CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
September 24, 2019 – POLICY SESSION

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

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

6:45 P.M. CDRA WORK SESSION

Discussion on the Clearfield Station Apartments Tax Increment Financing (TIF) Participation Agreement

ADJOURN AS THE CDRA *

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

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

7:00 P.M. POLICY SESSION

CALL TO ORDER:	Mayor Shepherd
OPENING CEREMONY:	Councilmember Thompson
APPROVAL OF MINUTES:	August 27, 2019 – Work Session
	September 3, 2019 – Work Session
	September 10, 2019 – Policy Session

PRESENTATION:

1. PRESENTATION TO KELLAND DAVIS RECOGNIZING HIS EFFORTS AS AN OUTSTANDING TEACHER

SCHEDULED ITEMS:

2. OPEN COMMENT PERIOD

The Open Comment Period provides an opportunity to address the Mayor and City Council regarding concerns or ideas on any topic. To be considerate of everyone at this meeting, public comment will be limited to three minutes per person. Participants are to state their names for the record. Comments, which cannot be made within these limits, should be submitted in writing to the City Recorder at nancy.dean@clearfieldcity.org.

The Mayor and City Council encourage civil discourse for everyone who participates in the meeting.

Comments pertaining to an agenda item that includes a public hearing or public input should be given as that item is being discussed during the meeting.

3. CONSIDER APPROVAL OF 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)

BACKGROUND: The developer is proposing to develop a 49-unit townhome subdivision for the properties located at 172 and 140 North Main Street. The Planning Commission reviewed the plat at its meeting on August 4, 2019, and recommends its approval based on five conditions.

RECOMMENDATION: Approve 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) with the five conditions as recommended by the Planning Commission and authorize the Mayor's signature to any necessary documents.

4. CONSIDER APPROVAL OF THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER) FOR THE 2018/2019 CDBG PROGRAM YEAR

BACKGROUND: The Community Development Block Grant (CDBG) Consolidation Annual Performance Evaluation Report (CAPER) is an overview of the accomplishments that were met during the previous program year. The public has 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.

RECOMMENDATION: Approve the Community Development Block Grant (CDBG) Consolidated Annual Performance Evaluation Report (CAPER) for the 2018/2019 program year and authorize the Mayor's signature to any necessary documents.

COMMUNICATION ITEMS:

Mayor's Report
City Councils' Reports
City Manager's Report
Staffs' Reports

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

Dated this 19th 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:	CDRA Board of Directors
FROM:	Summer Palmer, Assistant City Manager
MEETING DATE:	September 24, 2019
SUBJECT:	Clearfield Station Apartments TIF Participation Agreement

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RECOMMENDED ACTION

Approve Resolution ___ approving the Participation Agreement with Clearfield Station Apartments, LLC, and authorize the Chair's signature to any necessary documents.

DESCRIPTION /BACKGROUND

The Clearfield Station Community Development Area (CDA) was created for the primary purpose of capturing tax increment to help pay for the cost of public infrastructure connected with the development of the UTA property. This Participation Agreement sets forth the provisions under which the Agency (the Clearfield CDRA) would reimburse the Developer (Clearfield Station, LLC) for those costs.

The budget and interlocal agreements for the Clearfield Station CDA call for 75% of the tax increment generated within the project area to be captured, with the remaining 25% flowing through to the taxing entities. Of the amount the CDRA receives, 5% will be withheld for administration of the project area. The other 95% is available for investment in the project area.

This was a post-performance (reimbursement) agreement. Now that the Developer has completed the improvements we have calculated the actual expenses incurred for the infrastructure (Boxcar Road and Express Road) to be $466,050.50. This is the maximum reimbursement amount over the life of the CDA. The TIF Participation Agreement before you today outlines the conditions and agreements for the distribution of future tax increment payments. As the Developer has fulfilled their obligations, the Agency will be agreeing to reimburse the Developer from the tax increment distributions that it receives each spring from Davis County. The first payment of $62,927 is due now as a result of the increment captured in the first year.

CORRESPONDING POLICY PRIORITY (IES)

This item corresponds directly to the policy priority of Improving Clearfield's Image, Livability, and Economy. Clearfield Station has been identified as a major part of Clearfield's Downtown Development/Redevelopment efforts.

FISCAL IMPACT

As detailed in the Project Area Budget, the CRA expects to collect about $4.2 million in tax increment over the 15 year life of the project. Of this total, about $2.27 million would be the School District contribution.

ALTERNATIVES

These CDA Plan and Budget and all the corresponding Interlocal Agreements have already been approved at the CDRA's request. Now that the Developer has met the conditions of the original Development Agreement and CDA requirements, the board's options are limited.

SCHEDULE / TIME CONSTRAINTS

The infrastructure and Clearfield Station Project is complete. The first payment of increment from 2018 has been collected and is awaiting this agreement to be distributed.

LIST OF ATTACHMENTS

- Clearfield Station Apartment TIF Participation Agreement

PARTICIPATION AGREEMENT

CLEARFIELD STATION COMMUNITY DEVELOPMENT PROJECT AREA
CLEARFIELD, UTAH

THIS PARTICIPATION AGREEMENT (this "**Agreement**") is entered into effective the ____ day of _____ 2019 by and between the **CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY**, a community development and renewal agency and political subdivision of the State of Utah ("**Agency**"), and **CLEARFIELD STATION APARTMENTS, LLC**, a Utah limited liability company ("**Developer**"). Agency and Developer are sometimes singly referred to in this Agreement as a "**Party**", or collectively as the "**Parties**."

RECITALS:

A. In furtherance of the objectives of the "Limited Purpose Local Government Entities--Community Reinvestment Agencies Act," UTAH CODE ANN. Title 17C, Chapters 1 through 5 (including any future amendments or successors, the "**Act**"), Agency has undertaken a program for the development of a certain geographic area known as the "Clearfield Station Community Development Project Area" located in Clearfield, Davis County, Utah (the "**Project Area**"), comprising approximately 142 acres.

B. Agency has prepared, and the city council (the **"Council"**) of the city of Clearfield (**"City"**) has approved (pursuant to its Ordinance No. 2013-12 dated October 22, 2013, the Clearfield Station Community Development Project Area Plan as hereinafter described (the "**Plan**") providing for the use of tax increment financing to promote the development of real property located within the Project Area and the future uses of such land, which Plan has been filed with both City and Agency.

C. Agency heretofore has entered into several interlocal agreements with taxing entities to fund the Plan with tax increment financing (the "**Interlocal Agreements**").

D. The subject site consists of an approximately 9.8 acre portion (the "**Site"**) of real property located within the Project Area that is owned by Developer, which Site is more particularly described in Exhibit "A" attached hereto and incorporated herein.

E. Developer and City have entered into that certain Development Agreement for the Clearfield Station Apartments dated March 7, 2017 ("**DA**"), pursuant to which Developer has agreed to develop the Site in accordance with the terms and conditions set forth in the DA.

F. Agency believes that the development of the Site as provided in the DA and this Agreement is vital and in Agency's best interests; is in the best interest of the health, safety and welfare of City's residents; and is in accord with the public purposes and provisions of the applicable State laws and requirements under which the Project Area and its development is undertaken and is being assisted by Agency.

G. Agency desires to enter into this Agreement to, *inter alia*, enable Agency to achieve the objectives of the Plan, and to encourage the development of Site by private enterprise for and in accordance with the uses specified in the DA.

H. Developer desires to enter into this Agreement to induce Agency to assist Developer in the development of the Site on the terms and conditions specified in the DA and this Agreement.

NOW, THEREFORE, for and in consideration of their mutual promises and for other good and valuable consideration, the receipt and legal adequacy of which is hereby acknowledged, the Parties covenant and agree as set forth herein.

ARTICLE 1- DEFINITIONS

The following capitalized terms have the meanings and content set forth in this Article 1, wherever used in this Agreement, and the Parties agree to the provisions set forth within the following definitions. **All capitalized terms not otherwise defined in this Agreement shall have the same meanings given them in the DA**.

1.1 "**Agency**" means the Clearfield Community Development and Renewal Agency, a public body organized and existing under the Act, including any successor public agency designated by or pursuant to law.

1.2 "**Assessed Taxable Value"** for any Tax Increment Year means the assessed taxable value as equalized and shown on the records of the Davis County Assessor's Office for that Tax Increment Year for the Site, or applicable portion thereof.

1.3 "**Available Tax Increment"** means the portion of the Tax Increment monies which Agency actually receives from the Site pursuant to the Interlocal Agreements and Sections 17C-4-201 through 203 of the Act, **less**, for each Tax Increment Year of the Tax Increment Subsidy Period, the first 5% of all the Tax Increment actually received by the Agency, which 5% of Tax Increment shall be received and retained by Agency for administrative purposes. The base tax year (as that term is defined or used in the Act and the Interlocal Agreements and applied to the Plan) is calendar year 2013.

1.4 "**Certificate of Occupancy"** means, with respect to a building, a permanent certificate of occupancy for the building that is issued by City.

1.5 "**City"** means Clearfield City Corporation, Davis County, Utah, a Utah Municipal Corporation and political subdivision of the State of Utah.

1.6 "**County"** means Davis County, Utah.

1.7 "**Developer"** means Clearfield Station Apartments, LLC, a Utah limited liability company.

1.8 "**Interlocal Agreements"** means the interlocal agreements between Agency and each of Davis County, Davis County Library, Davis School District, the City, Weber Basin Water Conservancy District, North Davis Sewer District, North Davis Fire District, and Mosquito Abatement District - Davis, (the "Taxing Entities"). Copies of the Interlocal Agreements can be accessed through the Clearfield City Records Division.

1.9 "**Maximum Subsidy**" means the amount of $466,050.50, which is the maximum total amount of Tax Increment Subsidy that may be paid to Developer by Agency pursuant to this Agreement.

1.10 "**Parcel**" means a portion of the Project Area comprising one lot as created by a legal and lawfully recorded subdivision plat.

1.11 "**Plan**" means the community development plan entitled the "Clearfield Station Community Development Project Area Plan," adopted by the City Council pursuant to its Ordinance No. 2013-12 dated October 22, 2013.

1.12 **"Project Area"** means the Clearfield Station Community Development Project Area, as more fully described in the Plan**.**

1.13 "**Site**" means that certain real property, comprising an approximately 9.8 acre portion of the Project Area, as more particularly described in Exhibit "A" attached hereto and incorporated herein.

1.14 "**Tax Increment**" means, pursuant to UTAH CODE ANN. 17C-1-102(47), the difference between: (a) the amount of property tax revenues generated each tax year by all Taxing Entities from the Site, using the current assessed value; and (b) the amount of property tax revenues that would be generated from the Site using the base year taxable value. Tax Increment does not include taxes levied and collected under UTAH CODE ANN. 59-2-1602.

1.15 "**Tax Increment Subsidy Period**" means the 35-year period commencing with the first Tax Increment Year for which the Agency receives Tax Increment from the first Tranche, which was Tax Year 2018.

1.16 "**Tax Increment Subsidy**" means the portion of the Available Tax Increment actually received by Agency that is required by specific terms of this Agreement to be paid to Developer by Agency, as reimbursement of costs incurred by Developer for Project Infrastructure improvements, if Developer is eligible to receive such payments pursuant to this Agreement; provided, however, that the following monies shall not be considered part of the Tax Increment Subsidy under any circumstances: (a) for each Tax Increment Year of the Tax Increment Subsidy Period, the first 5% of all the Tax Increment received by the Agency, which 5% of Tax Increment shall be received and retained by the Agency for administrative purposes; (b) any tax increment monies which the Agency receives at any time attributable to property other than the Site, or from other project areas which the Agency and the City have previously established, or which they may hereafter establish; (c) the property taxes paid with respect to a Tranche prior to or after the applicable twenty year period for such Tranche; and (d) any portion of the Tax Increment monies that Agency is required to refund, rebate or pay over to any taxing entity or third party pursuant to any of the Interlocal Agreements. The Tax Increment monies described in the above Subparagraphs (a) – (d), inclusive, of this Section 1.16 are reserved by the Agency for uses and purposes other than payment to Developer. Among other limitations, Tax Increment Subsidy shall be paid to Developer only to the extent that Developer actually completes Project Infrastructure improvements at its cost as provided in this Agreement, and the total amount of Tax Increment Subsidy payable to Developer shall not exceed Developer's actual out-of-pocket cost of constructing those completed Project Infrastructure improvements.

1.17 "**Tax Increment Year**" means a calendar year beginning January 1 (the "tax lien date" when real property is deemed to be assessed for purposes of taxation by the Office of the Davis County Assessor pursuant to law) and ending December 31 of the same calendar year.

1.18 "**Tranche**" means one or more Parcels with respect to which Agency will receive Tax Increment monies for a period of not more than twenty (20) years pursuant to the Interlocal Agreements. Parcels will be triggered to contribute Tax Increment in up to three (3) Tranches within the Tax Increment Subsidy Period. The first Tranche shall be comprised of the Site only. No Parcel may be included in more than one Tranche and no Parcel will contribute Tax Increment for more than a twenty year period of time.

ARTICLE 2- CONDITIONS PRECEDENT TO THE PAYMENT OF ANY TAX INCREMENT SUBSIDY BY THE AGENCY TO THE DEVELOPER

2.1 **Conditions Precedent**. The following are express conditions precedent to Agency's obligation to pay, and Developer's eligibility to receive, any Tax Increment Subsidy for each year of the Tax Increment Subsidy Period as more fully described in Article 4:

(a) Acquisition of the Site. Developer must have acquired ownership of the Site.

(b) Completion of the Improvements. Among other requirements in this Agreement, Developer shall be entitled to payment of the Tax Increment Subsidy only to reimburse Developer's construction costs for Project Infrastructure improvements, and only to the extent that Developer actually completes construction of such Project Infrastructure improvements. The parties acknowledge that as of the date of the approval of this Agreement, the Project Infrastructure improvements required in Section 3.1 of this Agreement have been completed to the satisfaction of the Agency and City, in accordance with the terms of the DA (notwithstanding any applicable warranty period for such improvements).

2.2 **Tax Increment Subsidy Period**. Subject to the satisfaction of the conditions precedent described in Section 2.1, and subject to Developer's compliance with all its other obligations under this Agreement, Developer shall only be eligible for the Tax Increment Subsidy during the first Tranche of the Tax Increment Subsidy Period.

ARTICLE 3–CONSTRUCTION AND INSTALLATION OF IMPROVEMENTS; PAYMENT OF TAXES;

3.1 **Construction and Installation of Improvements**.

Developer has constructed the following improvements, consisting of (i) not more than 216 Residential Dwelling Units and the clubhouse, and (ii) those certain items of project infrastructure set forth on Exhibit "B" to this Agreement (the "Project Infrastructure").

3.2 **Construction and Installation of the Improvements**. Developer has designed, constructed and installed the improvements without expense to Agency or City, except as otherwise provided in the DA, and except for reimbursement for Project Infrastructure as provided for in this Agreement through the payment of the Tax Increment Subsidy.

3.3 **Payment of Taxes and Assessments**.

(a) In order to qualify for any Tax Increment Subsidy, Developer shall pay or cause to be paid the ad valorem taxes for the Site based on the Assessed Taxable Value during the Tax Increment Subsidy Period. Subject to Developer's or a current owner's right to protest or appeal as provided below, for each Tax Increment Year during the Tax Increment Subsidy Period, all ad valorem taxes and assessments levied or imposed on the Site shall be paid annually by Developer or current owner on or before the due date.

(b) Developer may protest or appeal the amount of Assessed Taxable Value and taxes levied against the Site by the County Assessor, State Tax Commission or any entity legally authorized to determine the ad valorem assessment against the same in the same manner as any other taxpayer.

ARTICLE 4 -- AGENCY OBLIGATIONS AND UNDERTAKINGS

4.1 **Tax Increment Subsidy**.

(a) In consideration of Developer's promises and performance hereunder (including the timely construction and installation of improvements pursuant to Section 3.1 above), and subject to the conditions, terms and limitations set forth in this Agreement, the Agency shall pay to Developer, as reimbursement of costs incurred by Developer for Project Infrastructure improvements ("Qualifying Costs"), the Tax Increment Subsidy as provided in this Section 4.1. Developer shall deliver written notice of Qualifying Costs, together with copies of receipts, invoices, statements or other appropriate documentation of such Qualifying Costs, to Agency as soon as reasonably possible following completion of construction of improvements on the Site. Until the earlier of (i) payment of the Maximum Subsidy, or (ii) expiration of the first Tranche of the Tax Increment Subsidy Period, Agency shall pay Tax Increment Subsidy to Developer in the amount of 100% of the Available Tax Increment, but in no event shall the combined amount of (i) Tax Increment Subsidy, plus (ii) any reimbursement paid to Developer pursuant to the Reimbursement Agreement dated March 7, 2017 to the extent such reimbursement is for costs which also constitute Qualifying Costs under this Agreement, exceed Developer's Qualifying Costs.

Payments of any Tax Increment Subsidy due to Developer shall be paid on or before May 31st following each applicable Tax Increment Year. Agency anticipates receipt of such funds in the spring of each year from the ad valorem taxes paid by property owners which are due and paid by the prior November 30th.

(b) Agency makes no representation to Developer or to any other person or entity to any effect that:

(1) Agency is absolutely entitled to or will actually receive the contemplated Available Tax Increment from the Site; or

(2) The portion of the anticipated Available Tax Increment monies to be received by Agency from the Site for the first Tranche of the Tax Increment Subsidy Period will be adequate to pay Developer the Maximum Subsidy or any particular amount that Developer expects to receive. Instead, Agency has not computed, nor can it compute, the exact amount of anticipated Available Tax Increment monies which may be available from the Site for the first Tranche of the Tax Increment Subsidy Period. Agency has relied upon Developer's representations that Developer will construct and install improvements on the Site which will create sufficient Available Tax Increment monies to fulfill the anticipated benefits to Developer contemplated by this Agreement.

4.2 **Tax Increment Monies Are Sole Source of Agency's Funding**. The only source of monies available to Agency to pay its obligations pursuant to this Agreement (including the Tax Increment Subsidy) is the Tax Increment monies actually received by Agency from the ad valorem taxes arising from the Site and the improvements to be constructed and installed by Developer on the Site.

4.3 **Contingencies of Tax Increment Payments; Assumption of Risks By Developer**.

(a) Developer understands and agrees that, based upon the Act, Agency anticipates being the recipient of certain Tax Increment monies from the Site which are expected to be paid to Agency by Davis County, the collector of ad valorem taxes, conditioned upon several factors, one of which is Developer's completion of improvements upon the Site having a sufficient amount of assessed valuation to generate the contemplated Tax Increment monies. The Parties anticipate that the construction or installation of such improvements will cause the assessed value of the Site to increase to a point which is greater than the assessed value of the Site as contained in the 2013 "base year" established at the time of the adoption of the Interlocal Agreements. Developer further understands that the Available Tax Increment monies can become available to the Agency only if and when the improvements to be constructed and installed on the Site are completed and have a current year assessed value which is greater than the "base year" assessed valuation of the Site.

(b) Developer further understands and agrees that:

(1) Agency is not a taxing entity under state law;

(2) The Agency has no power to levy a property tax on real or personal property located within the Site;

(3) Agency has no power to set a mill levy or rate of tax levy on real or personal property;

(4) The Available Tax Increment monies shall become available to Agency only if and when the improvements to be constructed and installed on the Site are completed and have sufficient Assessed Taxable Value;

(5) Agency is only entitled to receive Tax Increment funds from the Site for the period established by law pursuant to the provisions of the Act and in accordance with the Interlocal Agreements.

ARTICLE 5– REMEDIES

5.1 Notice. If Developer or Agency is believed to be in default for failing to perform its respective obligations hereunder or to comply with the terms hereof, the party believing that a default has occurred shall provide written notice to the party that is believed to be in default.

5.2 Contents of the Notice of Default. The notice of default shall:

(i) Claim of Default. Specify the claimed event of Default;

(ii) Identification of Provisions. Identify with particularity the provision(s) of this Agreement that is claimed to be in Default;

(iii) Specify Materiality. Identify why the default is claimed to be material; and

(iv) Optional Proposed Cure. If elected by the party delivering the notice of default, in its discretion, the notice of default may propose a method and period of time for curing the default, which period of time shall be not more than sixty (60) days.

5.3 Meet and Confer. Upon the issuance of a notice of default the Parties shall engage in a "Meet and Confer" process, which means that the Parties and/or their representatives shall meet together in person (or by telephone if meeting in person is not reasonably possible in a timely manner) to discuss the claimed default and shall attempt, in good faith, to reach a mutually acceptable resolution.

5.4 Remedies. If the Parties are not able to resolve the default through the "Meet and Confer" process then the parties may pursue the following remedies:

(i) Legal Remedies. Any and all remedies that are available at law or in equity.

(ii) Withholding Tax Increment Subsidy Payments. The right to withhold those certain Tax Increment Subsidy payments, in the case of a default by Developer, which would provide reimbursement for those certain improvements with respect to which Developer is in default, until the default has been cured.

5.5 Public Meeting. Before any remedy in Section 5.4 may be imposed by the Agency the Developer shall be afforded the right to attend a public meeting (upon not less than ten days prior notice) before the Agency's Board and address the Board regarding the claimed default.

5.6 Extended Cure Period. If any default cannot be reasonably cured within sixty (60) days then such cure period shall be extended by the non-defaulting party so long as the defaulting party is pursuing a cure with reasonable diligence.

5.7 Cumulative Rights/Non-Waiver. The rights and remedies set forth herein shall be cumulative. Any waiver by either Party of any breach of any kind or character whatsoever by the other, whether such be direct or implied, shall not be construed as a continuing waiver of, or consent to, any subsequent breach of this Agreement.

5.8 Force Majeure. If a Party is prevented from complying with a duty hereunder due to causes occurring beyond its control and without its fault or negligence, including acts of God, acts of the public enemy or terrorists, wrongful acts of the other Party, fires, floods, earthquake, epidemics, quarantine restrictions, strikes, freight embargoes, wars, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefor; inability to obtain reasonable financing in the event of significant changes in the credit markets, acts of nature, governmental restrictions, regulations or controls, judicial orders, civil commotions, and unusually severe weather or delays of subcontractors due to such causes, or other casualties or other causes beyond the reasonable control of the Party obligated to perform hereunder, then the time for that Party to fulfill such duty shall be correspondingly extended; provided, however, that in order to obtain the benefit of this Section, the Party seeking such "force majeure" extension shall, within thirty (30) calendar days after becoming aware of any such delay, shall have notified the other Party in writing stating the cause(s) for the delay and the probable duration of the delay.

ARTICLE 6 – MISCELLANEOUS PROVISIONS

6.1 **Notices**. All notices provided for in this Agreement shall be in writing and shall be either personally delivered or given by first class mail, certified or registered, postage prepaid, addressed to the Parties at their respective addresses set forth below or at such other address(es) as may be designated by a Party from time to time in writing. Notices shall be deemed received upon such hand delivery or on the third business day after such mailing.

To Developer:

Clearfield Station Apartments, LLC
Attn: Mike Christensen
748 West Heritage Park Blvd., Ste. 203
Layton, UT 84041

To the Agency:

Clearfield Community Development and Renewal Agency
Attn: Summer Palmer, Assistant City Manager
55 S. State St.
Clearfield, UT 84015

With a copy to:

Clearfield City Recorder

Attn: Nancy Dean
55 S. State St.
Clearfield, UT 84015

Clearfield City Attorney
Attn: Stuart Williams
55 S. State St., Suite 332
Clearfield, UT 84015

6.2 **Recitals**. The Recitals to this Agreement are incorporated herein and made a part of this Agreement.

6.3 **Headings**. The headings used in this Agreement are inserted for reference purposes only and shall not be deemed to define, limit, extend, describe, or affect in any way the meaning, scope or interpretation of any of the terms or provisions of this Agreement or the intent hereof.

6.4 **Successors and Assigns**. This Agreement shall be binding upon Developer and its successors and assigns. Where the term "Developer" is used in this Agreement, it shall mean and include the successors and assigns of the original Developer hereunder.

6.5 **Attorneys Fees**. In the event of a default hereunder, the defaulting Party shall pay all attorneys' fees and costs reasonably incurred by the other Party in enforcing this Agreement, whether such sums are expended with or without suit, at trial, on appeal or in any bankruptcy or insolvency proceeding.

6.6 **Interpretation**. This Agreement shall be interpreted, construed and enforced according to the substantive laws of the state of Utah. Any litigation arising from this agreement shall occur in the Second District Court of Davis County, Utah. This Agreement is the result of collaborative drafting by the parties to it, all of whom are sophisticated in business affairs and were represented by their own legal counsel. Consequently, this Agreement shall be interpreted in an absolutely neutral manner, with no regard to whether any party was the "drafter" of this Agreement.

6.7 **Counterparts**. This Agreement may be signed in any number of counterparts with the same effect as if the signatures upon any counterpart were upon the same instrument. All signed counterparts shall be deemed to be one original.

6.8 **Time**. Time is of the essence to this Agreement.

6.9 **Binding Agreement**. This Agreement shall be binding upon and shall inure to the benefit of the successors and assigns of the respective Parties hereto.

6.10 **Severability.** The provisions of this Agreement are severable, and should any provision hereof be void, voidable, unenforceable or invalid, such void, voidable, unenforceable or invalid provision shall not affect the other provisions of this Agreement.

6.11 **Amendment**. This Agreement may not be modified except by an instrument in writing signed by the Parties.

6.12 **Documentation for Payment Processing**. Prior to issuing the annual Tax Increment Payment, the Developer will provide at the Agency request any or all of the following:

(i) An updated W9, Request for Taxpayer Identification Number and Certification Form.

(ii) In accordance with Section 5.1 of the DA, documentation that all residential units have been sold or leased at market rates without any subsidies for the tax year.

(iii) In accordance with Section 3.3 of this agreement, documentation of annual payment of all taxes and assessments.

[***Signature pages follow.***]

IN WITNESS WHEREOF, this Agreement is entered into effective as of the date set forth above.

CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY

By_____
_____, Chairman

ATTEST:

_____
_____, Secretary

Approved as to form:

_____
_____, Agency Counsel

STATE OF UTAH)
: ss.
COUNTY OF DAVIS)

On _____ 2019, personally appeared before me _____ and _____, who duly acknowledged to me that they signed the foregoing agreement as the Chairman and the Secretary, respectively, of the **Clearfield Community Development and Renewal Agency**.

My Commission Expires:
_____

_____
Notary Public
Residing at:

CLEARFIELD STATION APARTMENTS, LLC,
a Utah limited liability company

By: Its Manager
TGC Clearfield Station Apartments, LLC
a Utah limited liability company

By: _____
John R. Thackeray, Manager

By: _____
Michael R. Christensen, Manager

STATE OF _____)
: ss.
COUNTY OF _____)

On _____ 2019, personally appeared before me Michael R. Christensen, who duly acknowledged to me that he signed the foregoing agreement as the manager of TGC Clearfield Station Apartments, LLC, a Utah limited liability company acting in its capacity as the manager of **Clearfield Station Apartments, LLC**.

_____
Notary Public
Residing at:

My Commission Expires:
_____

STATE OF _____)
: ss.
COUNTY OF _____)

On _____ 2019, personally appeared before me John R. Thackeray, who duly acknowledged to me that he signed the foregoing agreement as the manager of TGC Clearfield Station Apartments, LLC, a Utah limited liability company acting in its capacity as the manager of **Clearfield Station Apartments, LLC**.

_____
Notary Public
Residing at:

My Commission Expires:
_____

EXHIBIT "A"

Legal Description of Site

PARCEL 1:

LOT 1B-1 OF THE CLEARFIELD STATION TOD PHASE 1 SUBDIVISION PLAT,
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AS MARKED BY A DAVIS COUNTY SURVEY BRASS CAP (SAID EAST QUARTER CORNER BEING NORTH 00°05'19" EAST 2636.71 FEET ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SAID SECTION 12 WHICH IS WITNESSED BY TWO RECOVERED HIGHWAY BRASS CAP RIGHT-OF-WAY MONUMENTS AS SHOWN ON THE TIE SHEET FOR SAID SOUTHEAST CORNER AS FILED ON PAGE 671 OF TIE SHEETS AT THE DAVIS COUNTY SURVEYOR'S OFFICE, SAID SECTION LINE BEING THE BASIS OF BEARINGS FOR THE HEREIN DESCRIBED PROPERTY) , SAID EAST QUARTER CORNER ALSO BEING SOUTH 89°54'00" EAST 2649.24 FEET FROM THE CENTER OF SAID SECTION 12 AS SHOWN ON RECORD OF SURVEY (ROS) MAP NO. 5703 PREPARED BY MOUNTAIN WEST SURVEYING & MAPPING, INC. AND FILED IN THE DAVIS COUNTY SURVEYOR'S OFFICE; THENCE NORTH 89°54'00" WEST 56.05 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 12 AND SOUTH 498.24 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 126 AND THE TRUE POINT OF BEGINNING; AND RUNNING THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 18°25'10" EAST 70.17 FEET (SOUTH 18°16'31" EAST BY HIGHWAY PROJECT NO. NM-2005(7)) TO THE WEST RIGHT-OF-WAY LINE OF 1000 EAST STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°05'19" WEST 475.35 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EXPRESS DRIVE; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES (1) NORTH 36°55'38" WEST 48.19 FEET; (2) NORTHWESTERLY 207.50 FEET ALONG A 224.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 52°57'25" AND A LONG CHORD OF NORTH 63°24'20" WEST 200.19 FEET; (3) NORTH 89°53'02" WEST 111.64 FEET; (4) NORTH 0°06'58" EAST 7.00 FEET TO THE SOUTHEAST CORNER OF WHISTLE DRIVE; THENCE ALONG SAID WHISTLE DRIVE EAST RIGHT OF WAY LINE NORTH 0°06'58" EAST 211.02 FEET; THENCE SOUTH 89°54'56" EAST 2.00 FEET; THENCE NORTH 0°06'58" EAST 82.69 FEET; THENCE NORTHWESTERLY 111.53 FEET ALONG A 71.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00" AND A LONG CHORD OF NORTH 44°53'02" WEST 100.41 FEET; THENCE NORTH 89°53'02" WEST 390.39 FEET TO THE EAST RIGHT OF WAY LINE OF BOXCAR DRIVE; THENCE NORTH 0°06'58" EAST 182.00 FEET ALONG SAID BOXCAR DRIVE; THENCE SOUTH 89°53'02" EAST 536.28 FEET; THENCE NORTH 65°07'39" EAST 68.23 FEET; THENCE SOUTH 70°30'29" EAST 45.49 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 126; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 36°55'38" EAST 192.04 FEET (SOUTH 36°47' EAST BY HIGHWAY PROJECT NO. 59 (3)) TO THE POINT OF BEGINNING.

CONTAINING 260,038 SQUARE FEET OR 5.97 ACRES.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED PARCEL OF LAND CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION IN THAT CERTAIN QUIT CLAIM DEED RECORDED MARCH 16, 2015 AS

ENTRY NO. 2854262, IN BOOK 6224, AT PAGE 921 OF THE OFFICIAL RECORDS OF THE DAVIS COUNTY RECORDER, TO-WIT:
A STRIP OF LAND. SITUATE IN THE EAST ONE HALF OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, CLEARFIELD CITY, UTAH, SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE STREET (SR-126); SAID POINT BEING 50.00 FEET PERPENDICULARLY DISTANT SOUTHWESTERLY FROM THE CENTERLINE OF SAID SR-126; SAID POINT BEING NORTH 89° 54' 00" WEST 56.05 FEET ALONG THE EAST-WEST QUARTER SECTION LINE, AND SOUTH 498.24 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 12; AND RUNNING THENCE SOUTH 18°25'10" EAST 26.78 FEET; THENCE NORTH 36°55'38" WEST 614.60 FEET; THENCE NORTH 36°22'03" WEST 102.32 FEET; THENCE NORTH 36°55'38" WEST 304.56 FEET TO THE NORTH BOUNDARY LINE OF GRANTOR'S PARCEL; THENCE SOUTH 89°56'48" EAST 9.39 FEET ALONG SAID NORTH BOUNDARY LINE TO SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE STREET (SR-126); THENCE SOUTH 36°55'38" EAST 990.44 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

CONTAINING 1,795 SQUARE FEET OR 0.04 ACRES.

PARCEL 2:

LOT 1B-2 OF THE CLEARFIELD STATION TOD PHASE 1 SUBDIVISION PLAT,
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AS MARKED BY A DAVIS COUNTY SURVEY BRASS CAP (SAID EAST QUARTER CORNER BEING NORTH 00°05'19" EAST 2636.71 FEET ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SAID SECTION 12 WHICH IS WITNESSED BY TWO RECOVERED HIGHWAY BRASS CAP RIGHT-OF-WAY MONUMENTS AS SHOWN ON THE TIE SHEET FOR SAID SOUTHEAST CORNER AS FILED ON PAGE 671 OF TIE SHEETS AT THE DAVIS COUNTY SURVEYOR'S OFFICE, SAID SECTION LINE BEING THE BASIS OF BEARINGS FOR THE HEREIN DESCRIBED PROPERTY) , SAID EAST QUARTER CORNER ALSO BEING SOUTH 89°54'00" EAST 2649.24 FEET FROM THE CENTER OF SAID SECTION 12 AS SHOWN ON RECORD OF SURVEY (ROS) MAP NO. 5703 PREPARED BY MOUNTAIN WEST SURVEYING & MAPPING, INC. AND FILED IN THE DAVIS COUNTY SURVEYOR'S OFFICE; THENCE NORTH 89°54'00" WEST 417.20 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 12 AND SOUTH 905.30 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF EXPRESS DRIVE AND THE TRUE POINT OF BEGINNING; AND RUNNING THENCE ALONG SAID NORTH RIGHT OF WAY LINE NORTH 89°53'02" WEST 396.39 FEET TO THE EAST RIGHT OF WAY LINE OF BOXCAR DRIVE; THENCE NORTH 0°06'58" EAST 297.71 FEET ALONG SAID EAST RIGHT OF WAY LINE TO A POINT ON THE SOUTH RIGHT OF WAY LINE FOR GRAND DRIVE; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 89°53'02" EAST 403.39 FEET TO THE WEST RIGHT OF WAY LINE FOR WHISTLE DRIVE; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 0°06'58" WEST 99.00 FEET; (2) NORTH 89°53'02" WEST 7.00 FEET; (3) SOUTH 0°06'58" WEST 198.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 118,705 SQUARE FEET OR 2.73 ACRES.

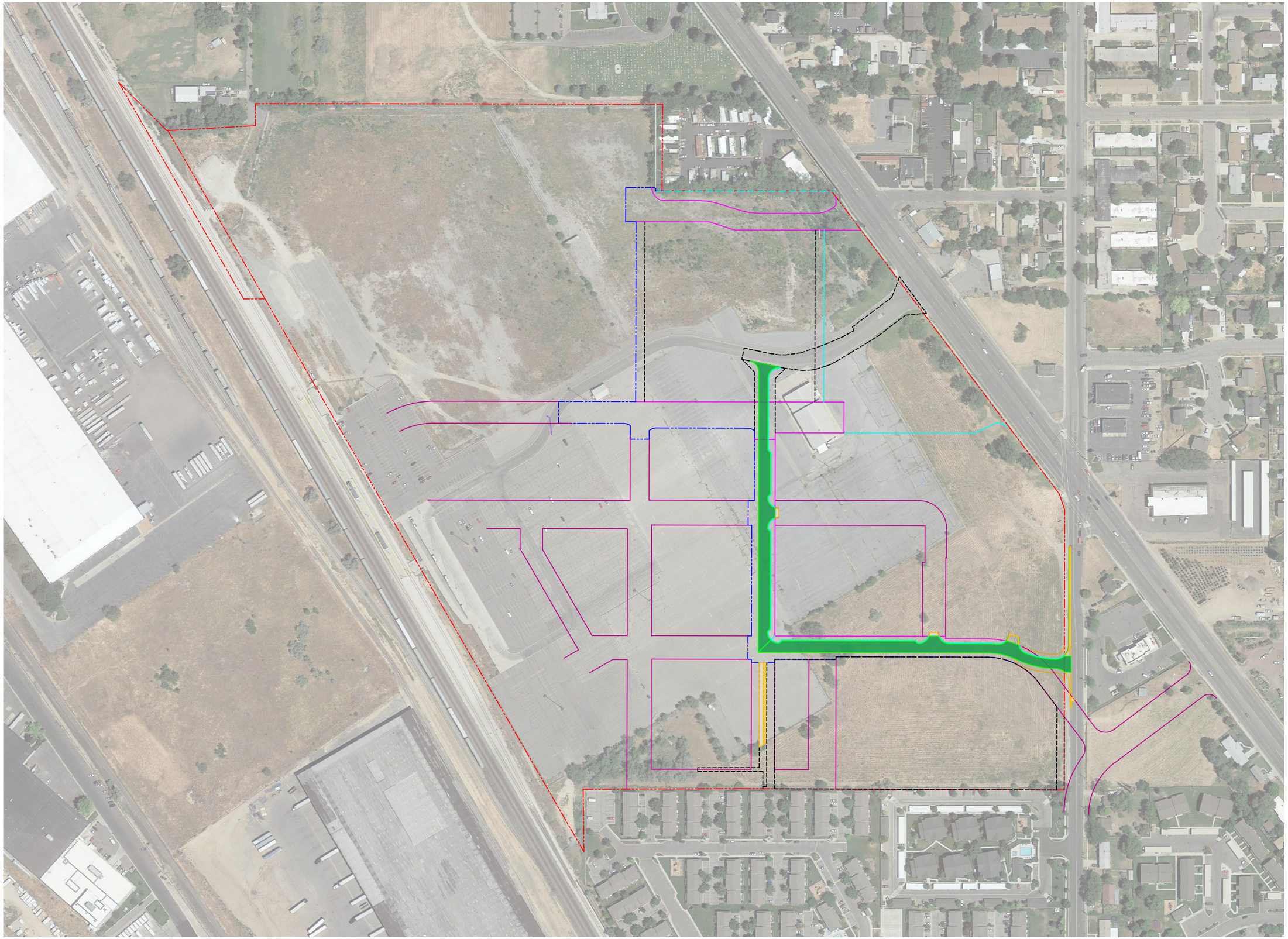
PARCEL 3:
GRAND DRIVE AND WHISTLE DRIVE A PRIVATE DRIVE:
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AS MARKED BY A DAVIS COUNTY SURVEY BRASS CAP (SAID EAST QUARTER CORNER BEING NORTH 00°05'19" EAST 2636.71 FEET ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SAID SECTION 12 WHICH IS WITNESSED BY TWO RECOVERED HIGHWAY BRASS CAP RIGHT-OF-WAY MONUMENTS AS SHOWN ON THE TIE SHEET FOR SAID SOUTHEAST CORNER AS FILED ON PAGE 671 OF TIE SHEETS AT THE DAVIS COUNTY SURVEYOR'S OFFICE, SAID SECTION LINE BEING THE BASIS OF BEARINGS FOR THE HEREIN DESCRIBED PROPERTY) , SAID EAST QUARTER CORNER ALSO BEING SOUTH 89°54'00" EAST 2649.24 FEET FROM THE CENTER OF SAID SECTION 12 AS SHOWN ON RECORD OF SURVEY (ROS) MAP NO. 5703 PREPARED BY MOUNTAIN WEST SURVEYING & MAPPING, INC. AND FILED IN THE DAVIS COUNTY SURVEYOR'S OFFICE; THENCE NORTH 89°54'00" WEST 812.86 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 12 AND SOUTH 540.48 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF GRAND DRIVE (A PRIVATE DRIVE) BEING A POINT ON THE EAST RIGHT OF WAY OF THE BOX CAR DRIVE (A PUBLIC ROAD) AND THE TRUE POINT OF BEGINNING AND RUNNING THENCE SOUTH 00°06'58" WEST 67.00 FEET ALONG SAID BOX CAR DRIVE RIGHT OF WAY; THENCE SOUTH 89°53'02" EAST 403.39 FEET; THENCE SOUTH 00°06'58" WEST 99.00 FEET; THENCE NORTH 89°53'02" WEST 7.00 FEET; THENCE SOUTH 0°06'58" WEST 198.71 FEET TO A POINT BEING ON THE NORTH RIGHT OF WAY OF THE EXPRESS DRIVE (A PUBLIC ROAD); THENCE SOUTH 89°53'02" EAST 63.00 FEET ALONG SAID EXPRESS DRIVE RIGHT OF WAY; THENCE NORTH 0°06'58" EAST 211.02 FEET; THENCE SOUTH 89°54'56" EAST 2.00 FEET; THENCE NORTH 0°06'58" EAST 82.69 FEET; THENCE NORTHWESTERLY 111.53 FEET ALONG A 71.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00" AND A LONG CHORD OF NORTH 44°53'02" WEST 100.41 FEET; THENCE NORTH 89°53'02" WEST 390.39 FEET TO THE POINT OF BEGINNING.

CONTAINS: 48,068 OR 1.10 ACRES

EXHIBIT “B”

Project Infrastructure



City Engineer's Cost Evaluation

Clearfield Station Apartments - Public Improvements

(Costs Based upon "AutoCad & Field Measurements" Infrastructure Improvements)

Clearfield City

16 September 2019

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
	Miscellaneous Improvements				
1.	Furnish & install combination regulation & address sign.	4	ea.	$225.00	$900.00
2.	Perform compaction testing	1	ls.	$1,746.41	$1,746.41
3.	Perform construction surveying.	1	ls.	$9,290.77	$9,290.77
4.	Furnish & install environmental controls - SWPPP.	1	ls.	$744.93	$744.93
	Subtotal Miscellaneous Improvements				**$12,682.11**
	Culinary Water Improvements				
	Boxcar Drive -				
5.	Furnish & Install 12" diameter waterline.	662	lf.	$40.00	$26,480.00
6.	Furnish & install 10" diameter waterline.	34	lf.	$35.00	$1,190.00
7.	Furnish & install 12" butterfly valve.	4	ea.	$2,500.00	$10,000.00
8.	Furnish & install 10" diameter valve.	1	ea.	$1,500.00	$1,500.00
9.	Furnish & install 12" diameter - 45° bend fitting.	8	ea.	$1,100.00	$8,800.00
10.	Furnish and install 12" diameter - tee fittings (fire hydrant).	3	ea.	$1,000.00	$3,000.00
11.	Furnish and install 12" diameter cross fitting.	1	ea.	$1,300.00	$1,300.00
12.	Furnish and install fire hydrant.	3	ea.	$3,500.00	$10,500.00
13.	Furnish and install 8" diameter waterline (Grand Dr.).	53	lf.	$32.00	$1,696.00
14.	Furnish and install 8" diameter gate valve (Grand Dr.).	1	ea.	$1,200.00	$1,200.00
15.	Furnish and install 12" diameter - tee fittings (Grand Dr.).	1	ea.	$1,000.00	$1,000.00
	Subtotal Culinary Water Improvements - Boxcar Drive				**$66,666.00**

Express Drive -

16.	Furnish & install 10" diameter waterline.	827	lf.	$36.00	$29,772.00
17.	Furnish & install 10" diameter valves.	5	ea.	$1,500.00	$7,500.00
18.	Waterline connection on 1000 West Street.	1	ea.	$4,500.00	$4,500.00
19.	Furnish & install 10" diameter - 45° bend fitting.	3	ea.	$900.00	$2,700.00
20.	Furnish and install 10" diameter - tee fittings (fire hydrant).	1	ea.	$800.00	$800.00
21.	Furnish and install fire hydrant.	1	ea.	$3,500.00	$3,500.00
22.	Furnish and install 8" diameter waterline (Whistle Dr.).	35	lf.	$32.00	$1,120.00
23.	Furnish and install 8" diameter gate valve (Whistle Dr.).	1	ea.	$1,200.00	$1,200.00
24.	Furnish and install 10" diameter - tee fittings (Whistle Dr.).	1	ea.	$1,000.00	$1,000.00
	Subtotal Culinary Water Improvements - Express Drive				**$52,092.00**

Storm Water Improvements

Boxcar Drive -

25.	Furnish & install 18" diameter rcp pipe.	405	lf.	$39.00	$15,795.00
26.	Furnish & install 18" diameter rcp pipe (to inlets)	76	lf.	$39.00	$2,964.00
27.	Furnish & install 24" diameter rcp pipe	24	lf.	$45.00	$1,080.00
28.	Furnish & install combo inlet box.	1	ea.	$4,000.00	$4,000.00
29.	Furnish & install 5' diameter manhole.	2	ea.	$3,500.00	$7,000.00
30.	Furnish & install 24" x 24" rural box & riprap.	2	ea.	$1,200.00	$2,400.00
31.	Furnish & install hooded inlet box.	2	ea.	$2,500.00	$5,000.00
	Subtotal Storm Water Improvements - Boxcar Drive				**$38,239.00**

Express Drive -

32.	Furnish & install 18" diameter rcp pipe.	630	lf.	$39.00	$24,570.00
33.	Furnish & install 18" diameter rcp pipe (to inlets)	110	lf.	$39.00	$4,290.00
34.	Furnish & install combo inlet box.	1	ea.	$4,000.00	$4,000.00
35.	Furnish & install 5' diameter manhole.	5	ea.	$3,500.00	$17,500.00
36.	Furnish & install hooded inlet box (wrong grate).	1	ea.	$2,500.00	$2,500.00
37.	Furnish & install 24" x 24" rural box & riprap.	1	ea.	$1,200.00	$1,200.00
	Subtotal Storm Water Improvements - Express Drive				**$54,060.00**

Roadway Improvements

Boxcar Drive - (Stationing - 766' long)

38.	Furnish & install curb & gutter.	749	lf.	$16.00	$11,984.00
39.	Furnish and install 6' wide sidewalk.	485	lf.	$15.00	$7,275.00
40.	Furnish and install handicap ramp.	3	ea.	$1,200.00	$3,600.00
41.	Furnish and install aggregate subbase (12" thick).	1,119	ton	$8.10	$9,063.90
42.	Furnish and install roadbase subbase (8" thick).	1,015	ton	$18.97	$19,254.55
43.	Furnish and install bituminous asphalt (4" thick).	541	ton	$74.49	$40,299.09
	Subtotal Roadway Improvements - Boxcar Drive				**$91,476.54**

Express Drive - (Stationing - 827' long)

44.	Furnish & install curb & gutter.	757	lf.	$16.00	$12,112.00
45.	Furnish and install 6' wide sidewalk.	665	lf.	$15.00	$9,975.00
46.	Furnish and install handicap ramp.	6	ea.	$1,200.00	$7,200.00
47.	Furnish and install aggregate subbase (12" thick).	1,232	ton	$8.10	$9,979.20
48.	Furnish and install roadbase subbase (8" thick).	1,117	ton	$18.97	$21,189.49
49.	Furnish and install bituminous asphalt (4" thick).	595	ton	$74.49	$44,321.55
	Subtotal Roadway Improvements - Express Drive				**$104,777.24**
	Total Cost of Improvements				**$419,992.89**

CLEARFIELD CITY COUNCIL MEETING MINUTES
6:00 P.M. WORK SESSION
August 27, 2019

City Building
55 South State Street
Clearfield City, Utah

PRESIDING:	Nike Peterson	Mayor Pro Tem
EXCUSED:	Mark Shepherd	Mayor
PRESENT:	Kent Bush	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
	Kelly Bennett	Police Chief
	Adam Favero	Public Works Director
	Eric Howes	Community Services Director
	Spencer Brimley	Community Development Director
	Brad McIlrath	Senior Planner
	Rich Knapp	Finance Manager
	Trevor Cahoon	Communications Coordinator
	Nancy Dean	City Recorder
	Wendy Page	Deputy Recorder

VISITORS: Chris Uccardi, Ruth Jones, Devin Prouty, Kathryn Murray

Mayor Pro Tem Peterson called the meeting to order at 6:01 p.m.

DISCUSSION ON A REQUEST TO AMEND THE CITY'S GENERAL PLAN FUTURE LAND USE MAP DESIGNATING THE PROPERTY LOCATED AT APPROXIMATELY 1040 WEST 700 SOUTH (TIN: 12-026-0011) FROM MANUFACTURING TO RESIDENTIAL; A REQUEST TO REZONE A MAJORITY OF THE PROPERTY FROM A-1 (AGRICULTURAL) TO R-1-8 (RESIDENTIAL) AND M-1 (MANUFACTURING); AND THE ASSOCIATED FINAL SUBDIVISION PLAT FOR JOHN LOSEE SUBDIVISION

The first three items on the agenda were combined into one discussion.

Brad McIlrath, Senior Planner, stated John Losee owned property at approximately 1040 West 700 South and requested to change the zoning to allow the property to be subdivided. The property at the time of the request was zoned A-1 (Agricultural) and the property was designated as manufacturing in the General Plan Future Land Use Map. Mr. McIlrath pointed out there was

a cell tower at the rear of the property and Mr. Losee requested to change the zoning around the cell tower to M-1 (Manufacturing) and the remaining property to R-1-8 (Residential).

Councilmember Bush asked for clarification on the lot width requirements in the R-1-8 zoning. Mr. McIlrath stated the current lot width requirement was a minimum of 70 feet.

DISCUSSION ON A REQUEST TO REZONE THE PROPERTY LOCATED AT APPROXIMATELY 938 SOUTH UNIVERSITY PARK BOULEVARD (TIN: 09-302-0009) FROM C-2 (COMMERCIAL) TO R-3 (RESIDENTIAL)

Brad McIlrath, Senior Planner, indicated the applicant requested to rezone 2.74 acres of the 3.46 acre property from C-2 (Commercial) to R-3 (Residential). The intent of this rezone request was to then subdivide and development the front 0.73 acres of the property for commercial use and the back 2.74 acres with 39 townhomes. Mr. McIlrath continued to highlight the details as explained in the staff report. He recommended the proposed project be approved because the General Plan designated mixed-use for the area. He then noted the Planning Commission recommended the requirement of a development agreement that focused on the timing of the development of the commercial portion and limited the building type of the residential portion to townhomes.

Councilmember Bush wondered if the applicant had engineering plans for the utilities needed for the proposed project. Mr. McIlrath stated there would need to be a coordination meeting with Layton City and Clearfield City to discuss the capacity of the sewer lines for the proposed project and the Bravada 193 project. He noted the developer was responsible for scheduling the meeting.

Councilmember Thompson voiced his opinion that he would rather see a lower density project and wondered how the proposed project would impact the traffic in the area. Mr. McIlrath stated that in a previous meeting with the developer staff had encouraged the use of the R-2 (Residential) zone; however, the General Plan allowed for the R-3 (Residential) zoning.

JJ Allen, City Manager, asked the Council if it was comfortable with the proposed density of the development. There was a discussion about the property's General Plan designation for mixed use; the request for R-3 zoning necessitating the need to negotiate a development agreement to ensure townhome development; challenges with the property's grade hampering development opportunities; and whether there were reservations with the zone change to accommodate multi-family development rather than keeping it zoned for commercial use. There appeared to be consensus the proposed development was consistent with the General Plan and conditions could be put in place to address any concerns regarding density because of the R-3 zone.

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DISCUSSION ON THE FINAL SUBDIVISION PLAT FOR TOWERS AT LEGEND HILLS LOCATED AT APPROXIMATELY 1300 SOUTH 2000 EAST (TINS: 09-341-0306 AND 09-341-0305)

Brad McIlrath, Senior Planner, reviewed the final subdivision plat for the Towers at Legend Hills development. He stated Lot 1 of the subdivision was commercially zoned and Lot 2 was residentially zoned, which matched the General Plan designations, and included a dedicated right-of-way.

Mr. McIlrath noted that significant City utility improvements were needed in the area. Adam Favero, Public Works Director, stated the Capital Facilities Plan (CFP) had the utilities improvement project planned for a later date, however due to the final subdivision plat request Mr. Favero advised moving the utilities improvement project up in the timeline to help mitigate potential risk of utility line failure.

JJ Allen, City Manager, asked about the likelihood of a water line break if the proposed development were to start construction without the utility improvements. Mr. Favero stated his opinion that a break would be very likely due to increased demand on the utility line. He recommended updating the utility lines prior to the development being constructed.

Mayor Pro Tem Peterson asked if there would need to be a budget amendment for the utilities improvement project and what the estimated dollar amount would be. Mr. Allen stated the project was estimated around $300,000 and affirmed there would need to be a budget amendment. Mr. Allen said staff would need to review the CFP because the change might result in other projects being pushed back.

Councilmember Phipps wondered about a timeline for the utilities improvement project. Mr. Allen hoped the City would have the project ready for bid by late September and awarded by late October.

There was a discussion about the design, location, and placement responsibility for the other utilities needed for the development.

DISCUSSION ON A ZONING TEXT AMENDMENT TO AMEND CITY CODE § 11-15A-3A – FREEWAY SIGNS

Brad McIlrath, Senior Planner, discussed a zoning text amendment request from Maverik which regarded freeway signage height. At the time of the request current City Code based freeway signage height from the site grade. The proposed amendment would instead base the height of freeway signage from the adjacent freeway grade. He stated staff recommend approval of the text amendment.

Council requested staff to provide more clarification in the wording of the proposed text amendment describing the measurement more clearly.

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Councilmember Bush moved to adjourn at 6:37 p.m., seconded by Councilmember Roper. The motion carried upon the following vote: Voting AYE – Councilmember Bush, Peterson, Phipps, Roper, and Thompson. Voting NO – None.

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CLEARFIELD CITY COUNCIL MEETING MINUTES
6:00 P.M. WORK SESSION
September 3, 2019

City Building
55 South State Street
Clearfield City, Utah

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
	Kelly Bennett	Police Chief
	Adam Favero	Public Works Director
	Eric Howes	Community Services Director
	Spencer Brimley	Community Development Director
	Brad McIlrath	Senior Planner
	Rich Knapp	Finance Manager
	Trevor Cahoon	Communications Coordinator
	Nancy Dean	City Recorder
	Wendy Page	Deputy Recorder

VISITORS: Chris Uccardi, Ruth Jones, Devin Prouty

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

REVIEW OF THE 800 NORTH ROADWAY CROSS-SECTIONS DESIGN FOR THE 800 NORTH IMPROVEMENTS PROJECT

Adam Favero, Public Works Director, updated the Council on the proposed design plans for the 800 North Improvement Project. Sunset City was the lead agency on the improvements. The impact for the City would be an increase in the shoulder of the road from around five feet to approximately seven feet.

DISCUSSION ON THE DEVELOPMENT AGREEMENT FOR THE DEPOT CROSSING COMMERCIAL AND RESIDENTIAL DEVELOPMENT LOCATED AT APPROXIMATELY 458 EAST 700 SOUTH (TIN: 15-011-0003)

Brad McIlrath, Senior Planner, stated the Depot Crossing commercial and residential development included an office building at approximately the corner of Depot Street and 700

South and a 32-unit townhome subdivision to the south of the office building and Masonic Temple. He noted that at the time of the request those properties were located in the T-C (Town Commerce) zone and as required by the Downtown Form-Based Code (FBC), townhomes were only allowed in that zone if located to the rear of a commercial building. Mr. McIlrath stated that with topography and Utah Department Of Transportation (UDOT) challenges along 700 South the developer asked for approval of the office building with modifications to some FBC standards as allowed through a development agreement.

There was a discussion about the following modifications to the FBC standards that would be implemented in the development agreement:

- Sidewalks
- Benches
- Building Entry
- Open Space
- Order of Construction

Councilmember Peterson stated her concern about the rear façades lacking architectural interest. Councilmember Peterson shared her opinion that the development agreement should also address the architecture being pleasing to the eye on the rear of the building.

Mr. McIlrath reviewed and discussed the site plans for the development. He stated the site plan addressed the architecture so staff did not include it in the development agreement.

Mr. McIlrath stated a stipulation could be applied that stated a building permit must be pulled prior to any certificates of occupancy. The consensus of the Council was to make changes in the language to insist the commercial development go vertical before occupancy permits were issued.

Councilmember Peterson asked for confirmation that if plans for the façade were to change, those changes would need to go through the Planning Commission again. Mr. McIlrath affirmed that those changes would be substantive enough to require the Planning Commission to reevaluate.

Councilmember Thompson arrived at 6:22 p.m.

DISCUSSION ON PROPOSED AMENDMENTS TO THE CONSOLIDATED FEE SCHEDULE REGARDING MASSAGE ESTABLISHMENTS, POLICE, AND GRAMA FEES

Nancy Dean, City Recorder, stated an ordinance would be forthcoming for Title 4 Massage Establishment changes and new fees would be established as part of the ordinance, therefore the consolidated fee schedule would need to be amended.

Stuart Williams, City Attorney, stated the proposed new business license fees for massage establishments would be $178. The proposed fee was based on the lowest cost of each person

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needed to review the application as well as the many inspections needed. He stated the fees would be contingent on the ordinance being passed.

Nancy Dean, City Recorder, stated staff recently reviewed the processes being performed by the Customer Service Center employees. One of the services provided by the Customer Service Center staff was responding to record requests for police records. It was determined that requests for police records be handled in the same manner as any other request for records.

Ms. Dean explained that State Law allowed the City to charge fees based on the hourly wage of the staff member completing the request, so the fee would vary per each request.

DISCUSSION ON PROPOSED AMENDMENTS TO CITY CODE TITLE 1, CHAPTER 6 – MAYOR AND CITY COUNCIL AND TITLE 1, CHAPTER 7 – OFFICERS AND EMPLOYEES

Nancy Dean, City Recorder, reviewed that on August 27, 2019 the Council approved its Council Rules of Order and Procedure, which more particularly addressed parliamentary order and procedure, ethical behavior, and civil discourse of the City Council. She stated the adoption of the official Council Rules of Order and Procedure necessitated a review of City Code Title 1, Chapter 6 – Mayor and City Council because it also contained rules for the City Council to follow and it was important to have both documents address the same requirements.

Ms. Dean stated that as the Code was reviewed staff found several additional paragraphs that needed updating. The proposed amendments for consideration of City Code Title 1, Chapter 7 addressed the appointments of the city recorder and the city treasurer, as well as bonding requirements of appointed officials and officers.

Ms. Dean acknowledged there were changes made in the last legislative session, which necessitated an additional sentence that had been inadvertently omitted from the draft. She stated the sentence would be added and disbursed in the agenda packet as it was planned for consideration on September 10, 2019.

Councilmember Bush moved to adjourn at 6:42 p.m., seconded by Councilmember Thompson. The motion carried upon the following vote: Voting AYE – Councilmember Bush, Peterson, Phipps, Roper, and Thompson. Voting NO – None.

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CLEARFIELD CITY COUNCIL MEETING MINUTES
7:00 P.M. POLICY SESSION
September 10, 2019

City Building
55 South State Street
Clearfield City, Utah

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
	Kelly Bennett	Police Chief
	Adam Favero	Public Works Director
	Eric Howes	Community Services Director
	Spencer Brimley	Community Development Director
	Brad McIlrath	Senior Planner
	Trevor Cahoon	Communications Coordinator
	Nancy Dean	City Recorder
	Wendy Page	Deputy Recorder

VISITORS: Fred Blount, Nancy Weber – 2020 Census, Jo E. Reynolds, Matt Miller, John Losee, Bob Bercher, Ruth Jones, Telsie Nay, Debbie Barrett, Todd Meyers – Maverik, Zachary Page, Elise Page, Leslie Mascaro, Justin Taylor – Alta Homes, Shalese Cerniglia, Kristi Thompson, Devin Prouty, Chris Uccardi

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 Roper led and invited Pastor Miller to participate in the opening ceremony.

APPROVAL OF THE MINUTES FROM THE AUGUST 27, 2019 POLICY SESSION

Councilmember Phipps moved to approve the minutes from August 27, 2019 policy session; as written, seconded by Councilmember Thompson. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper and Thompson. Voting NO – None.

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PRESENTATION BY NANCY WEBER ON BECOMING A CENSUS WORKER FOR THE 2020 CENSUS

Nancy Weber, Census Bureau, displayed a yard recruitment sign in an effort to obtain workers to assist with the 2020 Census. She explained the importance of collecting data, providing statistics, and the funding that was based on the data collected. She pointed out the wage and flexibility of the jobs.

Ms. Weber shared a video about the 2020 Census jobs. She requested the Council inform people about the jobs available. Mayor Shepherd thanked her for coming.

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A REQUEST TO AMEND THE CITY'S GENERAL PLAN FUTURE LAND USE MAP DESIGNATING A MAJORITY OF THE PROPERTY LOCATED AT APPROXIMATELY 1040 WEST 700 SOUTH (TIN: 12-026-0011) FROM MANUFACTURING TO RESIDENTIAL

Brad McIlrath, Senior Planner, reviewed the three items on the agenda related to the property at approximately 1040 West 700 South. He stated John Losee, owner of the property, requested to change the zoning to allow the property to be subdivided into two lots. The property at the time of the request was zoned A-1 (Agricultural) and the property was designated as manufacturing in the General Plan Future Land Use Map. He stated there would be a rezone request to rezone the entire property from A-1 (Agriculture) to R-1-8 (Residential) for the front lot and M-1 (Manufacturing) for the lot in the rear where a cell tower was currently located.

Mr. McIlrath reviewed the subdivision plat submitted for approval and noted the rezone would be necessary because the property was not wide enough to meet the current A-1 zone.

Councilmember Bush wondered if the company operating the cell tower would own the back lot which would be zoned M-1. Mr. McIlrath stated it appeared the company would own and maintain the M-1 lot and access road and the future owner would maintain the front R-1-8 lot.

Mayor Shepherd opened the public hearing at 7:19 p.m.

Mayor Shepherd asked for public comments.

There were no public comments.

Councilmember Peterson moved to close the public hearing at 7:20 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.

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PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A REQUEST TO REZONE THE PROPERTY LOCATED AT APPROXIMATELY 1040 WEST 700 SOUTH (TIN: 12-026-0011) FROM A-1 (AGRICULTURAL) TO R-1-8 (RESIDENTIAL) AND M-1 (MANUFACTURING)

Brad McIlrath, Senior Planner, introduced the rezone request along with the prior agenda item: Public Hearing on a request to amend the City's General Plan Future Land Use Map for the same address located at approximately 1040 West 700 South.

Mayor Shepherd opened the public hearing at 7:21 p.m.

Mayor Shepherd asked for public comments.

There were no public comments.

Councilmember Thompson moved to close the public hearing at 7:22 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 A ZONING TEXT AMENDMENT TO AMEND CITY CODE § 11-15A-3A – FREEWAY ORIENTED SIGNAGE OVERLAY ZONE (S-O)

Brad McIlrath, Senior Planner, discussed a zoning text amendment request from Maverik regarding freeway oriented signage height. At the time of the request the City Code based freeway oriented signage height from the site grade. The proposed amendment would instead base the height of freeway oriented signage from the adjacent freeway grade. Mr. McIlrath explained how the City determined the requirements and measurements for freeway oriented signs. He stated staff recommended approval of the text amendment.

Mayor Shepherd opened the public hearing at 7:27 p.m.

Mayor Shepherd asked for public comments.

Todd Meyers, Maverik, reported the staff report was very thorough and asked if the Council had any questions. There were no questions

Councilmember Roper moved to close the public hearing at 7:28 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.

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PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A REQUEST TO REZONE THE PROPERTY LOCATED AT APPROXIMATELY 938 SOUTH UNIVERSITY PARK BOULEVARD (TIN: 09-302-0009) FROM C-2 (COMMERCIAL) TO R-3 (RESIDENTIAL)

Brad McIlrath, Senior Planner, indicated the applicant requested to rezone 2.74 acres of the 3.46 acre property from C-2 (Commercial) to R-3 (Residential). The intent of the rezone request was to then subdivide and develop the front 0.73 acres of the property for commercial use and the back 2.74 acres with townhomes. Mr. McIlrath continued to highlight the details as explained in the staff report. He recommended the proposed project be approved because the General Plan designated mixed-use for the area. He then noted the Planning Commission recommended the requirement of a development agreement that focused on the timing of the development of the commercial portion and limited the building type of the residential portion to townhomes. Mr. McIlrath noted that the utilities were shared in the area with Layton City.

Mayor Shepherd opened the public hearing at 7:33 p.m.

Mayor Shepherd asked for public comments.

There were no public comments.

Councilmember Thompson moved to close the public hearing at 7:34 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

Jo E. Reynolds, resident, stated at the time there were no stop signs on 2200 South and cars were speeding at excessive speeds. She expressed her concern that children were going to get hit.

Kristi Thompson, resident, lived in the Fox Hollow area in close proximity to Bravo! child care center and the Fox Hollow Park. She explained the frequency of cars speeding in the area. Ms. Thompson shared her opinion that the installation of speed bumps would better serve the area and help keep the residents safe.

Debbie Barrett, resident, stated she provided childcare from her home. She expressed her concern regarding vehicle speeds in the area and the safety of the residents and the students of her childcare.

Elise and Zachary Page, residents, stated they ran a preschool from their home. Ms. Page explained she informed the parents of her students to be cautious when children are dropped off and picked up. Ms. Page expressed her concern about the vehicle speeds.

Shalese Cerniglia, resident, provided a written comment about several cars traveling at excessive speeds near Fox Hollow Park. She expressed her concern about the speeds because of the many children in the neighborhood. Ms. Cerniglia also worried for her own safety when going to get her mail.

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Mayor Shepherd stated he would pass the information on to Kelly Bennett, Police Chief, to further investigate possible solutions.

JJ Allen, City Manager, said enforcement was only one aspect, slowing traffic down enhanced enforcement. He stated the City was in the process of hiring a City Engineer, which could help with possible solutions.

APPROVAL OF ORDINANCE 2019-19 AMENDING THE CITY'S GENERAL PLAN FUTURE LAND USE MAP BY CHANGING THE LAND USE DESIGNATION FOR A MAJORITY (0.57 ACRES) OF THE PROPERTY LOCATED AT APPROXIMATELY 1040 WEST 700 SOUTH (TIN: 12-026-0011) FROM MANUFACTURING TO RESIDENTIAL

Councilmember Phipps moved to approve Ordinance 2019-19 amending the City's General Plan Future Land Use Map by changing the land use designation for a majority (0.57 acres) of the property located at approximately 1040 West 700 South (TIN: 12-026-0011) from Manufacturing to Residential 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 ORDINANCE 2019-20 REZONING THE PROPERTY (0.57 ACRES) LOCATED AT APPROXIMATELY 1040 WEST 700 SOUTH (TIN: 12-026-0011) FROM A-1 (AGRICULTURAL) TO R-1-8 (RESIDENTIAL) AND M-1 (MANUFACTURING)

Councilmember Peterson moved to approve Ordinance 2019-20 rezoning the property (0.57 acres) located at approximately 1040 West 700 South (TIN: 12-026-0011) from A-1 (Agricultural) to R-1-8 (Residential) and M-1 (Manufacturing) and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Thompson. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper, and Thompson. Voting NO – None.

APPROVAL OF ORDINANCE 2019-21 AMENDING TITLE 11, CHAPTER 15A, SECTION 3, PARAGRAPH A - FREEWAY ORIENTED SIGNAGE OVERLAY ZONE (S-O)

Councilmember Roper moved to approve Ordinance 2019-21 amending Title 11, Chapter 15A, Section 3, Paragraph A – Freeway Oriented Signage Overlay Zone (S-O) 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.

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APPROVAL OF ORDINANCE 2019-22 REZONING A PORTION OF THE PROPERTY LOCATED AT APPROXIMATELY 938 SOUTH UNIVERSITY PARK BOULEVARD (TIN: 09-302-0009) FROM C-2 (COMMERCIAL) TO R-3 (RESIDENTIAL)

Councilmember Thompson asked if the requirement of a development agreement needed to be added to the language for the motion. Nancy Dean, City Recorder, agreed it should be added.

Councilmember Thompson moved to approve Ordinance 2019-22 rezoning a portion of the property located at approximately 938 South University Park Boulevard (TIN: 09-302-0009) from C-2 (Commercial) to R-3 (Residential) conditional upon the Planning Commission recommendation to negotiate a Development Agreement 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 ORDINANCE 2019-23 AMENDING TITLE 1, CHAPTER 6 – MAYOR AND CITY COUNCIL AND TITLE 1, CHAPTER 7 – OFFICERS AND EMPLOYEES OF THE CLEARFIELD CITY CODE

Nancy Dean, City Recorder, stated the City Council approved and adopted its Council Rules of Order and Procedure on August 27, 2019. She indicated it necessitated an update to Title 1, Chapter 6 – Mayor and City Council because it also contained rules for the City Council. She mentioned staff also found updates needed in Title 1, Chapter 7 – Officers and Employees during the review that needed to be updated in order to be consistent with recent changes in State Code.

Ms. Dean pointed out many of the changes were to reference the State Code and remove outdated language.

Councilmember Roper moved to approve Ordinance 2019-23 amending Title 1, Chapter 6 – Mayor and City Council and Title 1, Chapter 7 – Officers and Employees of the Clearfield City Code and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Thompson. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper, and Thompson. Voting NO – None.

APPROVAL OF THE DEVELOPMENT AGREEMENT WITH GOLD STREAM PARTNERS, LLC FOR THE DEVELOPMENT OF THE PROPERTY LOCATED AT APPROXIMATELY 458 EAST 700 SOUTH (TIN: 15-011-0003)

Brad McIlrath, Senior Planner, stated the Depot Crossing commercial and residential development included an office building at approximately the corner of Depot Street and 700 South and a 32-unit townhome subdivision to the south of the office building and Masonic Temple. He noted that at the time of the request those properties were located in the T-C (Town Commerce) zone and as required by the Form-Based Code (FBC), townhomes were only allowed in that zone if located to the rear of a commercial building. Mr. McIlrath stated that with topography and Utah Department of Transportation (UDOT) challenges along 700 South

the developer requested approval of the office building with modifications to some FBC standards as allowed through a development agreement.

Mr. McIlrath reviewed the following requested modifications to the FBC standards:

- Sidewalks
- Benches
- Building Entry
- Open Space
- Order of Construction

Mr. McIlrath emphasized part of the development agreement included a stipulation that required the commercial building go vertical prior to occupancy permits being issued for the residential component of the development.

Councilmember Bush moved to approve the development agreement with Gold Stream Partners, LLC for the development of the property located at approximately 458 East 700 South 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 FINAL SUBDIVISION PLAT FOR THE JOHN LOSEE SUBDIVISION LOCATED AT APPROXIMATELY 1040 WEST 700 SOUTH (TIN: 12-026-0011)

Councilmember Thompson moved to approve the Final Subdivision Plat for the John Losee Subdivision located at approximately 1040 West 700 South with the three conditions as recommended by the Planning Commission 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.

APPROVAL OF THE FINAL SUBDIVISION PLAT FOR THE TOWERS AT LEGEND HILLS SUBDIVISION LOCATED AT APPROXIMATELY 1300 SOUTH 2000 EAST (TINS: 09-341-0306 AND 09-341-0305)

Brad McIlrath, Senior Planner, explained Wright Development proposed to create a 2-lot subdivision called Towers at Legend Hills Subdivision located at approximately 1300 South 2000 East. He stated the applicant intended to develop Lot 1 as commercial use and Lot 2 as the proposed Towers at Legend Hills Apartments. He commented the Planning Commission reviewed the plat at its meeting on July 17, 2019, and recommended approval based on six conditions as described in the staff report.

Councilmember Bush moved to approve the Final Subdivision Plat for the Towers at Legend Hills Subdivision with the six conditions as recommended by the Planning Commission and authorize the Mayor's signature to any necessary documents, seconded by

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

APPROVAL OF ORDINANCE 2019-24 ENACTING TITLE 4, CHAPTER 12 – MASSAGE BUSINESSES

Stuart Williams, City Attorney, stated on March 12, 2019, the City Council approved a land use moratorium on the establishment and/or relocation of massage businesses. He mentioned the land use moratorium was scheduled to expire on September 12, 2019. He indicated staff proposed a massage business license ordinance, which was intended to allow for the approval of applications for development, erection, construction, reconstruction, installation, alteration, licensing, or relocation of any massage business on commercially zoned property throughout the City. He reported there had been some concerns expressed by members of the Council, which were discussed in the work session earlier that evening. He suggested the language could be updated as proposed by the Council.

The approval of ordinance 2019-24 was subject to editorial adjustments as reviewed during the earlier work session.

Councilmember Thompson moved to approve Ordinance 2019-24 enacting Title 4, Chapter 12 – Massage Businesses with the additions or changes made during the earlier work session 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 ORDINANCE 2019-25 AMENDING THE CITY'S CONSOLIDATED FEE SCHEDULE BY UPDATING THE FEES FOR POLICE RECORDS AND GRAMA, AS WELL AS ENACTING FEES FOR THE LICENSING OF MASSAGE TYPE BUSINESSES

Nancy Dean, City Recorder, stated staff recently reviewed its processes for responding to record requests for police records. She mentioned as a result of the review, a determination was made that requests for police records should be handled in the same manner as any other request for records; consequently, staff proposed a change to the City's Consolidated Fee Schedule. The change would allow for the varying hourly rates that might apply and be more consistent with what was allowed by State Law.

Ms. Dean commented in addition to the GRAMA fee changes, the fees established with Title 4, Chapter 12 – Massage Businesses also required changes to the Consolidated Fee Schedule.

Councilmember Peterson wondered how police report requests were handled if the individuals requesting them were involved. Ms. Dean stated currently the first copy was free if the individual was involved. Stuart Williams, City Attorney, said State Law allowed victims to get records for free. He stated higher costs correlated more with the request of videos not paper copies.

Ms. Dean reviewed the process for requesting records and how the fees were determined.

Councilmember Phipps moved to approve Ordinance 2019-25 amending the City's Consolidated Fee Schedule updating the fees for Police Records and GRAMA as well as enacting fees for the licensing of massage type businesses; 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 he would be out of town September 11, 2019 through Friday, September 13, 2019.
2. Expressed concern with needing to bring budgeted items to the Council in a work session then again for a policy session. He wondered if the process could be streamlined and only brought to the Council during a policy session. Councilmember Bush expressed his opinion that he was comfortable with that procedure unless there was a need to increase the budget for an item, then it should be discussed during a work session. Consensus was all were okay with making the adjustment.
3. Reported design plans for the proposed Davis County Library had been adjusted, ground breaking was planned for March.
4. Attended a presentation about income on acreage. Encouraged other councilmembers to attend the same presentation at the Utah League of Cities and Towns (ULCT) meetings.

Councilmember Bush

1. Kiwanis Club (North Davis) had its first annual Hope of America golf tournament. Reported it was successful. Reported the tournament was planned to be the Friday after Labor Day annually. JJ Allen, City Manager, wondered if the City should budget to support the event next year.
2. Attended the ULCT pre-conference workshops with Councilmember Peterson
3. Would be on the nominating committee for the board of directors, which would meet between the opening session and lunch at the ULCT meetings.

Councilmember Peterson – expressed she was looking forward to the League meetings.

Councilmember Phipps - Out of town September 19-20, 2019

Councilmember Roper

1. Thanked Mayor Shepherd for attending the recent Youth Commission meeting and for speaking.
2. Attended Communities who Cared and had discussion with that group.

Councilmember Thompson

1. Attended Being a Developer for a Day workshop. Discussed the information learned.
2. Attended a Census meeting. Reviewed statistics of funding based on Census data. Highlighted the importance and need for the Census.

STAFF REPORTS

JJ Allen, City Manager - reported the Council had received a letter and packet from Jerome Curran. He mentioned a work session discussion had tentatively been scheduled on the topic of winter parking for October 1, 2019. He indicated no other information would be prepared other than what was already provided.

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

- Work Session on September 17, 2019
- Policy Session on September 24, 2019
- Work Session on October 1, 2019

1. Reported the approved election ballot list had been sent to the printers.
2. Candidate debate - September 19, 2019 in the library of Clearfield High School
3. Ballots would be mailed mid-October.

There being no further business to come before the Council, **Councilmember Thompson moved to adjourn at 8:37 p.m., seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmember Bush, Peterson, Phipps, Roper, and Thompson. Voting NO – None.**

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STAFF REPORT

TO: Mayor Shepherd and City Council Members

FROM: Brad McIlrath, Senior Planner

MEETING DATE: Tuesday, September 24, 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).**

STAFF RECOMMENDATION

Staff recommends that the Clearfield City Council **APPROVE 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.

PLANNING COMMISSION RECOMMENDATION

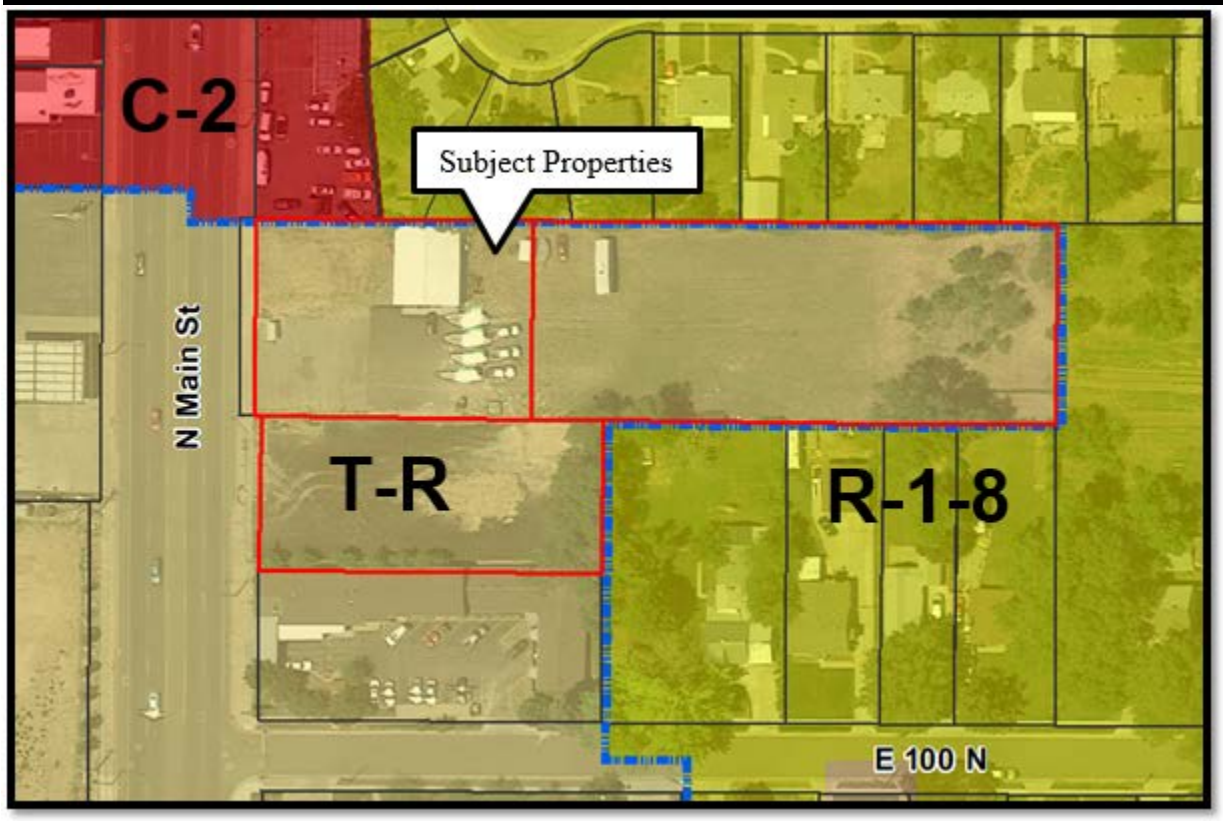
On August 4, 2019, the Planning Commission recommend **APPROVAL** to the Clearfield City Council for **FSP 1908-0001.**

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



DESCRIPTION / BACKGROUND

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.

The attached plans have been updated by the applicant and resubmitted to address the engineering comments outlined in the review letter dated 3 September 2019.

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.

CORRESPONDING POLICY PRIORITY (IES)

Improving Clearfield's Image, Livability and Economy

The proposed townhome subdivision will improve *Clearfield's Image, Livability, and Economy* by providing an additional townhome lots for ownership and residences within close proximity to the downtown area. The redevelopment of this site, will comply with the design standards of the Downtown Form-Based Code and will provide public improvements to enhance the pedestrian experience of this part of Main Street.

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	INCLUDED. Article V "Assessments" outlines the procedure and manner for collection of expenses for the common expenses of the HOA.

	expenses and the method of assessment.	
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.

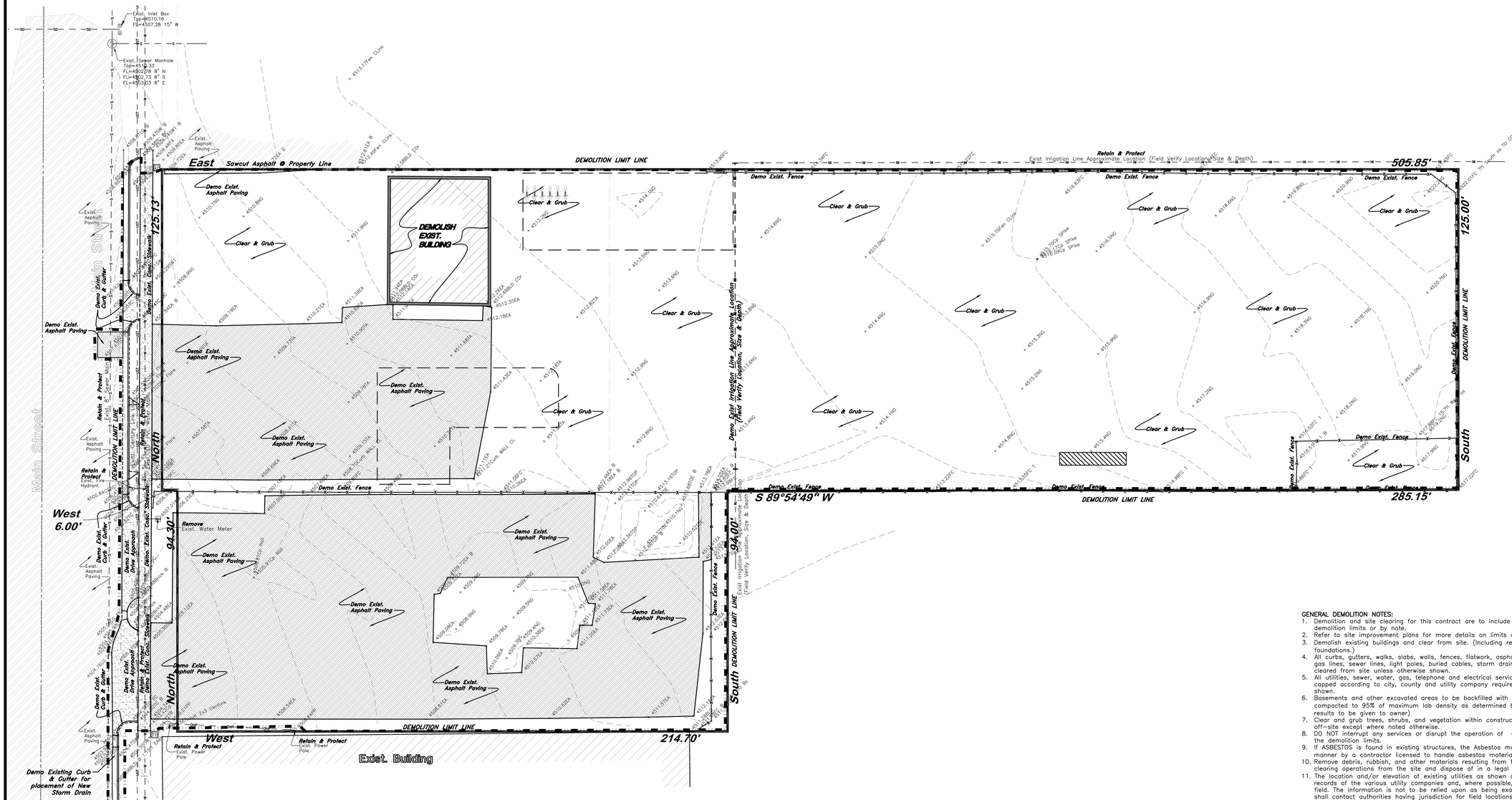
3) The power lines and utilities shall be placed underground to allow for the location of street lights and street trees along the property frontage and within the furnishing zone.

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.

LIST OF 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



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	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		
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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	TWL		
Secondary Waterline	SW	Top of Walk	TW	New Concrete	
Power Line	P	Top of Concrete	TCN		
Fire Line	F	Natural Ground	NG		
Land Drain	LD	Finish Grade	FG	Spill Curb & Gutter	
Power pole		Match Existing	ME		
Power pole w/guy		Fire Department Connection	FDC		
		Finish Contour	90	Demo Tree	
		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.
17. All existing utilities to be abandoned must be capped at the main.

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
STATE OF UTAH
No 181089
PAUL C ANDERSON
8/13/19

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

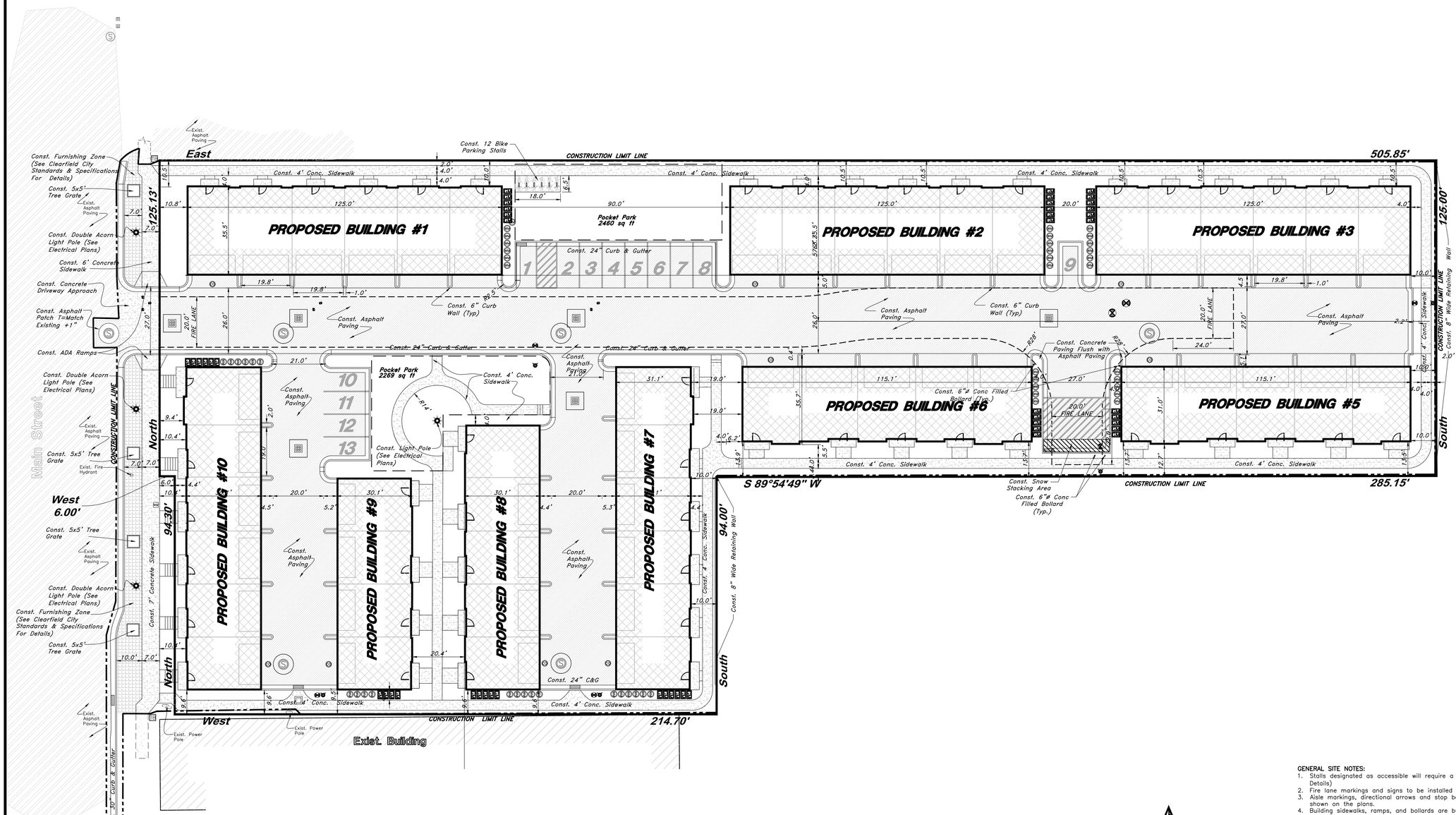
MAYFLY RISE

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

13 Sept., 2019

SHEET NO.
C000

19N302



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	x x x	Exist. Grade	95.72TA
Storm Drain Manhole	SD	Flowline of ditch		Ridge Line	R
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Fire Hydrant		Ductile Iron	DI	New Asphalt	
Exist. Water Valve		Polyvinyl Chloride	PVC		
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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 construction winthin the UDOT Right-of-Way shall conform to the most current UDOT standard (including supplemental) drawings and specifications, found at www.udot.utah.gov > Inside UDOT > Project Development > Standards and Specifications.
7. For asphalt construction within the UDOT Right-of-Way, match existing, or the anticipated existing of 8 inches of UDOT - approved hot mix asphalt (HMA), PG-grade 64-34 asphalt binder, ½ inch nominal max, 7-75-115 gyration per UDOT standard specification 02741; over 12 inches untreated base course (UTBC) per UDOT specificaiton 02721; over 18 inches of granular burrow (GB) per UDOT specifcation 02056 (whichever is greater). Provide documentation of compaction from a UDOT-qualified laboratory. Mircro-Surfacing per UDOT standard specification 02735S required for this roadway on all new pavement placed within UDOT Right-of-Way.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

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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 181089
PAUL C ANDERSON
5/13/19
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

Site Plan

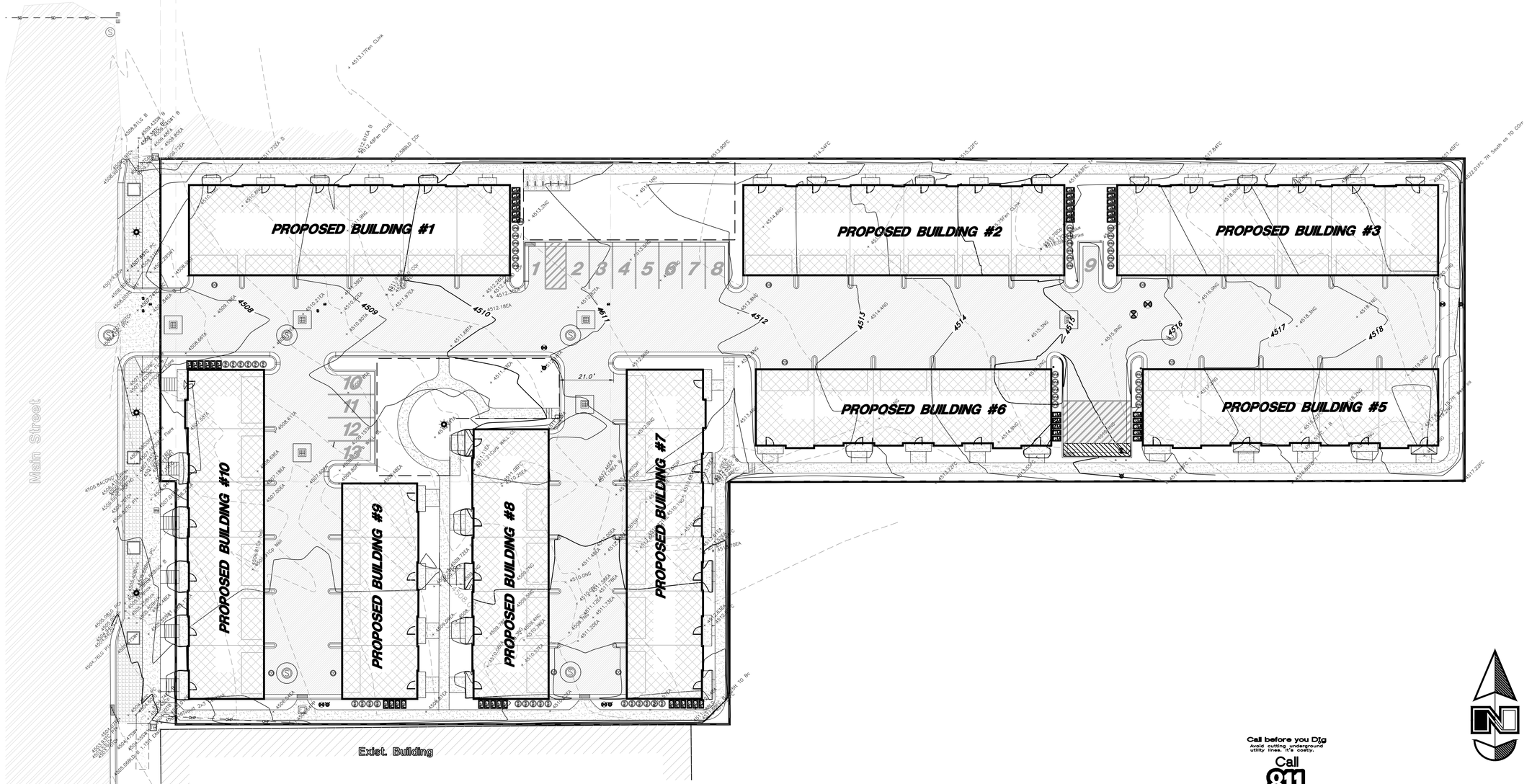
MAYFLY RISE

172 N Main Street
Clearfield City, Davis County, Utah
A part of Section 27, T7N, R2W, SLB&M, U.S. Survey

13 Sept., 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.
5. Transitions between open face and standard curb and gutter are to be smooth. Hand form these areas if necessary.

ADA NOTES:

Contractor must maintain a running slope on Accessible routes no steeper than 5.0% (1:20). The cross slope for Accessible routs must be no steeper than 2.0% (1:50). All Accessible routes must have a minimum clear width of 36". If grades on plans do not meet this requirement notify Consultants immediately.

The Client, Contractor, and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of the ADA and/or FHAA.

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

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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

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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Power Line	P	Finish Grade	FG		
Fire Line	F	Match Existing	ME		
Land Drain	LD	Fire Department Connection	FDC		
Power pole		Finish Contour	90		
Power pole w/guy		Exist. Contour	90		

REV	DATE	DESCRIPTION

PROFESSIONAL ENGINEER
No. 181089
PAUL C ANDERSON
STATE OF UTAH
4/13/19

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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Overall Grading and Drainage Plan

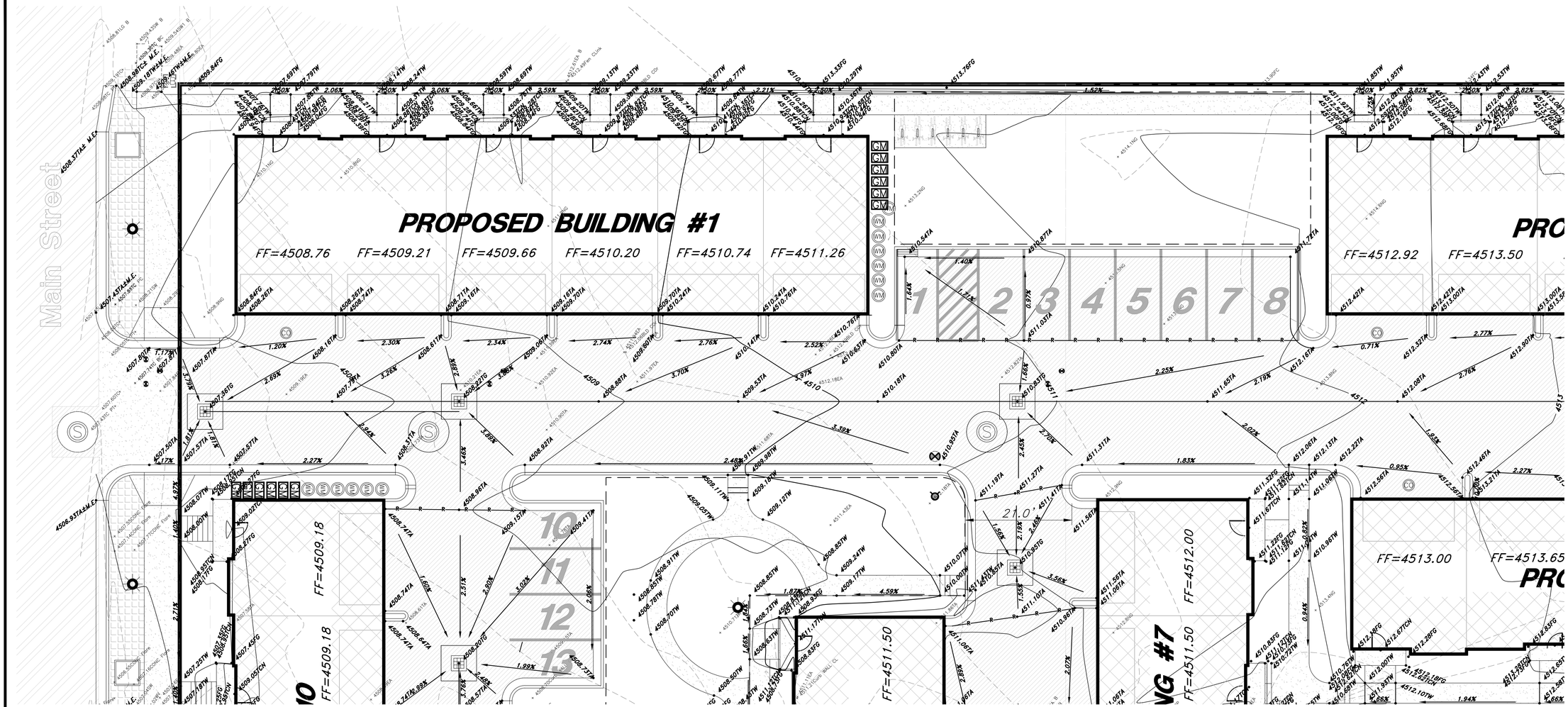
MAYFLY RISE

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

13 Sept., 2019

SHEET NO.
C200

19N302



GENERAL GRADING NOTES:

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14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
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16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
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ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

Legend

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10 0 5 10 15 20
Graphic Scale

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PROFESSIONAL ENGINEER
No 181089
PAUL C ANDERSON
9/13/19
STATE OF UTAH

REV	DATE	DESCRIPTION

Grading and Drainage Plan

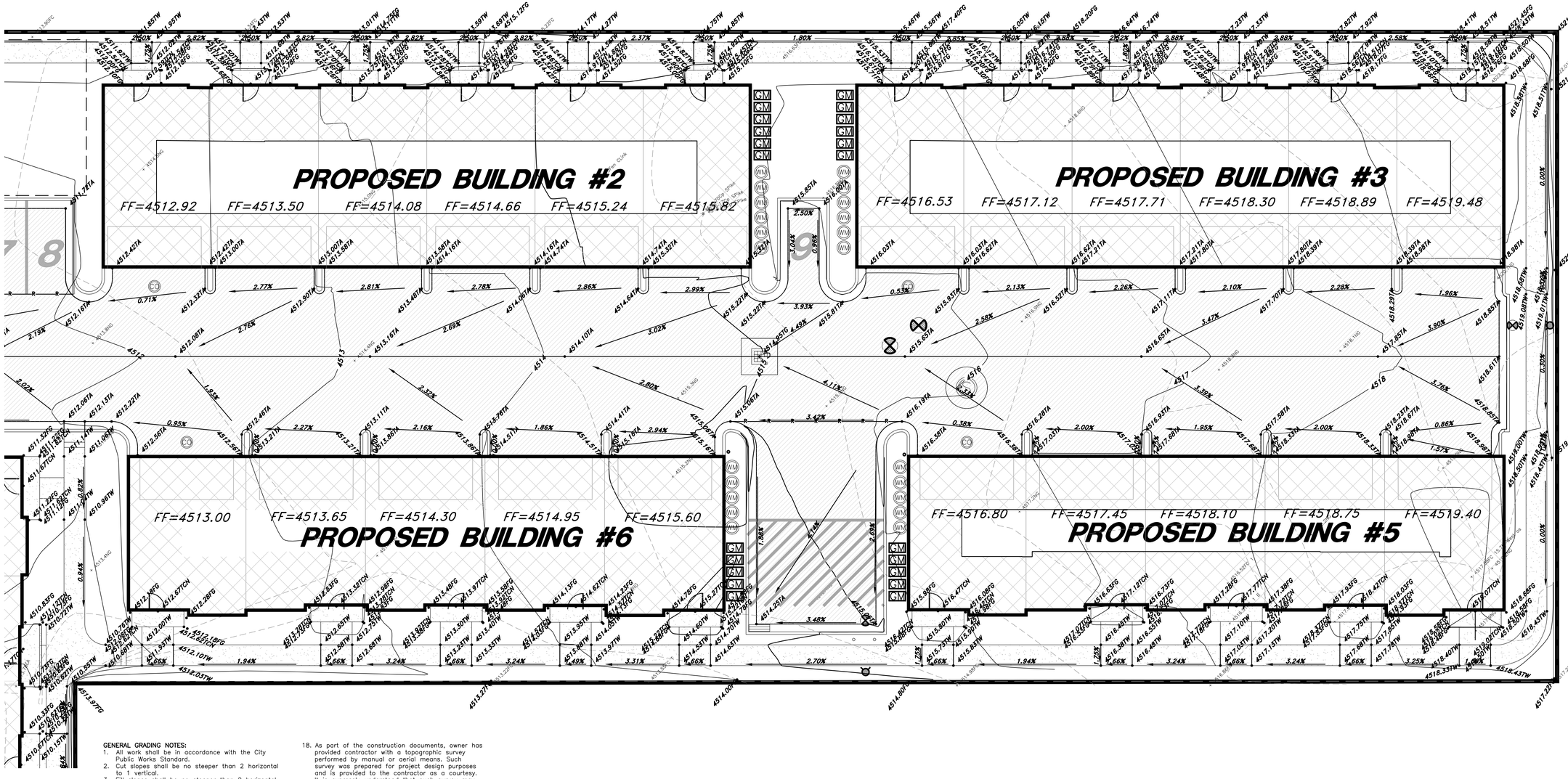
MAYFLY RISE

172 N Main Street
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A part of Section 22, T7N, R1W, SLB&M, U.S. Survey

13 Sept., 2019

SHEET NO.
C201

19N302



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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.
5. Transitions between open face and standard curb and gutter are to be smooth. Hand form these areas if necessary.

ADA NOTES:

Contractor must maintain a running slope on Accessible routes no steeper than 5.0% (1:20). The cross slope for Accessible routs must be no steeper than 2.0% (1:50). All Accessible routes must have a minimum clear width of 36". If grades on plans do not meet this requirement notify Consultants immediately.

The Client, Contractor, and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of the ADA and/or FHAA.

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

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	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	TW	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" = 10'
10 0 5 10 15 20
Graphic Scale

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

REV	DATE	DESCRIPTION

PROFESSIONAL ENGINEER
No 181089
PAUL C ANDERSON
9/13/19
STATE OF UTAH

Grading and Drainage Plan

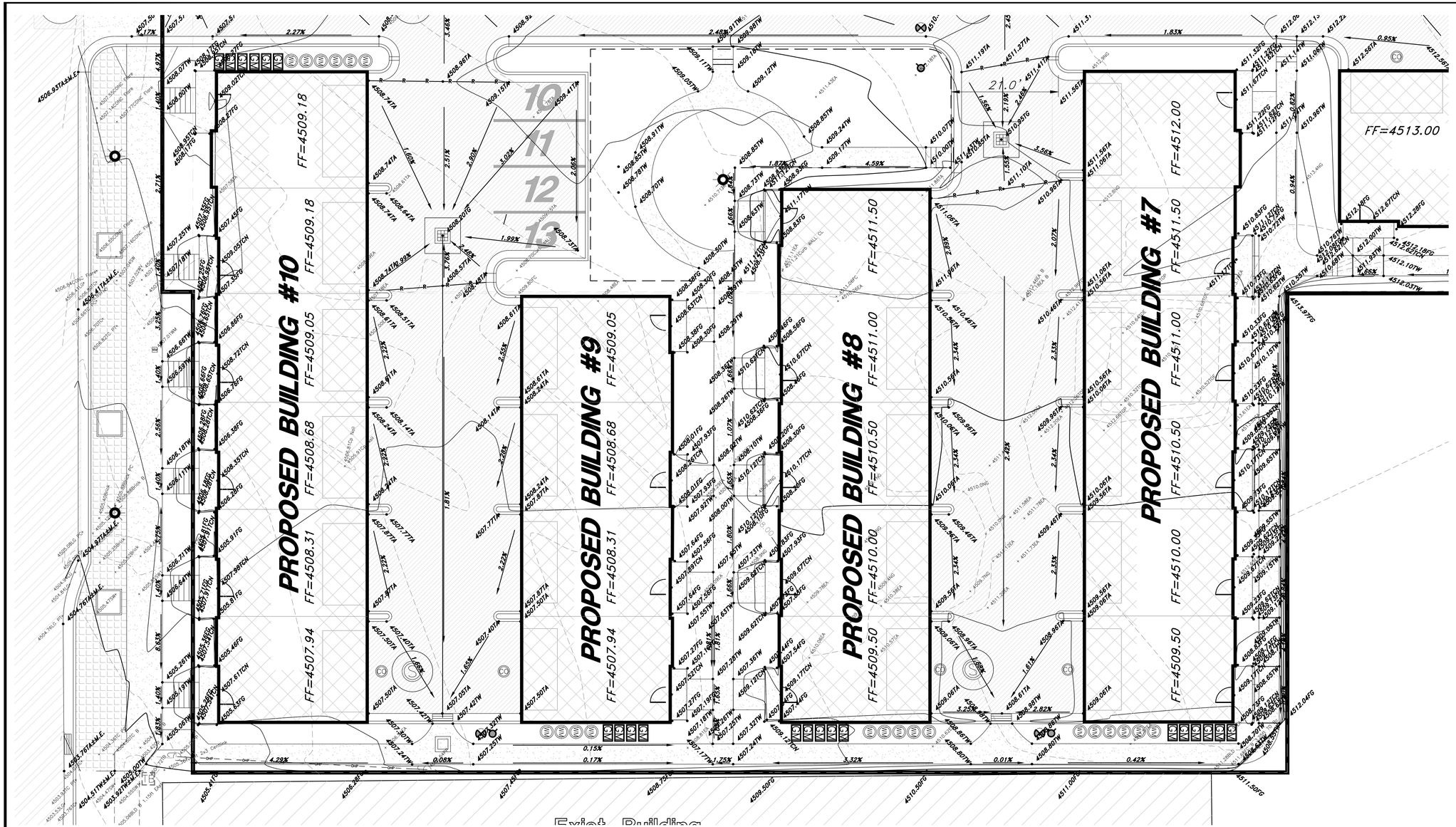
MAYFLY RISE

172 N Main Street
Clearfield City, Davis County, Utah
A part of Section 22, T2N, R2W, SLB&M, U.S. Survey

13 Sept., 2019

SHEET NO.
C202

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

Call before you Dig
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Call 811
1-800-662-4111

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

PROFESSIONAL ENGINEER
No. 181089
PAUL C ANDERSON
9/13/19
STATE OF UTAH

REV	DATE	DESCRIPTION

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

Grading and Drainage Plan

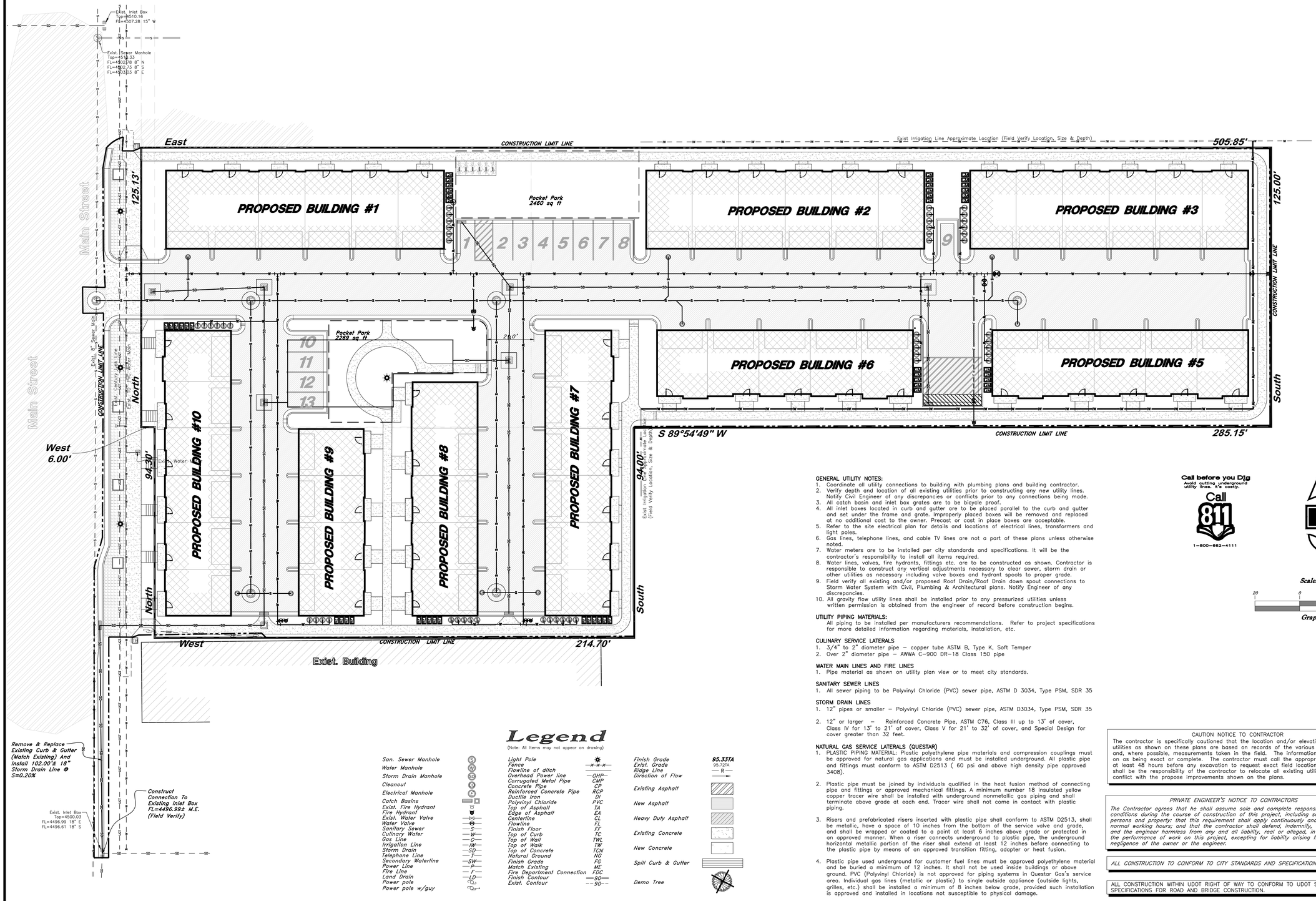
MAYFLY RISE

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

13 Sept., 2019

SHEET NO.
C203

19N302



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	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		
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		

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 DR-18 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.

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

Scale: 1" = 20'

20 0 10 20 25 30 35 40
Graphic Scale

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
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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

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

PROFESSIONAL ENGINEER
No 181089
PAUL C ANDERSON
9/13/19
STATE OF UTAH

Utility Plan

MAYFLY RISE

172 N Main Street
Clearfield City, Davis County, Utah
A part of Section 23, T7N, R2W, SLB&M, U.S. Survey

13 Sept., 2019

SHEET NO.
C300

19N302

East

125.13'

Main Street

PROPOSED BUILDING #1

Pocket Park
2460 sq ft

Pocket Park
2269 sq ft

PROPOSED BUILDING #10

PROPOSED BUILDING #9

PROPOSED BUILDING #8

PROPOSED BUILDING #7

1 2 3 4 5 6

10 11 12 13

GM

Const. 1" Water Meter For Irrigation

Const. 3/4" Water Meter (6)

Const. Inlet Box Top=4510.44 FL=4506.05

Const. 2" Water Line

Const. 6"ø Storm Drain Line @ S=2.00%

Const. 6"ø SS Cleanout Top=4508.13 FL=4501.98

Const. Catch Basin Top=4507.36 FL=4504.15

Const. 5'ø Sewer Manhole Top=4508.26 FL E=4501.07 FL W=4500.97

Const. 20.33' 6" Sewer Lateral @ S=4.00%

Const. 50.05' 8" PVC C900 Storm Drain Line @ S=2.00%

Const. Wye FL=4501.17 (Match Top 8" Line)

Const. 69.18' 8" Sewer Line @ S=1.75%

Const. 2'x2' Catch Basin Top=4508.23 FL=4503.76

Const. 8" C-900 DR-18 Water Line
Private Line

Const. 110.00' 8" Sewer Line @ S=1.75%

Top 8" SS=4503.76
Bottom 8" SD=4504.80

Const. 2'x2' Catch Basin Top=4510.83 FL=4505.31

Top 8" SS=4503.22
Bottom 8" Water=4506.90

Top 8" SS=4501.90
Bottom 8" Water=4504.40

Top 8" SS=4501.80
Bottom 8" SD=4502.98

Const. 4'ø Sewer Manhole On Exist 8" Sewer Line Top=4507.40± FL=4499.64 ±M.E. (Field Verify Location, Size & Depth)

Const. 2" Water Line

Const. 3/4" Water Meter (6)

Const. Fire Hydrant Assembly w/ 6" Fire Line & Gate Valve

Const. 5'ø Sewer Manhole Top=4510.89 FL E=4503.00 FL W=4502.90

FL=4502.00

Const. 25.50' 10" PVC C900 Storm Drain Line @ S=10.40%

Const. 2'x2' Catch Basin Top=4511.00 FL=4504.65

Const. Underground Storage Required Storage=8,436 Available Storage=8,841 Top=4505.50 Bottom=4500.50

Const. 51.60' 8" PVC C900 Storm Drain Line @ S=1.25%

Const. 2'x2' Catch Basin Top=4509.21 FL=4500.39

FL=4500.50

Const. 10.50' 10" PVC C900 Storm Drain Line @ S=1.00%

Const. 8" C-900 DR-18 Water Line
Private Line

Const. Wye FL=4501.78 (Match Top 8" Line)

Const. 131.11' 8" Sewer Line @ S=1.00%

Private Line

Const. 94.52' 8" Storm Drain Line @ S=1.00%

Const. 130.74' 8" Sewer Line @ S=1.00%

Private Line

Const. 8" C-900 DR-18 Water Line
Private Line

Const. 115.34' 8" PVC C900 Storm Drain Line @ S=1.00%

Const. 5'ø SS Manhole Top=4507.25 FL N=4502.33 FL E=4502.43 FL W=4502.43

Const. 6"ø SS Cleanout Top=4507.43 FL=4502.55

Const. 6.18' 6" Sewer Lateral @ S=2.00%

Const. 17.82 6" Sewer Lateral @ S=2.00%

Const. 6"ø SS Cleanout Top=4507.42 FL=4502.78

Const. Fire Hydrant Assembly w/ 6" Fire Line & Gate Valve

Const. 3/4" Water Meter (4)

Const. 5'ø SS Manhole Top=4508.83 FL N=4504.26 FL E=4504.36 FL W=4504.36

Const. 6"ø SS Cleanout Top=4509.01 FL=4504.55

Const. 6.05' 6" Sewer Lateral @ S=2.00%

Const. 17.95' 6" Sewer Lateral @ S=2.00%

Const. 6"ø SS Cleanout Top=4508.99 FL=4504.79

Const. Fire Hydrant Assembly w/ 6" Fire Line & Gate Valve

Const. Inlet Box Top=4503.98 FL=4497.19

Const. 73.57' 8" Storm Drain Line @ S=3.06%

Const. Inlet Box Top=4507.21 FL=4499.44

Const. 5.26' 8" Storm Drain Line @ S=1.00%

Const. Filtering Manhole w/ 2.51"ø Orifice Plate Top=4507.33 FL=4499.57

Const. 3/4" Water Meter (5)

Const. 3/4" Water Meter (6)

Const. Inlet Box Top=4508.78 FL=4505.78

CONSTRUCTION LIMIT LINE

Exist. 8" Sewer Main

Exist. 10" PVC Water Main

Exist. Catchy Link Line

Exist. Catchy Link Line

North

West 6.00'

94.30'

Exist. Water Meter

North

West

26.0'

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	

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

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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.

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

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

Utility Plan

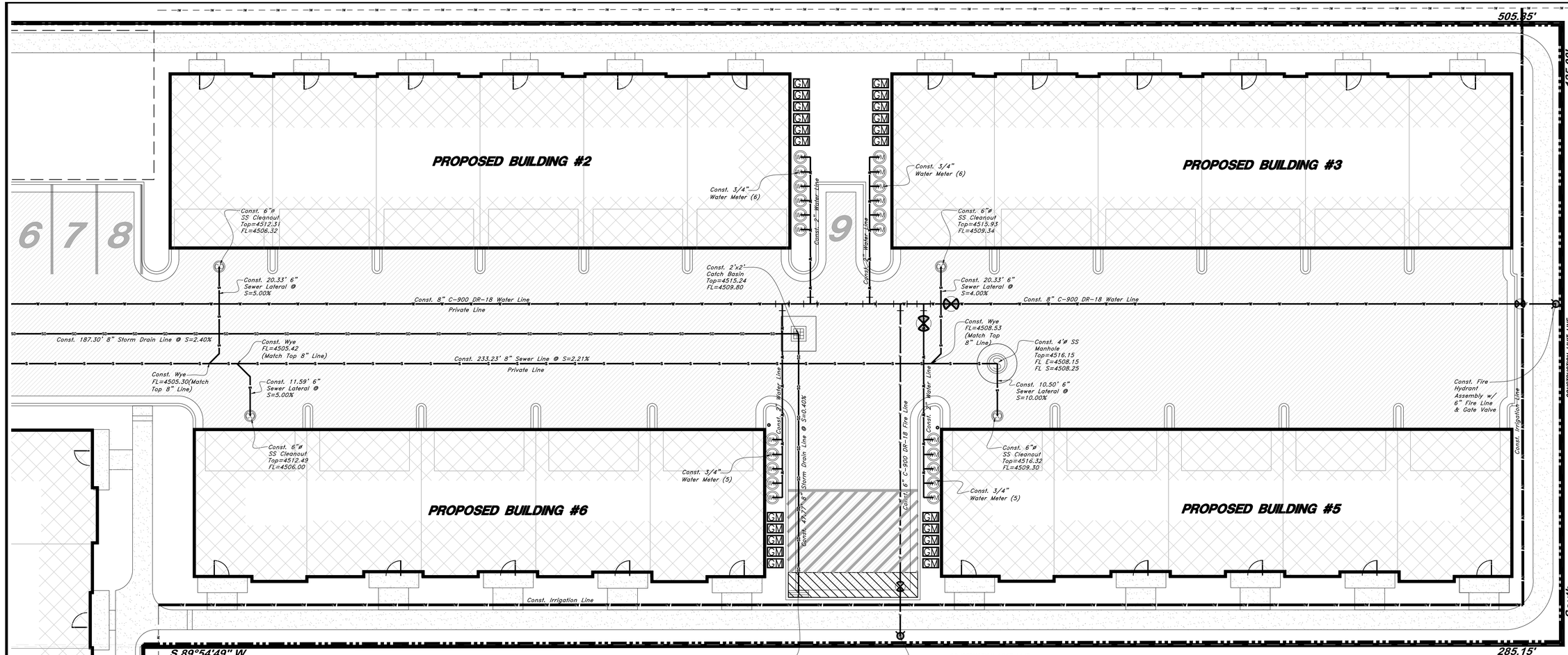
MAYFLY RISE

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

13 Sept., 2019

SHEET NO.
C301

19N302



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 DR-18 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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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		
Power Line	-P-	Finish Grade	FG	New Concrete	
Fire Line	-F-	Match Existing	ME		
Land Drain	-LD-	Fire Department Connection	FDC	Spill Curb & Gutter	
Power pole		Finish Contour	-90-		
Power pole w/guy		Exist. Contour	-90-	Demo Tree	

REV	DATE	DESCRIPTION

PROFESSIONAL ENGINEER No 181089 PAUL C ANDERSON STATE OF UTAH 9/13/19

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Utility Plan

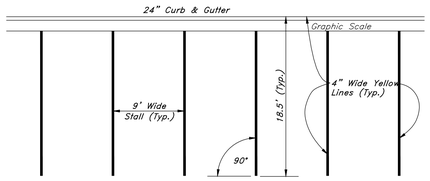
MAYFLY RISE

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

13 Sept., 2019

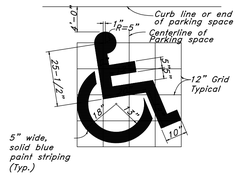
SHEET NO.
C302

19N302



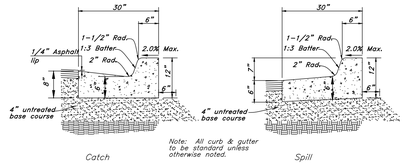
1 Typical Parking Lot Striping Plan

Not to Scale



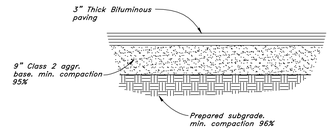
2 Accessibility Symbol

Not to Scale



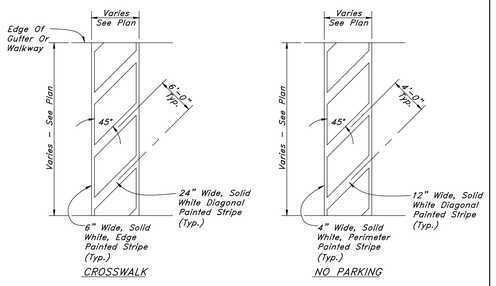
3 Typical Section - 30" Curb & Gutter

Not to Scale



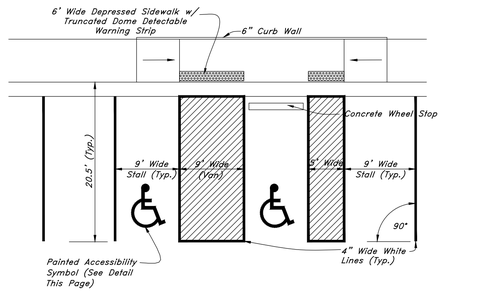
4 Typical Bituminous Pavement Section Light Traffic Areas

Not to Scale



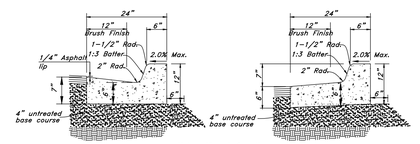
5 Striping

Not to Scale



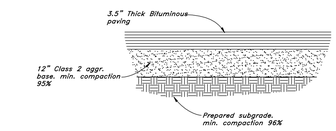
6 Typical Accessible Parking Striping Plan

Not to Scale



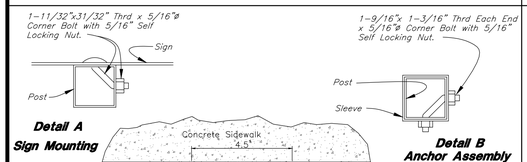
7 Typical Section - 24" Curb & Gutter

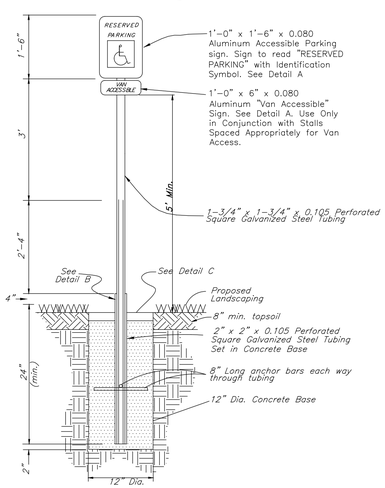
Not to Scale



8 Typical Bituminous Pavement Section Heavy Duty Drives

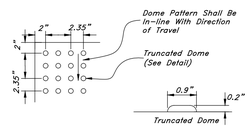
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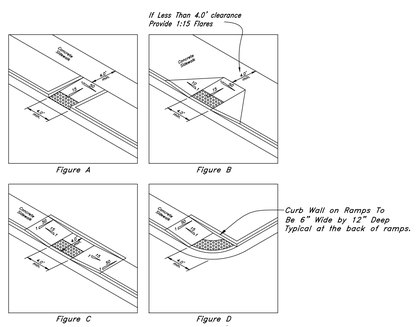


9 Accessible Parking Sign

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.

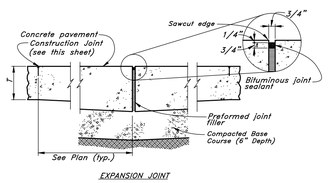


Truncated Domes Texture @ All Hazardous Routes.

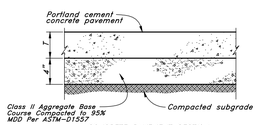
Note: Curb Height Varies, See Civil Plans For Elevations.

10 Typical Curb Ramp Detail

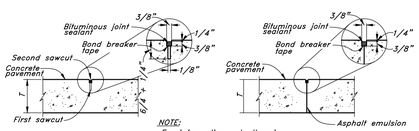
Not to Scale



EXPANSION JOINT



CONCRETE PAVEMENT SECTION



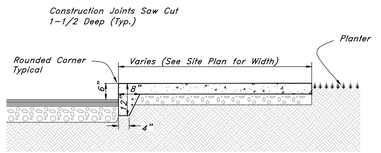
CONTRACTION JOINT

NOTE: For information not otherwise shown or noted see concrete pavement section.

CONSTRUCTION JOINT

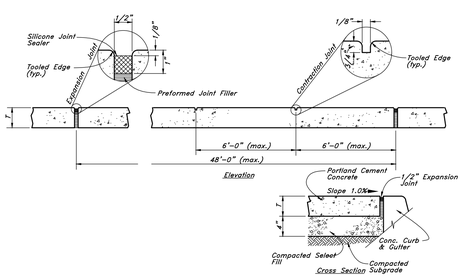
11 Portland Cement Concrete Pavement Drive & Parking Areas

Not to Scale



12 Thickened Edge Walk

Not to Scale



13 Concrete Sidewalk & Plaza Areas

Not to Scale

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
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REV	DATE	DESCRIPTION

PROFESSIONAL ENGINEER — No 181089 — PAUL C ANDERSON — 9/13/19 — STATE OF UTAH

Details

MAYFLY RISE

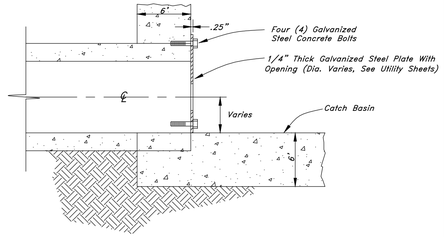
172 N Main Street
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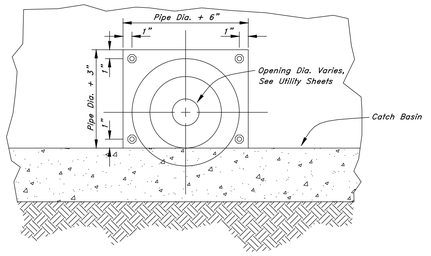
C400

19N302



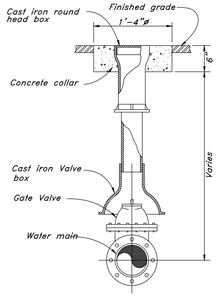
1 Typical Orifice Plate Detail

Not to Scale



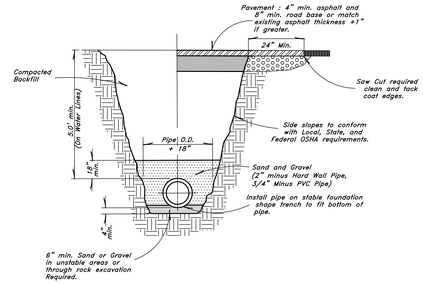
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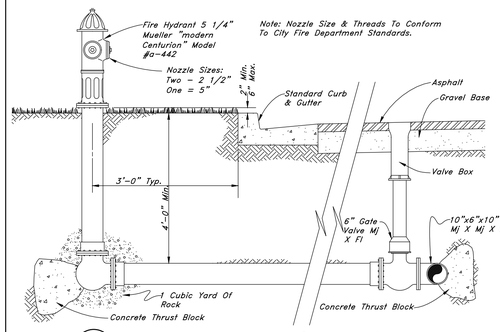
3 Typical Gate Valve

Not to Scale



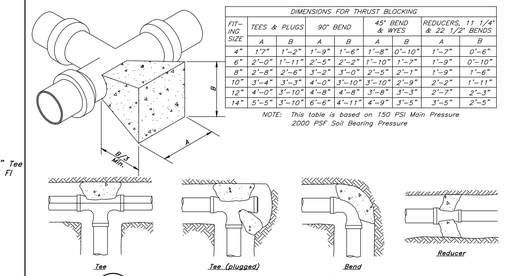
4 Typical Trench Detail

Not to Scale



5 Typical Fire Hydrant & Valve Connection

Not to Scale



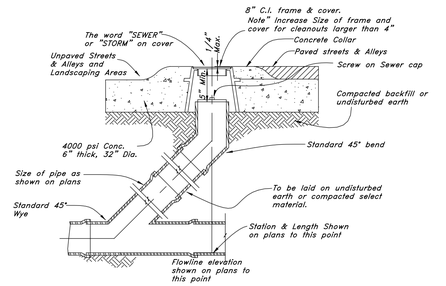
DIMENSIONS FOR THRUST BLOCKING

FITTING SIZE	TEES & PLUGS		90° BEND		45° BEND & WYES		REDUCERS, 11 1/4° & 22 1/2° BENDS	
	A	B	A	B	A	B	A	B
4"	1'-7"	1'-2"	1'-9"	1'-6"	1'-8"	0'-10"	1'-7"	0'-6"
6"	2'-0"	1'-11"	2'-5"	2'-2"	1'-10"	1'-7"	1'-9"	0'-10"
8"	2'-8"	2'-6"	3'-2"	3'-0"	2'-5"	2'-1"	1'-9"	1'-6"
10"	3'-4"	3'-3"	4'-0"	3'-10"	3'-0"	2'-9"	2'-2"	1'-11"
12"	4'-0"	3'-10"	4'-8"	4'-8"	3'-8"	3'-3"	2'-7"	2'-3"
14"	5'-0"	3'-10"	6'-6"	4'-11"	4'-9"	3'-5"	3'-5"	2'-5"

NOTE: This table is based on 150 PSI Main Pressure 2000 PSF Soil Bearing Pressure

6 Thrust Blocking Details

Not to Scale

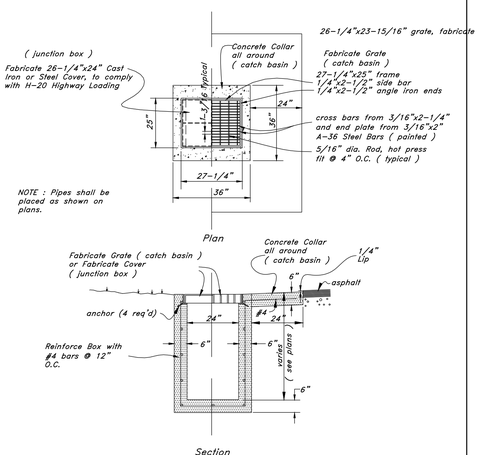


7 Sewer, Storm, and Roof Drain Cleanout Detail

Not to Scale

8

Not to Scale



9 Catch Basin/Junction Box

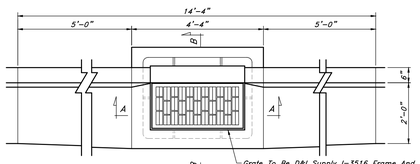
Not to Scale

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.

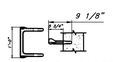
STEEL SCHEDULE

HEIGHT	VERT. STL.	HORIZ. STL.	WALL THICKNESS
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

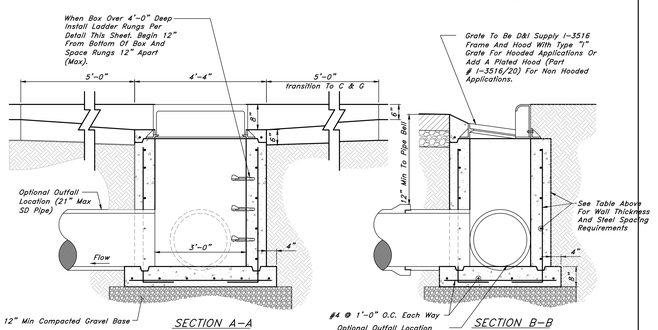
NOTE:
1) INSIDE FACE BARS TO BE STAGGERED W/ OUTSIDE FACE BARS.
2) USE DOUBLE CURTAIN REINF. FOR INLET BOXES 6' - 8' OR MORE DEEP.



PLAN VIEW



LADDER RUNG DETAIL
M.A. Industries Copolymer Polypropylene Plastic Steps Or Approved Equivalent.

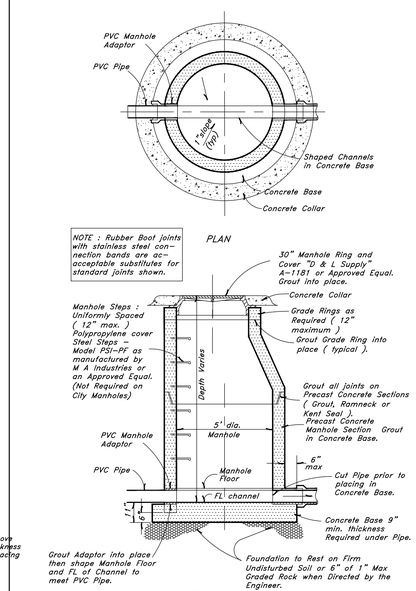


SECTION A-A SECTION B-B

10 Typical Inlet Box

In Curb & Gutter

Not to Scale



11 Typical Manhole Detail

Not to Scale

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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

REV	DATE	DESCRIPTION

PROFESSIONAL ENGINEER No 181689 PAUL C ANDERSON STATE OF UTAH

Details

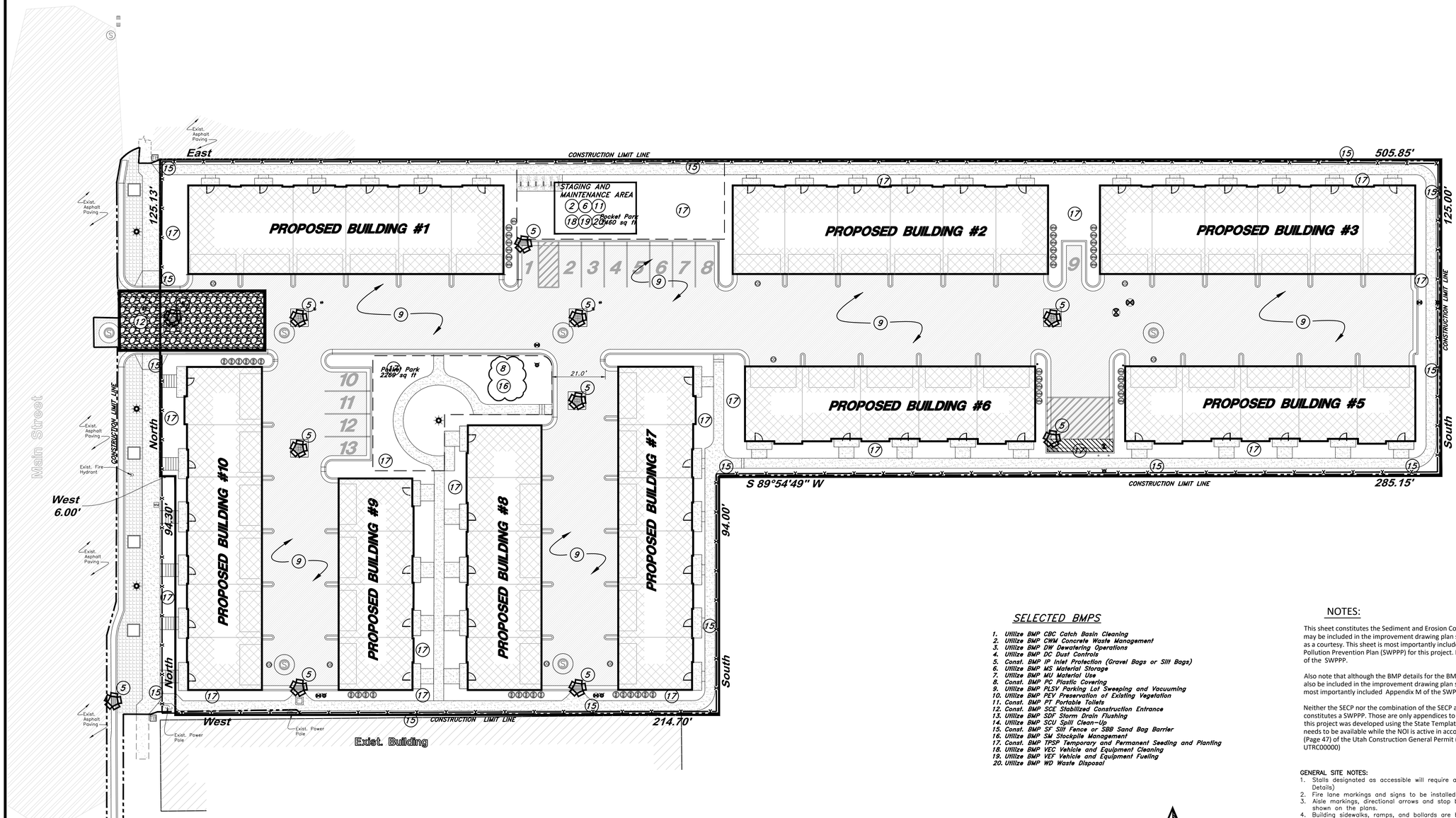
MAYFLY RISE

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

13 Sept., 2019

SHEET NO.
C401

19N302



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	X	Overhead Power line	OHP	Direction of Flow	
Electrical Manhole	E	Corrugated Metal Pipe	CMP	Existing Asphalt	
Catch Basins		Concrete Pipe	CP	New Asphalt	
Exist. Fire Hydrant		Reinforced Concrete Pipe	RCP	Heavy Duty Asphalt	
Fire Hydrant		Ductile Iron	DI	Existing Concrete	
Exist. Water Valve		Polyvinyl Chloride	PVC	New Concrete	
Water Valve		Top of Asphalt	TA	Spill Curb & Gutter	
Sanitary Sewer	S	Edge of Asphalt	EA	Demo Tree	
Culinary Water	W	Centerline	CL		
Gas Line	G	Flowline	FL		
Irrigation Line	IW	Finish Floor	FF		
Storm Drain	SD	Top of Curb	TC		
Telephone Line	T	Top of Wall	TWL		
Secondary Waterline	SW	Top of Walk	TW		
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

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)

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 construction winthin the UDOT Right-of-Way shall conform to the most current UDOT standard (including supplemental) drawings and specifications, found at www.udot.utah.gov > Inside UDOT > Project Development > Standards and Specifications.
7. For asphalt construction within the UDOT Right-of-Way, match existing, or the anticipated existing of 8 inches of UDOT – approved hot mix asphalt (HMA), PG-grade 64-34 asphalt binder, ½ inch nominal max, 7-75-115 gyration per UDOT standard specification 02741; over 12 inches untreated base course (UTBC) per UDOT specificaiton 02721; over 18 inches of granular burrow (GB) per UDOT specification 02056 (whichever is greater). Provide documentation of compaction from a UDOT-qualified laboratory. Mircro-Surfacing per UDOT standard specification 02735S required for this roadway on all new pavement placed within UDOT Right-of-Way.

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 STATE OF UTAH 9/13/19

GREAT BASIN ENGINEERING
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Sediment And Erosion Control Plan

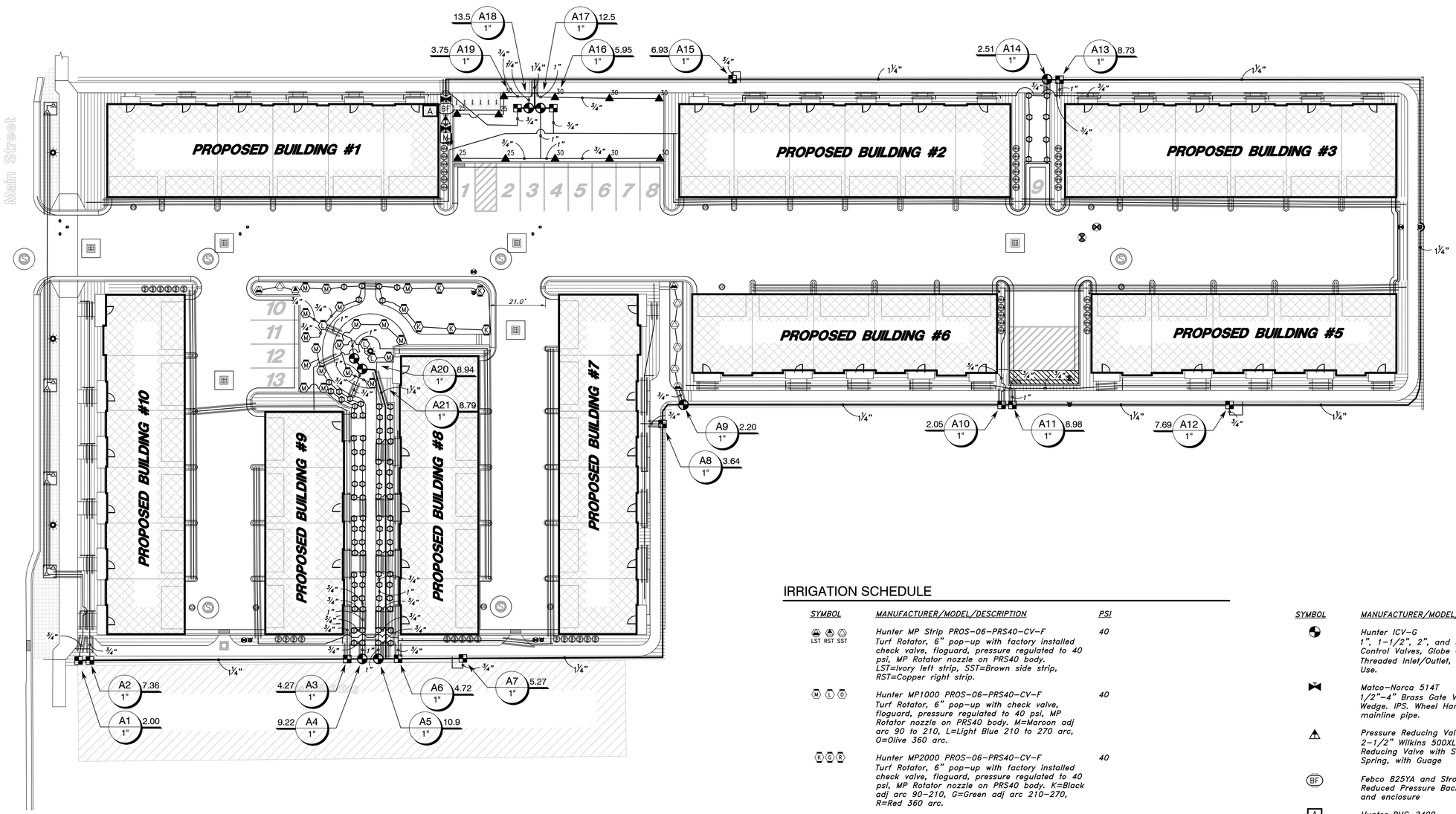
MAYFLY RISE

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

13 Sept., 2019

SHEET NO.
SECP

19N302



Scale: 1" = 20'

Graphic Scale

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
LST RST SST	Hunter MP Strip PROS-06-PRS40-CV-F Turf Rotator, 6" pop-up with factory installed check valve, floguard, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. LST=Ivory left strip, SST=Brown side strip, RST=Copper right strip.	40
M L O	Hunter MP1000 PROS-06-PRS40-CV-F Turf Rotator, 6" pop-up with check valve, floguard, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.	40
K G R	Hunter MP2000 PROS-06-PRS40-CV-F Turf Rotator, 6" pop-up with factory installed check valve, floguard, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.	40
ADJ. 360	Hunter MP800SR PROS-06-PRS40-CV-F Turf Rotator, 6.0" pop-up with check valve, floguard, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. ADJ=Orange and Gray (arc 90-210), 360=Lime Green and Gray (arc 360)	40
25 50 10 20	Hunter PCB Flood Bubbler, 1/2" FIPT.	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	GPM	RADIUS
25	Hunter I-20-06-MPR-SS Turf Rotor, 6.0" Pop-Up. Adjustable and Full Circle. Stainless Steel Riser. Drain Check Valve. MPR Nozzle.	65		25'
30	Hunter I-20-06-MPR-SS Turf Rotor, 6.0" Pop-Up. Adjustable and Full Circle. Stainless Steel Riser. Drain Check Valve. MPR Nozzle.	65		30'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	Hunter ICZ-101-40 Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 40psi. Flow Range: 2 GPM to 20 GPM. 150 mesh stainless steel screen.	
	Area to Receive Dripline Netafim TLCV-04-12 Techline Pressure Compensating Landscape Dripline with Check Valve. 0.4 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. 17mm.	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter ICV-G 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.
	Matco-Norca 514T 1/2"-4" Brass Gate Valve, Full Port, with Solid Wedge. IPS. Wheel Handle. Same size as mainline pipe.
	Pressure Reducing Valve 2-1/2" Wilkins 500XLFC-HLR-SC-G Pressure Reducing Valve with Sealed Cage, High Range Spring, with Guage
BF	Febco B25YA and Strongbox SBBC-30AL 1" Reduced Pressure Backflow Preventer and enclosure
A	Hunter PHC-2400 Wi-Fi enabled, full-functioning controller with touchscreen, 24-Station fixed controller, 120 VAC, Outdoor model.
M	Water Meter 1" Connect to 1" Water Meter
	Irrigation Lateral Line: PVC Schedule 40
	Irrigation Mainline: PVC Schedule 40
	Pipe Sleeve: PVC Class 200 SDR 21
	Valve Callout Valve Number Valve Flow Valve Size
	2" PVC Sch 40 Control Wire Conduit

STATE OF UTAH
LICENSED LANDSCAPE ARCHITECT
JAMES D. ZAUGG
3085204
09/12/2019
LANDSCAPE

REV	DATE	DESCRIPTION

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
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WWW.GREATBASINENGINEERING.COM

TENATIVE FINAL - NOT FOR CONSTRUCTION

Irrigation Landscape

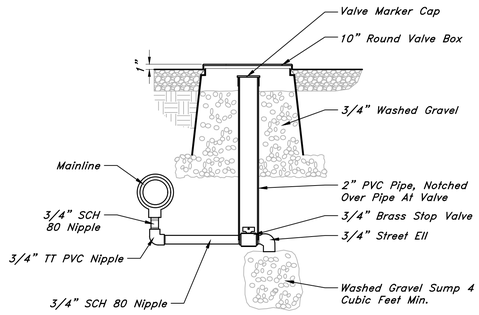
MAYFLY RISE

172 N Main Street
Clearfield City, Davis County, Utah
A part of Section ??, T.?N. R?W, SLB&M, U.S. Survey

12 Sep. 2019

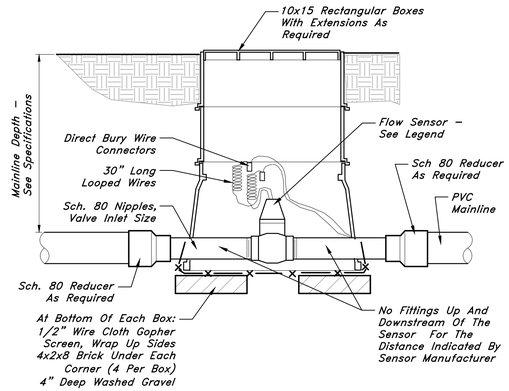
SHEET NO.
LI101

19N302



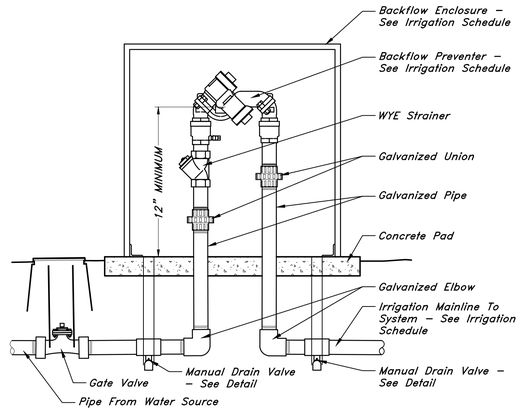
12 MANUAL DRAIN

1 1/2" = 1'-0" 328409.86-01



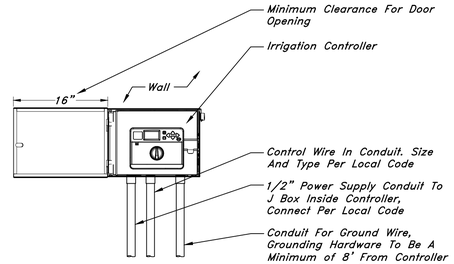
11 FLOW SENSOR

1 1/2" = 1'-0" 328409.63-02



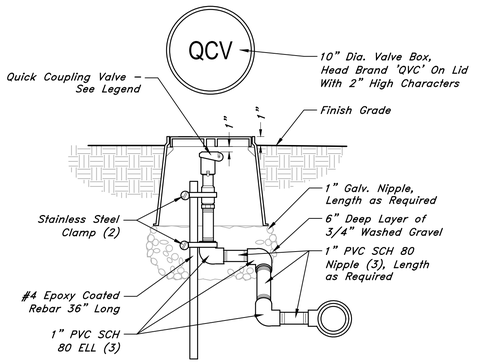
10 BACKFLOW PREVENTER

1" = 1'-0" 328409.46-07



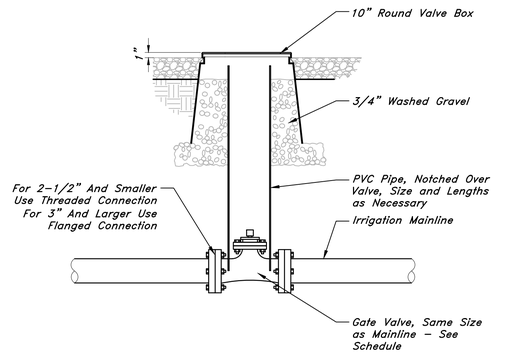
9 IRRIGATION CONTROLLER - WALL MOUNT

NTS 328409.01-01



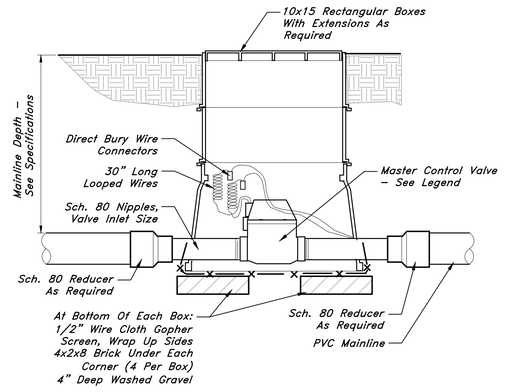
8 QUICK COUPLER

1 1/2" = 1'-0" 328406.43-06



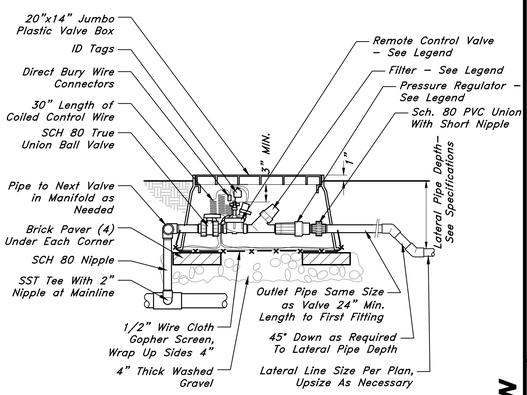
7 GATE VALVE

1 1/2" = 1'-0" 328406.33-06



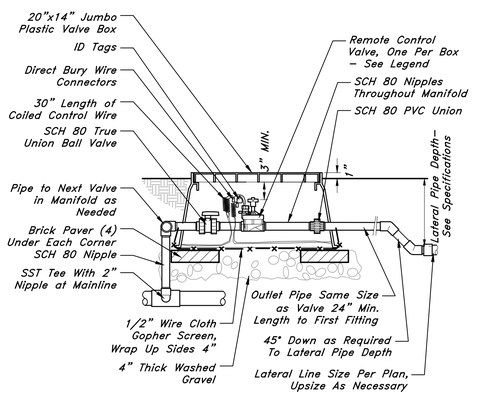
6 MASTER VALVE

1 1/2" = 1'-0" 328406.23-62



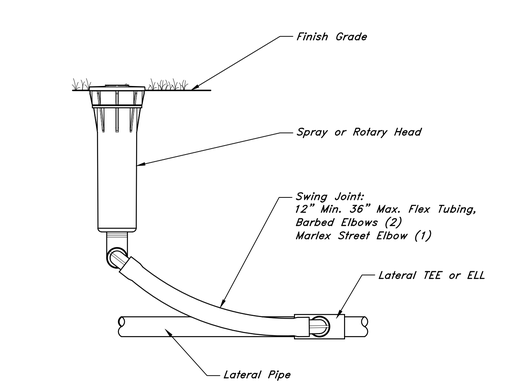
5 DRIP VALVE - CONTROL ZONE KIT

1" = 1'-0" 328406.13-07



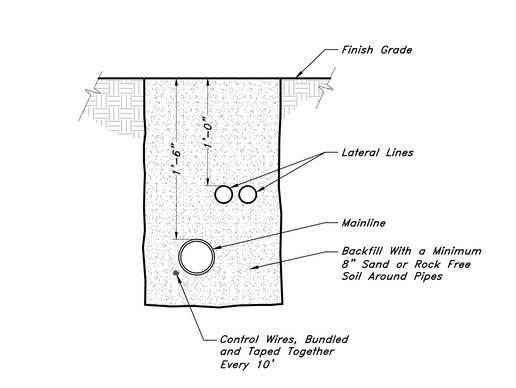
4 REMOTE CONTROL VALVE

1" = 1'-0" 328406.13-08



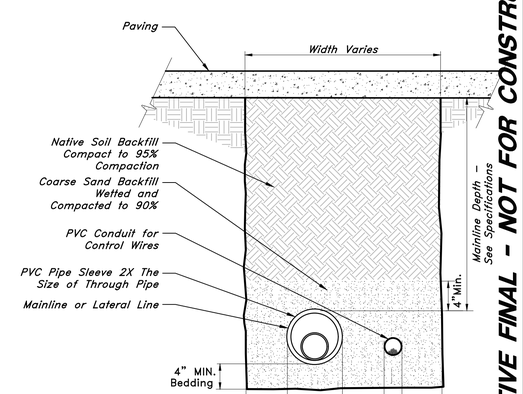
3 POP-UP SPRAY HEAD

NTS 328403.01-02



2 TRENCHING

1 1/2" = 1'-0" 328401-02



1 SLEEVING

1 1/2" = 1'-0" 328401-02

TENATIVE FINAL - NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION

STATE OF UTAH
JAMES D. ZAUGG
3085204
09/13/2019
LICENSED LANDSCAPE ARCHITECT

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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Irrigation Details

MAYFLY RISE
172 N Main Street
Clearfield City, Davis County, Utah
A part of Section 23, T4N, R1W, SLB&M, U.S. Survey

12 Sep. 2019

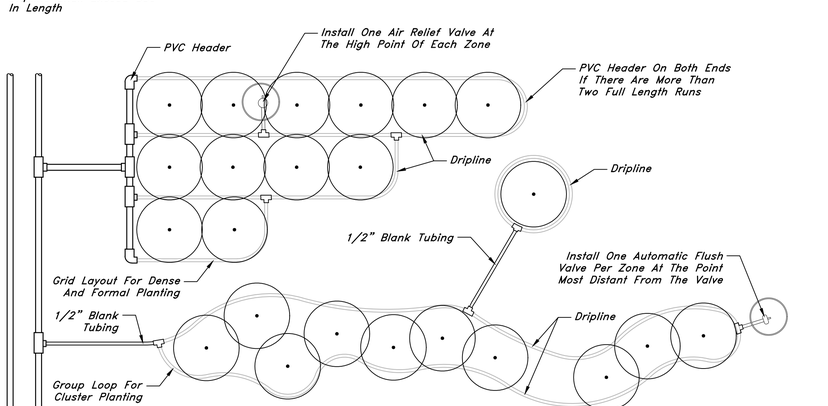
SHEET NO.
LI501

19N302

IRRIGATION NOTES

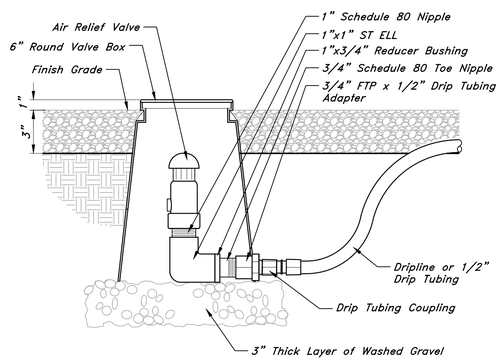
1. *Install irrigation wire under paved areas in separate PVC sleeve, size for number of wires.*
2. *Examine the site conditions, the subgrade and verify elevations. Notify the architect in writing of any unsatisfactory conditions. Do not begin landscape work until unsatisfactory conditions have been resolved.*
3. *Verify locations of all utilities and site features prior to any digging. Any damage to existing utilities and site features caused by this contractor shall be repaired at no additional expense to the owner.*
4. *Before any trenching, excavation, or digging, the contractor shall have the area 'Blue Staked' and contact the appropriate utility companies. Contractor shall protect all utilities from damage.*
5. *All lines shall slope to drain, add manual drains at all mainline low points as necessary for complete drainage of the entire system. Indicate all drain locations on record drawings.*
6. *This drawing is diagrammatic and is intended to convey the general layout of irrigation system components. field adjustments may be necessary to maintain full coverage in actual site conditions. Contact the landscape architect if significant changes are necessary. The contractor shall assume full responsibility for revisions to the irrigation system if the irrigation system is installed when site conditions differ from plan layout and the landscape architect was not informed.*
7. *Lateral and main lines shall be lain in common trenches in landscape areas wherever possible.*
8. *All piping and wiring under pavement shall be run through separate sleeves. Control wires not lain in a common trench with a main line shall be installed in a conduit of sufficient size.*
9. *All irrigation equipment not detailed shall be installed as per manufacturer recommendations, specifications, and details.*
10. *This system is designed to operate at 30 psi for spray heads, and 40 psi for all drip emitters.*
11. *The irrigation water source is a culinary water meter. Pressure at the POC is expected to be 90 psi. If actual pressure varies from the expected, contact landscape architect.*
12. *Supply products as specified. No substitutions will be allowed unless pre-approved in writing by the owner or landscape architect.*
13. *Contractor to supply all keys and attic stock per the specifications.*
14. *Contractor to shut down and winterize the irrigation system at the end of the first season and turn on the system at the beginning of the following season. This work is to be done in the presence of the owners' maintenance personnel*

NOTE:
No Single Length Of Dripline Shall Exceed 300' In Length



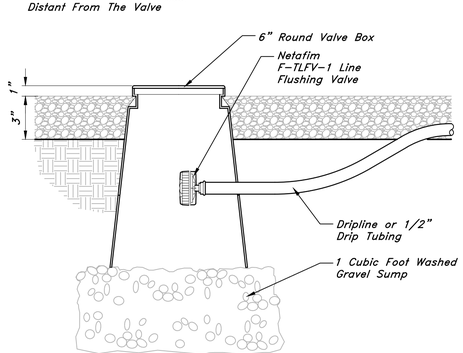
1 DRIPLINE LAYOUT AT TREES AND SHRUBS
1" = 1'-0" 328413.43-02

NOTE:
Install One Air Relief Valve At The High Point Of Each Zone



2 AIR RELIEF VALVE IN BOX
3" = 1'-0" 328413.53-09

NOTE:
Install One Automatic Flush Valve Per Zone At The Point Most Distant From The Valve



3 FLUSH VALVE IN BOX
3" = 1'-0" 328413.49-02

TENATIVE FINAL - NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION

STATE OF UTAH
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LICENSED LANDSCAPE ARCHITECT

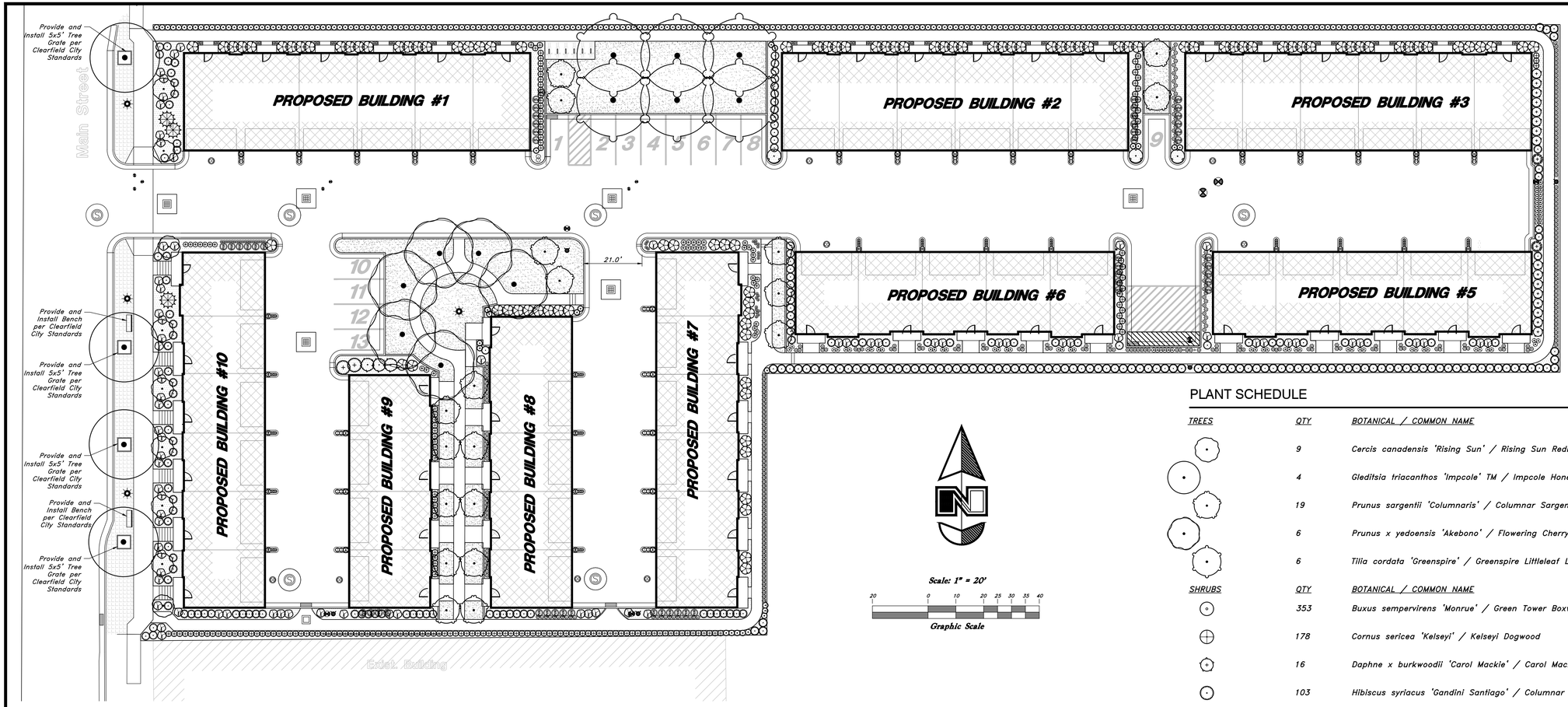
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Irrigation Details

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A part of Section ??, T.?N., R?W, SLB&M, U.S. Survey

12 Sep. 2019

SHEET NO.
LI502
19N302



Scale: 1" = 20'

Graphic Scale

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

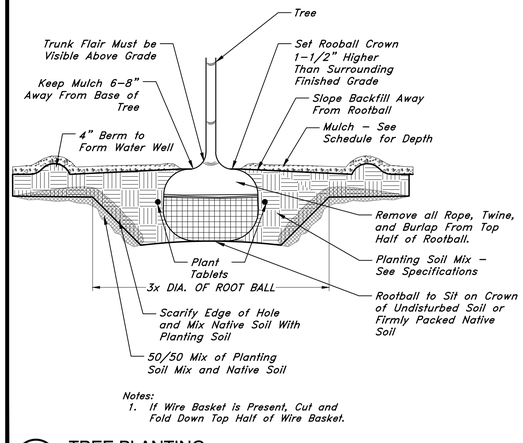
ANNUALS/PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE
	153	Doronicum orientale 'Little Leo' / Leopard's Bane	1 gal
	48	Gaillardia x 'Arizona Sun' / Blanket Flower	1 gal
	176	Hemerocallis x 'Little Business' / Little Business Daylily	1 gal
	73	Iberis sempervirens 'Snowsurfer Forte' / Evergreen Candytuft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

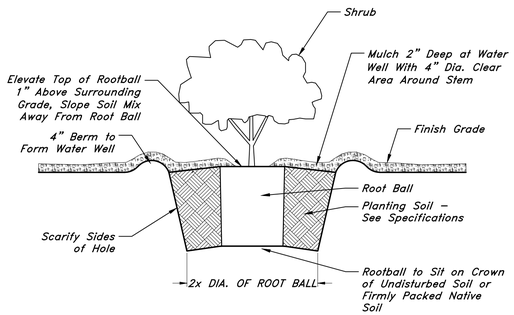
PLANTING NOTES

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
09/18/2019
LICENSED LANDSCAPE ARCHITECT

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

TENATIVE FINAL - NOT FOR CONSTRUCTION

Landscape Plan

MAYFLY RISE

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

9 Sep. 2019

SHEET NO.
L101

19N302

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

Clearfield City
we've got it made

STAFF REPORT

TO:	Mayor Shepherd and City Council Members
FROM:	Brad McIlrath, Senior Planner / CDBG Coordinator
MEETING DATE:	Tuesday, September 24, 2019
SUBJECT:	Consider approval of the Consolidated Annual Performance Evaluation Report (CAPER)

RECOMMENDED ACTION

Approve 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, 2018. To date, no public comments have been received. Based upon comments provided by the City Council at work session meeting held on September 17, 2019, modifications to the report have been made to correct grammatical errors and to provide a more concise review of the City's efforts.

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

- Draft CAPER Report

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.

DRAFT

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

DRAFT

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 2017-2018 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 FSSes 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 life. The "Five Protective Factors" were taught by the FSSes to these families which is a method to deter or prevent child abuse. Both FSSes 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 not 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 provided 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.

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.

DRAFT

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.

DRAFT

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 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%)	110	N/A
Very Low (50%)	1,191	N/A
Low-income (80%)	415	N/A
Moderate-income	6	N/A
Total	**1,722**	**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 (10). 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, 6.38% are extremely low-income or 30% of AMI, 69.16% are very low or 50% of AMI and 24.09% are low-income or 80% AMI. The remaining

0.348% are classified as moderate-income. Therefore, 100% 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.

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.

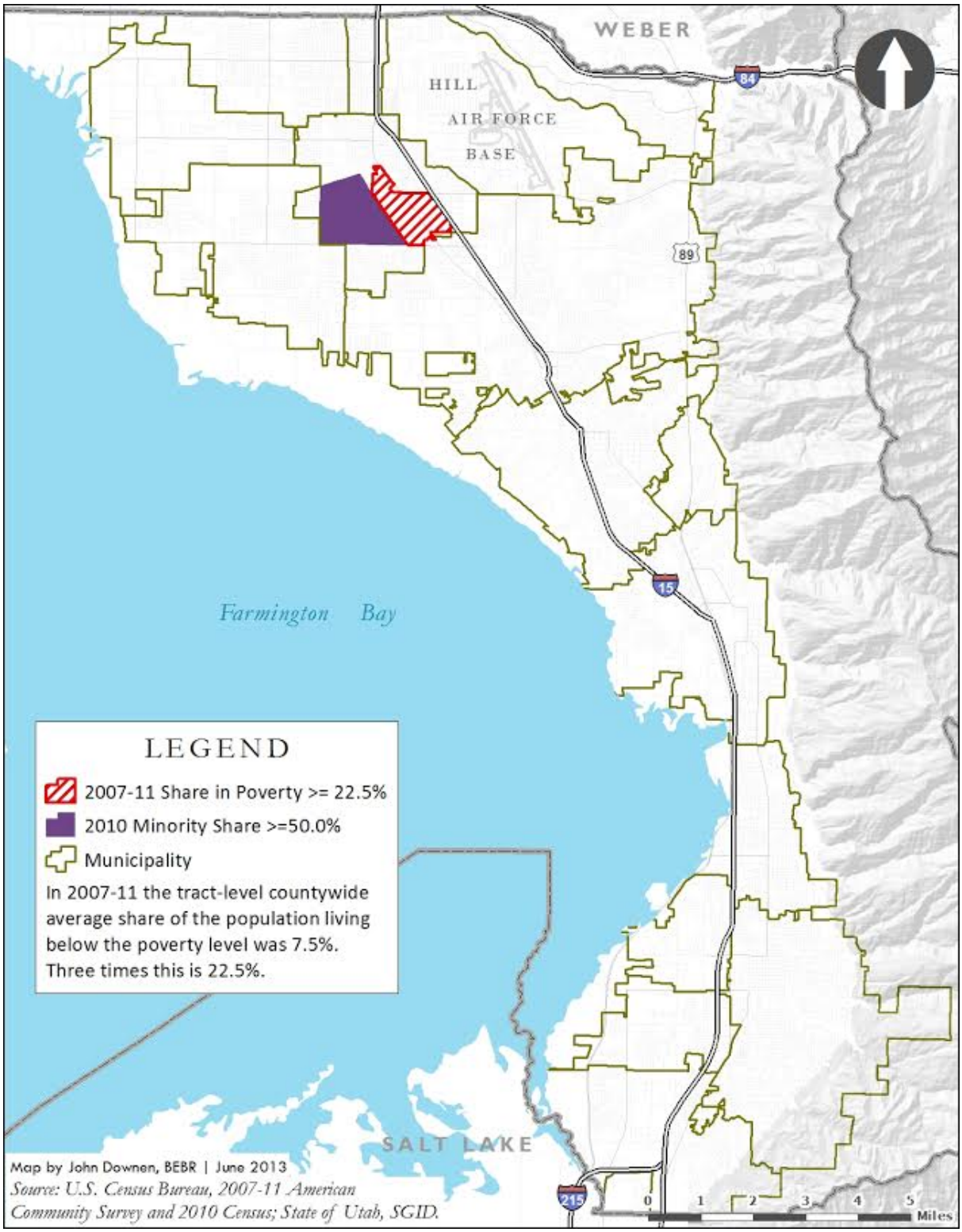
Recommendations for improving underserved census tracts:

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.

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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