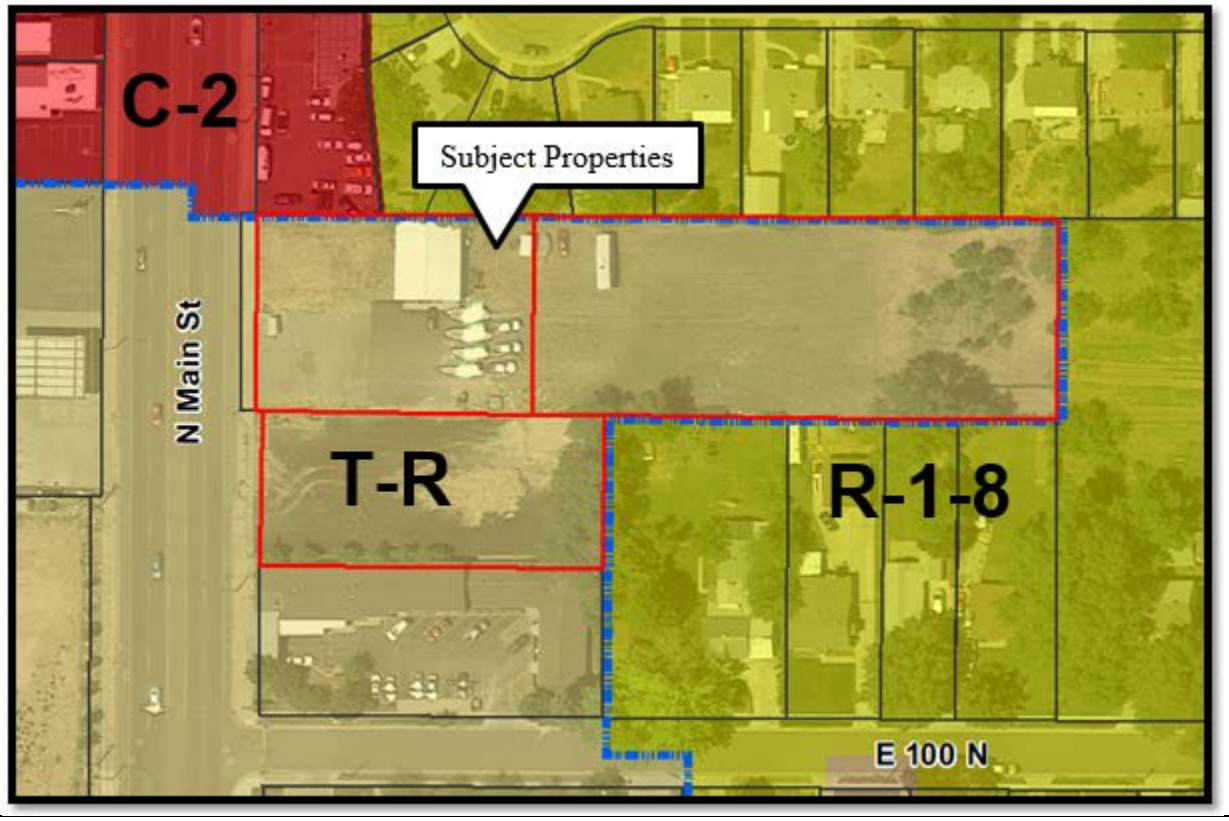
Staff recommends that the Planning Commission forward a recommendation of **APPROVAL** to the Clearfield City Council for **FSP 1908-0001**, a final subdivision plat request by Spencer Barber with Mayfly Rise LLC, for a 49-unit townhome subdivision for the properties located at 172 & 140 N. Main Street (TIN: 12-001-0212, 12-010-0213, & 12-001-0002). This recommendation is based on the subdivision conditions and findings in the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	Mayfly Rise Townhomes
Site Location	172 & 140 N. Main Street
Tax ID Number	12-010-0212. 12-010-0213, & 12-010-0002
Applicant	Spencer Barber, Mayfly Rise LLC
Owner	Radon Be Gone Corp. & Auto HQ LLC
Proposed Actions	Final Subdivision Approval
Current Zoning	T-R (Town Residential)
Site Area	2.0 Acres

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Automotive Repair / Single-Family Residential	C-2 (Commercial) & R-1-8 (Residential)	Commercial & Residential
East	Single-Family Residential	R-1-8 (Residential)	Residential
South	Motel & Single-Family Residential	T-R (Town Residential) & R-1-8 (Residential)	Commercial & Residential
West	Gas Station & Residential Mixed-Use	T-R (Town Residential)	Mixed Use

Aerial Image & Zoning



BACKGROUND & OVERVIEW

The Planning Commission reviewed the preliminary subdivision plat and site plan on July 10th, 2019. At that meeting preliminary subdivision approval was granted, with conditions that changes needed to be made to provide additional open space and meet setback requirements of the T-R (Town Residential) Zone. The previous approval was for a 50-unit townhome subdivision; however, with revisions made to address the conditions mentioned above, the final plat is for a 49-unit townhome subdivision. With a development area of 2.0 Acres the project is required to provide a combination of open space and landscaping that is 20% of the site. The open space or landscaping individually cannot be less than 5% of the project. Based upon the revised plat and site plans, the proposed open space is 5.4% of the development and the landscaping is 21% of the site. Both open space and landscaping are now compliant with minimum code requirements.

General Plan and Zoning

The Clearfield City General Plan designates this area as mixed-use. The zoning classification of T-R (Town Residential) is a mixed-use zone as part of the FBC. The project complies with the goals and objectives of the general plan and the development standards of the T-R Zone.

FINAL SUBDIVISION PLAT REVIEW

The proposed final subdivision plat includes civil drawings that have been reviewed by the City Engineer. The City Engineer is reviewing the final plat and drawings and will provided comments with a review letter that will be provided to the applicant shortly. As required by ordinance, the applicant has

provided a Geotechnical report for review by the City Engineer. Planning Staff's review of the final plat confirms that the subdivision complies with the development standards of the T-R (Town Residential) Zone. All conditions of the City Engineer, Public Works Department, North Davis Fire District, and Planning Staff will need to be addressed and completed prior to final approval of the plat including all required signatures. Upon that final approval the applicant shall record the CC&R's with the plat at the Davis County Recorder's office and provide either a cash bond or escrow account for the public improvements.

CITY DEPARTMENT / AGENCY REVIEW

The final subdivision plat plans were sent to the North Davis Sewer District, North Davis Fire District, City Engineer, and related public works staff on August 15, 2019. The plans will need to be revised to comply with standards required by those agencies/departments. All comments provided will need to be addressed prior to final plat approval signatures and recording of the plat with the Davis County Recorder's office. Review letters from the City Engineer and North Davis Fire District are included as attachments to this report.

PRIVATE COVENANTS AND RESTRICTIONS

Pursuant to City Code § 11-13-24, and as required to maintain the open space, all landscaping and common areas of the development and, the subdivision must include a submittal of the homeowner association covenants, conditions, and restrictions (CC&R's) for the City's review. The purpose and requirement for CC&R's is to govern the maintenance and upkeep of all of the common areas of this development. The CC&R's are private contracts between the property owners' association and the individual home owners. While the City is not a party to this document, the City reviews it in terms of compliance with State and City code requirements related to the interests of the City. The review of the proposed CC&Rs by the City Attorney, and Planning Staff, will insure the required elements and items are included in the documents and will be recorded with the County Recorder in conjunction with the subdivision plat. These CC&Rs will run with the land and final review is subject to the City Attorney's comments prior to final plat recordation.

A summarized review of the submitted CC&R's for the project is provided below:

Specific Provision		Inclusion in CC&R's
All covenants, conditions and restrictions shall include management policies which shall set forth the quality of maintenance that will be performed and who is to be responsible for said maintenance within said condominium development. Said document shall, at a minimum, contain the following:		
1)	The establishment of a private association or corporation responsible for all maintenance, which shall levy the cost thereof as an assessment to each unit owner within the townhome development.	INCLUDED. Articles III "Membership and Voting Rights in the Association", IV "Operation and Maintenance" and V "Assessments" outline the association and owner responsibilities for maintenance. Article V "Assessments" establishes the procedures for collection of assessments for each townhome owner. Article IV "Operation and Maintenance" outlines the procedures for maintenance of the development.

2)	The establishment of a management committee, with provisions setting forth the number of persons constituting the committee, the method of selection and the powers and duties of said committee and including the person, partnership or corporation with property management expertise and experience who shall be designated to manage the maintenance of the common areas and facilities in an efficient and quality manner.	PARTIALLY INCLUDED. The CC&R's define and mention the powers and duties of the Board of Directors, but there does not seem to be language regarding the creation of the board. Under Article III, the membership and voting rights of each member are outlined. Under Article IV, the maintenance of the development along with the ability to select a managing agent by the board is outlined. Additional clarification in the document needs to be provided to outline the creation and rules of the Board of Directors.
3)	The method of calling a meeting of the members of the corporation or association, with the members thereof that will constitute a quorum authorized to transact business.	NOT INCLUDED. Article III outlines the membership and voting rights of each owner but does not seem to outline the method for calling a meeting or a meeting schedule.
4)	The manner of collection from unit owners for their share of common expenses and the method of assessment.	INCLUDED. Article V "Assessments" outlines the procedure and manner for collection of expenses for the common expenses of the HOA.
5)	Provisions as to percentage of votes by unit owners which shall be necessary to determine whether to rebuild, repair and restore or sell property in the event of damage or destruction of all or part of the project.	NOT INCLUDED. Article IV "Operation and Maintenance" outlines the process for maintenance and upkeep of the development subject to standards. This article does not appear to provide standards for percentage of votes needed to rebuild, repair, and restore or sell property that is damaged or destroyed. Language will need to be provided that outlines this process and voting rights.
6)	The method and procedure by which the declaration may be amended.	INCLUDED. Article XIII "Miscellaneous" provides standards for amendments to the declaration subject to conformance with articles V and XI.

PUBLIC COMMENT

Public notice was posted on August 26, 2019. As of the date of this report, Staff has not received additional comments since the preliminary plat review and site plan review.

CONDITIONS OF APPROVAL

The following conditions of approval shall be addressed by the applicant and shown on a set of revised improvement plans and a final plat prior to the issuance of final land use approval. Final land use approval includes, Planning, Engineering, and the North Davis Fire District. An application for a building permit will not be accepted until final land use approval is granted and the plat has been recorded.

1) The subdivision plat and improvement drawings shall be revised to address Clearfield City Engineering requirements prior to final approval.

2) The project shall include the creation of a Homeowners Association (HOA) to maintain all of the private common spaces of the project, including but not limited to: landscaping, snow removal, building maintenance, trash collection, and open space areas. The proposed CC&Rs shall be revised to provide the needed information required by City Code and outlined in this report.

3) The power lines and utilities shall be placed underground to allow for the location of street lights and street trees along the property frontage and within the furnishing zone.

4) The applicant is responsible for the replacement or repair of deteriorated, damaged or missing surface improvements surrounding the perimeter of the subdivision. This includes, but is not limited to: curb and gutter, sidewalks, landscaping park strip improvements, driveways, etc.

5) An escrow or cash bond agreement as required by Section 12-9-2 of the Subdivision Ordinance shall be provided and will be subject to approval by the City Engineer and City Attorney. The agreement for the public improvements shall be established prior to obtaining any permits for the properties or plat being recorded.

ATTACHMENTS

1. Subdivision Plat
2. Demolition Plan
3. Site Plan
4. Grading and Drainage Plan
5. Utility Plan
6. Details
7. Erosion Control Plan
8. Landscaping Plan
9. Architectural Site and Building Plans
10. North Davis Fire District Review Letter dated 12 August 2019
11. Engineering Review Letter dated 3 September 2019

May Fly Rise Subdivision

A part of Northwest Quarter of Section 1, T4N, R2W, SLB&M, U.S. Survey

Clearfield City, Davis County, Utah

June 2019

Scale: 1" = 30'

30 0 15 30 40 50 60

Graphic Scale

NARRATIVE

This Survey was requested by Mr. Spencer Barber for the purpose of subdividing the following property into 49 Residential Lots, and 1 Common Area.

A line bearing S 45°02'58" E between Brass Cap Monuments located in the Northwest Corner and the Center Corner of Section 1, T4N, R2W, was used as the Basis of Bearings for this Plat.

A Witness Monument to the West Quarter Corner was also found and its relationship to the Found Section corners is depicted hereon.

Property Corners were placed as depicted on this Plat.

LINE DATA		
Line	Bearing	Length
L2	N 90°00'00" W	1.00
L3	S 0°00'00" E	2.70
L4	S 0°00'00" E	1.57
L5	N 0°00'00" E	1.57
L6	S 0°00'00" E	2.23
L7	N 0°00'00" E	2.16
L8	S 90°00'00" W	1.00
L9	S 90°00'00" E	35.63
L10	N 90°00'00" E	36.43
L11	N 90°00'00" E	20.00
L12	N 90°00'00" E	20.00
L13	N 0°00'00" W	23.11
L14	S 0°00'00" W	23.16
L15	N 90°00'00" E	52.50
L17	S 90°00'00" W	35.43

Northwest Quarter Corner of Section 1, T4N, R2W, SLB&M, U.S. Survey (Found Davis County Brass Cap in Ring and Lid)

S 45°02'58" E Calc'd Basis of Bearings

(2632.34' D.C.S.) [2629.57' Calc'd]

621.00'

[2554.12' Calc'd] 2552.94' Meas.

LEGEND

- ▲ Set Nail in Curb
- ◉ Set 5/8"ø Rebar (24" long) & cap w/ Fencepost
- ○ Found 5/8"ø Rebar (24" long) & "GBE" cap w/ Fencepost
- ■ Set Hub & Tack
- ⊕ Monument
- (Rad.) Radial line
- (N/R) Non-Radial line
- (D.C.S.) Davis County Surveyor
- Meas. Measured Bearing or Distance
- [Calc'd] Calculated Bearing or Distance from D.C.S. Data
- P.U.E. Public Utility Easement

Property line Curve Data					
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C5	90°00'00"	2.50'	3.93'	S 45°00'00" E	3.54'
C6	90°00'00"	3.00'	4.71'	N 45°00'00" E	4.24'
C7	90°00'00"	5.50'	8.64'	S 45°00'00" E	7.78'
C8	90°00'00"	2.50'	3.93'	N 45°00'00" E	3.54'
C9	90°00'00"	2.50'	3.93'	N 45°00'00" E	3.54'

Lakeview Subdivision 104 Amended

Lakeview Subdivision

Point of Beginning

East 46.41'

505.85'

Main Street (Paved Public Street)

125.13'

125.00'

North

South

West 6.00'

94.30'

94.00'

Common Area

A 26312 sq.ft. Common Area

Lot	Area	Lot	Area	Lot	Area
1	844 sq.ft.	18	844 sq.ft.	35	727 sq.ft.
2	844 sq.ft.	19	828 sq.ft.	36	725 sq.ft.
3	844 sq.ft.	20	828 sq.ft.	37	725 sq.ft.
4	844 sq.ft.	21	828 sq.ft.	38	725 sq.ft.
5	844 sq.ft.	22	828 sq.ft.	39	727 sq.ft.
6	844 sq.ft.	23	828 sq.ft.	40	743 sq.ft.
7	844 sq.ft.	24	836 sq.ft.	41	742 sq.ft.
8	844 sq.ft.	25	828 sq.ft.	42	742 sq.ft.
9	844 sq.ft.	26	828 sq.ft.	43	743 sq.ft.
10	844 sq.ft.	27	828 sq.ft.	44	729 sq.ft.
11	844 sq.ft.	28	823 sq.ft.	45	727 sq.ft.
12	844 sq.ft.	29	844 sq.ft.	46	727 sq.ft.
13	844 sq.ft.	30	742 sq.ft.	47	727 sq.ft.
14	844 sq.ft.	31	744 sq.ft.	48	727 sq.ft.
15	844 sq.ft.	32	744 sq.ft.	49	824 sq.ft.
16	843 sq.ft.	33	744 sq.ft.		
17	844 sq.ft.	34	745 sq.ft.		

S 89°54'49" W 285.15'

West 214.70'

Marchap LLC
12-001-0003

Robert L. Tillotson
12-001-0004

Jeremy Bierwolf etal
12-001-0005

Carla S. Swallow
12-001-0116

Mary Y. Wilcox TR
12-001-0006

Mary Y. Wilcox TR 12-001-0118

[N 88°03'26" W Calc'd] N 88°02'55" W Meas.

N 0°13'20" E D.C.S. & Calc'd

S 0°16'52" E Calc'd N 0°16'21" W Meas.

(81.49' D.C.S.) [79.83' Calc'd] (S 16°14'51" W D.C.S.)

[3741.68' Calc'd] 3740.55' Meas.

[2636.97' Calc'd] 2636.64' Meas.

(2658.28' D.C.S.) [2657.48' Calc'd]

N 89°45'35" W

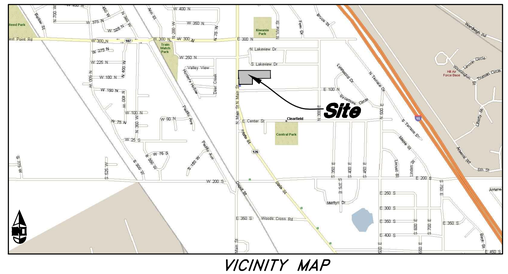
Witness Monument for the West Quarter Corner of Section 1, T4N, R2W, SLB&M, U.S. Survey (Found Monument in Top of Curb)

West Quarter Corner of Section 1, T4N, R2W, SLB&M, U.S. Survey (Not in Place Position Obliterated from Construction)

Center of Section 1, T4N, R2W, SLB&M, U.S. Survey (Found Davis County Brass Cap Monument)

VICINITY MAP

Not to Scale



SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58 Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I also do hereby certify that May Fly Rise Subdivision in Clearfield City, Davis County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Davis County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monumented Lot corners have been set as shown on this drawing.

Signed this _____ day of _____, 20___.

6242920
License No.

Andy Hubbard

OWNER'S DEDICATION

I, the undersigned owner of the hereon described tract of land, hereby set apart and subdivide the same into lots, streets and Common Areas (CA) as shown on this plat, and name said tract May Fly Rise Subdivision. We also hereby dedicate, grant and convey to Clearfield City, Davis County, Utah, all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and also dedicate to Clearfield City those certain strips designated as public utility easements (P.U.E.) and/or Common Area (CA) for public utility and drainage purposes over and across all those part or portions of said tract as shown hereon, the same to be used for the installation, maintenance and operation of public utility service lines and drainage, as may be authorized by Clearfield City.

Sunset Builders

Mike Waite – Managing Member

ACKNOWLEDGMENT

State of Utah
County of Davis } ss

The foregoing instrument was acknowledged before me this_____ day of _____ 20___ by Mike Waite – Managing Member .

Residing At:_____

Commission Number:_____

Commission Expires:_____

A Notary Public commissioned in Utah

Print Name

BOUNDARY DESCRIPTION

A part of the Northwest Quarter of Section 1, Township 4 North, Range 2 West, Salt Lake Base and Meridian, Clearfield City, Davis County, Utah:

Beginning at the Southwest Corner of Lot 104, Lakeview Subdivision Amended (Entry #2255514, Book 4247, Page 551), Clearfield City, Davis County, Utah, said Point being on the Easterly Right-of-Way Line of Main Street being 621.00 feet South 0°13'20" West along the Quarter Section Line and 46.41 feet East from the Northwest Corner of said Section 1; and running thence East 505.85 feet to the Westerly Line of the Mary Y Wilcox Trustee Property; thence South 125.00 feet along said Westerly Line; thence South 89°54'49" West 285.15 feet to the Northwest Corner of the Robert L. Tillotson Property; thence South 94.00 feet along said Westerly Line to the Northeast Corner of the Marchap LLC Property; thence West 214.70 feet along said Northerly Line; thence North 94.30 feet; thence West 6.00 feet to the Easterly Right-of-Way Line of said Main Street; thence North 125.13 feet along said Easterly Right-of-Way Line to the Southwest Corner of said Lot 104 and the Point of Beginning.

Contains 83,567 Sq. Ft. or 1.918 Acres

CLEARFIELD CITY ATTORNEY

Approved as to form signed this _____ day of _____, 20___.

City Attorney

CLEARFIELD CITY COUNCIL APPROVAL

Approved this _____ day of _____, 20___ by the Clearfield City Council.

City Recorder

Mayor

CLEARFIELD CITY PLANNING COMMISSION

Approved this _____ day of _____, 20___ by the Clearfield City Planning Commission.

Chair

CLEARFIELD CITY ENGINEER

I hereby certify that this office has examined this plat and it is correct in accordance with the information on file in this office this _____ day of _____, 20___.

City Engineer

DAVIS COUNTY RECORDER

ENTRY NO._____FEE PAID _____FILED FOR RECORD AND RECORDED_____, AT _____ IN BOOK_____ OF OFFICIAL RECORDS, PAGE_____. RECORDED FOR_____

DAVIS COUNTY RECORDER

BY:_____

DEPUTY

NOTES:

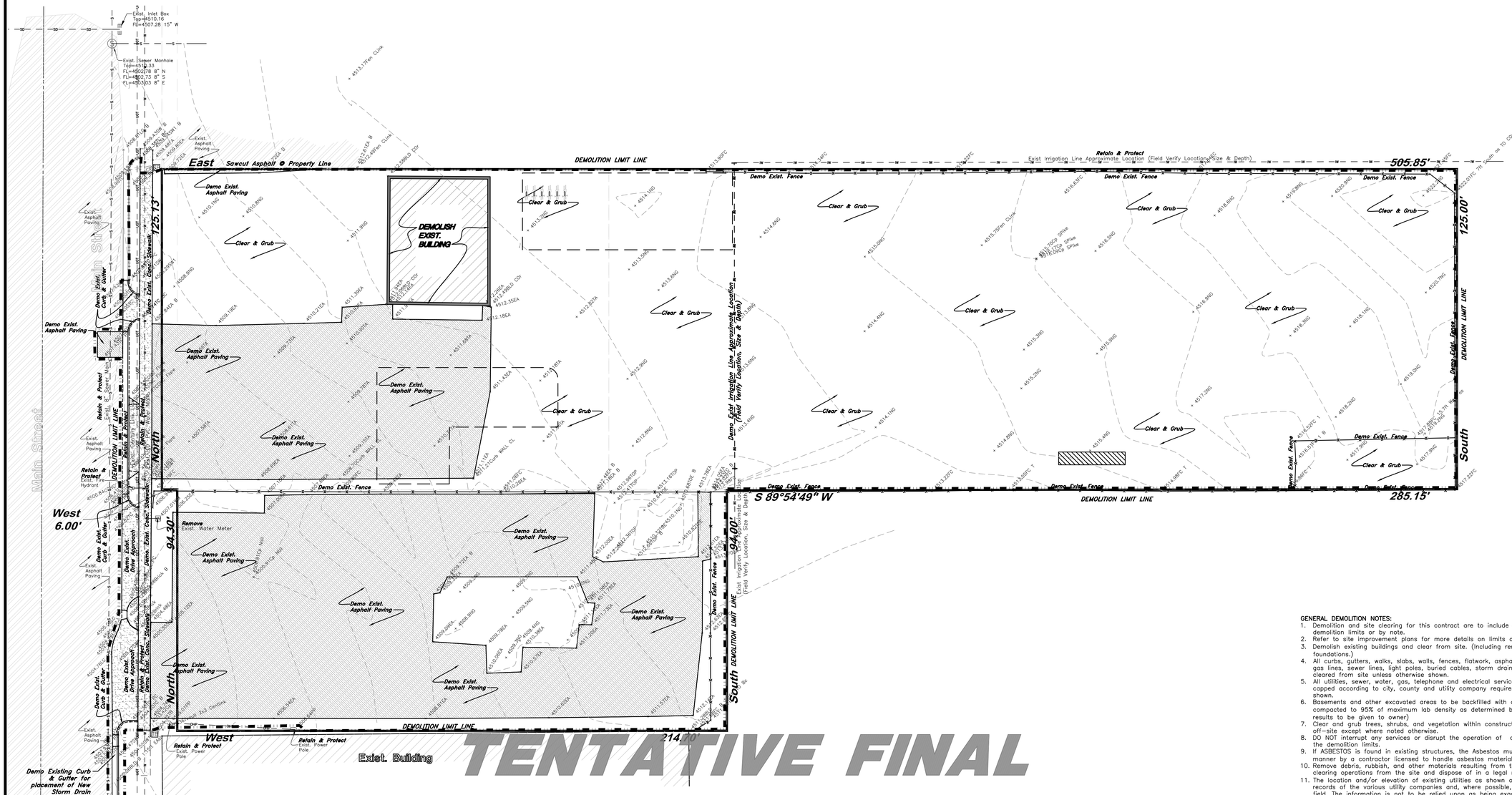
1. All Common Areas (CA) are to be privately owned and maintained by the Home Owner's Association.
2. The Common Areas "CA" are dedicated as Public Utility Easements
3. The storm water system will be considered "Private" until connection discharge into the City detention basin located to the southwest of this subdivision.

GREAT BASIN ENGINEERING

5746 South 1475 East Ogden, Utah 84403
Main (801)394-4515 S.L.C (801)521-0222 Fax (801)392-7544
www.greatbasinengineering.com

13N784 – AP – 1st Amended

W:\19N302 - Clearfield Townhomes\Drawings\19N302 - AP.dwg, 8/15/2019 6:37:43 AM, drew, 1:1



TENTATIVE FINAL
NOT FOR CONSTRUCTION

Legend

(Note: All Items may not appear on drawing)

San. Sewer Manhole	S	Light Pole		Finish Grade	95.33TA
Water Manhole	W	Fence	×-×-×	Exist. Grade	95.72EA
Storm Drain Manhole	SD	Flowline of ditch		Ridge Line	R
Cleanout	CO	Overhead Power line	OHP	Direction of Flow	
Electrical Manhole	E	Corrugated Metal Pipe	CMP		
Catch Basins		Concrete Pipe	CP	Existing Asphalt	
Exist. Fire Hydrant		Reinforced Concrete Pipe	RCP		
Fire Hydrant		Ductile Iron	DI	New Asphalt	
Exist. Water Valve		Polyvinyl Chloride	PVC		
Water Valve		Top of Asphalt	TA	Heavy Duty Asphalt	
Sanitary Sewer	S	Edge of Asphalt	EA		
Culinary Water	W	Centerline	CL	Existing Concrete	
Gas Line	G	Flowline	FL		
Irrigation Line	IW	Finish Floor	FF	New Concrete	
Storm Drain	SD	Top of Curb	TC		
Telephone Line	T	Top of Wall	TWL	Spill Curb & Gutter	
Secondary Waterline	SW	Top of Walk	TW		
Power Line	P	Top of Concrete	TCN	Demo Tree	
Fire Line	F	Natural Ground	NG		
Land Drain	LD	Finish Grade	FG		
Power pole		Match Existing	ME		
Power pole w/guy		Fire Department Connection	FDC		
		Finish Contour	90		
		Exist. Contour	90		

Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call 811
1-800-662-4111

Scale: 1" = 20'
20 0 10 20 25 30 35 40
Graphic Scale

GENERAL DEMOLITION NOTES:

1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
2. Refer to site improvement plans for more details on limits of removal.
3. Demolish existing buildings and clear from site. (including removal of all footings and foundations.)
4. All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures to be cleared from site unless otherwise shown.
5. All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
6. Basements and other excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557-78. (Test results to be given to owner)
7. Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off-site except where noted otherwise.
8. DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
9. If ASBESTOS is found in existing structures, the Asbestos must be removed in a legal manner by a contractor licensed to handle asbestos materials. (Not a part of contract)
10. Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
11. The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
12. Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
13. Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
14. Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
15. Install traffic warning devices as needed in accordance with local standards.
16. Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.

CAUTION NOTICE TO CONTRACTOR

The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the propose improvements shown on the plans.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

REV	DATE	DESCRIPTION

PROFESSIONAL ENGINEER
No 181089
PAUL C ANDERSON
STATE OF UTAH

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Demo Plan

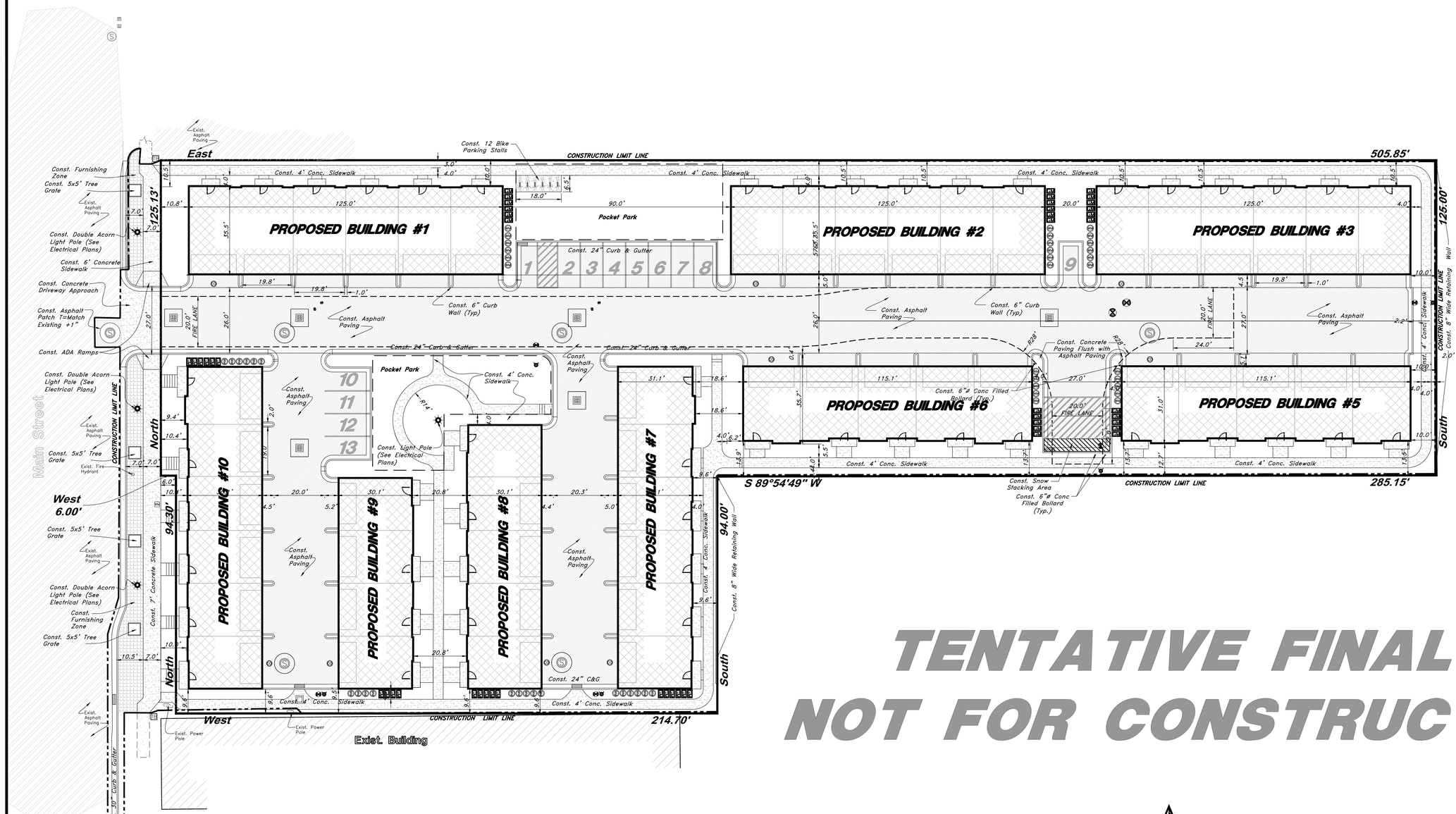
MAYFLY RISE

172 N Main Street
Clearfield City, Davis County, Utah
A part of Section 22, T7N, R1W, SLB&M, U.S. Survey

2 Aug, 2019

SHEET NO.
C000

19N302



TENTATIVE FINAL NOT FOR CONSTRUCTION

Site Table

Building Footprint	**33,513 SF (0.7694 AC)**
Parking/Drive Isles	**26,913 SF (0.6178 AC)**
Semi-Pervious Pavement	**6,000 SF (0.1377 AC)**
Open Space	**23,141 SF (0.5312 AC)**
Pocket Parks	**4,729 SF (0.1086 AC)**
Total Site	**83,567 SF (1.9184 AC)**

Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	S	Light Pole	☼	Finish Grade	95.33TA
Water Manhole	W	Fence	✕ ✕ ✕	Exist. Grade	95.72TA
Storm Drain Manhole	SD	Flowline of ditch		Ridge Line	R
Cleanout	C	Overhead Power line	OHP	Direction of Flow	
Electrical Manhole	E	Corrugated Metal Pipe	CMP		
Catch Basins		Concrete Pipe	CP	Existing Asphalt	
Exist. Fire Hydrant		Reinforced Concrete Pipe	RCP		
Fire Hydrant		Ductile Iron	DI	New Asphalt	
Exist. Water Valve		Polyvinyl Chloride	PVC		
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Power pole w/guy		Fire Department Connection	FDC		
		Finish Contour	90		
		Exist. Contour	90		

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1-800-662-4111

Scale: 1" = 20'
20 0 10 20 25 30 35 40
Graphic Scale

GENERAL SITE NOTES:

1. Stalls designated as accessible will require a painted accessible symbol and sign. (See Details)
2. Fire lane markings and signs to be installed as directed by the Fire Marshall.
3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. Building sidewalks, ramps, and bollards are building contractor responsible items. See architectural plans.
5. All dimensions are to back of curb unless otherwise noted.
6. All work within UDOT R.O.W. to meet of exceed UDOT Standards & Specifications.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

ALL CONSTRUCTION WITHIN UDOT RIGHT OF WAY TO CONFORM TO UDOT STANDARDS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

REV	DATE	DESCRIPTION

PROFESSIONAL ENGINEER
No 181089
PAUL C ANDERSON
8/2/19
STATE OF UTAH

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
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Site Plan

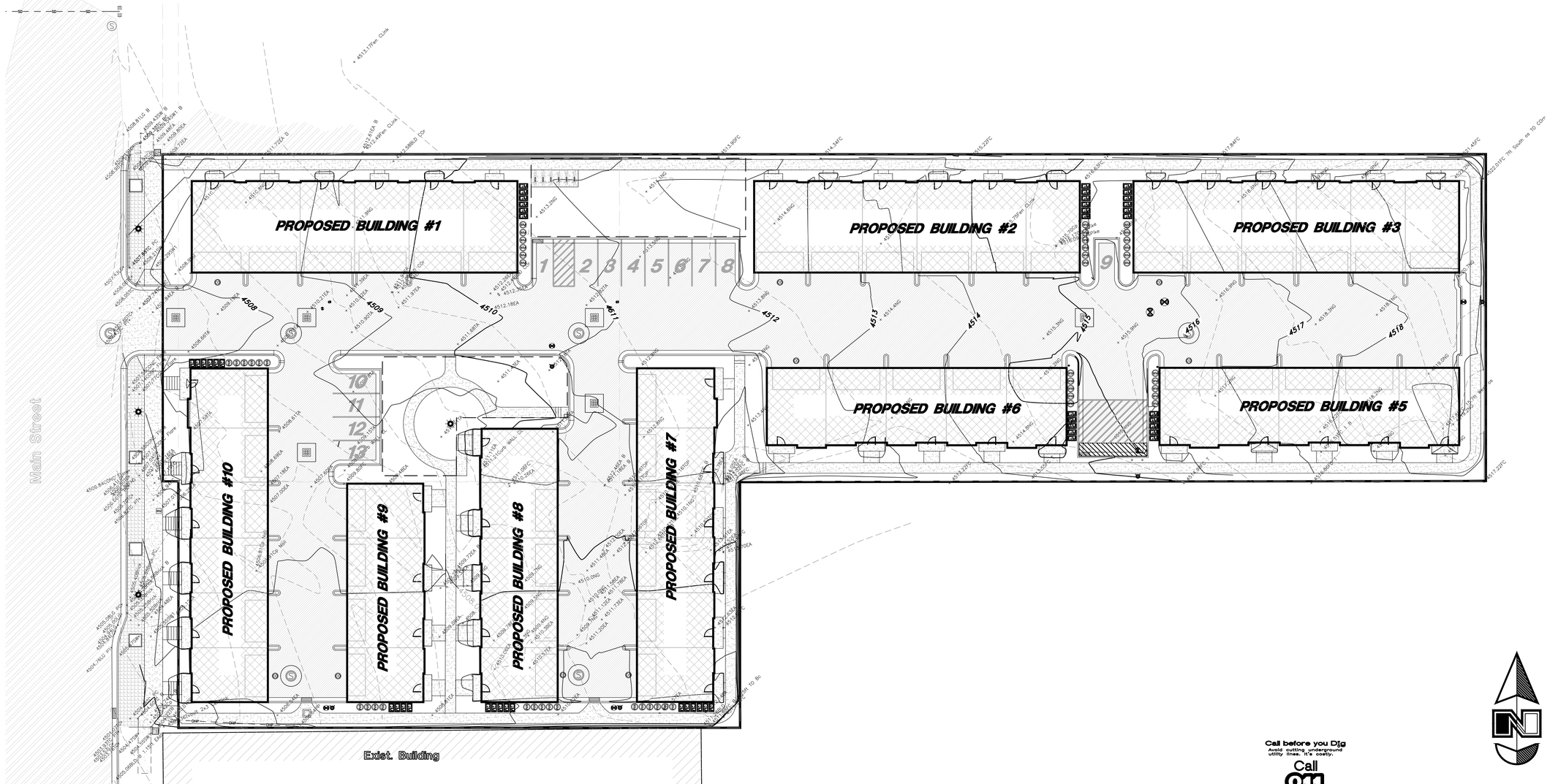
MAYFLY RISE

172 N Main Street
Clearfield City, Davis County, Utah
A part of Section 22, T4N, R2W, SLB&M, U.S. Survey

2 Aug, 2019

SHEET NO.
C100

19N302



GENERAL GRADING NOTES:

1. All work shall be in accordance with the City Public Works Standard.
2. Cut slopes shall be no steeper than 2 horizontal to 1 vertical.
3. Fill slopes shall be no steeper than 2 horizontal to 1 vertical.
4. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by the geotechnical engineer.
5. Areas to receive fill shall be properly prepared and approved by the City inspector and geotechnical Engineer prior to placing fill.
6. Fills shall be benched into competent material as per specifications and geotechnical report.
7. All trench backfill shall be tested and certified by the site geotechnical engineer per the grading code.
8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
9. The final compaction report and certification from the geotechnical engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
10. Dust shall be controlled by watering.
11. The location and protection of all utilities is the responsibility of the permitee.
12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading project.
13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the city engineer.
14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
17. Elevations shown on this plan are finish grades. Rough grades are the subgrades of the improvements shown hereon.
18. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
19. Erosion Control: Protect all inlet boxes, catch basins, etc. with straw bales or other approved method to strain the storm water during construction. Protect surrounding properties and streets from site runoff with sandbags and earth berms.

CURB AND GUTTER CONSTRUCTION NOTES:

1. Open face gutter shall be constructed where drainage is directed away from curb.
2. Open face gutter locations are indicated by shading and notes on site and grading plan.
3. It is the responsibility of the surveyor to adjust top of curb grades at the time construction staking.
4. Refer to the typical details for a standard and open face curb and gutter for dimensions.
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ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call 811
1-800-662-4111

Scale: 1" = 20'

20 0 10 20 25 30 35 40

Graphic Scale

Overall Grading and Drainage Plan
See Sheets C201, C202, & C203 for clarification

TENTATIVE FINAL
NOT FOR CONSTRUCTION

Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	S	Light Pole		Finish Grade	95.33TA
Water Manhole	W	Fence	-x-x-x-	Exist. Grade	95.72TA
Storm Drain Manhole	SD	Flowline of ditch		Ridge Line	R
Cleanout	C	Overhead Power line	OHP	Direction of Flow	
Electrical Manhole	E	Corrugated Metal Pipe	CMP	Existing Asphalt	
Catch Basins		Concrete Pipe	CP		
Exist. Fire Hydrant		Reinforced Concrete Pipe	RCP	New Asphalt	
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Exist. Water Valve		Polyvinyl Chloride	PVC	Heavy Duty Asphalt	
Water Valve		Top of Asphalt	TA		
Sanitary Sewer	S	Edge of Asphalt	EA	Existing Concrete	
Culinary Water	W	Centerline	CL		
Gas Line	G	Flowline	FL	New Concrete	
Irrigation Line	IW	Finish Floor	FF		
Storm Drain	SD	Top of Curb	TC	Spill Curb & Gutter	
Telephone Line	T	Top of Wall	TWL		
Secondary Waterline	SW	Top of Walk	TW	Demo Tree	
Power Line	P	Top of Concrete	TCN		
Fire Line	F	Natural Ground	NG		
Land Drain	LD	Finish Grade	FG		
Power pole		Match Existing	ME		
Power pole w/guy		Fire Department Connection	FDC		
		Finish Contour	90		
		Exist. Contour	90		

REV	DATE	DESCRIPTION

PROFESSIONAL ENGINEER
No 181089
PAUL C ANDERSON
8/2/19
STATE OF UTAH

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C.(801)521-0222 FAX(801)392-7544
WWW.GREATBASINENGINEERING.COM

Overall Grading and Drainage Plan

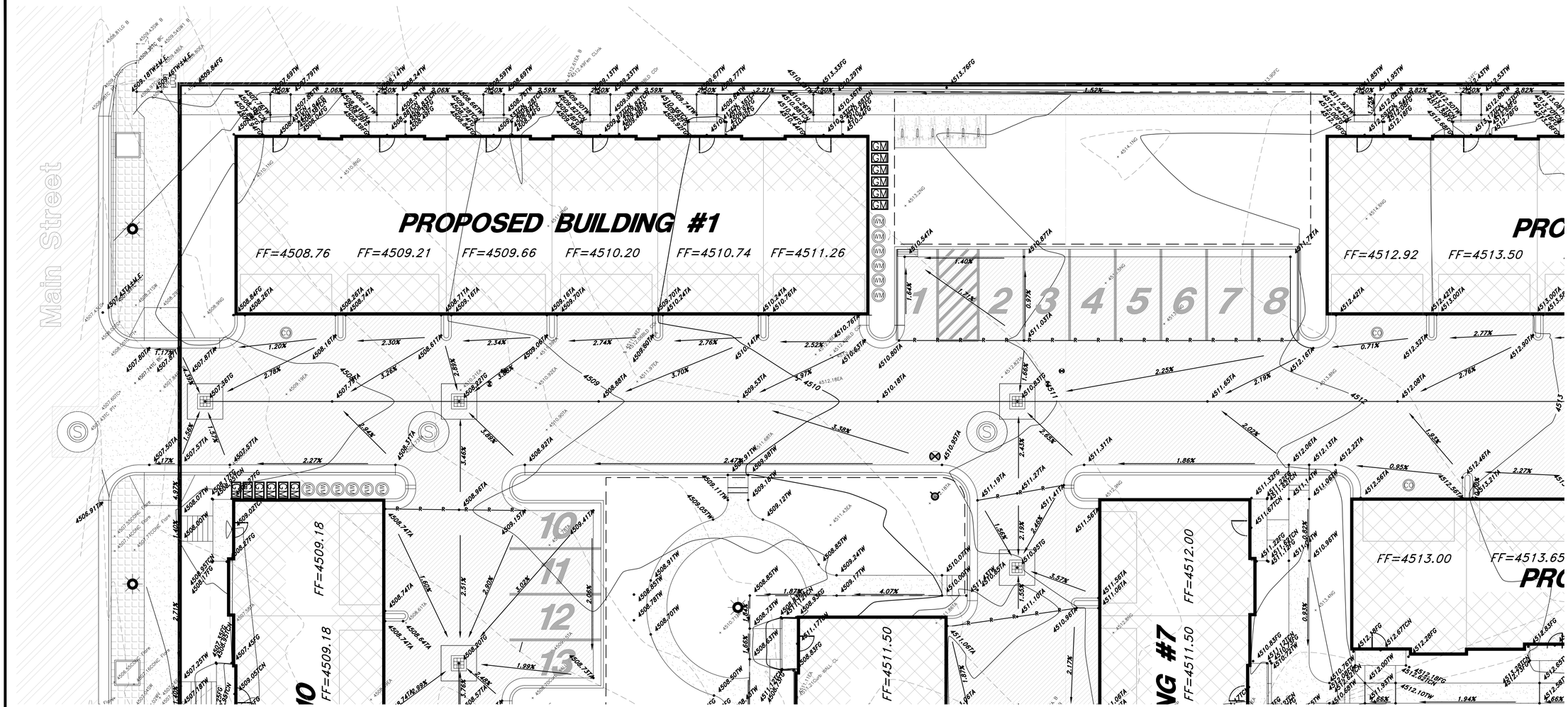
MAYFLY RISE

172 N Main Street
Clearfield City, Davis County, Utah
A part of Section 22, T7N, R2W, SLB&M, U.S. Survey

2 Aug, 2019

SHEET NO.
C200

19N302



TENTATIVE FINAL
NOT FOR CONSTRUCTION

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7. All trench backfill shall be tested and certified by the site geotechnical engineer per the grading code.
8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
9. The final compaction report and certification from the geotechnical engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
10. Dust shall be controlled by watering.
11. The location and protection of all utilities is the responsibility of the permitee.
12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading project.
13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the city engineer.
14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
17. Elevations shown on this plan are finish grades. Rough grades are the subgrades of the improvements shown hereon.
18. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
19. Erosion Control: Protect all inlet boxes, catch basins, etc. with straw bales or other approved method to strain the storm water during construction. Protect surrounding properties and streets from site runoff with sandbags and earth berms.

CURB AND GUTTER CONSTRUCTION NOTES:

1. Open face gutter shall be constructed where drainage is directed away from curb.
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ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

Legend

(Note: All Items may not appear on drawing)

San. Sewer Manhole	S	Light Pole	
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Finish Grade	95.33TA
Exist. Grade	95.72TA
Ridge Line	R
Direction of Flow	
Existing Asphalt	
New Asphalt	
Heavy Duty Asphalt	
Existing Concrete	
New Concrete	
Spill Curb & Gutter	
Demo Tree	

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Scale: 1" = 10'

10 0 5 10 15 20

Graphic Scale

REV	DATE	DESCRIPTION

PROFESSIONAL ENGINEER
No 181089
PAUL C ANDERSON
8/21/19
STATE OF UTAH

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5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Grading and Drainage Plan

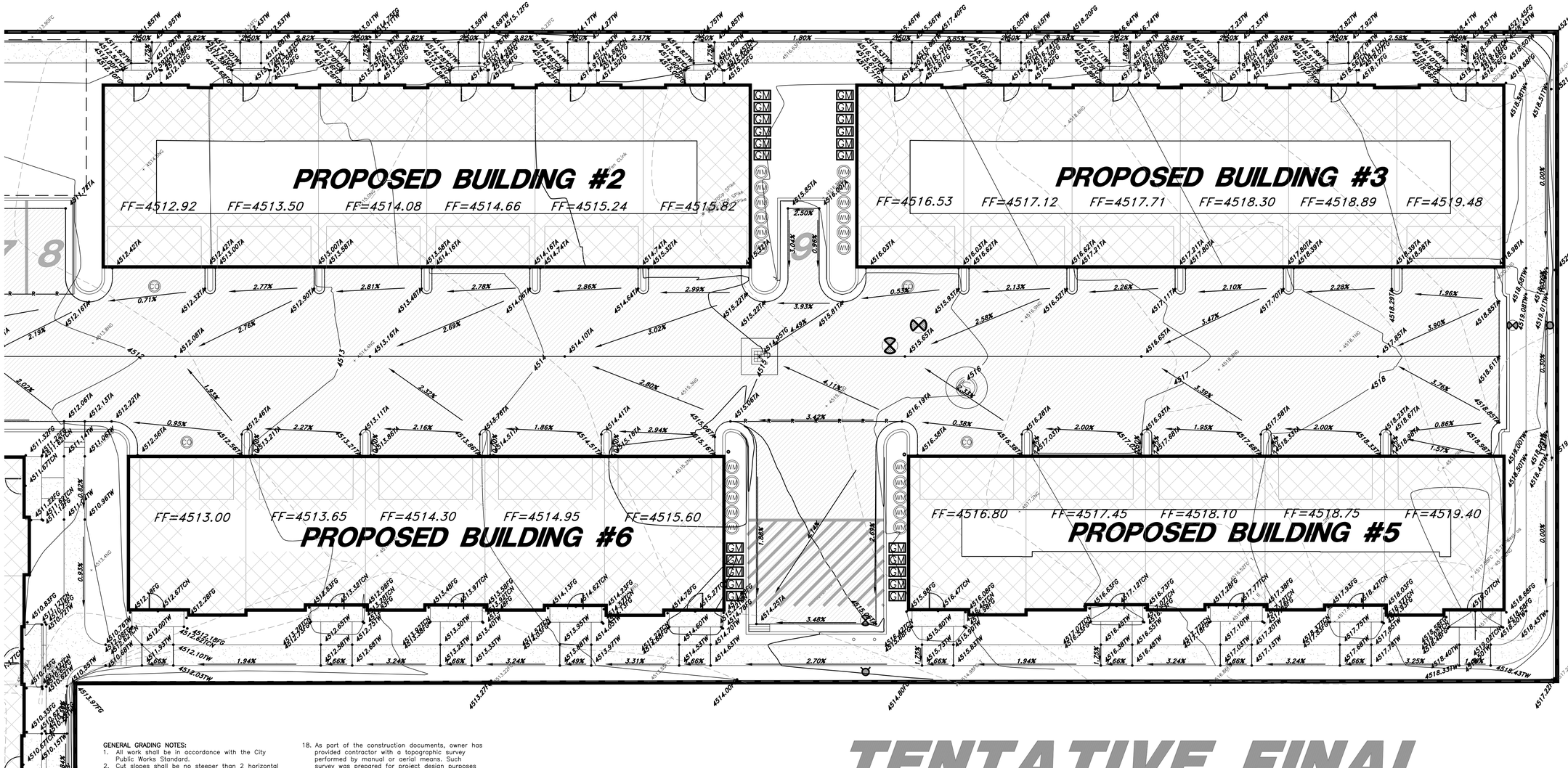
MAYFLY RISE

172 N Main Street
Clearfield City, Davis County, Utah
A part of Section 22, T7N, R1W, SLB&M, U.S. Survey

2 Aug, 2019

SHEET NO.
C201

19N302



TENTATIVE FINAL
NOT FOR CONSTRUCTION

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Legend

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10 0 5 10 15 20
Graphic Scale

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REV	DATE	DESCRIPTION

PROFESSIONAL ENGINEER
No 181089
PAUL C ANDERSON
8/2/19
STATE OF UTAH

Grading and Drainage Plan

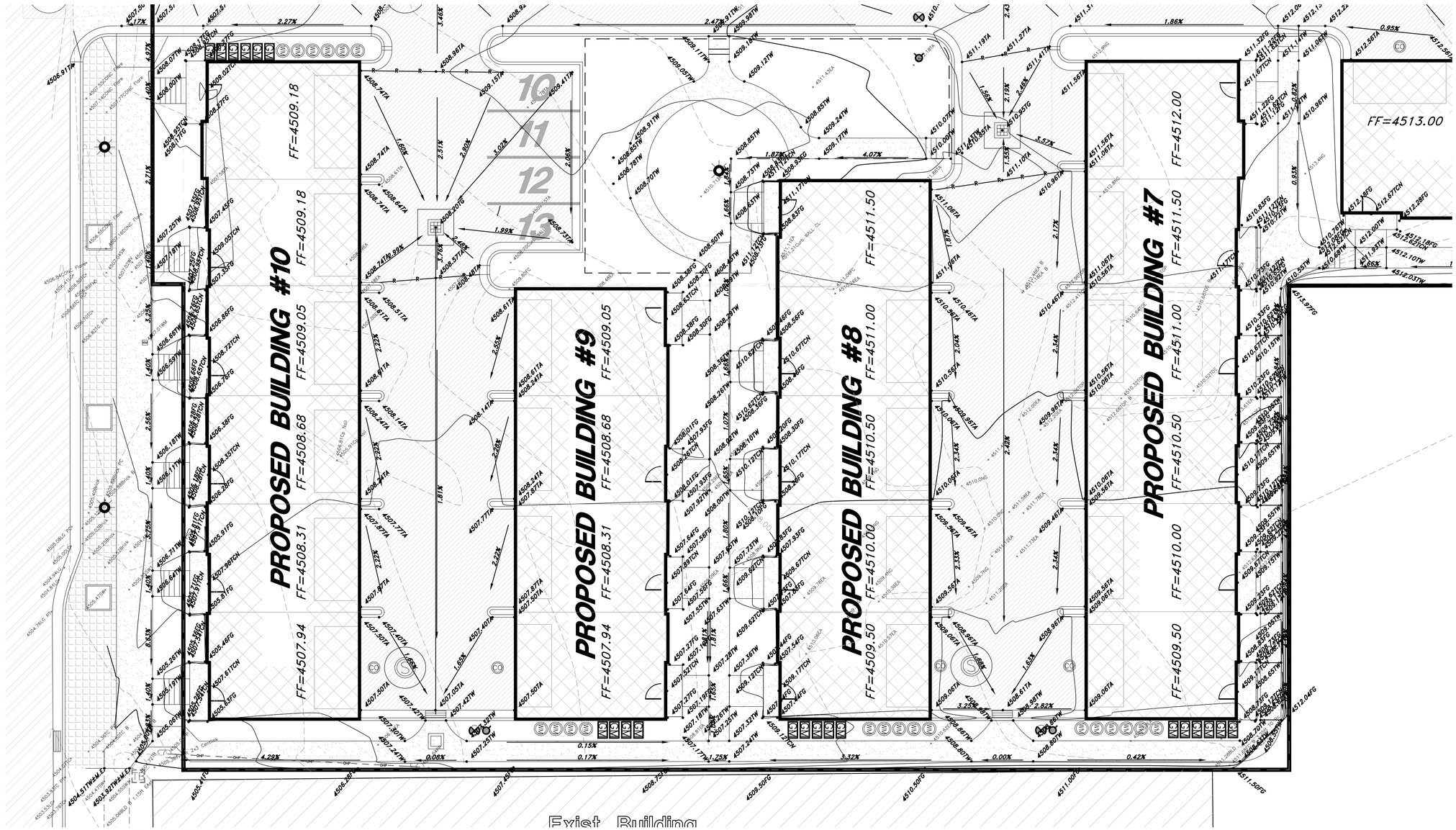
MAYFLY RISE

172 N Main Street
Clearfield City, Davis County, Utah
A part of Section 22, T4N, R2W, SLB&M, U.S. Survey

2 Aug, 2019

SHEET NO.
C202

19N302



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ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

TENTATIVE FINAL
NOT FOR CONSTRUCTION

Legend

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10 0 5 10 15 20

Graphic Scale

PROFESSIONAL ENGINEER
No 181089
PAUL C ANDERSON
8/21/19
STATE OF UTAH

REV	DATE	DESCRIPTION

GREAT BASIN ENGINEERING
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Grading and Drainage Plan

MAYFLY RISE

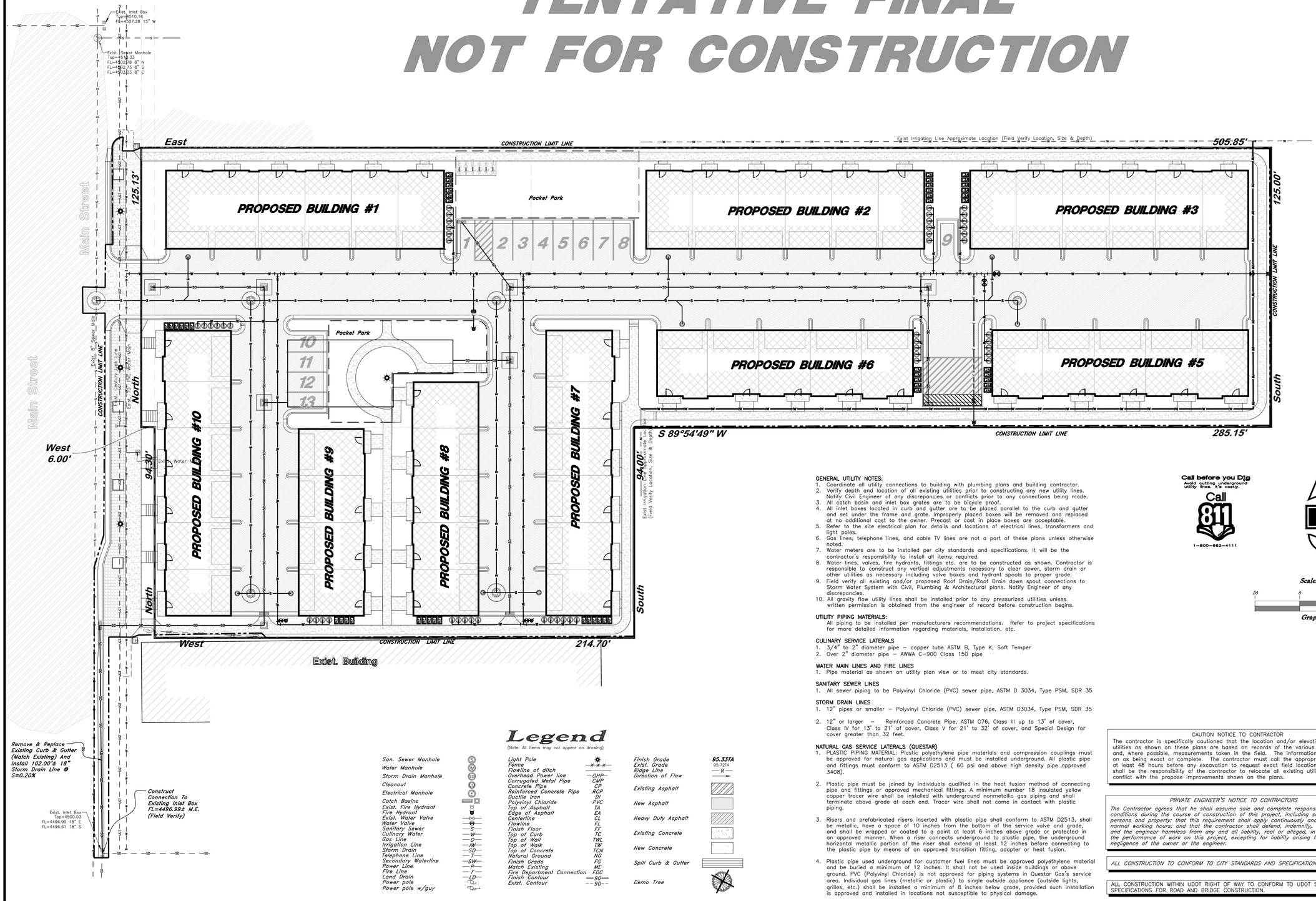
172 N Main Street
Clearfield City, Davis County, Utah
A part of Section 22, T7N, R2W, SLB&M, U.S. Survey

2 Aug, 2019

SHEET NO.
C203

19N302

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NOT FOR CONSTRUCTION



Legend

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		Finish Contour	90		
		Exist. Contour	90		

GENERAL UTILITY NOTES:

1. Coordinate all utility connections to building with plumbing plans and building contractor.
2. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
3. All catch basin and inlet box grates are to be bicycle proof.
4. All inlet boxes located in curb and gutter are to be placed parallel to the curb and gutter and set under the frame and grate. Improperly placed boxes will be removed and replaced at no additional cost to the owner. Precast or cast in place boxes are acceptable.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spools to proper grade.
9. Field verify all existing and/or proposed Roof Drain/Roof Drain down spout connections to Storm Water System with Civil, Plumbing & Architectural plans. Notify Engineer of any discrepancies.
10. All gravity flow utility lines shall be installed prior to any pressurized utilities unless written permission is obtained from the engineer of record before construction begins.

UTILITY PIPING MATERIALS:

All piping to be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

CULINARY SERVICE LATERALS

1. 3/4" to 2" diameter pipe – copper tube ASTM B, Type K, Soft Temper
2. Over 2" diameter pipe – AWWA C-900 Class 150 pipe

WATER MAIN LINES AND FIRE LINES

1. Pipe material as shown on utility plan view or to meet city standards.

SANITARY SEWER LINES

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D 3034, Type PSM, SDR 35

STORM DRAIN LINES

1. 12" pipes or smaller – Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
2. 12" or larger – Reinforced Concrete Pipe, ASTM C76, Class III up to 13' of cover, Class IV for 13' to 21' of cover, Class V for 21' to 32' of cover, and Special Design for cover greater than 32 feet.

NATURAL GAS SERVICE LATERALS (QUESTAR)

1. PLASTIC PIPING MATERIAL: Plastic polyethylene pipe materials and compression couplings must be approved for natural gas applications and must be installed underground. All plastic pipe and fittings must conform to ASTM D2513 (60 psi and above high density pipe approved 3408).
2. Plastic pipe must be joined by individuals qualified in the heat fusion method of connecting pipe and fittings or approved mechanical fittings. A minimum number 18 insulated yellow copper tracer wire shall be installed with underground nonmetallic gas piping and shall terminate above grade at each end. Tracer wire shall not come in contact with plastic piping.
3. Risers and prefabricated risers inserted with plastic pipe shall conform to ASTM D2513, shall be metallic, have a space of 10 inches from the bottom of the service valve and grade, and shall be wrapped or coated to a point at least 6 inches above grade or protected in an approved manner. When a riser connects underground to plastic pipe, the underground horizontal metallic portion of the riser shall extend at least 12 inches before connecting to the plastic pipe by means of an approved transition fitting, adapter or heat fusion.
4. Plastic pipe used underground for customer fuel lines must be approved polyethylene material and be buried a minimum of 12 inches. It shall not be used inside buildings or above ground. PVC (Polyvinyl Chloride) is not approved for piping systems in Questar Gas's service area. Individual gas lines (metallic or plastic) to single outside appliance (outside lights, grilles, etc.) shall be installed a minimum of 8 inches below grade, provided such installation is approved and installed in locations not susceptible to physical damage.

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1-800-662-4111

Scale: 1" = 20'

20 0 10 20 25 30 35 40

Graphic Scale

CAUTION NOTICE TO CONTRACTOR

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PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property: that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

ALL CONSTRUCTION WITHIN UDOT RIGHT OF WAY TO CONFORM TO UDOT STANDARDS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

REV	DATE	DESCRIPTION

PROFESSIONAL ENGINEER
No 181089
PAUL C ANDERSON
8/2/19
STATE OF UTAH

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Utility Plan

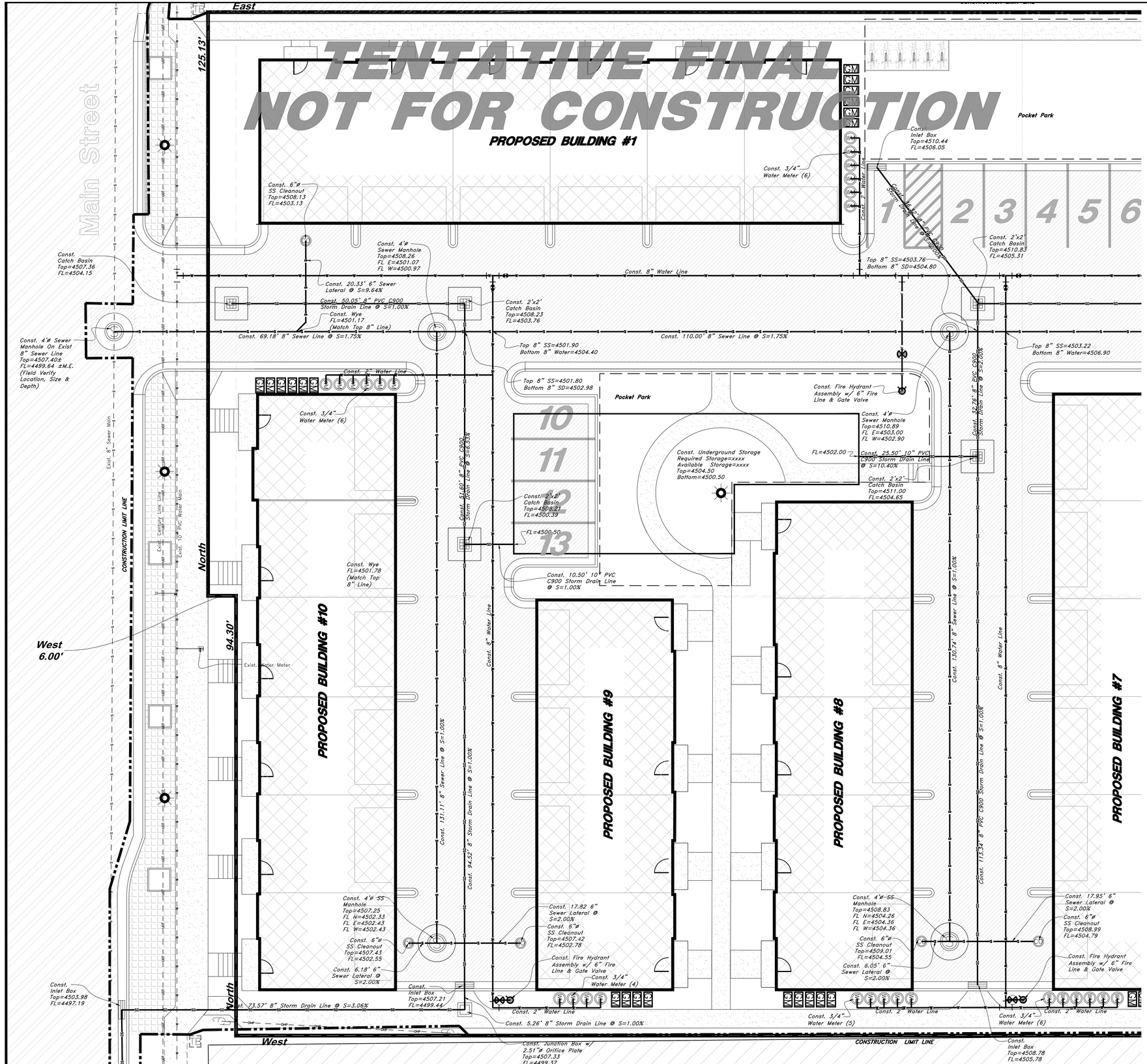
MAYFLY RISE

172 N Main Street
Clearfield City, Davis County, Utah
A part of Section 22, T7N, R2W, SLB&M, U.S. Survey

2 Aug, 2019

SHEET NO.
C300

19N302



Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	S
Water Manhole	W
Storm Drain Manhole	SD
Cleanout	C
Electrical Manhole	E
Catch Basins	
Exist. Fire Hydrant	
Fire Hydrant	
Exist. Water Valve	
Water Valve	
Sanitary Sewer	S
Culinary Water	W
Gas Line	G
Irrigation Line	IW
Storm Drain	SD
Telephone Line	T
Secondary Waterline	SW
Power Line	P
Fire Line	F
Land Drain	LD
Power pole	
Power pole w/guy	
Light Pole	
Fence	x x x
Flowline of ditch	
Overhead Power line	OHP
Corrugated Metal Pipe	CMP
Concrete Pipe	CP
Reinforced Concrete Pipe	RCP
Ductile Iron	DI
Polyvinyl Chloride	PVC
Top of Asphalt	TA
Edge of Asphalt	EA
Centerline	CL
Flowline	FL
Finish Floor	FF
Top of Curb	TC
Top of Wall	TWL
Top of Walk	TW
Top of Concrete	TCN
Natural Ground	NG
Finish Grade	FG
Match Existing	ME
Fire Department Connection	FDC
Finish Contour	90
Exist. Contour	90
Finish Grade	95.33TA
Exist. Grade	95.72TA
Ridge Line	R
Direction of Flow	
Existing Asphalt	
New Asphalt	
Heavy Duty Asphalt	
Existing Concrete	
New Concrete	
Spill Curb & Gutter	
Demo Tree	

Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call 811
1-800-662-4111

Scale: 1" = 10'

10 0 5 10 15 20

Graphic Scale

GENERAL UTILITY NOTES:

1. Coordinate all utility connections to building with plumbing plans and building contractor.
2. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
3. All catch basin and inlet box grates are to be bicycle proof.
4. All inlet boxes located in curb and gutter are to be placed parallel to the curb and gutter and set under the frome and grate. Improperly placed boxes will be removed and replaced at no additional cost to the owner. Precast or cast in place boxes are acceptable.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spools to proper grade.
9. Field verify all existing and/or proposed Roof Drain/Roof Drain down spout connections to Storm Water System with Civil, Plumbing & Architectural plans. Notify Engineer of any discrepancies.
10. All gravity flow utility lines shall be installed prior to any pressurized utilities unless written permission is obtained from the engineer of record before construction begins.

UTILITY PIPING MATERIALS:

All piping to be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

CULINARY SERVICE LATERALS

1. 3/4" to 2" diameter pipe – copper tube ASTM B, Type K, Soft Temper
2. Over 2" diameter pipe – AWWA C-900 Class 150 pipe

WATER MAIN LINES AND FIRE LINES

1. Pipe material as shown on utility plan view or to meet city standards.

SANITARY SEWER LINES

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D 3034, Type PSM, SDR 35

STORM DRAIN LINES

1. 12" pipes or smaller – Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
2. 12" or larger – Reinforced Concrete Pipe, ASTM C76, Class III up to 13' of cover, Class IV for 13' to 21' of cover, Class V for 21' to 32' of cover, and Special Design for cover greater than 32 feet.

NATURAL GAS SERVICE LATERALS (QUESTAR)

1. PLASTIC PIPING MATERIAL: Plastic polyethylene pipe materials and compression couplings must be approved for natural gas applications and must be installed underground. All plastic pipe and fittings must conform to ASTM D2513 (60 psi and above high density pipe approved 3408).
2. Plastic pipe must be joined by individuals qualified in the heat fusion method of connecting pipe and fittings or approved mechanical fittings. A minimum number 18 insulated yellow copper tracer wire shall be installed with underground nonmetallic gas piping and shall terminate above grade at each end. Tracer wire shall not come in contact with plastic piping.
3. Risers and prefabricated risers inserted with plastic pipe shall conform to ASTM D2513, shall be metallic, have a space of 10 inches from the bottom of the service valve and grade, and shall be wrapped or coated to a point at least 6 inches above grade or protected in an approved manner. When a riser connects underground to plastic pipe, the underground horizontal metallic portion of the riser shall extend at least 12 inches before connecting to the plastic pipe by means of an approved transition fitting, adapter or heat fusion.
4. Plastic pipe used underground for customer fuel lines must be approved polyethylene material and be buried a minimum of 12 inches. It shall not be used inside buildings or above ground. PVC (Polyvinyl Chloride) is not approved for piping systems in Questar Gas's service area. Individual gas lines (metallic or plastic) to single outside appliance (outside lights, grilles, etc.) shall be installed a minimum of 8 inches below grade, provided such installation is approved and installed in locations not susceptible to physical damage.

CAUTION NOTICE TO CONTRACTOR

The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the propose improvements shown on the plans.

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ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

ALL CONSTRUCTION WITHIN UDOT RIGHT OF WAY TO CONFORM TO UDOT STANDARDS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

REV	DATE	DESCRIPTION

PROFESSIONAL ENGINEER
No 181088
PAUL C ANDERSON
8/21/19
STATE OF UTAH

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Utility Plan

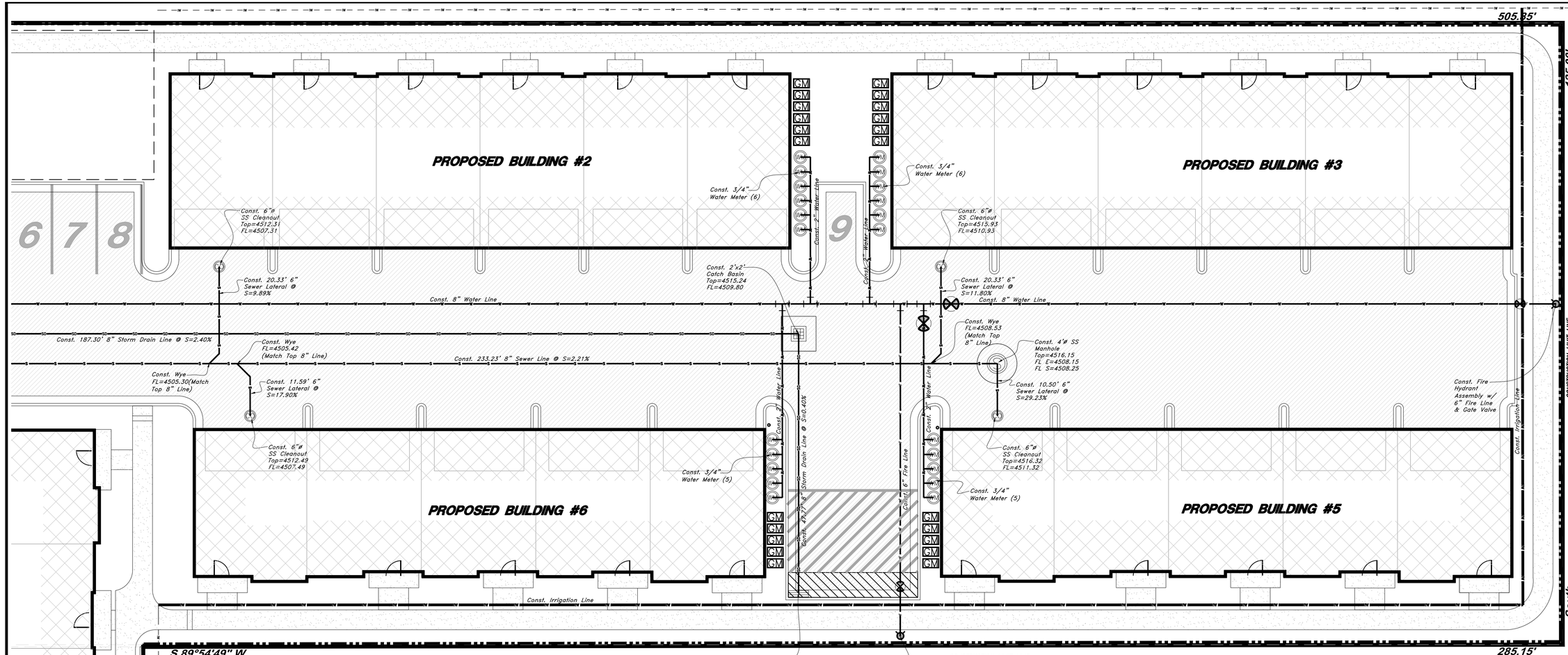
MAYFLY RISE

172 N Main Street
Clearfield City, Davis County, Utah
A part of Section 22, T7N, R2W, SLB&M, U.S. Survey

2 Aug, 2019

SHEET NO.
C301

19N302



GENERAL UTILITY NOTES:

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2. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
3. All catch basin and inlet box grates are to be bicycle proof.
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TENTATIVE FINAL NOT FOR CONSTRUCTION

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Scale: 1" = 10'
10 0 5 10 15 20
Graphic Scale

Legend

(Note: All Items may not appear on drawing)

San. Sewer Manhole	S	Light Pole		Finish Grade	95.33TA
Water Manhole	W	Fence	-x-x-x-	Exist. Grade	95.72TA
Storm Drain Manhole	SD	Flowline of ditch		Ridge Line	R
Cleanout	CO	Overhead Power line	OHP	Direction of Flow	
Electrical Manhole	E	Corrugated Metal Pipe	CMP		
Catch Basins		Concrete Pipe	CP	Existing Asphalt	
Exist. Fire Hydrant		Reinforced Concrete Pipe	RCP		
Fire Hydrant		Ductile Iron	DI		
Exist. Water Valve		Polyvinyl Chloride	PVC	New Asphalt	
Water Valve		Top of Asphalt	TA		
Sanitary Sewer	S	Edge of Asphalt	EA		
Culinary Water	W	Centerline	CL	Heavy Duty Asphalt	
Gas Line	G	Flowline	FL		
Irrigation Line	IW	Finish Floor	FF		
Storm Drain	SD	Top of Curb	TC	Existing Concrete	
Telephone Line	T	Top of Wall	TW		
Secondary Waterline	SW	Natural Ground	NG	New Concrete	
Power Line	P	Finish Grade	FG		
Fire Line	F	Match Existing	ME	Spill Curb & Gutter	
Land Drain	LD	Fire Department Connection	FDC		
Power pole		Finish Contour	90		
Power pole w/guy		Exist. Contour	90	Demo Tree	

REV	DATE	DESCRIPTION

PROFESSIONAL ENGINEER
No 181089
PAUL C ANDERSON
8/2/19
STATE OF UTAH

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
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Utility Plan

MAYFLY RISE
172 N Main Street
Clearfield City, Davis County, Utah
A part of Section 22, T4N, R2W, SLB&M, U.S. Survey

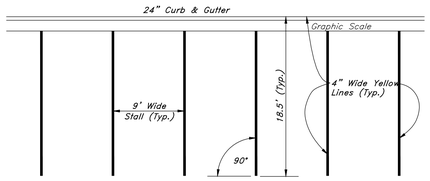
2 Aug, 2019

SHEET NO.
C302

19N302

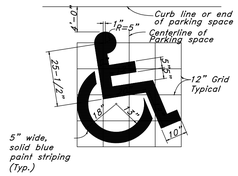
TENTATIVE FINAL

NOT FOR CONSTRUCTION



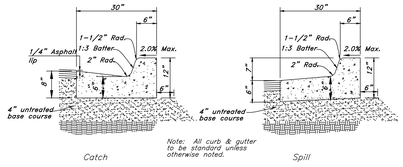
Typical Parking Lot Striping Plan

Not to Scale



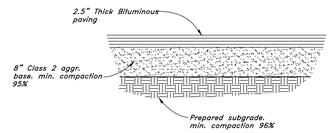
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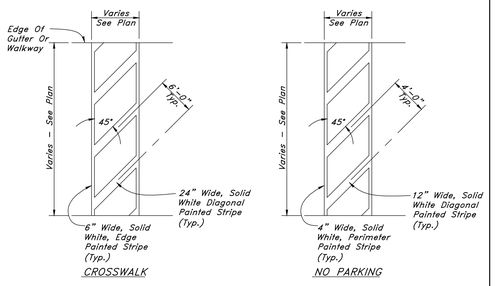
Typical Section - 30" Curb & Gutter

Not to Scale



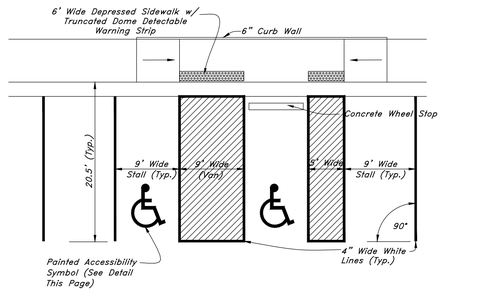
Typical Bituminous Pavement Section
Light Traffic Areas

Not to Scale



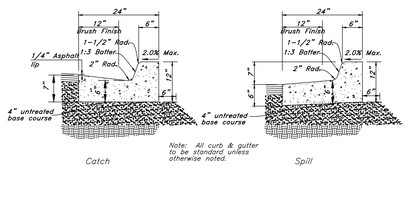
Striping

Not to Scale



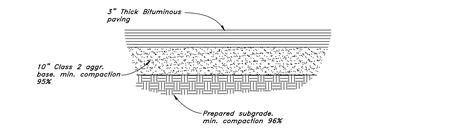
Typical Accessible Parking Striping Plan

Not to Scale



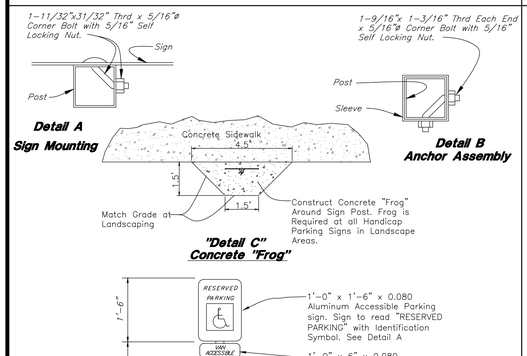
Typical Section - 24" Curb & Gutter

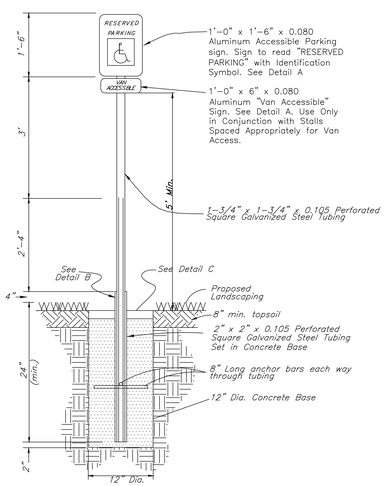
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Typical Bituminous Pavement Section
Heavy Duty Drives

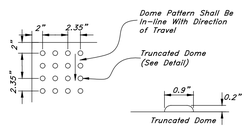
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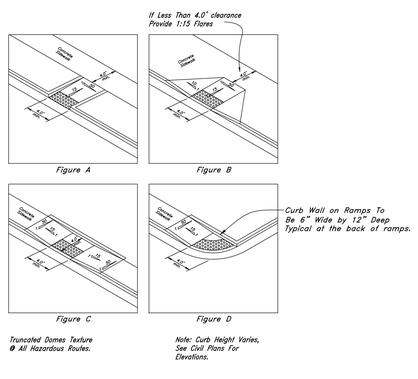


Accessible Parking Sign

Not to Scale



All Sidewalk Curb Ramps Shall Have Detectable Warning Surfaces That Extend The Full Width Of Curb Ramp and 2' Deep. Ramp shall be different color, 20% minimum different shade, than rest of sidewalk. Use Cast Iron for Truncated Domes.

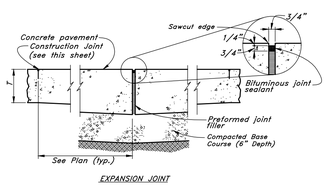


Truncated Domes Texture @ All Hazardous Routes.

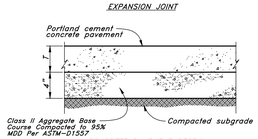
Note: Curb Height Varies, See Civil Plans For Elevations.

Typical Curb Ramp Detail

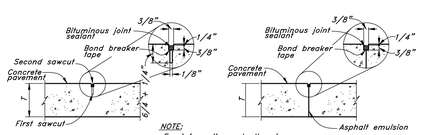
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EXPANSION JOINT

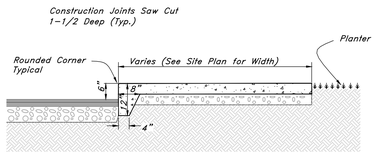


CONCRETE PAVEMENT SECTION



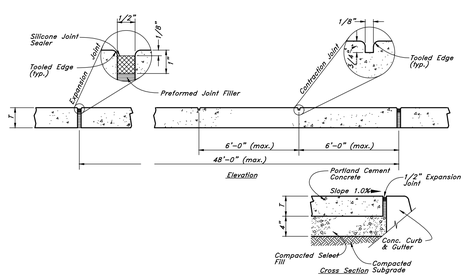
Portland Cement Concrete Pavement
Drive & Parking Areas

Not to Scale



Thickened Edge Walk

Not to Scale



Concrete Sidewalk & Plaza Areas

Not to Scale

REV | DATE | DESCRIPTION

PROFESSIONAL ENGINEER
No 181089
PAUL C ANDERSON
5/31/19
STATE OF UTAH

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
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Details

MAYFLY RISE

172 N Main Street
Clearfield City, Davis County, Utah
A part of Section 22, T7N, R2W, SLB&M, U.S. Survey

2 Aug, 2019

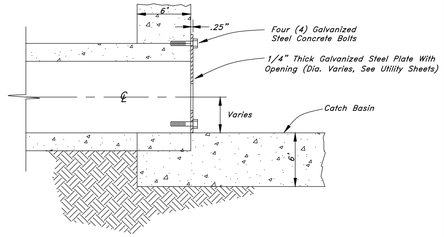
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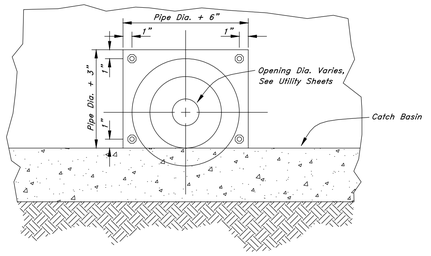
C400

19N302

NOT FOR CONSTRUCTION

TENTATIVE FINAL

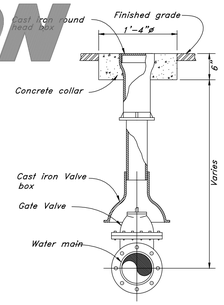




Typical Orifice Plate Detail

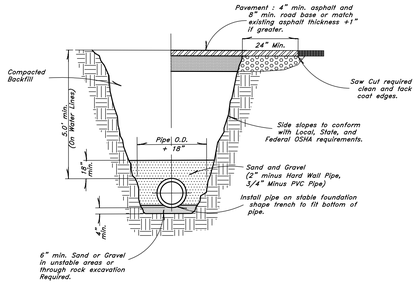
Not to Scale

Not to Scale



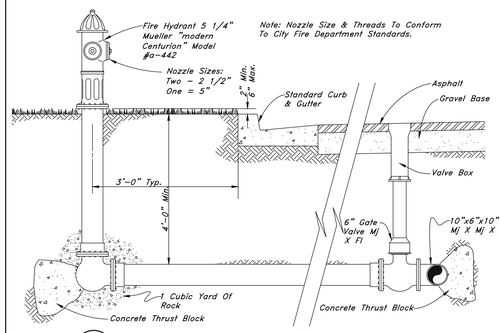
Typical Gate Valve

Not to Scale



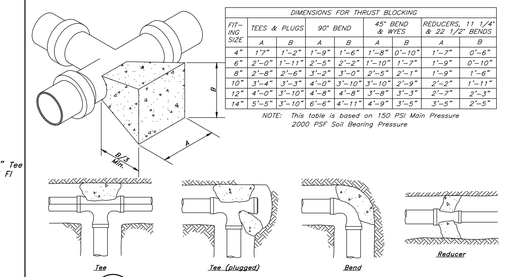
Typical Trench Detail

Not to Scale



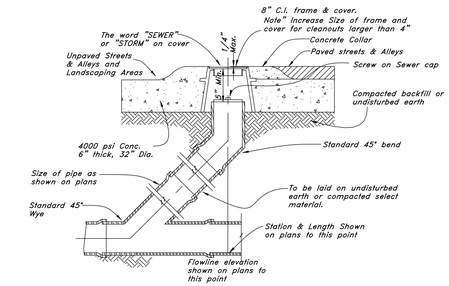
Typical Fire Hydrant & Valve Connection

Not to Scale



Thrust Blocking Details

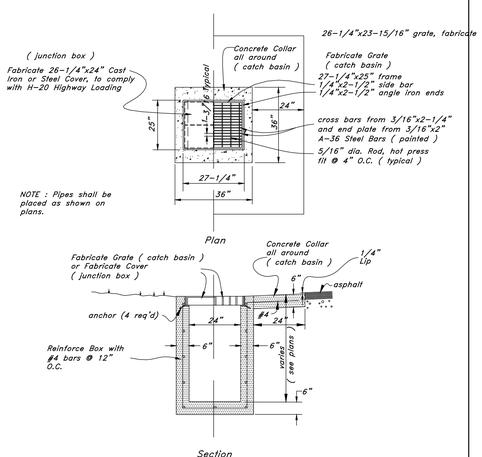
Not to Scale



Sewer, Storm, and Roof Drain Cleanout Detail

Not to Scale

Not to Scale



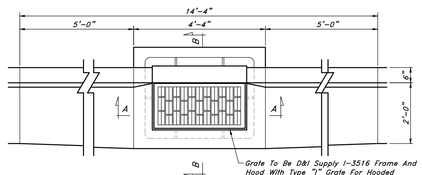
Catch Basin/Junction Box

Not to Scale

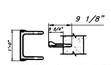
Notes:
1. All Boxes Must Be Formed Inside And Out. The City Inspector Must Observe Prior To Placing Concrete.
2. All Reinforcing Steel Shall Be Intermediate Grade 40, And Shall Have A Minimum Of Two Inches Cover Or Clearance From All Surfaces And Openings, Unless Otherwise Specified.
3. All Concrete Shall Be Class AA(AE), Unless Otherwise Specified.
4. flowline Elevations, Pipe Sizes, And Locations Shall Be Shown On Other Drawings.
5. Rebar Splice Shall Not Be Less Than 18 Inches.
6. 2x4 Shear Keys Are Required As Shown.
7. Compact Base Material To 96% Of Maximum Dry Density Per ASTM D-1557.
8. Precast Storm Drain Box May Be Used In Lieu Of Cast-in-place. Must Provide Submittals To The Design Engineer For Approval Prior To Use.

STEEL SCHEDULE			WALL THICKNESS
HEIGHT	VERT. STL.	HORIZ. STL.	
0' - 4'	# 3 @ 12" O.C.	# 3 @ 12" O.C.	6" WALL
4' - 6'	# 4 @ 12" O.C.	# 4 @ 12" O.C.	6" WALL
6' - 8'	# 5 @ 12" O.C.	# 4 @ 12" O.C.	8" WALL
8' - 10'	# 5 @ 12" O.C.	# 4 @ 12" O.C.	8" WALL
10' - 12'	# 5 @ 12" O.C.	# 4 @ 12" O.C.	8" WALL

NOTE:
1) INSIDE FACE BARS TO BE STAGGERED W/ OUTSIDE FACE BARS.
2) USE DOUBLE CURTAIN REINF. FOR INLET BOXES 6' - 8' OR MORE DEEP.

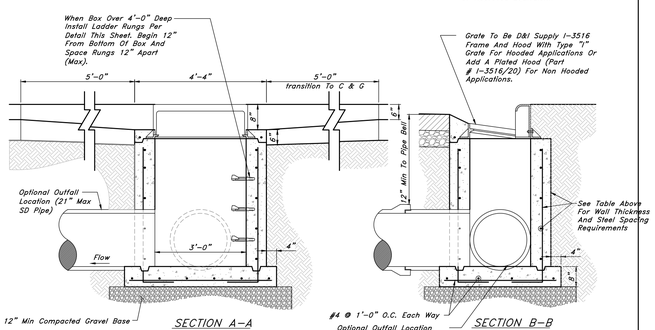


PLAN VIEW



LADDER RUNG DETAIL

M.A. Industries Copolymer Polypropylene Plastic Steps Or Approved Equivalent.

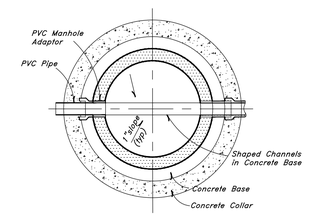


SECTION A-A SECTION B-B

Typical Inlet Box

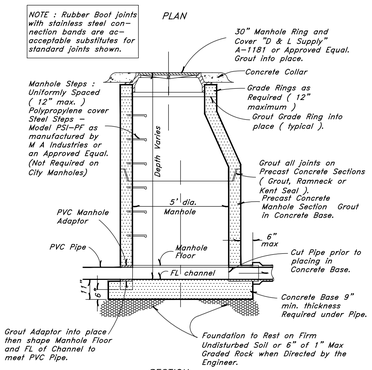
In Curb & Gutter

Not to Scale



PLAN

NOTE : Rubber Boot joints with stainless steel connection bands are acceptable substitutes for standard joints shown.



SECTION

Typical Manhole Detail

Not to Scale

Not to Scale

REV | DATE | DESCRIPTION

PROFESSIONAL ENGINEER
No 181089
PAUL C ANDERSON
8/21/19
STATE OF UTAH

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Details

MAYFLY RISE

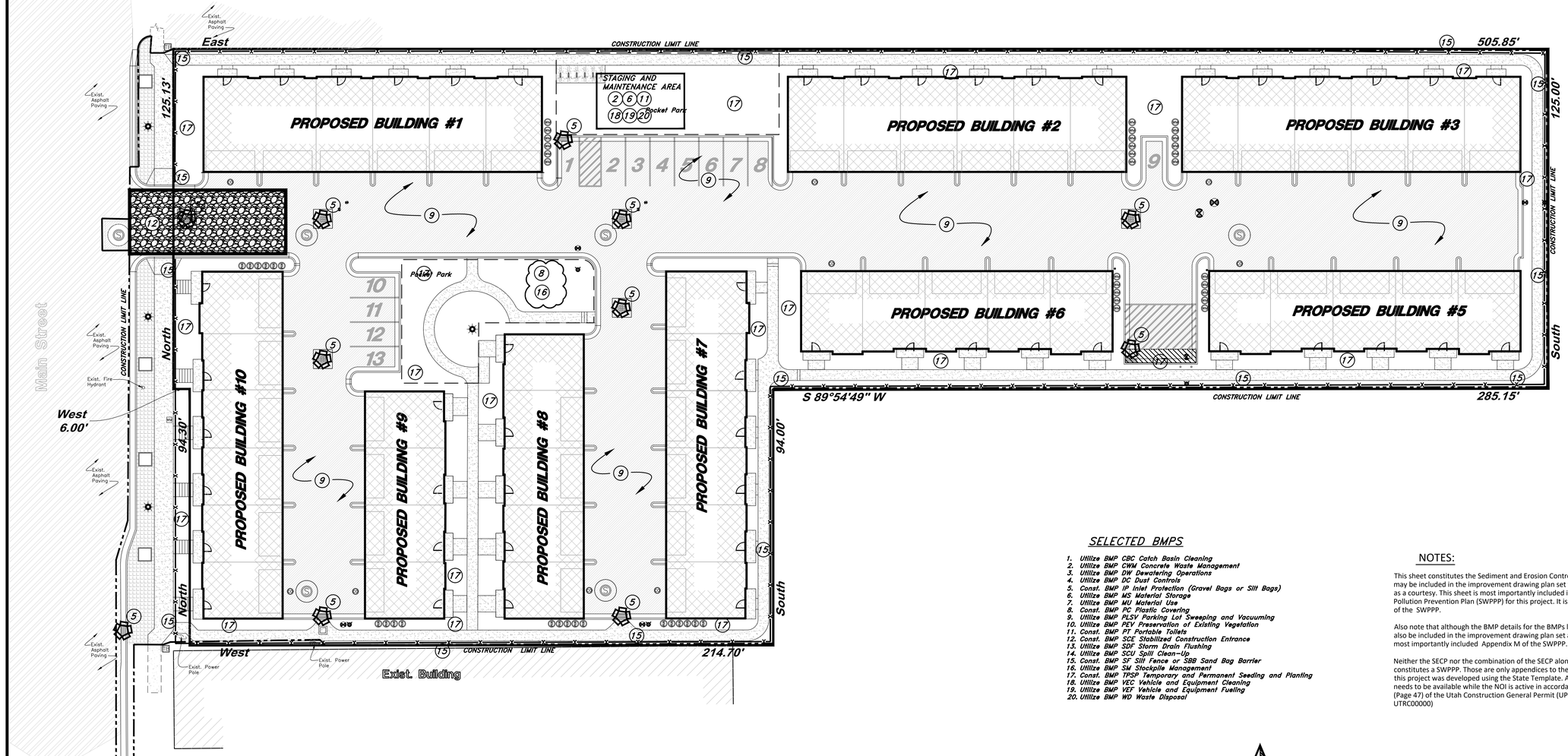
172 N Main Street
Clearfield City, Davis County, Utah
A part of Section 22, T4N, R2W, SLB&M, U.S. Survey

2 Aug, 2019

SHEET NO.
C401

19N302

TENTATIVE FINAL
NOT FOR CONSTRUCTION



SELECTED BMPS

1. Utilize BMP CBC Catch Basin Cleaning
2. Utilize BMP CWM Concrete Waste Management
3. Utilize BMP DW Dewatering Operations
4. Utilize BMP DC Dust Controls
5. Const. BMP IP Inlet Protection (Gravel Bags or Silt Bags)
6. Utilize BMP MS Material Storage
7. Utilize BMP MU Material Use
8. Const. BMP PC Plastic Covering
9. Utilize BMP PLSV Parking Lot Sweeping and Vacuuming
10. Utilize BMP PEV Preservation of Existing Vegetation
11. Const. BMP PT Portable Toilets
12. Const. BMP SCE Stabilized Construction Entrance
13. Utilize BMP SDF Storm Drain Flushing
14. Utilize BMP SCU Spill Clean-Up
15. Const. BMP SF Silt Fence or SBB Sand Bag Barrier
16. Utilize BMP SM Stockpile Management
17. Const. BMP TPSP Temporary and Permanent Seeding and Planting
18. Utilize BMP VEC Vehicle and Equipment Cleaning
19. Utilize BMP VEF Vehicle and Equipment Fueling
20. Utilize BMP WD Waste Disposal

NOTES:

This sheet constitutes the Sediment and Erosion Control Plan (SECP). This sheet may be included in the improvement drawing plan set for this project, but only as a courtesy. This sheet is most importantly included in the Storm Water Pollution Prevention Plan (SWPPP) for this project. It is located in Appendix B of the SWPPP.

Also note that although the BMP details for the BMPs listed in the SECP may also be included in the improvement drawing plan set as a courtesy, they are most importantly included Appendix M of the SWPPP.

Neither the SECP nor the combination of the SECP along with the BMP details constitutes a SWPPP. Those are only appendices to the SWPPP. The SWPPP for this project was developed using the State Template. A copy of the SWPPP needs to be available while the NOI is active in accordance with Section 7.3 (Page 47) of the Utah Construction General Permit (UPDES Permit No. UTRC00000)

Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	S	Light Pole		Finish Grade	95.33TA
Water Manhole	W	Fence	x x x	Exist. Grade	95.72TA
Storm Drain Manhole	SD	Flowline of ditch		Ridge Line	R
Cleanout	C	Overhead Power line	OHP	Direction of Flow	
Electrical Manhole	E	Corrugated Metal Pipe	CMP	Existing Asphalt	
Catch Basins		Concrete Pipe	CP		
Exist. Fire Hydrant		Reinforced Concrete Pipe	RCP	New Asphalt	
Fire Hydrant		Ductile Iron	DI		
Exist. Water Valve		Polyvinyl Chloride	PVC	Heavy Duty Asphalt	
Water Valve		Top of Asphalt	TA		
Sanitary Sewer	S	Edge of Asphalt	EA	Existing Concrete	
Culinary Water	W	Centerline	CL		
Gas Line	G	Flowline	FL	New Concrete	
Irrigation Line	IW	Finish Floor	FF		
Storm Drain	SD	Top of Curb	TC	Spill Curb & Gutter	
Telephone Line	T	Top of Wall	TWL		
Secondary Waterline	SW	Top of Walk	TW	Demo Tree	
Power Line	P	Top of Concrete	TCN		
Fire Line	F	Natural Ground	NG		
Land Drain	LD	Finish Grade	FG		
Power pole		Match Existing	ME		
Power pole w/guy		Fire Department Connection	FDC		
		Finish Contour	90		
		Exist. Contour	90		

Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call 811
1-800-662-4111

Scale: 1" = 20'

20 0 10 20 25 30 35 40

Graphic Scale

GENERAL SITE NOTES:
1. Stalls designated as accessible will require a painted accessible symbol and sign. (See Details)
2. Fire lane markings and signs to be installed as directed by the Fire Marshall.
3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. Building sidewalks, ramps, and bollards are building contractor responsible items. See architectural plans.
5. All dimensions are to back of curb unless otherwise noted.
6. All work within UDOT R.O.W. to meet of exceed UDOT Standards & Specifications.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

ALL CONSTRUCTION WITHIN UDOT RIGHT OF WAY TO CONFORM TO UDOT STANDARDS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

REV	DATE	DESCRIPTION

PROFESSIONAL ENGINEER
No 181089
PAUL C ANDERSON
8/2/19
STATE OF UTAH

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Sediment And Erosion Control Plan

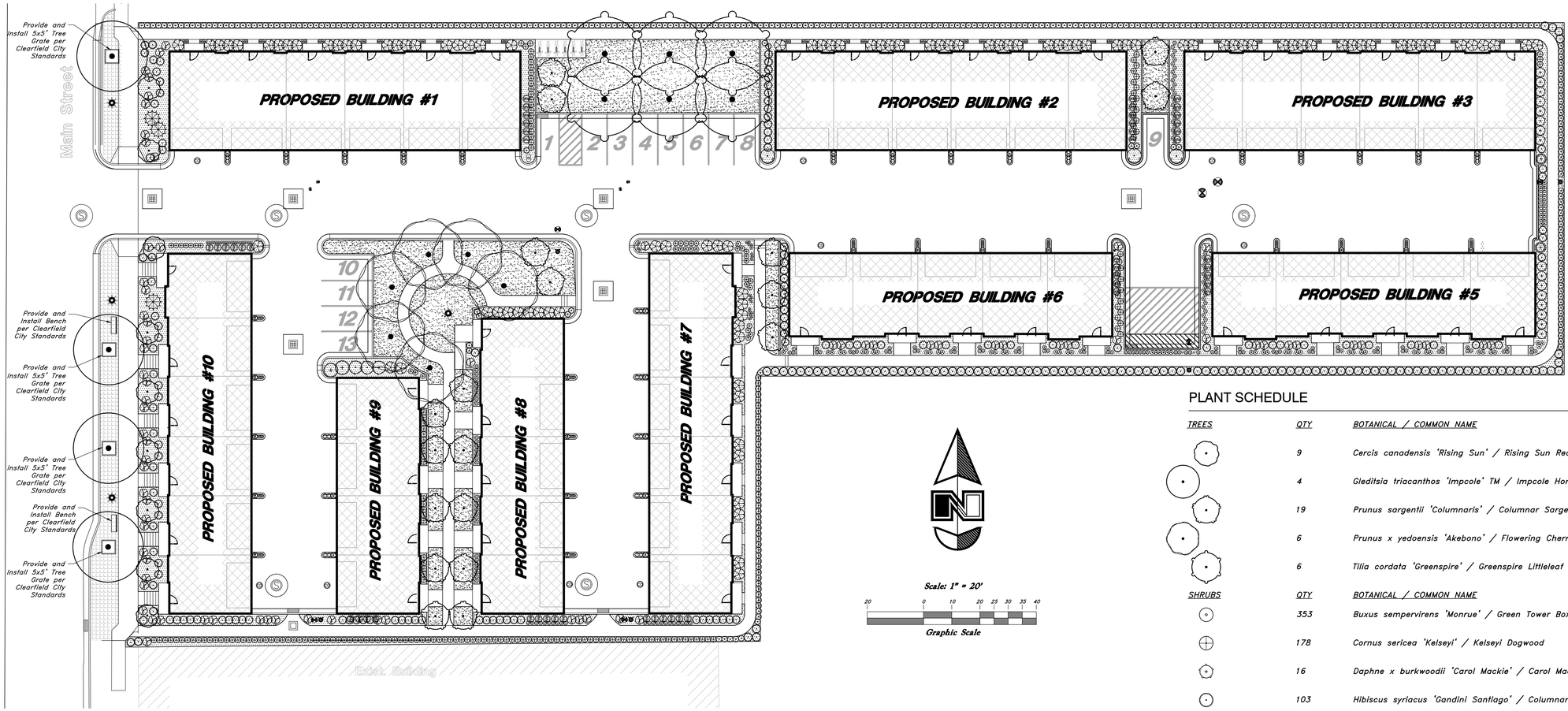
MAYFLY RISE

172 N Main Street
Clearfield City, Davis County, Utah
A part of Section 22, T7N, R2W, SLB&M, U.S. Survey

2 Aug, 2019

SHEET NO.
SECP

19N302



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	9	Cercis canadensis 'Rising Sun' / Rising Sun Redbud	B&B	1.5"Cal
	4	Gleditsia triacanthos 'Impcole' TM / Impcole Honeylocust	B&B	2"Cal
	19	Prunus sargentii 'Columnaris' / Columnar Sargent Cherry	B&B	2"Cal
	6	Prunus x yedoensis 'Akebono' / Flowering Cherry	B&B	1.5"Cal
	6	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	B&B	2"Cal

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	353	Buxus sempervirens 'Monrue' / Green Tower Boxwood	1 gal
	178	Cornus sericea 'Kelseyi' / Kelseyi Dogwood	5 gal
	16	Daphne x burkwoodii 'Carol Mackie' / Carol Mackie Daphne	5 gal
	103	Hibiscus syriacus 'Gandini Santiago' / Columnar Rose Of Sharon	5 gal
	2	Picea abies 'Nidiformis' / Nest Spruce	5 gal
	2	Pinus mugo 'Mops' / Mugo Pine	1 gal
	31	Pinus mugo 'Slowmound' / Mugo Pine	5 gal
	3	Pinus mugo 'Tannenbaum' / Mugo Pine	5 gal
	100	Prunus laurocerasus 'Otto Luyken' / Luykens Laurel	5 gal
	3	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal
	77	Rosa x 'Carefree Wonder' / Rose	1 gal
	3	Taxus x media 'Densiformis' / Dense Yew	5 gal

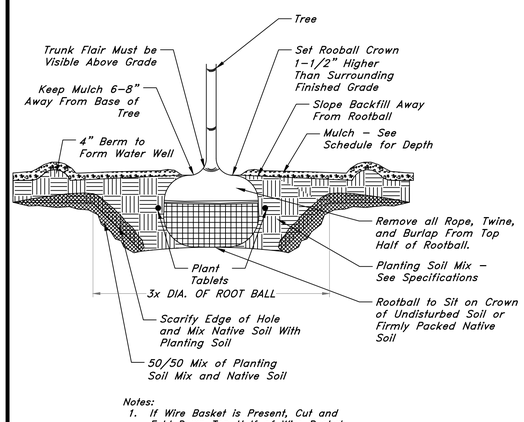
ANNUALS/PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE
	153	Doronicum orientale 'Little Leo' / Leopard's Bane	1 gal
	48	Gaillardia x 'Arizona Sun' / Blanket Flower	1 gal
	176	Hemerocallis x 'Little Business' / Little Business Daylily	1 gal
	73	Iberis sempervirens 'Snowsurfer Forte' / Evergreen Candytuft	1 gal

GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE
	97	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal
	51	Carex oshimensis 'Everoro' / Everoro Japanese Sedge	1 gal
	36	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	1 gal

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	TYPE
	5,053 sf	Dwarf Fescue Sod / Dwarf Fescue Sod Mix BioGrass BioTurf Sod or Approved Equal. Place over 6" deep topsoil.	SOD	SOD
	10,383 sf	Fine Bark Mulch Place 3" deep over 12" deep topsoil and Dewitt Pro 5 weed barrier fabric.	–	Bark

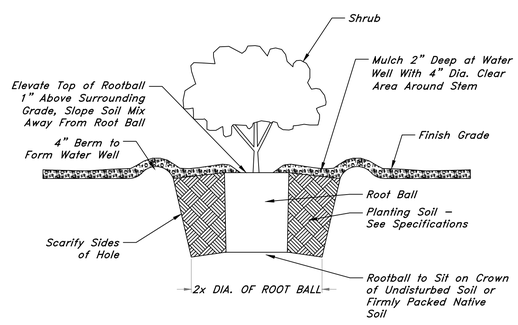
PLANTING NOTES

1. EXAMINE THE SITE CONDITIONS, THE SUBGRADE AND VERIFY THE DEPTHS OF TOPSOIL AND MULCH. NOTIFY THE ARCHITECT IN WRITING OF ANY UNSATISFACTORY CONDITIONS. DO NOT BEGIN LANDSCAPE WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN RESOLVED.
2. VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO ANY DIGGING. ANY DAMAGE TO EXISTING UTILITIES CAUSED BY THIS CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL EXPENSE TO THE OWNER.
3. TOPSOIL IS TO BE IMPORTED TO THE SITE. SCREEN AND AMEND AS NECESSARY TO MEET 'ACCEPTABLE' STANDARDS FOR TOPSOIL AS DESCRIBED IN 'TOPSOIL QUALITY GUIDELINES FOR LANDSCAPING' (KOEING, ISAMAN, UTAH STATE UNIVERSITY) http://extension.usu.edu/files/publications/publication/AG-SO-02.pdf CONTRACTOR IS RESPONSIBLE FOR PROVIDING 6" OF TOPSOIL FOR TURF AND 12" OF TOPSOIL FOR SHRUBS AND TREES.
4. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISH GRADE ELEVATIONS . ALLOW FOR A MINIMUM OF 4" THICK MUCH LAYER. COORDINATE ROUGH GRADING WITH THE GENERAL CONTRACTOR.
5. ALL PLANT MATERIAL MUST MEET THE SIZES AS INDICATED ON THE PLANT SCHEDULE. PLANT MATERIAL THAT DOES NOT MEET THE QUALITY STANDARDS OF THE PROJECT WILL BE REFUSED BY THE LANDSCAPE ARCHITECT.
6. TURFGRASS SOD SHALL BE CERTIFIED NUMBER 1 QUALITY/PREMIUM SOD – SEE SPECIFICATIONS



Notes:
1. If Wire Basket is Present, Cut and Fold Down Top Half of Wire Basket.

2 TREE PLANTING
NTS 32 9343.01-01



1 SHRUB PLANTING
NTS 32 9333.01-01

REV | DATE | DESCRIPTION

STATE OF UTAH
JAMES D. ZAUGG
3085204
07/06/2019
LICENSED LANDSCAPE ARCHITECT

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 SLC (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

TENATIVE FINAL - NOT FOR CONSTRUCTION

Landscape Plan

MAYFLY RISE
172 N Main Street
Clearfield City, Davis County, Utah
A part of Section 22, T3N, R2W, SLB&M, U.S. Survey

6 Aug. 2019

SHEET NO.
L101

19N302



FINAL SITE SUBMITTAL SHEET INDEX

FINAL SITE SUBMITTAL		
	D001	PROJECT DEVELOPMENT PLAN
	D002	ARCHITECTURAL SITE PLAN
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	D002	CONCEPTUAL RENDERINGS
	D003	CONCEPTUAL RENDERINGS
	D004	CONCEPTUAL RENDERINGS
	D005	CONCEPTUAL RENDERINGS
BUILDINGS 1, 2, & 3		
	D201	1ST LEVEL PLAN BUILDING 1, 2, & 3
	D202	2ND LEVEL PLAN BUILDING 1, 2, & 3
	D203	3RD LEVEL PLAN BUILDING 1, 2, & 3
	D204	BUILDING ELEVATIONS - BUILDING 1, 2, & 3
	D205	BUILDING ELEVATIONS - BUILDING 1, 2, & 3
	D206	CONCEPTUAL RENDERINGS - BUILDINGS 1, 2, & 3
	D207	CONCEPTUAL RENDERINGS - BUILDINGS 1, 2, & 3
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	D211	1ST FLOOR PLAN - BUILDINGS 5 & 6
	D212	2ND FLOOR PLAN - BUILDINGS 5 & 6
	D213	3RD FLOOR PLAN - BUILDINGS 5 & 6
	D214	BUILDING ELEVATIONS - BUILDING 5 & 6
	D215	BUILDING ELEVATIONS - BUILDING 5 & 6
	D216	CONCEPTUAL RENDERINGS - BUILDINGS 5 & 6
BUILDINGS 7 & 10		
	D221	1ST FLOOR PLAN - BUILDINGS 7 & 10
	D222	2ND FLOOR PLAN - BUILDINGS 7 & 10
	D223	3RD FLOOR PLAN - BUILDINGS 7 & 10
	D224	BUILDING ELEVATIONS - BUILDINGS 7 & 10
	D225	BUILDING ELEVATIONS - BUILDINGS 7 & 10
	D226	CONCEPTUAL RENDERINGS - BUILDINGS 7 & 10
	D227	CONCEPTUAL RENDERINGS - BUILDINGS 7 & 10
BUILDING 8		
	D231	1ST FLOOR PLAN - BUILDING 8
	D232	2ND FLOOR PLAN - BUILDING 8
	D233	3RD FLOOR PLAN - BUILDING 8
	D234	BUILDING ELEVATIONS - BUILDING 8
	D235	BUILDING ELEVATIONS - BUILDING 8
	D236	CONCEPTUAL RENDERINGS - BUILDING 8
	D237	CONCEPTUAL RENDERINGS - BUILDING 8
BUILDING 9		
	D241	1ST FLOOR PLAN - BUILDING 9
	D242	2ND FLOOR PLAN - BUILDING 9
	D243	3RD FLOOR PLAN - BUILDING 9
	D244	BUILDING ELEVATIONS - BUILDING 9
	D245	BUILDING ELEVATIONS - BUILDING 9
	D246	CONCEPTUAL RENDERINGS - BUILDING 9
	D247	CONCEPTUAL RENDERINGS - BUILDING 9
UNIT PLANS		
	D301	21 X 30 UNIT PLANS
	D302	21 X 36 UNIT PLANS
	D303	23 X 30 UNIT PLANS

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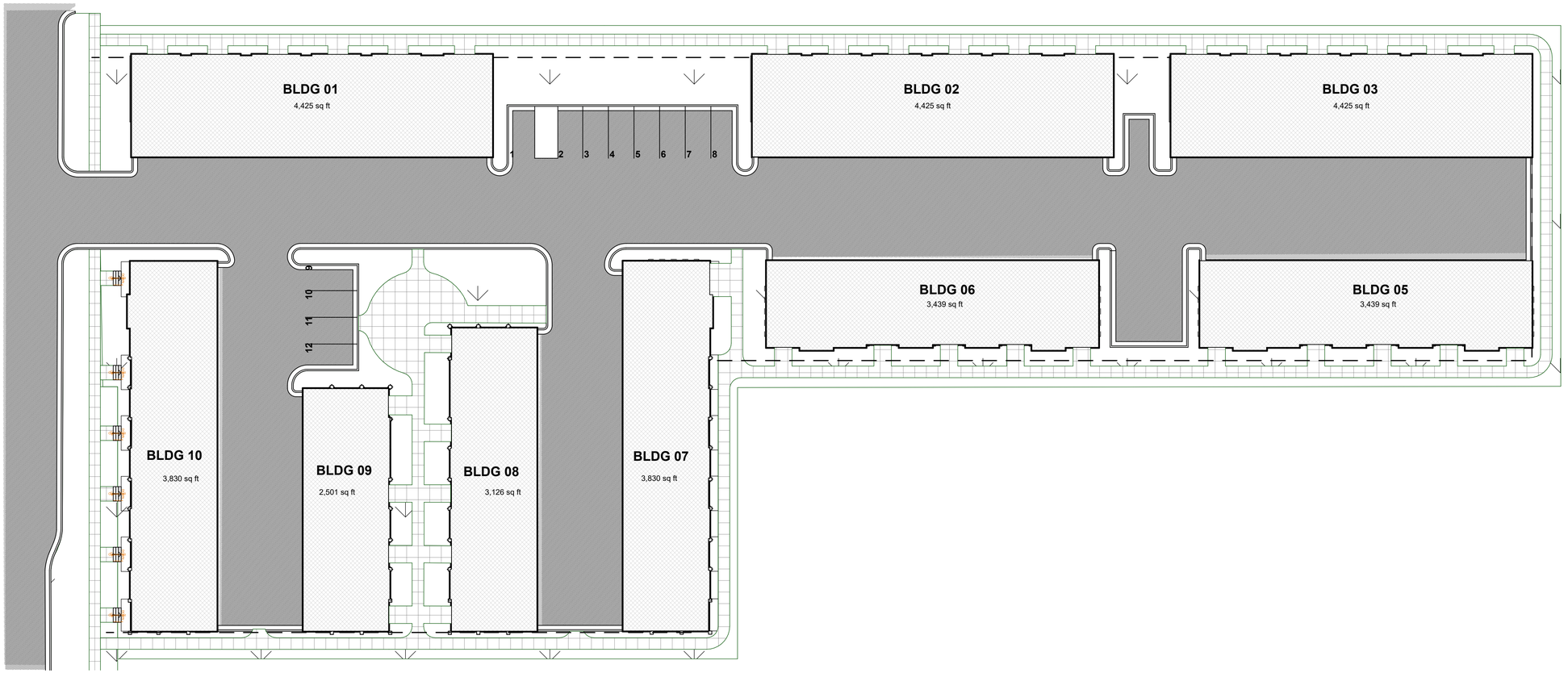
SUNRISE - MAYFLY SITE

172 & 140 N MAIN ST CLEARFIELD, UT 84015

PROJECT DEVELOPMENT PLAN

D001

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N

1 D002 ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'

0 10' 20' 40'

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SUNRISE - MAYFLY SITE

172 & 140 N MAIN ST CLEARFIELD, UT 84015

ARCHITECTURAL SITE PLAN

D002



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SUNRISE - MAYFLY SITE

172 & 140 N MAIN ST CLEARFIELD, UT 84015

CONCEPTUAL RENDERINGS

D002

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SUNRISE - MAYFLY SITE

172 & 140 N MAIN ST CLEARFIELD, UT 84015

CONCEPTUAL RENDERINGS

D003

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SUNRISE - MAYFLY SITE

172 & 140 N MAIN ST CLEARFIELD, UT 84015

CONCEPTUAL RENDERINGS

D004

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SUNRISE - MAYFLY SITE

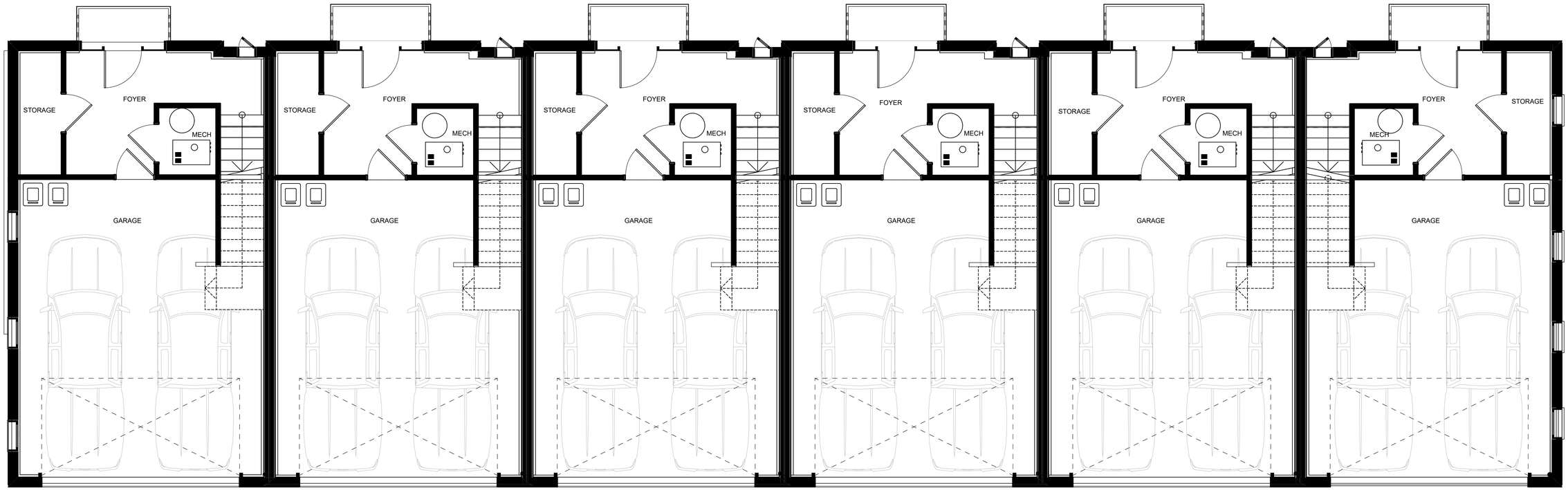
172 & 140 N MAIN ST CLEARFIELD, UT 84015

CONCEPTUAL RENDERINGS

D005

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N

1
D201

1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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SUNRISE - MAYFLY SITE

172 & 140 N MAIN ST CLEARFIELD, UT 84015

1ST LEVEL PLAN
BUILDING 1, 2, & 3

D201

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1
D202

2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

N

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2ND LEVEL PLAN
BUILDING 1, 2, & 3

D202

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1 D203 3RD FLOOR PLAN

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

N

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3RD LEVEL PLAN
BUILDING 1, 2, & 3

D203

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1 D204 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

0 2' 4' 8'



2 D204 WEST ELEVATION

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

ELEVATION KEYNOTES:

01 EXTERIOR INSULATING FINISHING SYSTEM, STUCCO, COLOR: SW 6201 THUNDEROUS
02 BRICK VENEER, COLOR: SAN JOSE
03 FIBER CEMENT SIDING, BOARD AND TRIM, COLOR: SW 6198 SENSIBLE HUE
04 CORNICE ELEMENT, COLOR: SW 6201 THUNDEROUS
05 CORNICE ELEMENT, COLOR: SW 6198 SENSIBLE HUE
06 GUARD RAIL, CABLE RAIL STYLE, METAL TUBE POSTS AND TOPRAIL, COLOR: BEIGE
07 WINDOW AND DOOR FRAMES: COLOR: BEIGE
08 STEEL CANOPY, COLOR: BEIGE
09 HORIZONTAL TRIM AT ROOF LEVEL, 4" FIBER CEMENT TRIM BOARD, COLOR: SW 6198 SENSIBLE HUE
10 STONE VENEER: LEDGESTONE MIDNIGHT

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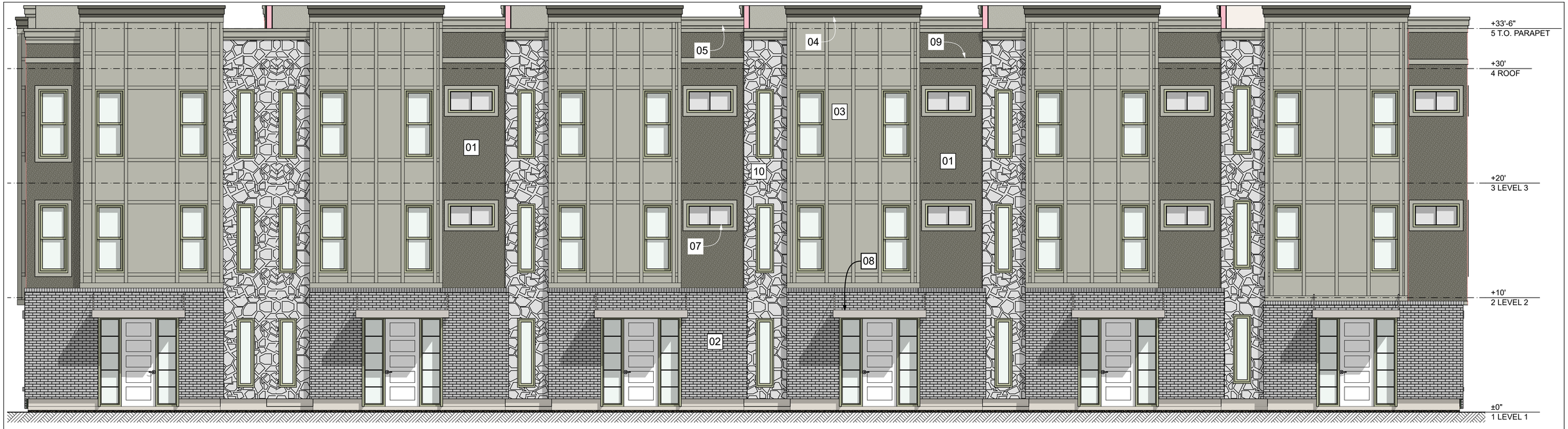
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BUILDING ELEVATIONS - BUILDING 1, 2, & 3

D204

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2 D205 SCALE: 1/4" = 1'-0"

SOUTH ELEVATION



1 D205 SCALE: 1/4" = 1'-0"

EAST ELEVATION

ELEVATION KEYNOTES:

01 EXTERIOR INSULATING FINISHING SYSTEM, STUCCO, COLOR: SW 6201 THUNDEROUS
02 BRICK VENEER, COLOR: SAN JOSE
03 FIBER CEMENT SIDING, BOARD AND TRIM, COLOR: SW 6198 SENSIBLE HUE
04 CORNICE ELEMENT, COLOR: SW 6201 THUNDEROUS
05 CORNICE ELEMENT, COLOR: SW 6198 SENSIBLE HUE
06 GUARD RAIL, CABLE RAIL STYLE, METAL TUBE POSTS AND TOPRAIL, COLOR: BEIGE
07 WINDOW AND DOOR FRAMES: COLOR: BEIGE
08 STEEL CANOPY, COLOR: BEIGE
09 HORIZONTAL TRIM AT ROOF LEVEL, 4" FIBER CEMENT TRIM BOARD, COLOR: SW 6198 SENSIBLE HUE
10 STONE VENEER: LEDGESTONE MIDNIGHT

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BUILDING ELEVATIONS - BUILDING 1, 2, & 3

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CONCEPTUAL RENDERINGS - BUILDINGS 1, 2, & 3

D206

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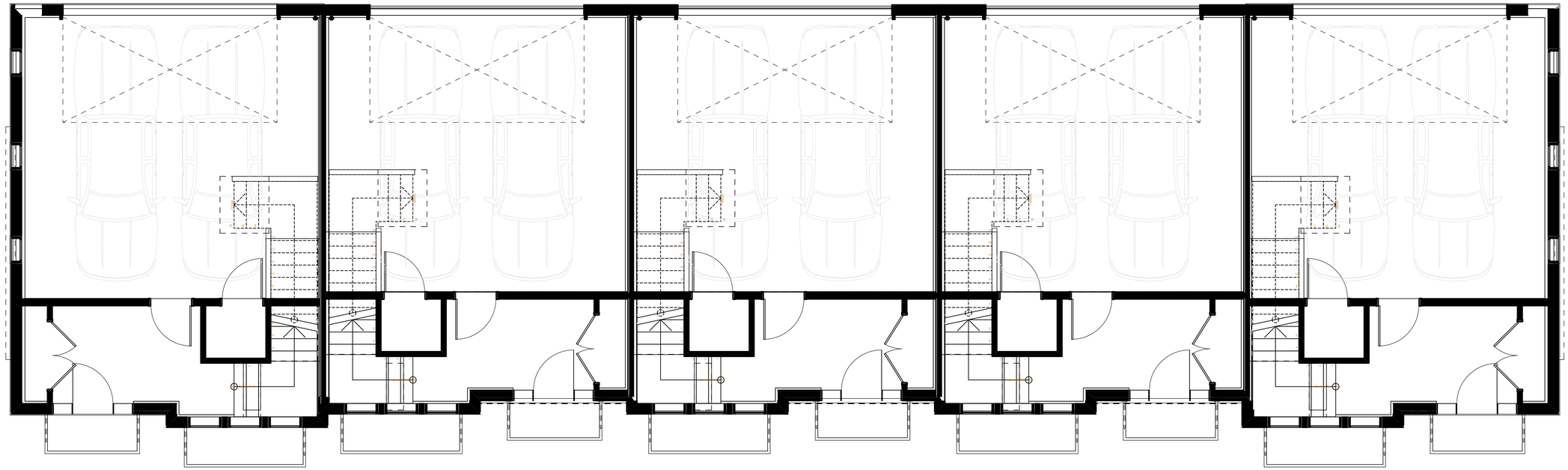
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CONCEPTUAL RENDERINGS - BUILDINGS 1, 2, & 3

D207

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N

1 D211 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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1ST FLOOR PLAN - BUILDINGS 5 & 6

D211

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N

1
D212

2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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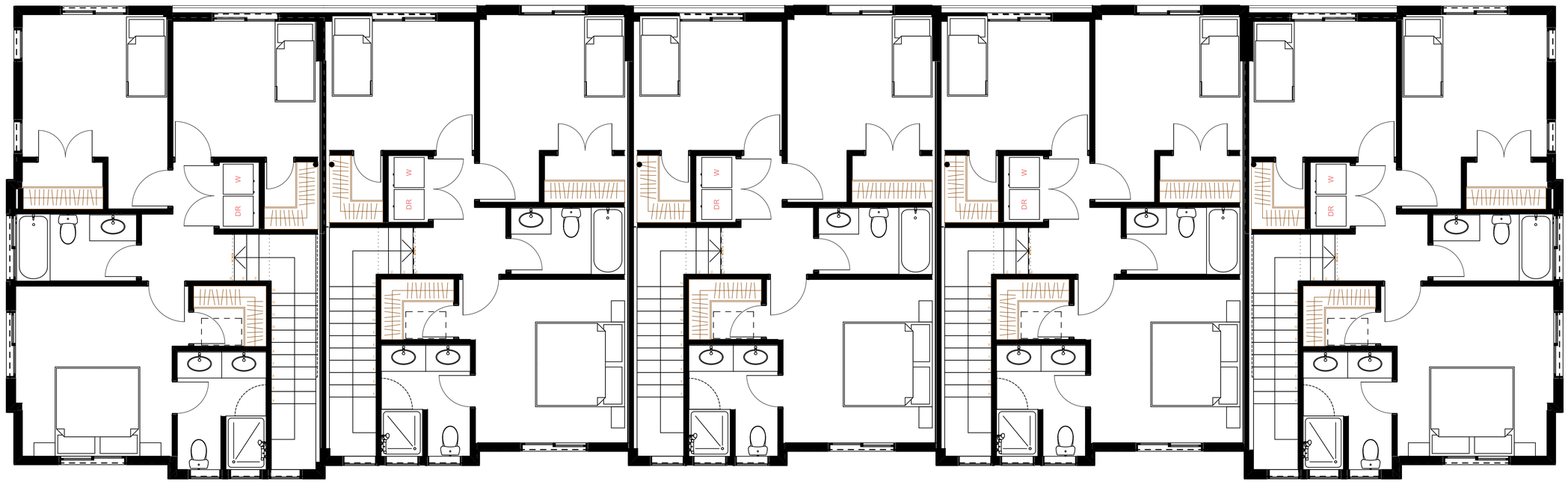
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2ND FLOOR PLAN -
BUILDINGS 5 & 6

D212

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N

1
D213

3RD FLOOR PLAN

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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3RD FLOOR PLAN - BUILDINGS 5 & 6

D213

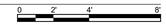
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2 D214 NORTH ELEVATION

SCALE: 1/4" = 1'-0"





1 D214 EAST ELEVATION

SCALE: 1/4" = 1'-0"



ELEVATION KEYNOTES:

01 EXTERIOR INSULATING FINISHING SYSTEM, STUCCO, COLOR: SW 6201 THUNDEROUS
02 BRICK VENEER, COLOR: SAN JOSE
03 FIBER CEMENT SIDING, BOARD AND TRIM, COLOR: SW 6198 SENSIBLE HUE
04 CORNICE ELEMENT, COLOR: SW 6201 THUNDEROUS
05 CORNICE ELEMENT, COLOR: SW 6198 SENSIBLE HUE
06 GUARD RAIL, CABLE RAIL STYLE, METAL TUBE POSTS AND TOPRAIL, COLOR: BEIGE
07 WINDOW AND DOOR FRAMES: COLOR: BEIGE
08 STEEL CANOPY, COLOR: BEIGE
09 HORIZONTAL TRIM AT ROOF LEVEL, 4" FIBER CEMENT TRIM BOARD, COLOR: SW 6198 SENSIBLE HUE
10 STONE VENEER: LEDGESTONE MIDNIGHT

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BUILDING ELEVATIONS - BUILDING 5 & 6

D214

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1 D215 SCALE: 1/4" = 1'-0"

SOUTH ELEVATION

0 2' 4' 8'



2 D215 SCALE: 1/4" = 1'-0"

WEST ELEVATION

0 2' 4' 8'

ELEVATION KEYNOTES:

01 EXTERIOR INSULATING FINISHING SYSTEM, STUCCO, COLOR: SW 6201 THUNDEROUS
02 BRICK VENEER, COLOR: SAN JOSE
03 FIBER CEMENT SIDING, BOARD AND TRIM, COLOR: SW 6198 SENSIBLE HUE
04 CORNICE ELEMENT, COLOR: SW 6201 THUNDEROUS
05 CORNICE ELEMENT, COLOR: SW 6198 SENSIBLE HUE
06 GUARD RAIL, CABLE RAIL STYLE, METAL TUBE POSTS AND TOPRAIL, COLOR: BEIGE
07 WINDOW AND DOOR FRAMES: COLOR: BEIGE
08 STEEL CANOPY, COLOR: BEIGE
09 HORIZONTAL TRIM AT ROOF LEVEL, 4" FIBER CEMENT TRIM BOARD, COLOR: SW 6198 SENSIBLE HUE
10 STONE VENEER: LEDGESTONE MIDNIGHT
11 FIBER CEMENT SIDING, BOARD AND TRIM, COLOR: SW 6201 THUNDEROUS
12 EXTERIOR INSULATING FINISHING SYSTEM, STUCCO, COLOR 6198 SENSIBLE HUE

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BUILDING ELEVATIONS - BUILDING 5 & 6

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CONCEPTUAL RENDERINGS - BUILDINGS 5 & 6

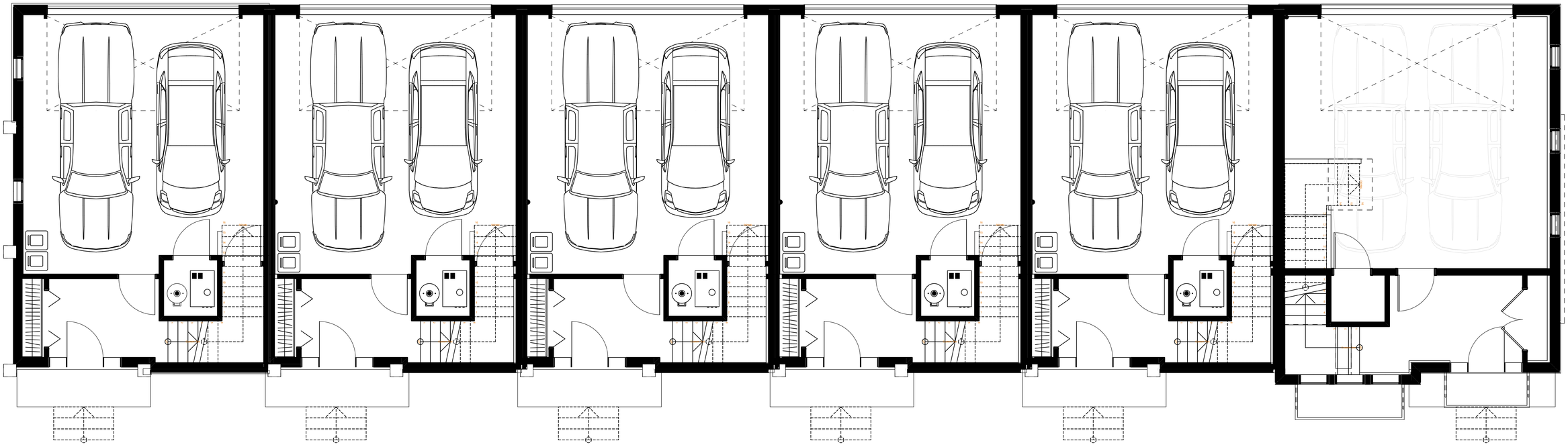
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NOTE: PLAN SHOWS BUILDING 7. BUILDING 10 IS MIRRORED ABOUT THE EAST-WEST AXIS.

NOTE: BUILDING 10 TO BE SET 30" ABOVE GRADE, WHEREAS BUILDING 7 SHALL BE SET 6-8 INCHES ABOVE GRADE.



N

1 D221 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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1ST FLOOR PLAN - BUILDINGS 7 & 10

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NOTE: PLAN SHOWS BUILDING 7. BUILDING 10 IS MIRRORED ABOUT THE EAST-WEST AXIS.

NOTE: BUILDING 10 TO BE SET 30" ABOVE GRADE, WHEREAS BUILDING 7 SHALL BE SET 6-8 INCHES ABOVE GRADE.



N

1 D222 2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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2ND FLOOR PLAN - BUILDINGS 7 & 10

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NOTE: PLAN SHOWS BUILDING 7. BUILDING 10 IS MIRRORED ABOUT THE EAST-WEST AXIS.

NOTE: BUILDING 10 TO BE SET 30" ABOVE GRADE, WHEREAS BUILDING 7 SHALL BE SET 6-8 INCHES ABOVE GRADE.



N

1 D223 3RD FLOOR PLAN

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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3RD FLOOR PLAN - BUILDINGS 7 & 10

D223

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1 D224 EAST ELEVATION

SCALE: 1/4" = 1'-0"



2 D224 NORTH ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION KEYNOTES:

01 EXTERIOR INSULATING FINISHING SYSTEM, STUCCO, COLOR: SW 6201 THUNDEROUS
02 BRICK VENEER, COLOR: SAN JOSE
03 FIBER CEMENT SIDING, BOARD AND TRIM, COLOR: SW 6198 SENSIBLE HUE
04 CORNICE ELEMENT, COLOR: SW 6201 THUNDEROUS
05 CORNICE ELEMENT, COLOR: SW 6198 SENSIBLE HUE
06 GUARD RAIL, CABLE RAIL STYLE, METAL TUBE POSTS AND TOPRAIL, COLOR: BEIGE
07 WINDOW AND DOOR FRAMES: COLOR: BEIGE
08 STEEL CANOPY, COLOR: BEIGE
09 HORIZONTAL TRIM AT ROOF LEVEL, 4" FIBER CEMENT TRIM BOARD, COLOR: SW 6198 SENSIBLE HUE
10 STONE VENEER: LEDGESTONE MIDNIGHT
11 FIBER CEMENT SIDING, BOARD AND TRIM, COLOR: SW 6201 THUNDEROUS
12 EXTERIOR INSULATING FINISHING SYSTEM, STUCCO, COLOR 6198 SENSIBLE HUE

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BUILDING ELEVATIONS - BUILDINGS 7 & 10

D224

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1 D225 WEST ELEVATION

SCALE: 1/4" = 1'-0"



2 D225 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

ELEVATION KEYNOTES:

01 EXTERIOR INSULATING FINISHING SYSTEM, STUCCO, COLOR: SW 6201 THUNDEROUS
02 BRICK VENEER, COLOR: SAN JOSE
03 FIBER CEMENT SIDING, BOARD AND TRIM, COLOR: SW 6198 SENSIBLE HUE
04 CORNICE ELEMENT, COLOR: SW 6201 THUNDEROUS
05 CORNICE ELEMENT, COLOR: SW 6198 SENSIBLE HUE
06 GUARD RAIL, CABLE RAIL STYLE, METAL TUBE POSTS AND TOPRAIL, COLOR: BEIGE
07 WINDOW AND DOOR FRAMES: COLOR: BEIGE
08 STEEL CANOPY, COLOR: BEIGE
09 HORIZONTAL TRIM AT ROOF LEVEL, 4" FIBER CEMENT TRIM BOARD, COLOR: SW 6198 SENSIBLE HUE
10 STONE VENEER: LEDGESTONE MIDNIGHT
11 FIBER CEMENT SIDING, BOARD AND TRIM, COLOR: SW 6201 THUNDEROUS
12 EXTERIOR INSULATING FINISHING SYSTEM, STUCCO, COLOR 6198 SENSIBLE HUE

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BUILDING ELEVATIONS - BUILDINGS 7 & 10

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CONCEPTUAL RENDERINGS - BUILDINGS 7 & 10

D226

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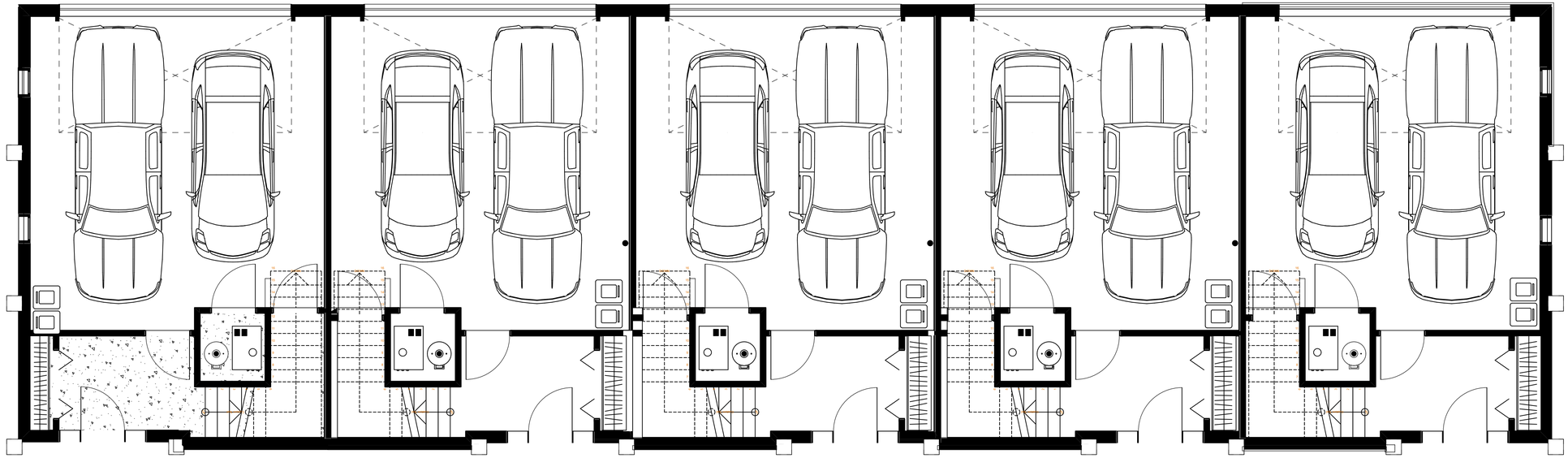
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CONCEPTUAL RENDERINGS - BUILDINGS 7 & 10

D227

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N

1 D231 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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1ST FLOOR PLAN - BUILDING 8

D231

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1 D232 2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

N

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2ND FLOOR PLAN - BUILDING 8

D232

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1
D233

3RD FLOOR PLAN

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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3RD FLOOR PLAN - BUILDING 8

D233

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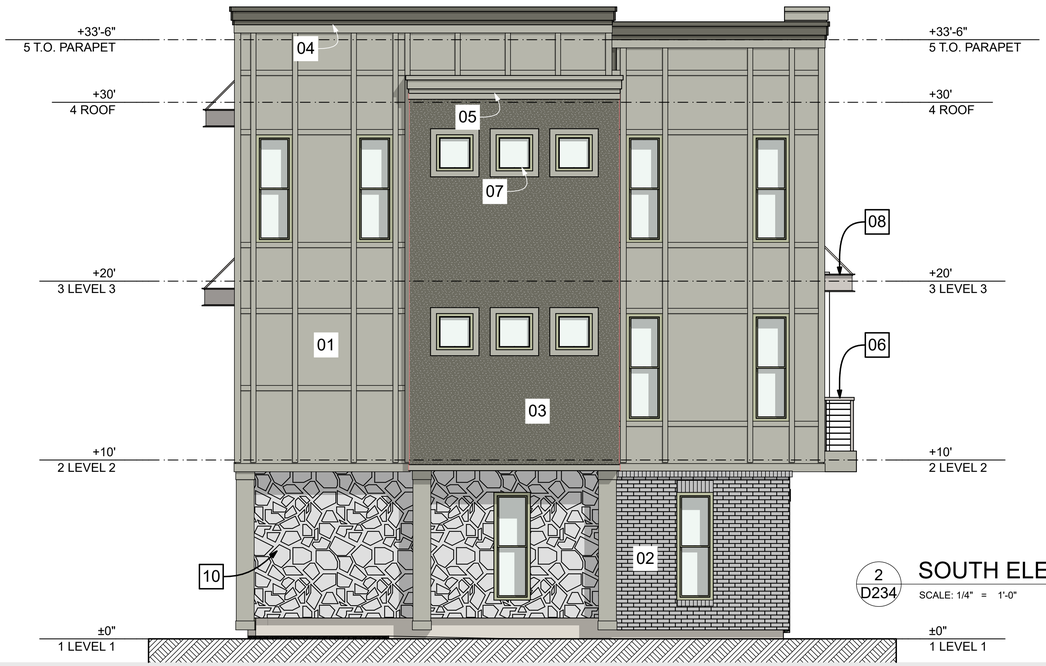
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1 D234 EAST ELEVATION

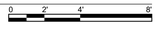
SCALE: 1/4" = 1'-0"





2 D234 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



ELEVATION KEYNOTES:

01 EXTERIOR INSULATING FINISHING SYSTEM, STUCCO, COLOR: SW 6201 THUNDEROUS
02 BRICK VENEER, COLOR: SAN JOSE
03 FIBER CEMENT SIDING, BOARD AND TRIM, COLOR: SW 6198 SENSIBLE HUE
04 CORNICE ELEMENT, COLOR: SW 6201 THUNDEROUS
05 CORNICE ELEMENT, COLOR: SW 6198 SENSIBLE HUE
06 GUARD RAIL, CABLE RAIL STYLE, METAL TUBE POSTS AND TOPRAIL, COLOR: BEIGE
07 WINDOW AND DOOR FRAMES: COLOR: BEIGE
08 STEEL CANOPY, COLOR: BEIGE
09 HORIZONTAL TRIM AT ROOF LEVEL, 4" FIBER CEMENT TRIM BOARD, COLOR: SW 6198 SENSIBLE HUE
10 STONE VENEER: LEDGESTONE MIDNIGHT
11 FIBER CEMENT SIDING, BOARD AND TRIM, COLOR: SW 6201 THUNDEROUS
12 EXTERIOR INSULATING FINISHING SYSTEM, STUCCO, COLOR 6198 SENSIBLE HUE

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BUILDING ELEVATIONS - BUILDING 8

D234

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2 D235 WEST ELEVATION

SCALE: 1/4" = 1'-0"

0 2' 4' 8'



1 D235 NORTH ELEVATION

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

ELEVATION KEYNOTES:

01 EXTERIOR INSULATING FINISHING SYSTEM, STUCCO, COLOR: SW 6201 THUNDEROUS
02 BRICK VENEER, COLOR: SAN JOSE
03 FIBER CEMENT SIDING, BOARD AND TRIM, COLOR: SW 6198 SENSIBLE HUE
04 CORNICE ELEMENT, COLOR: SW 6201 THUNDEROUS
05 CORNICE ELEMENT, COLOR: SW 6198 SENSIBLE HUE
06 GUARD RAIL, CABLE RAIL STYLE, METAL TUBE POSTS AND TOPRAIL, COLOR: BEIGE
07 WINDOW AND DOOR FRAMES: COLOR: BEIGE
08 STEEL CANOPY, COLOR: BEIGE
09 HORIZONTAL TRIM AT ROOF LEVEL, 4" FIBER CEMENT TRIM BOARD, COLOR: SW 6198 SENSIBLE HUE
10 STONE VENEER: LEDGESTONE MIDNIGHT
11 FIBER CEMENT SIDING, BOARD AND TRIM, COLOR: SW 6201 THUNDEROUS
12 EXTERIOR INSULATING FINISHING SYSTEM, STUCCO, COLOR 6198 SENSIBLE HUE

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BUILDING ELEVATIONS - BUILDING 8

D235

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CONCEPTUAL RENDERINGS - BUILDING 8

D236

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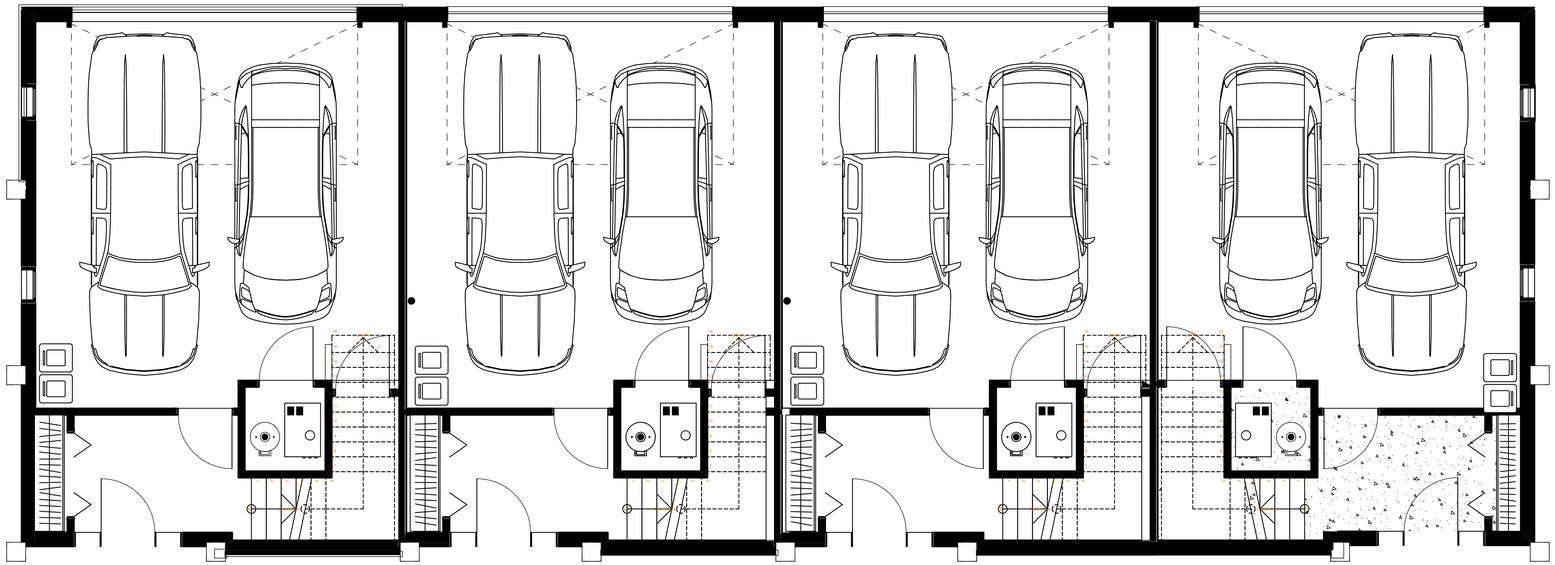
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CONCEPTUAL RENDERINGS - BUILDING 8

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N

1 D241 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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1ST FLOOR PLAN - BUILDING 9

D241

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N

1
D242

2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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172 & 140 N MAIN ST CLEARFIELD, UT 84015

2ND FLOOR PLAN - BUILDING 9

D242



N

1
D243

3RD FLOOR PLAN

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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3RD FLOOR PLAN - BUILDING 9

D243

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1 D244 EAST ELEVATION

SCALE: 1/4" = 1'-0"

0 2' 4' 8'



2 D244 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

ELEVATION KEYNOTES:

01 EXTERIOR INSULATING FINISHING SYSTEM, STUCCO, COLOR: SW 6201 THUNDEROUS
02 BRICK VENEER, COLOR: SAN JOSE
03 FIBER CEMENT SIDING, BOARD AND TRIM, COLOR: SW 6198 SENSIBLE HUE
04 CORNICE ELEMENT, COLOR: SW 6201 THUNDEROUS
05 CORNICE ELEMENT, COLOR: SW 6198 SENSIBLE HUE
06 GUARD RAIL, CABLE RAIL STYLE, METAL TUBE POSTS AND TOPRAIL, COLOR: BEIGE
07 WINDOW AND DOOR FRAMES: COLOR: BEIGE
08 STEEL CANOPY, COLOR: BEIGE
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10 STONE VENEER: LEDGESTONE MIDNIGHT
11 FIBER CEMENT SIDING, BOARD AND TRIM, COLOR: SW 6201 THUNDEROUS
12 EXTERIOR INSULATING FINISHING SYSTEM, STUCCO, COLOR 6198 SENSIBLE HUE

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BUILDING ELEVATIONS - BUILDING 9

D244

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2 D245 WEST ELEVATION

SCALE: 1/4" = 1'-0"



1 D245 NORTH ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION KEYNOTES:

01 EXTERIOR INSULATING FINISHING SYSTEM, STUCCO, COLOR: SW 6201 THUNDEROUS
02 BRICK VENEER, COLOR: SAN JOSE
03 FIBER CEMENT SIDING, BOARD AND TRIM, COLOR: SW 6198 SENSIBLE HUE
04 CORNICE ELEMENT, COLOR: SW 6201 THUNDEROUS
05 CORNICE ELEMENT, COLOR: SW 6198 SENSIBLE HUE
06 GUARD RAIL, CABLE RAIL STYLE, METAL TUBE POSTS AND TOPRAIL, COLOR: BEIGE
07 WINDOW AND DOOR FRAMES: COLOR: BEIGE
08 STEEL CANOPY, COLOR: BEIGE
09 HORIZONTAL TRIM AT ROOF LEVEL, 4" FIBER CEMENT TRIM BOARD, COLOR: SW 6198 SENSIBLE HUE
10 STONE VENEER: LEDGESTONE MIDNIGHT
11 FIBER CEMENT SIDING, BOARD AND TRIM, COLOR: SW 6201 THUNDEROUS
12 EXTERIOR INSULATING FINISHING SYSTEM, STUCCO, COLOR 6198 SENSIBLE HUE

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BUILDING ELEVATIONS - BUILDING 9

D245

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CONCEPTUAL RENDERINGS - BUILDING 9

D246

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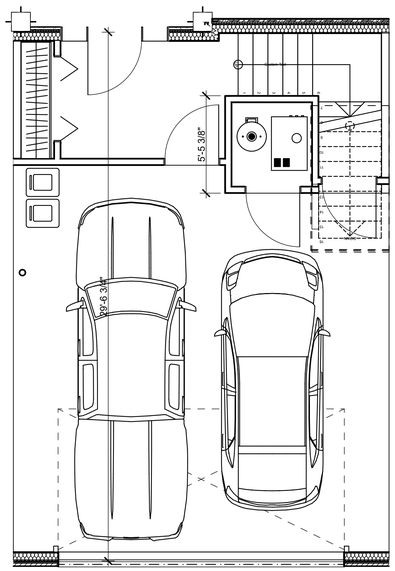
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CONCEPTUAL RENDERINGS - BUILDING 9

D247

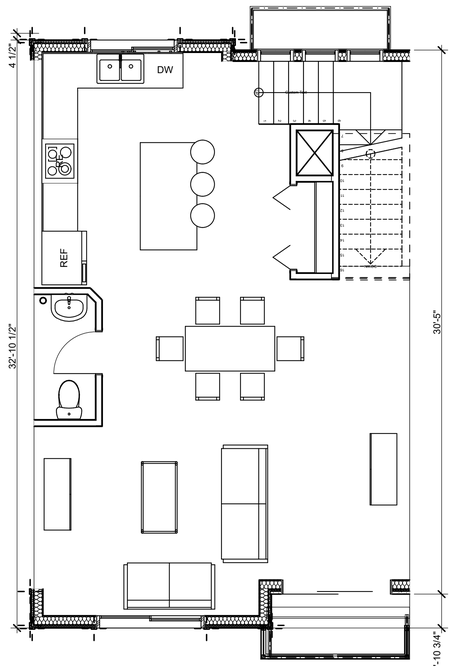
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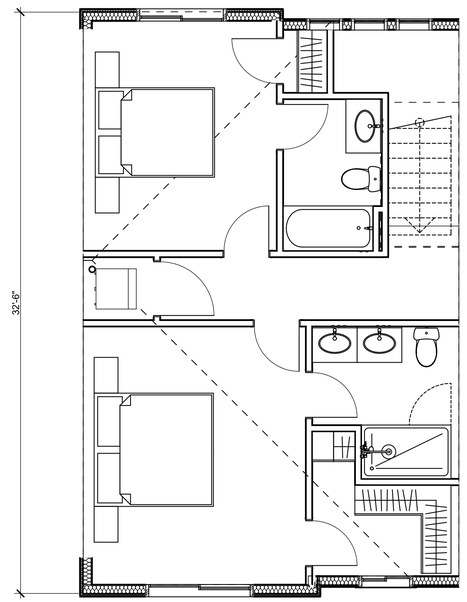
LEVEL 1

SCALE: 1/4" = 1'-0"



LEVEL 2

SCALE: 1/4" = 1'-0"



LEVEL 3

SCALE: 1/4" = 1'-0"

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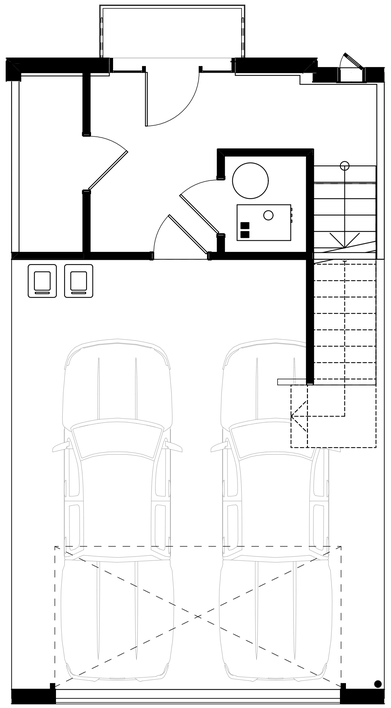
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21 X 30 UNIT PLANS

D301

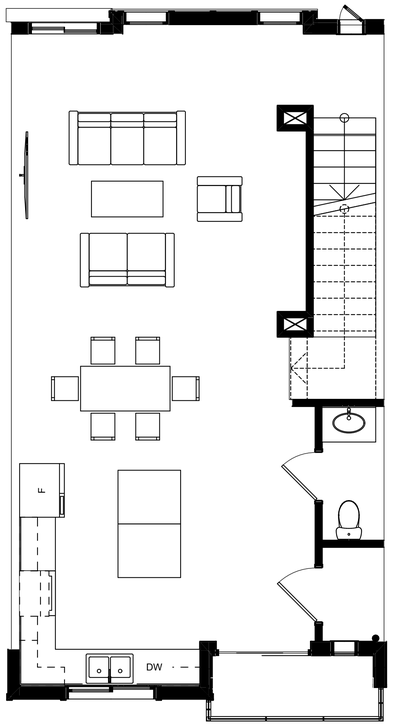
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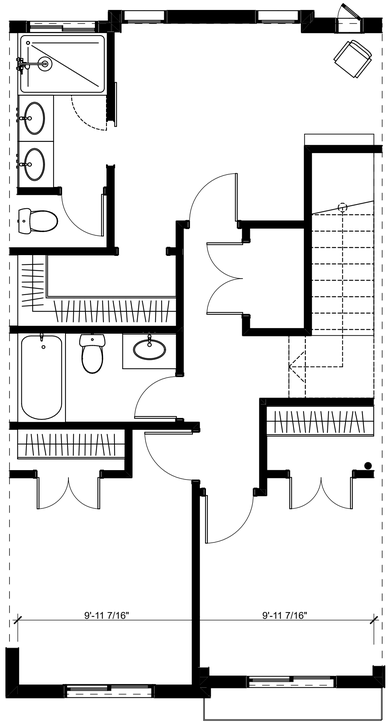
LEVEL 1

SCALE: 1/4" = 1'-0"



LEVEL 2

SCALE: 1/4" = 1'-0"



LEVEL 3

SCALE: 1/4" = 1'-0"

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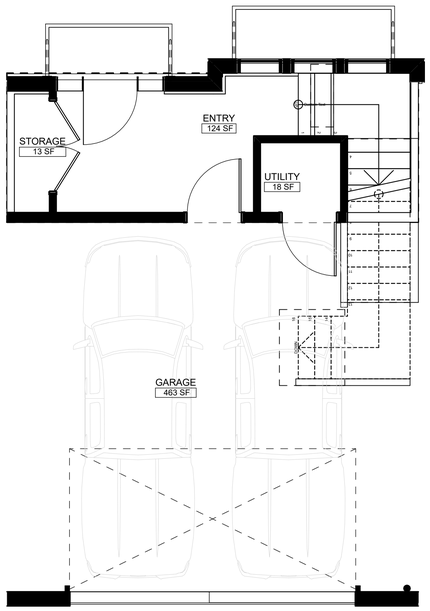
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21 X 36 UNIT PLANS

D302

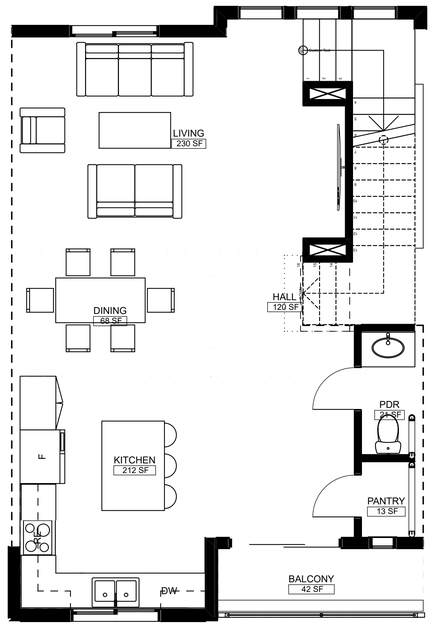
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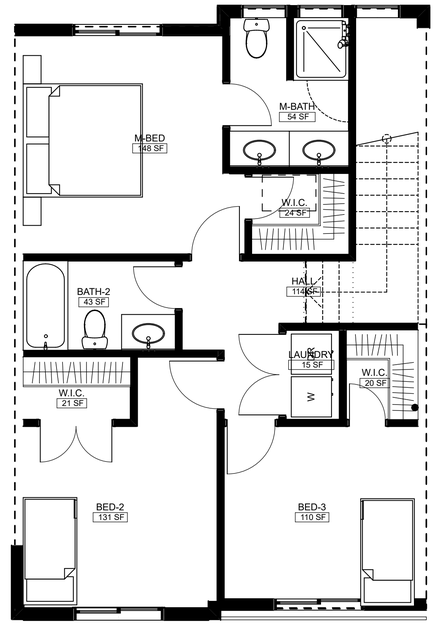
LEVEL 1

SCALE: 1/4" = 1'-0"



LEVEL 2

SCALE: 1/4" = 1'-0"



LEVEL 3

SCALE: 1/4" = 1'-0"

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SUNRISE - MAYFLY SITE

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23 X 30 UNIT PLANS

D303

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From the Desk of
Deputy Chief John Taylor
NORTH DAVIS FIRE DISTRICT
381 NORTH 3150 WEST
OFFICE: (801) 525-2850
FAX: (801) 525-6935
EMAIL: JTAYLOR@NOFIRES.ORG

TO: Brad McIlrath/ Clearfield City Planner
Spencer Barber/ Applicant
Mike Waite/ Developer

FROM: John Taylor / Fire Marshal

RE: Mayfly Rise

DATE: August 12, 2019

I met with the developers today and discussed some options to my previous letter. The changes are highlighted.

1. The minimum fire flow requirement is 1500 gallons per minute for 60 consecutive minutes for residential one and two family dwellings. Fire flow requirements may be increased for residential one and two family dwellings with a building footprint equal to or greater than 3,600 square feet or for buildings other than one and two family dwellings. Provide documentation that the fire flow has been confirmed through the Clearfield City water dept.

2. Fire hydrants and access roads shall be installed prior to construction of any buildings. All hydrants shall be placed with the 4½" connection facing the point of access for Fire Department Apparatus. Provide written assurance that this will be met.

3. Prior to beginning construction of any buildings, a fire flow test of the new hydrants shall be conducted to verify the actual fire flow for this project. The Fire Prevention Division of this Fire District shall witness this test and shall be notified a minimum of 48 hours prior to the test.

4. All fire apparatus access roads shall be a minimum all-weather, drivable and maintainable surface. There shall be a minimum clear and unobstructed width of not less than 26 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. Dead-end roads created in excess of 150 feet in length shall be provided with an approved turn-around. ~~As per my conversation with Mike Waite on June 20, 2019 the developer is going to install residential fire sprinklers in each townhouse. This will eliminate the requirement for the widened aerial apparatus access lanes with the required setbacks.~~ With the use of rolled curbs and the 26' wide drives, the need for residential fire sprinklers will be omitted. The new drawings also show an elimination of one building and a detailed turn around for fire apparatus.

5. As per my discussion with Mike Waite on June 20, 2019 the parking stalls numbered 7, 8, and 9 will be omitted and this area will be painted and signed as a fire department access lane with no parking allowed as per 2018, International Fire Code Section D103.6.

6. ~~Fire Sprinklers will be installed in each townhouse with each unit having its own fire riser and covering only the required areas of its own unit. No fire sprinkler system component will extend from one townhome to another.~~

7. If grades exceed 8%, approval from the City Engineer and the Fire District is required.

These plans have been reviewed for Fire District requirements only. Other departments must review these plans and will have their requirements. This review by the Fire District must not be construed as final approval from Clearfield City.

CIVIL ENGINEERING CONSULTANTS, PLLC.

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

3 September 2019

Clearfield City
55 South State Street
Clearfield City, Utah 84015

Attn: Brad McIlrath, Senior Planner
Proj: May Fly Rise Subdivision
Subj: Review #1

Dear Brad,

Attached is our review of the above referenced May Fly Rise Subdivision for your consideration:

General Notes:

Please request the Developer or his Engineer, submit a response letter with their re-submittal of drawings answering all Engineering review comments contained herein.

Plat

1. The Plat boundary closes to the tolerances of Clearfield City.

2. Street names and street numbers along with lot addresses are needed. The "Private" roads need to be labelled as such.

3. Please update the Plat approval date under the drawing title when final approval is given.

4. Notes need to be placed on the Plat indicating that the boundary corners will be set, and caps placed on rebar indicate that Great Basin Engineering has completed the survey as noted in the "Surveyor's Certificate.

5. At the end of the long entrance roadway (lots #1 to #18) near lots #18 and #19 a bubble turn-around should be considered. The City standards require a turn-around at 400' from the centerline of Main Street.

6. The two North-South roadways are only 20' wide with no end of the road turn-around. With this width there should not be allowed any on-street parking. Typically, the minimum widths should be approximately 25' wide. This development will not be vehicle friendly and the pickup of trash will be difficult with the very narrow roads.

7. The "Line Data" table will need to be finished and the line data for "L11" and "L16" added to the table.

8. The "Owner's Dedication" will need to be modified to remove all indication of public roads to be dedicated since all roads on the Plat are "private" and should be labelled as such.

9. Show the site location of the storm water detention basin on the Plat.

Improvement Drawings

1. The comments dated July 1, 2019 in the Great Basin Engineering - "Response Comments" will need to be added to the drawings.

2. The "Geotechnical Study" will need to be submitted for review.

3. The roadway cross-sections need to be shown.

4. All "fire hydrants" need to be shown and labeled on the drawings with a gate valve installed on the connection tee.

5. The water and sewer laterals should not run under neighboring private property. Should a leak occur it would be extremely difficult to repair a waterline or sewer line under the neighbor's kitchen/family room or other improve private space. The laterals should come out of the home they service into a common area space and then connect to the private service mains.

6. Three valves need to be placed on the culinary water connection tee.

7. Water piping will need to be C-900, DR-18 and sanitary sewer piping will need to be ASTM-3034, SDR 35.

8. Burial depth for water and sewer piping must be 4-foot cover to the top of the pipe from the finish surface. There are several pipes which are too shallow, and corrections are needed.

9. Where 3 or more sanitary sewer pipe adjoin the manhole will need to be 5-foot in diameter.

10. Handicap ramps must be installed where the sidewalk and roadway meet. City standards must be followed.

11. There are two handicap ramps (on the south end of the North and South private roads) shown to be installed adjacent to inlet catch boxes. This concept is not approved and either the handicap ramp or the inlet catch basin must be relocated.

12. What is "Construct Furnishing Zone" and what will be the construction materials and details?

13. Storm Drainage:

    - The storm water drainage volume and discharge calculations need to be submitted.
    - The orifice outlet structure needs to be designed and details shown in the drawings. The outlet structure must be large enough to allow a maintenance work to enter into the structure to unplug the orifice without having to reach under water.
    - All inlet storm water boxes are to be open hooded / bicycle grate safe, as per City Standards.
    - The recommended storm water collection piping should be 12" in diameter.
    - All roof drains will need to be pipe to the storm water detention basin.
    - The storm water must be cleaned by a filtration manhole prior to discharge into an underground detention basin, cleaning via i.e., a "storm-ceptor or bay-saver" filtering manhole or similar approved filtering manhole / structure.
    - An over-flow spillway will need to be designed and installed.
    - If the detention basin is above-ground, then the basin will be required to have a 12" tall perimeter "free board".

14. There are several details missing from the drawing package. All details need to be properly numbered as to detail number & page. All special construction items will need to have details included in the drawings.

Should you have any questions, feel free to contact our office.

Sincerely,
CEC, Civil Engineering Consultants, PLLC.



N. Scott Nelson, P.E., S.E.
City Engineer

Cc. Adam Favero, Public Works Director
Brad Wheeler, Street Superintendent