CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
November 12, 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

6:00 P.M. WORK SESSION

Discussion on the Proposed Boundary Adjustment with Syracuse City to Allow for the Expansion of its Cemetery on 1000 West

Discussion on the Development Agreement with Utility Trailer for Property Located at Approximately 1050 South 1000 West

Review of "The Five Dysfunctions Of A Team"

(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 Phipps
APPROVAL OF MINUTES:	October 8, 2019 – Work Session
	October 15, 2019 – Work Session
	October 22, 2019 – Policy Session
	October 29, 2019 – Special Session

SCHEDULED ITEMS:

1. 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.

2. CONSIDER APPROVAL OF AN ADDENDUM TO THE DEVELOPMENT AGREEMENT WITH HAMBLIN INVESTMENTS FOR THE AUTUMN RIDGE SUBDIVISION LOCATED AT APPROXIMATELY 875 WEST 200 NORTH (TINS: 12-019-0103 AND 12-019-0117)

BACKGROUND: The Autumn Ridge Subdivision is located in the area of 200 North and 1000 West and includes a total of five (5) phases that have been completed or are planned to be completed in the near future. Each phase is located in the R-1-Open zone, which requires a development agreement to outline the density and open space required by the zone. The original development agreement was executed September 9, 2003, and was written to include all the phases of the development. As the fifth and final phase of the development, the applicant is proposing an addendum to the original development agreement to address the terms and conditions specific to phase five.

RECOMMENDATION: Approve the Addendum to the Development Agreement with Hamblin Investments for the Autumn Ridge Subdivision located at approximately 875 West 200 North (TINs: 12-019-0103 and 12-019-0117) and authorize the Mayor's signature to any necessary documents.

3. CONSIDER APPROVAL OF THE FINAL SUBDIVISION PLAT FOR THE CITY PLAZA SUBDIVISION LOCATED AT APPROXIMATELY 452 AND 530 SOUTH STATE STREET (TINS: 12-003-0174, 12-003-0194, AND 12-003-0196)

BACKGROUND: The applicant is proposing to construct a 106-unit multi-family residential development in two buildings, at the subject properties. Buildings cannot be constructed across existing parcel lines, which requires the developer to consolidate any and all parcels into a single parcel prior to development. The project is located off State Street and 550 South in the T-R (Town Residential) zone within the Form Based Code (FBC) area. The two new buildings will have an overall height of four (4) stories with parking located to the rear to allow each building to address the street frontages required by the FBC.

RECOMMENDATION: Approve the Final Subdivision Plat for the City Plaza Subdivision located at approximately 452 and 530 South State Street (TINs: 12-003-0174, 12-003-0194. And 12-003-0196) and authorize the Mayor's signature to any necessary documents.

4. CONSIDER APPROVAL OF RESOLUTION 2019R-21 ANNOUNCING THE INTENT BY CLEARFIELD CITY TO ADJUST A COMMON MUNICIPAL BOUNDARY WITH SYRACUSE CITY

BACKGROUND: Syracuse owns certain property in Clearfield adjacent to the location of its City Cemetery and has a desire to expand its cemetery onto a portion of that property. In January 2018, the Clearfield City Council and Syracuse City Council met in work session and the cemetery expansion was one of the topics. The staff of both cities have been working toward a mutually beneficial solution that would allow Syracuse to expand its cemetery and providing a way for that expansion to be located in the City of Syracuse. State Law allows two municipalities that share common boundaries to adjust those boundaries upon consent of the governing bodies.

This resolution announces the intent of the two cities to consider that process. Syracuse City will be running the same process for consideration of the boundary adjustment concurrent with Clearfield's process.

RECOMMENDATION: Approve Resolution 2019R-21 announcing the intent by Clearfield City to adjust a common municipal boundary with Syracuse City and authorize the Mayor's signature to any necessary documents.

5. CONSIDER APPROVAL OF THE UPDATED CULINARY WATER CAPITAL FACILITIES PLAN

BACKGROUND: The existing Culinary Water Capital Facilities Plan was adopted by the City in August 2012. The intent of the Water Capital Facilities Plan is to assist the City in planning, prioritizing and identifying funding sources to make capital improvements to the City's culinary water system. The Water Capital Facilities Plan is a City wide report identifying construction and/or replacement/upgrade of any inadequate water facilities. It works in conjunction with other plans to insure proper and efficient planning of the City's infrastructure and provides cost estimates; a general construction time table schedule; and possible funding sources for the implementation, upgrade, and replacement of the identified culinary water capital improvements.

RECOMMENDATION: Approve the updated Culinary Water Capital Facilities Plan and authorize the Mayor's signature to any necessary documents.

6. FINANCIAL UPDATE ON THE 2020 FISCAL YEAR BUDGET

COMMUNICATION ITEMS:

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

*****ADJOURN AS THE CITY COUNCIL AND RECONVENE AS THE COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA)*****

COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA) AGENDA

1. CONSIDER APPROVAL OF THE MINUTES FROM THE OCTOBER 22, 2019 POLICY SESSION AND THE OCTOBER 29, 2019 SPECIAL SESSION

SCHEDULED ITEM:

2. CONSIDER APPROVAL OF RESOLUTION 2019R-06 AUTHORIZING THE CLEARFIELD STATION APARTMENTS TAX INCREMENT FINANCING (TIF) PARTICIPATION AGREEMENT WITH CLEARFIELD STATION APARTMENTS, LLC LOCATED AT APPROXIMATELY 1250 SOUTH STATE STREET

BACKGROUND: The Clearfield Station Community Development Area (CDA) was created for the primary purpose of capturing tax increment revenue to help pay for the cost of public infrastructure connected with the development of the UTA property located at approximately 1250 South State Street. This Participation Agreement sets forth the provisions under which the

CDRA would reimburse the developer of the Clearfield Station Apartments (Clearfield Station, LLC) for those costs.

RECOMMENDATION: Approve the Clearfield Station Apartments Tax Increment Financing (TIF) Participation Agreement and authorize the Chair's signature to any necessary documents.

Dated this 7th day of November, 2019.

/s/Nancy R. Dean, City Recorder

The City of Clearfield, in accordance with the 'Americans with Disabilities Act' provides accommodations and auxiliary communicative aids and services for all those citizens needing assistance. Persons requesting these accommodations for City sponsored public meetings, service programs or events should call Nancy Dean at 525-2714, giving her 48-hour notice.

STAFF REPORT

TO:	Mayor Shepherd and City Council Members
FROM:	Spencer W. Brimley, Community Development Director Nancy Dean, City Recorder
MEETING DATE:	Tuesday, November 12, 2019
SUBJECT:	Syracuse City request for a municipal boundary adjustment

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RECOMMENDED ACTION

Consider Resolution 2019R-21 to consider the request to adjust the municipal boundary between Syracuse and Clearfield area and setting a public hearing on the matter for Tuesday, January 14, 2020.

DESCRIPTION / BACKGROUND

Clearfield and Syracuse have been working to resolve an opportunity for each City that would result in a win, win…win. Syracuse City purchased approximately 20.02 acres of property for the purpose or expanding its cemetery, which is directly south of the parcel under consideration. According to records, Syracuse City bought the parcel in 2003, but it has always remained in the Clearfield City boundaries. There have been several discussions over the years about the desired outcomes and objectives for the parcel. This process really came to a head and made good progress following a work session meeting between the two cities in January of 2018. This meeting was meant as a first step to understand potential, acceptable options, and a common ground approach that would help each community realize its plans and objectives. Since the meeting last year the staff of both Clearfield and Syracuse, with input from elected officials, have worked together to come up with a proposed solution that is equally beneficial for this partnership. The proposal considers an adjustment to the municipal boundary between the cities to allow Syracuse to capture the area required for its future cemetery needs, which will also allow Clearfield to recognize the chance to provide additional single family dwellings on the remaining portion of the parcel, consistent with the surrounding area.

Pursuant to the statutory requirements set forth in Title 10, Chapter 2, Part 419 of the Utah Code, a City seeking to adjust a boundary line is required to adopt a resolution indicating the intent of the municipal legislative body to adjust a common boundary; and will hold a public hearing on the proposed adjustment no less than 60 days after the adoption of the resolution described in the attached timeline. The proposed boundary adjustment shall include approximately 7.78 acres as drawn and described in the survey as well as 0.92 acres of the Rocky Mountain Power corridor.

Staff has included a tentative timeline for not only the boundary adjustment, but land use decisions that would be important and necessary for the intended results.

CORRESPONDING POLICY PRIORITY (IES)

Improving Clearfield's image, livability and economy

IMPACT/OPPORTUNITIES

Remaining acreage is provided for additional single family dwellings within the City boundaries.

SCHEDULE

- See attached timeline

LIST OF ATTACHMENTS

- Proposed boundary adjustment timeline
- Proposed boundary adjustment Map
- Proposed Concept for property
- 2019R-21 Intent for Boundary Adjustment Resolution

Anticipated Process for the Boundary Adjustment between Clearfield and Syracuse City

Although subject to modifications as deemed necessary and in accordance with Utah State Code, the following represents an anticipated timeline related to required process for Boundary Adjustment between Clearfield and Syracuse City. Items listed will be required of each City as outlined in Utah Code Annotated § 10-2-419:

November 12, 2019:	Consider Approval of Resolution 2019R-21 announcing the Intent of the municipal legislative body to adjust a common boundary; **(a public hearing on the proposed adjustment will be held no less than 60 days after the adoption of the proposed resolution)**
November 17 & 24, 2019, December 1, 2019:	Publish Notice of Intention for Boundary Adjustment between Clearfield and Syracuse City in the Standard Examiner, as required by Utah Coded Annotated § 10-2-419(4) once a week for three consecutive weeks.
January 14, 2020:	Public Hearing will be held at the regular meeting place of the Clearfield City Council in the Clearfield City Hall, 55 South State Street, Clearfield, Utah, at 7:00 p.m. on Tuesday, January 14, 2020.
March 10, 2020:	Final Notice of impending boundary action and approved final location plat submitted to the office of the Lt. Governor within 60 days of both City Council approvals
March 20, 2020:	Submit the notice of impending boundary action, certificate of boundary adjustment, final local entity play, and certified copy of ordinances approving boundary adjustments, after receiving issuance of certificate of boundary adjustment.

Boundary adjustment is effective either July 1 or January 1, following certificate of issuance by Lt. Governor's Office.

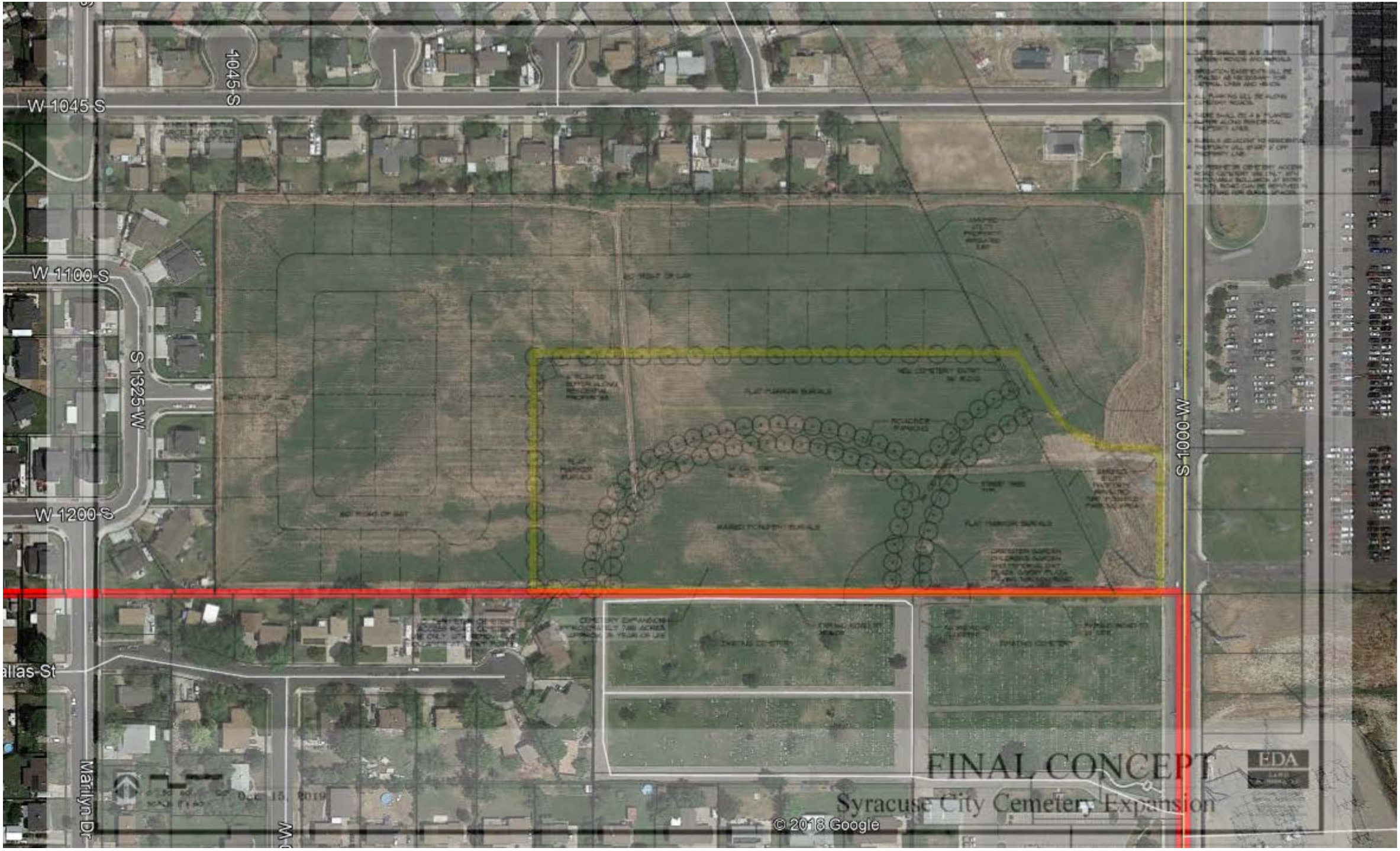
*indicates process specific to Clearfield City land use requirements

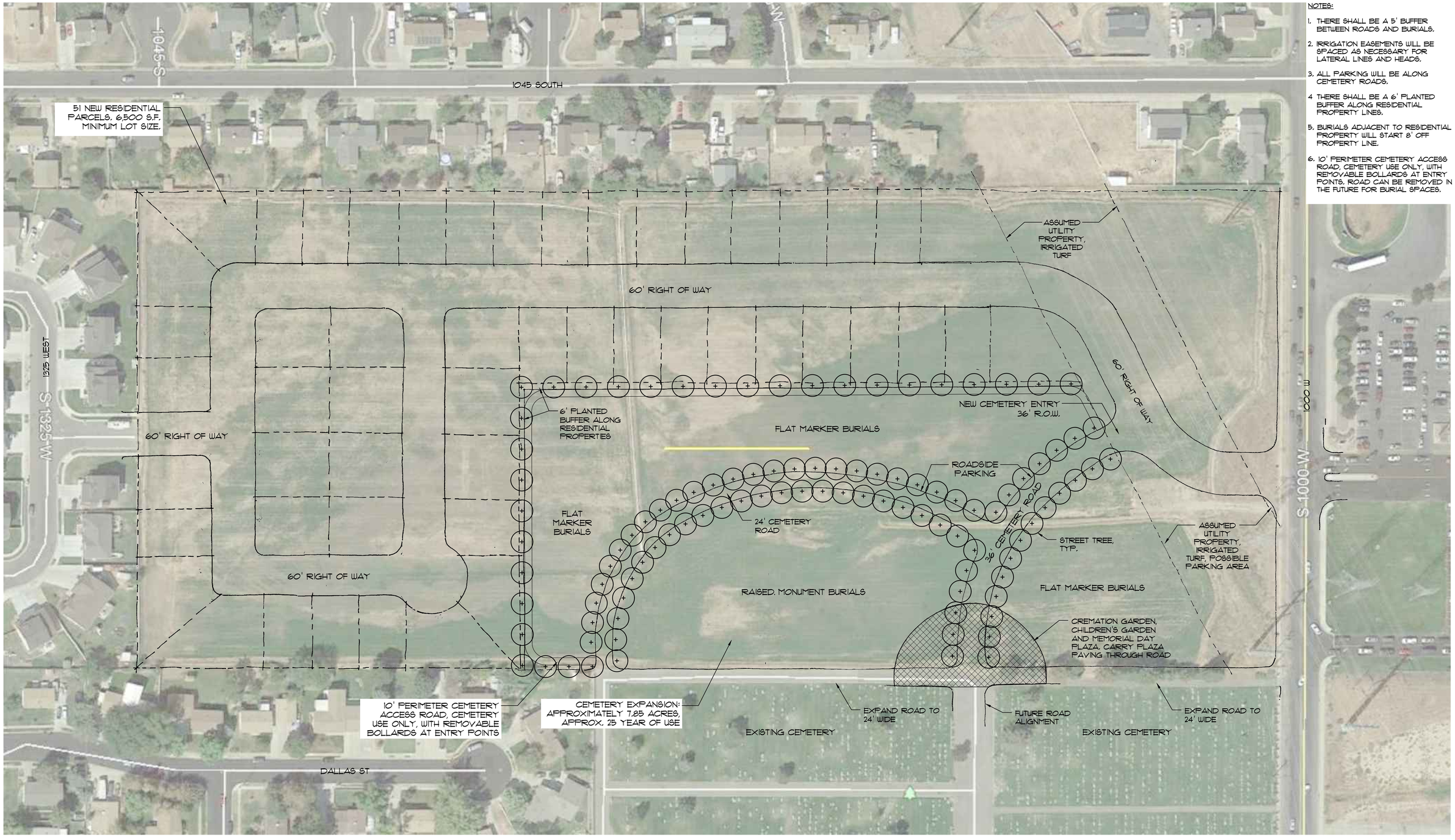
Specific Clearfield City actions to be taken

January 14, 2020:	Following a public hearing Clearfield City Council, may take action by approving the proposed boundary adjustment.
***November 20, 2019:**	Planning Commission consideration of the rezone of property owned by Syracuse, within Clearfield's boundary from A-1 to R-1-6, for the purpose of single family development.
***December 3, 2019:**	City Council work session to consider and discuss the rezone of property owned by Syracuse, within Clearfield's boundary from A-1 to R-1-6, for the purpose of single family development.
***December 10, 2019:**	City Council consideration, discussion and possible action for the rezone of property owned by Syracuse, within Clearfield's boundary from A-1 to R-1-6, for the purpose of single family development.
March 10, 2020:	If approved, on or about this date the signed plats will be sent to the Lt. Governor's Office for processing within 10 days.
March 20, 2020:	On or about this date, the annexation will be recorded with Davis County.
***Month Day, 2020:**	Planning commission considers approval of preliminary plat and recommendation of final plat for the purpose of single family development.
***Month Day, 2020:**	City Council, in a work session will discuss the request for final plat for the purpose of single family development.
***Month Day, 2020:**	City Council consideration, discussion and possible action considers approval of the final plat for the purpose of single family development.

*indicates process specific to Clearfield City land use requirements


12-051-0046, Syracuse City, 20.02 acres
12-051-0034, Utah P & L, 3.73 acres
To remain in Clearfield for SFD
- Approx. 12.22 acres
Syracuse Land to be Annexed
Approx. 7.8 Acres
RMP Land to be Annexed
Approx
.92 acres
CLEARFIELD CITY BOUNDARY
SYRACUSE CITY BOUNDARY


1045 S
W 1045 S
W 1100 S
S 1325 W
W 1200 S
S 1000 W
allas St
Marilyn Dr
FINAL CONCEPT
Syracuse City Cemetery Expansion
FDA
© 2018 Google



NOTES:

1. THERE SHALL BE A 5' BUFFER BETWEEN ROADS AND BURIALS.
2. IRRIGATION EASEMENTS WILL BE SPACED AS NECESSARY FOR LATERAL LINES AND HEADS.
3. ALL PARKING WILL BE ALONG CEMETERY ROADS.
4. THERE SHALL BE A 6' PLANTED BUFFER ALONG RESIDENTIAL PROPERTY LINES.
5. BURIALS ADJACENT TO RESIDENTIAL PROPERTY WILL START 8' OFF PROPERTY LINE.
6. 10' PERIMETER CEMETERY ACCESS ROAD, CEMETERY USE ONLY, WITH REMOVABLE BOLLARDS AT ENTRY POINTS. ROAD CAN BE REMOVED IN THE FUTURE FOR BURIAL SPACES.

NORTH

0' 30' 60' 120'

SCALE: 1" = 60'

Oct. 15, 2019

FINAL CONCEPT

Syracuse City Cemetery Expansion

EDA
LAND PLANNING, P.C.
Landscape Architecture
Planning - Urban Design
772 East 3300 South, Suite 110
Salt Lake City, Utah 84106
Ph. 801-924-2296 Fax. 801-924-2297

CLEARFIELD CITY RESOLUTION 2019R-21

A RESOLUTION OF INTENT BY CLEARFIELD CITY, UTAH TO ADJUST A COMMON MUNICIPAL BOUNDARY WITH SYRACUSE CITY, UTAH.

WHEREAS, the Utah legislature has authorized cities to agree to the mutual adjustment of common boundaries between them, pursuant to section 10-2-419 of the Utah Code; and

WHEREAS, Clearfield City and Syracuse City share a common boundary; and

WHEREAS, Syracuse City owns certain property in Clearfield City, and desires a portion of that property to be included within Syracuse City, as provided on the map attached as Exhibit A; and

WHEREAS, Clearfield City will seek public input for this action by scheduling a public hearing not less than 60 days after the date of this resolution; and

WHEREAS, Clearfield City is required to publish notice as provided in Utah law for the hearing; and

WHEREAS, it is anticipated that Syracuse City will enact a resolution and hold a hearing within the statutory period,

NOW, THEREFORE, BE IT RESOLVED BY THE CLEARFIELD CITY COUNCIL AS FOLLOWS:

Section 1. Indication of Intent. Clearfield City intends to adjust a common boundary that exists with Syracuse City, Utah, in the manner described and laid out in Exhibit A.

Section 2. Notice & Hearing. The City Council requests staff to schedule the hearing not less than 60 days after this resolution's passage, and to public notice in accordance with state law.

Passed and adopted by the City Council at its regular meeting on November 12, 2019.

ATTEST

CLEARFIELD CITY CORPORATION

_____

Nancy R. Dean, City Recorder

_____

Mark R. Shepherd, Mayor

VOTE OF THE COUNCIL

AYE:

NAY:

STAFF REPORT

TO: Mayor Shepherd and City Council Members

FROM: Spencer W. Brimley, Community Development Director

MEETING DATE: Tuesday, November 12, 2019

SUBJECT: Discussion - Utility Trailer Landscape amendment request (DA)

RECOMMENDED ACTION

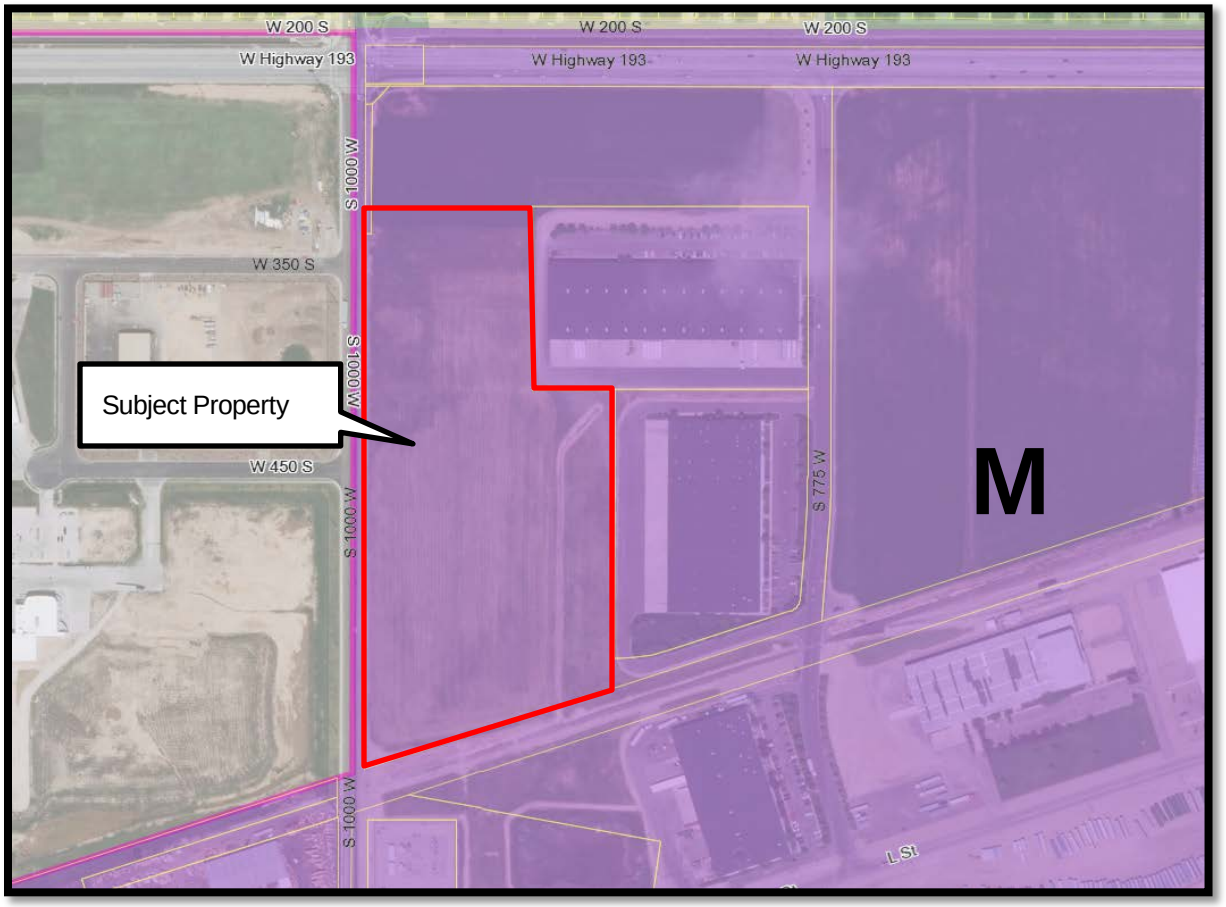
Staff recommends that the Planning Commission **approve as conditioned**, **CUP 1909-0004**, a conditional use permit request by Betty Parker on behalf of Freeport Center Associates and Utility Trailer to amend to the previously approved landscaping plan at the subject property. Location: Approximately 1050 South 1000 West (TIN: 12-931-0001). This recommendation is based on the discussion and findings in the Staff Report.

DESCRIPTION / BACKGROUND

Project Information	
Project Name	Utility Trailer CUP Amendment (Landscaping)
Site Location	1050 South 1000 West
Tax ID Number	12-931-0001
Applicant	Betty Parker, Freeport Center Associates
Owner	Robert P. O'Block, Freeport Center Associates
Proposed Actions	Conditional Use Permit Amended
Current Zoning	M-1 (Manufacturing)
Gross Site	17.61 Acres

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Vacant Land	M-1 (Manufacturing)	Business Park
East	Manufacturing	M-1 (Manufacturing)	Business Park
South	Manufacturing	M-1 (Manufacturing)	Manufacturing
West	Manufacturing	n/a (Syracuse City)	n/a (Syracuse City)

Aerial Image & Zoning



BACKGROUND

Utility Trailer requested and was approved for the relocation of a trailer storage area to the location identified in the image above. This relocation request was approved by the Planning Commission at their July 10, 2019 meeting. The approval outlined the proper requirements and governing restrictions to insure the project is developed in accordance with Clearfield City Code. This new storage location will be located adjacent to the existing Utility Trailer facility and will include the improvements along the east side of 1000 West. This will include a six foot fence planned for the berm in order to support the required buffer and screening for the area along 1000 West.

Approved and required landscaping

The M-1 Zone requires that a minimum of ten percent (10%) of the lot or parcel be developed as landscaped open space. With a total parcel area of 17.61 acres or 767,091.6 square feet, the applicant is required to provide 76,709.16 square feet as landscaped open space. Based upon the plan set, a total of 19,338 square feet of landscaping was originally proposed for the project. Following the meeting with the Planning Commission an additional 57,371.16 square feet of landscaping was required and approved to bring the project into compliance with the ten percent (10%) requirement of the M-1 Zone.

Additional regulations for landscaping found in §11-13-23, "Landscape Standards and Requirements," one (1) tree is required for every five hundred (500) square feet of landscape area and one (1) shrub for every three hundred (300) square feet of landscape area. The trees must have a trunk size of two inches (2") as measured eight inches (8") above the soil line and a minimum height of six feet (6'). The shrubs must have a minimum size of one (1) gallon at time of planting that will attain a height of at least two feet (2').

Based upon the minimum landscape requirement (10%) the requirement would be for approximately 76,709 square feet. In turn this would require the development must have; one hundred and fifty three (153) trees; and two hundred and fifty six (256) shrubs.

The landscape plan currently provides seventy two (72) trees and four hundred and fifty two (452) shrubs. The landscape plan was required to be revised to include an additional eighty one (81) trees and 57,371.16 square feet of landscaped area. The additional landscaping would be provided around the perimeter of the project surrounding the fencing to provide additional buffering and screening for the use of the project as outdoor storage.

Landscape amendments

The applicant's request is to amend the previously approved landscape plan, including additional requirements, in order to reduce the percentage of landscaped area, as well as the number of shrubs and trees that were previously approved. Staff has reviewed the plans and believes the request is consistent with the area and will not cause any negative or detrimental impacts as proposed. This amendment does not change any other requirements in the Notice of Decision (NOD) issued on July 12, 2019 regarding the CUP for outdoor storage. This request pertains only to the landscape requirements and the desire of the applicant to reduce this requirement from 10% to 7.5% along with a requested reduction in tree counts for the overall site.

The applicant is requesting the landscaping and irrigation plans be revised standard, which <u>will apply to only the perimeters of the Utility Trailer Project</u>.

A total of 58,656 square feet (approximately 7.5%) of landscaping shall be provided and shall, following the execution of the Development Agreement, constitute compliance with the landscaping requirements for the M-1 Zone for this project.
The site will contain trees and shrubs in the following ratios:

a. A total of **94 trees** as shown on the attached map shall be provided
    i. A total of 72 trees shall be equally spaced along 1000 West
        1. A total of 3 trees shall be located on the south by the railroad tracks
        2. A total of 4 trees shall be located on the north
        3. A total of 15 trees shall be located to the east in a manner that does not block the vision of truck traffic
b. A total of **256 shrubs** shall be planted according to the attached landscaping plan

At the requested 7.5% of landscaped area the number of trees and shrubs required would be 117 trees and 195 shrubs. The applicant is proposing to have 94 trees (approx. 23 less than 7.5% calculation) and 256 shrubs (approx. 139 more shrubs than 7.5% calculation). The requested modification to the landscape plan allows the applicant to receive approval for adjustments for not only the percentage of required landscape area, but also for specifics related to tree and shrub requirements. The following table is provided to helps make the difference between compliance and the modification more easily understood.

Utility Trailier Landscaping Amendment		
Compliance @ (10%)	76,709	
Trees	153	
Shrubs	256	
Compliance @ (7.5%)	58,656	
Trees	117	
Shrubs	196	
FCA/Utlity Proposal @ (7.5%)	58,656	
Trees	94	-23
Shrubs	256	60

The approval of this amendment does not change or reduce the requirement for all trees to have a trunk size of two inches (2”) as measured eight inches (8”) above the soil line and a minimum height of six feet (6’). The shrubs must have a minimum size of one (1) gallon at time of planting that will attain a height of at least two feet (2’), nor does this amendment change any of the previously approved requirements for the project, as stated in the attached NOD.

Staff is able to consider this request as is appropriate under subsection 11-13-23(I) for the following reasons:

a. No residents are adjacent to the Property. Neighboring uses include industrial, school bus storage, and a power transformer. Their uses will not be affected by these modifications to the code.

b. Maintaining existing vegetation will not adversely affect the public health, safety or general welfare because the project will be closed to the public and landscaping will be maintained without using scarce water resources.

c. Based upon the location of the Property, which is surrounded by industrial uses, the modification does not oppose the general spirit and intent of Title 11, Clearfield Municipal Code, or the intent of Clearfield's general plan.

Planning Commission Recommendation:

The Planning Commission recommended the City Council **approve as conditioned, CUP 1909-0004**, a conditional use permit request by Betty Parker on behalf of Freeport Center Associates and Utility Trailer to amend to the previously approved landscaping plan at the subject property located at approximately 1050 South 1000 West (TIN: 12-931-0001). The following conditions of approval shall be addressed by the applicant and shown on a set of revised plans prior to issuance of final land use approval unless otherwise noted.

2. The project shall comply with all applicable development standards of the M-1 Zone.
3. The landscaping and irrigation plans shall be revised to meet the minimum code requirements which include:
    a. A total of **94 trees** as shown on the attached map shall be provided
        i. A total of 72 trees shall be equally spaced along 1000 West
            1. A total of 3 trees shall be located on the south by the railroad tracks
            2. A total of 4 trees shall be located on the north
            3. A total of 15 trees shall be located to the east in a manner that does not block the vision of truck traffic
    b. A total of **256 shrubs** shall be planted according to the attached landscaping plan
4. The project fencing shall have a minimum height of six feet (6') and shall be constructed of a material that is impervious as required by code.
5. The project shall comply with engineering standards / requirements and obtain approval prior to the issuance of final Land Use approval.
6. The applicant shall obtain a building permit for all project work prior to the commencement of said work.
7. As per 11-13-23(I), the applicant shall execute a development agreement with Clearfield City to allow the proposed landscaping to be less than the 10% required in the M-1 Zone.

8. The amended plat shall maintain existing utility and access easements as required by the City Engineer.
9. The proposed lots shall comply with lot frontage, width, setback, and development standards required by Title 11 of the Clearfield City Code.
10. If landscaping is not completed and prior to final occupancy or issuance of final land use approval the applicant is required to provide a bond in order to ensure that all required landscaping is installed in an acceptable manner…The cash bond or escrow account shall be subject to approval by the city engineer, and shall be in an amount equal to one hundred twenty five percent (125%) of the estimated costs of construction and installation of all required landscaping, parks, playgrounds, recreation facilities, fences, walls, and other amenities shown on the final landscape plan or site plan, as applicable

CORRESPONDING POLICY PRIORITY (IES)

Improving Clearfield's Imagine, Livability and Economy

ALTERNATIVES

1. Approve landscape amendment as proposed by the applicant and recommended by the Commission.

2. Require applicant to meet landscape requirements outlined in Title 11 of the Clearfield City code, requiring compliance with percentages as well as tree and shrub counts.

3. Allow for reduction of landscape percentage, but require all tree and shrub counts to meet or exceed those allowed with a 7.5% landscaped area.

LIST OF ATTACHMENTS

1. Proposed Landscaping Plans

DEVELOPMENT AGREEMENT
FREEPORT CENTER ASSOCIATES, LLP
AND
CLEARFIELD CITY, DAVIS COUNTY, UTAH

This Development Agreement ("Agreement") is made and entered into as of this _____ day of _____, 2019, by and between **FREEPORT CENTER ASSOCIATES LLP,** hereinafter "Freeport", and **CLEARFIELD CITY**, a Utah municipal corporation and political subdivision of the state of Utah, hereinafter "Clearfield". Freeport and Clearfield may be collectively referred to as the "Parties" in this Agreement.

RECITALS:

A. Freeport has entered into a contract to purchase a portion of land located at approximately 1111 South 1000 West, as depicted on Exhibit A, which is attached to this Agreement and incorporated by reference as the "Property".

B. Zoning landscape requirements include 10% landscaping and the installation of shrubs and trees in accordance with Chapter 13, Title 11, of the Clearfield Municipal Code.

C. Pursuant to subsection 11-13-23(I) of the Clearfield Municipal Code, the landscaping requirements may be modified via development agreement ("Agreement").

D. The Parties desire to enter into a development agreement to make certain modifications to landscaping requirements for the Property.

NOW THEREFORE, in consideration of the mutual covenants contained herein, the Petitioners and the City hereby agree to the following:

AGREEMENT

Landscaping Modification. Freeport shall install landscaping consistent with the plan approved by the Planning Commission on Wednesday, October 16, 2019. The Parties agree the 10% of landscaping, as required by ordinance, may be reduced to 7. 5% of the site. The Parties agree to the following specific modifications:

a. A total of 94 trees as shown on the attached map shall be provided
    i. A total of 72 trees shall be equally spaced along 1000 West
    ii. A total of 3 trees shall be located on the south by the railroad tracks
    iii. A total of 4 trees shall be located on the north
    iv. A total of 15 trees shall be located to the east in a manner that does not block the vision of truck traffic
b. A total of 256 shrubs shall be planted according to the attached landscaping plan

Standards for Modification. The Parties agree that the modification for this Property is appropriate under subsection 11-13-23(I) for the following reasons:

c. No residents are adjacent to the Property. Neighboring uses include industrial, school bus storage, and a power transformer. Neither residents' nor adjacent property owners' uses will be adversely affected by these modifications to the landscaping requirement of the code.
d. Maintaining existing vegetation will not adversely affect the public health, safety or general welfare because the site will be closed to the public and landscaping will be maintained without using scarce water resources.
e. Based upon the location of the Property, which is surrounded by industrial uses, the modification does not oppose the general spirit and intent of Title 11, Clearfield Municipal Code, or the intent of Clearfield's general plan.

Agreement to Run with Land - Termination. This Agreement shall be recorded against the Property and shall be deemed to run with the land and shall be binding on all successors and assigns of Freeport. The Agreement shall be perpetual, until terminated by the Parties by mutual agreement.

No Separate Entity or Partnership. This Agreement shall not create any separate legal or administrative entity or body and there shall be no joint ownership of property. This Agreement does not create any joint venture, partnership, undertaking or business arrangement between the parties hereto, and does not create any rights or benefits to third parties. No agent, employee or servant of the Petitioners or the City is or shall be deemed to be an employee, agent or servant of the other Party.

Indemnification & Hold Harmless. Freeport indemnifies and holds harmless Clearfield, for itself and on behalf of its officers, officials, employees, agents and contractors, against any loss, damage, injury, claim, action, or cause of action that may arise from, or may be in connection with this Agreement, the construction that follows, or the maintenance of the landscaping. This indemnification applies to the acts or omissions, negligent or otherwise, of Freeport in the exercise of rights under this Agreement.

Reserved Legislative Powers. Freeport acknowledges that Clearfield is restricted in its authority to limit its police powers by contract and the limitations, reservations and exceptions set forth herein are intended to reserve to Clearfield all of its police power that cannot be so limited.

Notices. Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be served by mail upon the party for whom intended, at its address shown below:

Clearfield City
City Manager
55 South State Street
Clearfield, UT 84015

Freeport Center Associates
Betty Parker
FREEPORT CENTER ASSOCIATES
P.O. Box 160466 - Freeport Center
Clearfield, Utah 84015

Governing Law & Venue. This Agreement and the performance hereunder shall be governed by the laws of the State of Utah. Any action taken to enforce the provisions of this Agreement shall have exclusive venue in the Second District Court of the State of Utah, Farmington Division.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective duly authorized representatives as of the day and year first written above.

(Signatures appear on following pages)

- REMAINDER OF PAGE LEFT INTENTIONALLY BLANK -

CLEARFIELD CITY

_____ _____
Signature Date

STATE OF UTAH)
: ss.
COUNTY OF DAVIS)

On this _____ day of _____, 2019, personally appeared before me _____**,** an individual whose identity is personally known to me, or proven on the basis of satisfactory evidence, to be the person who executed the Development Agreement and who duly acknowledged to me that he/she executed the same for the purposes therein stated.

_____
Notary Public

Attest:

_____
Clearfield City Recorder

Approved as to form and legality:

_____
Clearfield City Attorney

FREEPORT CENTER ASSOCIATES, L.L.P.

ROBERT P.O'BLOCK

By _____
Robert P. O'Block, Partner/Manager

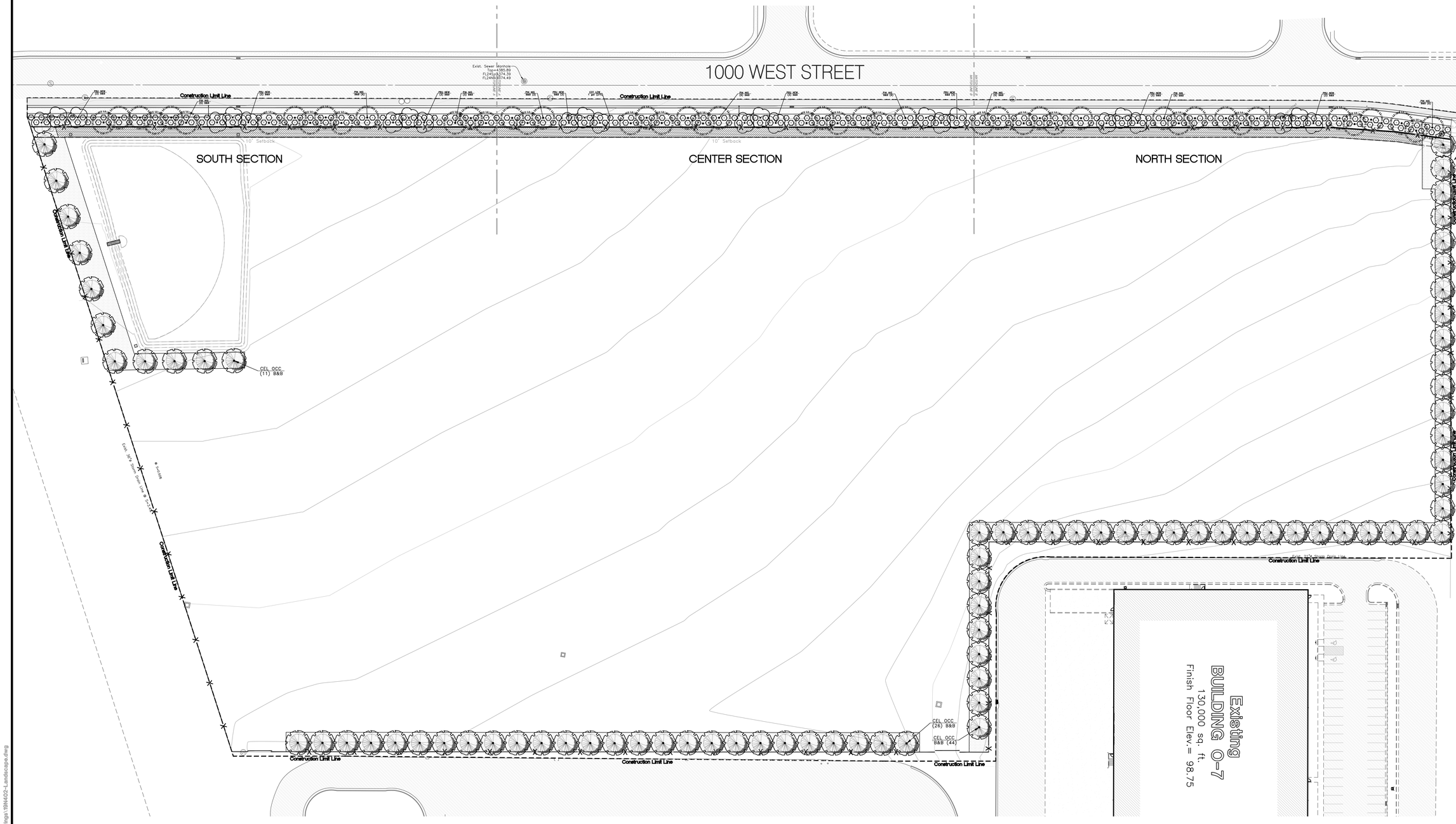
STATE OF UTAH)
: ss.
COUNTY OF DAVIS)

On this _____ day of _____, 2018, personally appeared before me Mike Gailey**,** an individual whose identity is personally known to me, or proven on the basis of satisfactory evidence, to be the person who executed the Development Agreement and who duly acknowledged to me that he/she executed the same for the purposes therein stated.

_____
Notary Public

EXHIBIT A

MAP OF PROPERTY



1 Overall Street Planting Plan

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

STATE OF UTAH
JAMES D. ZAUGG
3085204
07/10/2019
REGISTERED LANDSCAPE ARCHITECT

REV	DATE	DESCRIPTION

Overall Street Planting Plan

1000 WEST SITE DEVELOPMENT

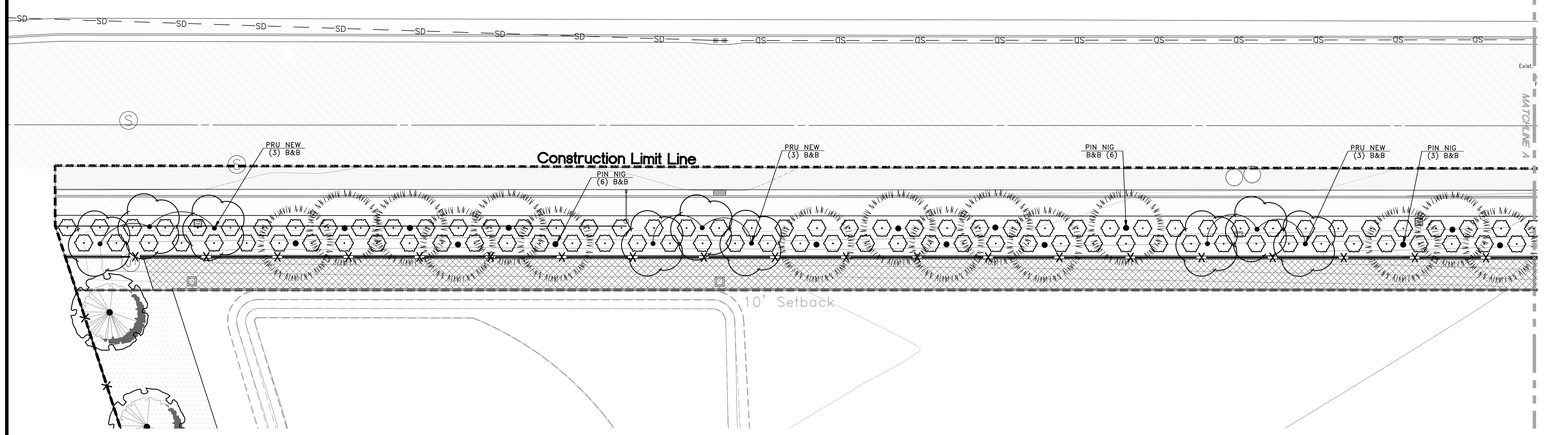
1117 South 1000 West
Clearfield, Utah 84015
A part of Section 2, T4N, R2W, SLB&M, U.S. Survey

July 10, 2019

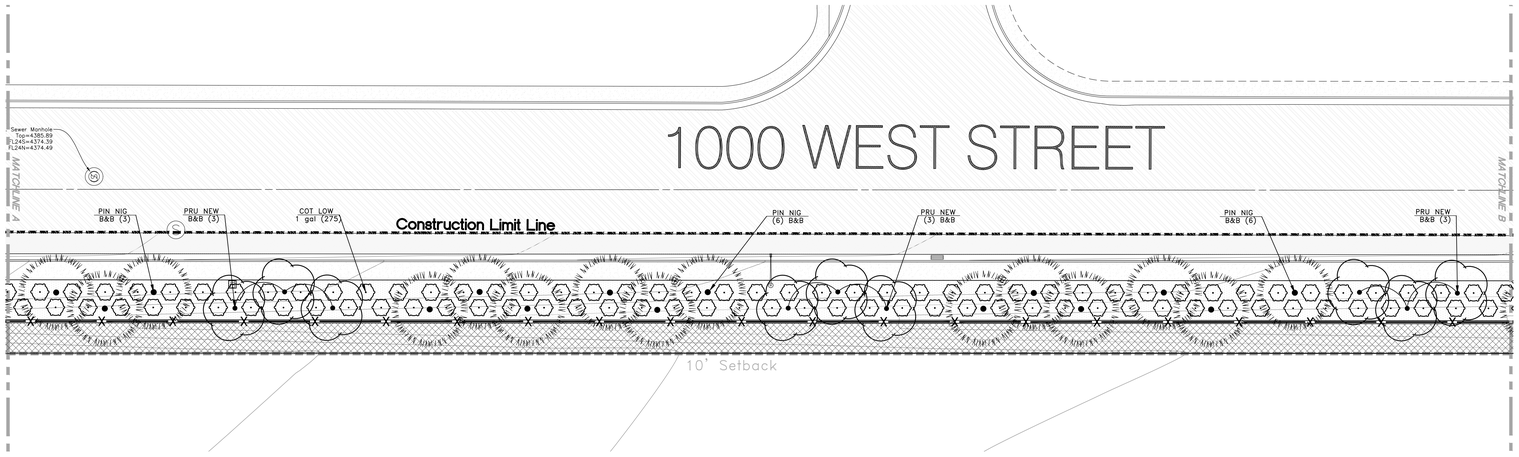
SHEET NO.
LP1.0

18N007

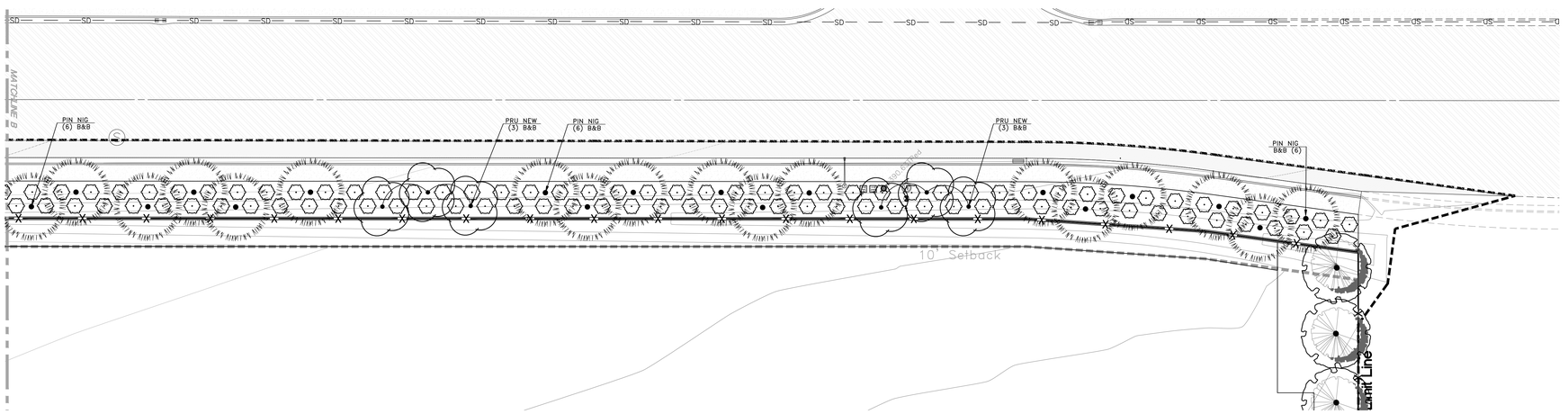
W:\18N402 Utility Trailer Storage Site\2-Drawings\18N402-Landscape.dwg



1 Street Landscape Plan South Section



2 Street Landscape Plan Center Section



3 Street Landscape Plan North Section

PLANT SCHEDULE

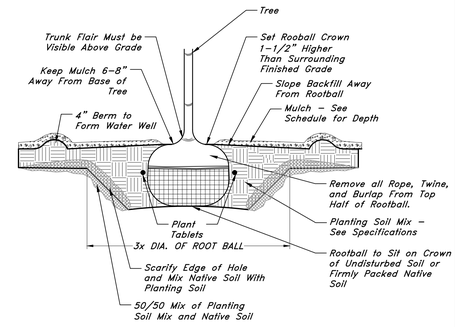
TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
CEL OCC	81	Celtis occidentalis / Common Hackberry	B&B	2"Cal	
PIN NIG	48	Pinus nigra / Austrian Black Pine	B&B		5-6' HT
PRU NEW	24	Prunus cerasifera 'Newport' / Newport Flowering Plum	B&B	2"Cal	

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
COT LOW	275	Cotoneaster dammeri 'Lowfast' / Lowfast Bearberry Cotoneaster	1 gal

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	TYPE	SPACING
	62,956 sf	Shredded Bark Mulch Natural shredded tree bark, install over 12" deep amended stockpiled topsoil, pre-emergent herbicide, and Dewitt Pro5 weed barrier fabric.	Mulch	Shredded	
	13,902 sf	Shredded Bark Mulch – Without Planting Natural shredded tree bark, install over Dewitt Pro5 weed barrier fabric over native soil.	Mulch	Shredded	

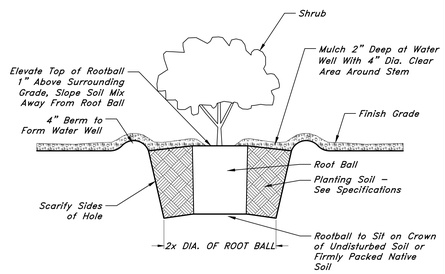
PLANTING NOTES

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 STOCKPILED AND AMENDED ON SITE. AMEND AT A RATE OF 5 PARTS TOPSOIL TO 1 PART COMPOST. CONTRACTOR IS RESPONSIBLE FOR PROVIDING 12" OF TOPSOIL FOR SHRUBS AND TREES.
4. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISH GRADE ELEVATIONS. ALLOW FOR A MINIMUM OF 4" THICK MULCH 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.



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

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

REV | DATE | DESCRIPTION

STATE OF UTAH
JAMES D. ZAUGG
3085204
07/10/2019
LICENSED LANDSCAPE ARCHITECT

Street Landscape Plan

1000 WEST SITE DEVELOPMENT

1111 South 1000 West
Clearfield, Utah 84015
A part of Section 2, T4N, R2W, SLB&M, U.S. Survey

July 10, 2019

SHEET NO.
LP1.1

18H007

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CLEARFIELD CITY COUNCIL MEETING MINUTES
6:00 P.M. WORK SESSION
October 8, 2019

City Building
55 South State Street
Clearfield City, Utah

PRESIDING:	Mark Shepherd	Mayor
PRESENT:	Kent Bush	Councilmember
	Vern Phipps	Councilmember
	Tim Roper	Councilmember
	Karece Thompson	Councilmember
EXCUSED:	Nike Peterson	Councilmember
STAFF PRESENT:	JJ Allen	City Manager
	Summer Palmer	Assistant City Manager
	Stuart Williams	City Attorney
	Teresa Allen	Victim Services Coordinator
	Delaney Combe	Victim Housing Advocate
	Kelly Bennett	Police Chief
	Adam Favero	Public Works Director
	Eric Howes	Community Services Director
	Curtis Dickson	Community Services Deputy Dir.
	Spencer Brimley	Community Development Director
	Rich Knapp	Finance Manager
	Trevor Cahoon	Communications Manager
	Nancy Dean	City Recorder
	Wendy Page	Deputy Recorder

VISITORS: Jason Wilde – US Air Force, Carly Siddoway – Contractor, US Air Force, Kathryn Murray, Chris Uccardi, Devin Prouty

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

UPDATE FROM THE HILL AIR FORCE BASE (HAFB) ENVIRONMENTAL DIRECTORATE

Jason Wilde, Restoration Project Manager US Air Force, thanked Councilmember Phipps for his representation on the Restoration Advisory Board. He reviewed the efforts taken to date to help resolve the methane issue in parts of the City. He reported the clean up efforts were progressing as predicted, however in some areas the vegetable oil that was injected into the ground started to rise into shallower areas and created methane. He reviewed the areas that were affected and being monitored.

DRAFT

Mr. Wilde stated the next step was to dig a trench and dispose of the oily soil and replace it with good soil. He stated it was an aggressive and expensive approach; however mitigating the exposure to methane was a priority. He informed the Council that construction was expected to start on October 22, 2019 and last no longer than 5 days.

Mayor Shepherd asked how much of the road would be effected. Mr. Wilde stated the mitigation project would take up most of the road during the day; however, after 5 p.m. the road would be operational. He said the overall impact to the environment would be negligible.

Councilmember Phipps wondered what would prevent the methane from coming back and taking over the new soil. Mr. Wilde stated the injections had been stopped and digging up the soil would hopefully prevent the methane from accumulating again.

Councilmember Roper asked about further monitoring on the situation. Mr. Wilde discussed the Air Force's new approach to monitoring the situation. He assured the Council the situation would be continually monitored.

UPDATE ON THE VICTIM SERVICES PROGRAM

Teresa Allen, Victim Services Coordinator, reminded the Council of the goals of the Victims Of Crime Act (VOCA) Grant which included:

- Reduce trauma to victims of domestic violence and other violent crimes in Clearfield City.
- Enhance victim services by assisting victims in locating resources and by providing services through the use of volunteers.
- Provide support and advocate for victims of crime prosecuted in the Clearfield City Justice Court.

Ms. Allen reviewed service statistics for the 2018/2019 fiscal year. She explained the agenda packet had included a wrong number, which had been updated with the presentation. She reported there were 354 individual victims served; 1,145 direct victim contacts; 662 provided case notification or criminal justice updates; 39 crisis assistance, 32 protection order assistance; and, 26 provided crime victims' reparation assistance. She explained the majority of victims served were victims of domestic violence.

UPDATE ON THE DAVIS AREA VICTIM HOUSING ASSISTANCE PROGRAM

Teresa Allen, Victim Services Coordinator, introduced Delaney Combe, Victim Housing Advocate. Ms. Allen stated the Domestic Violence Shelter and Layton City had programs that received grant funding along with Clearfield City for the housing assistance programs. She indicated Layton City only worked with residents of Layton and the shelter only worked with domestic violence, but the funding received by Clearfield City could be used to care for victims countywide.

DRAFT

Ms. Allen reviewed the following goals of the VOCA Housing Grant:

- Providing victims centered housing assistance to victims of crime in the Davis County Area.
- Maximize effectiveness of victim housing assistance through community engagement.

Ms. Combe shared her background with social work and former employment. She explained she was working to build relationship with landlords. She also planned to work collaboratively with other agencies and community programs. Ms. Combe stated she was mobile and could meet where needed to help victims.

Councilmember Bush asked if schools were involved. Ms. Allen said when necessary, but the victim would need to ask for that service.

Councilmember Roper asked if local religious leaders knew about the programs. Ms. Combe stated they were in the process of getting the information out. JJ Allen, City Manager, informed Ms. Allen and Ms. Combe about Councilmember Peterson being a part of the Interfaith Group. He suggested that group might be a helpful in getting information out.

Ms. Combe thanked the finance department for their help in achieving a fast turn around with getting checks written to assist the victims.

<u>DISCUSSION ON THE FUNDING STRATEGIES FOR THE VETERANS MEMORIAL</u>

Eric Howes, Community Services Coordinator, stated the concepts and drawings for the proposed Veterans Memorial were included in the packet given to the Council. He discussed the price estimates for the memorial.

Trevor Cahoon, Communications Manager, explained staff needed direction from the Council on the following five questions regarding the proposed Veterans Memorial:

- Where does the construction of the monument sit in priority to other projects?
- When would the target for completion be for the monument?
- What sort of funding mechanisms did we want to use to erect this monument?
    - Donations
    - Fundraising
    - Fund Balance
    - General Fund
    - PARAT Tax
    - Etc.
- How aggressively did the Council wish to be in accomplishing the monument?
- What would a kick off to this effort look like?
    - Targeted advertising
    - Event/Experience

DRAFT

Councilmember Phipps stated the memorial had always been a priority to him, however it was more expensive than he had envisioned. Councilmember Phipps stated if it were a lower cost it would be a higher priority for him. Councilmember Bush agreed.

Councilmember Bush stated American Legion had expressed interest in donating if there were a request from the City. He thought there would be many that would donate if the word went out. Mr. Cahoon said a price range would be needed to inform those interested in donating of the goal the City was trying to reach.

Councilmember Phipps and Bush expressed they would prefer not to use PARAT tax revenue for the memorial.

Mr. Cahoon wondered about portions of the memorial incorporating the community through allowing those who wished to donate, to buy bricks, placards, or plinths and have the names of those who donated attached.

Mr. Howes explained if there was a community sponsorship it would be easier to sell the idea with 3D renderings to show donors the vision for the project, which would cost additional money.

Mr. Allen asked about a time limit being set for the fundraising.

Mayor Shepherd stated he did not want to lose sponsors from other events to fund the memorial.

Mr. Allen asked if $100,000 was needed through fundraising approximately how long would that take. Mr. Cahoon stated at least ten years. He felt it would be feasible to get $10,000 per year unless the memorial was the only fundraiser and sponsorship for the year. Mr. Cahoon explained that taking ten years would make it difficult to maintain excitement about the project. He said another option could be one piece at a time so there was something tangible added each year from the funds raised.

Mayor Shepherd shared three of the top five sponsors for the Layton City memorial were Davis County, Layton City and Layton City's RAMP tax.

Councilmember Roper wondered if the project could be done in phases when funds were available in smaller amounts.

Mayor Shepherd suggested a $50,000 goal in two years for the public fundraiser.

Councilmember Thompson shared he felt the City might be over extending the funds, which was leading him to a decision of abandoning the project. He stated he would love to honor the veterans and refurbish that park and part of town but did not like the cost attached to the project.

Mayor Shepherd stated if the City were to do the project it needed to be done right.

DRAFT

Mr. Allen stated if the Council wanted the memorial prioritized then staff needed direction prior to Veterans Day as that would be a perfect time to kick off the fundraising.

Councilmember Thompson moved to adjourn at 6:59 p.m., seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmember Bush, Phipps, Roper, and Thompson. Voting NO – None. Councilmember Peterson was not present for the vote.

DRAFT

CLEARFIELD CITY COUNCIL MEETING MINUTES
6:00 P.M. WORK SESSION
October 15, 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
EXCUSED:	Karece Thompson	Councilmember
STAFF PRESENT:	JJ Allen	City Manager
	Summer Palmer	Assistant City Manager
	Stuart Williams	City Attorney
	Devin Rogers	Police Assistant Chief
	Adam Favero	Public Works Director
	Eric Howes	Community Services Director
	Curtis Dickson	Community Services Deputy Dir.
	Spencer Brimley	Community Development Director
	Rich Knapp	Finance Manager
	Trevor Cahoon	Communications Manager
	Nancy Dean	City Recorder
	Wendy Page	Deputy Recorder

VISITORS: Devin Prouty, Chris Uccardi, Ruth Jones, Adam Hughes – Better City, Joe Torman – Lotus, Bryan Wrigley - Lotus

Mayor Pro Tem Peterson called the meeting to order at 6:02 p.m.

DISCUSSION ON AWARD OF PROPOSAL FOR THE SANITARY SEWER CAPACITY STUDY

Adam Favero, Public Works Director, stated staff identified six areas in the City where a study on the sewer capacity would be beneficial. He stated a request for proposal (RFP) had been issued. Mr. Favero explained CRS Engineering had been selected for the bid amount of $31,766 with an additional amount for contingency cost of $13,234 for a total project cost of $45,000 to be approved by the Council.

DRAFT

Mayor Pro Tem Peterson wondered why the contingency amount was higher than normal for the project. Mr. Favero responded the contingency was higher to accommodate unforeseen expenses if the findings from the study required it to be expanded.

JJ Allen, City Manager, said $85,000 was budgeted for the project and the total for the CRS bid was $45,000. He stated staff felt that was a good starting point and would come back to the Council, if necessary, and request more.

Mr. Favero reviewed the six areas of the City included in the proposed study.

DISCUSSION ON A RECREATION AND AQUATIC AND FITNESS CENTER FEE STUDY

Eric Howes, Community Services Department, stated there was a significant decrease in revenue at the Aquatic and Fitness Center. He stated staff reached out to consulting firms to get a ballpark on pricing to complete a thorough fee study. The City received four proposals that ranged in pricing from $15,000 to $30,000. He reviewed the proposals that were submitted to the City. He indicated staff recommended Tom O'Rourke Consulting with a bid of $21,000.

Mr. Howes stated there were several reasons revenues had gone down at the Aquatic Center. He explained staff felt one of the reasons might be costs had increased, but there had been no increase in fees since the opening of the center.

He reviewed the following five parts desired to be included in the study:

- An evaluation of existing business principles, finance philosophy, staffing, and facilities.
- A pricing and fee structure evaluation.
- Pricing and fee structure recommendations.
- Financial stability and sustainability recommendations
- An implementation plan.

Mr. Howes indicated the $21,000 that had been proposed for this study included sending information to the firm, meeting for three days, the firm reviewing information gained, and the firm providing fee recommendations back to staff. He explained having the firm come back out to implement the findings was not included in the proposed amount. He stated if Council felt that was beneficial it would cost approximately $2,000 more.

Mr. Howes reviewed the qualifications of the recommended consultant.

Mr. Howes explained it was not anticipated that the full implementation of the findings would be complete until approximately the end of January 2020.

Councilmember Roper expressed support for the study but also wondered if fee studies should be looked at more often. Mr. Howes agreed the frequency of studies should be increased and explained part of the study would review the implementation of the fee adjustments over time.

Councilmember Phipps affirmed the study would be good for the City.

DRAFT

Mr. Allen asked if anyone had a desire for the consultant to come back and report on the implementation. The consensus of the Council was to have Mr. Howes and his department present and implement the findings of the study.

Mr. Allen restated the study would be very specific to the recreation and aquatics departments and would help set up a structure for the next 5 to 7 years to increase fees as necessary.

DISCUSSION ON AWARD OF BID FOR THE ARTS CENTER ELECTRICAL UPGRADE

Curtis Dickson, Community Services Deputy Director, explained the Arts Center needed an electrical upgrade. He stated the project would have cost savings if it could be awarded promptly. He reviewed the upgrades that would take place with the project. He noted the City had five companies come do a walk through and only one company bid on the project. The bid came in at $112,258 and the budgeted amount based on engineering estimates was $85,000.

Councilmember Bush wondered why the bid was higher than the engineering estimate. Mr. Dickson was not certain about the difference in pricing.

Councilmember Roper asked if the upgrade would shut down the Arts Center. Mr. Dickson responded yes. He noted there would only be a few things that would be shifted to City Hall such as band and concert practices.

Mr. Dickson reviewed the following options for responding to the bid:

- Reject the current bid and add additional money for the project to the FY2020 budget.
- Amend the budget, adding an additional $40,000 to the project to cover the current project scope, engineering and contingency funds.
- Reduce the scope by $19,748.00 as proposed by the bidder to reduce the project cost to $95,510 and amend the project budget $20,000 to cover the project scope, engineering and contingency costs.

Councilmember Phipps asked if the cost would increase if the upgrade were postponed. Mr. Dickson said there was potential for a cost increase and the upgrade would then need to be delayed by another year for the Arts Center.

Mayor Pro Tem Peterson expressed worry about getting only one bid and wondered if waitingto bid a second time would produce more bidders, as seen with other projects, would produce bids closer to the engineer's estimate.

Councilmember Roper asked if there were any safety concerns that needed to be addressed sooner. Mr. Dickson explained some of the main panels in backroom were old and not covered and the power capacity in the building was close to maxed out. Councilmember Roper stated he would ultimately like to find the best price, however, if there were safety issues the upgrade should be done sooner.

DRAFT

Mayor Pro Tem Peterson asked if the City had worked with the bidder before. Mr. Dickson replied the City had not worked with the bidder before however CEC, City Engineer, had and its experience had been positive.

The consensus of the Council was to do a budget amendment and keep the original scope for a total of $125,000 for the upgrade.

DISCUSSION ON A DEVELOPMENT AGREEMENT WITH LOTUS COMPANY FOR MABEY PLACE LOCATED IN THE VICINITY OF 442 SOUTH STATE STREET

Summer Palmer, Assistant City Manager, welcomed Joe Torman with Lotus and Adam Hughes with Better City. She reported Bryan Wrigley would be joining the meeting later. She mentioned staff had been working with Lotus and Mr. Hughes for a while on the details of the Mabey Place development. She stated staff had a draft version of the development agreement but it was still a work in progress so there would not be a development agreement to hand out to the Council at the meeting. Ms. Palmer explained staff had committed to finish the details of the development agreement, which was about 95 percent done, and then send it out to be reviewed by the Council.

Mayor Pro Tem Peterson expressed her frustration at not having a development agreement at the meeting. Ms. Palmer said without the Council feeling completely comfortable with the agreement, a special policy session might need to be held later in the month. She expressed the Council should not feel rushed in the decision. Ms. Palmer reviewed the original timelines that were established that allowed Lotus to reach application deadlines for the Low Income Housing Tax Credit (LIHTC). She acknowledged the delay would push Lotus back on application deadlines, but it was important for the Council to feel comfortable with the decision process for the development agreement.

JJ Allen, City Manager, added if the Council were to feel comfortable in its decision by next policy session, Lotus felt confident they could make the application deadline in December and start construction in late spring.

Mayor Pro Tem Peterson expressed the difficulty she felt the Council had in making a decision without a development agreement and having the weight of deadlines out of its control placed upon them. Ms. Palmer reiterated the comfort of the Council in the decision was of utmost importance so there was an extra week to take in the decision making if the Council felt it was needed.

Councilmember Phipps expressed hesitation towards being put in a situation where the Council felt rushed in its decision. He preferred having the extra time to look things over and make an informed decision.

Mr. Allen stated the decision was made to delay providing a copy of the draft Development Agreement to the Council so the Council could have the final negotiations available to it before discussing it in its entirety.

DRAFT

Ms. Palmer discussed the key points being addressed in the development agreement as outlined in the staff report. She explained the development agreement covered only the phases of the development that would occur on the Clearfield Mobile Home Park (CMHP) property and the Minaya property. She stated the City still wanted to continue the partnership with Lotus and that partnership and any new acquisition of land was outlined in a new Memorandum of Understanding (MOU) agreement titled MOU-2, which would supersede the original MOU with Lotus. Ms. Palmer said the MOU-2 also outlined the City's commitment to continue with creating a Community Reinvestment Area (CRA).

Ms. Palmer said the development agreement currently stated the City would defer the impact fees but recapture the fees with interest over time. Mr. Allen explained there would be a schedule included in the development agreement that highlighted the payments with interest of the impact fees.

Councilmember Phipps asked if impact fees had to be spent in a certain time frame. Mr. Allen explained the time frame started once the fees were collected.

Ms. Palmer stated the City was in the process of working out a land swap with UTA, regarding the land near the commuter rail tracks, in order to have a connection to Depot Street.

Ms. Palmer reviewed the use of the LIHTC being used by the developer for the proposed development. She stated the development would be 80 percent LIHTC occupied and 20 percent market rate occupied. She noted the LIHTC component for tenants would be recognized at 60 percent of the average median income (AMI) for Davis County.

Councilmember Bush asked if the AMI was determined by state or land. Joe Torman, LOTUS, explained it varied by density and was based on individual tracks that were created based on census data.

Councilmember Roper affirmed he was okay with the 60 percent AMI if it met the demographics of those living in Clearfield. Councilmember Phipps stated he was still against the development. Mayor Pro Tem Peterson expressed her concerns regarding the new information being presented and the timing of it being presented to the Council.

Ms. Palmer reiterated the decision to keep the topic on the agenda for the meeting was an effort to introduce some of the changes being made so the Council had time to process them and make an informed decision. She reminded staff that a decision did not need to be made by the next policy session and could be delayed to a later meeting.

Ms. Palmer further reviewed the transactions to be considered. She stated the City would convey the CMHP property (not including the property used for the streets and park) to the developer for the first three phases, over the span of five years for a negotiated price. She explained if LOTUS were able to add more townhomes to the proposed development the purchase price for the property would be different. She stated there would be a table showing the breakdown of payments in the development agreement.

DRAFT

Mr. Allen explained developers looked at the purchase price of a property based on a per door basis and that was reflected in the purchase price for the CMHP property.

Councilmember Bush wondered when the payments for the property from LOTUS would start. Ms. Palmer said LOTUS would purchase portions of the property based on the construction timetable, but the first acquisition would likely be next year.

Councilmember Roper expressed his opinion that LOTUS was investing a lot into the Clearfield community. He stated he felt comfortable moving forward with LOTUS as the developer for the project. Ms. Palmer added it had been a great partnership thus far with Lotus on working out details for the proposed development.

Councilmember Bush asked about the modifications from the Form Based Code (FBC). Spencer Brimley, Community Development Director, stated the modifications were minimal.

Mr. Allen referred to the commercial space proposed for the initial phase of the project. He mentioned Lotus had never portrayed that the commercial space would be anything but a leasing office. He explained the development agreement stated LOTUS could lease out the commercial space to any other tenant if desired instead of using it as a leasing/management office.

Ms. Palmer stated the final development agreement would be sent out as quickly as negotiations were completed.

Councilmember Bush moved to adjourn at 7:35 p.m., seconded by Councilmember Phipps. The motion carried upon the following vote: Voting AYE – Councilmember Bush, Phipps, and Roper. Voting NO – None. Councilmember Thompson was not present for the vote.

DRAFT

CLEARFIELD CITY COUNCIL MEETING MINUTES
7:00 P.M. POLICY SESSION
October 22, 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:	Stuart Williams	City Attorney
	Kelly Bennett	Police Chief
	Adam Favero	Public Works Director
	Eric Howes	Community Services Director
	Curtis Dickson	Community Services Deputy Dir.
	Spencer Brimley	Community Development Director
	Rich Knapp	Finance Manager
	Nancy Dean	City Recorder
EXCUSED:	JJ Allen	City Manager
	Summer Palmer	Assistant City Manager

VISITORS: Travis Taylor, Brian Brower, Bob Bercher, Jordan Mineer, Arianna Leigh, Annette Nielson, Brady Nielson, Kristi Bush, Ruth Jones, Joseph Jacobsen, Ethan Judkins

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

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

Councilmember Peterson led the opening ceremonies.

APPROVAL OF THE MINUTES FROM THE SEPTEMBER 17, 2019 WORK SESSION; OCTOBER 1, 2019 WORK SESSION; AND THE OCTOBER 8, 2019 POLICY SESSION

Councilmember Bush moved to approve the minutes from the September 17, 2019 work session; October 1, 2019 work session; and the October 8, 2019 policy session; as written, seconded by Councilmember Phipps. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper and Thompson. Voting NO – None.

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OPEN COMMENT PERIOD

There were no public comments.

APPROVAL OF THE AWARD OF PROPOSAL FOR THE SANITARY SEWER CAPACITY STUDY

Adam Favero, Public Works Director, stated the City solicited proposals for a Sewer Capacity Study. He explained the study would assure the sewer lines servicing six different locations throughout the City were meeting current flow volumes and had the ability to meet future flow volume demands as a result of new development. He noted the City had received three proposals, which were reviewed by a selection committee. He indicated the committee recommended awarding the contract to CRS Engineers for $31,766 with contingency funds of $13,234. He pointed out the scope of work in the Request for Proposal (RFP) was a good starting point, however needs might arise that would require the study be expanded so staff was requesting contingency funds be higher than usual.

Councilmember Bush wondered how long the sewer study would take. Mr. Favero stated the study was estimated to take about three months to complete.

Councilmember Peterson moved to approve the award of proposal for the Sewer Capacity Study to CRS Engineers for the bid amount of $31,766 with an additional amount for contingency costs of $13,234 for a total cost of $45,000; 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 AWARD OF PROPOSAL FOR CONSULTING SERVICES TO DEVELOP A BUSINESS PLAN AND CONDUCT A FEE STUDY FOR ALL SERVICES OF THE COMMUNITY SERVICES DEPARTMENT, INCLUDING THE AQUATIC AND FITNESS CENTER, RECREATION, AND ARTS DIVISIONS

Eric Howes, Community Services Director, stated the City requested proposals to develop a business plan and conduct a fee study for all fees for services charged in the Community Services Department, including the Aquatic and Fitness Center, Recreation, and Arts Divisions. He mentioned the intent of the study was to complete a thorough evaluation of the actual costs for services provided within the department and utilize that information and the existing Cost Recovery Model as the basis for necessary fee changes. He indicated staff reviewed the proposals and recommended approving the award of proposal to Tom O'Rourke Consulting for $21,000.

Councilmember Phipps wondered if comparisons to other communities with similar services would be a part of the study. Mr. Howes stated the study would compare Clearfield City with five surrounding communities.

Councilmember Phipps moved to approve the award of proposal for consulting services to develop a business plan and conduct a fee study for all services of the Community Services Department, including the Aquatic and Fitness Center, Recreation, and Arts Divisions to Tom O'Rourke Consulting for $21,000; 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 THE AWARD OF BID FOR THE ARTS CENTER ELECTRICAL UPGRADE

Curtis Dickson, Community Services Deputy Director, reported the City solicited bids to upgrade the electrical service at the Community Arts Center. He noted the electrical upgrade was the next phase to the renovation of the Clearfield Community Arts Center. He explained this renovation would combine the two power services coming into the building into one service, update the main power panels, and add additional power capacity to the building. Mr. Dickson stated the City received one bid for the project with a bid amount of $112,258. He pointed out the project was budgeted at $85,000. He indicated staff presented three alternatives for completing the project during the City Council work session discussion on October 15, 2019.

Mr. Dickson acknowledged there appeared to be consensus from the Council that amending the budget so the entire electrical upgrade project could be completed was necessary in an effort to help mitigate any safety issues that might arise in the future. He said based on the feedback from the Council staff recommended the bid for the Clearfield Community Arts Center Electrical Upgrade be awarded to Northern Utah Electric, Inc. for the bid amount of $112,258. He added it was recommended the Council approve funding for the project bid amount with engineering costs and contingency of $12,742 for a total project cost of $125,000.

Councilmember Roper moved to approve the award of bid for the Clearfield Community Arts Center Electrical Upgrade to Northern Utah Electric, Inc. for the bid amount of $112,258; approve funding for the project bid amount with engineering costs and contingency of $12,742 for a total project cost of $125,000; 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 RESOLUTION 2019R-20 REQUESTING RECERTIFICATION OF THE CLEARFIELD MUNICIPAL JUSTICE COURT

Judge Brian E. Brower, Clearfield Municipal Justice Court, explained Utah law required the City to apply for recertification of its Justice Court every four years. He stated part of the recertification process included a resolution from the sponsoring governmental entity requesting the recertification and committing to continued compliance with the applicable operational standards and requirements for the next four-year term.

Judge Brower, stated the Court's current certification would expire in February 2020 and reported part of the process required the City Council to approve a resolution applying for the

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recertification. He reviewed other documents required for the recertification and asked if there were any other items of common concern.

Councilmember Peterson asked Judge Brower to explain what happened in the Justice Court. Judge Brower stated the most common cases heard were DUI and Domestic Violence cases. He added he also took care of routine traffic violations. He described the process for patrons who attend the court.

Councilmember Thompson moved to approve Resolution 2019R-20 requesting recertification of the Clearfield Municipal Justice Court 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.

CONSIDERATION OF THE DEVELOPMENT AGREEMENT AND FIRST ADDENDUM TO THE PUT/CALL AGREEMENT WITH LOTUS ACQUISITIONS, LLC, AND MEMORANDUM OF UNDERSTANDING (MOU) – 2 WITH THE COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA) AND LOTUS COMPANY FOR REDEVELOPMENT OF PROPERTIES LOCATED AT APPROXIMATELY 442 AND 448 SOUTH STATE STREET (MABEY PLACE) - **TABLED**

Mayor Shepherd stated there was a lot of discussion regarding the need for more time to review the proposed Development Agreement, First Addendum to the Put/Call Agreement with Lotus Acquisitions LLC and Memorandum of Understanding (MOU) -2 with the Community Development and Renewal Agency (CDRA) and Lotus Company.

Councilmember Thompson moved to table until Tuesday, October 29, 2019, the consideration of the Development Agreement and First Addendum to the Put/Call Agreement with Lotus Acquisitions, LLC, and Memorandum of Understanding (MOU) – 2 with the Community Development and Renewal Agency (CDRA) and Lotus Company 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, and Thompson. Voting NO – Councilmember Roper.

COMMUNICATION ITEMS

Mayor Shepherd

1. Recognized the effort of City staff for the successful Trunk or Treat last week.

Councilmember Bush

1. Attended the Trunk or Treat and thought it was a great event.
2. Attended a meeting for the State Uniform Building Code.
3. Assisted the North Davis Sewer District with its tour for other governmental agencies.

Councilmember Peterson

1. Thanked those who put the Trunk or Treat together.
2. Attended an Interfaith Group meeting and thanked the Police Department for presenting.
3. Thanked the City recreation employees as they wrapped up a busy season.

4. Commented that the North Davis Fire District was recognized nationally. Thanked others who didn't get the recognition.

Councilmember Phipps - Attended the Emergency Preparedness Fair on October 12, 2019.

Councilmember Roper –stated I-15 would be closed October 25th from 10 p.m. to 8:00 a.m.

Councilmember Thompson
1. Recognized the holiday seasons were coming and urged residents to be safe.
2. Reported he would be attending the Tax Equalization Conference hosted by Weber State University on October 23, 2019.
3. Attended the Mosquito Abatement Conference in Bryce Canyon.
4. Commented youth were the City's future. He mentioned a student who did a study on mosquitos.

STAFF REPORTS

Stuart Williams, City Attorney – reported the City had currently serviced six individuals or families through the Housing Advocate program.

Nancy Dean, City Recorder –reviewed the Council's schedule:
- Work Session on October 29, 2019
- No meeting on November 5, 2019 it is the General Election.
- Policy Session November 12, 2019
- Work Session November 19, 2019
- Policy Session November 26, 2019

Curtis Dickson, Community Services Deputy Director – stated Boonanza was Saturday, October 26, 2019.

Councilmember Thompson moved to adjourn as the City Council and reconvene as the CDRA in policy session at 7:42 p.m., seconded by Councilmember Peterson. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Phipps, Roper, Shepherd and Thompson. Voting NO – None.

The minutes for the CDRA are in a separate location

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CLEARFIELD CITY COUNCIL MEETING MINUTES
7:30 P.M. SPECIAL SESSION
OCTOBER 29, 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
	Brody Warren	Police Lieutenant
	Adam Favero	Public Works Director
	Eric Howes	Community Services Director
	Brad McIlrath	Senior Planner
	Rich Knapp	Finance Manager
	Trevor Cahoon	Communications Coordinator
	Nancy Dean	City Recorder
	Wendy Page	Deputy Recorder

VISITORS: Devin Prouty, Chris Uccardi, Ruth Jones, Kristi Bush

Mayor Shepherd called the meeting to order at 7:46 p.m.

APPROVAL OF THE DEVELOPMENT AGREEMENT AND FIRST ADDENDUM TO THE PUT/CALL AGREEMENT WITH LOTUS ACQUISITIONS, LLC, AND MEMORANDUM OF UNDERSTANDING (MOU) – 2 WITH THE COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA) AND LOTUS COMPANY FOR REDEVELOPMENT OF PROPERTIES LOCATED AT APPROXIMATELY 442 AND 448 SOUTH STATE STREET (MABEY PLACE)

Mayor Shepherd explained the City had been planning redevelopment of the properties at 442 and 448 South State Street for about a year and a half. He reported there had been multiple meetings and discussions with staff, the Council, and the Developer and the development agreement would be a major piece in moving forward with redevelopment plans for Mabey Place.

Councilmember Peterson moved to approve the Development Agreement and First Addendum to the Put/Call Agreement with Lotus Acquisitions, LLC, and Memorandum of

Understanding (MOU) – 2 with the Community Development and Renewal Agency (CDRA) and Lotus Company with the following noted changes:

1) **the development agreement be approved with the 100 percent Low Income Housing Tax Credit (LIHTC) component for Phase 1 only with increased unit costs proposed from $8,800 per unit to $12,000 per flat and from $14,000 to $15,000 per townhome for an increased purchase price of $708,200 and an estimated overall purchase price of $3,681,625 for the purchase of the Clearfield Mobile Home Park property;**
2) **the development agreement amend Table 5; specifically, the unit balconies must have a minimum depth of 5 feet and a total square footage of no less than 60 square feet; balconies visible from public rights-of-way must be screened with at least 70 percent opacity to a height consistent with a standard balcony rail of 42 inches; and also that in lieu of covered parking for the apartment flats, the developer will invest at least an equal sum of approximately $62,000 into the aesthetic and exterior enhancement of the project, above and beyond the requirements of the Form Based Code which may include, but is not limited to, larger trees for a canopy to shade parking and/or the cost of screening balconies; this cost offset will be verified prior to building permit issuance with an exhibit or form provided by the developer; and**
3) **Attachment 2 of the development agreement will be amended to indicate the public half acre park public improvement costs would be borne by the developer at a minimum cost of $240,000 worth of investment and any additional costs above and beyond that would be borne by the City; for the First Addendum to the Put/Call Agreement to accept it as currently drafted;**
4) **the Memorandum of Understanding (MOU) – 2 be amended with the language necessary to reflect the position provided by the City Council in its closed door meeting and in a manner to avoid financial injury or interference with a planned transaction;**

and, authorize the Mayor's signature to any necessary documents, seconded by Councilmember Thompson. Mayor Shepherd reported those were significant changes to what was proposed originally. He noted the changes would benefit the City, specifically, the development costs towards the public park. Councilmember Phipps commented he entered into the project with trepidation but his goal and vision was always looking for a way to improve the area around Mabey Pond. He voiced his concerns with what was happening but could see no other way to proceed with the Mabey Pond vision without the current steps, so with some hesitancy he was willing to accept it with the understanding that if it was not approved it could put improvements to the Mabey Pond area in significant jeopardy. Mayor Shepherd acknowledged the City had a developer that was committed to the goals for the entire area. He noted the developer shared the City's vision for the project in its entirety. Councilmember Roper indicated he was ecstatic about the project. He thanked City staff for the countless hours of work that went into preparing the development agreement. He remarked it made sense and he felt excited about what would happen for the City. Mayor Shepherd pointed out the project had not been rushed and had been 18 months of work that was well planned out after much effort. Councilmember Thompson spoke about his enthusiasm for the project. He reported after all the vetting of the project, he felt enamored and excited about the possibilities. Councilmember Bush stated overall the entire concept was a good plan. He mentioned he had expressed his opinion the City should have its Moderate Income Housing Plan (MIHP) approved first before it approved projects that addressed housing affordability. Mayor Shepherd acknowledged the prior

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discussion and said both go hand in hand. He noted the Moderate Income Housing Plan (MIHP) would be completed as a requirement of the State, and the reason for not waiting any longer on the development agreement would be to assist the developer with its timeline. He reported the developer's plan, if approved, would be to break ground in the spring or early summer of 2020 and postponing action on it would put the project off much longer. **The motion carried upon the following vote: Voting AYE – Councilmembers Peterson, Phipps, Roper, and Thompson. Voting NO – Councilmember Bush.**

Councilmember Roper moved to adjourn as the City Council and reconvene as the CDRA in special session at 7:56 p.m., seconded by Councilmember Thompson. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper, and Thompson. Voting NO – None.

The minutes for the CDRA are in a separate location

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STAFF REPORT

TO: Mayor Shepherd and City Council Members

FROM: Brad McIlrath, Senior Planner

MEETING DATE: Tuesday, November 12, 2019

SUBJECT: Discussion on the addendum development agreement for the Autumn Ridge Phase 5 Subdivision located at approximately 875 West 200 North (TIN: 12-019-0103 & 12-019-0117).

DESCRIPTION / BACKGROUND

The Autumn Ridge single-family development includes a total of five (5) phases that have been completed or are planned to be completed in the near future. Each of the phases is located in the R-1-Open zone which requires a development agreement to outline the density and open space required by the zone. The original development agreement was executed on September 9, 2003 and was written to include all of the phases of the development. As the fifth (5^{th}) and final phase of the development, the applicant is proposing an addendum to the original development agreement to address the terms and conditions for phase five (5).

On June 25, 2019 the Clearfield City Council approved the Autumn Ridge Phase 5 subdivision plat for the expansion of the development with thirteen (13) single-family lots. As a condition of that approval, a development agreement or in this case an addendum to the development agreement is required to be executed between the developer and the City. This proposed addendum to the development agreement requires compliance with all of the standards of the original agreement along with amendments made specifically for phase five (5) only. The following is a summary of the development and design standard amendments for phase five (5) of this subdivision development. These can also be reviewed in the attached development agreement addendum.

> 1. SCOPE. This Addendum shall be interpreted in conjunction with the Development Agreement previously executed by the Parties. However, to the extent that this Addendum conflicts with the Development Agreement, then this Addendum shall be controlling.
>
> 2. APPLICABILITY TO PHASES. By way of this Addendum, the Parties hereby agree that the Development Agreement shall be applicable to all phases of the Project. However, any modifications to the Development Agreement set forth in this Addendum shall only be applicable to phase five and all subsequent phases of the Project, not to phases one, two, three or four.

3. FINISHED TOTAL SQUARE FOOTAGE AND GARAGE REQUIREMENTS. For phase five and all subsequent phases of the project, Section 1, Paragraph c. of the Development Agreement is amended to read as follows:

> Developer agrees garages and open porches are not included in the total finished square footage in any of the following structures.
>
> i. Developer agrees all housing units within the subdivision of the Property shall be single-family dwellings and shall have a minimum two-car garage, which must be no less than 400 square feet. Developer agrees that if a dwelling has a third-car garage, the third car garage must have its own separate opening or entrance to access the third car garage.
>
> ii. Developer agrees that the finished floor area of a one-story slab on grade structure, with any garages, shall not be less than 1,600 square feet.
>
> iii. Developer agrees that the finished floor area of a ramble structure, with a two-car garage, shall not be less than 1, 350 square feet and that the finished floor area of a rambler structure with a three-car garage minimum shall not be less than 1, 300 square feet.
>
> iv. Developer agrees the finished floor area of a two-story structure, with a two-story garage, shall not be less than 1,650 square feet and that the finished floor area of a two-story structure, with a three car garage minimum shall not be less than 1, 600 square feet.

4. EXTERIOR CONSTRUCTION FINISHES. For phase five and all subsequent phases of the project, Section 1, Paragraph e. of the Development Agreement is amended and Paragraph 3 of Addendum to Development Agreement dated March 4, 2009 is amended to read as follows:

> i. Developer agrees the front of all one-story structures must be comprised of at least one half brick or stone. The remaining half front of the structure shall be either stucco or fiber cement board. The sides of all homes must be either brick, stone, stucco, vinyl siding, or fiber cement board. The back of the home may be vinyl siding or any maintenance free material.
>
> ii. Developer agrees the front of the first floor of all two-story structures must be comprised of at least one half brick or stone. The remaining half front of the first floor of the structure shall be either stucco or fiber cement board. The front of

the second floor must be either stucco or fiber cement board. The sides of all homes must be either brick, stone, stucco, vinyl siding, or fiber cement board. The back of the home may be vinyl siding or any maintenance free material.

iii. Developer agrees all side and rear exterior finishes may be brick, stucco, rock, vinyl siding, fiber cement or a combination thereof. Stucco finishes may not be installed using an exterior insulated finish system (EIFS). Each dwelling shall be constructed with six inch (6") fascia.

5. OPEN SPACE REQUIREMENT. For phase five and all subsequent phases of the project, this addendum is intended to address the open space requirements as set forth in the R-1-Open Zone as follows:

i. Developer agrees that, with a combined development area of approximately fourteen (14) acres, and a total number of thirty nine (39) lots combined, and a density of three (3) units to the acre, that the shared storm water detention basin meets the open space requirement for both phases four and five by having a detention basin of 17,859.6 square feet, which covers 3% of the developed area for these two phases.

ii. Developer agrees the Homeowners Association Codes, Covenants and Restrictions have been revised to address the elements and maintenance of the open space, detention area of phases 4 and 5.

6. DEVELOPER RECORDING. Developer agrees to record this Addendum as covenants running with the lots and land in the development and indicate on the Plats approved for phase five the existence of this addendum to the Development Agreement.

CORRESPONDING POLICY PRIORITY (IES)

Improving Clearfield's Image, Livability and Economy

As a continuation of the existing neighborhood and development pattern, phase 5 of the Autumn Ridge subdivision and site development aligns with this priority by providing additional housing and will improve the livability and community image in this area. The development will improve Clearfield's image by developing parcels adjacent to the existing single-family residential and will provide uniformity with development in the area. With compliance to ordinance design standards and those outlined in this addendum, the high quality and location of this development will encourage additional investment and create additional single-family housing options for residents.

FISCAL IMPACT

There are no fiscal impacts tied to this development agreement addendum.

ALTERNATIVES

None proposed.

SCHEDULE / TIME CONSTRAINTS

Upon approval of the development agreement addendum the developer will need to prepare the final document and record the agreement in conjunction with the final subdivision plat.

LIST OF ATTACHMENTS

- Autumn Ridge Phase 5, Addendum to Development Agreement

ADDENDUM TO DEVELOPMENT AGREEMENT

Between

CLEARFIELD CITY CORPORATION

And

HAMBLIN INVESTMENTS

For the

AUTUMN RIDGE SUBDIVISION

This Addendum to Development Agreement is entered into this _____ day of _____ _____, 2019 ("Effective Date"), by and between Clearfield City Corporation (the "City"), a Utah Municipal Corporation, and Hamblin Investments Inc. ("Developer"), both of which may hereafter be referred to collectively as the "Parties" and individually as a ("Party").

RECITALS

WHEREAS, the City and Developer previously entered into a Development Agreement dated September 9, 2003 (the "Development Agreement") to govern the terms and conditions of the relationship between the Parties concerning Developer's project known as the Autumn Ridge Subdivision (the "Project") and to encompass the agreements reached as mandated by ordinance standards and as provided and approved in the Subdivision Preliminary Plat and Utility Plan attached as Exhibit B ("the Plat") for said Project; and

WHEREAS, the Parties currently seek to clarify, modify, and /or add to the terms and conditions of the Development Agreement for the remaining phases of the Project; and

WHEREAS, the Parties desire to enter into this Addendum to the Development Agreement and do so willingly and voluntarily;

NOW THEREFORE, in consideration of the mutual covenants, conditions and consideration as more fully set forth below, the Parties hereby agree as follows:

AGREEMENT

1. SCOPE. This Addendum shall be interpreted in conjunction with the Development Agreement previously executed by the Parties. However, to the extent that this Addendum conflicts with the Development Agreement, then this Addendum shall be controlling.

2. APPLICABILITY TO PHASES. By way of this Addendum, the Parties hereby agree that the Development Agreement shall be applicable to all phases of the Project. However, any modifications to the Development Agreement set forth in this Addendum shall only be applicable to phase five and all subsequent phases of the Project, not to phases one, two, three or four.

3. FINISHED TOTAL SQUARE FOOTAGE AND GARAGE REQUIREMENTS. For phase five and all subsequent phases of the project, Section 1, Paragraph c. of the Development Agreement is amended to read as follows:

Developer agrees garages and open porches are not included in the total finished square footage in any of the following structures.

i. Developer agrees all housing units within the subdivision of the Property shall be single-family dwellings and shall have a minimum two-car garage, which must be no less than 400 square feet. Developer agrees that if a dwelling has a third-car garage, the third car garage must have its own separate opening or entrance to access the third car garage.

ii. Developer agrees that the finished floor area of a one-story slab on grade structure, with any garages, shall not be less than 1,600 square feet.

iii. Developer agrees that the finished floor area of a ramble structure, with a two-car garage, shall not be less than 1, 350 square feet and that the finished floor area of a rambler structure with a three-car garage minimum shall not be less than 1, 300 square feet.

iv. Developer agrees the finished floor area of a two-story structure, with a two-story garage, shall not be less than 1,650 square feet and that the finished floor area of a two-story structure, with a three car garage minimum shall not be less than 1, 600 square feet.

4. EXTERIOR CONSTRUCTION FINISHES. For phase five and all subsequent phases of the project, Section 1, Paragraph e. of the Development Agreement is amended and Paragraph 3 of Addendum to Development Agreement dated March 4, 2009 is amended to read as follows:

i. Developer agrees the front of all one-story structures must be comprised of at least one half brick or stone. The remaining half front of the structure shall be either stucco or fiber cement board. The sides of all homes must be either brick, stone, stucco, vinyl siding, or fiber cement board. The back of the home may be vinyl siding or any maintenance free material.

ii. Developer agrees the front of the first floor of all two-story structures must be comprised of at least one half brick or stone. The remaining half front of the first floor of the structure shall be either stucco or fiber cement board. The front of the second floor must be either stucco or fiber cement board. The sides of all homes must be either brick, stone, stucco, vinyl siding, or fiber cement board. The back of the home may be vinyl siding or any maintenance free material.

iii. Developer agrees all side and rear exterior finishes may be brick, stucco, rock, vinyl siding, fiber cement or a combination thereof. Stucco finishes may not be installed using an

exterior insulated finish system (EIFS). Each dwelling shall be constructed with six inch (6") fascia.

5. OPEN SPACE REQUIREMENT. For phase five and all subsequent phases of the project, this addendum is intended to address the open space requirements as set forth in the R-1-Open Zone as follows:

i. Developer agrees that, with a combined development area of approximately fourteen (14) acres, and a total number of thirty nine (39) lots combined, and a density of three (3) units to the acre, that the shared storm water detention basin meets the open space requirement for both phases four and five by having a detention basin of 17,859.6 square feet, which covers 3% of the developed area for these two phases.

ii. Developer agrees the Homeowners Association Codes, Covenants and Restrictions have been revised to address the elements and maintenance of the open space, detention area of phases 4 and 5.

6. DEVELOPER RECORDING. Developer agrees to record this Addendum as covenants running with the lots and land in the development and indicate on the Plats approved for phase five the existence of this addendum to the Development Agreement.

THIS ADDENDUM BEING EXECUTED AS OF THE DATE WRITTEN ABOVE.

CLEARFIELD CITY CORPORATION

_____

Mark Shepherd, Mayor

HAMBLIN INVESTMENT, LLC.

_____

Douglas B. Hamblin, President

_____

City Recorder

APPROVED AS TO FORM

_____

City Attorney's Office

APPROVED AS TO CONTENT

_____

Community Development Director

STAFF REPORT

TO: Mayor Shepherd and City Council Members

FROM: Spencer W. Brimley, Community Development Director

MEETING DATE: Tuesday, November 12, 2019

SUBJECT: City Plaza Apartments Final Subdivision Plat

RECOMMENDED ACTION

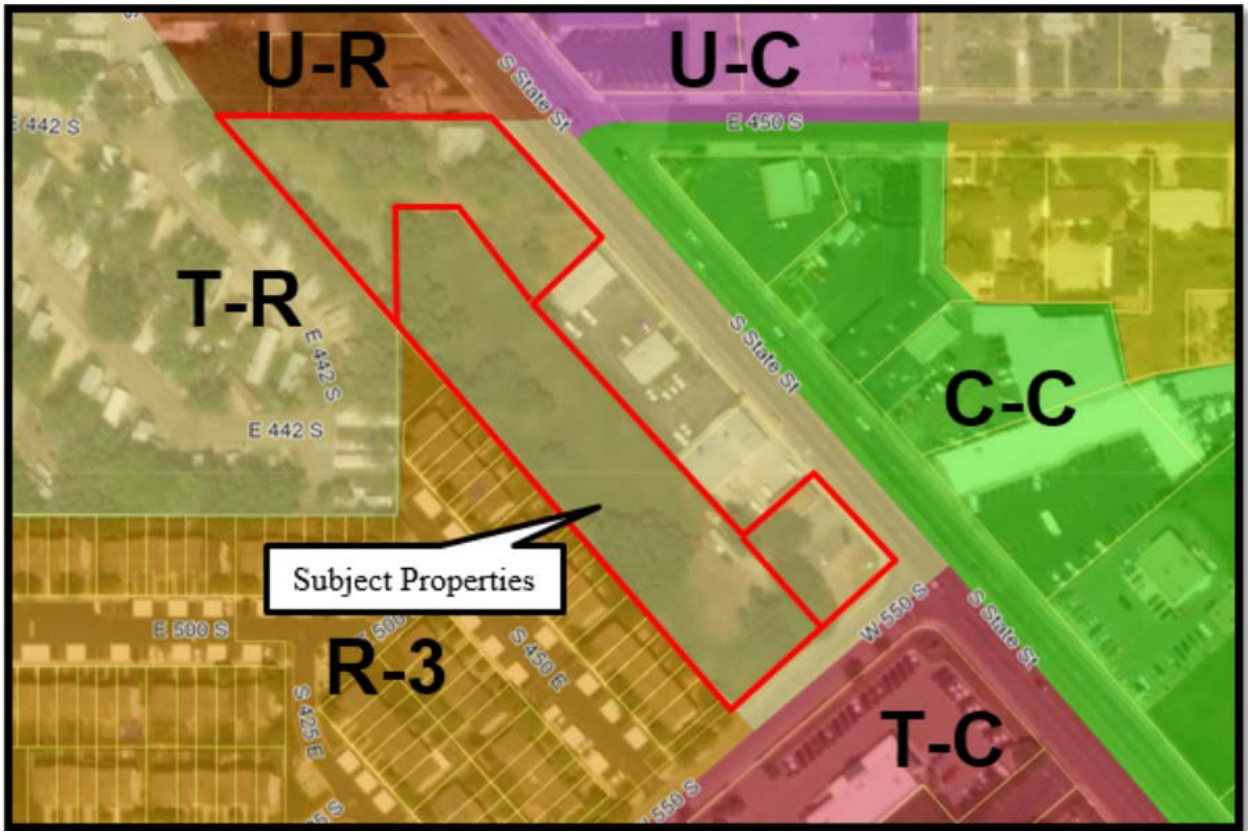
Move to forward a **recommendation of approval of FSP 1909-0001,** to the Clearfield City Council for the final subdivision plat, a request by Marvin Murri to consolidate the three existing parcels into one in order to accommodate a two-building residential multi-family development at the subject property located at, 452 & 530 South State Street (TIN: 12-003-0174, 12-003-0194, & 12-003-0196). This recommendation is based on the discussion and findings in the Staff Report.

DESCRIPTION / BACKGROUND

Project Information	
Project Name	City Plaza Subdivision (Lot Consolidation)
Site Location	452 & 530 South State Street
Tax ID Number	12-003-0174, 12-003-0194, & 12-003-0196
Applicant	Marvin Murri
Owner	Bruce B. Stephenson
Proposed Actions	Site Plan Review Approval
Current Zoning	T-R (Town Residential)
Site Area	2.6 Acres

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Demolished Mobile Home Park	U-R (Urban Residential) & T-R(Town Residential)	Mixed Use
East	Commercial Retail	C-C (Commercial Corridor)	Mixed Use
South	Commercial Retail	T-C (Town Commerce)	Mixed Use
West	Townhomes	R-3 (Residential)	Mixed Use

Arial Image & Zoning Map



The applicant is proposing to construct a 106-unit multi-family residential development, in two buildings, at the subject properties. Buildings cannot be constructed across existing parcel lines, which requires the developer to consolidate any and all parcels into a single parcel prior to development. As shown in the aerial image above, the project is located off of State Street and 550 South in the T-R (Town Residential) Zone within the downtown Form-Based Code ("FBC") area. The two new buildings will have an overall height of four (4) stories with parking located to the rear to allow each building to address the street frontages as required by the FBC.

As a project in the FBC, specific building type standards are reviewed along with the landscaping and streetscape design for compliance with the FBC. The review and approval of the standards occurred previously. This request will only deal with the consolidation of parcels and whether or not there is compliance with adopted standards to do so. As an overview, the applicant has worked with staff and is proposing buildings that appropriately address the FBC with high quality design and materials that will contribute to overall desire for the State Street corridor and the overarching community.

PRELIMINARY AND FINAL SUBDIVISION PLAT REVIEW

The City Engineer and Public Works staff were provided with the proposed plat for review of technical items. The City Engineer has reviewed the plat for compliance and has provided approval of the proposed consolidation. Staff has included the approval letter from the City Engineer in the packet, which is attached to this report.

Planning Commission Actions and Recommendation:

The Commission **approved** the preliminary subdivision plat for **PSP 1909-0001** and recommended, to the Council, approval of the final subdivision plat, under application, **FSP 1909-0001,** a request by Marvin Murri to consolidate the three existing parcels into one in order to accommodate a two-building residential multi-family development at the subject property located at, 452 & 530 South State Street (TIN: 12-003-0174, 12-003-0194, & 12-003-0196). This recommendation was subject to the following conditions.

1) The plat shall be revised to meet requirements of the Clearfield City Engineer prior to approval by the City and recording at the Davis County Recorder's office.
2) 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, sidewalk, landscaping park strip improvements, driveways, etc.
3) Future development or redevelopment of these properties shall comply with the development standards outlined for the TR Zone as outlined and described in the Clearfield City Downtown Form Based Code.
4) All improvement drawings required by the City Engineer shall be provided for review prior to any remodeling/redesigning of the site.
5) The applicant shall obtain North Davis Fire District approval for the project and comply with the requirements of the Deputy Fire Marshal. Final approval shall be provided to Clearfield City prior to the issuance of any permit.
6) An escrow agreement shall be established for improvements outlined in City Code § 12-4-6 and will be subject to approval by the City Engineer and City Attorney. The escrow account shall be established and executed prior to any permits being issued for the properties or the plat being recorded.

CORRESPONDING POLICY PRIORITY (IES)

Improving Clearfield's Image, Livability, and Economy

LIST OF ATTACHMENTS

1. Site Plan (existing configuration)
2. Grading Plan
3. Final Subdivision Plat
4. Engineering Review Letter dated 27 November 2018

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

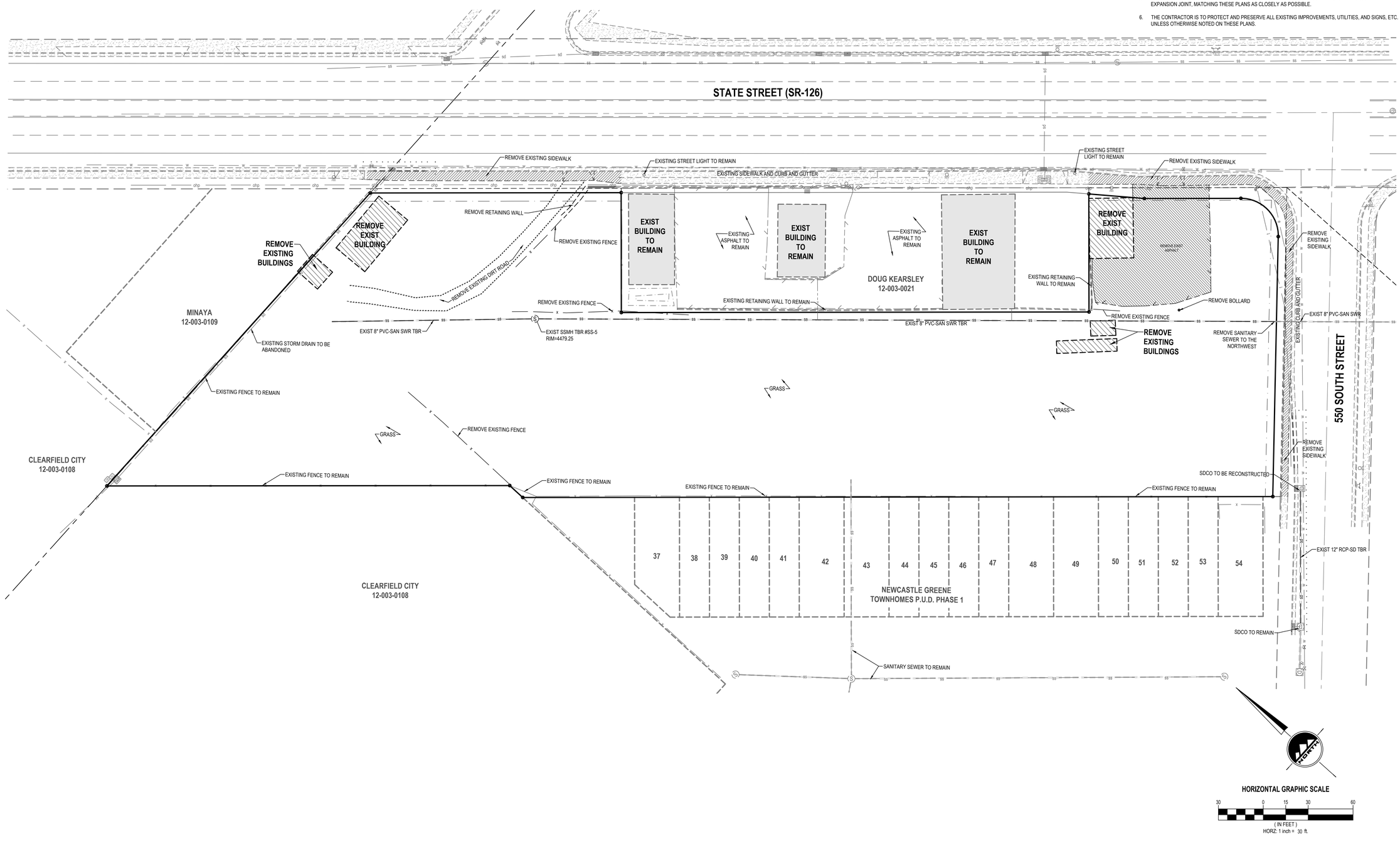
ELEVATION = 4531.589'

LOCAL BENCHMARK
EXISTING SDMH RIM IN 550 SOUTH STREET AT THE SOUTHWEST CORNER OF THE PROPERTY.

ELEVATION= 4477.08

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
4. ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
5. SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
6. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.



ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
1485 W. Hill Field Rd., Ste. 204
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
MARV MURRI
377 WEST PRIMROSE COURT
FARMINGTON, UTAH 84025
CONTACT:
MARV MURRI
PHONE: 801-477-4679

CITY PLAZA APARTMENTS

475 EAST 550 SOUTH STREET
CLEARFIELD, UTAH

PROFESSIONAL ENGINEER — REGISTERED — No. 9234838 — 9-3-19 — STATE OF UTAH — TIMOTHY JAMES SHIPLEY

NO.	DATE	REVISION	BY
1		FOR APPROVAL	
2			
3			
4			
5			
6			
7			
8			

DEMOLITION PLAN

PROJECT NUMBER	PRINT DATE
8773	9/3/19
DRAWN BY	CHECKED BY
J.MOSS	C.PRESTON
PROJECT MANAGER	
C.PRESTON	

C-100

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

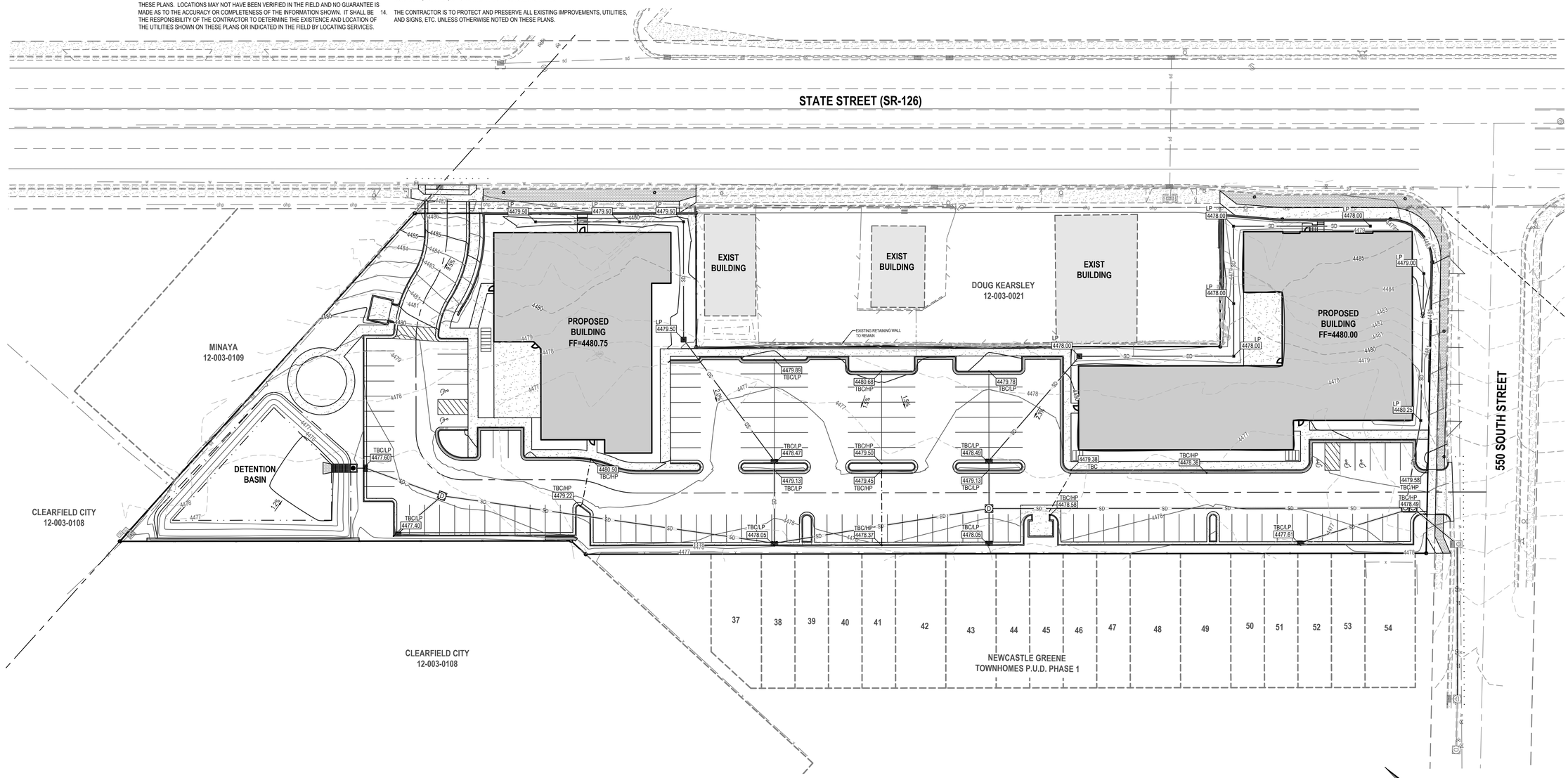
ELEVATION = 4531.589'

LOCAL BENCHMARK
EXISTING SDMH RIM IN 550 SOUTH STREET AT THE SOUTHWEST CORNER OF THE PROPERTY.

ELEVATION= 4477.08

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XX.XX REPRESENTS AN ELEVATION OF 48XX.XX ON THESE PLANS.
6. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
7. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
8. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
9. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
10. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
11. ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
12. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
13. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
14. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.



NORTH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
HORZ. 1 inch = 30 ft.

ENSIGN
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LAYTON
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FOR:
MARV MURRI
377 WEST PRIMROSE COURT
FARMINGTON, UTAH 84025
CONTACT:
MARV MURRI
PHONE: 801-477-4679

CITY PLAZA APARTMENTS

475 EAST 550 SOUTH STREET
CLEARFIELD, UTAH

PROFESSIONAL ENGINEER
REGISTERED
No. 9348538
9-3-19
STATE OF UTAH
TIMOTHY JAMES SHATTUCK

NO.	DATE	REVISION	BY
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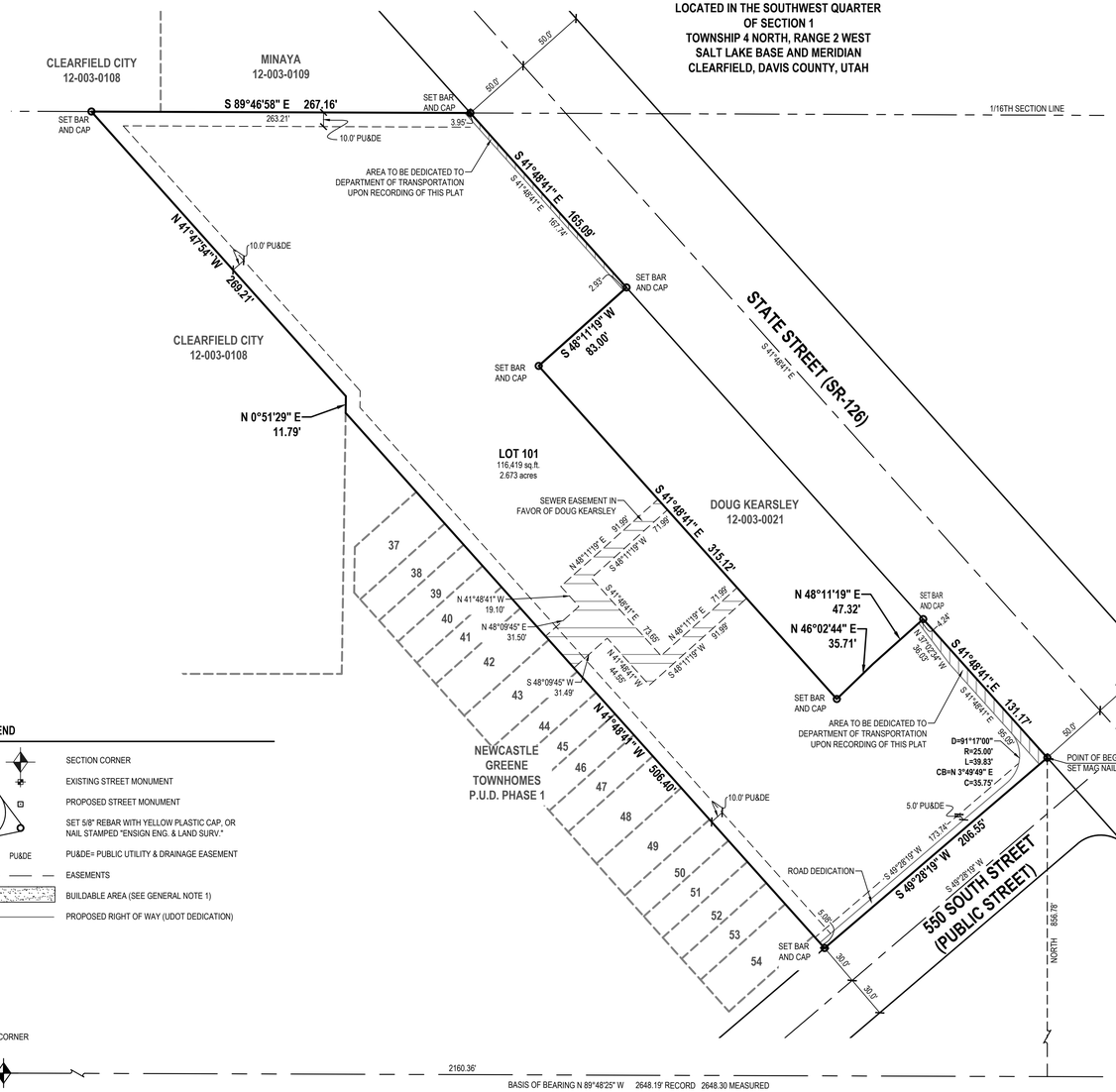
OVERALL GRADING PLAN

PROJECT NUMBER 8773
PRINT DATE 9/3/19
DRAWN BY J.MOSS
CHECKED BY C.PRESTON
PROJECT MANAGER C.PRESTON

C-300

CITY PLAZA APARTMENTS

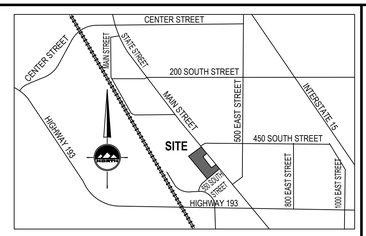
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1 TOWNSHIP 4 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN CLEARFIELD, DAVIS COUNTY, UTAH



LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PU&DE = PUBLIC UTILITY & DRAINAGE EASEMENT
- EASEMENTS
- BUILDABLE AREA (SEE GENERAL NOTE 1)
- PROPOSED RIGHT OF WAY (UDOT DEDICATION)

ENSIGN ENG. LAND SURV.



VICINITY MAP
NO SCALE
CLEARFIELD, DAVIS COUNTY, UT

GENERAL NOTES:

1. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100
(IN FEET)
HORZ: 1 inch = 50 ft.

DEVELOPER
MARV MURRI
377 WEST PRIMROSE CT.
FARMINGTON, UT 84025
801-447-4679

SURVEYOR'S CERTIFICATE

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

BOUNDARY DESCRIPTION

Part of the Southwest Quarter of Section 1, Township 4 North, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the intersection of the west line of State Street, (State Road No. 126) and the north line of 550 South Street as platted on the Newcastle Greene Townhomes P.U.D. Phase 1, said point being North 89°48'25" West 487.54 feet along the section line and North 856.78 feet from the South Quarter Corner of Section 1, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running;

Thence South 49°28'19" West 206.55 feet along the north line of 550 South Street to an interior corner of the Newcastle Greene Townhomes P.U.D. Phase 1;
Thence North 41°48'41" West 506.40 feet along the easterly line to the Northerly most point on the boundary of the Newcastle Greene Townhomes P.U.D. Phase 1;
Thence North 0°51'29" East 11.79 feet to a fence line;
Thence North 41°47'54" West 269.21 feet along a fence line to the north line of the South One-Half of the Southwest Quarter of Section 1, Township 4 North, Range 2 West, Salt Lake Base and Meridian;
Thence South 89°46'58" East 267.16 feet along the north line of the South One-Half of the Southwest Quarter of Section 1, Township 4 North, Range 2 West, Salt Lake Base and Meridian to the westerly line of State Street, (State Road No. 126);
Thence South 41°48'41" East 165.09 feet along the westerly line of State Street, (State Road No. 126) to a fence line, being described in a Boundary Line Agreement;
Thence South 48°11'19" West 83.00 feet along a fence line, and beyond being described in a Boundary Line Agreement;
Thence South 41°48'41" East 315.12 feet to the extension of the south line of a retaining wall described in a Boundary Line Agreement;
Thence North 46°02'44" East 35.71 feet to and along the south line to the Southeast Corner of a retaining wall described in a Boundary Line Agreement;
Thence North 48°11'19" East 47.32 feet along a line described in a Boundary Line Agreement to the westerly line of State Street, (State Road No. 126);
Thence South 41°48'41" East 131.17 feet along the westerly line of State Street, (State Road No. 126) to the point of beginning.

Contains 116,419 square feet, 2.673 acres.

Date: September 13, 2019

Keith R. Russell
License no. 16438

OWNER'S DEDICATION

Known all men by these presents that I / we, the under- signed owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

CITY PLAZA APARTMENTS

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.
In witness whereof I / we have hereunto set our hand (s) this _____ day of _____ A.D., 20_____.

By: _____ By: _____

By: _____ By: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)S.S.
County of Davis

On the _____ day of _____ A.D., 20_____, _____ personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____, or _____, a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____.

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH)S.S.
County of Davis

On the _____ day of _____ A.D., 20_____, _____, _____ personally appeared before me, the undersigned Notary public, in and for said County of _____ in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, _____ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: _____.

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

CITY PLAZA APARTMENTS

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1 TOWNSHIP 4 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN CLEARFIELD, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

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

_____
DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone:801.547.1100
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.590.0187
COLORADO SPRINGS
Phone: 719.475.0119

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE CLEARFIELD CITY ATTORNEY.

_____
CLEARFIELD CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE CITY PLANNING COMMISSION APPROVAL

_____
CHAIRMAN, CLEARFIELD CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE CLEARFIELD CITY ENGINEER

_____
CLEARFIELD CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE CLEARFIELD CITY COUNCIL

_____ _____
CITY RECORDER CITY MAYOR

SHEET 1 OF 1

PROJECT NUMBER : 8773
MANAGER : M.HERBST
DRAWN BY : A.SHELBY
CHECKED BY : M.HERBST
DATE : 9/13/19

CIVIL ENGINEERING CONSULTANTS, PLLC.

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

24 September 2019

Clearfield City
55 South State Street
Clearfield City, Utah 84015

Attn: Brad McIIrath
Proj: **City Plaza Apartments**
Subj: Plat & Improvement Drawings - Review #3 – Recommendation for Approval

Dear Brad,

I have completed my review of the recently re-submitted Plat and Improvement Drawings and find the drawings in compliance with the "Public Works Standards of Clearfield City".

I herewith recommend approval of the Plat and the Improvement Drawings and the calculations as submitted.

The Developer should now submit the "Engineer's Cost Estimate" for the public improvements which need to be constructed.

Sincerely,
CEC, Civil Engineering Consultants, PLLC.



N. Scott Nelson, PE.
City Engineer

Cc. Adam Favero, Public Works Director
Brad Wheeler, Street Superintendent

STAFF REPORT

TO: Mayor Shepherd and City Council Members

FROM: Adam Favero, Public Works Director

MEETING DATE: November 12, 2019

SUBJECT: Culinary Water Updated Capital Facilities Plan

RECOMMENDED ACTION

Adopt the Updated Culinary Water System Capital Facilities Plan to allow the Public Works Department to use the plan as a guiding document for future project implementation.

DESCRIPTION / BACKGROUND

The purpose of the Culinary Water System Capital Facilities Plan is to provide Clearfield City with a working document to plan for future capital improvement projects in the culinary water system. The document works in conjunction with other documents of its kind, i.e. Storm Water, Sewer, and the Transportation Systems Capital Facilities Plans to insure proper and efficient planning of the City's infrastructure. The Capital Facilities Plan includes cost estimates, construction time table schedules, and possible funding sources for culinary water utilities.

In the work session of the city council meeting on August 6, 2019 staff presented the Culinary Water Capital Facilities Plan. Since August, staff has updated Clearfield's estimated population growth. With the current and projected development growth in Clearfield, staff and CEC have agreed the population estimates were not an accurate representation. The changes to the estimated population can be viewed on pages 4 through 9 of the Culinary Water Capital Facilities Plan.

CORRESPONDING POLICY PRIORITY (IES)

Provide Quality Municipal Services

The purpose of a Capital Facilities Plan is to provide a city-wide master plan to insure the City's utilities are providing non-stop service to our residents and business owners. We truly believe investing time and resources into planning today will provide superior services for the future.

Improving Clearfield's Image, Livability and Economy

The services we provide our community are a key part of bringing businesses and residents to our community. Constructing and maintaining infrastructure that has the ability to support any type of development opens up new possibilities for future growth.

FISCAL IMPACT

N/A

ALTERNATIVES

N/A

SCHEDULE / TIME CONSTRAINTS

Adopted before the next budget cycle

LIST OF ATTACHMENTS

- October 2019 Culinary Water System, Capital Facilities Plan

Capital Facilities Plan

Culinary Water System

October 2019

CIVIL ENGINEERING CONSULTANTS, PLLC.
5141 SOUTH 1500 WEST
RIVERDALE, UTAH 84405
801.866.0550

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SECTION 1 - INTRODUCTION

Section 1 - Introduction

1.1 Purpose and Scope

The ultimate purpose of this report is to assist Clearfield City in providing efficient, safe and adequate life sustaining culinary water facilities for the City residents and commercial users.

As necessary, develop a City-wide "Master Utility Plan" for the construction and/or replacement of any inadequate or non-existing facilities; prepare cost estimates, construction timetable schedules and possible funding sources for the implementation, upgrade/replacement of the culinary water utilities.

This Capital Facilities Plan will serve as a base plan for long range capital improvement projects and may serve as a base plan for the development of Impact Fees due to growth.

1.2 Additional Sources of Information and Data

Population projections for the City were developed using information provided by the U. S. Bureau of the Census, the State of Utah – Governor's Office of Planning and Budget and Clearfield City.

The Clearfield City culinary water computer-model was developed over the period of September 2006 through November 2007 with continuous updates taking place as additional data is developed and as new culinary water projects are constructed. The Clearfield City culinary water computer-model was used in determining the culinary water system hydraulic conditions and limitations under existing and growth scenarios. Information obtained in the review of the culinary water computer-model and planning review meetings with the Public Works Staff have assisted greatly in the preparation of this report.

Field reports, video pipeline surveys and information obtained from the Public Works Staff in regards to the culinary water system has also assisted greatly in the preparation of this report.

1.3 Clearfield City Background*

Clearfield City is located in northern Davis County and is bordered by Hill Air Force Base, Layton City and the Wasatch Mountains on the East, and Syracuse, West Point and Clinton Cities and the Great Salt Lake on the West.

Clearfield City was one of the last communities to be settled in the North part of Davis County. Clearfield City was once known as "Sandridge". There was little available water and the land was thought to be unproductive. The name was later changed to Clearfield from a suggestion of a teacher, who got the idea as she looked out over the attractive open surroundings.

Clearfield City was incorporated as a City . . .

An emigrant couple from England was the first known settlers in Clearfield City. Richard and Emily Hamblin had lived with relatives in Layton City for a few years, and in 1877 they decided to make their own home in the area that is now Clearfield City.

. . . on the 17th of July 1922.

Water had to be brought in from Kay's Creek in Layton City, so the Hamblin's first concern was finding a closer water supply. Mr. Hamblin dug several surface wells without success until 1881 when he struck water. He constructed a windmill to supply irrigation water and grew strawberries, which he marketed. After the completion of the East Canyon Dam in 1884, water was supplied by the Davis and Weber Counties canal.

As the Clearfield area developed, farming grew in the area; the local farmers needed a market for their surplus produce. The Woods Cross Canning Cooperative was begun in 1892. The cannery employed hundreds of people each season and was a significant Davis County employer before defense installations came to the County. The cannery closed after a fire in the late 1970s.

In 1869 the Utah Central Railroad came through the Clearfield Area. In 1905 the Bamberger Electric, another railroad, took passengers between Ogden and Salt Lake City, stopping in Clearfield City.

The construction of the Hill Air Force Base began in 1940 and the facility eventually stretched along the eastern border of Clearfield City.

On the southwestern side of Clearfield, the U.S. Navy installed the Clearfield Naval Supply Depot. Construction began in June 1942 and was finished in April 1943. The Clearfield Naval Supply Depot was phased out by 1962.

The Naval facility did not stay empty long; private firms soon began moving into the large warehouse buildings. The area became known as the Freeport Center and today is a major western hub for manufacturing, warehousing, and distribution.

During the 2000 U.S. Census, the population in Clearfield City was measured and accepted as 25,974 people.

In 2004, the population of Clearfield City was estimated at 27,227 people.

In December 2007, discussions between the Clearfield City Community Development Director the U.S. Census Bureau and the Utah State – Governor's Office of Planning and Budget the Clearfield City population was determined to be 29,002 people.

During the 2010 U.S. Census, the population in Clearfield City was measured and accepted as 30,112 people.

In 2016 the estimated population in Clearfield City was 30,467 people.

In 2017 the estimated population in Clearfield City was 31,950 people.

*See: Daughters of Utah Pioneers, East of Antelope Island (1969); Leonard J. Arrington and Archer L. Durham, "Anchors Aweigh in Utah: The U.S. Naval Supply Depot at Clearfield, 1942-1962," Utah Historical Quarterly 31 (1963); Ward J. Roylance, Utah: A Guide to the State (1982); Kathy Kelly, "Cannery Once Bustling Operation," Lakeside Review (25 May 1993), Mary Peach.

SECTION 2 - DEMOGRAPHICS

Section 2 - Demographics

2.1 Clearfield City Overview

The Clearfield City Government consists of a Mayor, five-member City Council, and a seven (7) member Planning and Zoning Commission and a Board of Adjustments.

The Public Works Department manages the culinary water utility service for a population of ~ 31,950 in year 2017.

The administration staff includes: A City Manager, an Assistant City Manager, Chief of Police, City Attorney, Community Development Director, Community Services Director, Public Works Director, City Recorder and support staff.

The Culinary Water utilities are operated and maintained by the Public Works Department. The monthly service connection user fees are collected and administered through the Clearfield City Community Development Department.

2.2 Clearfield City Utility Service Connections

The following chart summarizes the approximate culinary water connections within the City boundaries for the year ending 2018. The year 2018 has been used as the base year for this report:

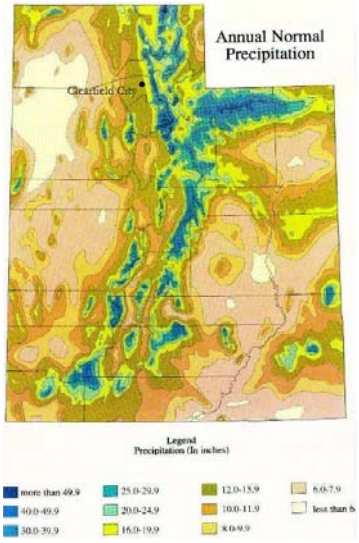
Culinary Water is provided to:

6,569 Residential, 606 Commercial & manufacturing users.

Culinary Water - User Connections:

Residential	6,569
Commercial/Manufacturing (Incl. Freeport Ctr.)	606
Multi-family (apartments)	322
City Government Buildings	4
Federal Government Buildings	2
North Davis Fire District	1
City Parks	17
Cemeteries	1
Libraries	1
Churches	20
Schools	9

2.3 Geographic Setting



The climate of Clearfield is semi-arid with an annual average precipitation of approximately 19 inches per year. The average high temperature occurs in July at 90° F and the average low temperature occurs in January at 23° F.

2.4 Environment

The City is moderately vegetated with residential lawns and gardens and a variety of deciduous and evergreen trees.

The Utah History Encyclopedia states that the native plant species for the Northern portions of the State of Utah include greasewood, shadscale or salt brush with some saltgrass, sagebrush, seepweed, and rabbitbrush.

The elevation change through Clearfield City is approximately 355 feet from the lowest elevation of 4320 to the highest elevation of 4675 mean sea level (MSL).

2.5 Population

The City of Clearfield grew drastically during the 1940's with the formation of Hill Air Force Base and in the 1950's with the nation-wide increase in suburb and bedroom community populations and has been steadily growing since then.

Recent increase in population is due to land development, housing start-up and Commercial and Manufacturing increases.

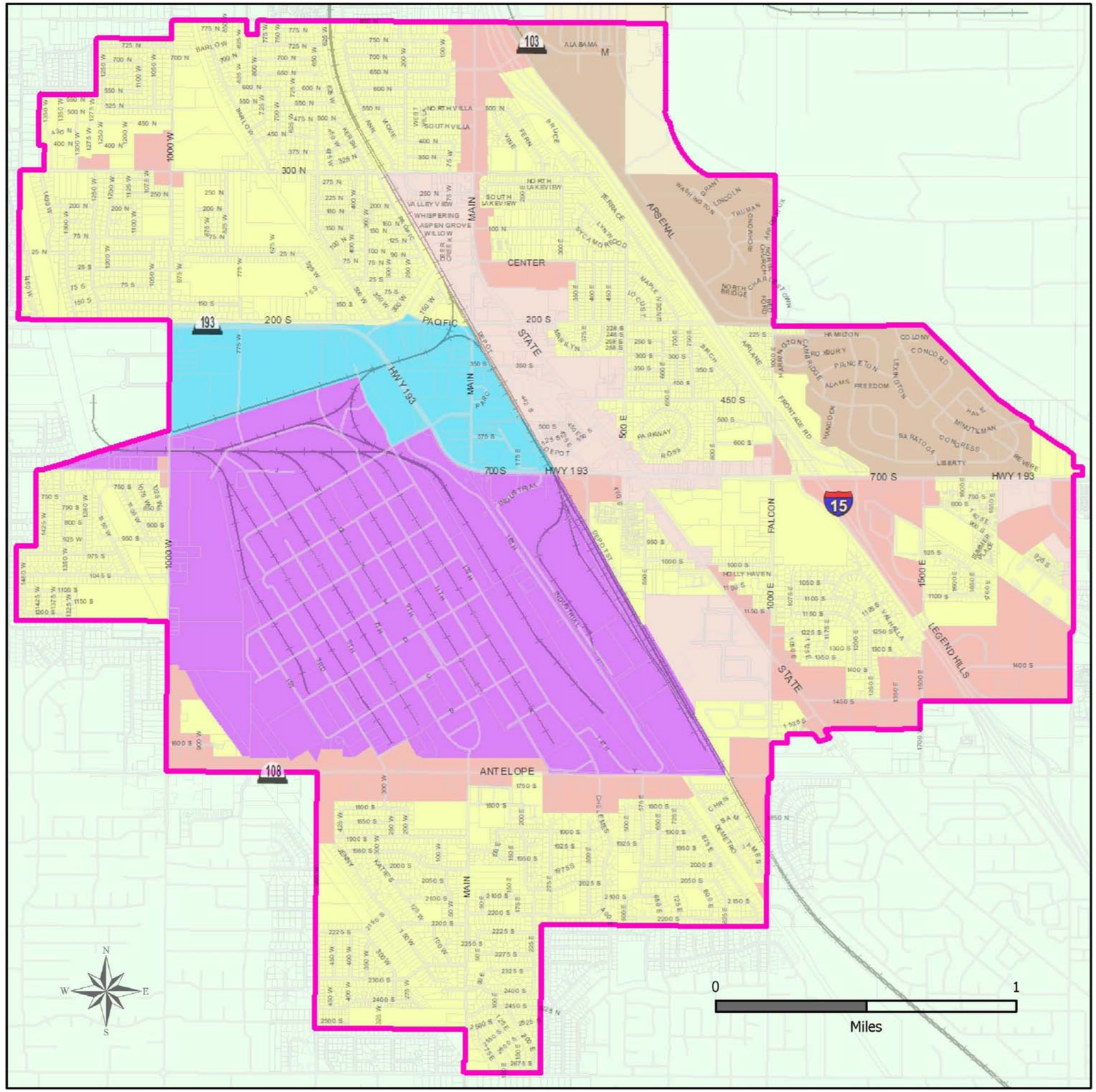
During the 2000 U.S. Census, the population in Clearfield City was measured and accepted as 25,974 people. In 2004, the population of Clearfield City was estimated at approximately 27,227 people.

In December 2007, discussions between the Clearfield City Community Development Director the U.S. Census Bureau and the Utah State – Governor's Office of Planning and Budget the Clearfield City population was determined to be 29,002 people.

During the 2010 U.S. Census, the population in Clearfield City was measured and accepted as 30,112 people.

In January 2016, the population of Clearfield City was estimated at approximately 30,467 people (Development Services Department – Planning & Zoning).

In 2017, the estimated population in Clearfield City was 31,950 people.



Clearfield City

Future Land Use for the 2017 General Plan

- Business Park
- Commercial
- Falcon Hill
- Hill AFB
- Manufacturing
- Mixed Use
- Residential
- City Limits

Clearfield City
we've got it made

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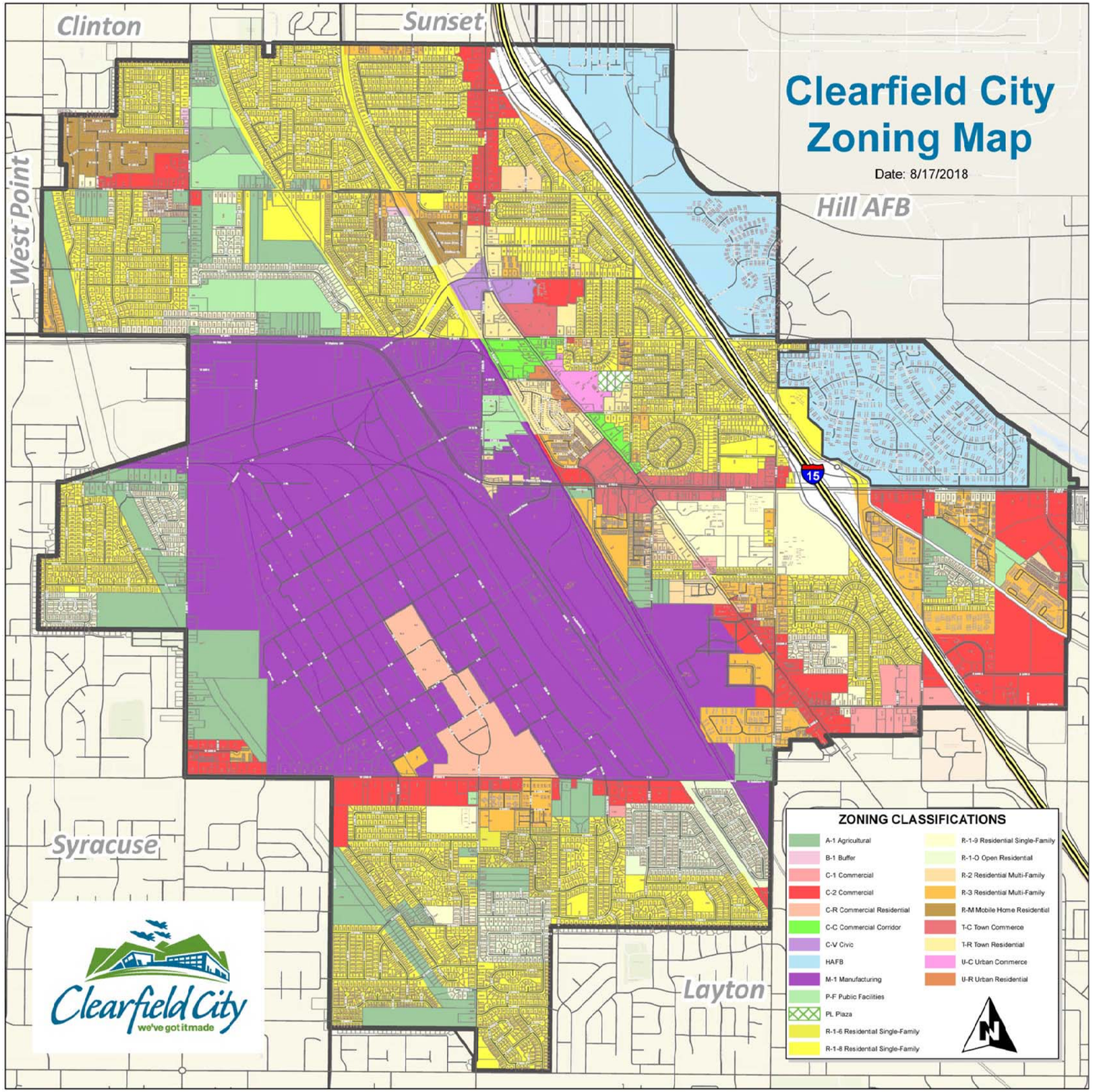
REVISIONS

NO.	DATE	BY

DATE: MAY 2019
DRAWN: JLS
DESIGNED: NSN

PROJECT / LOCATION: CAPITAL FACILITIES PLAN CLEARFIELD CITY MAP
TITLE: GENERAL LAND USE MAP

CLIENT: CLEARFIELD CITY
PROJECT NUMBER: cc12007
FILE: cc12007-clrbase.dwg
SHEET: Map 2.1



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REVISIONS

NO.	DATE	BY

DATE: MAY 2019
DRAWN: JLN
DESIGNED: NSN

PROJECT / LOCATION: CAPITAL FACILITIES PLAN
CLEARFIELD CITY MAP

TITLE: ZONING MAP

CLIENT: CLEARFIELD CITY
PROJECT NUMBER: cc12007
FILE: cc12007-clrbase.dwg
SHEET: Map 2.2

2.6 Land Use

2.6.1 Current Land Use Designations

The current, **General Land Use Plan**, updated as of July 2017 is shown on Map 2.1.

The current, **Zoning Map,** is shown on Map 2.2, delineating the various types of zones utilized and permitted within the Clearfield City boundaries.

The primary land use types in Clearfield City are as follows:

Agricultural Uses (A-zones), Residential Uses - integrated residential uses, planned residential unit developments - PRUD, mobile homes, cluster subdivision (R-zones), Commercial Uses – light retail and office, general commercial (C-zones), Manufacturing zones (M-zones), Buffer Zones (B-zones) and the Hill Air Force Base Zone (HAFB-zones).

2.6.2 Future Land Use

The General Land Use Plan was prepared under the direction of the Clearfield City Planning Commission, and it is continually updated.

This Master Zoning Plan depicts the projected growth patterns based upon the planning goals adopted by the City Council, Planning Commission, and the City Administration Staff and with local citizen input.

The population projections and distribution of zones have been used herein to project future areas of growth and to assist in the planning for culinary water and sanitary sewer utility changes and future new service connections.

2.7 Planning and Evaluation

2.7.1 Equivalent Residential Connections

The Total Equivalent Residential Connections . . .

. . . for Clearfield City in the year 2006 - 2007 was 14,729.90

In the development and evaluation of the Culinary Water utility systems, the use of the Equivalent Residential Connection (ERC) is the planning element commonly used in the facilities development.

Clearfield City utilizes this planning element in their Culinary Water utility master planning efforts.

One Equivalent Residential Connection (ERC) represents a single (1) family dwelling and the consumption of culinary water this single residential connection will typically consume daily.

. . . for Clearfield City in the year 2018 Equivalent Residential Connections were 10,233.6 . . .

This is the base volume unit used in sizing and evaluating the Culinary Water system. The conversion from one (1) service connection to one (1) Equivalent Residential Connection (ERC) is calculated using approved engineering methods as outlined in the State of Utah Administrative Code R309-510 and as shown in the appendix.

Following the calculations of the Equivalent Residential Connection (ERC) for one residential consumer the calculations are expanded to develop Equivalent Residential Connection (ERC) for commercial, manufacturing, industrial, churches, schools, parks, cemeteries and other culinary water users.

In the development and refinement for the correct Equivalent Residential Connection (ERC) for Clearfield City, the actual Culinary Water consumption records have been evaluated. See the appendix for this report for the monthly/annual consumption records.

The total Equivalent Residential Connections (ERC) for Clearfield City for the fall of 2006 through the fall of 2007 was determined to be 14,729.9. On the following Table 2.2, is a summary of the current year (2018 – 2019) Equivalent Residential Connections (ERC) for the other water users in Clearfield City.

One observation of the summarized Equivalent Residential Connections (ERC) shown in Table 2.2, is that the Manufacturing – Freeport connections are greater than all the residential users in Clearfield City. In the review of total culinary water gallons consumed, this is an important planning factor.

Service Connection User - type	Total Service Connections	Units	ERC/ Unit	ERC
Residential	6,569	6,569	1.0	6,569
Commercial	412	412	5.11	2,105
Manufacturing – Freeport (only)	194	194	5.11	991.3
City Buildings and Facilities	4	4	15.02	60
Parks	17	17	16.6	281.9
North Davis Fire District	1	1		
Federal Government Buildings	2	2		
Cemeteries	1	1	38.6	38.6
Churches	20	20	5.12	102.4
Schools	9	9	9.44	84.96
Totals	**7,229.0**	**7,229.0**	**-**	**10,233.6**

Table 2.2 Equivalent Residential Connections (ERC) in Clearfield City for current year 2018.

2.7.2 Planning for Growth in Clearfield City

The future expansion and growth of City provided services and facilities, i.e., Culinary Water, Sanitary Sewer, Storm Drainage, Parks & Recreation, Roadways, Equipment and Buildings and others, must be considered early in the development of the City infrastructure and utility systems development. The better the growth projections, the less that is required for system expansion/re-construction and the less future City funds are required, due to initial inadequate facility forecasting, planning and sizing.

In Master Planning for future population growth the infrastructure analysis and facility sizing, it is necessary to project growth patterns and population projections for the total and future City boundary build-out. As all cities grow and land is annexed or boundaries re-adjusted, the master facility utility planning process is a very dynamic complicated, on-going process.

Clearfield City has Master Planned their Culinary Water infrastructure utilities better than most Cities. The largest and main problem with the existing culinary water infrastructure in Clearfield City is the age and obsolescence of the existing facilities.

In projecting the future Capital Facility needs within the City limits, as well, projecting the build-out population totals and date of build-out in Clearfield City; several group discussions, meetings and reports have been conducted and reviewed. The Clearfield City Planning Office and the State of Utah - Governor's Office of Planning and Budget were contacted and consulted to forecast build-out population totals and estimated build-out dates, and the projected in-fill population totals. Other important data and guidance was obtained from the Clearfield City Public Works Department Staff, the City Planning Staff, and the City Community Development Director's Office.

The population forecasting information reviewed and obtained from City and State agencies suggest that the City should reach a total build-out population by the year 2027, with in-fill growth continuing for years to follow.

Considering a constant 1.5% straight-line population growth for the next 10-years, the 2017 – Clearfield City population of 31,950 persons, is projected to grow to a build-out population of approximately 37,079 persons, by the year end of 2027.

Estimated population for year 2017 = 31,950 persons (1.5% growth – prior years)
Projected population for year 2027 = 37,079 persons (1.5% growth – next years)

Table 2.3 Population Growth Projection of 1.5% - for the future years of 2017 and 2027.

2.7.3 Population and the Equivalent Residential Connections (ERC)

In calculating the projected future Equivalent Residential Connections (ERC) due to population growth, the generally accepted value of 3.5 persons per household is used for the population projections.

Due to the varying number of multi-family dwelling units in Clearfield City and the large manufacturing area – Freeport Area, the Equivalent Residential Connections (ERC) values have been determined from the projected growth percentages shown in Table 2.3, "Population Projections", rather than using the value of 3.5 persons per household in the calculations.

The future Equivalent Residential Connection (ERC) values used to determine effects from growth, for all the Clearfield City Land Use Types, has been calculated and summarized in Table 2.4, shown below:

Service Connection User - type	Current – ERC Year 2018	Future – ERC Year 2027
Residential	6,569	6,702
Commercial	2,105.3	2,143
Manufacturing – Freeport Area	991.3	1,009
City Buildings and Facilities	60.1	61
Parks	281.9	287
Cemeteries	38.6	40
Churches	102.4	104
Schools	85	87
Totals	**10,233.6**	**10,433**

Table 2.4 Future Equivalent Residential Connections (ERC) due to Population Growth – Clearfield City

.

(See Appendix E – Table 2.5, Equivalent Residential Connections)

SECTION 3 – CULINARY WATER

Section 3 – Culinary Water

3.1 Clearfield City Culinary Water System Overview

The Clearfield City culinary water system has two-main supply sources of culinary water. The culinary water sources include metered connections with Weber Basin Water Conservancy District and City owned Wells.

There are eleven (11) separate metered connections to the Weber Basin Water Conservancy District supply pipelines.

The following table, Table 3.1 lists all the Weber Basin Water Conservancy District supply connections and their respective locations:

Culinary Water:

5-Underground Wells and 11-Supply Connections with Weber Basin Water Conservancy District

Culinary Water Connections - Locations	
Meter #1	700 South / 2000 East
Meter #2	700 South / 2000 East
Meter #3	200 South & Airlane Drive (meters - 2)
Meter #4	300 North Northwest of Freeway I-15
Meter #5	300 North & Ann Street
Meter #6	800 North & 750 West (meter - 1)
Meter #7	800 North & 750 West (meters - 2)
Meter #8	1700 South interconnect to Syracuse City
Meter #9	700 South / 2000 East
Meter #10	700 South / 2000 East
Meter #11	1750 East / 700 South

Table 3.1 Culinary Water Supply Connections to Weber Basin Water Conservancy District and Locations.

The City owns and manages five (5) underground culinary water wells, which are very valuable sources of potable water. At the present time the City utilizes only four (4) of the underground culinary water wells for the culinary water supply. The one (1) remaining well is utilized for "Mabey Pond" recreational supply.

In 2013, Clearfield City Public Works department closed down the "Woods Cross Cannery Well". The Well at "200 South 750 East" was transferred in year - 2018 to the Community Services Department to supply water for the "Mabey Pond" recreational uses.

The following table, Table 3.2 lists the City owned Underground Wells and their respective locations:

Culinary Water Wells - Locations	
WS001 - 700 South Well	700 South / 2000 East (In tank farm)
WS002 - 200 South Well	200 South / 750 East (Community Services - Mabey Pond)
WS004 - Freeport North Well	800 South / 16th Street
WS005 - Freeport South Well	1200 South / 16th Street
WS006 - Hill Air Force Base Well	On Hill Air Force Base Property
Woods Cross Cannery Well	200 South / Depot Street (Well is Closed)

Table 3.2 Culinary Water Supply Wells and Locations.

The culinary water system includes below ground and above ground culinary water storage reservoirs. The various storage reservoirs differ in materials, construction and condition. The reservoirs range from buried reinforced concrete tanks to an above ground reinforced concrete tank with an aluminum roof.

125 miles of distribution pipelines . . .

There are at present approximately 125 miles of culinary water distribution pipelines ranging from 2" in diameter to 18" in diameter. The distribution culinary water pipelines range in age from 1 year to 80 years old. The distribution water pipelines range in materials from asbestos concrete, cast iron, ductile iron, High Density Polyethylene (hdpe) and polyvinyl chloride (pvc).

Pipes ranging from 2" in diameter to 18" in diameter.

Clearfield City's culinary water system currently has nineteen (19) pressure reducing valve stations (prv). The pressure reducing valve stations (prv) are very important in the culinary water system. The water pressure is regulated and reduced through the pressure reducing valve stations for the downstream users. Each pressure reducing valve station (prv) is located in an underground concrete vault with generally a manifold of pipes, gate valves, prv valves, tees and miscellaneous fittings functioning at each station.

Additional pressure reducing valve stations (prv) will be required in the Clearfield City culinary water system. The exact locations for the new pressure reducing valve stations (prv) will be determined in the future using the culinary water computer-model. At the present time additional pressure reducing valve stations (prv) are the highest priority on the "Capital Facility Plans - Summary of Recommended Culinary Water Projects". See Table 3.8, at the end of Section 3 for the "Summary list" of recommended projects.

Other important culinary water facilities which will need to be installed and/or upgraded in the future, include but are not limited to the following: storage reservoirs, transmission pipes, distribution pipes, pressure sustaining valves, gate valves, fire hydrants, booster pumps, and check valves.

3.1.1 Water Rights and Sources

Clearfield City has 12,783 approved municipal water shares of underground water. These water shares are also referred to as water rights. The underground water rights have been filled, approved and proofed through the Utah State Engineers' Office – Division of Water Rights.

1-acre foot of water is equal to 325,850 gallons of water.

Each underground water share is equal in volume to 1 acre-foot of water. The combined total pumping volume of the underground City wells is approximately 9,000 gallons per minute.

Additionally, Clearfield City has approved contracts with Weber Basin Water Conservancy District to consume 5,348 shares of water annually, at 1 acre-foot per share, from the eleven (11) connections shown in Table 3.1.

The City can vary the production of water throughout the year by turning on or off its underground wells, as consumption demands vary. However, the City is required to purchase and pay Weber Basin Water Conservancy District for the availability and/or use of the entire 5,348 annually, whether or not the City utilized, the contracted water.

3.1.2 Culinary Water Storage

Of the 6 culinary storage reservoirs 5 of the culinary water storage reservoirs are located within the City limits . . . .

. . . 1 of the culinary storage reservoirs is located East of the City on Hill Air Force Base property.

There are six (6) culinary water storage reservoirs in use by Clearfield City. Culinary water storage in the reservoirs is an important part of the culinary water system. Culinary water must be stored for daily consumption, fire protection, recreation and outdoor irrigation needs for the residential, light and heavy commercial businesses, and the industrial manufacturing users.

Culinary water consumption and uses vary hourly, daily and seasonally. Typical daily winter water consumption and use is about 80 percent of the annual daily average consumption, while summer consumption and use are approximately 30 percent greater than the daily average consumption.

The Clearfield City storage reservoirs vary in design from below ground storage reservoirs to above ground culinary water storage reservoirs. Listed below on Table 3.3, are the various City reservoirs (tanks) with their respective name, capacity, direct supply source, diameter and depth.

There are three City culinary water reservoirs (tanks) and one joint tank located at 2000 East and 700 South …

. . . referred to as the City tank farm

The City storage reservoirs (tanks) are interconnected for redundancy.

Reservoir Name (tank)	Tank Diameter - Dimension	Tank Depth (feet)	Tank Primary Supply Source(s)	Tank Capacity (Million gallons)
ST002 Hill Air Force Base Tank	**150' diameter**	**20'**	City Well	2.21
ST003 2000 East/700 South Tank #1	**132.67' diameter**	**20'**	City Well & Weber Basin	2.0
ST004 2000 East/700 South Tank #2	**111' diameter**	**20'**	City Well & Weber Basin	1.14
ST005 2000 East/700 South Tank #3	**202' x 158'**	**20'**	City Well & Weber Basin	4.0
ST006 Freeport Center Tank	**115' diameter**	**20'**	City Well	1.58
2000 East/700 South Tank (Syracuse/Clearfield Joint tank)	**148' diameter**	**20**	City Well & Weber Basin	2.0

Table 3.3 Culinary Water Reservoirs: Size, Source and Capacity.

The following table, Table 3.4, provides additional information in regards to the City's storage reservoirs and summarizes the location, usage and water level information of the existing six (6) storage reservoirs (tanks).

Tank Name	Tank Location, Usage and Water Surface Elevation
ST002 Hill Air Force Base Tank	This tank is located East of the City limits on Hill Air Force Base property and provides the first storage support to the upper zone gradient of the City, with a maximum water surface of 4748 feet in elevation (msl).
ST003 2000 East / 700 South Tank #2	This tank is located in a *Tank Farm* with other City tanks and provides storage support to the Upper Zone gradient at a maximum water surface of 4585 feet (msl).
ST004 2000 East / 700 South Tank #1	This tank is located in a *Tank Farm* with other City tanks and provides storage support to the upper zone gradient at a maximum of 4585 feet (msl).

Table 3.4 Tank – Name, Location, Usage and Water Surface Elevation

One Storage Tank is a Joint Tank . . .

. . . Joint between Clearfield City and Syracuse City

Tank Name	Tank Location, Usage and Water Surface Elevation
ST005 2000 East / 700 South Tank #3	This tank is located in a *Tank Farm* with other City tanks and provides storage support to the upper zone gradient of the City at a maximum water surface elevation of 4585 feet (msl).
ST006 Freeport Center Tank	This tank is located on the easterly boundary of the Freeport Center and provides the main storage support to the Freeport Center (new May 2014) - with a maximum water surface of 4430 feet in elevation (msl).
2000 East / 700 South Joint Tank	This tank is located in a *Tank Farm* with other Clearfield City tanks and provides storage support to Clearfield City & Syracuse City. Ownership of this tank is by Syracuse City.

Table 3.4 Tank – Name, Location, Usage and Water Surface Elevation (continued from prior page).

In general, when considering growth, daily water supply needs, evaluating emergency supply requirements, peak and instantaneous demands - the requirements of constructing a new water storage reservoir will need to consider at minimum location and storage volume. The City culinary water computer-modelling software will help with the engineering evaluation.

Culinary Water storage is a higher priority than other culinary water facility items that may be required in the future.

3.1.3 Culinary Water Transmission and Distribution System

The culinary water transmission and distribution pipeline considerations and infrastructure planning must always be a dynamic process in evaluation and resolving the effects of new developments and changes with existing consumers. The culinary water computer-model is a valuable tool in the transmission and distribution system evaluation.

The future layout of the City culinary water distribution system should remain much the same as the present layout due to the fact that the vast majority of the City is developed. As additional growth occurs, the developers of those new areas will be required to install the necessary distribution pipelines to serve the new development areas and interconnect with the City's transmission pipelines and current culinary water system facilities. Additional development and growth will also require the City to make minor and major upgrades to existing culinary water facilities to serve the new developments.

3.1.4 Water Quality

Clearfield City . . .

Exceeds . . .

The water quality of the Clearfield City culinary water system has been shown in the past to exceed drinking water standards. The City Public Works Department tests the culinary water supply weekly.

Drinking Water Standards

Testing and quality control is also evaluated by Weber Basin Water Conservancy District at all delivery sources prior to the deliverance of culinary water into the Clearfield City distribution system.

3.1.5 Water Consumption and Records

The monthly water consumption records are available from the Clearfield City Community Development Department. The consumption records for the period of July 2015 to June 2018 were used in this report. The consumption records used in this report are attached in the appendix (See Appendix E – Table 2.5, Equivalent Residential Connections).

This tabular history was used for the immediate past and current consumption volume in Clearfield City on both a monthly and annual basis.

Clearfield City has considered through the years various options to decrease culinary water consumption. The City does not have a secondary water (irrigation) system exclusive for the irrigation of outdoor landscaping and vegetation. Within Clearfield City are several very small secondary water systems that are privately owned and operated. These private secondary water systems supply an irrigation source of water for less than 1% of the entire irrigation water demands of the City's culinary water system.

The City evaluated the implementation costs and the potential cost savings if a secondary water system was to be implemented and installed within the city limits. It was concluded that the installation of a secondary source of water (irrigation water) was not a feasible plan for decreasing water consumption costs in Clearfield City.

The option of individual, business and manufacturing conservation of culinary water is the best method to decrease culinary water consumption and increase cost savings within the City. Conservation methods to decrease consumption and promote cost savings will continue to be encouraged within Clearfield City and per the City "Culinary Water Conversation Plan".

Listed on the following table, Table 3.5 is a tabulation of the recent annual culinary water consumption, in Clearfield City.

Annual Use		Maximum Monthly Use		Minimum Monthly Use	
Fiscal Year	Total Acre Feet	Month	Total Acre Feet	Month	Total Acre Feet
2015 - 2016	6,342*	August 2015	843	March 2016	232
2016 - 2017	5,668*	August 2016	920	March 2017	170
2017 - 2018	6,501*	July 2017	1,029	March 2018	178

Table 3.5 Annual Water Consumption – approximate quantities. *(Acre feet volumes taken from Public Works records – conflicts exist with Appendix E volumes).

In general, the Clearfield City culinary water system may experience maximum daily consumption demands as high as 180 percent of the average daily consumption; with values ranging from 120 to more than 400 percent. Maximum hourly consumption can range from 1.5 times to more than 10 times the average flow in extreme cases. A mean (average) for the maximum hourly consumption rate for a culinary water system, which is generally used, is 300 percent of the residential culinary water consumption, for domestic and public uses.

Using the City records for daily consumption volumes, for the years 2015 through 2018, the following consumption parameters were calculated and developed as shown on Table 3.6.

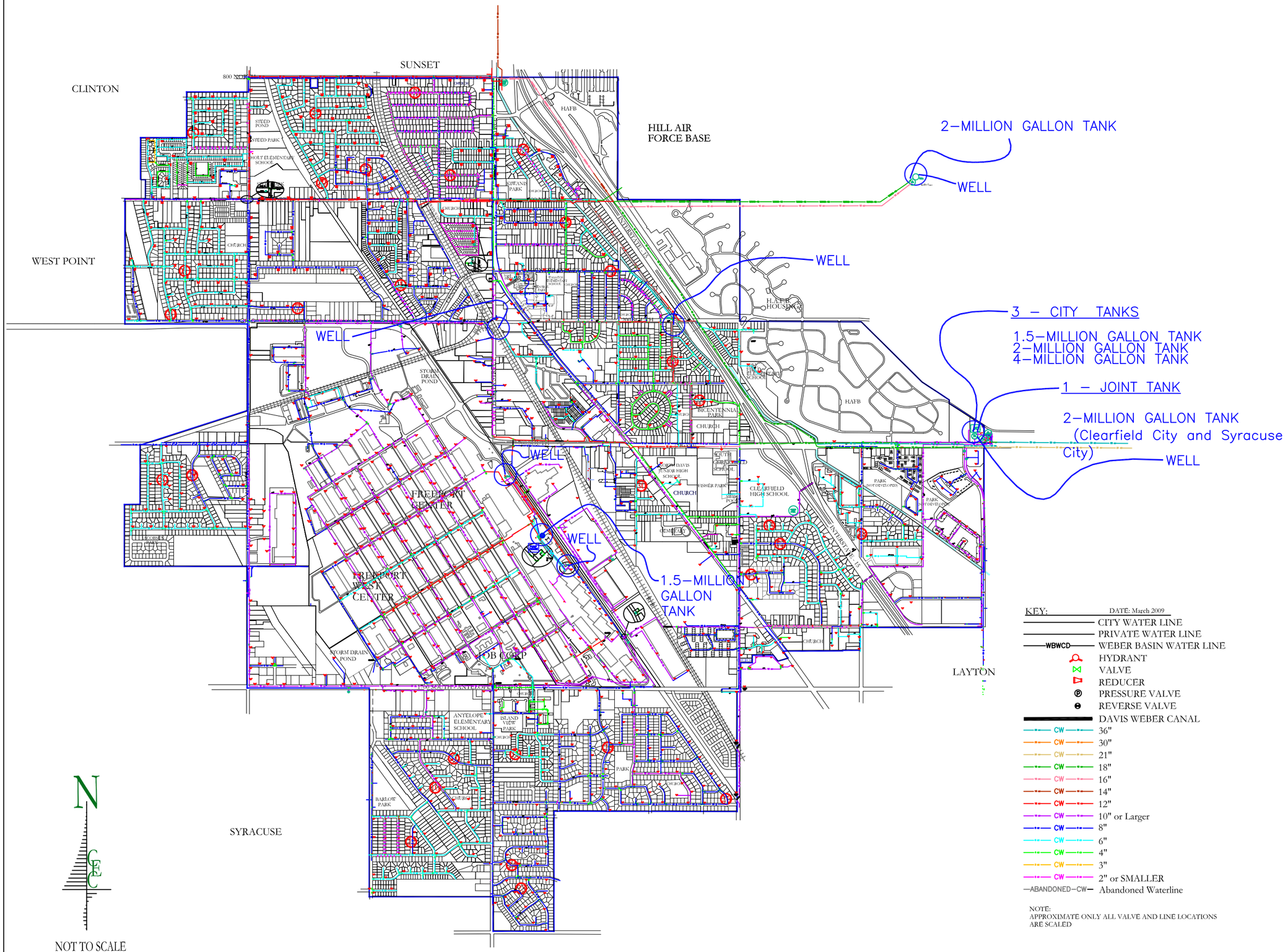
CONSUMPTION PARAMETERS

- Unit Average Daily Flow (3-year average) — 402.7 gpd /ERC
- Peak Flow Peaking factor — 1.7
- Peak Instantaneous Flow Peaking Factor — 3.0
- Unit Peak Day Flow — 684 gpd /ERC
- Unit Peak Instantaneous Flow — 1,208 gpd /ERC

Table 3.6 Clearfield City - Consumption Parameters.
(See Appendix E – Table 2.5, Equivalent Residential Connections)

3.2 Current Facilities Mapping

The current Culinary Water Base Map for Clearfield City is shown as Map 3.1, on the following page.



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REVISIONS

NO.	DATE	BY

DATE: MAY 2019

DRAWN: JLS

DESIGNED: NSN

PROJECT / LOCATION: CAPITAL FACILITIES PLAN CLEARFIELD CITY MAP

TITLE: CURRENT CULINARY SYSTEM

CLIENT: CLEARFIELD CITY

PROJECT NUMBER: cc12007

FILE: cc12007-clrbase.dwg

SHEET: Map 3.1

3.3 Culinary Water System Evaluation Parameters

The parameters used to analyze the capacity of the City's culinary water supply and distribution system for the present year of 2018 and the forecasted build-out year of 2027 are illustrated below.

Note that the source and storage parameters are based upon 100% of the residential customers using culinary water for outdoor irrigation.

A minimum culinary water pressure of 20 psi . . .

For a metered culinary water system, the following parameters need to be considered and also modeled in the culinary water computer-model.

A. The future culinary water sources will need to provide the peak day use of 696 gallons per day / equivalent residential connections or 0.48 gallons per minute / equivalent residential connections (ERC).

. . . during peak instantaneous flows.

B. Storage facilities should be capable of storing the annual average use of 402.7 gallons per day / equivalent residential connections (ERC). Available storage must also include a fire flow, which is 2,000 gallons per minute for a two-(2) hour duration or 240,000 gallons.

C. Distribution systems should be designed and constructed to maintain a minimum culinary water pressure of 20 pounds per square inch (psi) at all points in the water system during the peak instantaneous flow condition and also during the peak day flow with fire flow. Required fire flows volumes range from 1,000 gpm to 3,000 gpm for the residential zones and 2,000 gpm to 12,000 gpm for manufacturing zones, namely the Freeport Center.

3.4 Present Source and Storage Demands

Table 3.7 - Summarizes the present culinary water sources and the storage demands based upon the current equivalent residential connections (ERC) of 11,769.5.

Water Storage Source	Water Storage Unit	Present Demand	Total Capacity	Surplus	Surplus ERC
Wells	Gpm	11,528	9,000	-2,528	-3,346
Weber Basin Connection	Gpm	None additional	2,639	2,639	3,493
Tanks	Gallons	9,220,980	12,500,000	3,279,020	5,422

Table 3.7 Present Culinary Water System Capacity.

A surplus of 119 ERC is available when using the City Wells and the Weber Basin supply sources.

The fire storage requirement of 240,000 gallons was subtracted from the present storage amount of 12,500,000 gallons of total storage. The yield balance of culinary water storage presently available is 12,260,000 gallons.

In Table 3.7 above, the total sources of water must include the wells and the Weber Basin Water Conservancy District supply of culinary water on a "Peak Day Flow". Combining the culinary water sources, we show a present surplus of 119 equivalent residential connections (ERC) or approximately 62 gallons per minute for "Peak day flow" for the year 2007.

3.5 Culinary Water System Evaluations – Computer Model

When evaluating the possible necessary future Culinary water sources, storage capacity, distribution, infrastructure and facilities required for the year 2027 (build-out) the population projection and the growth distributions from Section 2 – Demographic need to be considered.

Additional population growth due to development in Clearfield City and changes in the Freeport Center will affect the current culinary water system. There are also the effects on the current culinary water system due to deterioration, age, growth changes and past inadequate facility sizing.

. . . Continuous fine-tuning and calibration of the culinary water computer- model must continue.

With the development of the culinary water computer-model, the current (existing) culinary water system and facilities may be reviewed in regards to all current existing elements and facilities of the culinary water system. Existing culinary water maps must be constantly updated to reflect the current infrastructure.

In order to identify any deficiencies in the City's present culinary water system, the computer model must reflect the actual existing culinary water system. The computer model will require continuous fine-tuning and calibration in order to reflect the existing City's culinary water system. The closer the model is to reflecting the existing culinary water system the more accurate the modeling results will be.

It has been determined during the present evaluations that there are many deficiencies in the current culinary water system.

Hundreds of possible, real life scenarios can be evaluated with the culinary water computer-model, relatively easily and very quickly. The culinary water computer-model is a dynamic modeling tool and must be kept current with system changes. All new subdivisions and culinary water improvement projects, as they are constructed and completed, must be entered into the computer-model for accurate future culinary water system modeling.

3.6 Level of Service

The culinary water system is currently functioning at a fairly acceptable level. The culinary water system is nearing capacity. As growth within the City continues, the level of service will drop, as the need for additional water storage, infrastructure replacements, facility upgrades, transmission and distribution pipe line upsizing and replacement become a greater issue.

The following typical unit consumption parameters per equivalent residential connection – ERC's are per the State of Utah water quality requirements and are used in sizing the culinary water system facilities.

State of Utah Requirements

	Indoor use	**Outdoor use**
Source Development	800 gpd/ERC	3.96 gpm/irrigated acre
Storage	400 gallons/ERC	2,848 gallons/irrigated acres
Water Rights	0.45-acre feet/ERC	1.87-acre feet/irrigated acres
Transmission pipelines	800 gpd/ERC	
Distribution Lines	800 gpd/ERC	
Fire Protection – flow	1,000 gpm for 2-hours	1,000 gpm for 2-hours
Peak daily demand	40 psi minimum	
Peak daily demand plus fire demand	20 psi minimum	
Instantaneous demand	30 psi minimum	

Table 3.8 Level of Service – Utah State Requirements.

3.7 Recommended Culinary Water Improvement Projects

Upon review of the proposed growth at build-out, the recommendations of the Public Works Staff, and the results from dozens of culinary water computer-modeling scenario's, it is recommended that several transmission & distribution pipelines, reservoirs, valves, pressure reducing valve stations and miscellaneous culinary water facilities be modified and/or installed as outline in Table 3.9, which follows.

The recommended culinary water projects have been outlined based upon the required parameters for the City's culinary water system and for the culinary water computer-model, as outlined in Section 3.3 of this report.

Some of the proposed projects are recommended due to changes to the pressure zones, additional storage volume needs, aging of the distribution pipes and needed facility upgrades. Many of the replacement/upgrade projects will need to be

constructed within the existing developed subdivisions, within existing streets and developed areas of Clearfield City.

The following list of culinary water projects and facilities as shown on Table 3.9, are recommended to be constructed during the periods shown.

Project Table: 2019

Project period	Project Number: Project Name:	Estimated cost of Project	Estimated Design life (years)
2019	**Project #1** Freeport Center - South Well Building Upgrade	$403,700	60 years
2019	**Project #2** 10" Diameter Waterline along 1000 East Street - 450 South Street to 700 South Street	$359,200	60 years
2019	**Project #3** SCADA Connection to Pressure Reducing Valve on Airlane Drive	$34,800	20 years
2019	**Project #4** Source Protection Plan Updates	$41,400	6 years
2019	**Project #5** Hill Air Force Base Well - Heating and Ventilation of Facility	$78,100	30 years
Total – Projects 2019		**$917,200**	

Table 3.9 Summary of recommended Culinary Water Projects 20-Year Period – table continued.

Project Table: 2020

Project period	Project Number: Project Name:	Estimated cost of Project	Estimated Design life (years)
2020	**Project #6** 8" Diameter Waterline along 1100 South Street to end of Cul-de-sac.	$485,000	60 years
2020	**Project #7** 8" Diameter Waterline along 350 South Street - State Street to Depot Street	$222,600	60 years
2020	**Project #8** 8" Diameter Waterline along 1480 West Street - 955 South Street to 1060 South Street	$173,040	60 years
2020	**Project #9** 8" Diameter Waterline along 975 South Street - 1480 West Street to 1150 West Street	$493,340	60 years
2020	**Project #10** 700 South Well Transformer Upgrade	$176,400	60 years
2020	**Project #11** 10" Diameter Waterline along 300 North Street - 1000 West Street to City Limits	$680,600	60 years
2020	**Project #12** 8" Pressure Reducing Valve Station with 4" Bypass & SCADA Connection - 300 North Street and Train Watch Park	$80,500	25 years
2020	**Project #13** 8" and 10" Diameter Waterline along 500 West Street with Pressure Reducing Valve Station & SCADA Connection - 1700 South Street to Barlow Park	$380,900	60 years
	Total – Projects 2020	**$2,692,380**	

Table 3.9 Summary of recommended Culinary Water Projects 20-Year Period – table continued.

Project Table: 2021

Project period	Project Number: Project Name:	Estimated cost of Project	Estimated Design life (years)
2021	**Project #14** 10" Diameter Waterline along State Street - 1000 South Street to 1000 East Street	$413,300	60 years
2021	**Project #15** 8" Diameter Waterline along 2200 South Street - South Main Street to 150 West Street	$337,400	60 years
2021	**Project #16** 8" Diameter Waterline along 500 East Street - Lynwood Drive to 200 South Street	$432,200	60 years
	Total – Projects 2021	**$1,182,900**	

Project Table: 2022/2023

Project period	Project Number: Project Name:	Estimated cost of Project	Estimated Design life (years)
2022 / 2023	**Project #17** 10" Diameter Waterline along 13th Street - Z Street to C Street - Freeport Center	$368,250	60 years
	Total – Projects 2022 / 2023	**$368,250**	

Table 3.9 Summary of recommended Culinary Water Projects 20-Year Period – table continued.

Project Table: Future Projects

Project period	Project Number: Project Name:	Estimated cost of Project	Estimated Design life (years)
Future date	**Project #18** 10" Diameter Waterline along 13th Street - C Street to E Street - Freeport Center	$387,560	60 years
Future date	**Project #19** 18" Diameter Transmission Waterline - Phase 3 Legend Hills - 900 South to 1400 South	$499,800	60 years
Future date	**Project #20** 18" Diameter Transmission Waterline - Phase 4 Legend Hills - 1400 South Street to 1450 South Street	$716,600	40 years
Future date	**Project #21** 10" Diameter Waterline along 13th Street and 11th Street - Y Street to A Street Freeport Center	$494,300	60 years
Future date	**Project #22** Hill Air Force Base Well - New Building for Chemical Injection at 300 North Street	$142,800	40 years
Future date	**Project #23** 2 Million Gallon Tank and 18" Diameter Transmission Pipe Connection Between Tanks on Hill Air Force Base	$3,192,500	60-80 years
Future date	**Project #24** Re-build 12" check valve at 793 East and 700 South Street	$29,200	25 years
Future date	**Project #25** Construct Building over Well Head Facility (700 South Street / 2000 East Street)	$219,200	60 years
Future date	**Project #26** 8" Diameter Waterline along Fern Drive - Main Street to 300 North Street	$513,000	60 years

Table 3.9 Summary of recommended Culinary Water Projects 20-Year Period – table continued.

Project period	Project Number: Project Name:	Estimated cost of Project	Estimated Design life (years)
Future date	**Project #27** 8" Diameter Check Valve and Box - 1680 East and 1100 South Street	$31,600	25 years
Future date	**Project #28** 8" Diameter Waterline along Hilltop Drive - 1000 East Street to 800 East Street	$314,900	60 years
Future date	**Project #29** 8" Diameter Waterline along 1000 South Street - 550 East Street to State Street	$315,200	60 years
Future date	**Project #30** 8" Diameter Waterline along 450 South Street - State Street to 500 East Street	$232,800	60 years
Future date	**Project #31** 8" Diameter Waterline along Lynwood Drive	$342,800	60 years
Future date	**Project #32** 8" Diameter Waterline along Birch Street and Birch Circle	$481,400	60 years
Future date	**Project #33** 8" Diameter Waterline along Parkway (Adjacent to Ross Drive)	$376,100	60 years
Future date	**Project #34** 8" Diameter Waterline along Sycamore Circle and 100 North Street - 300 East Street to Lynwood Drive	$390,100	60 years
Future date	**Project #35** 8" Diameter Waterline along 300 East Street - Center Street to 300 North Street	$424,200	60 years
Future date	**Project #36** 8" Diameter Waterline along Marilyn Drive (South of 200 South Street)	$439,900	60 years
Future date	**Project #37** 8" Diameter Waterline along 375 East Street - 200 South Street to Marilyn Drive	$145,700	60 years

Table 3.9 Summary of recommended Culinary Water Projects 20-Year Period – table continued.

Project period	Project Number: Project Name:	Estimated cost of Project	Estimated Design life (years)
Future date	**Project #38** 8" Diameter Waterline along 250 South Street - 500 East Street to 600 East Street	$207,600	60 years
Future date	**Project #39** 8" Diameter Waterline along 300 South Street - 500 East Street to 750 East Street	$345,700	60 years
Future date	**Project #40** 8" Diameter Waterline along 350 South Street - 500 East Street to 600 East Street	$208,600	60 years
Future date	**Project #41** 8" Diameter Waterline along 400 South Street - 500 East Street to 750 East Street	$467,300	60 years
Future date	**Project #42** 8" Diameter Waterline along 700 East Street - 200 South Street to 400 South Street	$326,000	60 years
Future date	**Project #43** 8" Diameter Waterline along 600 East Street - 250 South Street to 400 South Street	$242,200	60 years
Future date	**Project #44** 8" Diameter Waterline along 2300 South Street - South Main Street to 500 West Street	$631,400	60 years
Future date	**Project #45** 8" Diameter Waterline along Vine Street and Vine Circle	$363,400	60 years
Future date	**Project #46** 8" Diameter Waterline along 1300 West Street - 200 North Street to 25 North Street (including cul-de-sacs)	$352,800	60 years
Future date	**Project #47** 8" Diameter Waterline along 1300 West Street - 25 North Street to 200 South Street (including cul-de-sacs)	$426,600	60 years

Table 3.9 Summary of recommended Culinary Water Projects 20-Year Period – table continued.

Project period	Project Number: Project Name:	Estimated cost of Project	Estimated Design life (years)
Future date	**Project #48** 8" Diameter Waterline along 1250 West Street - 300 North Street to 75 North Street	$343,600	60 years
Future date	**Project #49** 8" Diameter Waterline along 1250 West Street - 75 North Street to 200 South Street	$414,200	60 years
Future date	**Project #50** 8" Diameter Waterline along 1200 West Street - 300 North Street to 75 North Street	$344,600	60 years
Future date	**Project #51** 8" Diameter Waterline along 200 North Street and 1100 West Street - 1200 West Street to 75 North Street	$261,100	60 years
Future date	**Project #52** 8" Diameter Waterline along 200 North Street - 1250 North Street to 1400 West Street	$236,400	60 years
Future date	**Project #53** 8" Diameter Waterline along 75 North Street - 1000 West Street to 1300 West Street	$497,900	60 years
Future date	**Project #54** 8" Diameter Waterline along 1200 West Street and 25 North Street - 25 South Street to 1050 West Street	$306,500	60 years
Future date	**Project #55** 8" Diameter Waterline along 25 South Street - 1000 West Street to 1300 West Street	$507,800	60 years
Future date	**Project #56** 8" Diameter Waterline along 1050 West Street - 75 North Street to 75 South Street	$267,800	60 years

Table 3.9 Summary of recommended Culinary Water Projects 20-Year Period – table continued.

Project period	Project Number: Project Name:	Estimated cost of Project	Estimated Design life (years)
Future date	**Project #57** 8" Diameter Waterline along 75 South Street - 1050 West Street to 1250 West Street	$337,300	60 years
Future date	**Project #58** 8" Diameter Waterline along 150 South Street - 1000 West Street to 1250 West Street	$346,700	60 years
Future date	**Project #59** 8" Diameter Waterline - Melanie Acres Area	$2,169,200	60 years
Future date	**Project #60** 8" Diameter Waterline - Meadow Park Area	$882,700	60 years
Future date	**Project #61** 8" and 10" Diameter Waterline - Valhalla Estates Area	$5,005,000	60 years
Future date	**Project #62** 8" Diameter Waterline - Julie Estates Area	$1,264,300	60 years
	Total – Projects Future date	**$26,446,360**	

Table 3.9 Summary of recommended Culinary Water Projects 20-Year Period – table concluded.

On the following table, Table 3.10, the above listed project costs shown in Table 3.9 are summarized and shown on a five-year basis for a 20-year construction period.

Summary of Project Costs – 20 Year Period (build-out)	
Projects 2019	$917,200
Projects 2020	$2,692,380
Projects 2021	$1,182,900
Projects 2022/2023	$368,250
Projects Future date	$26,446,360
Total	**$31,607,090**

Table 3.10 Summary of Project Costs – 20 Year Period. (build-out)

SECTION 4 - FUNDING

Section 4 – Funding

5.1 Funding

The main purpose of this report is to assist Clearfield City in providing efficient, safe and adequate life sustaining culinary water utilities for the City residents.

Funding all the recommended projects will place a heavy burden on the Mayor, Council and residents of Clearfield City. Listed below are typical sources of funding.

5.1.1 Bonds

- Non-voted General Obligation Bonds
- Voted General Obligated Bonds
- System Revenue Bonds
- Sales and Gasoline Tax Revenue Bonds
- Certificates of Participation
- General Improvement Districts
- Redevelopment Area Bonds

5.1.2 Governmental Agency Loans

- US Department of Agriculture Rural Utilities Service (USDA)
- Utah Water Quality Project Assistance Program (WQPAP)
- Revolving Construction Fund (RCF)
- Cities Water Loan Fund (CWLF)
- Conservation and Development Fund (CDF)

5.1.2 Governmental Agency Grants

- Community Development Block Grant Program
  (Culinary water, sanitary sewer, streets, public buildings)
- US Army Corps of Engineers Section 595 Program (water and sewer)
- USDA Matching Grants (water and sewer)

SECTION 5 - REFERENCES

Section 5 – References

Utah Department of Environmental Quality - Drinking Water
Clearfield City Water System , Public Water System Inventory Report
https://waterlink.utah.gov/deqWater
June 2018

Utah Division of Water Rights
Water Records
https://www.waterrights.utah.gov
June 2018

AQUA Engineering, Inc.,
June 2005 Grantsville City – Culinary water & Wastewater System Master Plan.

Water and Waste-Water Technology,
Mark J. Hammer, 1975

State of Utah, Governor's Office of Planning and Budget,
2002 Baseline Projections

Mary Peach,
25 May 1993

SECTION 6 - APPENDICES

CULINARY WATER

COST ESTIMATE SUMMARY & MASTER LOCATION MAP

Appendix A

Clearfield City

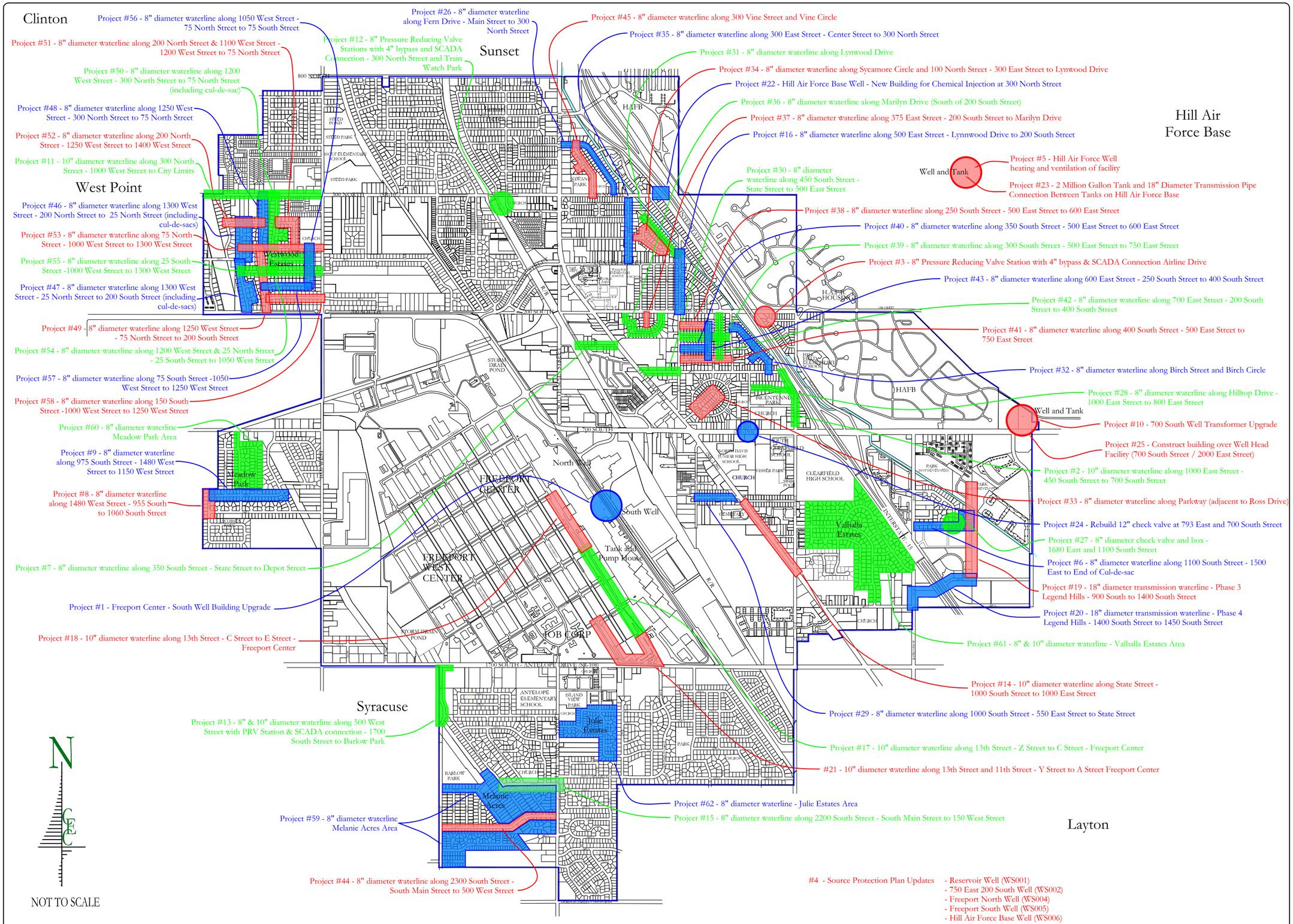
Capital Facilities Plan
Summary of the Culinary Water Projects

May 2019

Project Number *(priority)*	Project Name	Estimated Total for Improvements
1.	Freeport Center - South Well Building Upgrade	$403,700.00
2.	10" Diameter Waterline along 1000 East Street - 450 South Street to 700 South Street	$359,200.00
3.	SCADA Connection to Pressure Reducing Valve on Airlane Drive	$34,800.00
4.	Source Protection Plan Updates	$41,400.00
5.	Hill Air Force Base Well - Heating and Ventilation of Facility	$78,100.00
6.	8" Diameter Waterline along 1100 South Street - 1500 East Street to End of Cul-de-sac	$485,000.00
7.	8" Diameter Waterline along 350 South Street - State Street to Depot Street	$222,600.00
8.	8" Diameter Waterline along 1480 West Street - 955 South Street to 1060 South Street	$173,040.00
9.	8" Diameter Waterline along 975 South Street - 1480 West Street to 1150 West Street	$493,340.00
10.	700 South Well Transformer Upgrade	$176,400.00
11.	10" Diameter Waterline along 300 North Street - 1000 West Street to City Limits	$680,600.00
12.	8" Pressure Reducing Valve Station with 4" Bypass & SCADA Connection - 300 North Street and Train Watch Park	$80,500.00
13.	8" and 10" Diameter Waterline along 500 West Street with Pressure Reducing Valve Station & SCADA Connection - 1700 South Street to Barlow Park	$380,900.00
14.	10" Diameter Waterline along State Street - 1000 South Street to 1000 East Street	$413,300.00
15.	8" Diameter Waterline along 2200 South Street - South Main Street to 150 West Street	$337,400.00
16.	8" Diameter Waterline along 500 East Street - Lynwood Drive to 200 South Street	$432,200.00
17.	10" Diameter Waterline along 13th Street - Z Street to C Street - Freeport Center	$368,250.00
18.	10" Diameter Waterline along 13th Street - C Street to E Street - Freeport Center	$387,560.00
19.	18" Diameter Transmission Waterline - Phase 3 Legend Hills - 900 South to 1400 South Street	$499,800.00
20.	18" Diameter Transmission Waterline - Phase 4 Legend Hills - 1400 South Street to 1450 South Street	$716,600.00
21.	10" Diameter Waterline along 13th Street and 11th Street - Y Street to A Street - Freeport Center	$494,300.00
22.	Hill Air Force Base Well - New Building for Chemical Injection at 300 North Street	$142,800.00
23.	2 Million Gallon Tank and 18" Diameter Transmission Pipe Connection Between Tanks on Hill Air Force Base	$3,192,500.00
24.	Re-build 12" check valve at 793 East and 700 South Street	$29,200.00
25.	Construct Building over Well Head Facility (700 South Street/ 2000 East Street)	$219,200.00
26.	8" Diameter Waterline along Fern Drive - Main Street to 300 North Street	$513,000.00
27.	8" Diameter Check Valve and Box - 1680 East and 1100 South Street	$31,600.00
28.	8" Diameter Waterline along Hilltop Drive - 1000 East Street to 800 East Street	$314,900.00
29.	8" Diameter Waterline along 1000 South Street - 550 East Street to State Street	$315,200.00
30.	8" Diameter Waterline along 450 South Street - State Street to 500 East Street	$232,800.00
31.	8" Diameter Waterline along Lynwood Drive	$342,800.00
32.	8" Diameter Waterline along Birch Street and Birch Circle	$481,400.00
33.	8" Diameter Waterline along Parkway (Adjacent to Ross Drive)	$376,100.00
34.	8" Diameter Waterline along Sycamore Circle and 100 North Street - 300 East Street to Lynwood Drive	$390,100.00
35.	8" Diameter Waterline along 300 East Street - Center Street to 300 North Street	$424,200.00
36.	8" Diameter Waterline along Marilyn Drive (South of 200 South Street)	$439,900.00

37.	8" Diameter Waterline along 375 East Street - 200 South Street to Marilyn Drive	$145,700.00
38.	8" Diameter Waterline along 250 South Street - 500 East Street to 600 East Street	$207,600.00
39.	8" Diameter Waterline along 300 South Street - 500 East Street to 750 East Street	$345,700.00
40.	8" Diameter Waterline along 350 South Street - 500 East Street to 600 East Street	$208,600.00
41.	8" Diameter Waterline along 400 South Street - 500 East Street to 750 East Street	$467,300.00
42.	8" Diameter Waterline along 700 East Street - 200 South Street to 400 South Street	$326,000.00
43.	8" Diameter Waterline along 600 East Street - 250 South Street to 400 South Street	$242,200.00
44.	8" Diameter Waterline along 2300 South Street - South Main Street to 500 West Street	$631,400.00
45.	8" Diameter Waterline along Vine Street and Vine Circle	$363,400.00
46.	8" Diameter Waterline along 1300 West Street - 200 North Street to 25 North Street (including cul-de-sacs)	$352,800.00
47.	8" Diameter Waterline along 1300 West Street - 25 North Street to 200 South Street (including cul-de-sacs)	$426,600.00
48.	8" Diameter Waterline along 1250 West Street - 300 North Street to 75 North Street	$343,600.00
49.	8" Diameter Waterline along 1250 West Street - 75 North Street to 200 South Street	$414,200.00
50.	8" Diameter Waterline along 1200 West Street - 300 North Street to 75 North Street (including cul-de-sac)	$344,600.00
51.	8" Diameter Waterline along 200 North Street and 1100 West Street - 1200 West Street to 75 North Street	$261,100.00
52.	8" Diameter Waterline along 200 North Street - 1250 North Street to 1400 West Street	$236,400.00
53.	8" Diameter Waterline along 75 North Street - 1000 West Street to 1300 West Street	$497,900.00
54.	8" Diameter Waterline along 1200 West Street and 25 North Street - 25 South Street to 1050 West Street	$306,500.00
55.	8" Diameter Waterline along 25 South Street - 1000 West Street to 1300 West Street	$507,800.00
56.	8" Diameter Waterline along 1050 West Street - 75 North Street to 75 South Street	$267,800.00
57.	8" Diameter Waterline along 75 South Street - 1050 West Street to 1250 West Street	$337,300.00
58.	8" Diameter Waterline along 150 South Street - 1000 West Street to 1250 West Street	$346,700.00
59.	8" Diameter Waterline - Melanie Acres Area	$2,169,200.00
60.	8" Diameter Waterline - Meadow Park Area	$882,700.00
61.	8" and 10" Diameter Waterline - Valhalla Estates Area	$5,005,000.00
62.	8" Diameter Waterline - Julie Estates Area	$1,264,300.00

Estimated Total for Improvements - All Projects $31,607,090.00



CIVIL ENGINEERING CONSULTANTS, PLLC.
5141 SOUTH 1500 WEST
RIVERDALE, UT 84405
801.866.0550

NO.	DATE	BY	REVISIONS

DATE: MAY 2019

DRAWN: JLS

CHECKED:

PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER

TITLE: SUMMARY

CLIENT: CLEARFIELD CITY

PROJECT NUMBER: CC.12007

FILE:~cc12007 Water projects 2018.dwg

SHEET: 1 of 1

CULINARY WATER

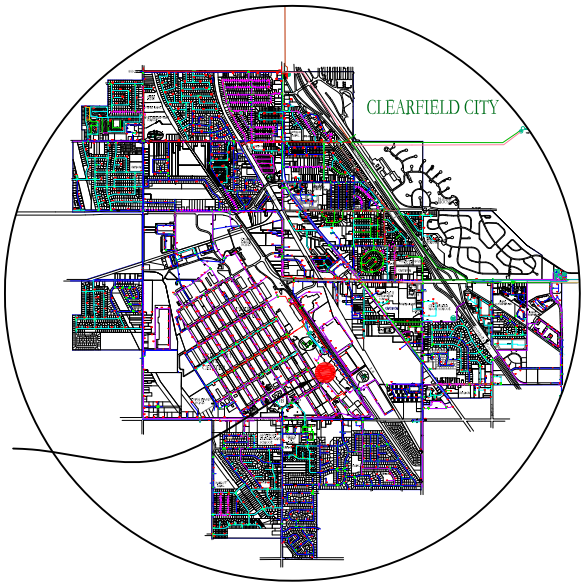
PROJECT LOCATION MAPS & COST ESTIMATES

Appendix B

PROJECT #1

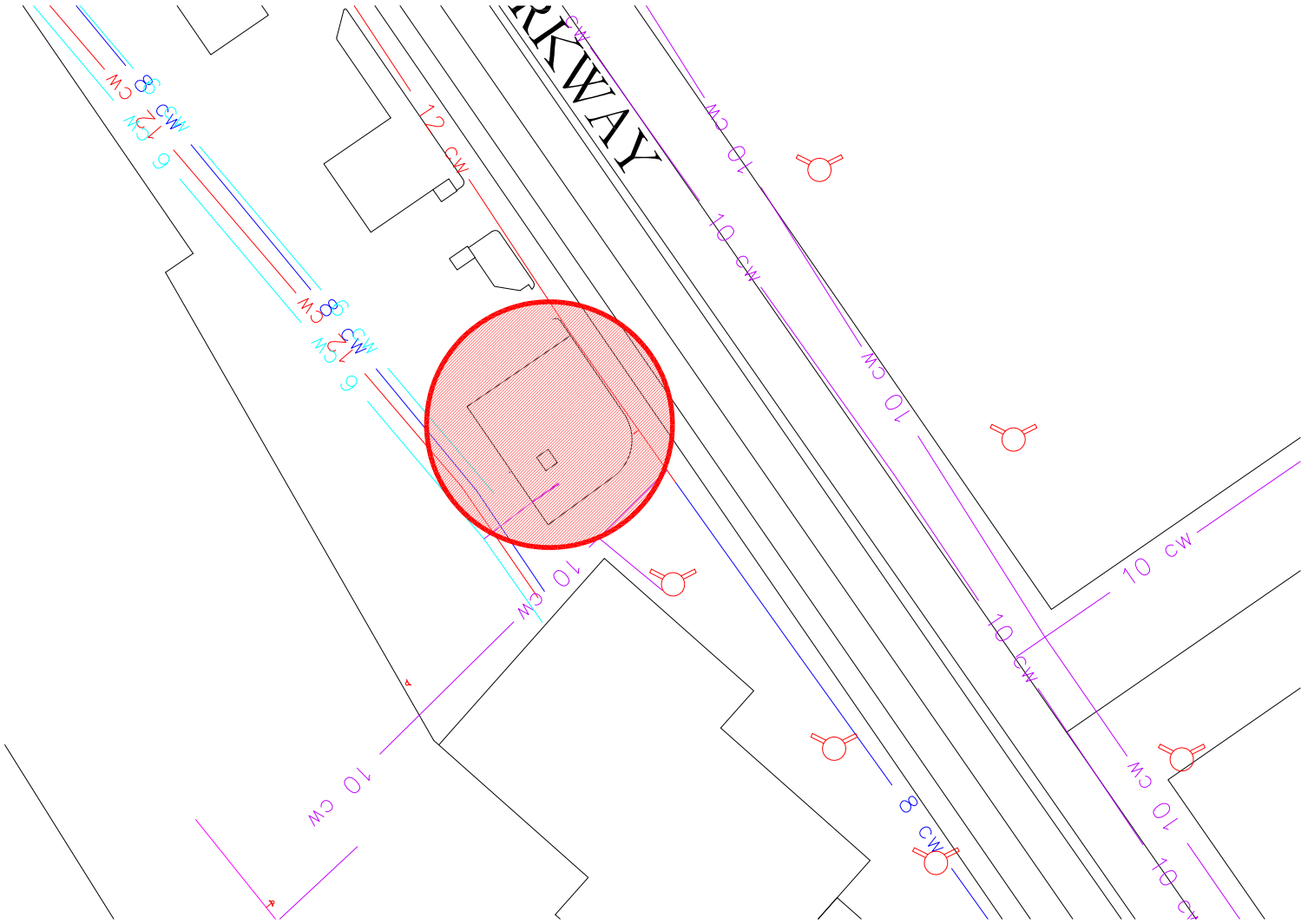
FREEPORT CENTER - SOUTH WELL BUILDING UPGRADE

ESTIMATED COST: $403,700.00



N

NOT TO SCALE



CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. / DATE / BY / REVISIONS
PROJECT NUMBER: CC.12007		DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG	TITLE: PROJECT #1	CHECKED: RTF /NSN	
SHEET: 1			

CIVIL ENGINEERING CONSULTANTS, PLLC.
5141 SOUTH 1500 WEST
RIVERDALE, UT 84405
801.866.0550

CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

Project Name: **Freeport Center - South Well Building Upgrade**
Project Number: **Project #1**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, bonds and insurance.	1	ls.	$16,900.00	$16,900.00
2.	Remove existing building and facilities and construct in building (match style and materials of North Well Building).	1	ea.	$315,000.00	$315,000.00
3.	Landscaping and surface restoration.	1	ls.	$4,500.00	$4,500.00
				Subtotal	$336,400.00
				Engineering and Construction Contingencies (20%)	$67,300.00
				Estimated Total for Improvements	**$403,700.00**

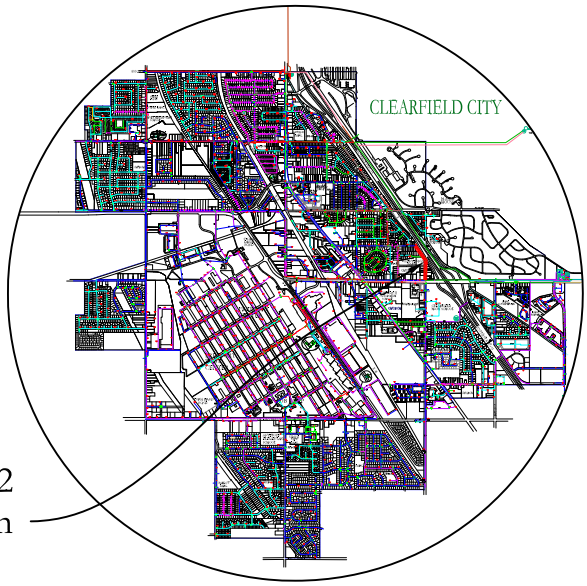
PROJECT #2

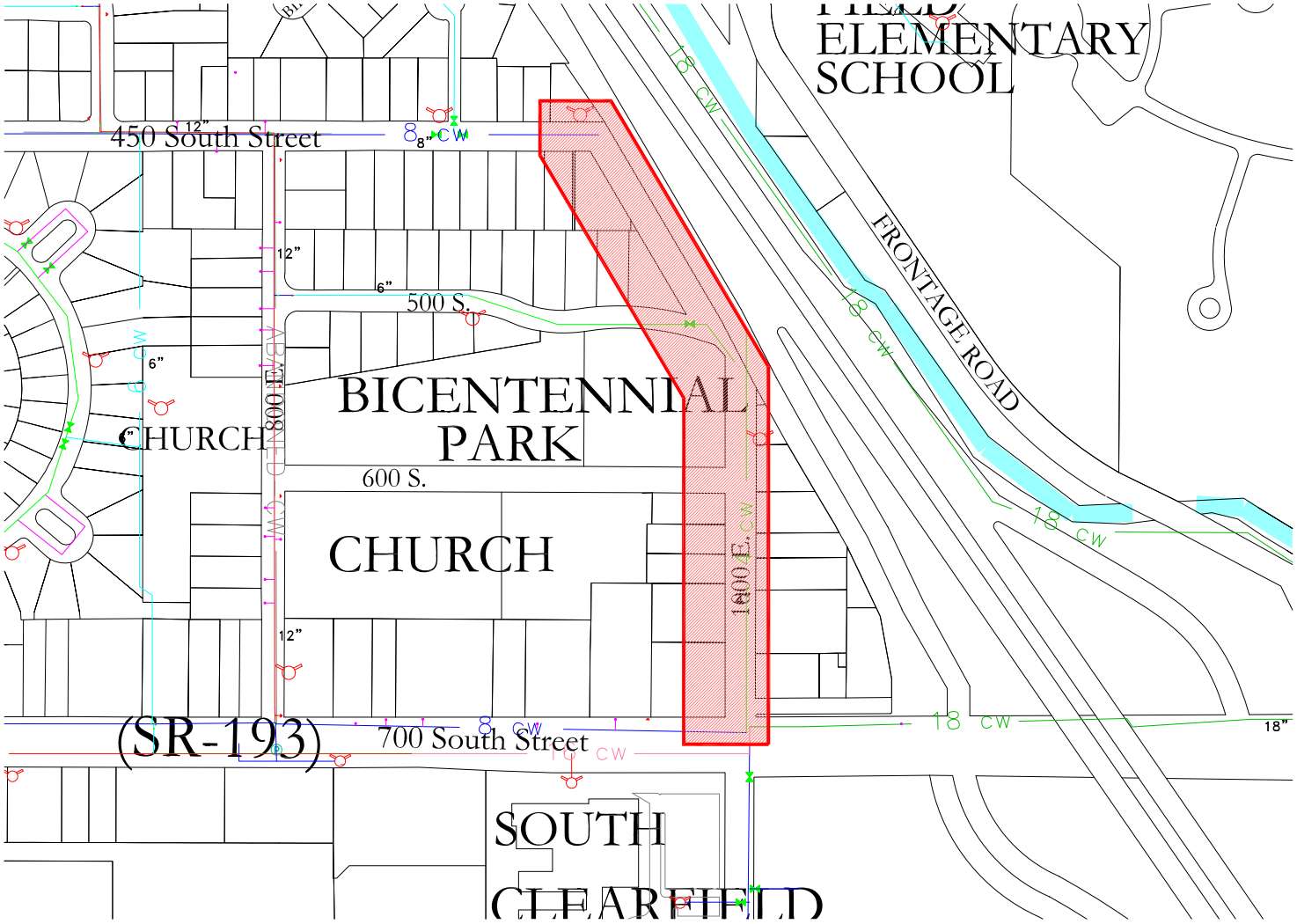
10" DIAMETER WATERLINE ALONG 1000 EAST STREET
450 SOUTH STREET TO 700 SOUTH STREET

ESTIMATED COST: $359,200.00

N

NOT TO SCALE





CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. | DATE | BY | REVISIONS
PROJECT NUMBER: CC.12007		DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG	TITLE: PROJECT #2	CHECKED: RTF /NSN	
SHEET: 2			

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RIVERDALE, UT 84405
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CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

Project Name: **10" Diameter Waterline along 1000 East - 450 South Street to 700 South Street**
Project Number: **Project #2**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, traffic control, SWPPP, bonds and insurance.	1	ls.	$15,800.00	$15,800.00
2.	Removal and disposal of existing curb and gutter.	340	lf.	$5.00	$1,700.00
3.	Remove and disposal of sidewalk and concrete flatwork.	1,360	sf.	$6.00	$8,160.00
4.	Remove fire hydrants.	3	ea.	$350.00	$1,050.00
5.	Sawcutting, removal, disposal of the asphalt surface & roadbase to sub-base.	975	sy.	$3.00	$2,925.00
6.	Install 10" diameter pvc C-900 DR 18 culinary waterline.	1,450	lf.	$65.00	$94,250.00
7.	Install 10" diameter gate valve.	8	ea.	$2,400.00	$19,200.00
8.	Construct waterline main connections.	3	ea.	$3,000.00	$9,000.00
9.	Install fire hydrants.	3	ea.	$5,500.00	$16,500.00
10.	Construct service connections, including lateral, water meter & box complete.	17	ea.	$1,700.00	$28,900.00
11.	Cleaning, disinfection, and testing of waterline.	1	ls.	$1,500.00	$1,500.00
12.	Furnish and install curb and gutter.	340	lf.	$16.00	$5,440.00
13.	Furnish and install 4-inch thick sidewalk and concrete flatwork.	1,360	sf.	$5.00	$6,800.00
14.	Furnish 1" diameter clean gravel pipe bedding materials.	950	ton	$20.00	$19,000.00
15.	Furnish clean import material for trench backfill.	2,360	ton	$15.00	$35,400.00
16.	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials).	975	sy.	$30.00	$29,250.00
17.	Roadway striping and messages.	1	ls.	$1,000.00	$1,000.00
18.	Remove and replace all landscaping improvements, public/private damaged during construction.	1	ls.	$3,400.00	$3,400.00

Subtotal	$299,275.00
Engineering and Construction Contingencies (20%)	$59,900.00
Estimated Total for Improvements	**$359,200.00**

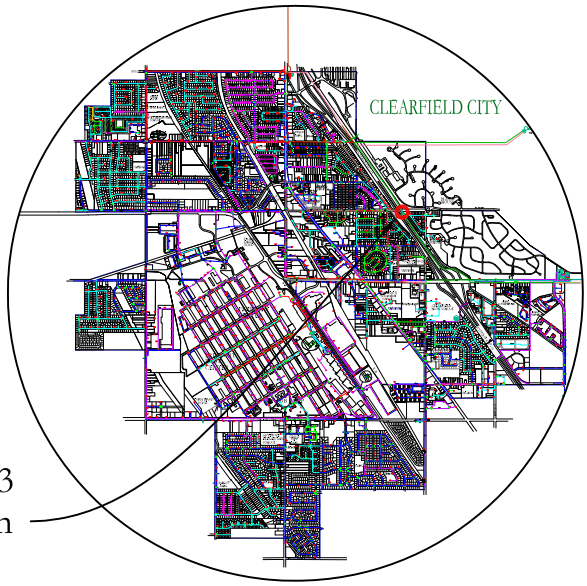
PROJECT #3

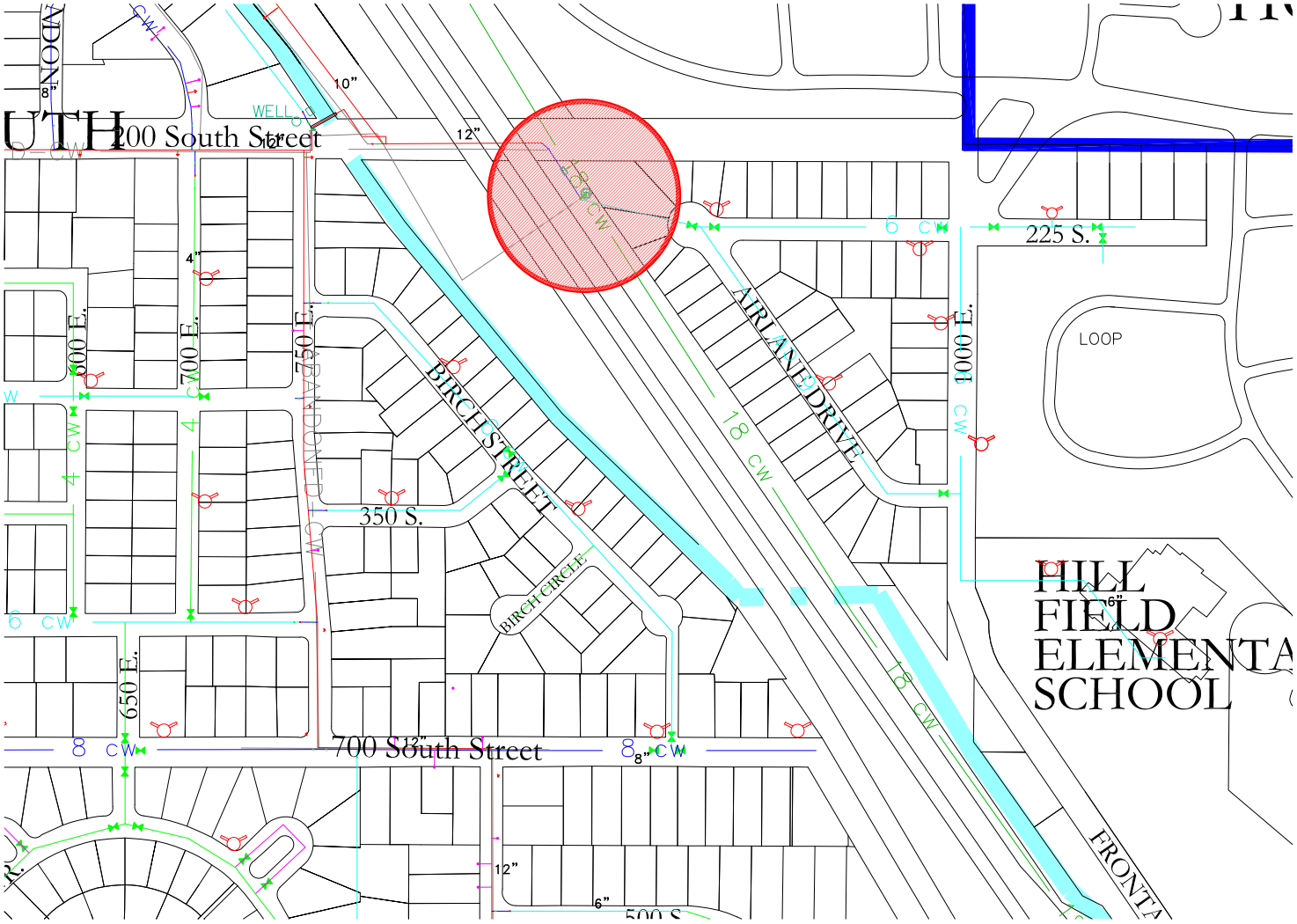
SCADA CONNECTION TO PRESSURE REDUCING VALVE ON AIRLANE DRIVE

ESTIMATED COST: $34,800.00

N

NOT TO SCALE





CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. | DATE | BY | REVISIONS
PROJECT NUMBER: CC.12007	TITLE: PROJECT #3	DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG		CHECKED: RTF /NSN	
SHEET: 3			

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CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

Project Name: **SCADA Connection to Pressure Reducing Valve on Airlane Drive**
Project Number: **Project #3**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, traffic control and landscaping.	1	ls.	$2,000.00	$2,000.00
2.	Connection of PRV with SCADA.	1	ea.	$26,000.00	$26,000.00
3.	Remove and replace all landscaping improvement, public/private damaged during construction.	1	ls.	$1,000.00	$1,000.00
				Subtotal	$29,000.00
				Engineering and Construction Contingencies (20%)	$5,800.00
				Estimated Total for Improvements	**$34,800.00**

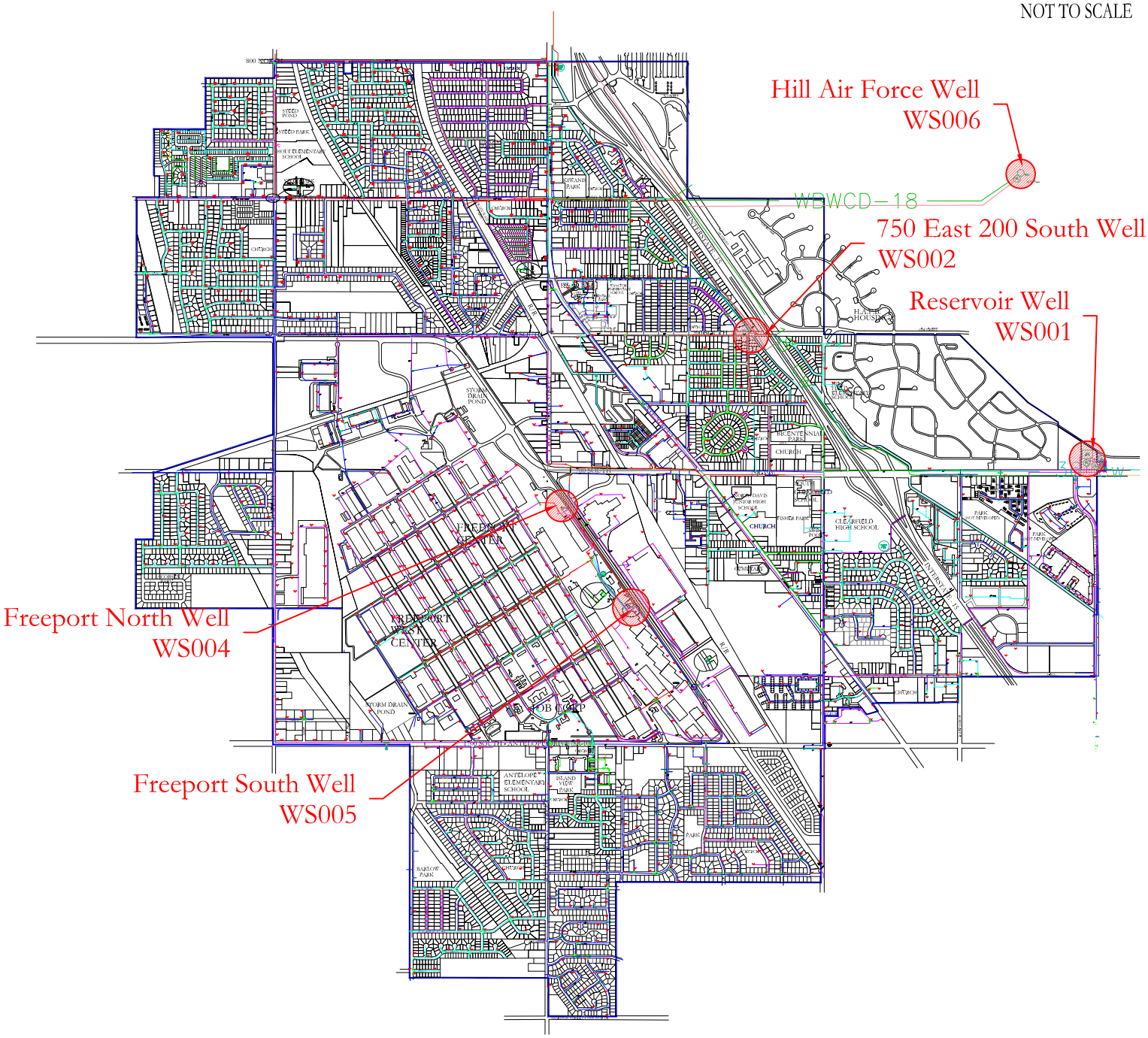
PROJECT #4

SOURCE PROTECTION PLAN UPDATES

ESTIMATED COST: $41,400.00

N

NOT TO SCALE



CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. | DATE | BY | REVISIONS
PROJECT NUMBER: CC.12007		DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG	TITLE: PROJECT #4	CHECKED: RTF /NSN	
SHEET: 4			

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CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

Project Name: **Source Protection Plan Updates**
Project Number: **Project #4**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Source Protection Plan Update - Reservoir Well (WS001).	1	ls.	$8,300.00	$6,900.00
2.	Source Protection Plan Update - 750 East 200 South Well (WS002).	1	ls.	$8,300.00	$6,900.00
3.	Source Protection Plan Update - Freeport North Well (WS004).	1	ls.	$8,300.00	$6,900.00
4.	Source Protection Plan Update - Freeport South Well (WS005).	1	ls.	$8,300.00	$6,900.00
5.	Source Protection Plan Update - Hill Air Force Base Well (WS006).	1	ls.	$8,300.00	$6,900.00
				Subtotal	$34,500.00
				Engineering and Construction Contingencies (20%)	$6,900.00
				Estimated Total for Improvements	**$41,400.00**

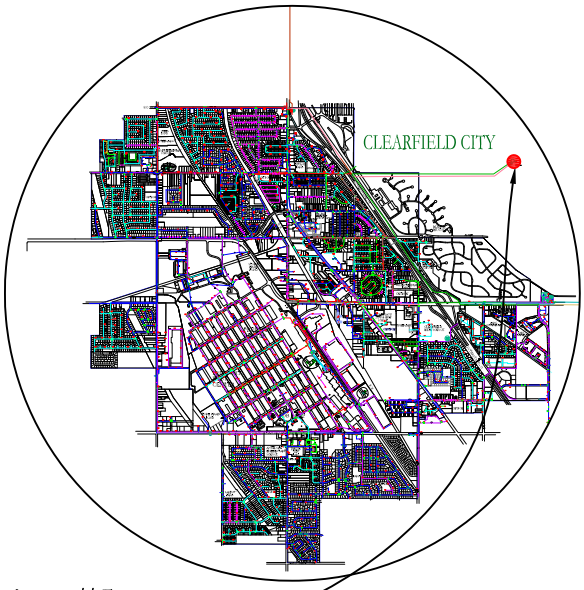
PROJECT #5

HILL AIR FORCE BASE WELL -
HEATING AND VENTILATION OF FACILITY

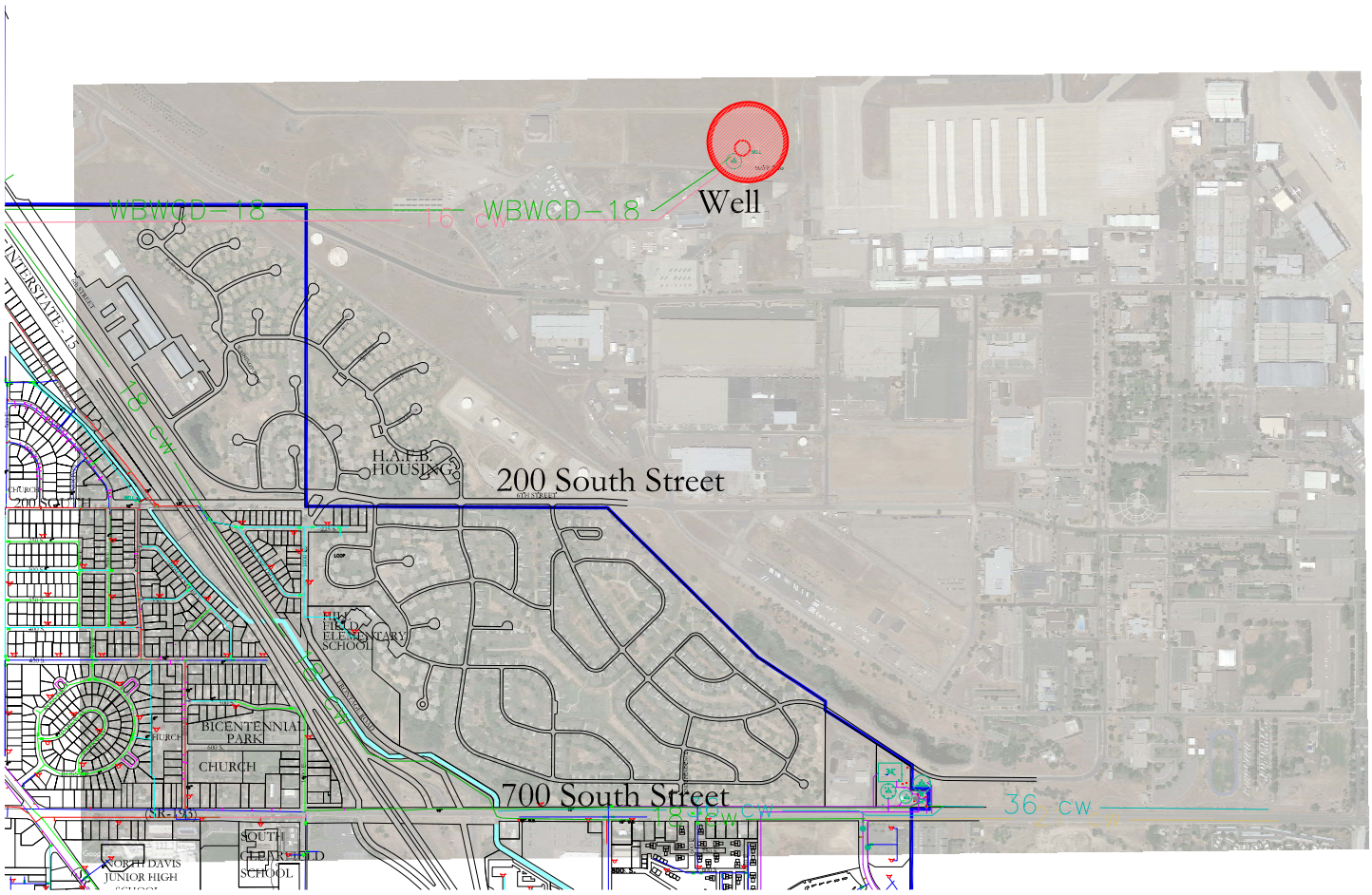
ESTIMATED COST: $78,100.00

N

NOT TO SCALE



Project #5
Location



CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. / DATE / BY / REVISIONS
PROJECT NUMBER: CC.12007		DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG	TITLE: PROJECT #5	CHECKED: RTF /NSN	
SHEET: 5			

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CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

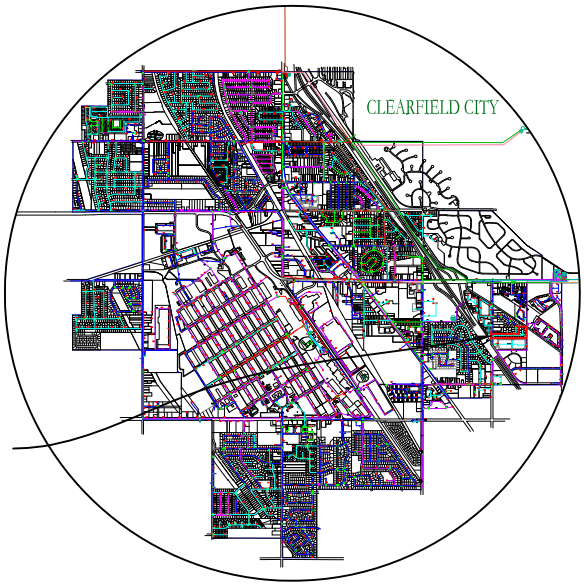
Project Name: **Hill Air Force Base Well - Heating and Ventilation of Facility**
Project Number: **Project #5**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, bonds and insurance.	1	ls.	$3,500.00	$3,500.00
2.	Construct Heating and Ventilation equipment.	1	ls.	$59,000.00	$59,000.00
3.	Landscaping and surface improvements.	1	ls.	$2,600.00	$2,600.00
				Subtotal	$65,100.00
				Engineering & Construction Contingencies (20%)	$13,000.00
				Estimated Total for Improvements	**$78,100.00**

PROJECT #6

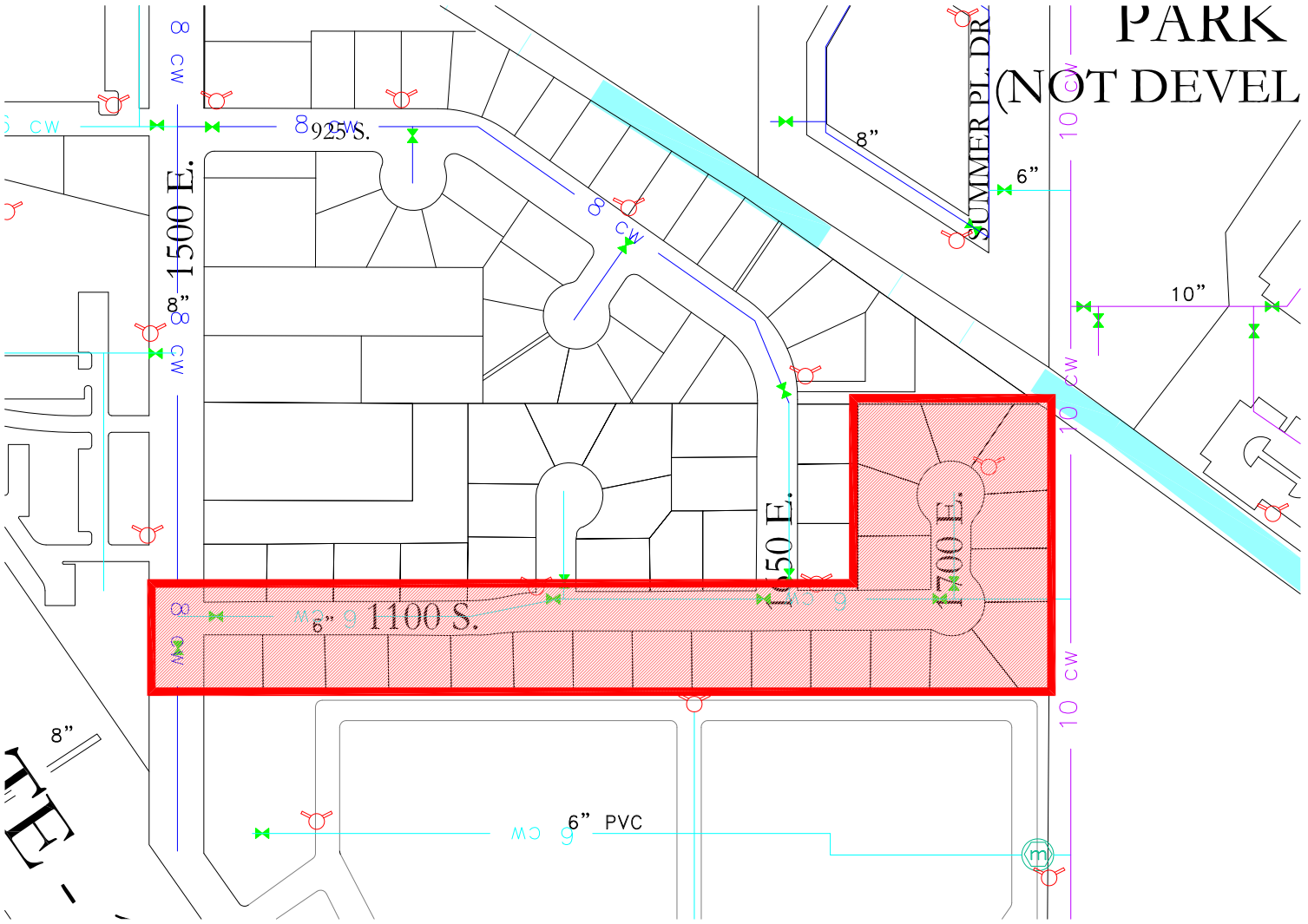
8" DIAMETER WATERLINE ALONG 1100 SOUTH STREET
1500 EAST STREET TO END OF CUL-DE-SAC

ESTIMATED COST: $485,000.00



N

NOT TO SCALE



CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. / DATE / BY / REVISIONS
PROJECT NUMBER: CC.12007	TITLE: PROJECT #6	DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG		CHECKED: RTF /NSN	
SHEET: 6			

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CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

Project Name: **8" Diameter Waterline along 1100 South Street - 1500 East Street to End of Cul-de-sac.**
Project Number: **Project #6**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, traffic control, SWPPP, bonds and insurance.	1	ls.	$20,000.00	$20,000.00
2.	Removal and disposal of existing curb and gutter.	480	lf.	$5.00	$2,400.00
3.	Remove and disposal of sidewalk and concrete flatwork.	1,260	sf.	$6.00	$7,560.00
4.	Remove fire hydrants.	5	ea.	$350.00	$1,750.00
5.	Sawcutting, removal, disposal of the asphalt surface & roadbase to sub-base.	1,075	sy.	$3.00	$3,225.00
6.	Install 8" diameter pvc C-900 DR 18 culinary waterline.	1,550	lf.	$65.00	$100,750.00
7.	Install 8" diameter gate valve.	10	ea.	$2,400.00	$24,000.00
8.	Construct waterline main connections.	4	ea.	$3,000.00	$12,000.00
9.	Install fire hydrants.	5	ea.	$5,500.00	$27,500.00
10.	Construct service connections, including lateral, water meter & box complete.	36	ea.	$1,700.00	$61,200.00
11.	Cleaning, disinfection, and testing of waterline.	1	ls.	$1,500.00	$1,500.00
12.	Furnish and install curb and gutter.	480	lf.	$16.00	$7,680.00
13.	Furnish and install 4-inch thick sidewalk and concrete flatwork.	1,260	sf.	$5.00	$6,300.00
14.	Furnish 1" diameter clean gravel pipe bedding materials.	1,100	ton	$20.00	$22,000.00
15.	Furnish clean import material for trench backfill.	2,860	ton	$15.00	$42,900.00
16.	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials).	1,875	sy.	$30.00	$56,250.00
17.	Remove and replace all landscaping improvements, public/private damaged during construction.	1	ls.	$7,180.00	$7,180.00

Subtotal	$404,195.00
Engineering and Construction Contingencies (20%)	$80,800.00
Estimated Total for Improvements	**$485,000.00**

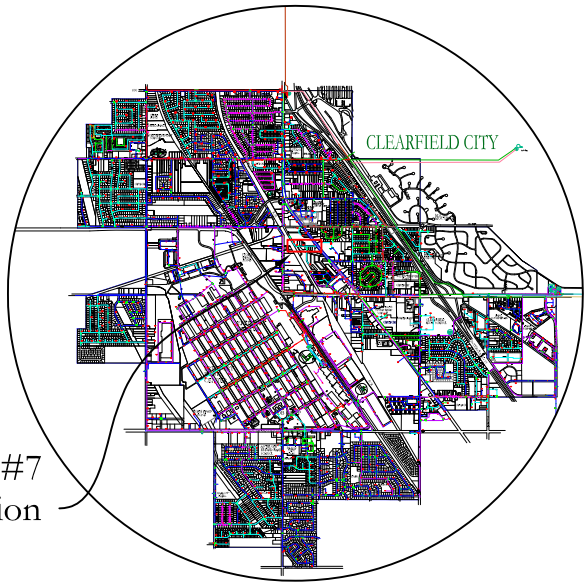
PROJECT #7

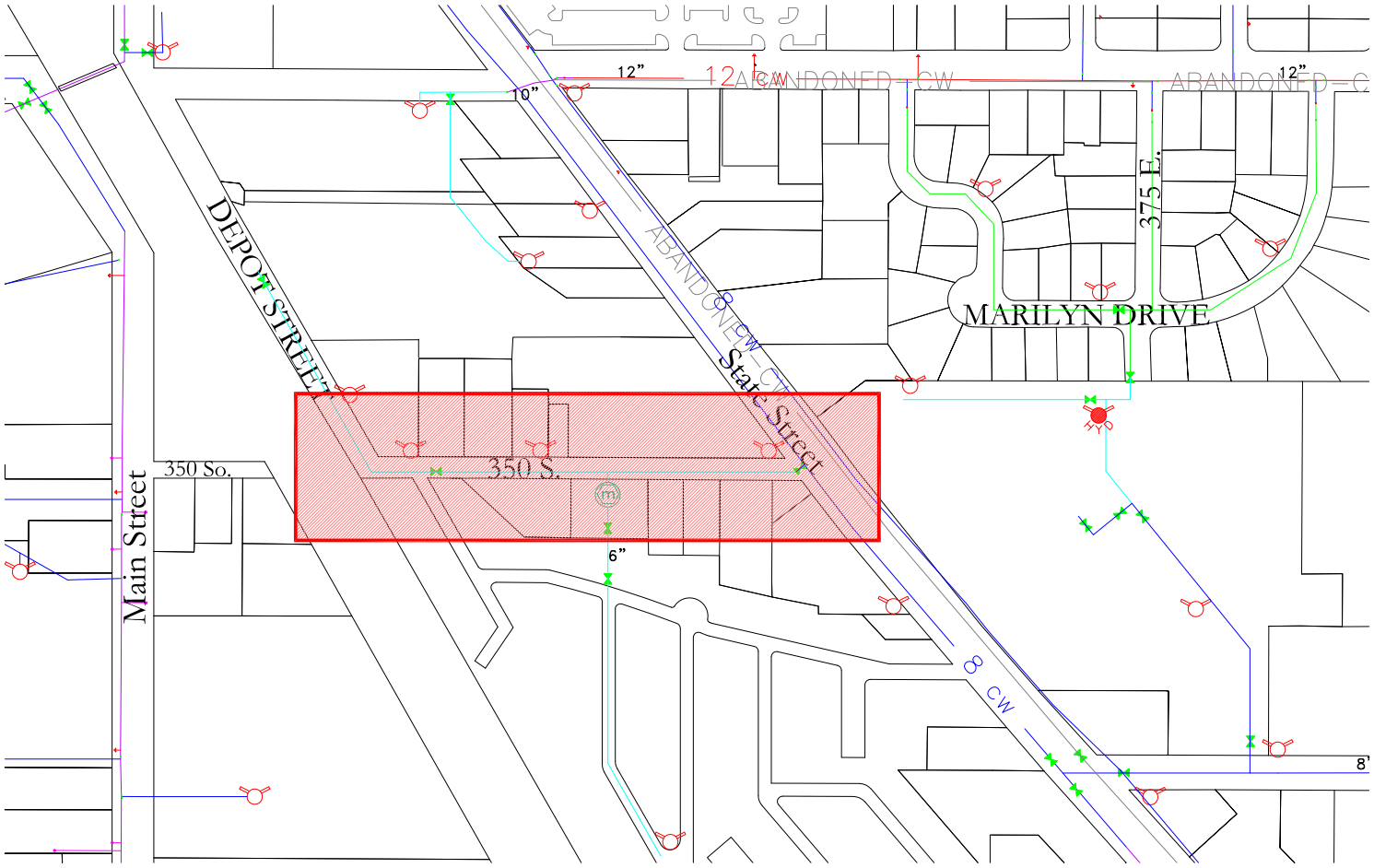
8" DIAMETER WATERLINE ALONG 350 SOUTH STREET
STATE STREET TO DEPOT STREET

ESTIMATED COST: $222,600.00

N

NOT TO SCALE





CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. / DATE / BY / REVISIONS
PROJECT NUMBER: CC.12007		DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG	TITLE: PROJECT #7	CHECKED: RTF /NSN	
SHEET: 7			

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CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

Project Name: **8" Diameter Waterline along 350 South Street - State Street to Depot Street**
Project Number: **Project #7**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, traffic control, SWPPP, bonds and insurance.	1	ls.	$9,000.00	$9,000.00
2.	Removal and disposal of existing curb and gutter.	340	lf.	$5.00	$1,700.00
3.	Remove and disposal of sidewalk and concrete flatwork.	1,360	sf.	$6.00	$8,160.00
4.	Remove fire hydrants.	3	ea.	$350.00	$1,050.00
5.	Sawcutting, removal, disposal of the asphalt surface & roadbase to sub-base.	600	sy.	$3.00	$1,800.00
6.	Install 8" diameter pvc C-900 DR 18 culinary waterline.	850	lf.	$50.00	$42,500.00
7.	Install 8" diameter gate valve.	6	ea.	$2,000.00	$12,000.00
8.	Construct waterline main connections.	3	ea.	$3,000.00	$9,000.00
9.	Install fire hydrants.	3	ea.	$5,500.00	$16,500.00
10.	Construct service connections, including lateral, water meter & box.	10	ea.	$1,700.00	$17,000.00
11.	Cleaning, disinfection, and testing of waterline.	1	ls.	$1,500.00	$1,500.00
12.	Furnish and install curb and gutter.	340	lf.	$16.00	$5,440.00
13.	Furnish and install 4-inch thick sidewalk and concrete flatwork.	1,360	sf.	$5.00	$6,800.00
14.	Furnish 1" diameter clean gravel pipe bedding materials.	600	ton	$20.00	$12,000.00
15.	Furnish clean import material for trench backfill.	1,400	ton	$15.00	$21,000.00
16.	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials).	600	sy.	$30.00	$18,000.00
17.	Remove and replace all landscaping improvements, public/private damaged during construction.	1	ls.	$2,000.00	$2,000.00
				Subtotal	$185,450.00
				Engineering and Construction Contingencies (20%)	$37,100.00
				Estimated Total for Improvements	**$222,600.00**

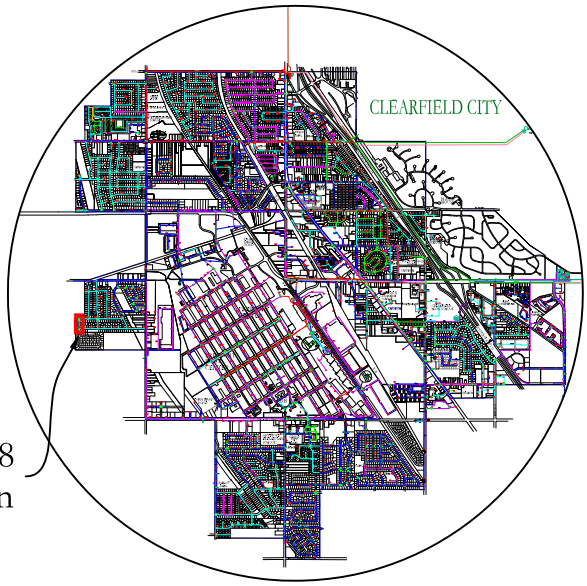
PROJECT #8

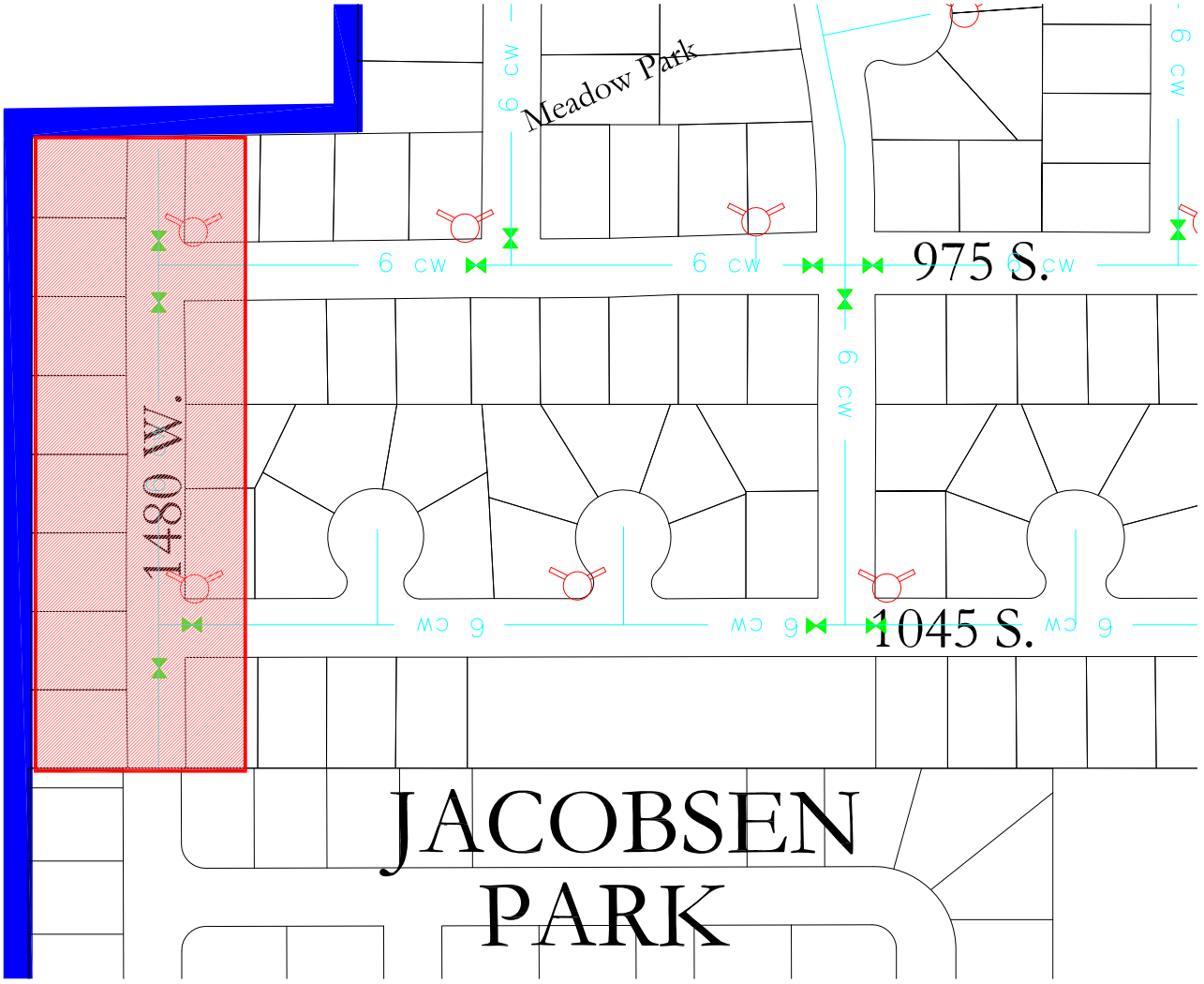
8" DIAMETER WATERLINE ALONG 1480 WEST STREET
955 SOUTH STREET TO 1060 SOUTH STREET

ESTIMATED COST: $173,040.00

N

NOT TO SCALE





CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. / DATE / BY / REVISIONS
PROJECT NUMBER: CC.12007		DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG	TITLE: PROJECT #8	CHECKED: RTF /NSN	
SHEET: 8			

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CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

Project Name: **8" Diameter Waterline along 1480 West Street - 955 South Street to 1060 South Street**
Project Number: **Project #8**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, traffic control, SWPPP, bonds and insurance.	1	ls.	$7,000.00	$7,000.00
2.	Removal and disposal of existing curb and gutter.	60	lf.	$5.00	$300.00
3.	Remove and disposal of sidewalk and concrete flatwork.	240	sf.	$6.00	$1,440.00
4.	Remove fire hydrants.	2	ea.	$350.00	$700.00
5.	Removal and disposal of concrete waterway.	40	sf.	$5.00	$200.00
6.	Sawcutting, removal, disposal of the asphalt surface & roadbase to sub-base.	440	sy.	$3.00	$1,320.00
7.	Install 8" diameter pvc C-900 DR 18 culinary waterline.	650	lf.	$50.00	$32,500.00
8.	Install 8" diameter gate valve.	6	ea.	$2,000.00	$12,000.00
9.	Construct waterline main connections.	3	ea.	$3,000.00	$9,000.00
10.	Install fire hydrants.	2	ea.	$5,500.00	$11,000.00
11.	Construct service connections, including lateral, water meter & box.	13	ea.	$1,700.00	$22,100.00
12.	Cleaning, disinfection and testing of waterline.	1	ls.	$1,500.00	$1,500.00
13.	Furnish and install curb and gutter.	60	lf.	$16.00	$960.00
14.	Furnish and install 4-inch thick sidewalk and concrete flatwork.	240	sf.	$5.00	$1,200.00
15.	Furnish and install concrete waterway.	40	sf.	$8.00	$320.00
16.	Furnish 1" diameter clean gravel pipe bedding materials.	430	ton	$20.00	$8,600.00
17.	Furnish clean import material for trench backfill.	1,220	ton	$15.00	$18,300.00
18.	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials).	440	sy.	$30.00	$13,200.00
19.	Remove and replace all landscaping improvements, public/private damaged during construction.	1	ls.	$2,600.00	$2,600.00

Subtotal	$144,240.00
Engineering and Construction Contingencies (20%)	$28,800.00
Estimated Total for Improvements	**$173,040.00**

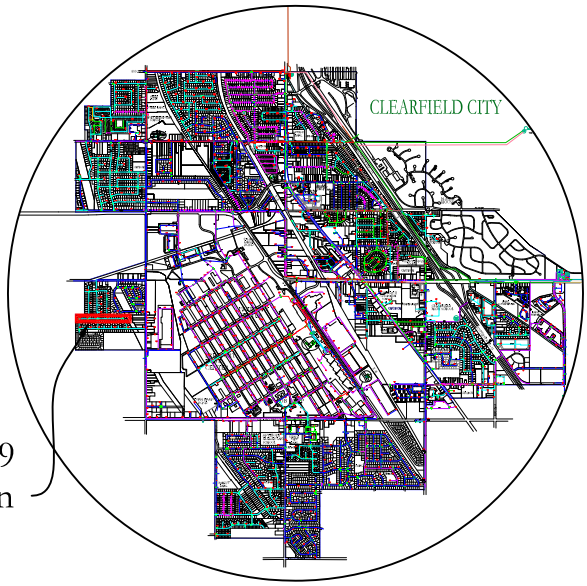
PROJECT #9

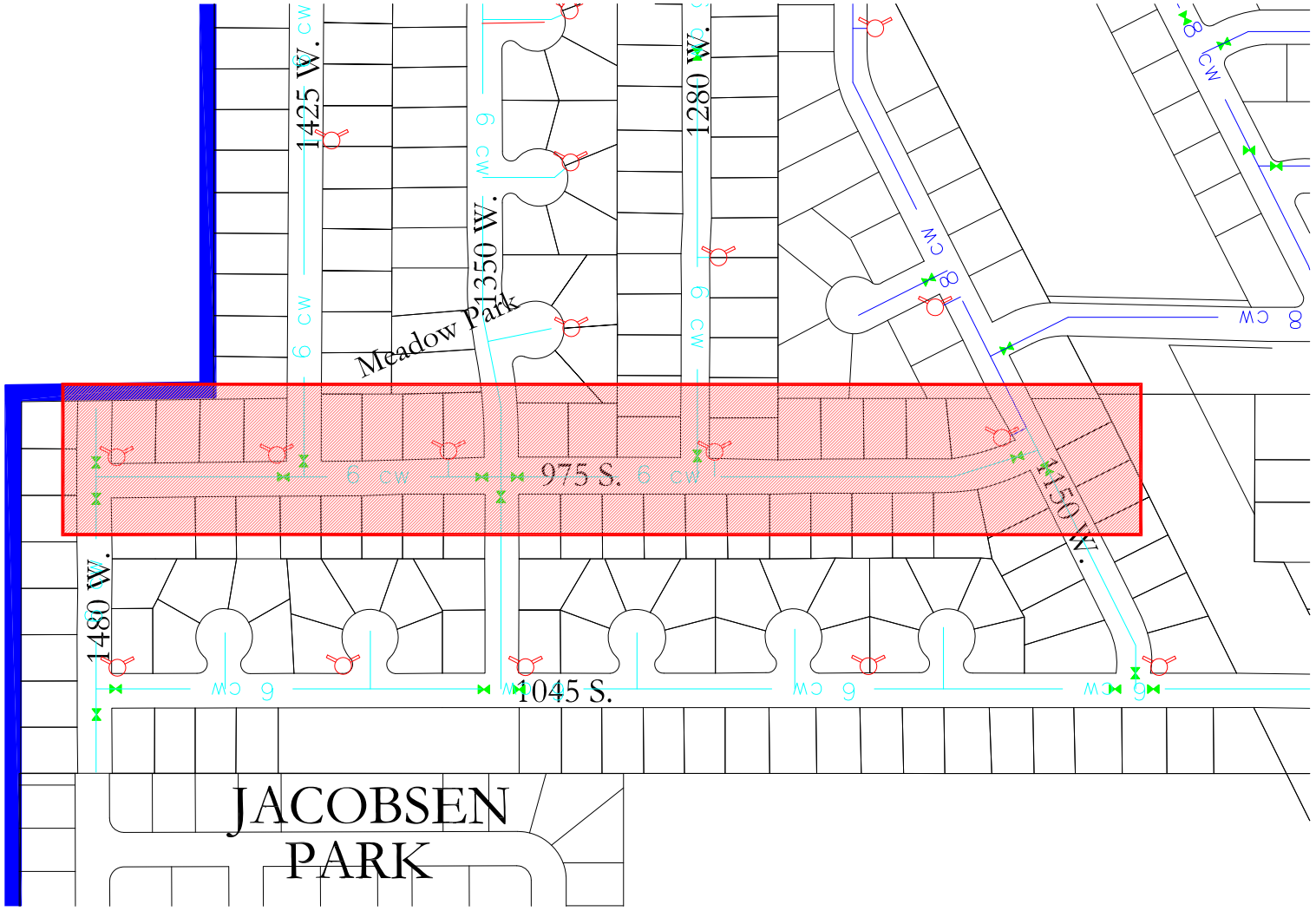
8" DIAMETER WATERLINE ALONG 975 SOUTH STREET
1480 WEST STREET TO 1150 WEST STREET

ESTIMATED COST: $493,340.00

N

NOT TO SCALE





CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. | DATE | BY | REVISIONS
PROJECT NUMBER: CC.12007		DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG	TITLE: PROJECT #9	CHECKED: RTF /NSN	
SHEET: 9			

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CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

Project Name: **8" Diameter Waterline along 975 South Street - 1480 West Street to 1150 West Street**
Project Number: **Project #9**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, traffic control, SWPPP, bonds and insurance.	1	ls.	$20,000.00	$20,000.00
2.	Removal and disposal of existing curb and gutter.	800	lf.	$5.00	$4,000.00
3.	Remove and disposal of sidewalk and concrete flatwork.	3,200	sf.	$6.00	$19,200.00
4.	Remove fire hydrants.	5	ea.	$350.00	$1,750.00
5.	Removal and disposal of concrete waterway.	80	sf.	$5.00	$400.00
6.	Sawcutting, removal, disposal of the asphalt surface & roadbase to sub-base.	1,150	sy.	$3.00	$3,450.00
7.	Install 8" diameter pvc C-900 DR 18 culinary waterline.	1,700	lf.	$50.00	$85,000.00
8.	Install 8" diameter gate valve.	13	ea.	$2,000.00	$26,000.00
9.	Construct waterline main connections.	6	ea.	$3,000.00	$18,000.00
10.	Install fire hydrants.	5	ea.	$5,500.00	$27,500.00
11.	Construct service connections, including lateral, water meter & box.	40	ea.	$1,700.00	$68,000.00
12.	Cleaning, disinfection and testing of waterline.	1	ls.	$1,500.00	$1,500.00
13.	Furnish and install curb and gutter.	800	lf.	$16.00	$12,800.00
14.	Furnish and install 4-inch thick sidewalk and concrete flatwork.	3,200	sf.	$5.00	$16,000.00
15.	Furnish and install concrete waterway.	80	sf.	$8.00	$640.00
16.	Furnish 1" diameter clean gravel pipe bedding materials.	1,120	ton	$20.00	$22,400.00
17.	Furnish clean import material for trench backfill.	2,800	ton	$15.00	$42,000.00
18.	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials).	1,150	sy.	$30.00	$34,500.00
19.	Remove and replace all landscaping improvements, public/private damaged during construction.	1	ls.	$8,000.00	$8,000.00

Subtotal	$411,140.00
Engineering and Construction Contingencies (20%)	$82,200.00
Estimated Total for Improvements	**$493,340.00**

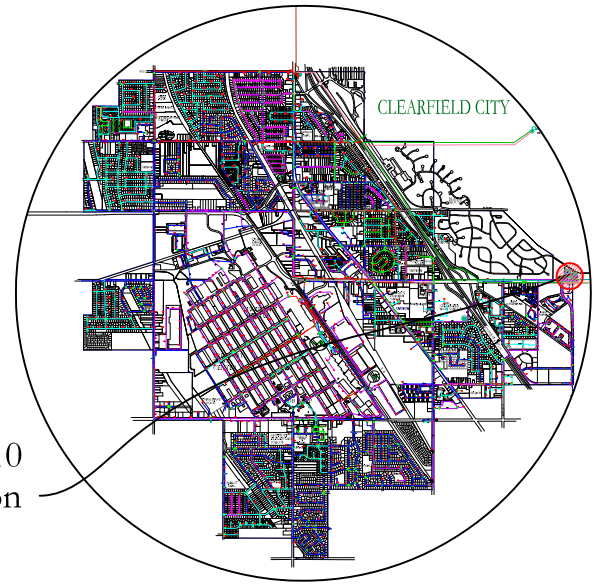
PROJECT #10

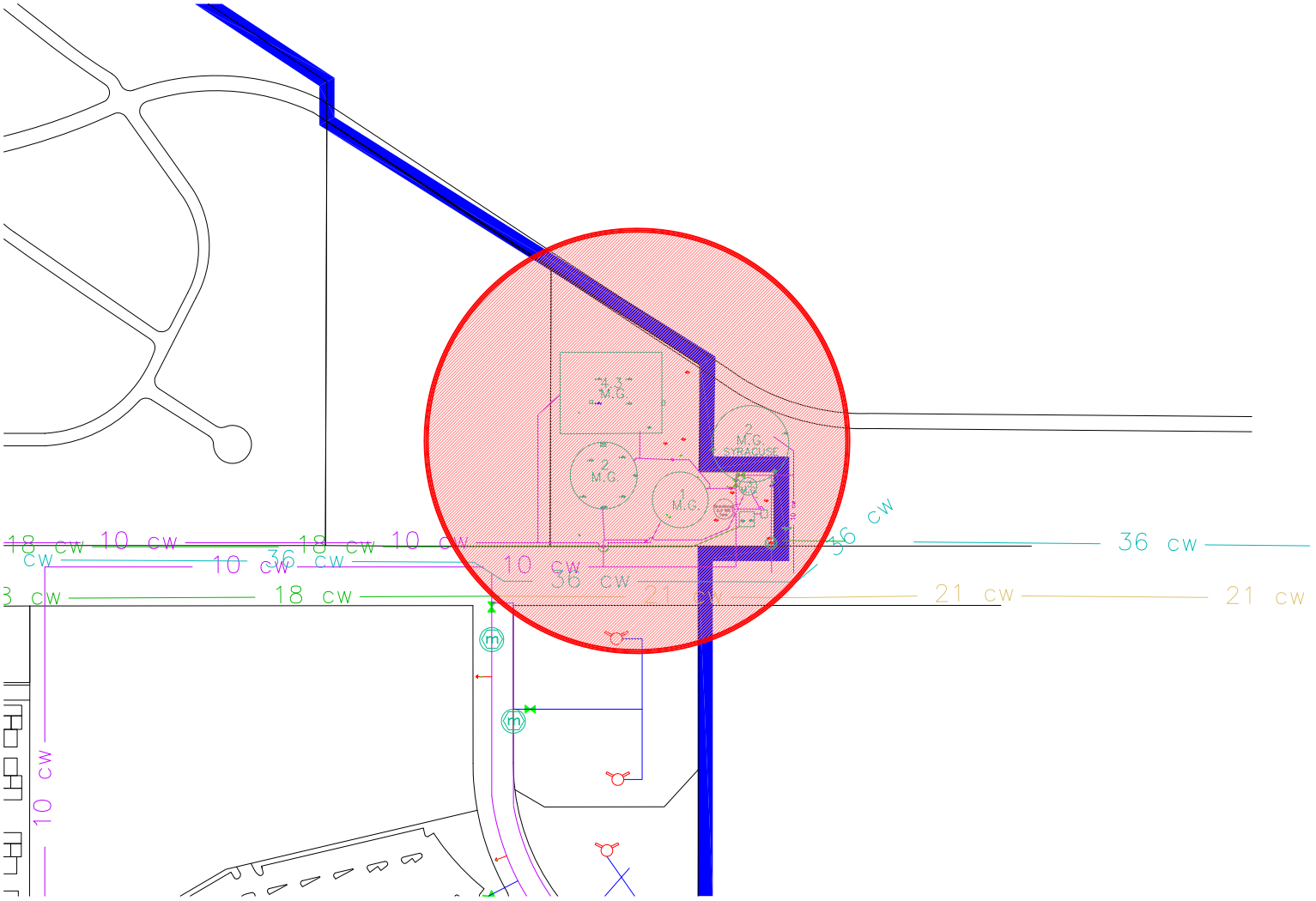
700 SOUTH WELL TRANSFORMER UPGRADE

ESTIMATED COST: $176,400.00

N

NOT TO SCALE





CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. / DATE / BY / REVISIONS
PROJECT NUMBER: CC.12007	TITLE: PROJECT #10	DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG		CHECKED: RTF /NSN	
SHEET: 10			

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CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

Project Name: **700 South Well Transformer Upgrade**
Project Number: **Project #10**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, traffic control and landscaping.	1	ls.	$12,000.00	$12,000.00
2.	Install 2,400 volt pad mounted transformer.	1	ls.	$135,000.00	$135,000.00
				Subtotal	$147,000.00
				Engineering and Construction Contingencies (20%)	$29,400.00
				Estimated Total for Improvements	**$176,400.00**

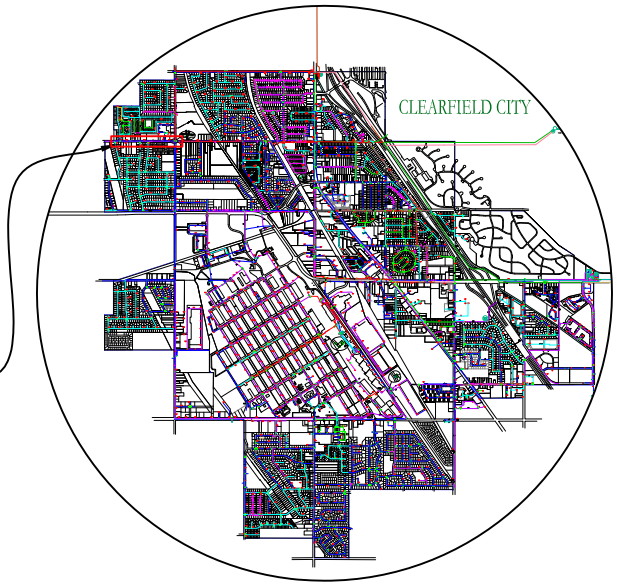
PROJECT #11

10" DIAMETER WATERLINE ALONG 300 NORTH STREET
1000 WEST STREET TO CITY LIMITS

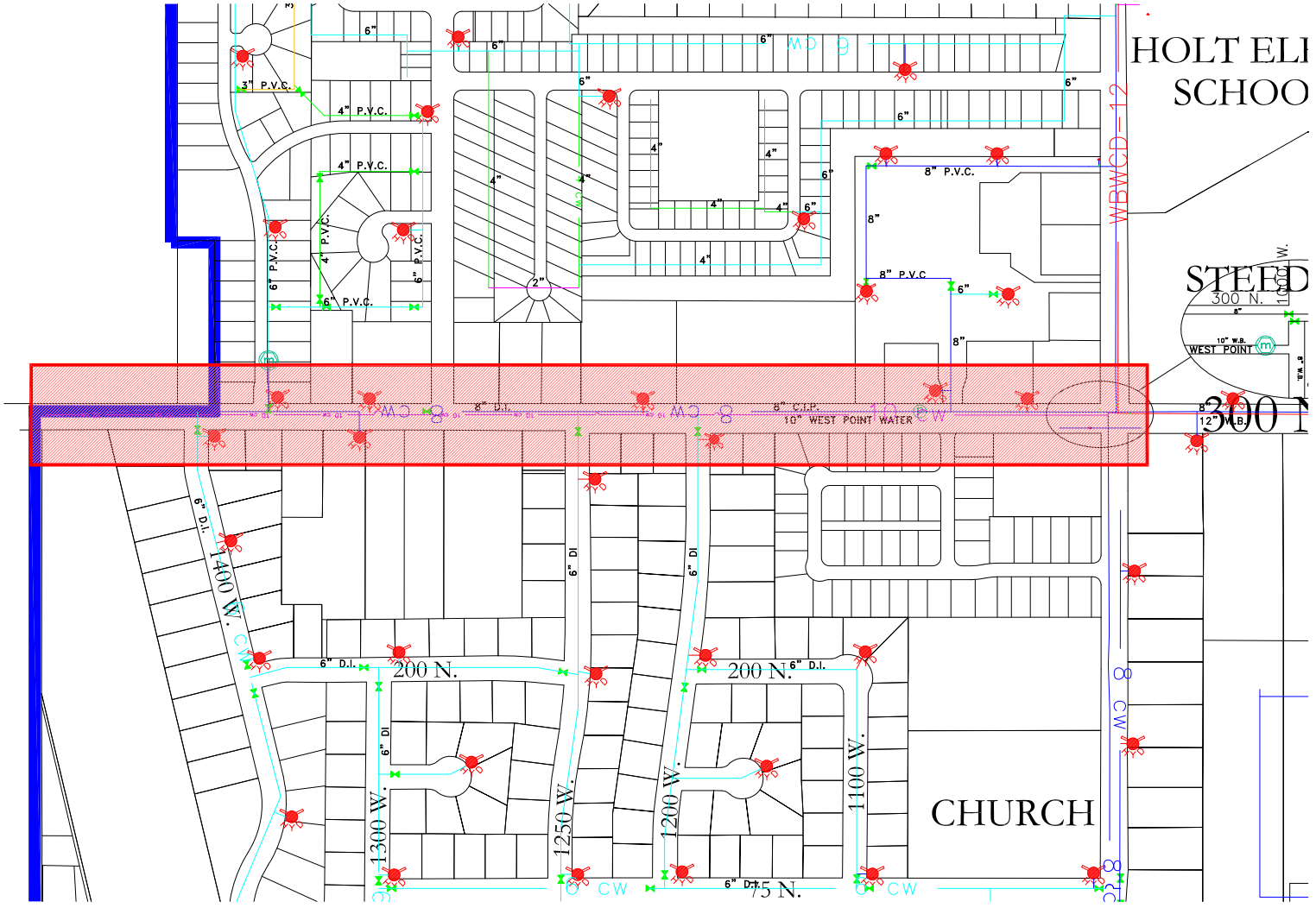
ESTIMATED COST: $680,600.00

N

NOT TO SCALE



Project #11
Location



CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. | DATE | BY | REVISIONS
PROJECT NUMBER: CC.12007		DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG	TITLE: PROJECT #11	CHECKED: RTF /NSN	
SHEET: 11			

CIVIL ENGINEERING CONSULTANTS, PLLC.
5141 SOUTH 1500 WEST
RIVERDALE, UT 84405
801.866.0550

CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

Project Name: **10" Diameter Waterline along 300 North Street - 1000 West Street to City Limits**
Project Number: **Project #11**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, traffic control, SWPPP, bonds and insurance.	1	ls.	$27,000.00	$27,000.00
2.	Removal and disposal of existing curb and gutter.	500	lf.	$5.00	$2,500.00
3.	Remove and disposal of sidewalk and concrete flatwork.	2,000	sf.	$6.00	$12,000.00
4.	Remove fire hydrants.	9	ea.	$350.00	$3,150.00
5.	Sawcutting, removal, disposal of the asphalt surface & roadbase to sub-base.	1,550	sy.	$3.00	$4,650.00
6.	Install 10" diameter pvc C-900 DR 18 culinary waterline.	2,800	lf.	$65.00	$182,000.00
7.	Install 10" diameter gate valve.	20	ea.	$2,400.00	$48,000.00
8.	Construct waterline main connections.	7	ea.	$3,000.00	$21,000.00
9.	Install fire hydrants.	9	ea.	$5,500.00	$49,500.00
10.	Construct service connections, including lateral, water meter & box.	25	ea.	$1,700.00	$42,500.00
11.	Cleaning, disinfection and testing of waterline.	1	ls.	$1,500.00	$1,500.00
12.	Furnish and install curb and gutter.	500	lf.	$16.00	$8,000.00
13.	Furnish and install 4-inch thick sidewalk and concrete flatwork.	2,000	sf.	$5.00	$10,000.00
14.	Furnish 1" diameter clean gravel pipe bedding materials.	1,820	ton	$20.00	$36,400.00
15.	Furnish clean import material for trench backfill.	4,500	ton	$15.00	$67,500.00
16.	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials).	1,550	sy.	$30.00	$46,500.00
17.	Remove and replace all landscaping improvements, public/private damaged during construction.	1	ls.	$5,000.00	$5,000.00

Subtotal	$567,200.00
Engineering and Construction Contingencies (20%)	$113,400.00
Estimated Total for Improvements	**$680,600.00**

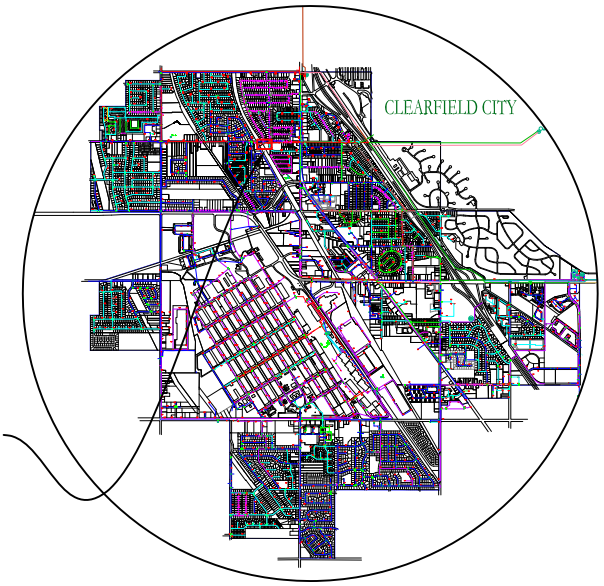
PROJECT #12

8" PRESSURE REDUCING VALVE STATION WITH 4" BYPASS & SCADA CONNECTION
300 NORTH STREET & TRAIN WATCH PARK

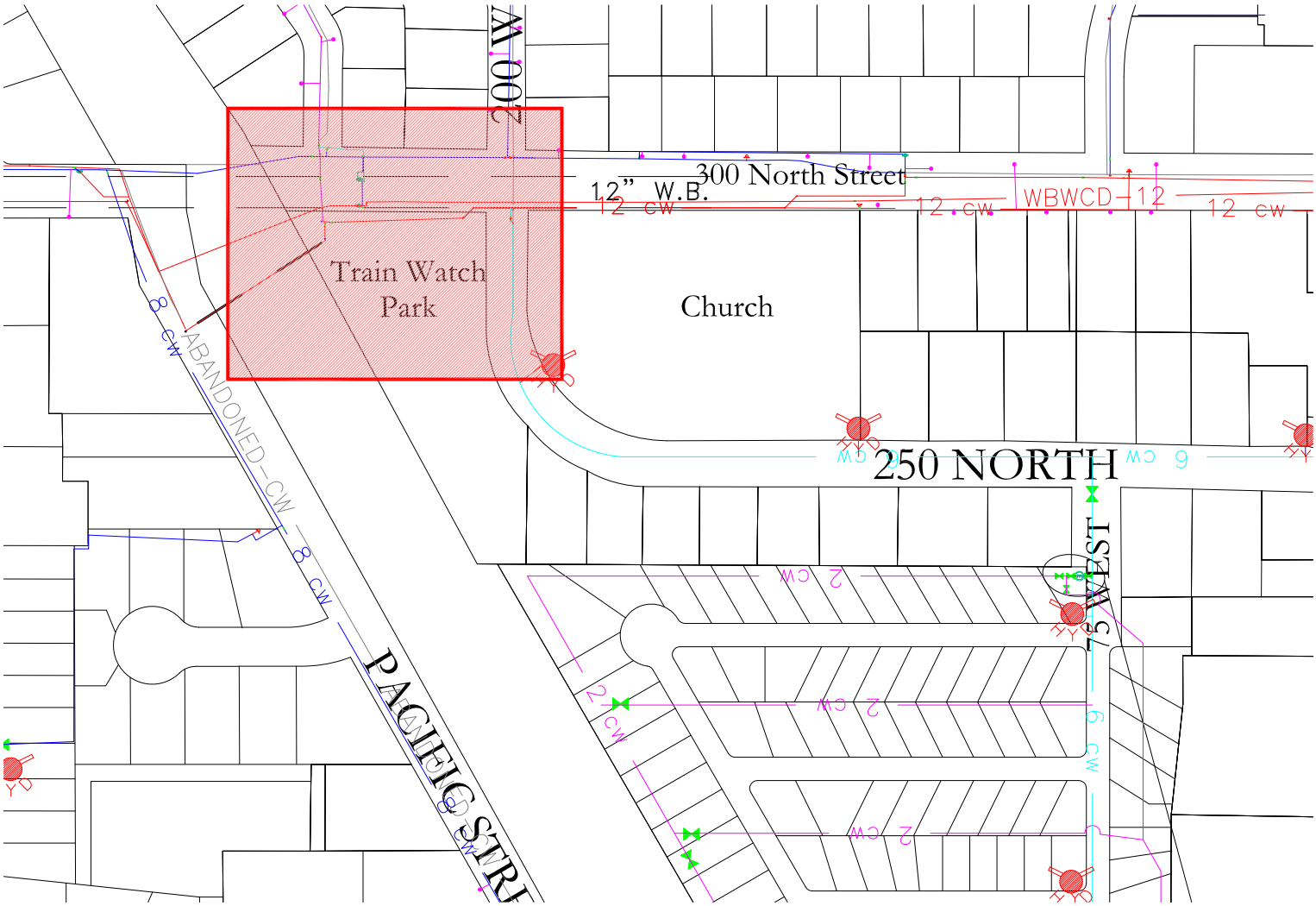
ESTIMATED COST: $80,500.00

N

NOT TO SCALE



Project #12 Location



CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. / DATE / BY / REVISIONS
PROJECT NUMBER: CC.12007		DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG	TITLE: PROJECT #12	CHECKED: RTF /NSN	
SHEET: 12			

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RIVERDALE, UT 84405
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CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

Project Name: **8" Pressure Reducing Valve Station with 4" Bypass & SCADA Connection - 300 North Street and Train Watch Park**

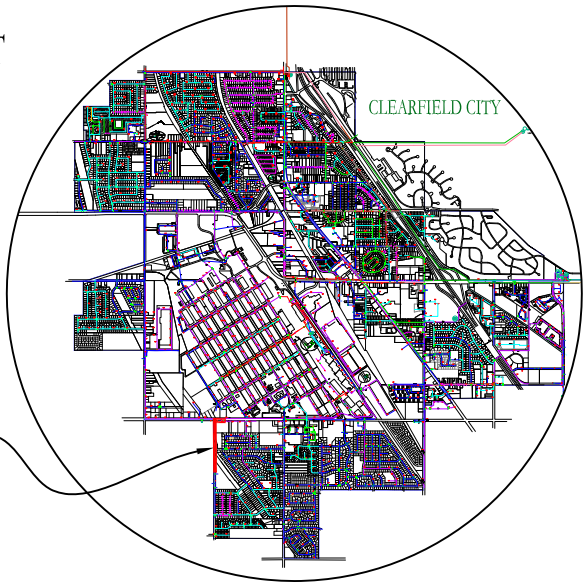
Project Number: **Project #12**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, traffic control and landscaping.	1	ls.	$3,500.00	$3,500.00
2.	Connect PRV vault to existing waterline.	2	ea.	$2,000.00	$4,000.00
3.	Install PRV Station & vault.	1	ea.	$38,000.00	$38,000.00
4.	Electrical connection/supply to PRV vault.	1	ea.	$5,700.00	$5,700.00
5.	Connection of PRV with SCADA.	1	ea.	$12,000.00	$12,000.00
6.	Furnish 1" diameter clean gravel material for vault bedding.	40	tons	$20.00	$800.00
7.	Furnish clean import for trench backfill.	30	tons	$15.00	$450.00
8.	Remove existing excavation materials.	1	ea.	$900.00	$900.00
9.	Remove asphalt roadway surface.	50	sy.	$6.00	$300.00
10.	Furnish and install 8" thick untreated roadbase material.	20	tons	$20.00	$400.00
11.	Furnish & install 3" thick bituminous asphalt paving material.	10	tons	$100.00	$1,000.00
				Subtotal	$67,050.00
				Engineering and Construction Contingencies (20%)	$13,400.00
				Estimated Total for Improvements	**$80,500.00**

PROJECT #13

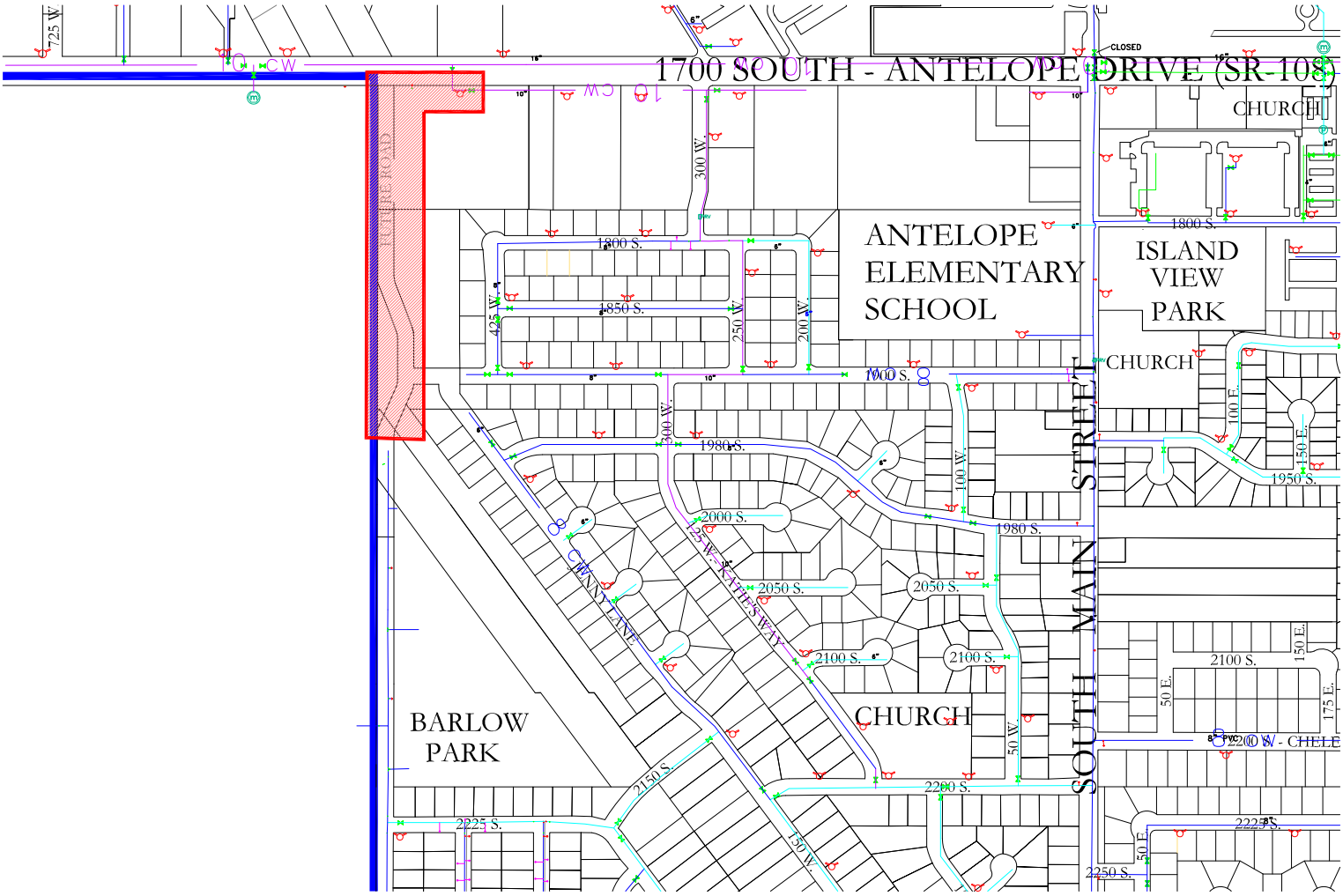
8" AND 10" DIAMETER WATERLINE ALONG 500 WEST STREET WITH PRESSURE REDUCING VALVE STATION & SCADA CONNECTION 1700 SOUTH STREET TO BARLOW PARK

ESTIMATED COST: $380,900.00



N

NOT TO SCALE



CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. | DATE | BY | REVISIONS
PROJECT NUMBER: CC.12007		DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG	TITLE: PROJECT #13	CHECKED: RTF /NSN	
SHEET: 13			

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RIVERDALE, UT 84405
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CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

Project Name: **8" and 10" Diameter Waterline along 500 West Street with Pressure Reducing Valve Station and SCADA Connection - 1700 South Street to Barlow Park**

Project Number: **Project #13**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, traffic control, SWPPP, bonds and insurance.	1	ls.	$15,200.00	$15,200.00
2.	Removal and disposal of existing curb and gutter.	100	lf.	$5.00	$500.00
3.	Remove and disposal of sidewalk and concrete flatwork.	400	sf.	$6.00	$2,400.00
4.	Remove fire hydrants.	2	ea.	$350.00	$700.00
5.	Sawcutting, removal, disposal of the asphalt surface & roadbase to sub-base.	100	sy.	$3.00	$300.00
6.	Connect PRV vault to existing waterline.	2	ea.	$2,000.00	$4,000.00
7.	Install PRV Station & vault.	1	ea.	$38,000.00	$38,000.00
8.	Electrical connection/supply to PRV vault.	1	ea.	$5,700.00	$5,700.00
9.	Connection of PRV with SCADA.	1	ea.	$12,000.00	$12,000.00
10.	Remove existing excavation materials.	1	ea.	$900.00	$900.00
11.	Remove asphalt roadway surface.	50	sy.	$6.00	$300.00
12.	Install 8" diameter pvc C-900 DR 18 culinary waterline.	1,400	lf.	$50.00	$70,000.00
13.	Install 8" diameter gate valve.	6	ea.	$2,000.00	$12,000.00
14.	Install 10" diameter pvc C-900 DR 18 culinary waterline.	300	lf.	$65.00	$19,500.00
15.	Install 10" diameter gate valve.	6	ea.	$2,400.00	$14,400.00
16.	Construct waterline main connections.	3	ea.	$3,000.00	$9,000.00
17.	Install fire hydrants.	5	ea.	$5,500.00	$27,500.00
18.	Construct service connections, including lateral, water meter & box.	5	ea.	$1,700.00	$8,500.00
19.	Cleaning, disinfection, and testing of waterline.	1	ls.	$1,500.00	$1,500.00
20.	Furnish and install curb and gutter.	100	lf.	$16.00	$1,600.00
21.	Furnish and install 4-inch thick sidewalk and concrete flatwork.	400	sf.	$5.00	$2,000.00
22.	Furnish 1" diameter clean gravel pipe bedding materials.	1,105	ton	$20.00	$22,100.00
23.	Furnish 1" diameter clean gravel material for vault bedding.	40	tons	$20.00	$800.00

24.	Furnish clean import material for trench backfill.	2,830 ton	$15.00	$42,450.00
25.	Furnish and install 8" thick untreated roadbase material.	20 tons	$20.00	$400.00
26.	Furnish & install 3" thick bituminous asphalt paving material.	10 tons	$100.00	$1,000.00
27.	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials).	100 sy.	$30.00	$3,000.00
28.	Roadway striping and messages.	1 ls.	$1,000.00	$1,000.00
29.	Remove and replace all landscaping improvements, public/private damaged during construction.	1 ls.	$600.00	$600.00

Subtotal	$317,350.00
Engineering and Construction Contingencies (20%)	$63,500.00
Estimated Total for Improvements	**$380,900.00**

PROJECT #14

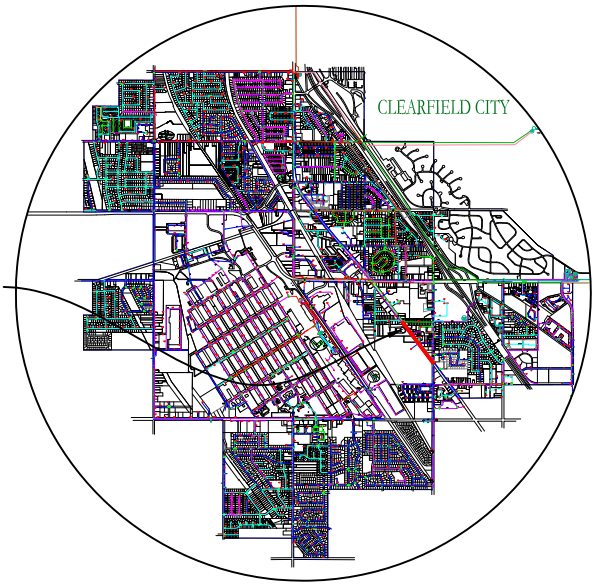
10" DIAMETER WATERLINE ALONG STATE STREET
1000 SOUTH STREET TO 1000 EAST STREET

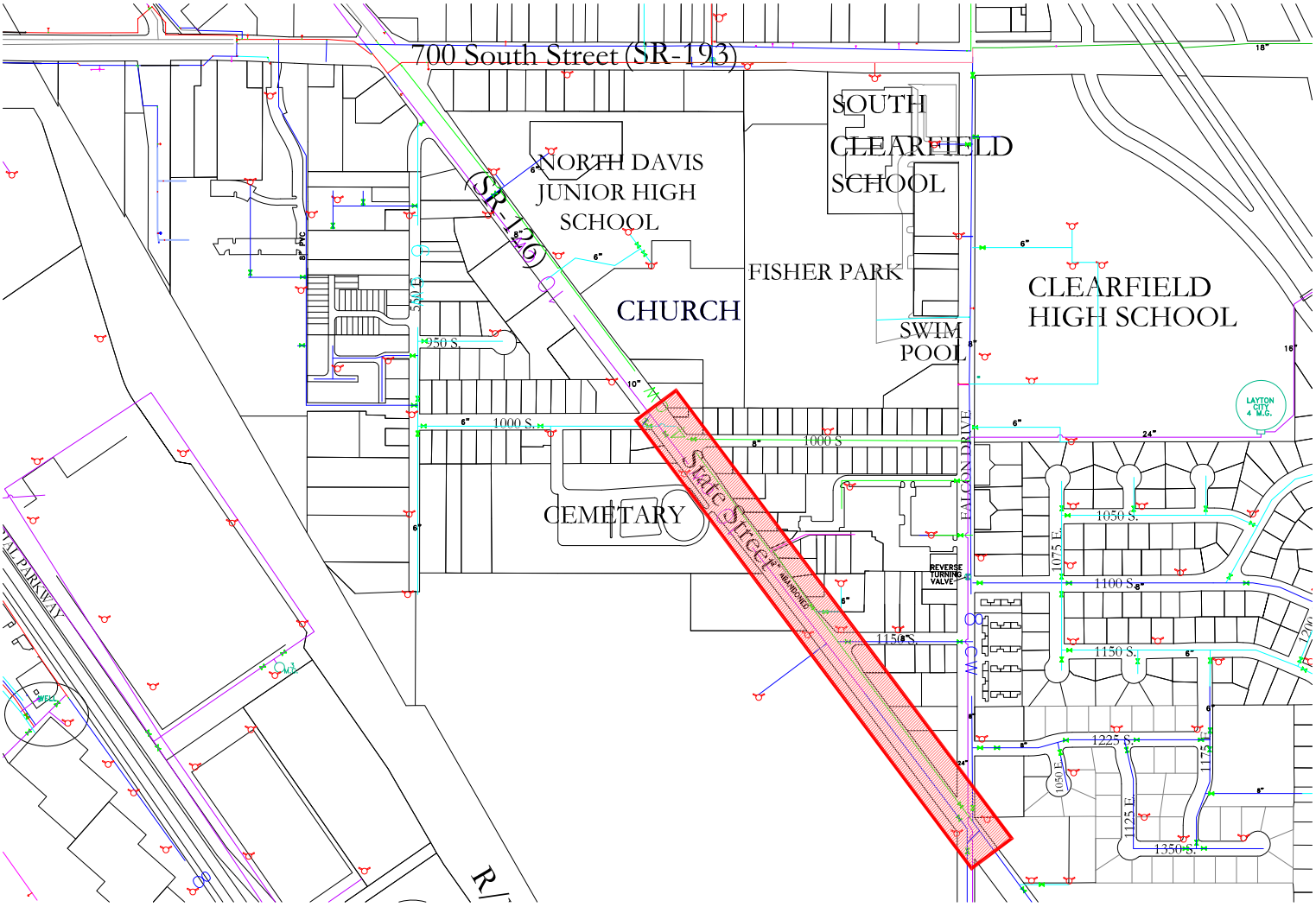
ESTIMATED COST: $413,300.00

N

NOT TO SCALE

Project #14
Location





CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. / DATE / BY / REVISIONS
PROJECT NUMBER: CC.12007	TITLE: PROJECT #14	DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG		CHECKED: RTF /NSN	
SHEET: 14			

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5141 SOUTH 1500 WEST
RIVERDALE, UT 84405
801.866.0550

CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

Project Name: **10" Diameter Waterline along State Street - 1000 South Street to 1000 East Street**
Project Number: **Project #14**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, traffic control, SWPPP, bonds and insurance.	1	ls.	$19,330.00	$19,330.00
2.	Removal and disposal of existing curb and gutter.	300	lf.	$5.00	$1,500.00
3.	Remove and disposal of sidewalk and concrete flatwork.	4,500	sf.	$6.00	$27,000.00
4.	Remove fire hydrants.	3	ea.	$350.00	$1,050.00
5.	Sawcutting, removal, disposal of the asphalt surface & roadbase to sub-base.	200	sy.	$3.00	$600.00
6.	Install 10" diameter pvc C-900 DR 18 culinary waterline.	2,000	lf.	$65.00	$130,000.00
7.	Install 10" diameter gate valve.	10	ea.	$2,400.00	$24,000.00
8.	Construct waterline main connections.	4	ea.	$3,000.00	$12,000.00
9.	Install fire hydrants.	5	ea.	$5,500.00	$27,500.00
10.	Construct service connections, including lateral, water meter & box.	14	ea.	$1,700.00	$23,800.00
11.	Cleaning, disinfection and testing of waterline.	1	ls.	$1,500.00	$1,500.00
12.	Furnish and install standard 30" concrete curb & gutter.	300	lf.	$16.00	$4,800.00
13.	Furnish and install 4" thick sidewalk and concrete flatwork.	4,500	sf.	$5.00	$22,500.00
14.	Furnish & install handicap ramp (yellow in color).	4	ea.	$1,000.00	$4,000.00
15.	Furnish 1" diameter clean gravel pipe bedding materials.	850	ton	$20.00	$17,000.00
16.	Furnish clean import material for trench backfill.	1,270	ton	$15.00	$19,050.00
17.	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials).	200	sy.	$30.00	$6,000.00
18.	Roadway striping and messages.	1	ls.	$1,500.00	$0.00
19.	Remove and replace all landscaping improvements, public/private damaged during construction.	1	ls.	$2,800.00	$2,800.00

Subtotal	$344,430.00
Engineering and Construction Contingencies (20%)	$68,900.00
Estimated Total for Improvements	**$413,300.00**

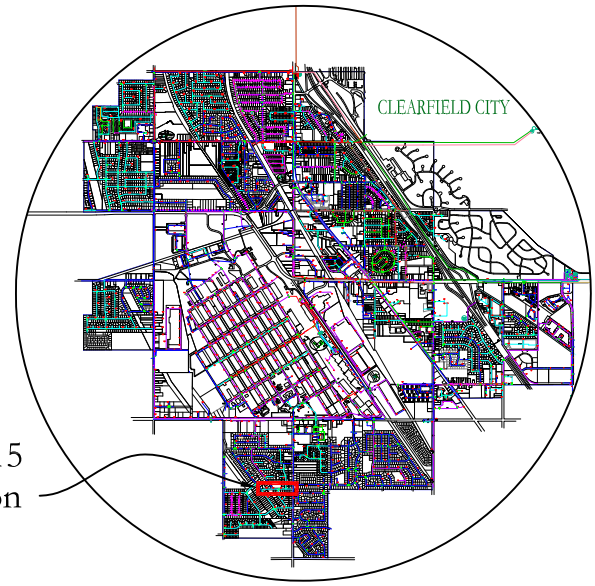
PROJECT #15

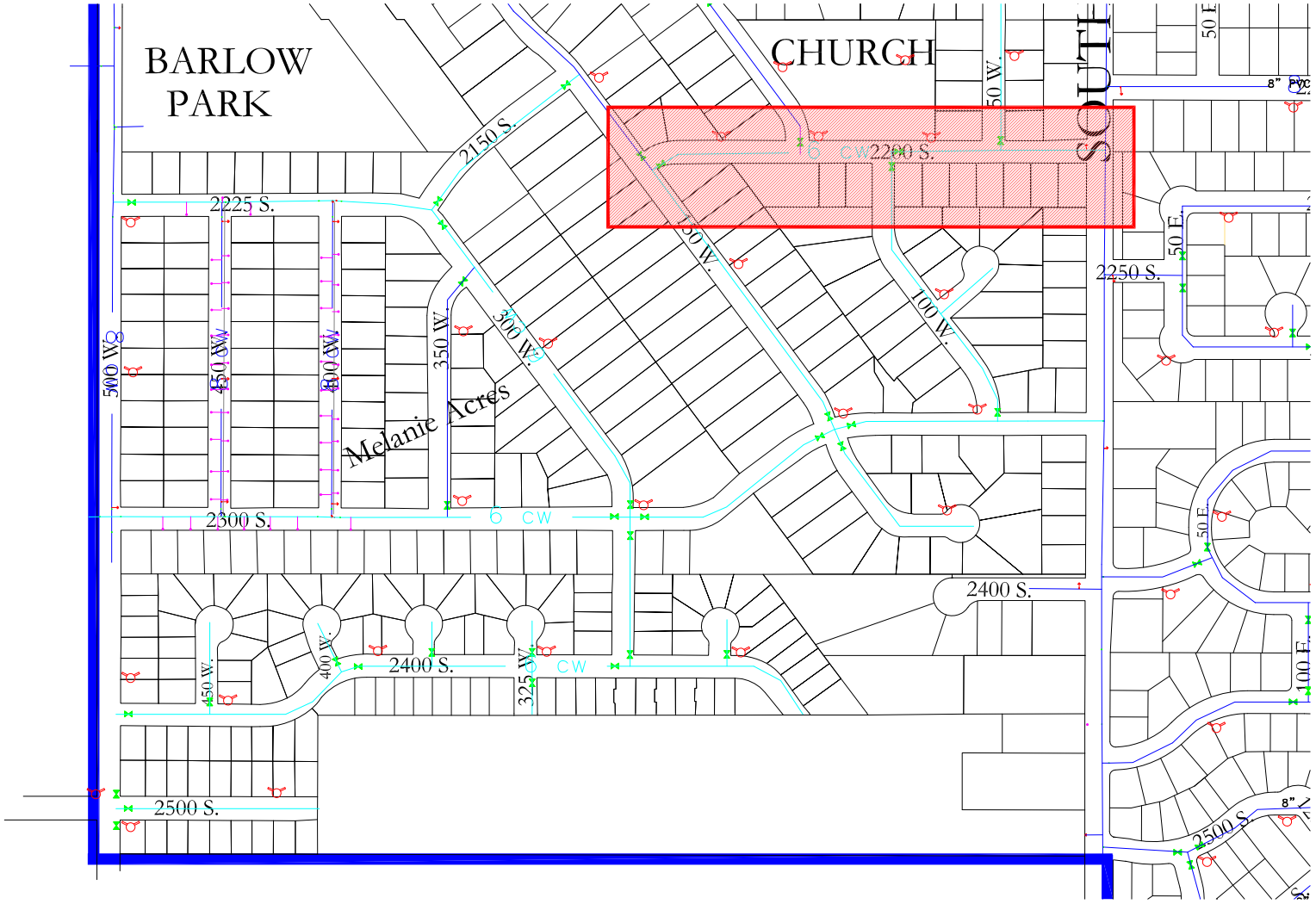
8" DIAMETER WATERLINE ALONG 2200 SOUTH STREET
SOUTH MAIN STREET TO 150 WEST STREET

ESTIMATED COST: $337,400.00

N

NOT TO SCALE





CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. / DATE / BY / REVISIONS
PROJECT NUMBER: CC.12007		DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG	TITLE: PROJECT #15	CHECKED: RTF /NSN	
SHEET: 15			

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RIVERDALE, UT 84405
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CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

Project Name: **8" Diameter Waterline along 2200 South Street - South Main Street to 150 West Street**
Project Number: **Project #15**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, traffic control, SWPPP, bonds and insurance.	1	ls.	$13,500.00	$13,500.00
2.	Removal and disposal of existing curb and gutter.	400	lf.	$5.00	$2,000.00
3.	Remove and disposal of sidewalk and concrete flatwork.	1,600	sf.	$6.00	$9,600.00
4.	Remove fire hydrants.	3	ea.	$350.00	$1,050.00
5.	Removal and disposal of concrete waterway.	60	sf.	$5.00	$300.00
6.	Sawcutting, removal, disposal of the asphalt surface & roadbase to sub-base.	800	sy.	$3.00	$2,400.00
7.	Install 8" diameter pvc C-900 DR 18 culinary waterline.	1,250	lf.	$50.00	$62,500.00
8.	Install 8" diameter gate valve.	15	ea.	$2,000.00	$30,000.00
9.	Construct waterline main connections.	5	ea.	$3,000.00	$15,000.00
10.	Install fire hydrants.	3	ea.	$5,500.00	$16,500.00
11.	Construct service connections, including lateral, water meter & box.	20	ea.	$1,700.00	$34,000.00
12.	Cleaning, disinfection and testing of waterline.	1	ls.	$1,500.00	$1,500.00
13.	Furnish and install curb and gutter.	400	lf.	$16.00	$6,400.00
14.	Furnish and install 4-inch thick sidewalk and concrete flatwork.	1,600	sf.	$5.00	$8,000.00
15.	Furnish and install concrete waterway.	60	sf.	$8.00	$480.00
16.	Furnish 1" diameter clean gravel pipe bedding materials.	850	ton	$20.00	$17,000.00
17.	Furnish clean import material for trench backfill.	2,100	ton	$15.00	$31,500.00
18.	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials).	850	sy.	$30.00	$25,500.00
19.	Remove and replace all landscaping improvements, public/private damaged during construction.	1	ls.	$4,000.00	$4,000.00

Subtotal	$281,230.00
Engineering and Construction Contingencies (20%)	$56,200.00
Estimated Total for Improvements	**$337,400.00**

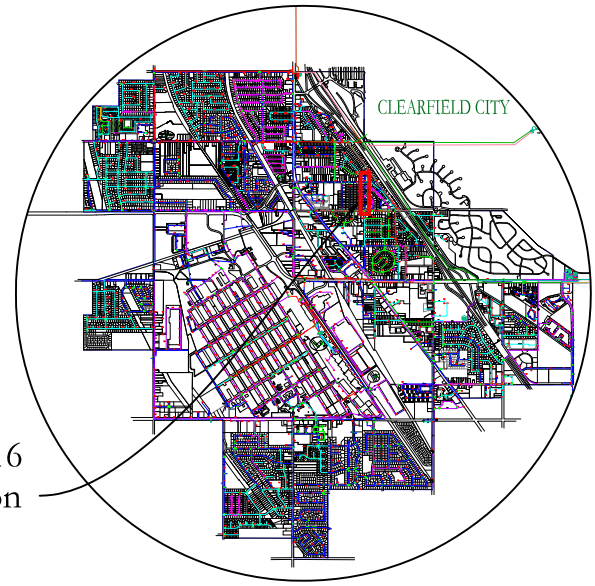
PROJECT #16

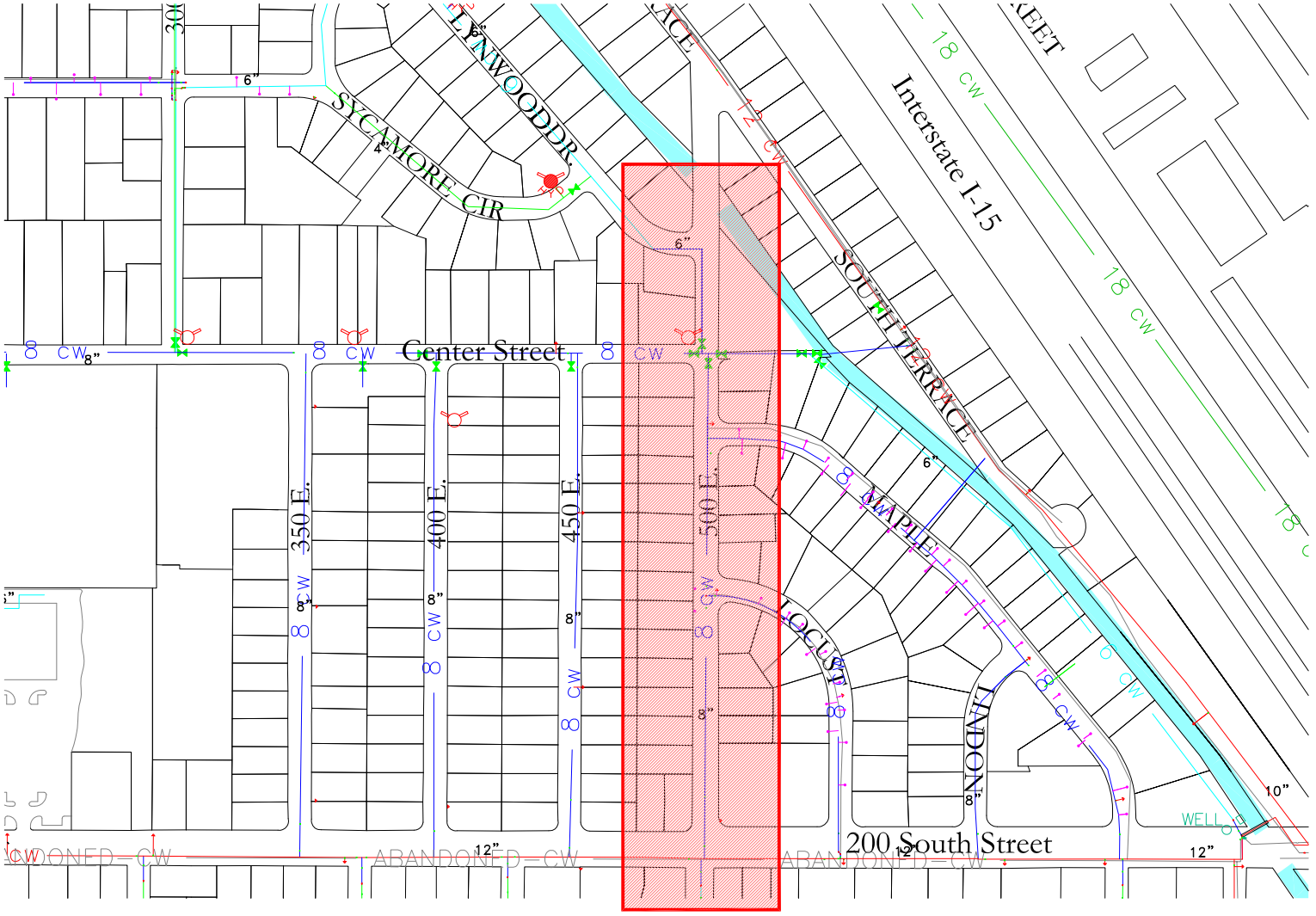
8" DIAMETER WATERLINE ALONG 500 EAST STREET
LYNNWOOD DRIVE TO 200 SOUTH STREET

ESTIMATED COST: $432,200.00

N

NOT TO SCALE





CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. / DATE / BY / REVISIONS
PROJECT NUMBER: CC.12007		DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG	TITLE: PROJECT #16	CHECKED: RTF /NSN	
SHEET: 16			

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CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

Project Name: **8" Diameter Waterline along 500 East Street - Lynwood Drive to 200 South Street**
Project Number: **Project #16**

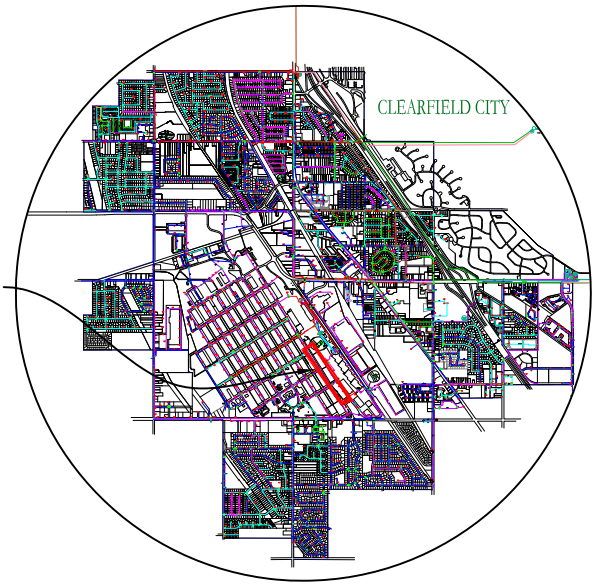
Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, traffic control, SWPPP, bonds and insurance.	1	ls.	$17,200.00	$17,200.00
2.	Removal and disposal of existing curb and gutter.	640	lf.	$5.00	$3,200.00
3.	Remove and disposal of sidewalk and concrete flatwork.	2,650	sf.	$6.00	$15,900.00
4.	Remove fire hydrants.	5	ea.	$350.00	$1,750.00
5.	Removal and disposal of concrete waterway.	60	sf.	$5.00	$300.00
6.	Sawcutting, removal, disposal of the asphalt surface & roadbase to sub-base.	1,000	sy.	$3.00	$3,000.00
7.	Install 8" diameter pvc C-900 DR 18 culinary waterline.	1,450	lf.	$50.00	$72,500.00
8.	Install 8" diameter gate valve.	16	ea.	$2,000.00	$32,000.00
9.	Construct waterline main connections.	5	ea.	$3,000.00	$15,000.00
10.	Install fire hydrants.	5	ea.	$5,500.00	$27,500.00
11.	Construct service connections, including lateral, water meter & box.	32	ea.	$1,700.00	$54,400.00
12.	Cleaning, disinfection and testing of waterline.	1	ls.	$1,500.00	$1,500.00
13.	Furnish and install curb and gutter.	640	lf.	$16.00	$10,240.00
14.	Furnish and install 4-inch thick sidewalk and concrete flatwork.	2,560	sf.	$5.00	$12,800.00
15.	Furnish and install concrete waterway.	60	sf.	$8.00	$480.00
16.	Furnish 1" diameter clean gravel pipe bedding materials.	950	ton	$20.00	$19,000.00
17.	Furnish clean import material for trench backfill.	2,400	ton	$15.00	$36,000.00
18.	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials).	1,000	sy.	$30.00	$30,000.00
19.	Roadway striping and messages.	1	ls.	$1,000.00	$1,000.00
20.	Remove and replace all landscaping improvements, public/private damaged during construction.	1	ls.	$6,400.00	$6,400.00

Subtotal	$360,170.00
Engineering and Construction Contingencies (20%)	$72,000.00
Estimated Total for Improvements	**$432,200.00**

PROJECT #17

10" DIAMETER WATERLINE ALONG 13TH STREET
Z STREET TO C STREET
FREEPORT CENTER

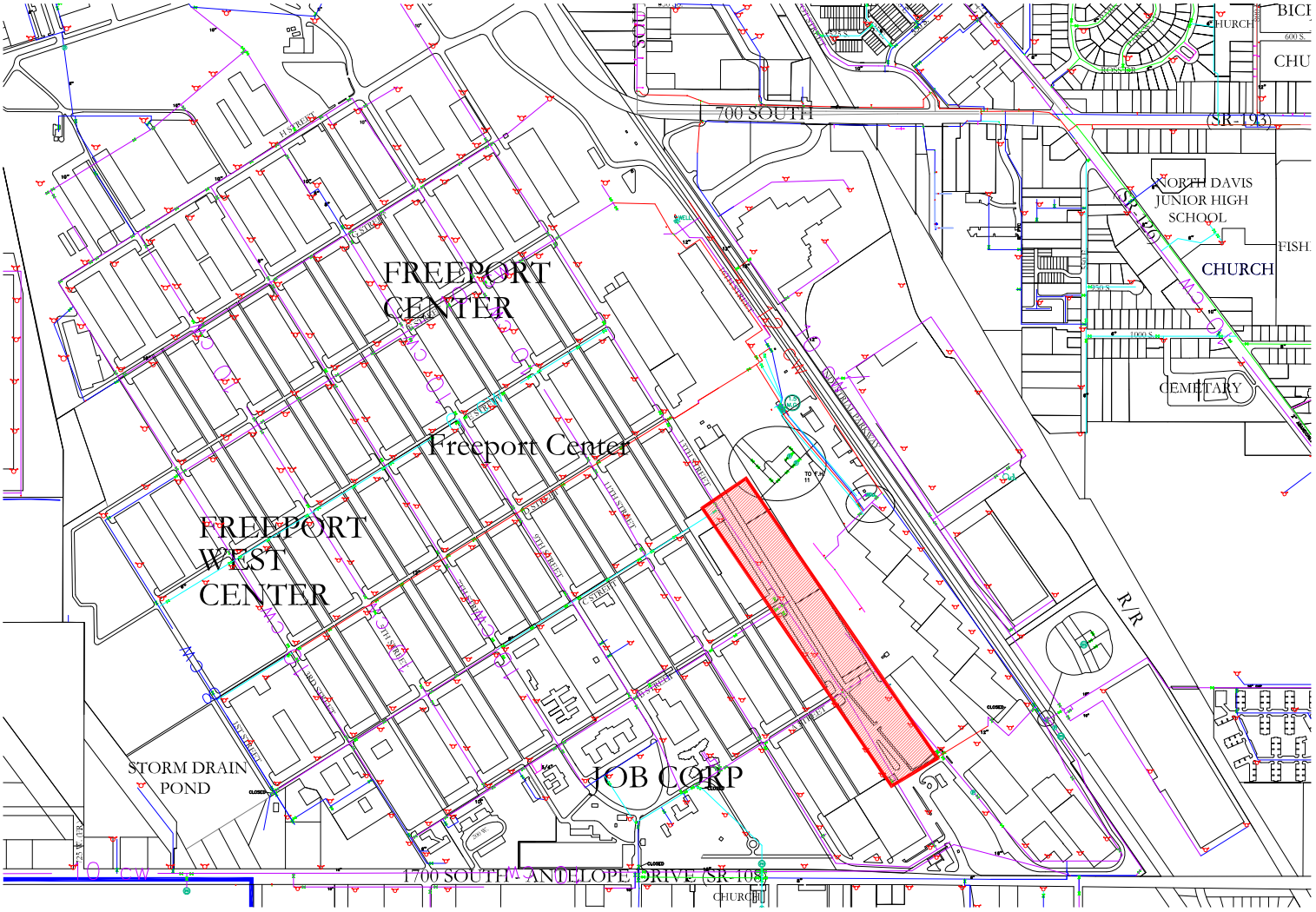
ESTIMATED COST: $368,250.00



Project #17
Location

N

NOT TO SCALE



CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. / DATE / BY / REVISIONS
PROJECT NUMBER: CC.12007		DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG	TITLE: PROJECT #17	CHECKED: RTF /NSN	
SHEET: 17			

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CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

Project Name: **10" Diameter Waterline along 13th Street - Z Street to C Street - Freeport Center**
Project Number: **Project #17**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, traffic control, SWPPP, bonds and insurance.	1	ls.	$14,400.00	$14,400.00
2.	Removal and disposal of existing curb and gutter.	320	lf.	$5.00	$1,600.00
3.	Remove and disposal of sidewalk and concrete flatwork.	1,280	sf.	$6.00	$7,680.00
4.	Remove fire hydrants.	5	ea.	$350.00	$1,750.00
5.	Sawcutting, removal, disposal of the asphalt surface & roadbase to sub-base.	750	sy.	$3.00	$2,250.00
6.	Install 10" diameter pvc C-900 DR 18 culinary waterline.	1,300	lf.	$65.00	$84,500.00
7.	Install 10" diameter gate valve.	15	ea.	$2,400.00	$36,000.00
8.	Construct waterline main connections.	5	ea.	$3,000.00	$15,000.00
9.	Install fire hydrants.	5	ea.	$5,500.00	$27,500.00
10.	Construct service connections, including lateral, water meter & box.	16	ea.	$1,700.00	$27,200.00
11.	Cleaning, disinfection, and testing of waterline.	1	ls.	$1,500.00	$1,500.00
12.	Furnish and install curb and gutter.	320	lf.	$16.00	$5,120.00
13.	Furnish and install 4-inch thick sidewalk and concrete flatwork.	1,280	sf.	$5.00	$6,400.00
14.	Furnish 1" diameter clean gravel pipe bedding materials.	850	ton	$20.00	$17,000.00
15.	Furnish clean import material for trench backfill.	2,150	ton	$15.00	$32,250.00
16.	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials).	750	sy.	$30.00	$22,500.00
17.	Roadway striping and messages.	1	ls.	$1,000.00	$1,000.00
18.	Remove and replace all landscaping improvements, public/private damaged during construction.	1	ls.	$3,200.00	$3,200.00

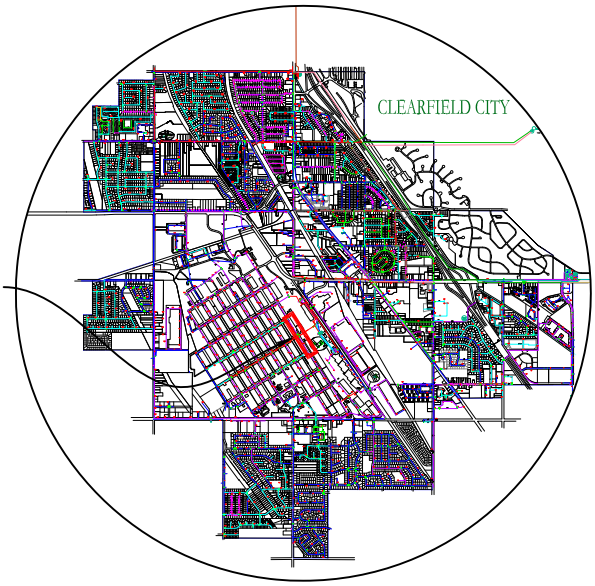
Subtotal	$306,850.00
Engineering and Construction Contingencies (20%)	$61,400.00
Estimated Total for Improvements	**$368,250.00**

PROJECT #18

10" DIAMETER WATERLINE ALONG 13TH STREET
C STREET TO E STREET
FREEPORT CENTER

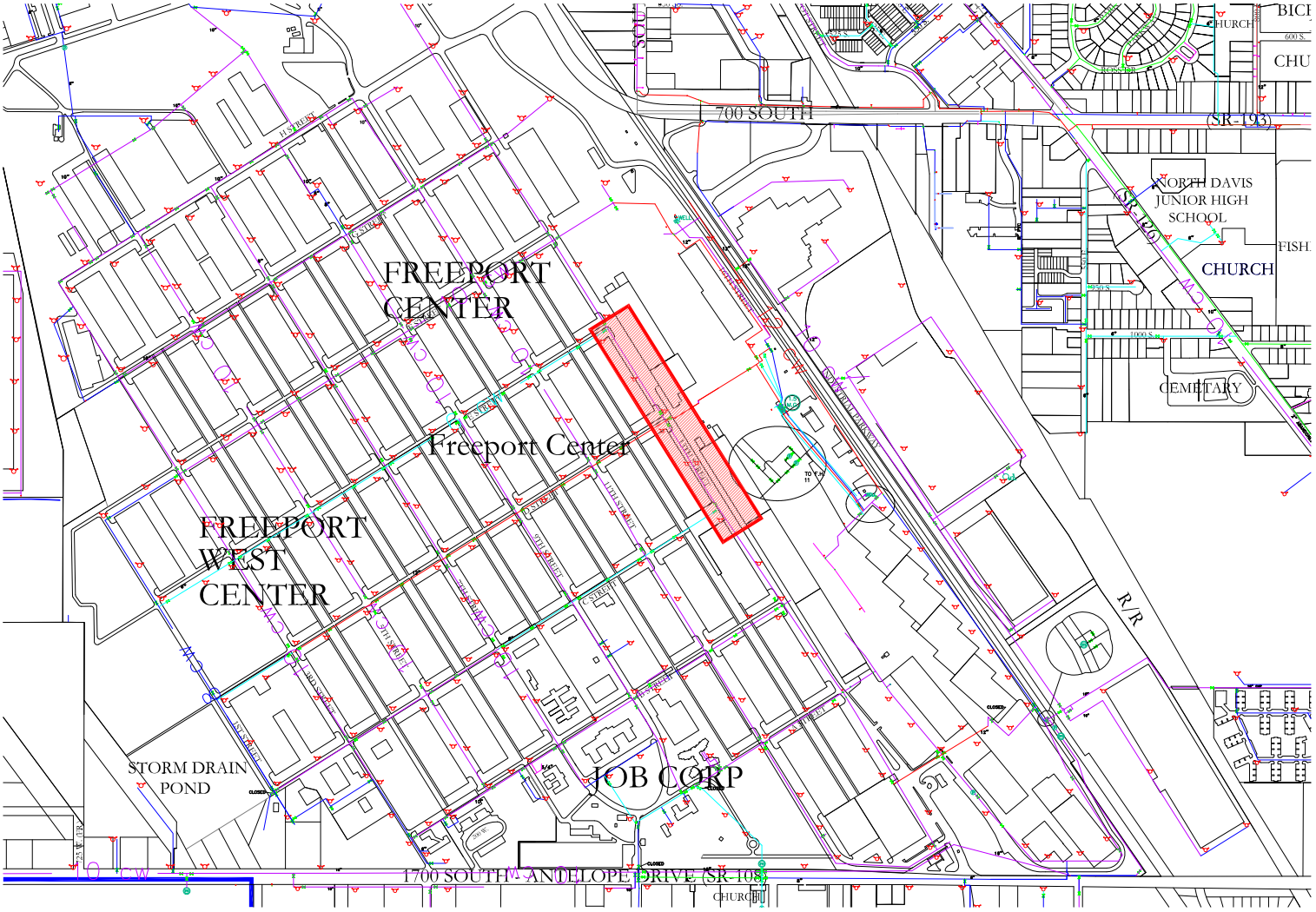
ESTIMATED COST: $387,560.00

Project #18
Location



N

NOT TO SCALE



CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. / DATE / BY / REVISIONS
PROJECT NUMBER: CC.12007		DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG	TITLE: PROJECT #18	CHECKED: RTF /NSN	
SHEET: 18			

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5141 SOUTH 1500 WEST
RIVERDALE, UT 84405
801.866.0550

CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

Project Name: **10" Diameter Waterline along 13th Street - C Street to E Street - Freeport Center**
Project Number: **Project #18**

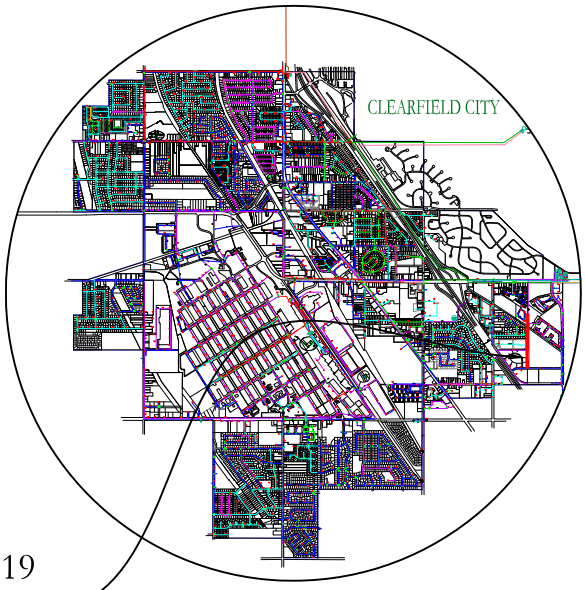
Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, traffic control, SWPPP, bonds and insurance.	1	ls.	$15,400.00	$15,400.00
2.	Removal and disposal of existing curb and gutter.	60	lf.	$5.00	$300.00
3.	Remove and disposal of sidewalk and concrete flatwork.	200	sf.	$6.00	$1,200.00
4.	Remove fire hydrants.	7	ea.	$350.00	$2,450.00
5.	Sawcutting, removal, disposal of the asphalt surface & roadbase to sub-	1,150	sy.	$3.00	$3,450.00
6.	Install 10" diameter pvc C-900 DR 18 culinary waterline.	1,700	lf.	$65.00	$110,500.00
7.	Install 10" diameter gate valve.	10	ea.	$2,400.00	$24,000.00
8.	Construct waterline main connections.	3	ea.	$3,000.00	$9,000.00
9.	Install fire hydrants.	7	ea.	$5,500.00	$38,500.00
10.	Construct service connections, including lateral, water meter & box.	8	ea.	$1,700.00	$13,600.00
11.	Cleaning, disinfection, and testing of waterline.	1	ls.	$1,500.00	$1,500.00
12.	Furnish and install curb and gutter.	60	lf.	$16.00	$960.00
13.	Furnish and install 4-inch thick sidewalk and concrete flatwork.	200	sf.	$5.00	$1,000.00
14.	Furnish 1" diameter clean gravel pipe bedding materials.	1,100	ton	$20.00	$22,000.00
15.	Furnish clean import material for trench backfill.	2,800	ton	$15.00	$42,000.00
16.	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials).	1,150	sy.	$30.00	$34,500.00
17.	Roadway striping and messages.	1	ls.	$1,000.00	$1,000.00
18.	Remove and replace all landscaping improvements, public/private damaged during construction.	1	ls.	$1,600.00	$1,600.00

Subtotal	$322,960.00
Engineering and Construction Contingencies (20%)	$64,600.00
Estimated Total for Improvements	**$387,560.00**

PROJECT #19

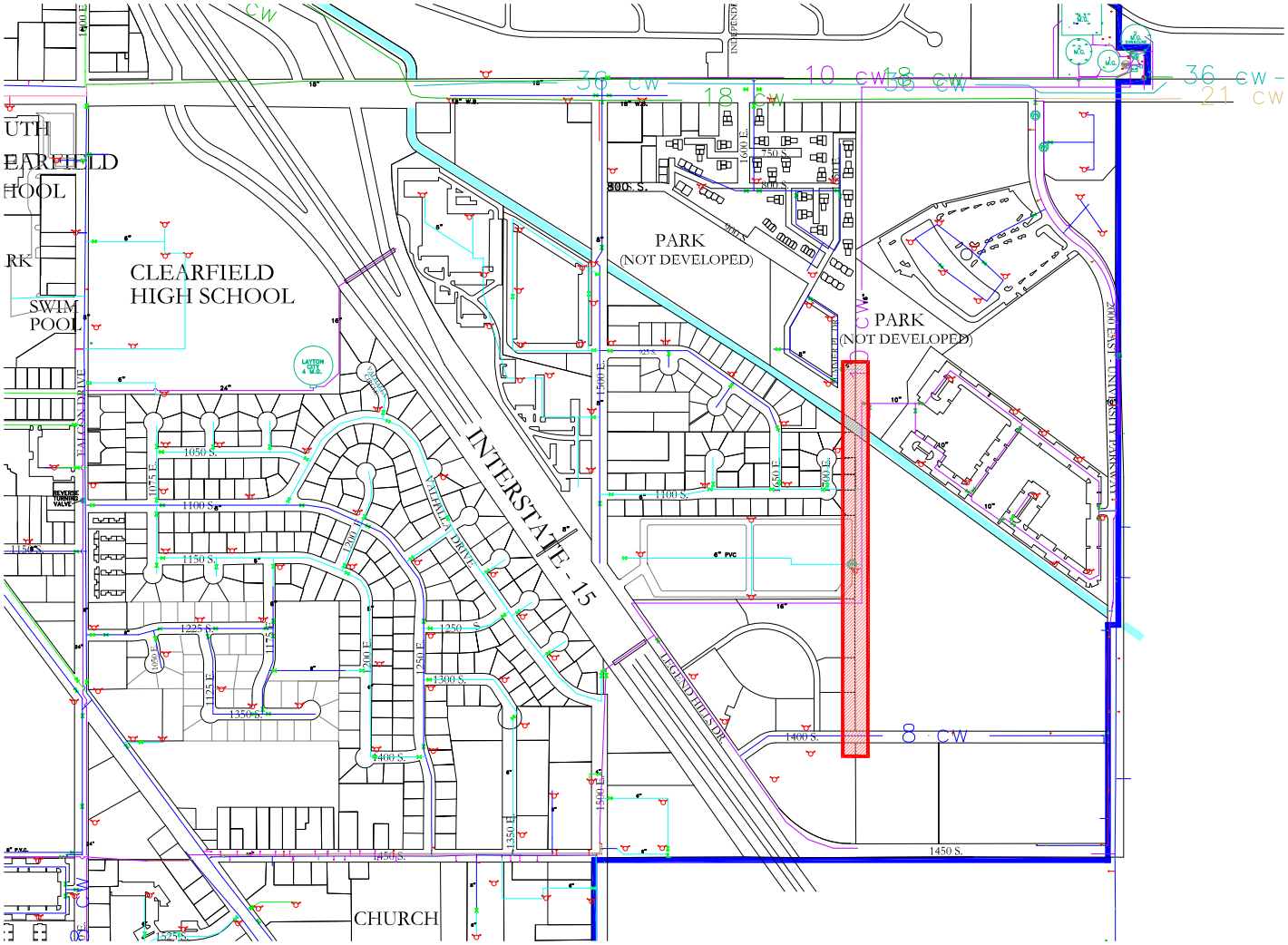
18" DIAMETER TRANSMISSION WATERLINE
PHASE 3 LEGEND HILLS
900 SOUTH TO 1400 SOUTH STREET

ESTIMATED COST: $499,800.00



Project #19
Location

NOT TO SCALE



CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. / DATE / BY / REVISIONS
PROJECT NUMBER: CC.12007		DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG	TITLE: PROJECT #19	CHECKED: RTF /NSN	
SHEET: 19			

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CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

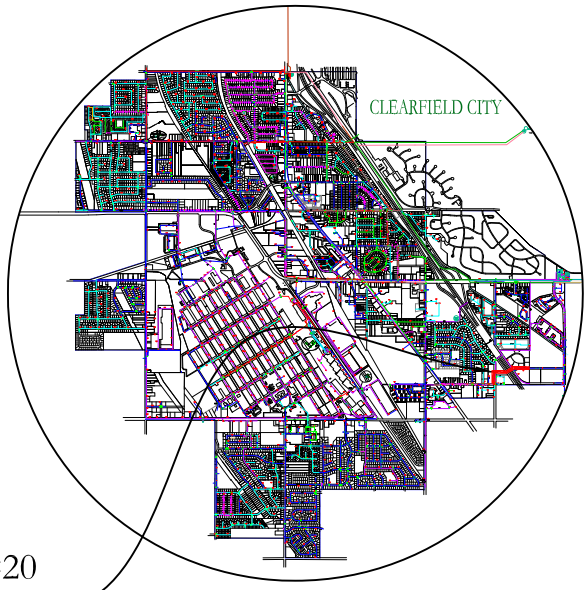
Project Name: **18" Diameter Transmission Waterline - Phase 3 Legend Hills - 900 South to 1400 South Street**
Project Number: **Project #19**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, bonds and insurance.	1	ls.	$19,850.00	$19,850.00
2.	Furnish and install 18" diameter C-900, pvc waterline piping.	2,100	lf.	$80.00	$168,000.00
3.	Furnish and install 18" diameter transmission butterfly valves.	2	ea.	$5,200.00	$10,400.00
4.	Furnish gravel for pipe bedding material.	700	ton	$20.00	$14,000.00
5.	Install trench backfill material.	7,000	ton	$9.45	$66,150.00
6.	Connect to existing 18" pipe North of canal.	1	ls.	$13,500.00	$13,500.00
7.	Canal company review & approval.	1	ls.	$12,000.00	$12,000.00
8.	30" bore casing and boring under canal.	130	lf.	$135.00	$17,550.00
9.	Jack pit South side of canal.	1	ls.	$13,500.00	$13,500.00
10.	Receive pit North side of canal.	1	ls.	$13,500.00	$13,500.00
11.	Cleaning, disinfection, and testing of waterline.	1	ls.	$7,500.00	$7,500.00
12.	Easement acquisition (10' x 1500').	15,000	sf.	$4.00	$60,000.00
13.	Roadway striping and messages.	1	ls.	$500.00	$500.00
				Subtotal	$416,450.00
				Engineering and Construction Contingencies (20%)	$83,300.00
				Estimated Total for Improvements	**$499,800.00**

PROJECT #20

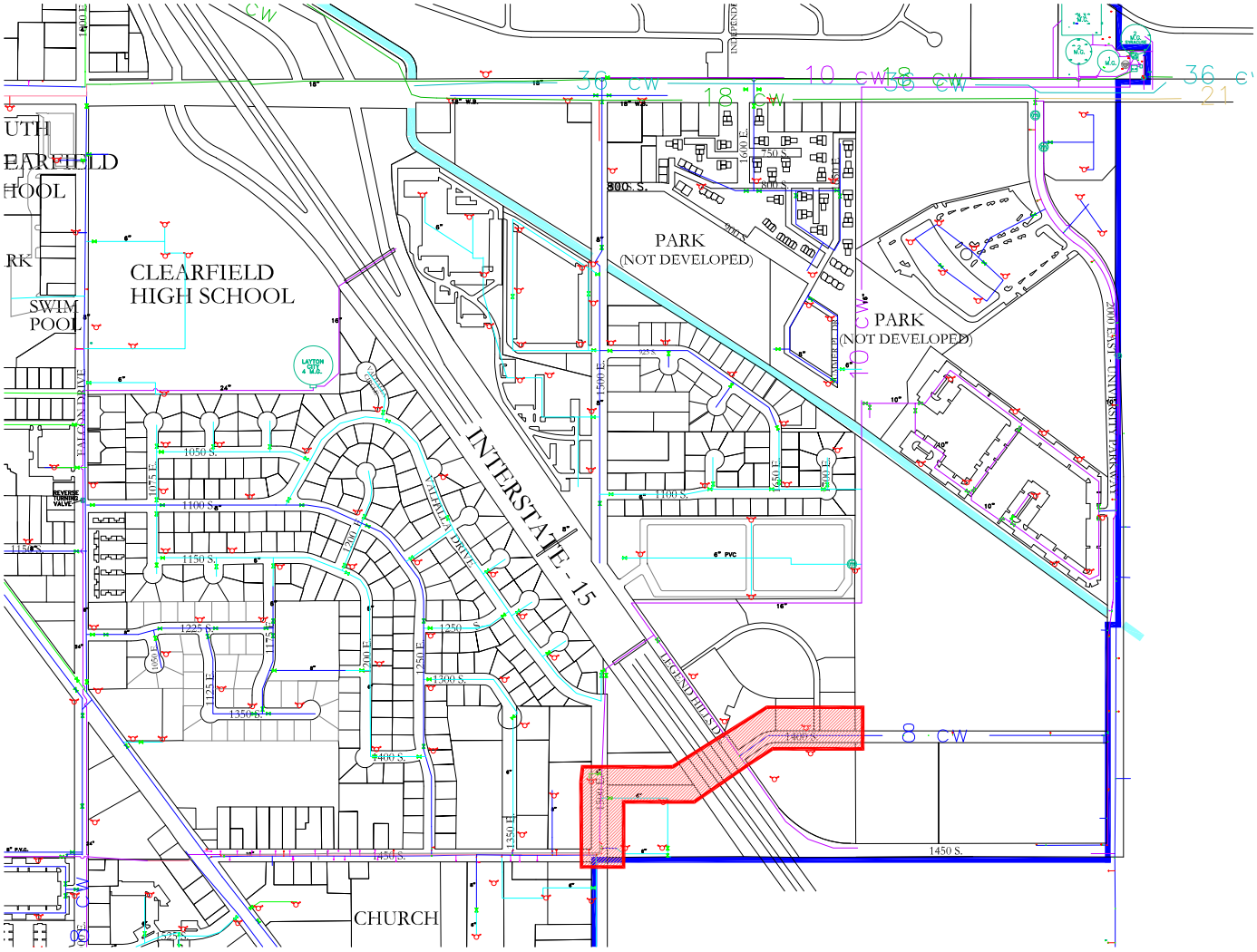
18" DIAMETER TRANSMISSION WATERLINE
PHASE 4 LEGEND HILLS
1400 SOUTH STREET TO 1450 SOUTH STREET

ESTIMATED COST: $716,600.00



Project #20
Location

NOT TO SCALE



CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. / DATE / BY / REVISIONS
PROJECT NUMBER: CC.12007		DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG	TITLE: PROJECT #20	CHECKED: RTF /NSN	
SHEET: 20			

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CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

Project Name: **18" Diameter Transmission Waterline - Phase 4 Legend Hills - 1400 South Street to 1450 South Street**
Project Number: **Project #20**

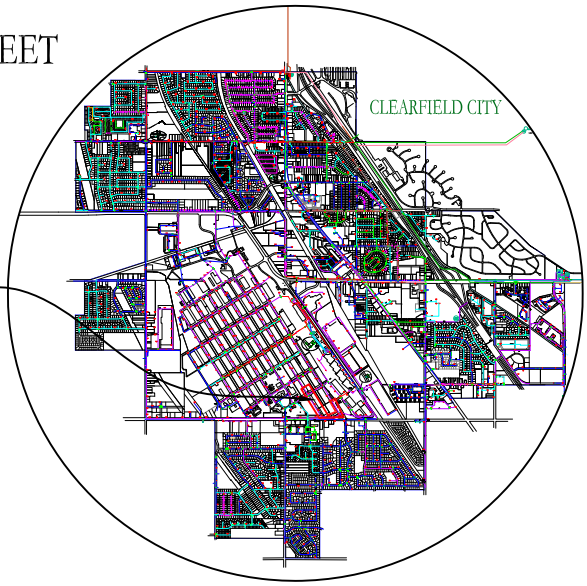
Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, bonds and insurance.	1	ls.	$28,500.00	$28,500.00
2.	Sawcutting, removal, disposal of the asphalt surface & roadbase to sub-base.	3,870	lf.	$3.00	$11,610.00
3.	Removal and disposal of sidewalk.	150	lf.	$6.00	$900.00
4.	Removal and disposal of curb & gutter.	150	lf.	$5.00	$750.00
5.	Furnish and install concrete curb & gutter.	150	lf.	$24.50	$3,675.00
6.	Furnish and install concrete waterway.	150	lf.	$5.00	$750.00
7.	Removal and disposal of concrete waterway.	1	ls.	$1,022.00	$1,022.00
8.	Furnish and install 48" wide by 4" thick sidewalk.	150	lf.	$23.70	$3,555.00
9.	Furnish and install 8" thick untreated roadbase.	1,125	ton	$22.15	$24,918.75
10.	Furnish and install asphalt paving material.	675	ton	$76.58	$51,691.50
11.	Restore landscaping (receiving pit).	1	ls.	$10,000.00	$10,000.00
12.	Seal coating of 1400 South Street (36' x 1000').	4,000	sy.	$2.75	$11,000.00
13.	Furnish and install 8" diameter C-900 waterline.	450	lf.	$50.80	$22,860.00
14.	Furnish and install 16" diameter C-900 waterline.	300	lf.	$76.00	$22,800.00
15.	Furnish and install 18" diameter C-900 waterline.	1,400	lf.	$80.00	$112,000.00
16.	Furnish and install 8" gate valve.	1	ea.	$2,000.00	$2,000.00
17.	Furnish and install 10" gate valve.	2	ea.	$2,400.00	$4,800.00
18.	Furnish and install fire hydrant with valve.	1	ea.	$6,900.00	$6,900.00
19.	Waterline connection at Legend Hills and 1400 South Street.	1	ea.	$13,500.00	$13,500.00
20.	Waterline connection at 1500 West Street.	1	ea.	$11,000.00	$11,000.00
21.	Furnish and install 18" butterfly valve.	2	ea.	$5,200.00	$10,400.00
22.	Furnish and install 30" bore casing pipe under Interstate I-15.	350	lf.	$135.00	$47,250.00
23.	Construction of the bore pit.	1	ls.	$13,500.00	$13,500.00

24.	Construction of the receiving pit.	1 ls.	$13,500.00	$13,500.00
25.	Cleaning and testing waterline.	1 ls.	$5,000.00	$5,000.00
26.	Furnish 1" diameter clean gravel pipe bedding.	580 ton	$20.00	$11,600.00
27.	Furnish clean import material trench backfill.	8,450 ton	$15.00	$126,750.00
28.	Easement acquisition (10' x 500').	5,000 sf.	$5.00	$25,000.00
			Subtotal	$597,232.00
			Engineering and Construction Contingencies (20%)	$119,400.00
			Estimated Total for Improvements	**$716,600.00**

PROJECT #21

10" DIAMETER WATERLINE ALONG 13TH STREET & 11TH STREET
Y STREET TO A STREET
FREEPORT CENTER

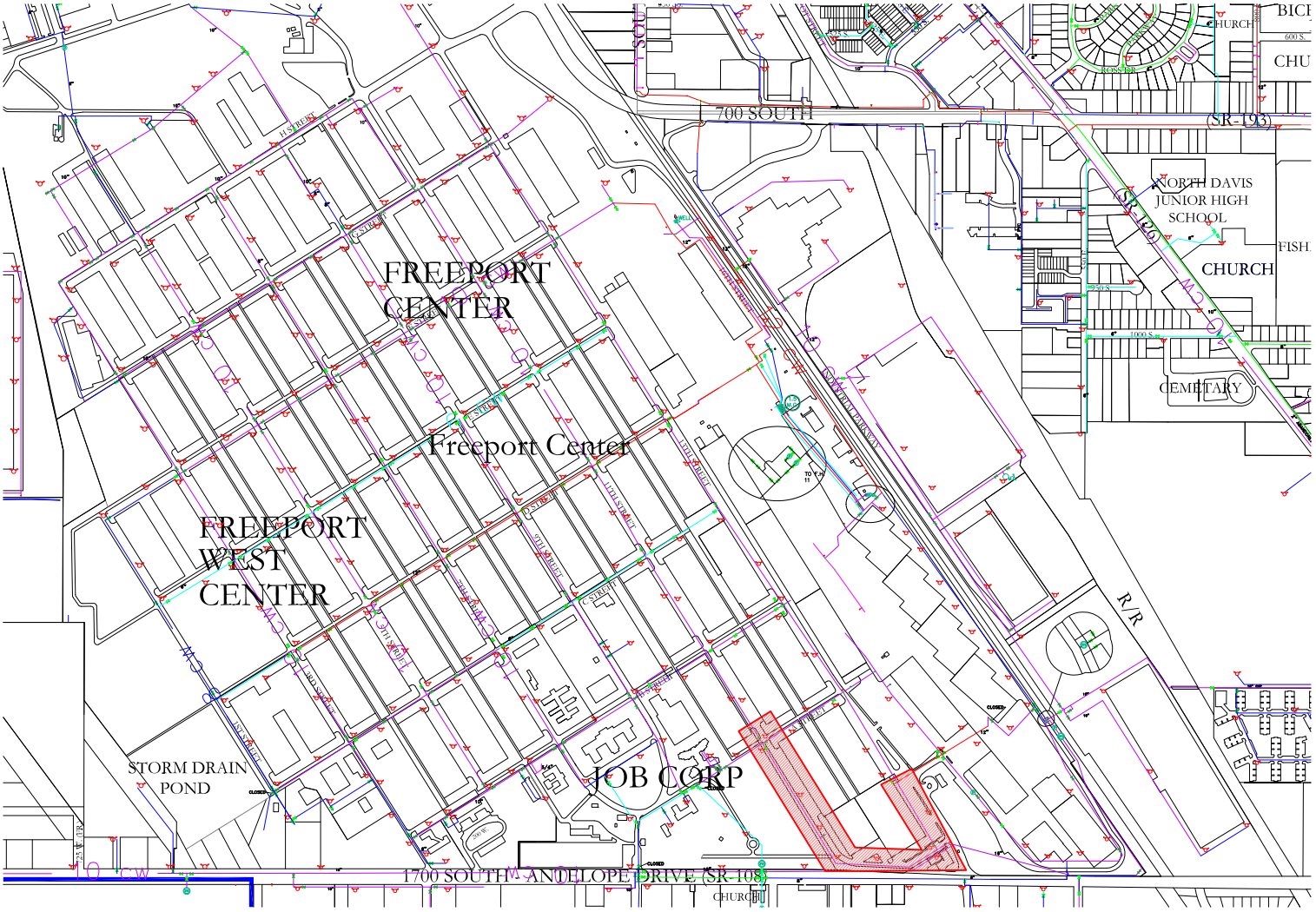
ESTIMATED COST: $494,300.00



Project #21
Location

N

NOT TO SCALE



CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. | DATE | BY | REVISIONS
PROJECT NUMBER: CC.12007		DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG	TITLE: PROJECT #21	CHECKED: RTF /NSN	
SHEET: 21			

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RIVERDALE, UT 84405
801.866.0550

CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

Project Name: **10" Diameter Waterline along 13th Street and 11th Street - Y Street to A Street - Freeport Center**
Project Number: **Project #21**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, traffic control, SWPPP, bonds and insurance.	1	ls.	$19,500.00	$19,500.00
2.	Removal and disposal of existing curb and gutter.	240	lf.	$5.00	$1,200.00
3.	Remove and disposal of sidewalk and concrete flatwork.	960	sf.	$6.00	$5,760.00
4.	Remove fire hydrants.	8	ea.	$350.00	$2,800.00
5.	Sawcutting, removal, disposal of the asphalt surface & roadbase to sub-base.	1,300	sy.	$3.00	$3,900.00
6.	Install 10" diameter pvc C-900 DR 18 culinary waterline.	2,300	lf.	$65.00	$149,500.00
7.	Install 10" diameter gate valve.	7	ea.	$2,400.00	$16,800.00
8.	Construct waterline main connections.	3	ea.	$3,000.00	$9,000.00
9.	Install fire hydrants.	8	ea.	$5,500.00	$44,000.00
10.	Construct service connections, including lateral, water meter & box.	12	ea.	$1,700.00	$20,400.00
11.	Cleaning disinfection and testing of waterline.	1	ls.	$1,500.00	$1,500.00
12.	Furnish and install curb and gutter.	240	lf.	$16.00	$3,840.00
13.	Furnish and install 4-inch thick sidewalk and concrete flatwork.	960	sf.	$5.00	$4,800.00
14.	Furnish 1" diameter clean gravel pipe bedding materials.	1,500	ton	$20.00	$30,000.00
15.	Furnish clean import material for trench backfill.	3,800	ton	$15.00	$57,000.00
16.	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials).	1,300	sy.	$30.00	$39,000.00
17.	Roadway striping and messages.	1	ls.	$500.00	$500.00
18.	Remove and replace all landscaping improvements, public/private damaged during construction.	1	ls.	$2,400.00	$2,400.00
				Subtotal	$411,900.00
				Engineering and Construction Contingencies (20%)	$82,400.00
				Estimated Total for Improvements	**$494,300.00**

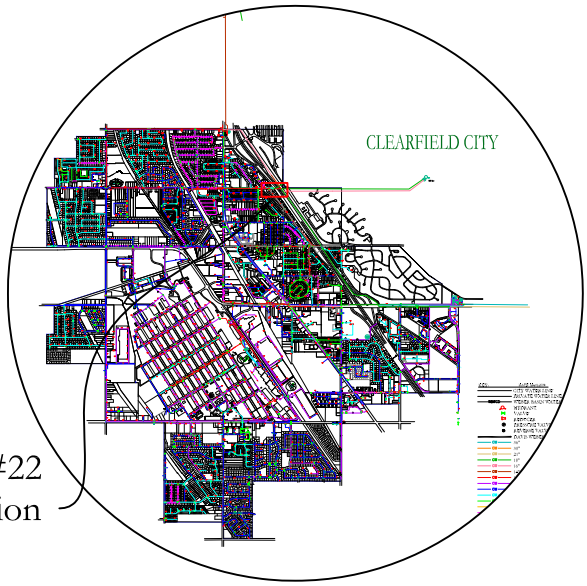
PROJECT #22

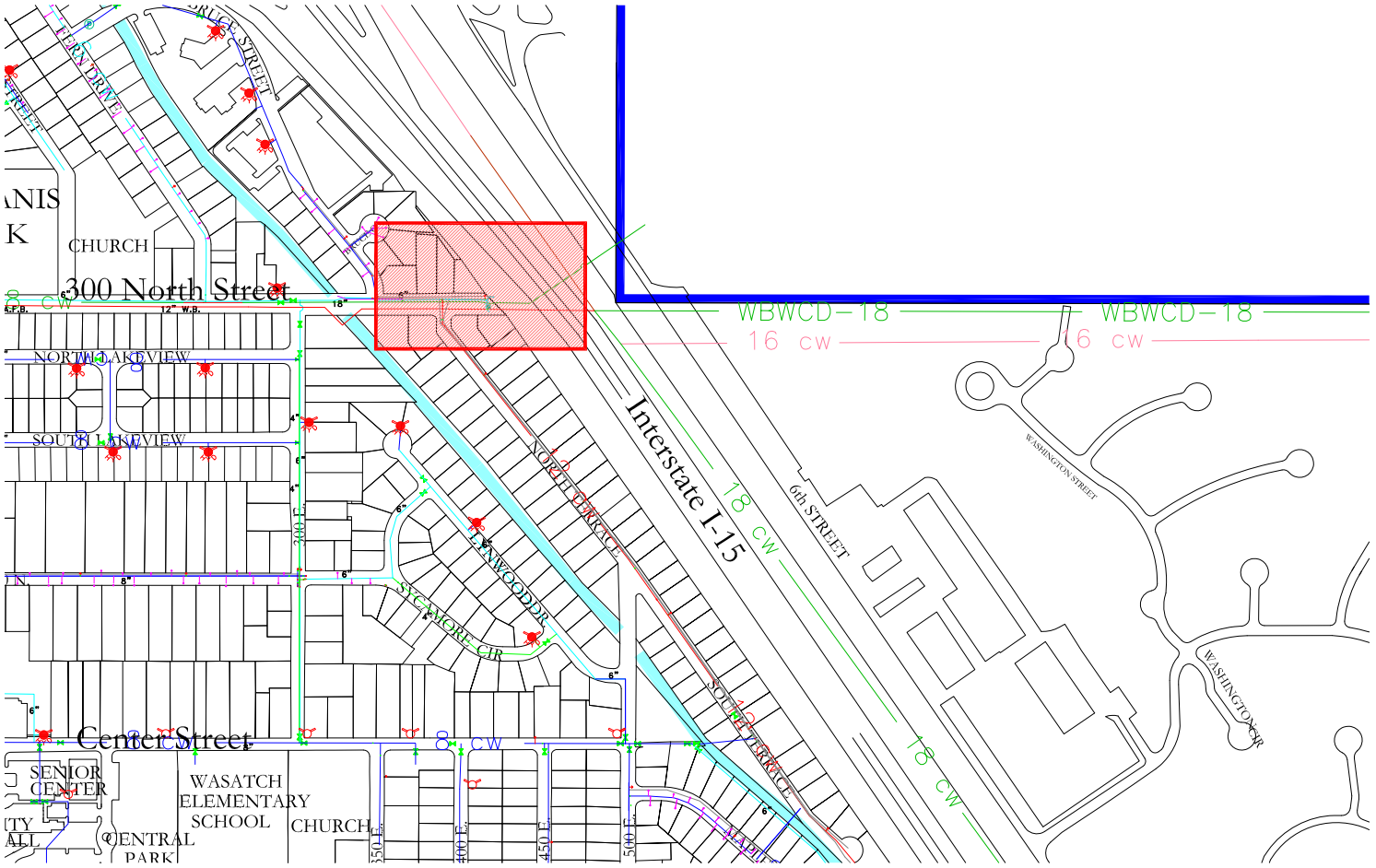
HILL AIR FORCE BASE WELL - NEW BUILDING FOR CHEMICAL INJECTION AT 300 NORTH STREET

ESTIMATED COST: $142,800.00

N

NOT TO SCALE





CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. | DATE | BY | REVISIONS
PROJECT NUMBER: CC.12007		DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG	TITLE: PROJECT #22	CHECKED: RTF /NSN	
SHEET: 22			

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CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

Project Name: **Hill Air Force Base Well - New Building for Chemical Injection at 300 North Street**
Project Number: **Project #22**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, traffic control, SWPPP, bonds and insurance.	1	ls.	$5,500.00	$5,500.00
2.	20' x 20' CMU split face building.	1	ls.	$65,000.00	$65,000.00
3.	Flouride injection system.	1	ls.	$11,000.00	$11,000.00
4.	Chlorine injection system.	1	ls.	$35,000.00	$35,000.00
5.	Landscaping and surface improvements.	1	ea.	$2,500.00	$2,500.00
				Subtotal	$119,000.00
				Engineering and Construction Contingencies (20%)	$23,800.00
				Estimated Total for Improvements	**$142,800.00**

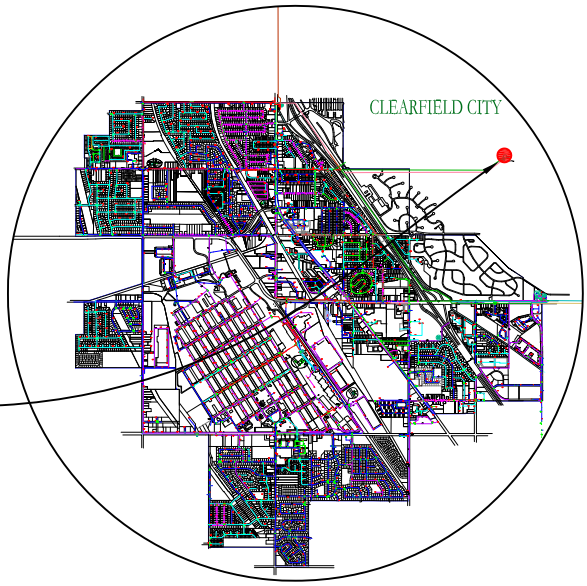
PROJECT #23

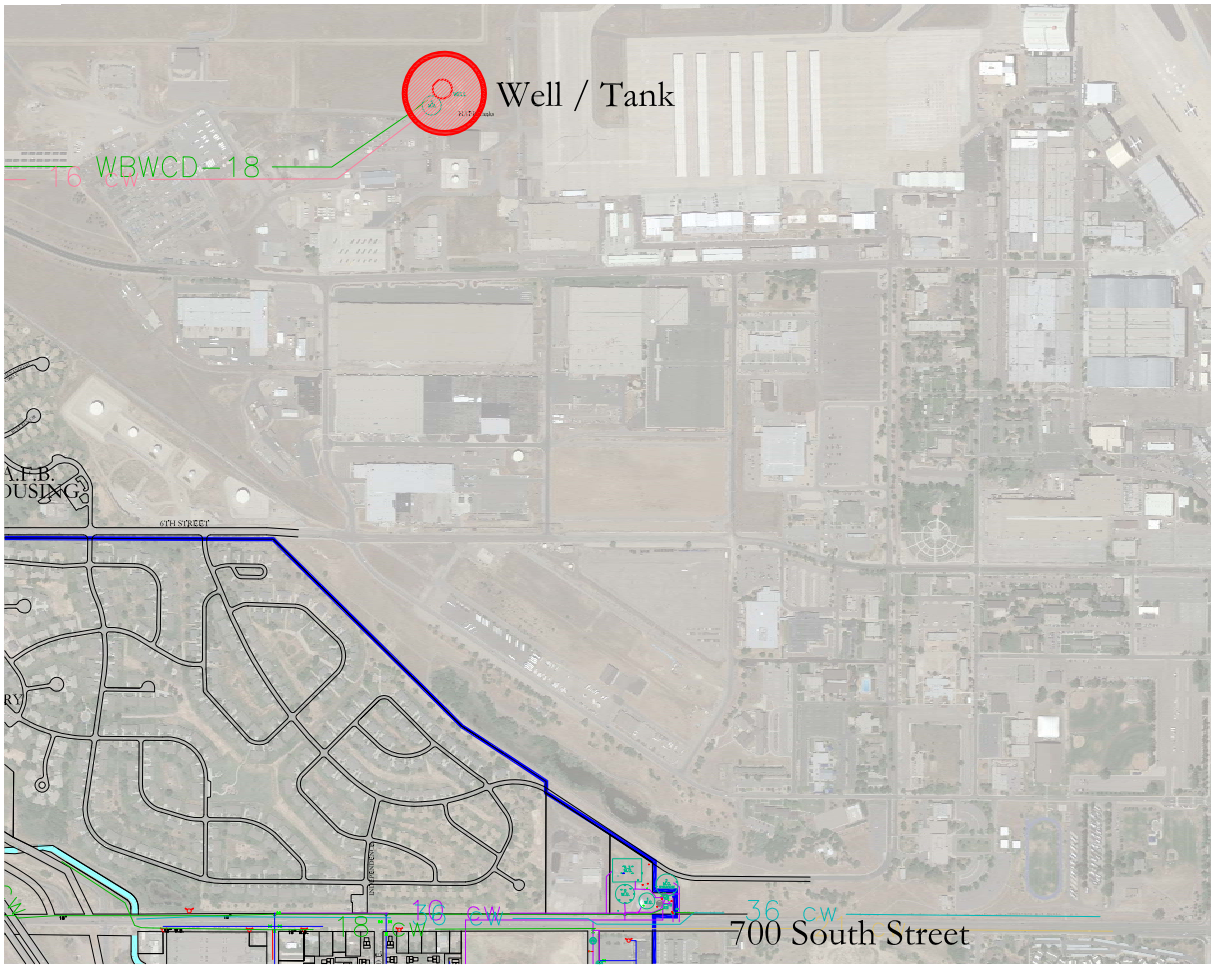
2 MILLION GALLON TANK
AND 18" DIAMETER TRANSMISSION PIPE CONNECTION
BETWEEN TANKS ON HILL AIR FORCE BASE

ESTIMATED COST: $3,192,500.00

N

NOT TO SCALE





CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. / DATE / BY / REVISIONS
PROJECT NUMBER: CC.12007	TITLE: PROJECT #23	DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG		CHECKED: RTF /NSN	
SHEET: 23			

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CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

Project Name: **2 Million Gallon Tank and 18" Diameter Transmission Pipe Connection Between Tanks on Hill Air Force Base**

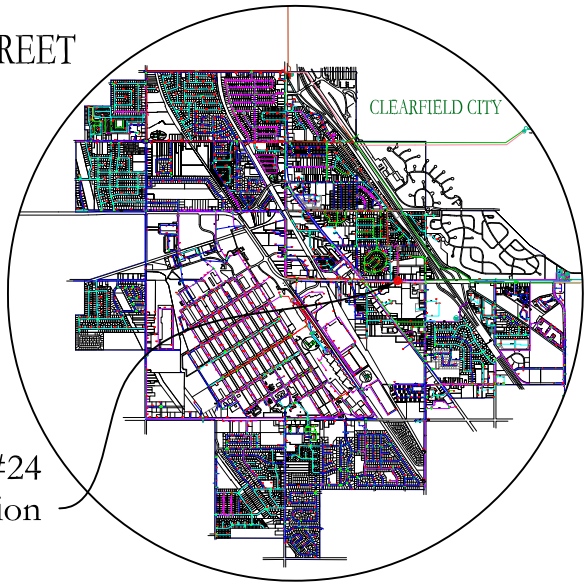
Project Number: **Project #23**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, bonds and insurance.	1	ls.	$127,000.00	$127,000.00
2.	Sawcutting, removal, disposal of the asphalt surface & roadbase to sub-base.	50	sy.	$3.00	$150.00
3.	Construct 2-million gallon tank.	1	ea.	$2,500,000.00	$2,500,000.00
4.	Install 18" diameter C-900, pvc waterline piping.	75	lf.	$80.00	$6,000.00
5.	Install 18" diameter transmission butterfly valves.	2	ea.	$5,200.00	$10,400.00
6.	Connections with existing piping facilities.	2	ea.	$3,000.00	$6,000.00
7.	Cleaning, disinfection and testing of waterline.	1	ls.	$1,500.00	$1,500.00
8.	Furnish 1" diameter clean gravel pipe bedding materials.	50	ton	$20.00	$1,000.00
9.	Furnish clean import material for trench backfill.	125	ton	$15.00	$1,875.00
10.	Asphalt patching (8" of roadbase & 3" thick asphalt paving materials).	50	sy.	$30.00	$1,500.00
11.	Remove and replace all landscaping improvements, public/private damaged during construction.	1	ls.	$5,000.00	$5,000.00
				Subtotal	$2,660,425.00
				Engineering and Construction Contingencies (20%)	$532,100.00
				Estimated Total for Improvements	**$3,192,500.00**

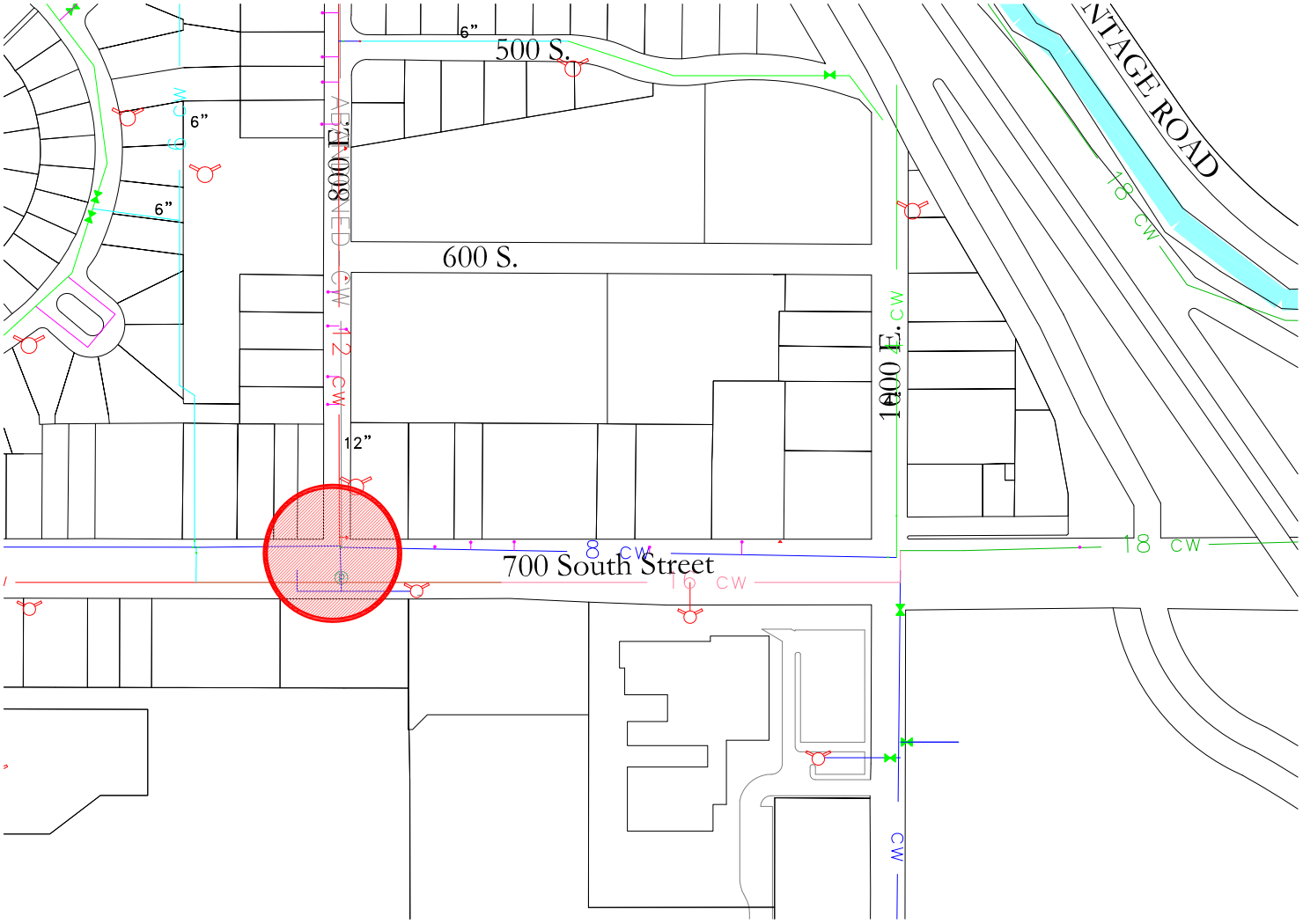
PROJECT #24

RE-BUILD 12" CHECK VALVE AT 793 EAST AND 700 SOUTH STREET

ESTIMATED COST: $29,200.00



NOT TO SCALE



CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. / DATE / BY / REVISIONS
PROJECT NUMBER: CC.12007		DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG	TITLE: PROJECT #24	CHECKED: RTF /NSN	
SHEET: 24			

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CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

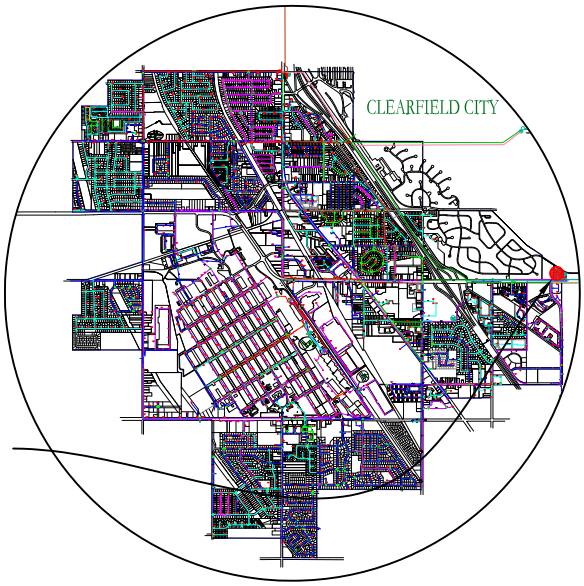
Project Name: **Re-build 12" check valve at 793 East and 700 South Street**
Project Number: **Project #24**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization.	1	ls.	$1,500.00	$1,500.00
2.	Re-build 12" check valve.	1	ls.	$18,500.00	$18,500.00
3.	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials).	85	sy.	$50.00	$4,250.00
				Subtotal	$24,250.00
				Engineering and Construction Contingencies (20%)	$4,900.00
				Estimated Total for Improvements	**$29,200.00**

PROJECT #25

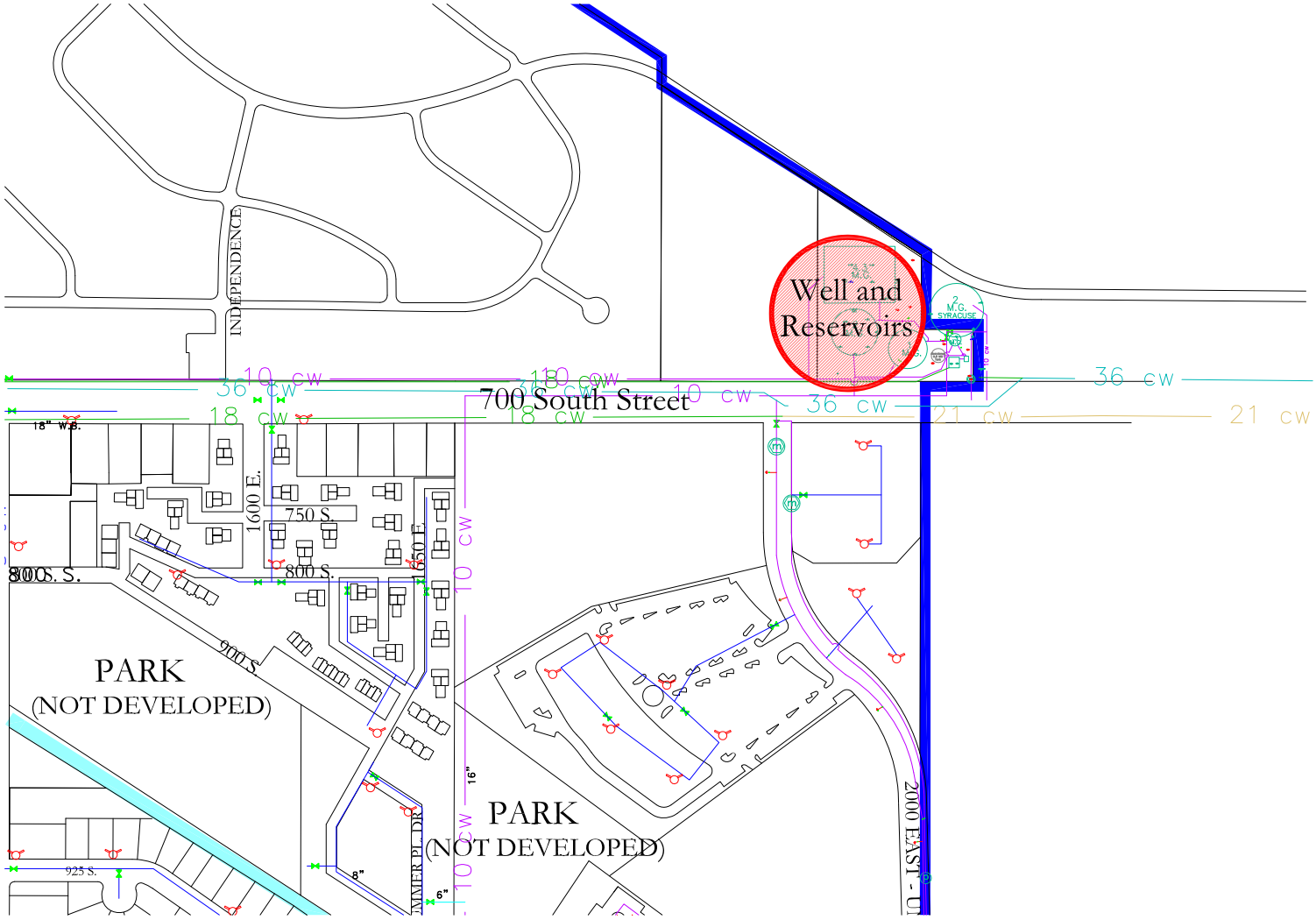
CONSTRUCT BUILDING OVER WELL HEAD FACILITY (700 SOUTH STREET / 2000 EAST STREET)

ESTIMATED COST: $219,200.00



N

NOT TO SCALE



CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. / DATE / BY / REVISIONS
PROJECT NUMBER: CC.12007	TITLE: PROJECT #25	DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG		CHECKED: RTF /NSN	
SHEET: 25			

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CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

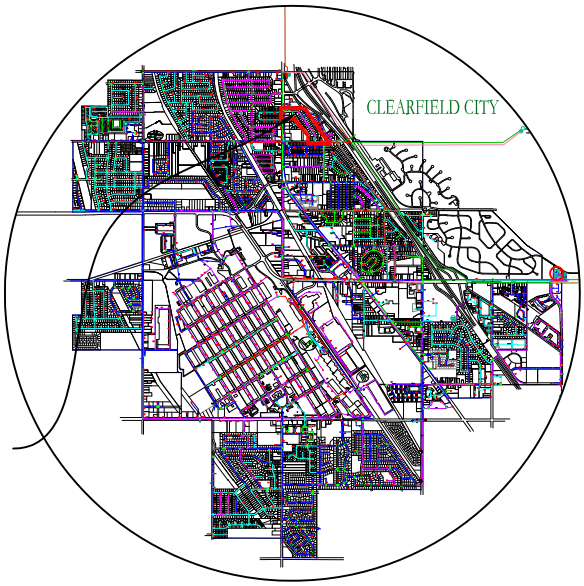
Project Name: **Construct Building over Well Head Facility (700 South Street / 2000 East Street)**
Project Number: **Project #25**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, traffic control, SWPPP, bonds and insurance.	1	ls.	$9,500.00	$9,500.00
2.	Construct Building.	1	ea.	$165,000.00	$165,000.00
3.	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials).	200	sy.	$30.00	$6,000.00
4.	Landscaping and surface restoration.	1	ls.	$2,200.00	$2,200.00
				Subtotal	$182,700.00
				Engineering and Construction Contingencies (20%)	$36,500.00
				Estimated Total for Improvements	**$219,200.00**

PROJECT #26

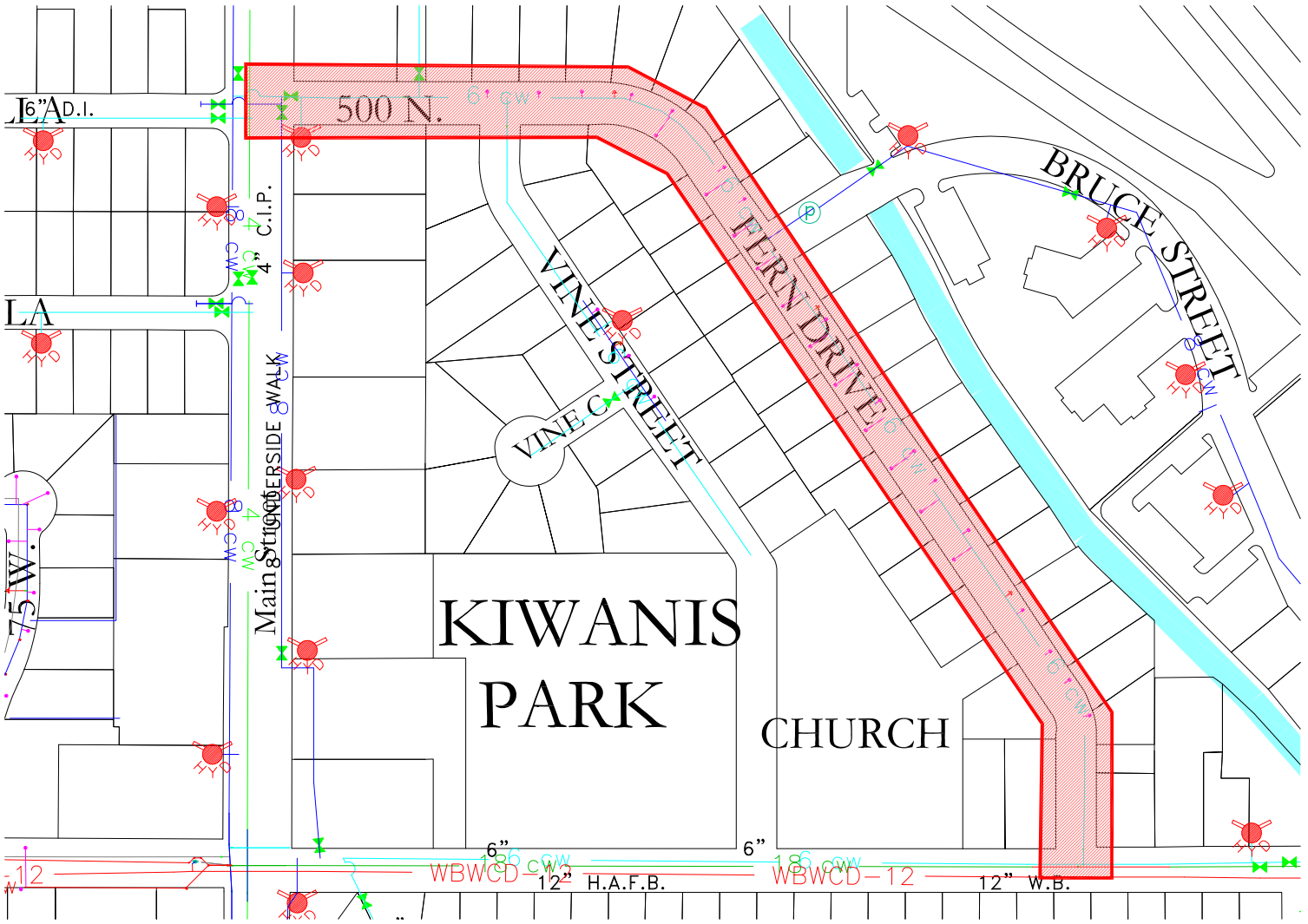
8" DIAMETER WATERLINE ALONG FERN DRIVE
MAIN STREET TO 300 NORTH STREET

ESTIMATED COST: $513,000.00



N

NOT TO SCALE



CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. | DATE | BY | REVISIONS
PROJECT NUMBER: CC.12007		DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG	TITLE: PROJECT #26	CHECKED: RTF /NSN	
SHEET: 26			

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CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

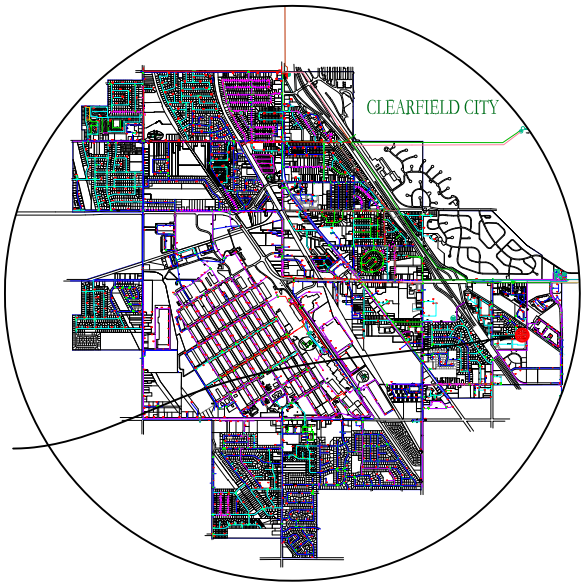
Project Name: **8" Diameter Waterline along Fern Drive - Main Street to 300 North Street**
Project Number: **Project #26**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, traffic control, SWPPP, bonds and insurance.	1	ls.	$20,500.00	$20,500.00
2.	Removal and disposal of existing curb and gutter.	800	lf.	$5.00	$4,000.00
3.	Remove and disposal of sidewalk and concrete flatwork.	3,200	sf.	$6.00	$19,200.00
4.	Remove fire hydrants.	4	ea.	$350.00	$1,400.00
5.	Removal and disposal of concrete waterway.	60	sf.	$5.00	$300.00
6.	Sawcutting, removal, disposal of the asphalt surface & roadbase to sub-base.	1,350	sy.	$3.00	$4,050.00
7.	Install 8" diameter pvc C-900 DR 18 culinary waterline.	2,000	lf.	$50.00	$100,000.00
8.	Install 8" diameter gate valve.	11	ea.	$2,000.00	$22,000.00
9.	Construct waterline main connections.	4	ea.	$3,000.00	$12,000.00
10.	Install fire hydrants.	4	ea.	$5,500.00	$22,000.00
11.	Construct service connections, including lateral, water meter & box.	40	ea.	$1,700.00	$68,000.00
12.	Cleaning, disinfection and testing of waterline.	1	ls.	$1,500.00	$1,500.00
13.	Furnish and install curb and gutter.	800	lf.	$16.00	$12,800.00
14.	Furnish and install 4-inch thick sidewalk and concrete flatwork.	3,200	sf.	$5.00	$16,000.00
15.	Furnish and install concrete waterway.	60	sf.	$8.00	$480.00
16.	Furnish 1" diameter clean gravel pipe bedding materials.	1,300	ton	$20.00	$26,000.00
17.	Furnish clean import material for trench backfill.	3,250	ton	$15.00	$48,750.00
18.	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials).	1,350	sy.	$30.00	$40,500.00
19.	Remove and replace all landscaping improvements, public/private damaged during construction.	1	ls.	$8,000.00	$8,000.00
				Subtotal	$427,500.00
				Engineering and Construction Contingencies (20%)	$85,500.00
				Estimated Total for Improvements	**$513,000.00**

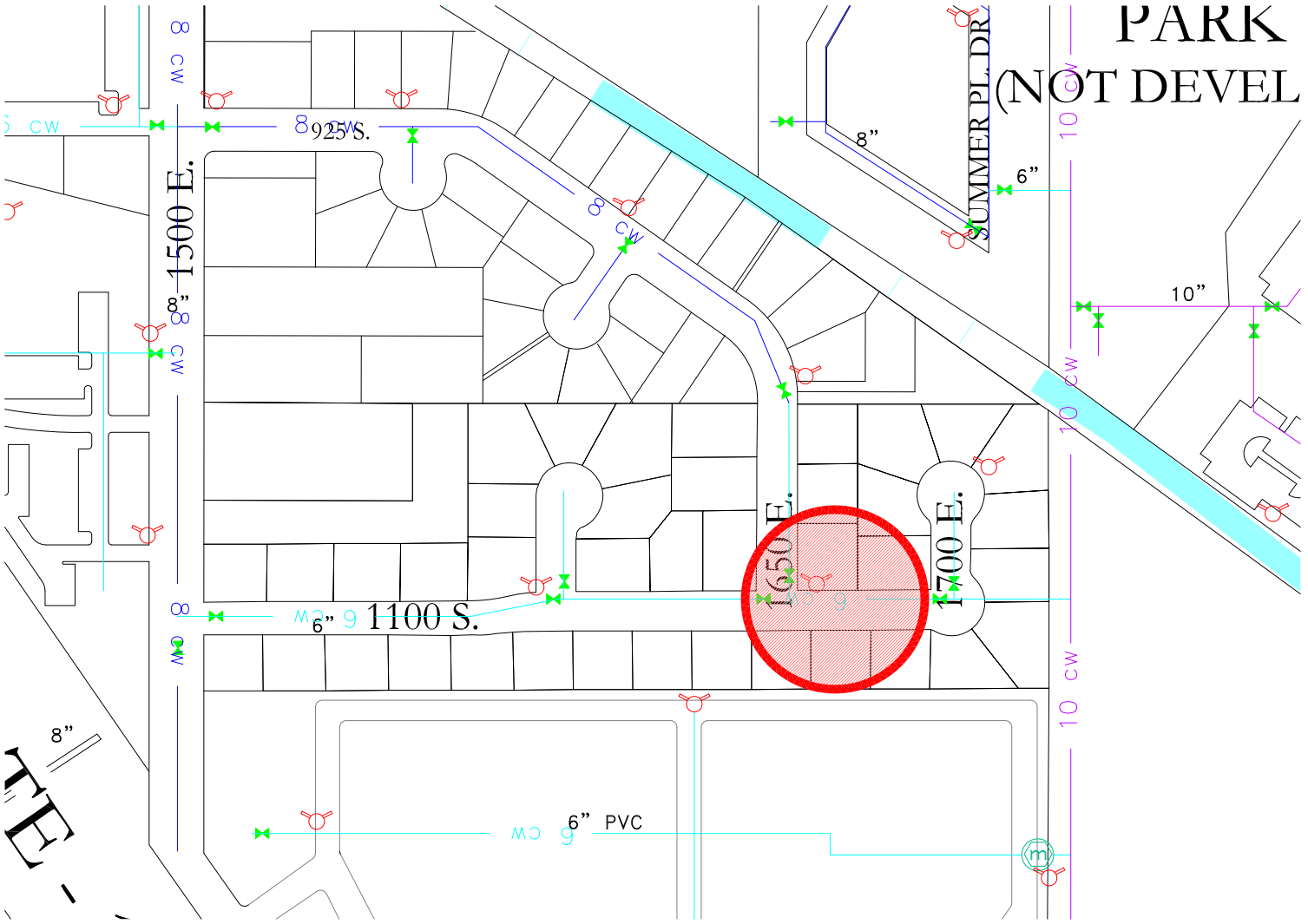
PROJECT #27

8" DIAMETER CHECK VALVE AND BOX
1680 EAST AND 1100 SOUTH STREET

ESTIMATED COST: $31,600.00



NOT TO SCALE



CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. / DATE / BY / REVISIONS
PROJECT NUMBER: CC.12007	TITLE: PROJECT #27	DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG		CHECKED: RTF /NSN	
SHEET: 27			

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CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

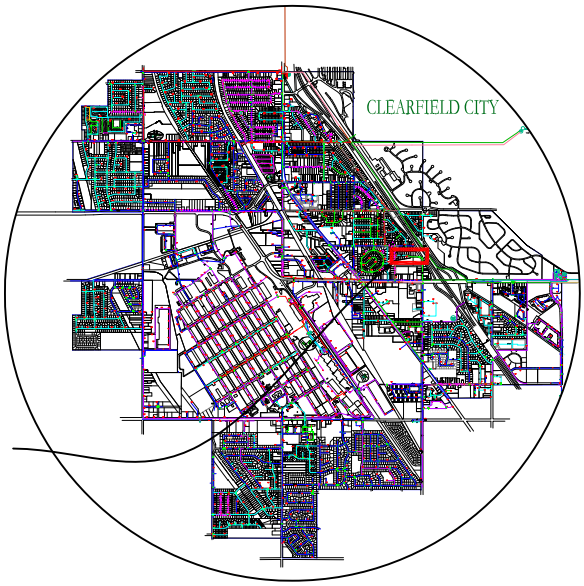
Project Name: **8" Diameter Check Valve and Box - 1680 East and 1100 South Street**
Project Number: **Project #27**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, bonds and insurance.	1	ls.	$1,250.00	$1,250.00
2.	Construct 4' x 6' check valve box complete with 8" diameter check valve and piping.	1	ea.	$24,000.00	$24,000.00
3.	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials).	20	sy.	$50.00	$1,000.00
				Subtotal	$26,300.00
				Engineering and Construction Contingencies (20%)	$5,300.00
				Estimated Total for Improvements	**$31,600.00**

PROJECT #28

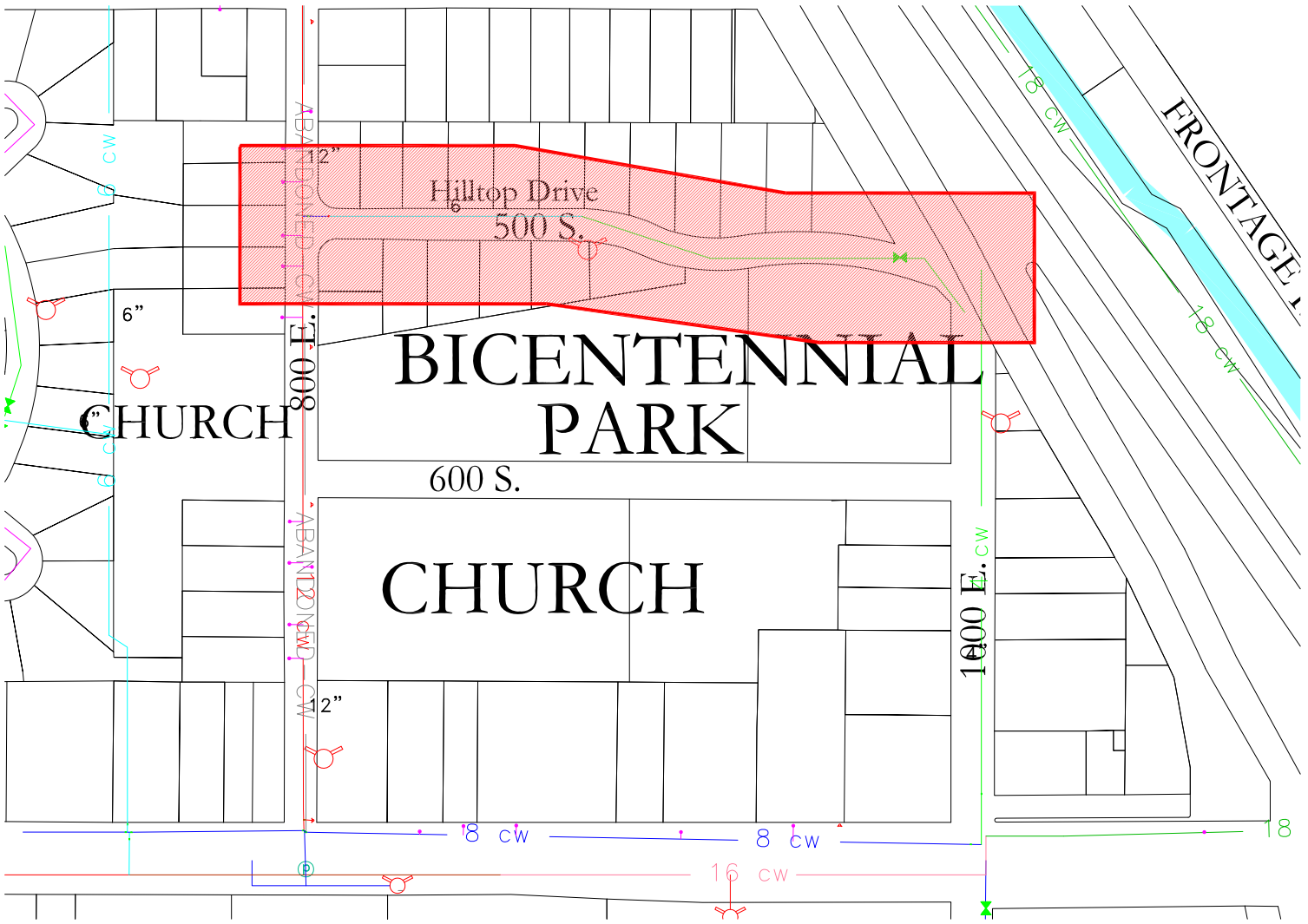
8" DIAMETER WATERLINE ALONG HILLTOP DRIVE
1000 EAST STREET TO 800 EAST STREET

ESTIMATED COST: $314,900.00



N

NOT TO SCALE



CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. / DATE / BY / REVISIONS
PROJECT NUMBER: CC.12007		DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG	TITLE: PROJECT #28	CHECKED: RTF /NSN	
SHEET: 28			

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CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

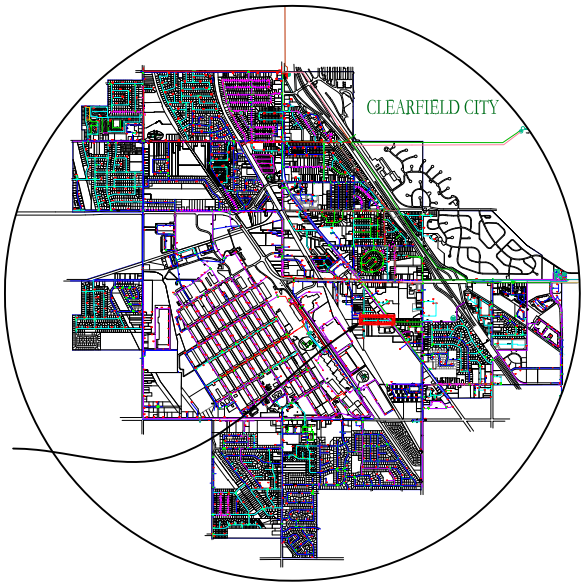
Project Name: **8" Diameter Waterline along Hilltop Drive - 1000 East Street to 800 East Street**
Project Number: **Project #28**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, traffic control, SWPPP, bonds and insurance.	1	ls.	$12,500.00	$12,500.00
2.	Removal and disposal of existing curb and gutter.	400	lf.	$5.00	$2,000.00
3.	Remove and disposal of sidewalk and concrete flatwork.	1,600	sf.	$6.00	$9,600.00
4.	Remove fire hydrants.	2	ea.	$350.00	$700.00
5.	Removal and disposal of concrete waterway.	20	sf.	$5.00	$100.00
6.	Sawcutting, removal, disposal of the asphalt surface & roadbase to sub-base.	740	sy.	$3.00	$2,220.00
7.	Install 8" diameter pvc C-900 DR 18 culinary waterline.	1,100	lf.	$50.00	$55,000.00
8.	Install 8" diameter gate valve.	4	ea.	$2,000.00	$8,000.00
9.	Construct waterline main connections.	2	ea.	$3,000.00	$6,000.00
10.	Install fire hydrants.	2	ea.	$5,500.00	$11,000.00
11.	Construct service connections, including lateral, water meter & box.	20	ea.	$1,700.00	$34,000.00
12.	Cleaning, disinfection and testing of waterline.	1	ls.	$1,500.00	$1,500.00
13.	Furnish and install curb and gutter.	400	lf.	$16.00	$6,400.00
14.	Furnish and install 4-inch thick sidewalk and concrete flatwork.	1,600	sf.	$5.00	$8,000.00
15.	Furnish and install concrete waterway.	20	sf.	$8.00	$160.00
16.	Furnish 1" diameter clean gravel pipe bedding materials.	1,800	ton	$20.00	$36,000.00
17.	Furnish clean import material for trench backfill.	715	ton	$15.00	$10,725.00
18.	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials).	1,800	sy.	$30.00	$54,000.00
19.	Roadway striping and messages.	1	ls.	$500.00	$500.00
20.	Remove and replace all landscaping improvements, public/private damaged during construction.	1	ls.	$4,000.00	$4,000.00
				Subtotal	$262,400.00
				Engineering and Construction Contingencies (20%)	$52,500.00
				Estimated Total for Improvements	**$314,900.00**

PROJECT #29

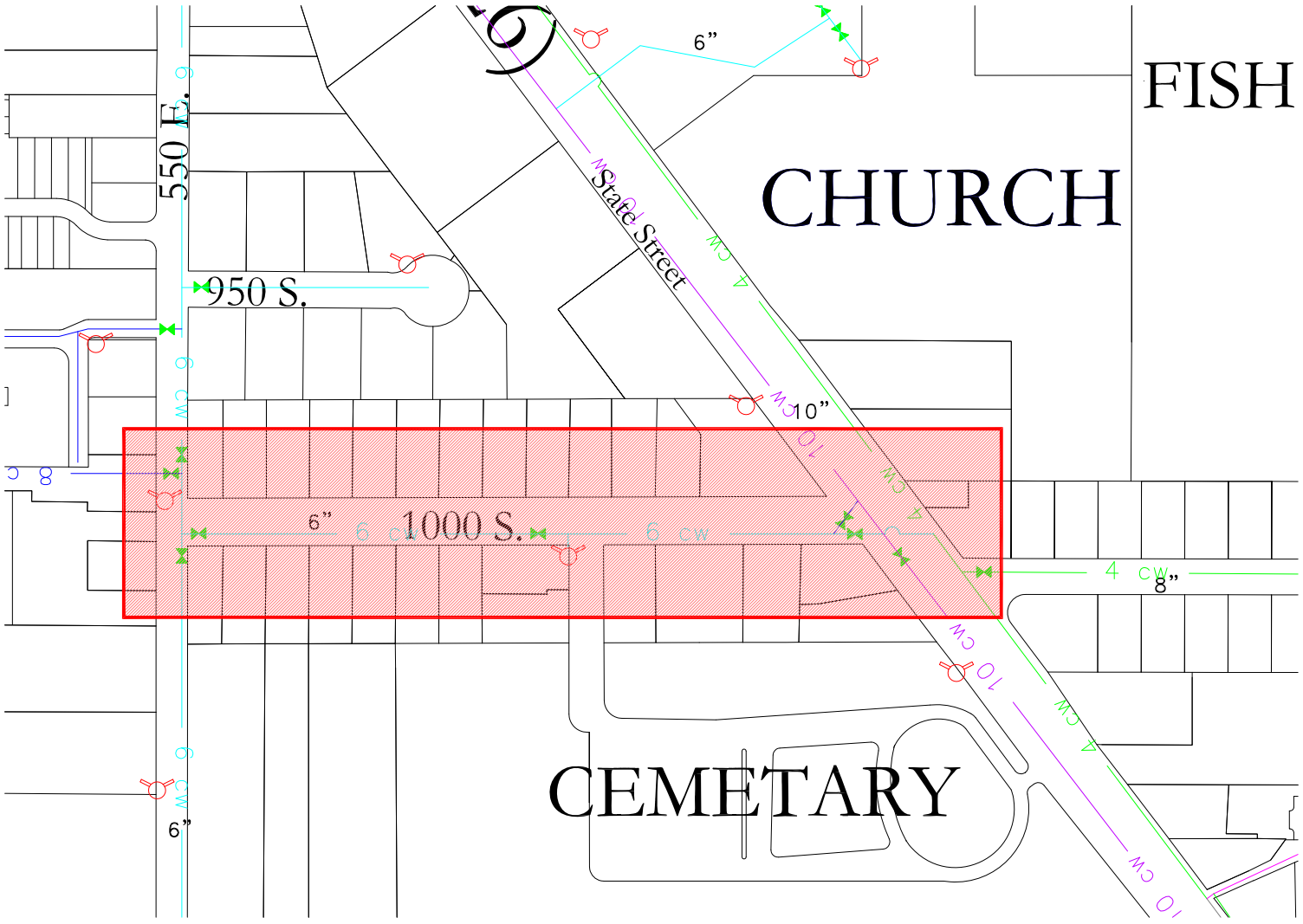
8" DIAMETER WATERLINE ALONG 1000 SOUTH STREET
550 EAST STREET TO STATE STREET

ESTIMATED COST: $315,200.00



N

NOT TO SCALE



CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. / DATE / BY / REVISIONS
PROJECT NUMBER: CC.12007		DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG	TITLE: PROJECT #29	CHECKED: RTF /NSN	
SHEET: 29			

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CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

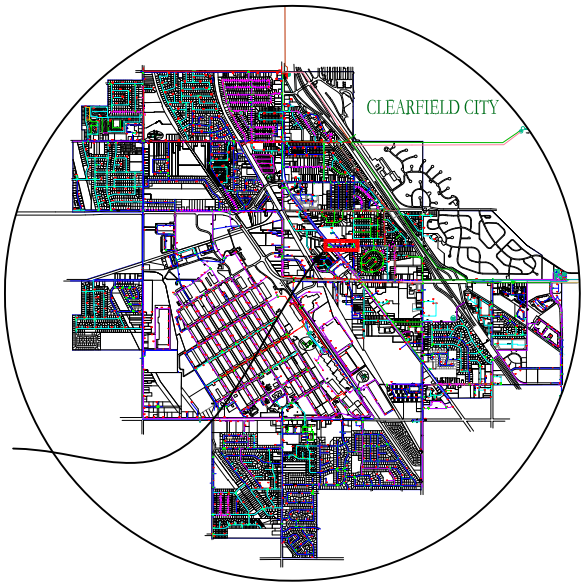
Project Name: **8" Diameter Waterline along 1000 South Street - 550 East Street to State Street**
Project Number: **Project #29**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, traffic control, SWPPP, bonds and insurance.	1	ls.	$12,500.00	$12,500.00
2.	Removal and disposal of existing curb and gutter.	500	lf.	$5.00	$2,500.00
3.	Remove and disposal of sidewalk and concrete flatwork.	2,000	sf.	$6.00	$12,000.00
4.	Remove fire hydrants.	3	ea.	$350.00	$1,050.00
5.	Removal and disposal of concrete waterway.	20	sf.	$5.00	$100.00
6.	Sawcutting, removal, disposal of the asphalt surface & roadbase to sub-base.	1,350	sy.	$3.00	$4,050.00
7.	Install 8" diameter pvc C-900 DR 18 culinary waterline.	1,000	lf.	$50.00	$50,000.00
8.	Install 8" diameter gate valve.	6	ea.	$2,000.00	$12,000.00
9.	Construct waterline main connections.	2	ea.	$3,000.00	$6,000.00
10.	Install fire hydrants.	3	ea.	$5,500.00	$16,500.00
11.	Construct service connections, including lateral, water meter & box.	25	ea.	$1,700.00	$42,500.00
12.	Cleaning, disinfection and testing of waterline.	1	ls.	$1,500.00	$1,500.00
13.	Furnish and install curb and gutter.	500	lf.	$16.00	$8,000.00
14.	Furnish and install 4-inch thick sidewalk and concrete flatwork.	2,000	sf.	$5.00	$10,000.00
15.	Furnish and install concrete waterway.	20	sf.	$8.00	$160.00
16.	Furnish 1" diameter clean gravel pipe bedding materials.	650	ton	$20.00	$13,000.00
17.	Furnish clean import material for trench backfill.	1,625	ton	$15.00	$24,375.00
18.	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials).	1,350	sy.	$30.00	$40,500.00
19.	Roadway striping and messages.	1	ls.	$1,000.00	$1,000.00
20.	Remove and replace all landscaping improvements, public/private damaged during construction.	1	ls.	$5,000.00	$5,000.00
				Subtotal	$262,700.00
				Engineering and Construction Contingencies (20%)	$52,500.00
				Estimated Total for Improvements	**$315,200.00**

PROJECT #30

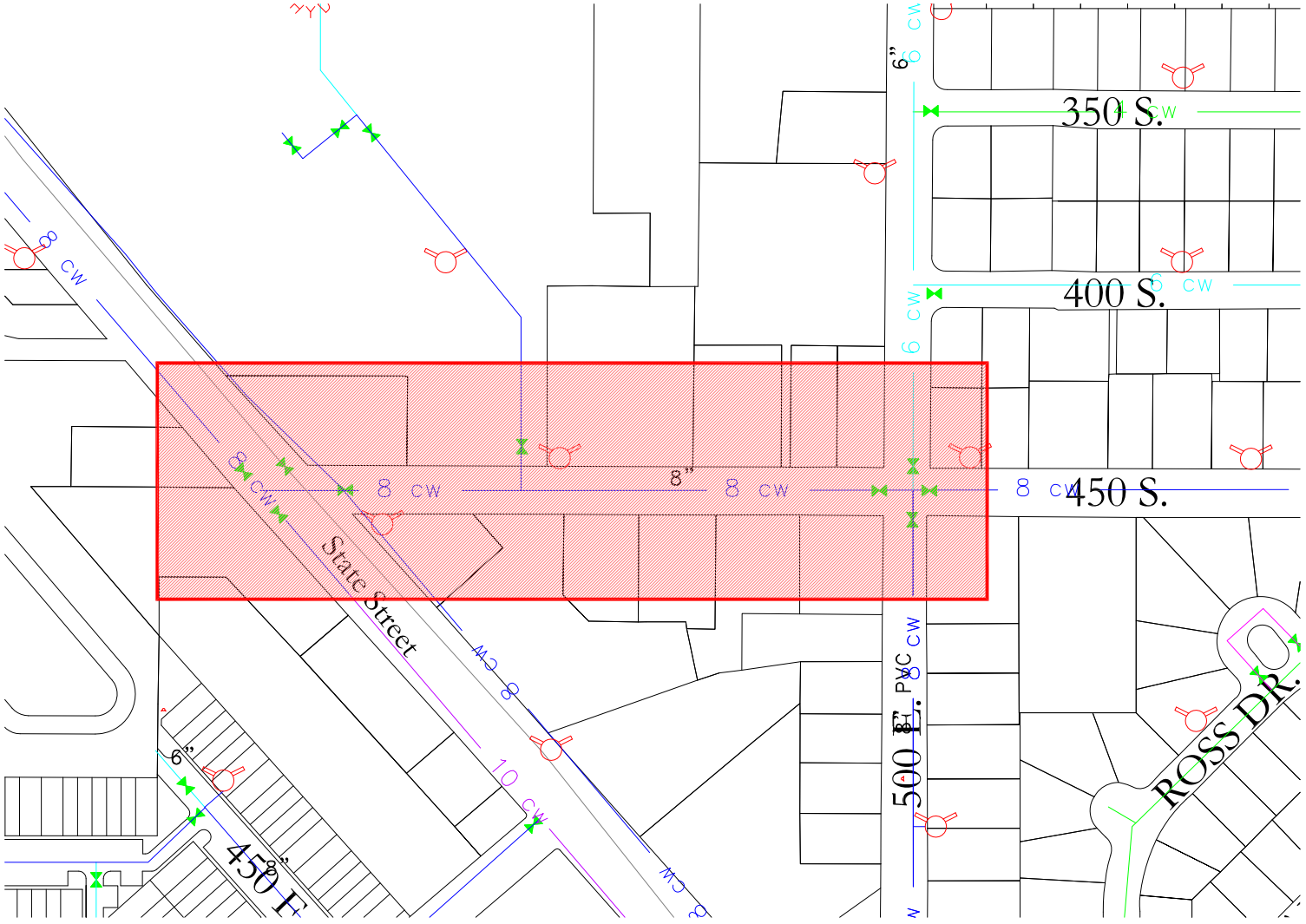
8" DIAMETER WATERLINE ALONG 450 SOUTH STREET
STATE STREET TO 500 EAST STREET

ESTIMATED COST: $232,800.00



N

NOT TO SCALE



CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. / DATE / BY / REVISIONS
PROJECT NUMBER: CC.12007	TITLE: PROJECT #30	DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG		CHECKED: RTF /NSN	
SHEET: 30			

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CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
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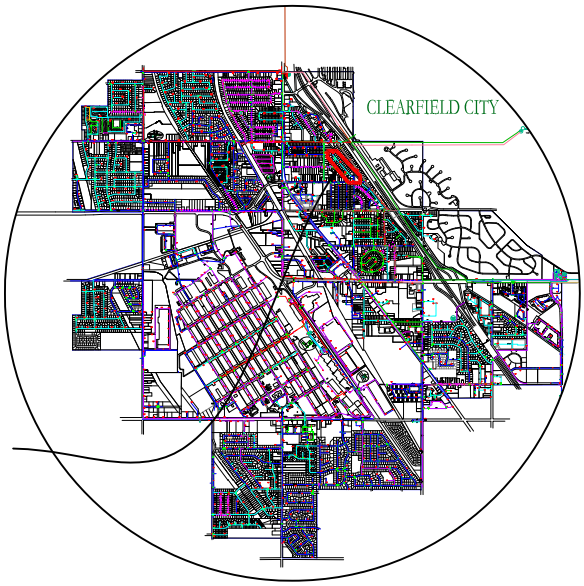
Project Name: **8" Diameter Waterline along 450 South Street - State Street to 500 East Street**
Project Number: **Project #30**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, traffic control, SWPPP, bonds and insurance.	1	ls.	$9,300.00	$9,300.00
2.	Removal and disposal of existing curb and gutter.	260	lf.	$5.00	$1,300.00
3.	Remove and disposal of sidewalk and concrete flatwork.	1,040	sf.	$6.00	$6,240.00
4.	Remove fire hydrants.	3	ea.	$350.00	$1,050.00
5.	Sawcutting, removal, disposal of the asphalt surface & roadbase to sub-base.	600	sy.	$3.00	$1,800.00
6.	Install 8" diameter pvc C-900 DR 18 culinary waterline.	900	lf.	$50.00	$45,000.00
7.	Install 8" diameter gate valve.	8	ea.	$2,000.00	$16,000.00
8.	Construct waterline main connections.	3	ea.	$3,000.00	$9,000.00
9.	Install fire hydrants.	3	ea.	$5,500.00	$16,500.00
10.	Construct service connections, including lateral, water meter & box.	13	ea.	$1,700.00	$22,100.00
11.	Cleaning, disinfection, and testing of waterline.	1	ls.	$1,500.00	$1,500.00
12.	Furnish and install curb and gutter.	260	lf.	$16.00	$4,160.00
13.	Furnish and install 4-inch thick sidewalk and concrete flatwork.	1,040	sf.	$5.00	$5,200.00
14.	Furnish 1" diameter clean gravel pipe bedding materials.	585	ton	$20.00	$11,700.00
15.	Furnish clean import material for trench backfill.	1,470	ton	$15.00	$22,050.00
16.	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials).	600	sy.	$30.00	$18,000.00
17.	Roadway striping and messages.	1	ls.	$500.00	$500.00
18.	Remove and replace all landscaping improvements, public/private damaged	1	ls.	$2,600.00	$2,600.00
				Subtotal	$194,000.00
				Engineering and Construction Contingencies (20%)	$38,800.00
				Estimated Total for Improvements	**$232,800.00**

PROJECT #31

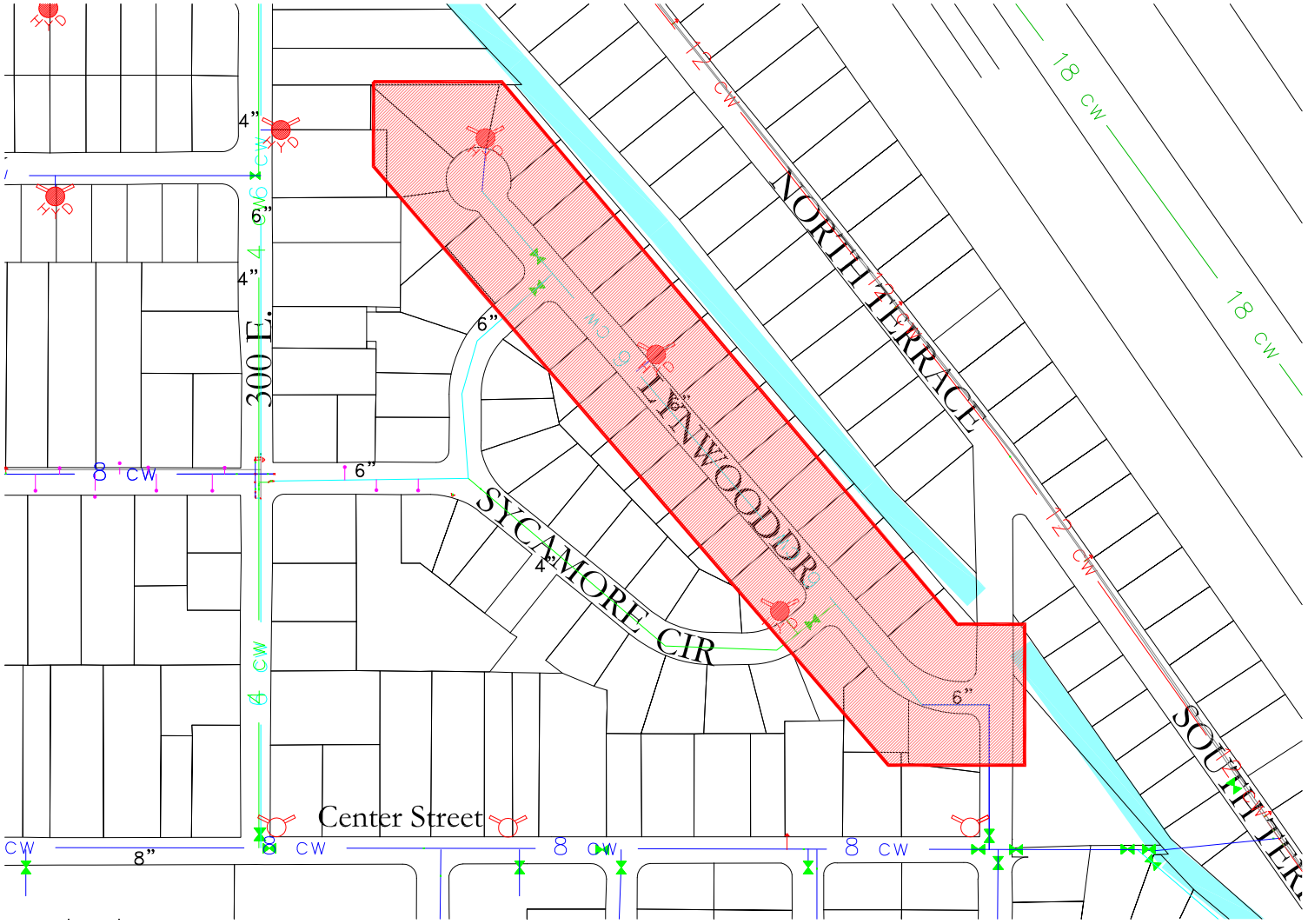
8" DIAMETER WATERLINE ALONG LYNWOOD DRIVE

ESTIMATED COST: $342,800.00



N

NOT TO SCALE



CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. | DATE | BY | REVISIONS
PROJECT NUMBER: CC.12007		DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG	TITLE: PROJECT #31	CHECKED: RTF /NSN	
SHEET: 31			

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CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

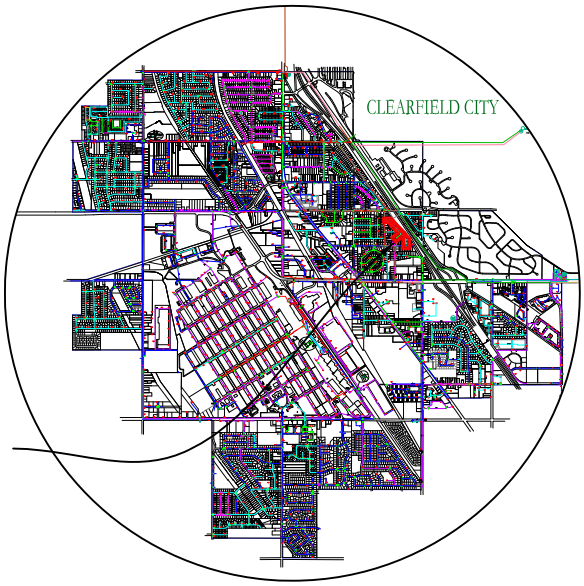
Project Name: **8" Diameter Waterline along Lynwood Drive**
Project Number: **Project #31**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, traffic control, SWPPP, bonds and insurance.	1	ls.	$13,600.00	$13,600.00
2.	Removal and disposal of existing curb and gutter.	600	lf.	$5.00	$3,000.00
3.	Remove and disposal of sidewalk and concrete flatwork.	2,400	sf.	$6.00	$14,400.00
4.	Remove fire hydrants.	3	ea.	$350.00	$1,050.00
5.	Removal and disposal of concrete waterway.	20	sf.	$5.00	$100.00
6.	Sawcutting, removal, disposal of the asphalt surface & roadbase to sub-base.	800	sy.	$3.00	$2,400.00
7.	Install 8" diameter pvc C-900 DR 18 culinary waterline.	1,200	lf.	$50.00	$60,000.00
8.	Install 8" diameter gate valve.	8	ea.	$2,000.00	$16,000.00
9.	Construct waterline main connections.	3	ea.	$3,000.00	$9,000.00
10.	Install fire hydrants.	3	ea.	$5,500.00	$16,500.00
11.	Construct service connections, including lateral, water meter & box.	30	ea.	$1,700.00	$51,000.00
12.	Cleaning, disinfection and testing of waterline.	1	ls.	$1,500.00	$1,500.00
13.	Furnish and install curb and gutter.	600	lf.	$16.00	$9,600.00
14.	Furnish and install 4-inch thick sidewalk and concrete flatwork.	2,400	sf.	$5.00	$12,000.00
15.	Furnish and install concrete waterway.	20	sf.	$8.00	$160.00
16.	Furnish 1" diameter clean gravel pipe bedding materials.	780	ton	$20.00	$15,600.00
17.	Furnish clean import material for trench backfill.	1,950	ton	$15.00	$29,250.00
18.	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials).	800	sy.	$30.00	$24,000.00
19.	Roadway striping and messages.	1	ls.	$500.00	$500.00
20.	Remove and replace all landscaping improvements, public/private damaged during construction.	1	ls.	$6,000.00	$6,000.00
				Subtotal	$285,700.00
				Engineering and Construction Contingencies (20%)	$57,100.00
				Estimated Total for Improvements	**$342,800.00**

PROJECT #32

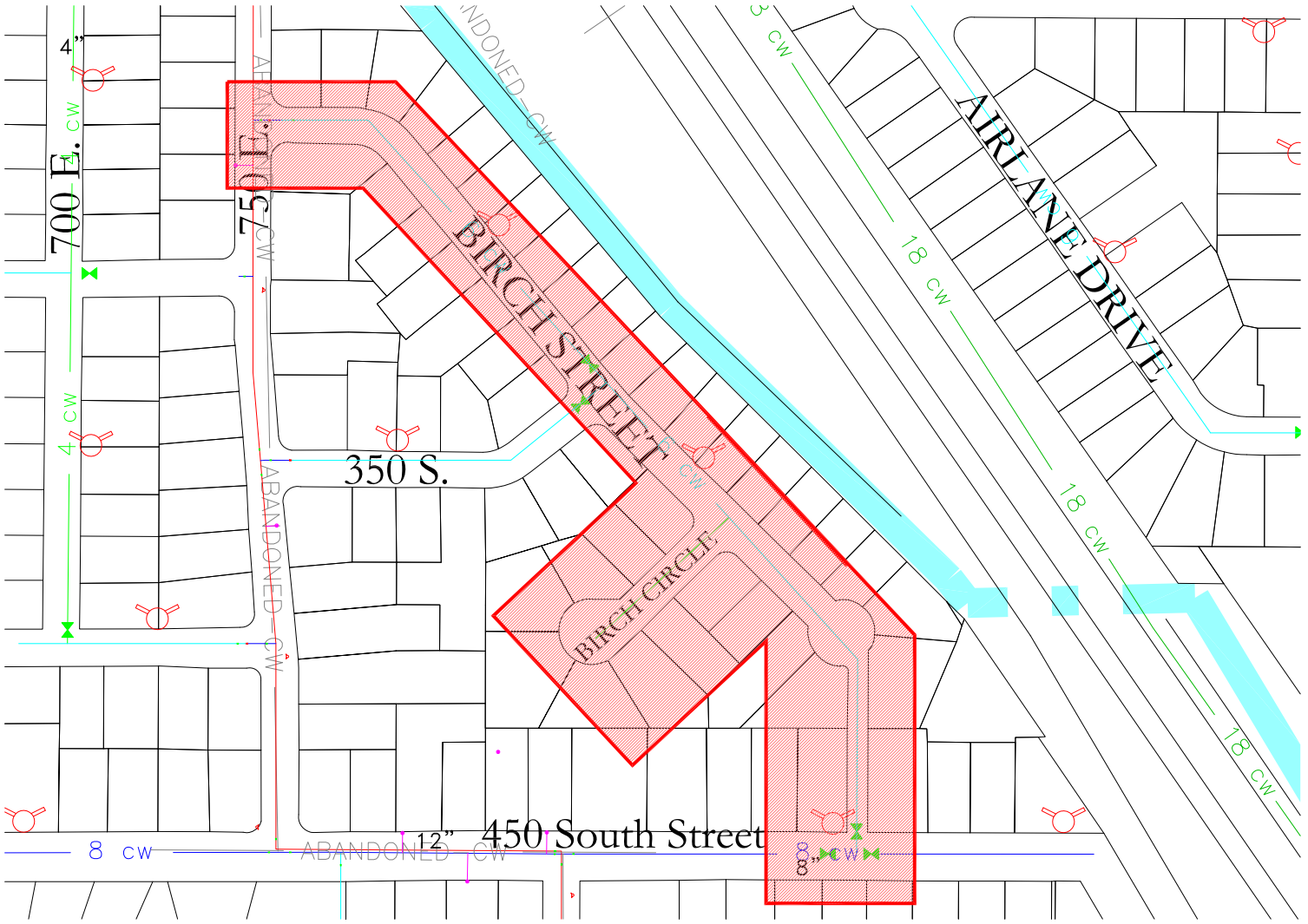
8" DIAMETER WATERLINE ALONG BIRCH STREET AND BIRCH CIRCLE

ESTIMATED COST: $481,400.00



N

NOT TO SCALE



CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. | DATE | BY | REVISIONS
PROJECT NUMBER: CC.12007		DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG	TITLE: PROJECT #32	CHECKED: RTF /NSN	
SHEET: 32			

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CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

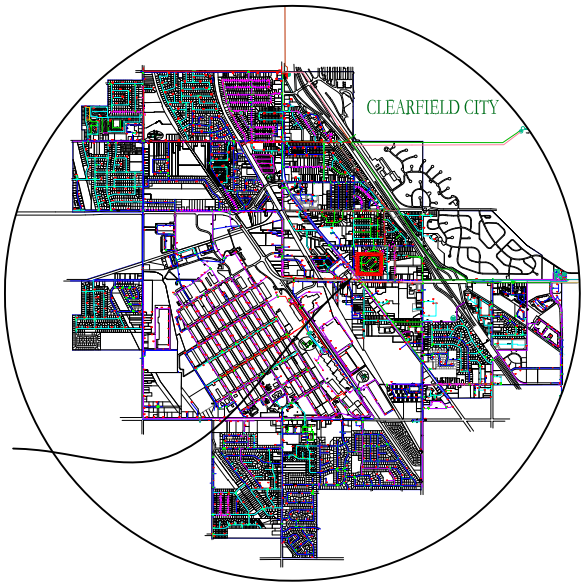
Project Name: **8" Diameter Waterline along Birch Street and Birch Circle**
Project Number: **Project #32**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, traffic control, SWPPP, bonds and insurance.	1	ls.	$19,150.00	$19,150.00
2.	Removal and disposal of existing curb and gutter.	840	lf.	$5.00	$4,200.00
3.	Remove and disposal of sidewalk and concrete flatwork.	3,360	sf.	$6.00	$20,160.00
4.	Remove fire hydrants.	4	ea.	$350.00	$1,400.00
5.	Removal and disposal of concrete waterway.	20	sf.	$5.00	$100.00
6.	Sawcutting, removal, disposal of the asphalt surface & roadbase to sub-base.	1,150	sy.	$3.00	$3,450.00
7.	Install 8" diameter pvc C-900 DR 18 culinary waterline.	1,700	lf.	$50.00	$85,000.00
8.	Install 8" diameter gate valve.	12	ea.	$2,000.00	$24,000.00
9.	Construct waterline main connections.	4	ea.	$3,000.00	$12,000.00
10.	Install fire hydrants.	4	ea.	$5,500.00	$22,000.00
11.	Construct service connections, including lateral, water meter & box.	42	ea.	$1,700.00	$71,400.00
12.	Cleaning and testing of waterline.	1	ls.	$1,500.00	$1,500.00
13.	Furnish and install curb and gutter.	840	lf.	$16.00	$13,440.00
14.	Furnish and install 4-inch thick sidewalk and concrete flatwork.	3,360	sf.	$5.00	$16,800.00
15.	Furnish and install concrete waterway.	20	sf.	$8.00	$160.00
16.	Furnish 1" diameter clean gravel pipe bedding materials.	1,105	ton	$20.00	$22,100.00
17.	Furnish clean import material for trench backfill.	2,765	ton	$15.00	$41,475.00
18.	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials).	1,150	sy.	$30.00	$34,500.00
19.	Remove and replace all landscaping improvements, public/private damaged during construction.	1	ls.	$8,400.00	$8,400.00
				Subtotal	$401,200.00
				Engineering and Construction Contingencies (20%)	$80,200.00
				Estimated Total for Improvements	**$481,400.00**

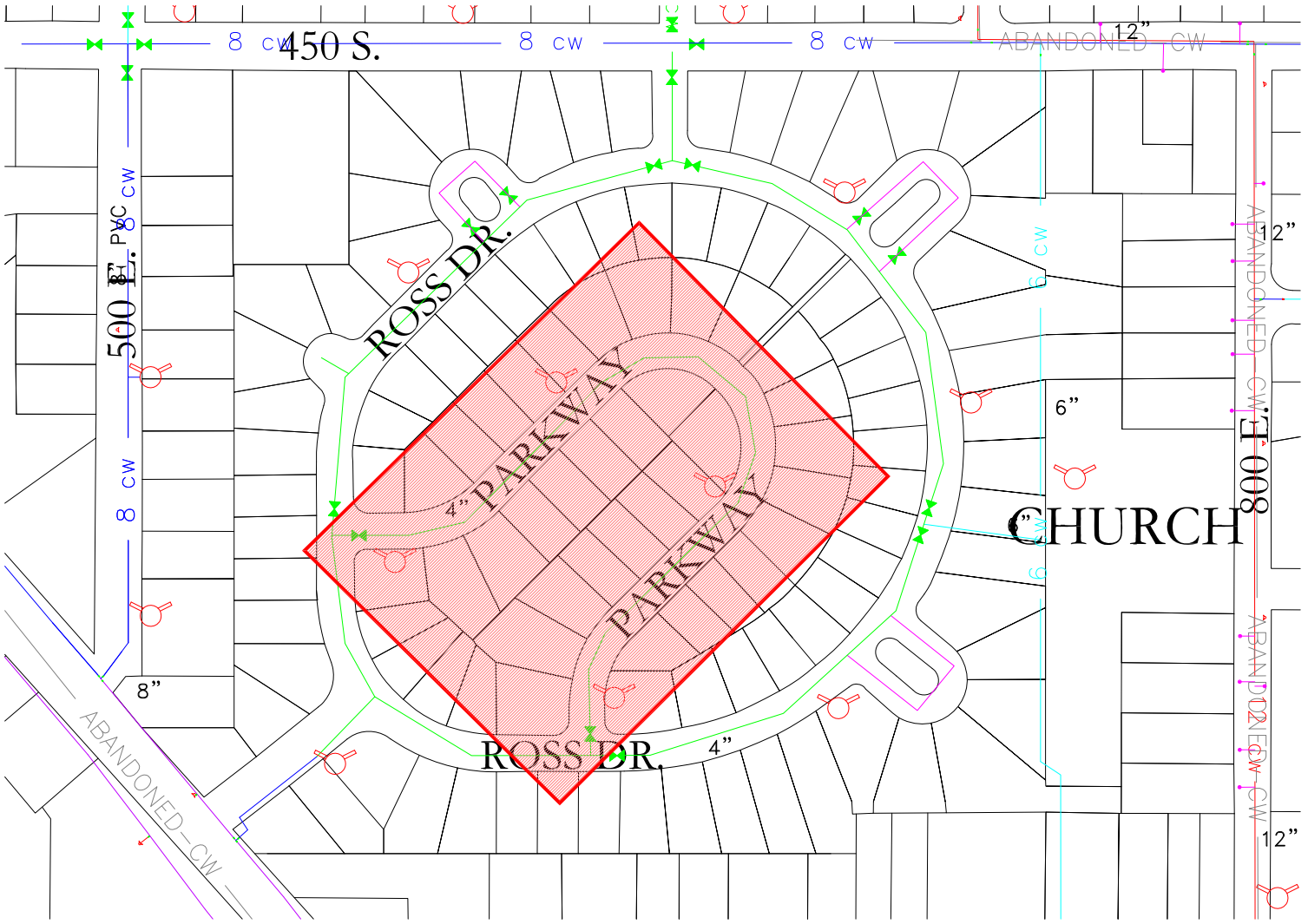
PROJECT #33

8" DIAMETER WATERLINE ALONG PARKWAY (ADJACENT TO ROSS DRIVE)

ESTIMATED COST: $376,100.00



NOT TO SCALE



CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. | DATE | BY | REVISIONS
PROJECT NUMBER: CC.12007		DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG	TITLE: PROJECT #33	CHECKED: RTF /NSN	
SHEET: 33			

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CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

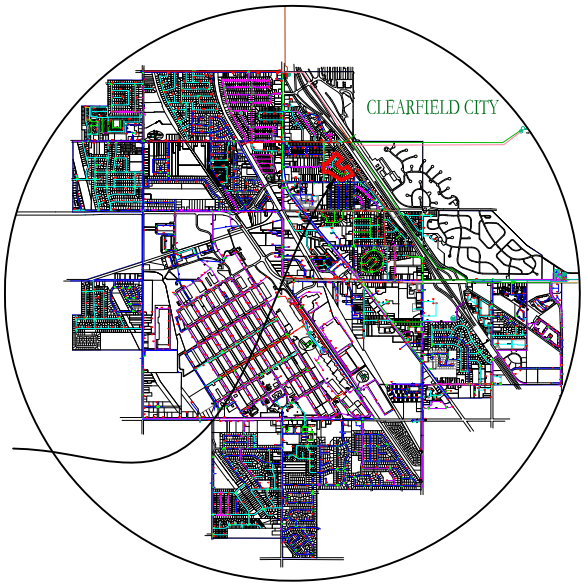
Project Name: **8" Diameter Waterline along Parkway (Adjacent to Ross Drive)**
Project Number: **Project #33**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, traffic control, SWPPP, bonds and insurance.	1	ls.	$15,000.00	$15,000.00
2.	Removal and disposal of existing curb and gutter.	700	lf.	$5.00	$3,500.00
3.	Remove and disposal of sidewalk and concrete flatwork.	2,800	sf.	$6.00	$16,800.00
4.	Remove fire hydrants.	4	ea.	$350.00	$1,400.00
5.	Removal and disposal of concrete waterway.	40	sf.	$5.00	$200.00
6.	Sawcutting, removal, disposal of the asphalt surface & roadbase to sub-base.	875	sy.	$3.00	$2,625.00
7.	Install 8" diameter pvc C-900 DR 18 culinary waterline.	1,300	lf.	$50.00	$65,000.00
8.	Install 8" diameter gate valve.	6	ea.	$2,000.00	$12,000.00
9.	Construct waterline main connections.	2	ea.	$3,000.00	$6,000.00
10.	Install fire hydrants.	4	ea.	$5,500.00	$22,000.00
11.	Construct service connections, including lateral, water meter & box.	35	ea.	$1,700.00	$59,500.00
12.	Cleaning, disinfection and testing of waterline.	1	ls.	$1,500.00	$1,500.00
13.	Furnish and install curb and gutter.	700	lf.	$16.00	$11,200.00
14.	Furnish and install 4-inch thick sidewalk and concrete flatwork.	2,800	sf.	$5.00	$14,000.00
15.	Furnish and install concrete waterway.	40	sf.	$8.00	$320.00
16.	Furnish 1" diameter clean gravel pipe bedding materials.	845	ton	$20.00	$16,900.00
17.	Furnish clean import material for trench backfill.	2,150	ton	$15.00	$32,250.00
18.	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials).	875	sy.	$30.00	$26,250.00
19.	Remove and replace all landscaping improvements, public/private damaged during construction.	1	ls.	$7,000.00	$7,000.00
				Subtotal	$313,400.00
				Engineering and Construction Contingencies (20%)	$62,700.00
				Estimated Total for Improvements	**$376,100.00**

PROJECT #34

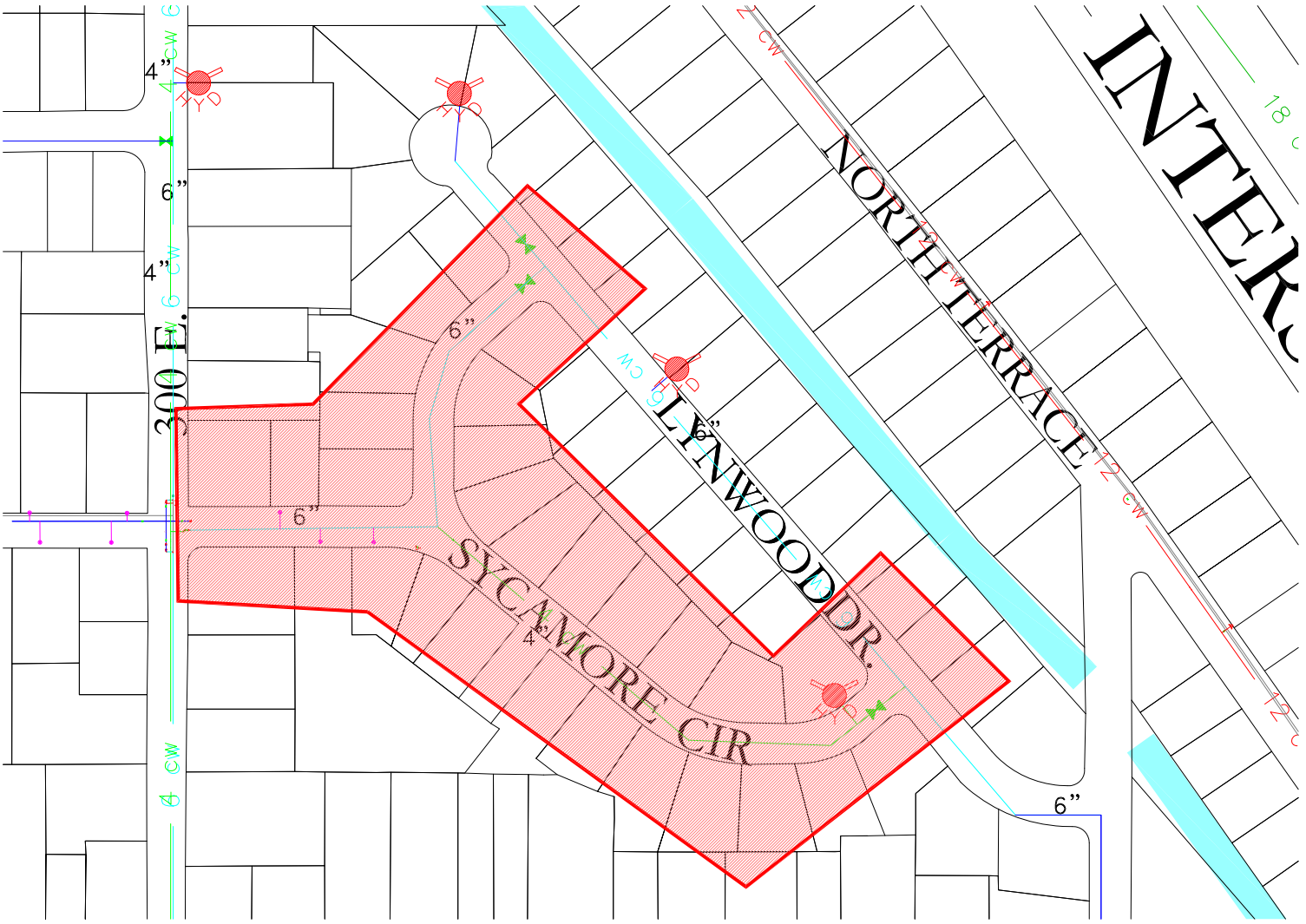
8" DIAMETER WATERLINE ALONG SYCAMORE CIRCLE AND 100 NORTH STREET 300 EAST STREET TO LYNWOOD DRIVE

ESTIMATED COST: $390,100.00



N

NOT TO SCALE



CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. / DATE / BY / REVISIONS
PROJECT NUMBER: CC.12007	TITLE: PROJECT #34	DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG		CHECKED: RTF /NSN	
SHEET: 34			

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CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

Project Name: **8" Diameter Waterline along Sycamore Circle and 100 North Street - 300 East Street to Lynwood Drive**

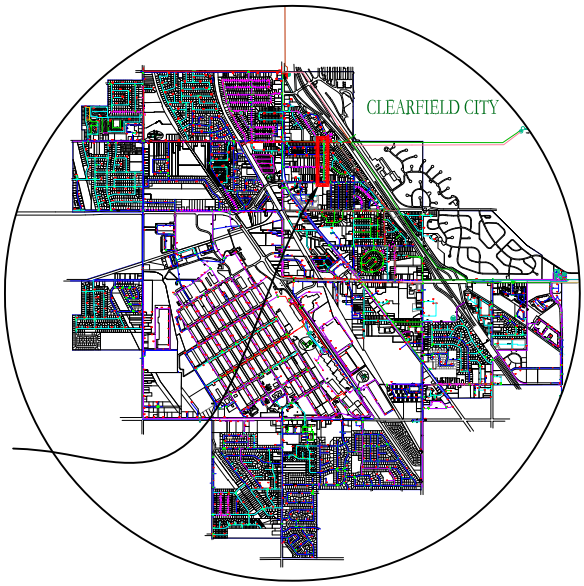
Project Number: **Project #34**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, traffic control, SWPPP, bonds and insurance.	1	ls.	$15,500.00	$15,500.00
2.	Removal and disposal of existing curb and gutter.	720	lf.	$5.00	$3,600.00
3.	Remove and disposal of sidewalk and concrete flatwork.	2,880	sf.	$6.00	$17,280.00
4.	Remove fire hydrants.	3	ea.	$350.00	$1,050.00
5.	Removal and disposal of concrete waterway.	20	sf.	$5.00	$100.00
6.	Sawcutting, removal, disposal of the asphalt surface & roadbase to sub-base.	780	sy.	$3.00	$2,340.00
7.	Install 8" diameter pvc C-900 DR 18 culinary waterline.	1,400	lf.	$50.00	$70,000.00
8.	Install 8" diameter gate valve.	9	ea.	$2,000.00	$18,000.00
9.	Construct waterline main connections.	3	ea.	$3,000.00	$9,000.00
10.	Install fire hydrants.	3	ea.	$5,500.00	$16,500.00
11.	Construct service connections, including lateral, water meter & box.	36	ea.	$1,700.00	$61,200.00
12.	Cleaning, disinfection and testing of waterline.	1	ls.	$1,500.00	$1,500.00
13.	Furnish and install curb and gutter.	720	lf.	$16.00	$11,520.00
14.	Furnish and install 4-inch thick sidewalk and concrete flatwork.	2,880	sf.	$5.00	$14,400.00
15.	Furnish and install concrete waterway.	20	sf.	$8.00	$160.00
16.	Furnish 1" diameter clean gravel pipe bedding materials.	910	ton	$20.00	$18,200.00
17.	Furnish clean import material for trench backfill.	2,275	ton	$15.00	$34,125.00
18.	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials).	780	sy.	$30.00	$23,400.00
19.	Remove and replace all landscaping improvements, public/private damaged during construction.	1	ls.	$7,200.00	$7,200.00
				Subtotal	$325,100.00
				Engineering and Construction Contingencies (20%)	$65,000.00
				Estimated Total for Improvements	**$390,100.00**

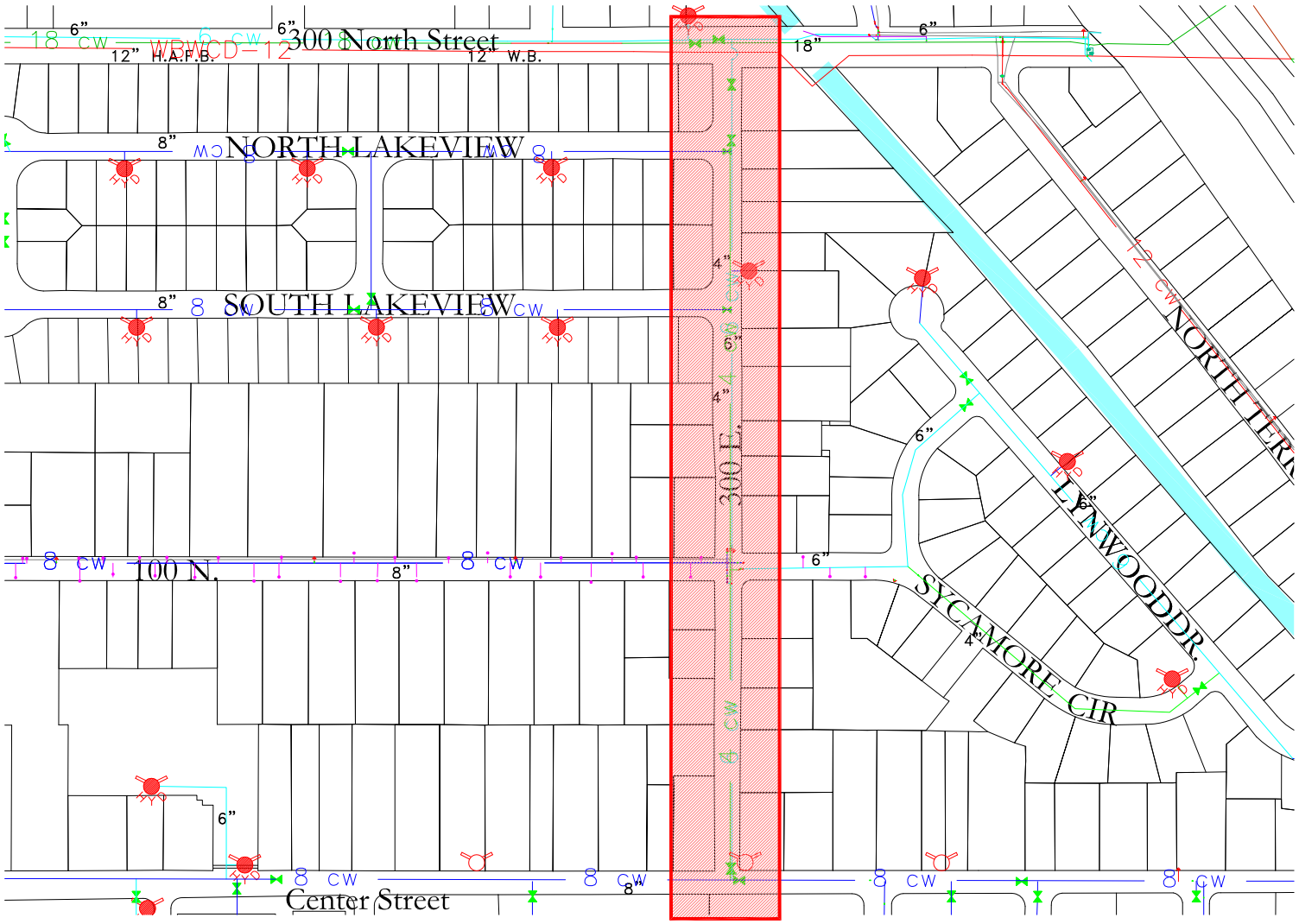
PROJECT #35

8" DIAMETER WATERLINE ALONG 300 EAST STREET
CENTER STREET TO 300 NORTH STREET

ESTIMATED COST: $424,200.00



NOT TO SCALE



CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. | DATE | BY | REVISIONS
PROJECT NUMBER: CC.12007		DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG	TITLE: PROJECT #35	CHECKED: RTF /NSN	
SHEET: 35			

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CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

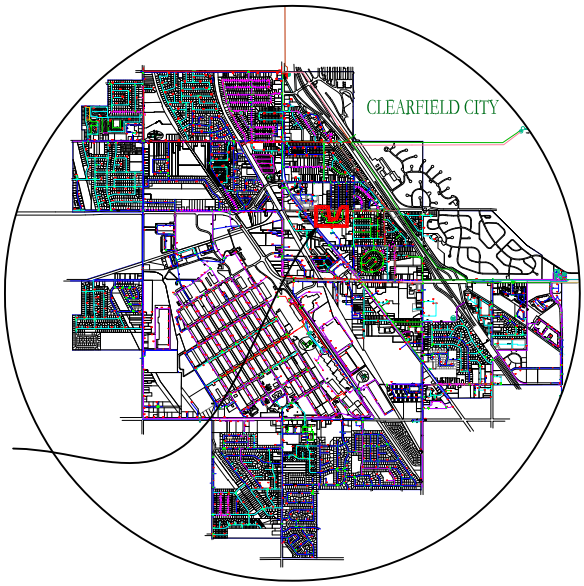
Project Name: **8" Diameter Waterline along 300 East Street - Center Street to 300 North Street**
Project Number: **Project #35**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, traffic control, SWPPP, bonds and insurance.	1	ls.	$16,900.00	$16,900.00
2.	Removal and disposal of existing curb and gutter.	560	lf.	$5.00	$2,800.00
3.	Remove and disposal of sidewalk and concrete flatwork.	2,240	sf.	$6.00	$13,440.00
4.	Remove fire hydrants.	4	ea.	$350.00	$1,400.00
5.	Sawcutting, removal, disposal of the asphalt surface & roadbase to sub-base.	1,070	sy.	$3.00	$3,210.00
6.	Install 8" diameter pvc C-900 DR 18 culinary waterline.	1,600	lf.	$50.00	$80,000.00
7.	Install 8" diameter gate valve.	16	ea.	$2,000.00	$32,000.00
8.	Construct waterline main connections.	5	ea.	$3,000.00	$15,000.00
9.	Install fire hydrants.	4	ea.	$5,500.00	$22,000.00
10.	Construct service connections, including lateral, water meter & box.	28	ea.	$1,700.00	$47,600.00
11.	Cleaning, disinfection, and testing of waterline.	1	ls.	$1,500.00	$1,500.00
12.	Furnish and install curb and gutter.	560	lf.	$16.00	$8,960.00
13.	Furnish and install 4-inch thick sidewalk and concrete flatwork.	2,240	sf.	$5.00	$11,200.00
14.	Furnish 1" diameter clean gravel pipe bedding materials.	1,040	ton	$20.00	$20,800.00
15.	Furnish clean import material for trench backfill.	2,600	ton	$15.00	$39,000.00
16.	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials).	1,070	sy.	$30.00	$32,100.00
17.	Remove and replace all landscaping improvements, public/private damaged during construction.	1	ls.	$5,600.00	$5,600.00
				Subtotal	$353,500.00
				Engineering and Construction Contingencies (20%)	$70,700.00
				Estimated Total for Improvements	**$424,200.00**

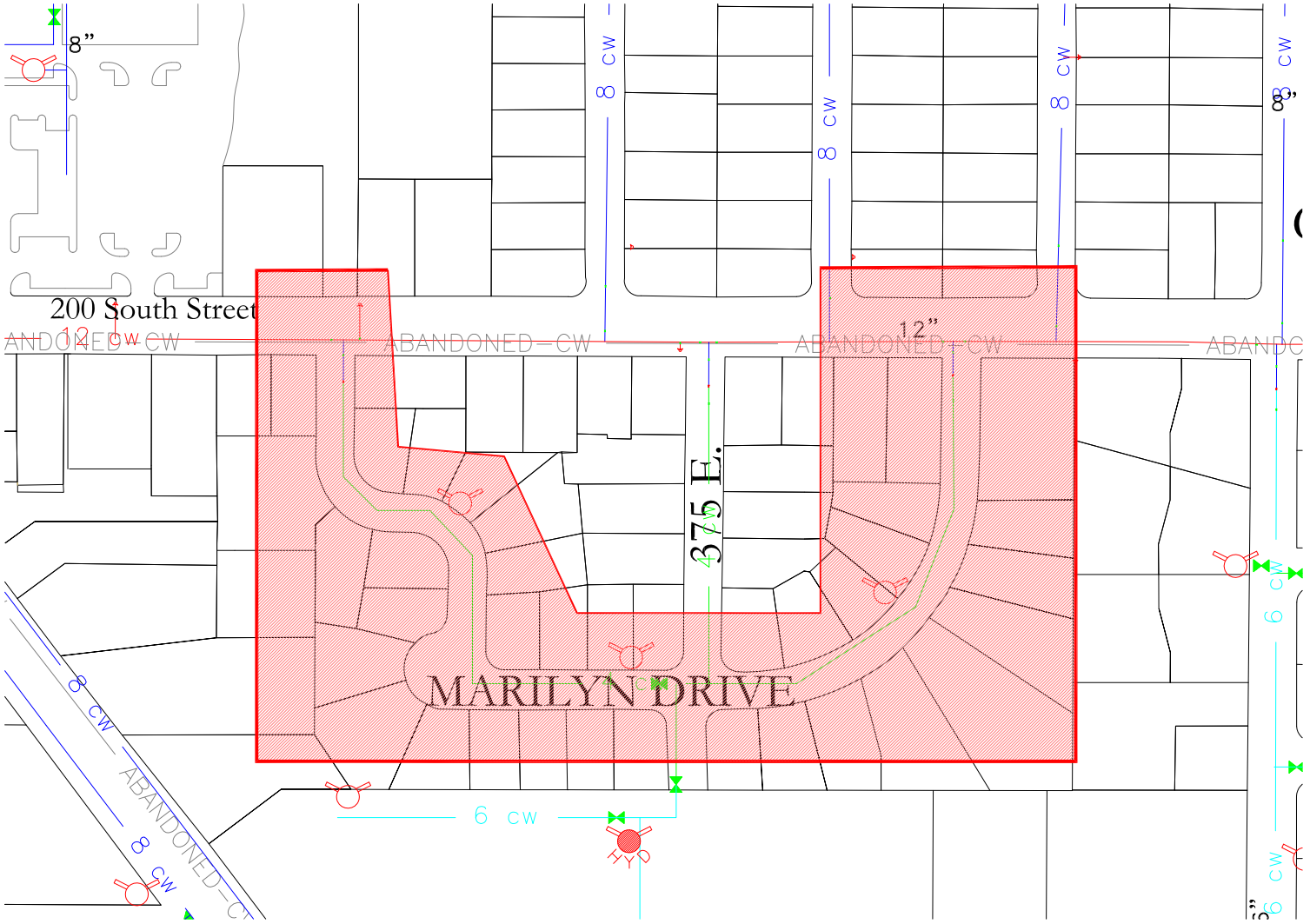
PROJECT #36

8" DIAMETER WATERLINE ALONG MARILYN DRIVE (SOUTH OF 200 SOUTH STREET)

ESTIMATED COST: $439,900.00



NOT TO SCALE



CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. | DATE | BY | REVISIONS
PROJECT NUMBER: CC.12007		DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG	TITLE: PROJECT #36	CHECKED: RTF /NSN	
SHEET: 36			

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CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

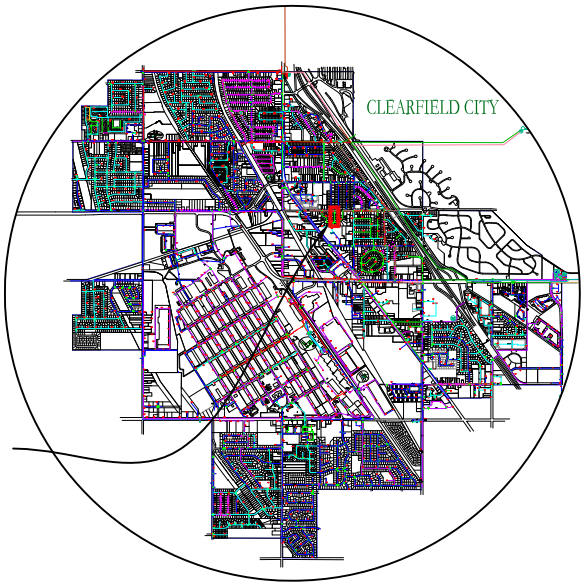
Project Name: **8" Diameter Waterline along Marilyn Drive (South of 200 South Street)**
Project Number: **Project #36**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, traffic control, SWPPP, bonds and insurance.	1	ls.	$17,500.00	$17,500.00
2.	Removal and disposal of existing curb and gutter.	740	lf.	$5.00	$3,700.00
3.	Remove and disposal of sidewalk and concrete flatwork.	2,960	sf.	$6.00	$17,760.00
4.	Remove fire hydrants.	3	ea.	$350.00	$1,050.00
5.	Removal and disposal of concrete waterway.	40	sf.	$5.00	$200.00
6.	Sawcutting, removal, disposal of the asphalt surface & roadbase to sub-base.	1,070	sy.	$3.00	$3,210.00
7.	Install 8" diameter pvc C-900 DR 18 culinary waterline.	1,600	lf.	$50.00	$80,000.00
8.	Install 8" diameter gate valve.	12	ea.	$2,000.00	$24,000.00
9.	Construct waterline main connections.	4	ea.	$3,000.00	$12,000.00
10.	Install fire hydrants.	3	ea.	$5,500.00	$16,500.00
11.	Construct service connections, including lateral, water meter & box.	37	ea.	$1,700.00	$62,900.00
12.	Cleaning, disinfection and testing of waterline.	1	ls.	$1,500.00	$1,500.00
13.	Furnish and install curb and gutter.	740	lf.	$16.00	$11,840.00
14.	Furnish and install 4-inch thick sidewalk and concrete flatwork.	2,960	sf.	$5.00	$14,800.00
15.	Furnish and install concrete waterway.	40	sf.	$8.00	$320.00
16.	Furnish 1" diameter clean gravel pipe bedding materials.	1,040	ton	$20.00	$20,800.00
17.	Furnish clean import material for trench backfill.	2,600	ton	$15.00	$39,000.00
18.	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials).	1,070	sy.	$30.00	$32,100.00
19.	Remove and replace all landscaping improvements, public/private damaged during construction.	1	ls.	$7,400.00	$7,400.00
				Subtotal	$366,600.00
				Engineering and Construction Contingencies (20%)	$73,300.00
				Estimated Total for Improvements	**$439,900.00**

PROJECT #37

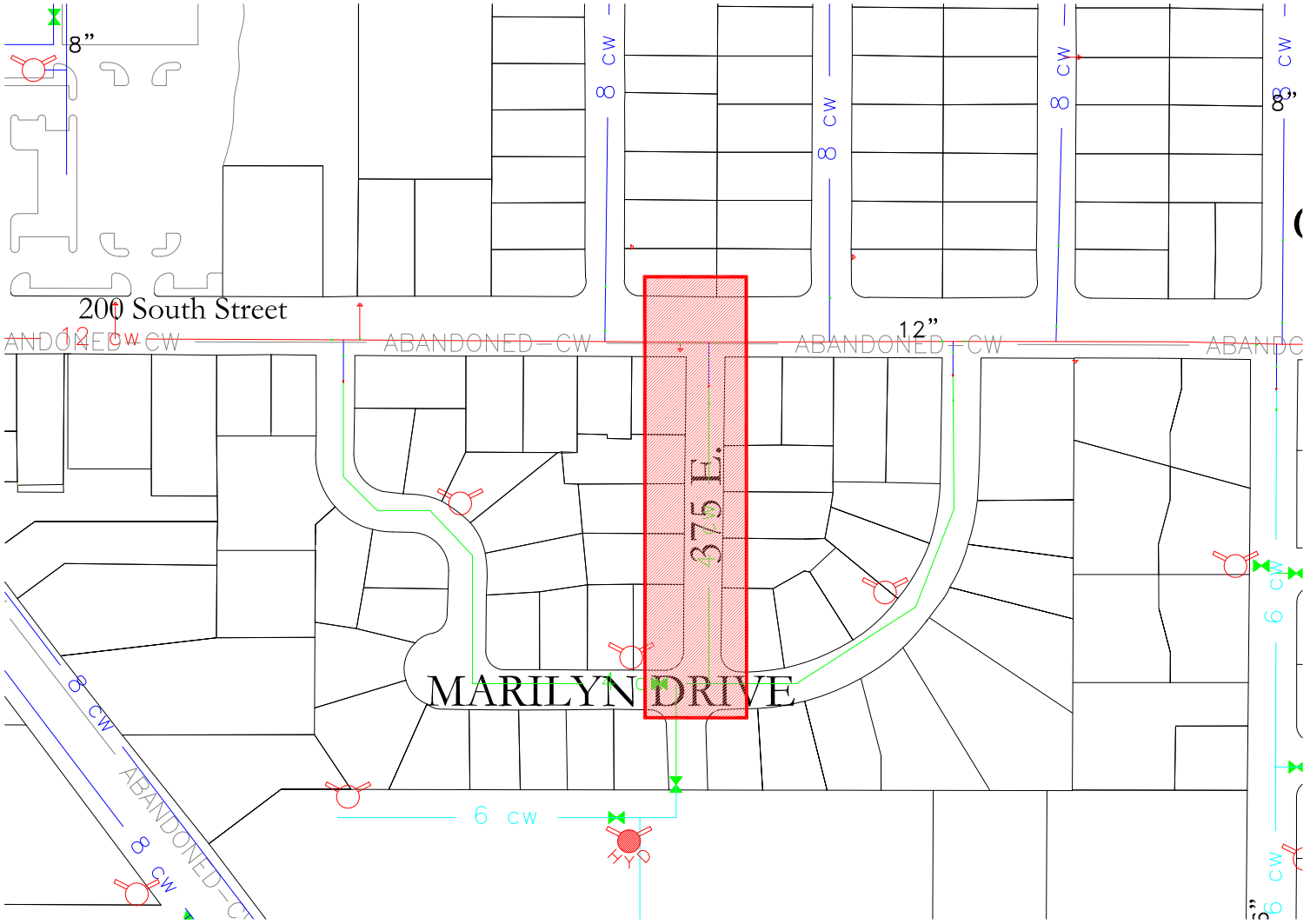
8" DIAMETER WATERLINE ALONG 375 EAST STREET
200 SOUTH STREET TO MARILYN DRIVE

ESTIMATED COST: $145,700.00



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NOT TO SCALE



CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. | DATE | BY | REVISIONS
PROJECT NUMBER: CC.12007		DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG	TITLE: PROJECT #37	CHECKED: RTF /NSN	
SHEET: 37			

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CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

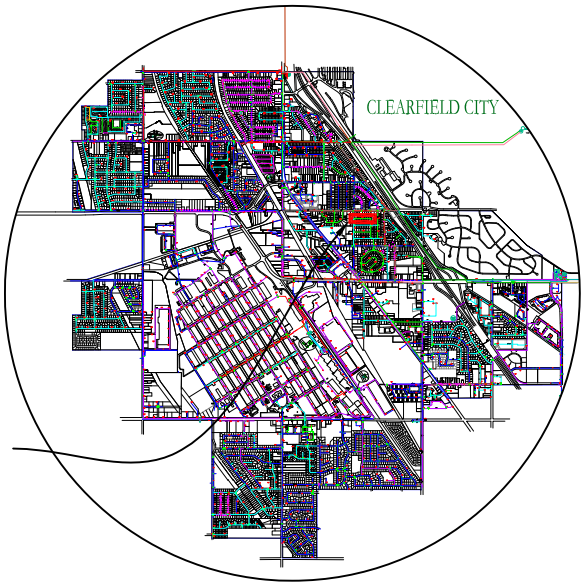
Project Name: **8" Diameter Waterline along 375 East Street - 200 South Street to Marilyn Drive**
Project Number: **Project #37**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, traffic control, SWPPP, bonds and insurance.	1	ls.	$5,800.00	$5,800.00
2.	Removal and disposal of existing curb and gutter.	200	lf.	$5.00	$1,000.00
3.	Remove and disposal of sidewalk and concrete flatwork.	800	sf.	$6.00	$4,800.00
4.	Remove fire hydrants.	2	ea.	$350.00	$700.00
5.	Removal and disposal of concrete waterway.	20	sf.	$5.00	$100.00
6.	Sawcutting, removal, disposal of the asphalt surface & roadbase to sub-base.	320	sy.	$3.00	$960.00
7.	Install 8" diameter pvc C-900 DR 18 culinary waterline.	475	lf.	$50.00	$23,750.00
8.	Install 8" diameter gate valve.	6	ea.	$2,000.00	$12,000.00
9.	Construct waterline main connections.	2	ea.	$3,000.00	$6,000.00
10.	Install fire hydrants.	2	ea.	$5,500.00	$11,000.00
11.	Construct service connections, including lateral, water meter & box.	10	ea.	$1,700.00	$17,000.00
12.	Cleaning, disinfection and testing of waterline.	1	ls.	$1,500.00	$1,500.00
13.	Furnish and install curb and gutter.	200	lf.	$16.00	$3,200.00
14.	Furnish and install 4-inch thick sidewalk and concrete flatwork.	800	sf.	$5.00	$4,000.00
15.	Furnish and install concrete waterway.	20	sf.	$8.00	$160.00
16.	Furnish 1" diameter clean gravel pipe bedding materials.	310	ton	$20.00	$6,200.00
17.	Furnish clean import material for trench backfill.	775	ton	$15.00	$11,625.00
18.	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials).	320	sy.	$30.00	$9,600.00
19.	Remove and replace all landscaping improvements, public/private damaged during construction.	1	ls.	$2,000.00	$2,000.00
				Subtotal	$121,400.00
				Engineering and Construction Contingencies (20%)	$24,300.00
				Estimated Total for Improvements	**$145,700.00**

PROJECT #38

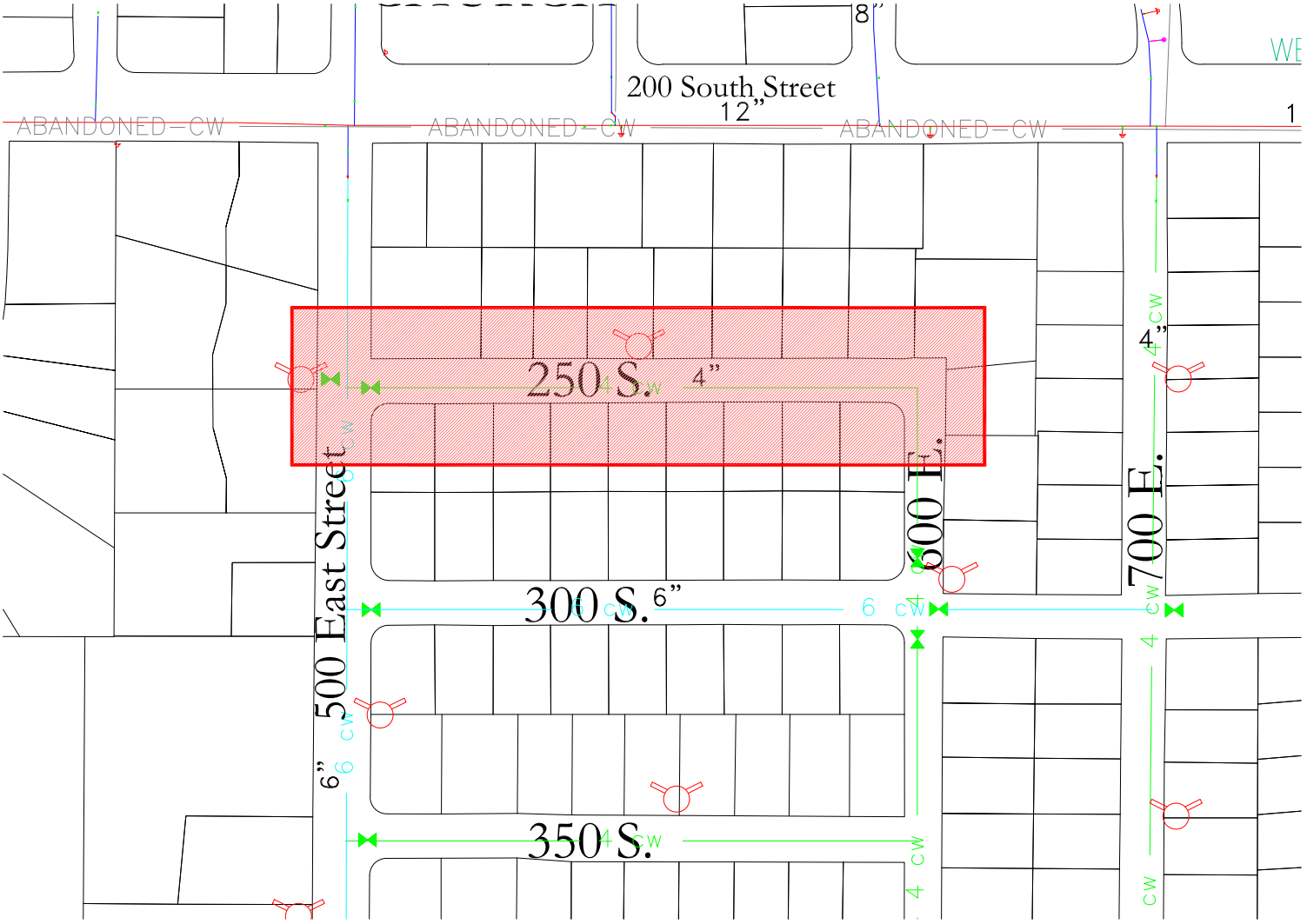
8" DIAMETER WATERLINE ALONG 250 SOUTH STREET
500 EAST STREET TO 600 EAST STREET

ESTIMATED COST: $207,600.00



N

NOT TO SCALE



CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. | DATE | BY | REVISIONS
PROJECT NUMBER: CC.12007		DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG	TITLE: PROJECT #38	CHECKED: RTF /NSN	
SHEET: 38			

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CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

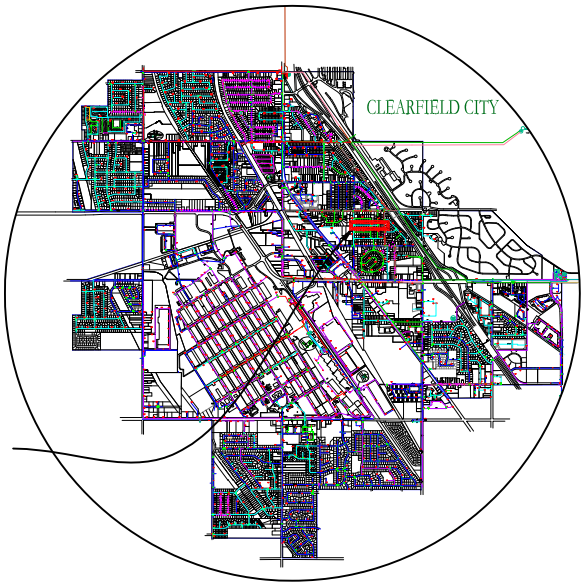
Project Name: **8" Diameter Waterline along 250 South Street - 500 East Street to 600 East Street**
Project Number: **Project #38**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, traffic control, SWPPP, bonds and insurance.	1	ls.	$8,500.00	$8,500.00
2.	Removal and disposal of existing curb and gutter.	380	lf.	$5.00	$1,900.00
3.	Remove and disposal of sidewalk and concrete flatwork.	1,520	sf.	$6.00	$9,120.00
4.	Remove fire hydrants.	2	ea.	$350.00	$700.00
5.	Removal and disposal of concrete waterway.	20	sf.	$5.00	$100.00
6.	Sawcutting, removal, disposal of the asphalt surface & roadbase to sub-base.	440	sy.	$3.00	$1,320.00
7.	Install 8" diameter pvc C-900 DR 18 culinary waterline.	660	lf.	$50.00	$33,000.00
8.	Install 8" diameter gate valve.	6	ea.	$2,000.00	$12,000.00
9.	Construct waterline main connections.	2	ea.	$3,000.00	$6,000.00
10.	Install fire hydrants.	2	ea.	$5,500.00	$11,000.00
11.	Construct service connections, including lateral, water meter & box.	19	ea.	$1,700.00	$32,300.00
12.	Cleaning, disinfection and testing of waterline.	1	ls.	$1,500.00	$1,500.00
13.	Furnish and install curb and gutter.	380	lf.	$16.00	$6,080.00
14.	Furnish and install 4-inch thick sidewalk and concrete flatwork.	1,520	sf.	$5.00	$7,600.00
15.	Furnish and install concrete waterway.	20	sf.	$8.00	$160.00
16.	Furnish 1" diameter clean gravel pipe bedding materials.	430	ton	$20.00	$8,600.00
17.	Furnish clean import material for trench backfill.	1,075	ton	$15.00	$16,125.00
18.	Asphalt patching (8" ofl roadbase, 3" thick asphalt paving materials).	440	sy.	$30.00	$13,200.00
19.	Remove and replace all landscaping improvements, public/private damaged during construction.	1	ls.	$3,800.00	$3,800.00
				Subtotal	$173,000.00
				Engineering and Construction Contingencies (20%)	$34,600.00
				Estimated Total for Improvements	**$207,600.00**

PROJECT #39

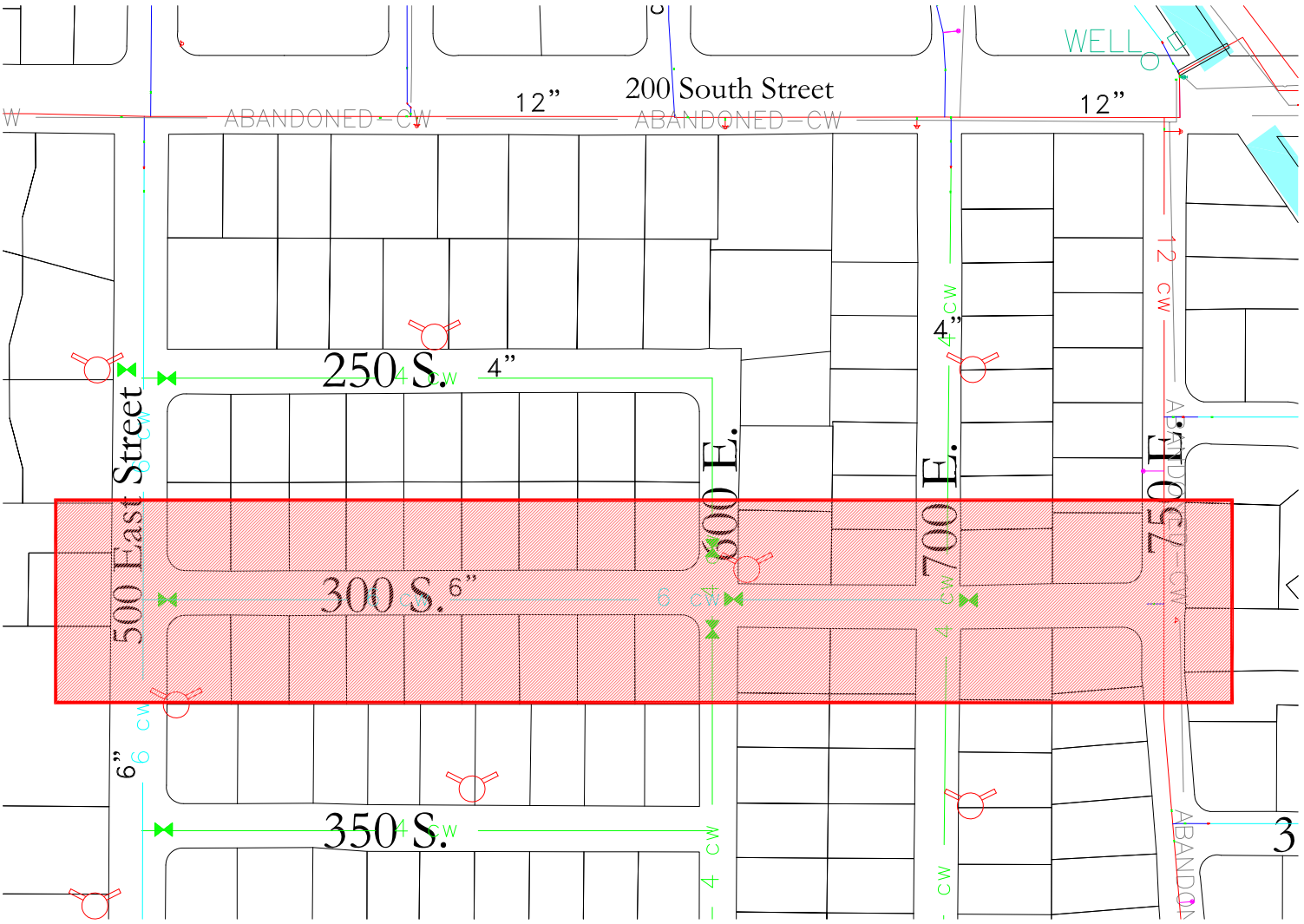
8" DIAMETER WATERLINE ALONG 300 SOUTH STREET
500 EAST STREET TO 750 EAST STREET

ESTIMATED COST: $345,700.00



N

NOT TO SCALE



CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. / DATE / BY / REVISIONS
PROJECT NUMBER: CC.12007		DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG	TITLE: PROJECT #39	CHECKED: RTF /NSN	
SHEET: 39			

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CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

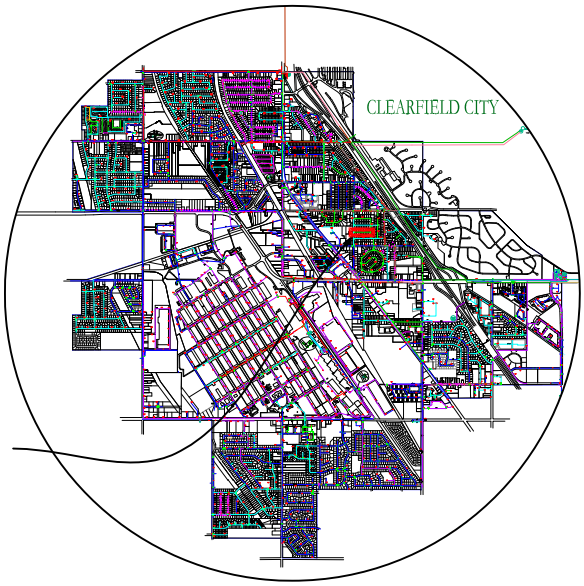
Project Name: **8" Diameter Waterline along 300 South Street - 500 East Street to 750 East Street**
Project Number: **Project #39**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, traffic control, SWPPP, bonds and insurance.	1	ls.	$13,800.00	$13,800.00
2.	Removal and disposal of existing curb and gutter.	520	lf.	$5.00	$2,600.00
3.	Remove and disposal of sidewalk and concrete flatwork.	2,080	sf.	$6.00	$12,480.00
4.	Remove fire hydrants.	3	ea.	$350.00	$1,050.00
5.	Removal and disposal of concrete waterway.	60	sf.	$5.00	$300.00
6.	Sawcutting, removal, disposal of the asphalt surface & roadbase to sub-base.	800	sy.	$3.00	$2,400.00
7.	Install 8" diameter pvc C-900 DR 18 culinary waterline.	1,200	lf.	$50.00	$60,000.00
8.	Install 8" diameter gate valve.	14	ea.	$2,000.00	$28,000.00
9.	Construct waterline main connections.	4	ea.	$3,000.00	$12,000.00
10.	Install fire hydrants.	3	ea.	$5,500.00	$16,500.00
11.	Construct service connections, including lateral, water meter & box.	26	ea.	$1,700.00	$44,200.00
12.	Cleaning, disinfection and testing of waterline.	1	ls.	$1,500.00	$1,500.00
13.	Furnish and install curb and gutter.	520	lf.	$16.00	$8,320.00
14.	Furnish and install 4-inch thick sidewalk and concrete flatwork.	2,080	sf.	$5.00	$10,400.00
15.	Furnish and install concrete waterway.	60	sf.	$8.00	$480.00
16.	Furnish 1" diameter clean gravel pipe bedding materials.	780	ton	$20.00	$15,600.00
17.	Furnish clean import material for trench backfill.	1,950	ton	$15.00	$29,250.00
18.	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials).	800	sy.	$30.00	$24,000.00
19.	Remove and replace all landscaping improvements, public/private damaged during construction.	1	ls.	$5,200.00	$5,200.00
				Subtotal	$288,100.00
				Engineering and Construction Contingencies (20%)	$57,600.00
				Estimated Total for Improvements	**$345,700.00**

PROJECT #40

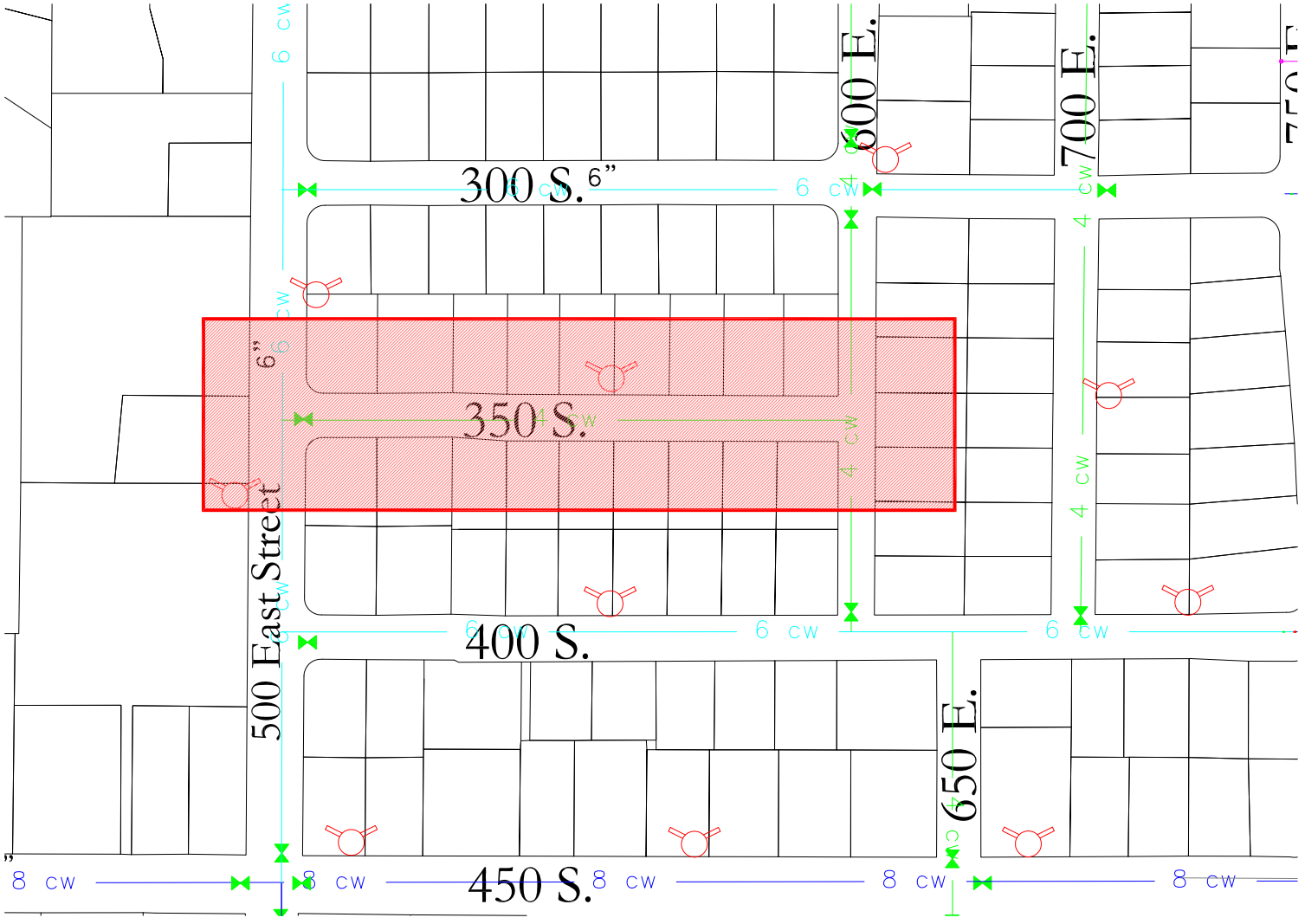
8" DIAMETER WATERLINE ALONG 350 SOUTH STREET
500 EAST STREET TO 600 EAST STREET

ESTIMATED COST: $208,600.00



N

NOT TO SCALE



CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. / DATE / BY / REVISIONS
PROJECT NUMBER: CC.12007	TITLE: PROJECT #40	DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG		CHECKED: RTF /NSN	
SHEET: 40			

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CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

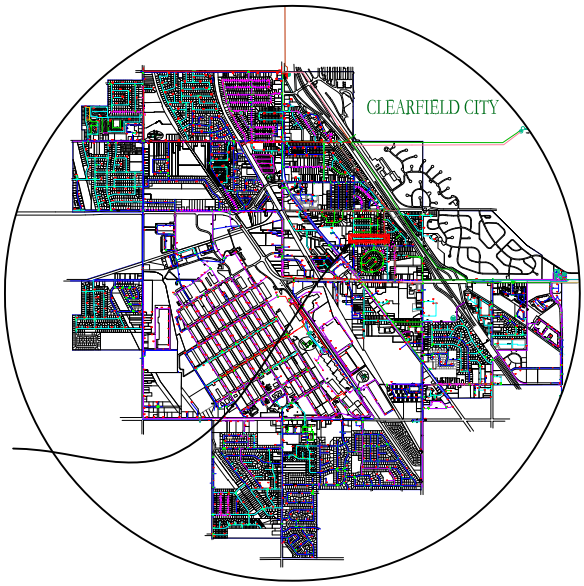
Project Name: **8" Diameter Waterline along 350 South Street - 500 East Street to 600 East Street**
Project Number: **Project #40**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, traffic control, SWPPP, bonds and insurance.	1	ls.	$8,300.00	$8,300.00
2.	Removal and disposal of existing curb and gutter.	360	lf.	$5.00	$1,800.00
3.	Remove and disposal of sidewalk and concrete flatwork.	1,440	sf.	$6.00	$8,640.00
4.	Remove fire hydrants.	2	ea.	$350.00	$700.00
5.	Sawcutting, removal, disposal of the asphalt surface & roadbase to sub-base.	470	sy.	$3.00	$1,410.00
6.	Install 8" diameter pvc C-900 DR 18 culinary waterline.	700	lf.	$50.00	$35,000.00
7.	Install 8" diameter gate valve.	6	ea.	$2,000.00	$12,000.00
8.	Construct waterline main connections.	2	ea.	$3,000.00	$6,000.00
9.	Install fire hydrants.	2	ea.	$5,500.00	$11,000.00
10.	Construct service connections, including lateral, water meter & box.	18	ea.	$1,700.00	$30,600.00
11.	Cleaning, disinfection, and testing of waterline.	1	ls.	$1,500.00	$1,500.00
12.	Furnish and install curb and gutter.	360	lf.	$16.00	$5,760.00
13.	Furnish and install 4-inch thick sidewalk and concrete flatwork.	1,440	sf.	$5.00	$7,200.00
14.	Furnish 1" diameter clean gravel pipe bedding materials.	455	ton	$20.00	$9,100.00
15.	Furnish clean import material for trench backfill.	1,140	ton	$15.00	$17,100.00
16.	Asphalt patching (8"of roadbase, 3" thick asphalt paving materials).	470	sy.	$30.00	$14,100.00
17.	Remove and replace all landscaping improvements, public/private damaged during construction.	1	ls.	$3,600.00	$3,600.00
				Subtotal	$173,800.00
				Engineering and Construction Contingencies (20%)	$34,800.00
				Estimated Total for Improvements	**$208,600.00**

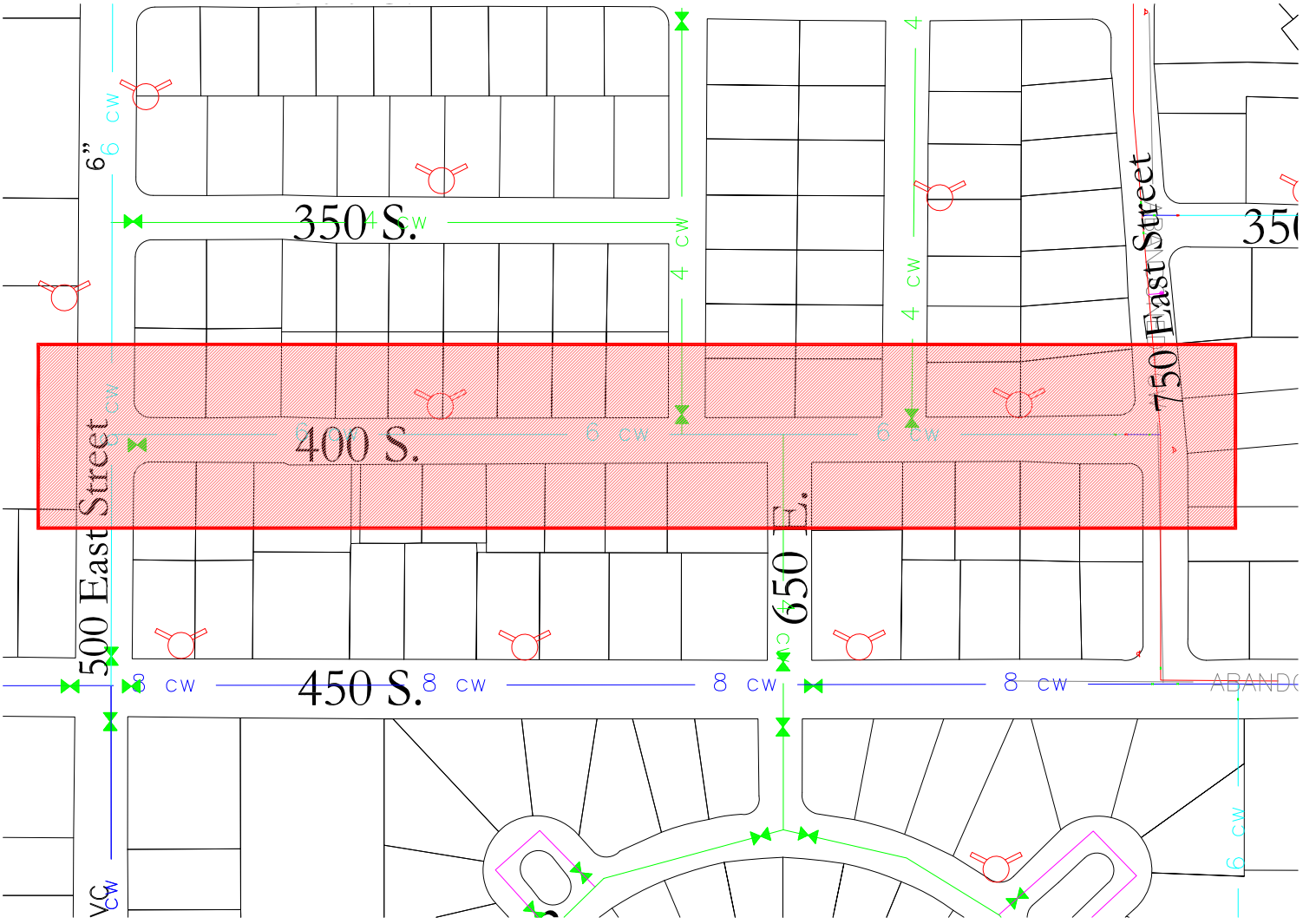
PROJECT #41

8" DIAMETER WATERLINE ALONG 400 SOUTH STREET
500 EAST STREET TO 750 EAST STREET

ESTIMATED COST: $467,300.00



NOT TO SCALE



CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. / DATE / BY / REVISIONS
PROJECT NUMBER: CC.12007	TITLE: PROJECT #41	DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG		CHECKED: RTF /NSN	
SHEET: 41			

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CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

Project Name: **8" Diameter Waterline along 400 South Street - 500 East Street to 750 East Street**
Project Number: **Project #41**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, traffic control, SWPPP, bonds and insurance.	1	ls.	$18,600.00	$18,600.00
2.	Removal and disposal of existing curb and gutter.	640	lf.	$5.00	$3,200.00
3.	Remove and disposal of sidewalk and concrete flatwork.	2,160	sf.	$6.00	$12,960.00
4.	Remove fire hydrants.	3	ea.	$350.00	$1,050.00
5.	Removal and disposal of concrete waterway.	40	sf.	$5.00	$200.00
6.	Sawcutting, removal, disposal of the asphalt surface & roadbase to sub-base.	1,350	sy.	$3.00	$4,050.00
7.	Install 8" diameter pvc C-900 DR 18 culinary waterline.	2,000	lf.	$50.00	$100,000.00
8.	Install 8" diameter gate valve.	15	ea.	$2,000.00	$30,000.00
9.	Construct waterline main connections.	5	ea.	$3,000.00	$15,000.00
10.	Install fire hydrants.	3	ea.	$5,500.00	$16,500.00
11.	Construct service connections, including lateral, water meter & box.	27	ea.	$1,700.00	$45,900.00
12.	Cleaning, disinfection and testing of waterline.	1	ls.	$1,500.00	$1,500.00
13.	Furnish and install curb and gutter.	540	lf.	$16.00	$8,640.00
14.	Furnish and install 4-inch thick sidewalk and concrete flatwork.	2,160	sf.	$5.00	$10,800.00
15.	Furnish and install concrete waterway.	40	sf.	$8.00	$320.00
16.	Furnish 1" diameter clean gravel pipe bedding materials.	1,300	ton	$20.00	$26,000.00
17.	Furnish clean import material for trench backfill.	3,250	ton	$15.00	$48,750.00
18.	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials).	1,350	sy.	$30.00	$40,500.00
19.	Remove and replace all landscaping improvements, public/private damaged during construction.	1	ls.	$5,400.00	$5,400.00
				Subtotal	$389,400.00
				Engineering and Construction Contingencies (20%)	$77,900.00
				Estimated Total for Improvements	**$467,300.00**

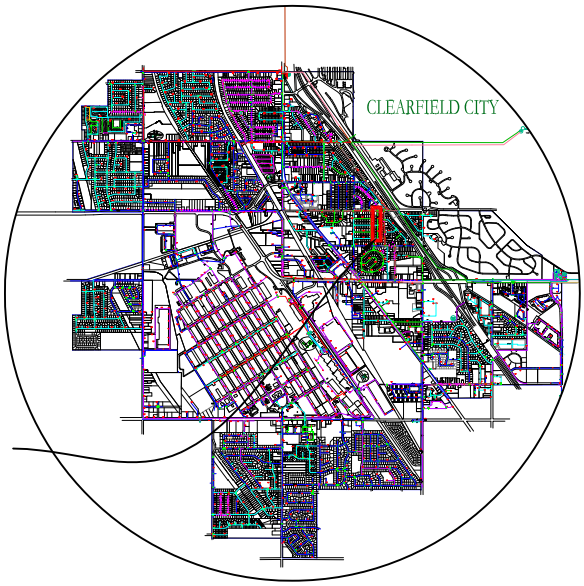
PROJECT #42

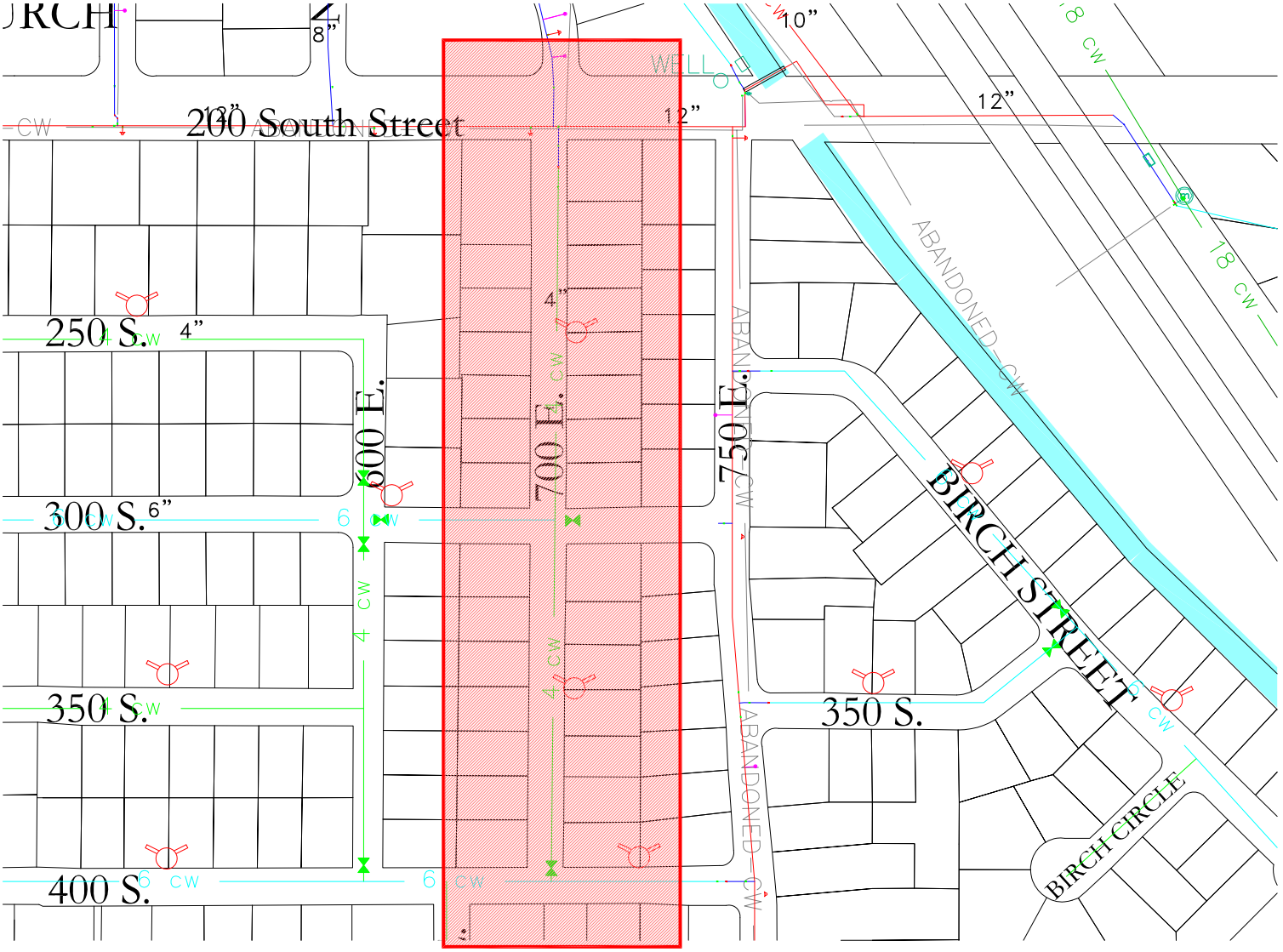
8" DIAMETER WATERLINE ALONG 700 EAST STREET
200 SOUTH STREET TO 400 SOUTH STREET

ESTIMATED COST: $326,000.00

N

NOT TO SCALE





CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. | DATE | BY | REVISIONS
PROJECT NUMBER: CC.12007		DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG	TITLE: PROJECT #42	CHECKED: RTF /NSN	
SHEET: 42			

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CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

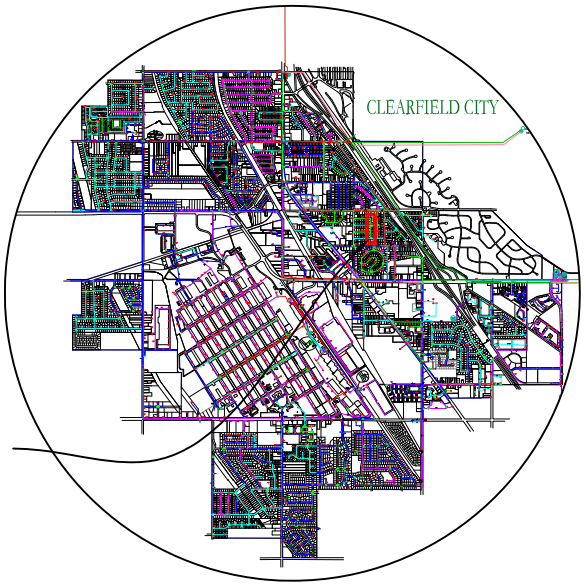
Project Name: **8" Diameter Waterline along 700 East Street - 200 South Street to 400 South Street**
Project Number: **Project #42**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, traffic control, SWPPP, bonds and insurance.	1	ls.	$13,000.00	$13,000.00
2.	Removal and disposal of existing curb and gutter.	580	lf.	$5.00	$2,900.00
3.	Remove and disposal of sidewalk and concrete flatwork.	2,320	sf.	$6.00	$13,920.00
4.	Remove fire hydrants.	3	ea.	$350.00	$1,050.00
5.	Removal and disposal of concrete waterway.	60	sf.	$5.00	$300.00
6.	Sawcutting, removal, disposal of the asphalt surface & roadbase to sub-base.	740	sy.	$3.00	$2,220.00
7.	Install 8" diameter pvc C-900 DR 18 culinary waterline.	1,100	lf.	$50.00	$55,000.00
8.	Install 8" diameter gate valve.	8	ea.	$2,000.00	$16,000.00
9.	Construct waterline main connections.	3	ea.	$3,000.00	$9,000.00
10.	Install fire hydrants.	3	ea.	$5,500.00	$16,500.00
11.	Construct service connections, including lateral, water meter & box.	29	ea.	$1,700.00	$49,300.00
12.	Cleaning, disinfection and testing of waterline.	1	ls.	$1,500.00	$1,500.00
13.	Furnish and install curb and gutter.	580	lf.	$16.00	$9,280.00
14.	Furnish and install 4-inch thick sidewalk and concrete flatwork.	2,320	sf.	$5.00	$11,600.00
15.	Furnish and install concrete waterway.	60	sf.	$8.00	$480.00
16.	Furnish 1" diameter clean gravel pipe bedding materials.	715	ton	$20.00	$14,300.00
17.	Furnish clean import material for trench backfill.	1,790	ton	$15.00	$26,850.00
18.	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials).	740	sy.	$30.00	$22,200.00
19.	Roadway striping and messages.	1	ls.	$500.00	$500.00
20.	Remove and replace all landscaping improvements, public/private damaged during construction.	1	ls.	$5,800.00	$5,800.00
				Subtotal	$271,700.00
				Engineering and Construction Contingencies (20%)	$54,300.00
				Estimated Total for Improvements	**$326,000.00**

PROJECT #43

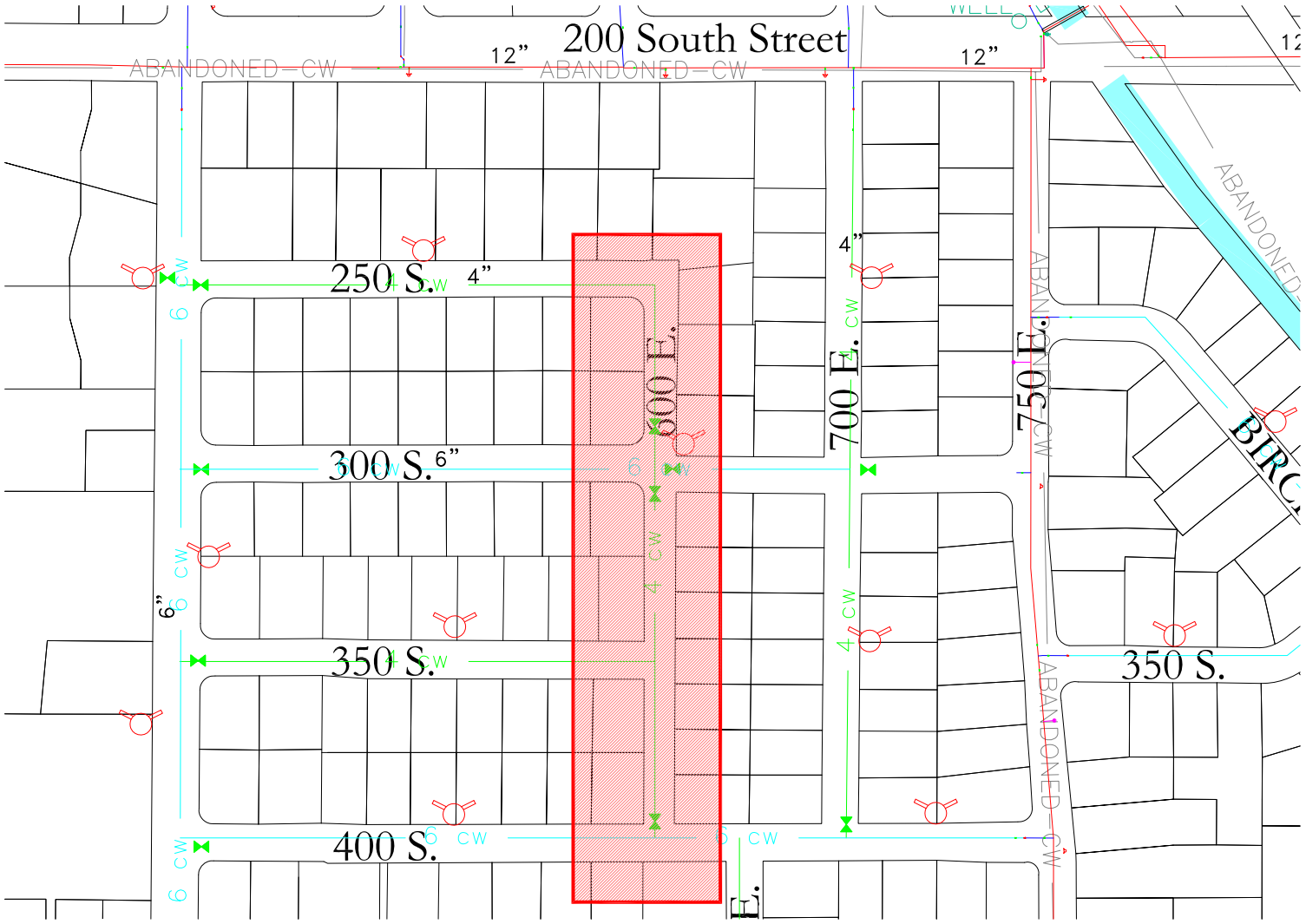
8" DIAMETER WATERLINE ALONG 600 EAST STREET
250 SOUTH STREET TO 400 SOUTH STREET

ESTIMATED COST: $242,200.00



N

NOT TO SCALE



CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. | DATE | BY | REVISIONS
PROJECT NUMBER: CC.12007		DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG	TITLE: PROJECT #43	CHECKED: RTF /NSN	
SHEET: 43			

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CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

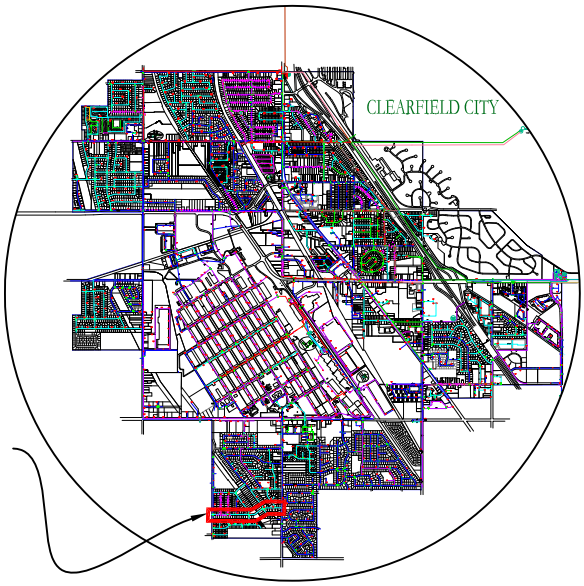
Project Name: **8" Diameter Waterline along 600 East Street - 250 South Street to 400 South Street**
Project Number: **Project #43**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, traffic control, SWPPP, bonds and insurance.	1	ls.	$10,000.00	$10,000.00
2.	Removal and disposal of existing curb and gutter.	340	lf.	$5.00	$1,700.00
3.	Remove and disposal of sidewalk and concrete flatwork.	1,360	sf.	$6.00	$8,160.00
4.	Remove fire hydrants.	2	ea.	$350.00	$700.00
5.	Removal and disposal of concrete waterway.	40	sf.	$5.00	$200.00
6.	Sawcutting, removal, disposal of the asphalt surface & roadbase to sub-base.	540	sy.	$3.00	$1,620.00
7.	Install 8" diameter pvc C-900 DR 18 culinary waterline.	800	lf.	$50.00	$40,000.00
8.	Install 8" diameter gate valve.	12	ea.	$2,000.00	$24,000.00
9.	Construct waterline main connections.	4	ea.	$3,000.00	$12,000.00
10.	Install fire hydrants.	2	ea.	$5,500.00	$11,000.00
11.	Construct service connections, including lateral, water meter & box.	17	ea.	$1,700.00	$28,900.00
12.	Cleaning, disinfection and testing of waterline.	1	ls.	$1,500.00	$1,500.00
13.	Furnish and install curb and gutter.	340	lf.	$16.00	$5,440.00
14.	Furnish and install 4-inch thick sidewalk and concrete flatwork.	1,360	sf.	$5.00	$6,800.00
15.	Furnish and install concrete waterway.	40	sf.	$8.00	$320.00
16.	Furnish 1" diameter clean gravel pipe bedding materials.	520	ton	$20.00	$10,400.00
17.	Furnish clean import material for trench backfill.	1,300	ton	$15.00	$19,500.00
18.	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials).	540	sy.	$30.00	$16,200.00
19.	Remove and replace all landscaping improvements, public/private damaged during construction.	1	ls.	$3,400.00	$3,400.00
				Subtotal	$201,800.00
				Engineering and Construction Contingencies (20%)	$40,400.00
				Estimated Total for Improvements	**$242,200.00**

PROJECT #44

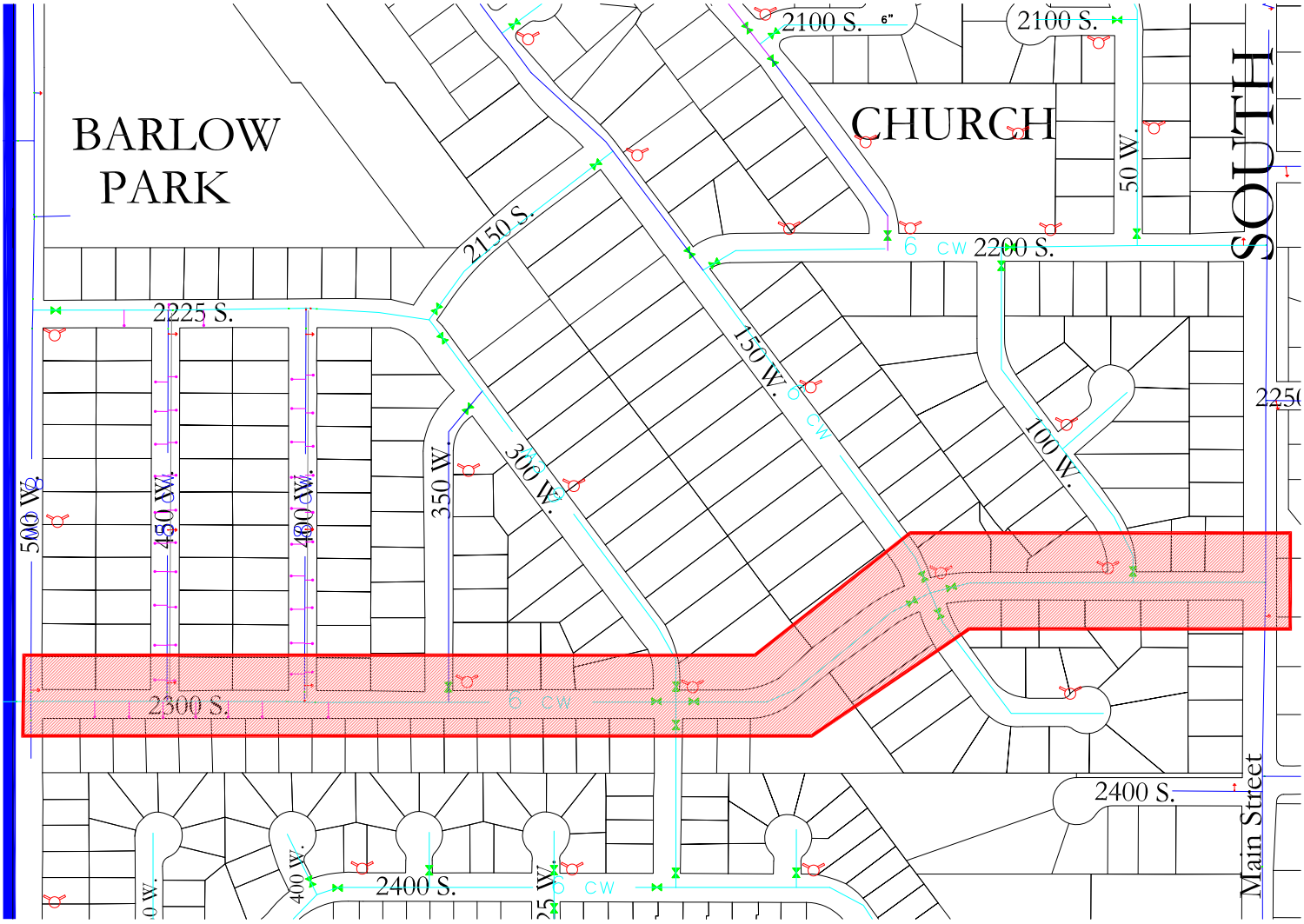
8" DIAMETER WATERLINE ALONG 2300 SOUTH STREET
SOUTH MAIN STREET TO 500 WEST STREET

ESTIMATED COST: $631,400.00



N

NOT TO SCALE



CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. | DATE | BY | REVISIONS
PROJECT NUMBER: CC.12007		DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG	TITLE: PROJECT #44	CHECKED: RTF /NSN	
SHEET: 44			

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CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

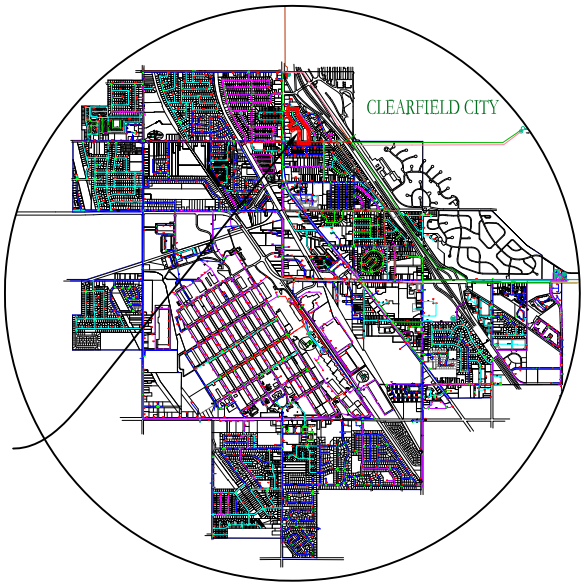
Project Name: **8" Diameter Waterline along 2300 South Street - South Main Street to 500 West Street**
Project Number: **Project #44**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, traffic control, SWPPP, bonds and insurance.	1	ls.	$25,100.00	$25,100.00
2.	Removal and disposal of existing curb and gutter.	920	lf.	$5.00	$4,600.00
3.	Remove and disposal of sidewalk and concrete flatwork.	3,680	sf.	$6.00	$22,080.00
4.	Remove fire hydrants.	6	ea.	$350.00	$2,100.00
5.	Removal and disposal of concrete waterway.	120	sf.	$5.00	$600.00
6.	Sawcutting, removal, disposal of the asphalt surface & roadbase to sub-base.	85	sy.	$3.00	$255.00
7.	Install 8" diameter pvc C-900 DR 18 culinary waterline.	2,750	lf.	$50.00	$137,500.00
8.	Install 8" diameter gate valve.	26	ea.	$2,000.00	$52,000.00
9.	Construct waterline main connections.	8	ea.	$3,000.00	$24,000.00
10.	Install fire hydrants.	6	ea.	$5,500.00	$33,000.00
11.	Construct service connections, including lateral, water meter & box.	46	ea.	$1,700.00	$78,200.00
12.	Cleaning, disinfection and testing of waterline.	1	ls.	$1,500.00	$1,500.00
13.	Furnish and install curb and gutter.	920	lf.	$16.00	$14,720.00
14.	Furnish and install 4-inch thick sidewalk and concrete flatwork.	3,680	sf.	$5.00	$18,400.00
15.	Furnish and install concrete waterway.	120	sf.	$8.00	$960.00
16.	Furnish 1" diameter clean gravel pipe bedding materials.	1,790	ton	$20.00	$35,800.00
17.	Furnish clean import material for trench backfill.	4,470	ton	$15.00	$67,050.00
18.	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials).	85	sy.	$30.00	$2,550.00
19.	Remove and replace all landscaping improvements, public/private damaged during construction.	1	ls.	$5,800.00	$5,800.00
				Subtotal	$526,200.00
				Engineering and Construction Contingencies (20%)	$105,200.00
				Estimated Total for Improvements	**$631,400.00**

PROJECT #45

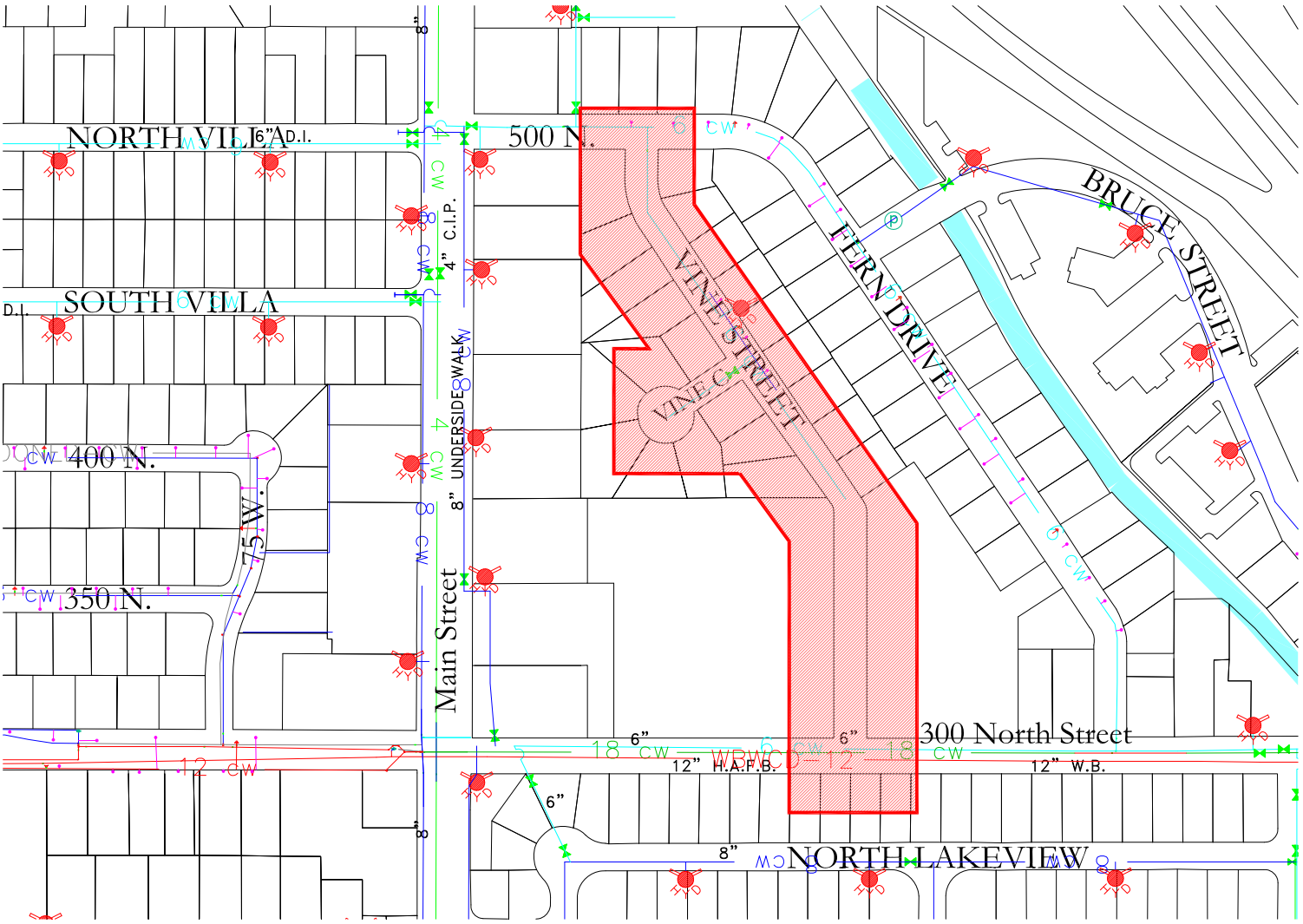
8" DIAMETER WATERLINE ALONG VINE STREET AND VINE CIRCLE

ESTIMATED COST: $363,400.00



N

NOT TO SCALE



CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. | DATE | BY | REVISIONS
PROJECT NUMBER: CC.12007		DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG	TITLE: PROJECT #45	CHECKED: RTF /NSN	
SHEET: 45			

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CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

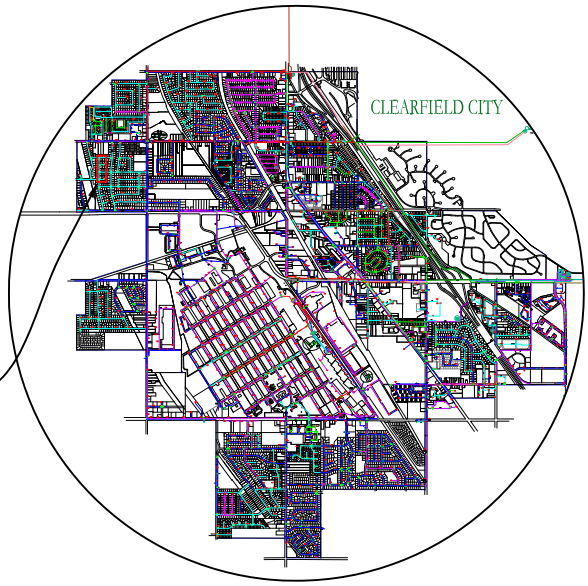
Project Name: **8" Diameter Waterline along Vine Street and Vine Circle**
Project Number: **Project #45**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, traffic control, SWPPP, bonds and insurance.	1	ls.	$14,450.00	$14,450.00
2.	Removal and disposal of existing curb and gutter.	480	lf.	$5.00	$2,400.00
3.	Remove and disposal of sidewalk and concrete flatwork.	1,920	sf.	$6.00	$11,520.00
4.	Remove fire hydrants.	4	ea.	$350.00	$1,400.00
5.	Removal and disposal of concrete waterway.	40	sf.	$5.00	$200.00
6.	Sawcutting, removal, disposal of the asphalt surface & roadbase to sub-base.	850	sy.	$3.00	$2,550.00
7.	Install 8" diameter pvc C-900 DR 18 culinary waterline.	1,500	lf.	$50.00	$75,000.00
8.	Install 8" diameter gate valve.	9	ea.	$2,000.00	$18,000.00
9.	Construct waterline main connections.	3	ea.	$3,000.00	$9,000.00
10.	Install fire hydrants.	4	ea.	$5,500.00	$22,000.00
11.	Construct service connections, including lateral, water meter & box.	24	ea.	$1,700.00	$40,800.00
12.	Cleaning, disinfection and testing of waterline.	1	ls.	$1,500.00	$1,500.00
13.	Furnish and install curb and gutter.	480	lf.	$16.00	$7,680.00
14.	Furnish and install 4-inch thick sidewalk and concrete flatwork.	1,920	sf.	$5.00	$9,600.00
15.	Furnish and install concrete waterway.	40	sf.	$8.00	$320.00
16.	Furnish 1" diameter clean gravel pipe bedding materials.	975	ton	$20.00	$19,500.00
17.	Furnish clean import material for trench backfill.	2,440	ton	$15.00	$36,600.00
18.	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials).	850	sy.	$30.00	$25,500.00
19.	Remove and replace all landscaping improvements, public/private damaged during construction.	1	ls.	$4,800.00	$4,800.00
				Subtotal	$302,800.00
				Engineering and Construction Contingencies (20%)	$60,600.00
				Estimated Total for Improvements	**$363,400.00**

PROJECT #46

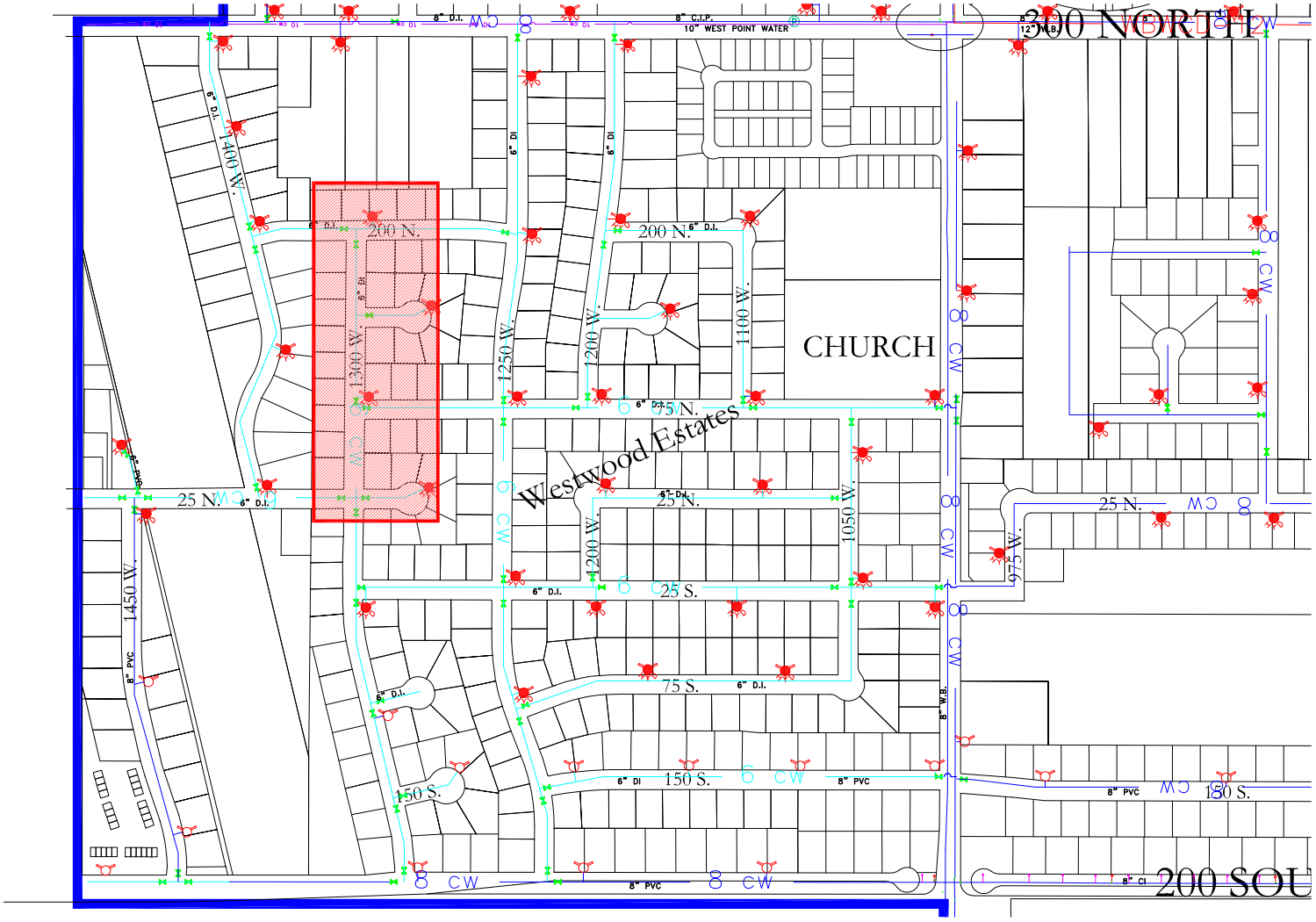
8" DIAMETER WATERLINE ALONG 1300 WEST STREET
200 NORTH STREET TO 25 NORTH STREET
(INCLUDING CUL-DE-SACS)

ESTIMATED COST: $352,800.00



N

NOT TO SCALE



CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. | DATE | BY | REVISIONS
PROJECT NUMBER: CC.12007		DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG	TITLE: PROJECT #46	CHECKED: RTF /NSN	
SHEET: 46			

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CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

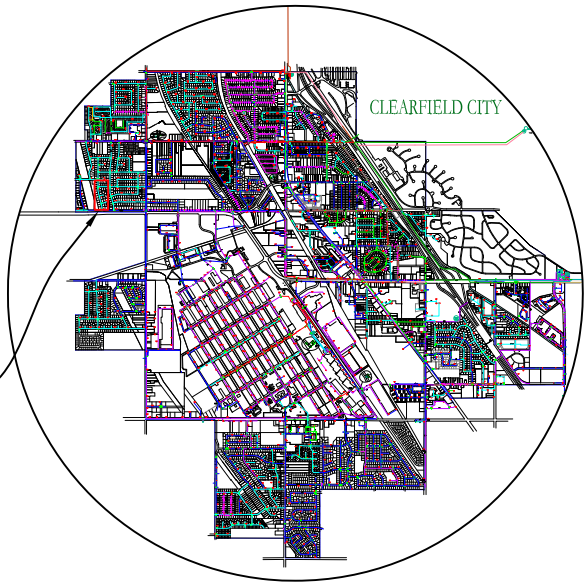
Project Name: **8" Diameter Waterline along 1300 West Street - 200 North Street to 25 North Street (including cul-de-sacs)**
Project Number: **Project #46**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, traffic control, SWPPP, bonds and insurance.	1	ls.	$14,000.00	$14,000.00
2.	Removal and disposal of existing curb and gutter.	560	lf.	$5.00	$2,800.00
3.	Remove and disposal of sidewalk and concrete flatwork.	2,240	sf.	$6.00	$13,440.00
4.	Remove fire hydrants.	4	ea.	$350.00	$1,400.00
5.	Removal and disposal of concrete waterway.	40	sf.	$5.00	$200.00
6.	Sawcutting, removal, disposal of the asphalt surface & roadbase to sub-base.	670	sy.	$3.00	$2,010.00
7.	Install 8" diameter pvc C-900 DR 18 culinary waterline.	1,200	lf.	$50.00	$60,000.00
8.	Install 8" diameter gate valve.	13	ea.	$2,000.00	$26,000.00
9.	Construct waterline main connections.	4	ea.	$3,000.00	$12,000.00
10.	Install fire hydrants.	4	ea.	$5,500.00	$22,000.00
11.	Construct service connections, including lateral, water meter & box.	28	ea.	$1,700.00	$47,600.00
12.	Cleaning, disinfection and testing of waterline.	1	ls.	$1,500.00	$1,500.00
13.	Furnish and install curb and gutter.	560	lf.	$16.00	$8,960.00
14.	Furnish and install 4-inch thick sidewalk and concrete flatwork.	2,240	sf.	$5.00	$11,200.00
15.	Furnish and install concrete waterway.	40	sf.	$8.00	$320.00
16.	Furnish 1" diameter clean gravel pipe bedding materials.	780	ton	$20.00	$15,600.00
17.	Furnish clean import material for trench backfill.	1,950	ton	$15.00	$29,250.00
18.	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials).	670	sy.	$30.00	$20,100.00
19.	Remove and replace all landscaping improvements, public/private damaged during construction.	1	ls.	$5,600.00	$5,600.00
				Subtotal	$294,000.00
				Engineering and Construction Contingencies (20%)	$58,800.00
				Estimated Total for Improvements	**$352,800.00**

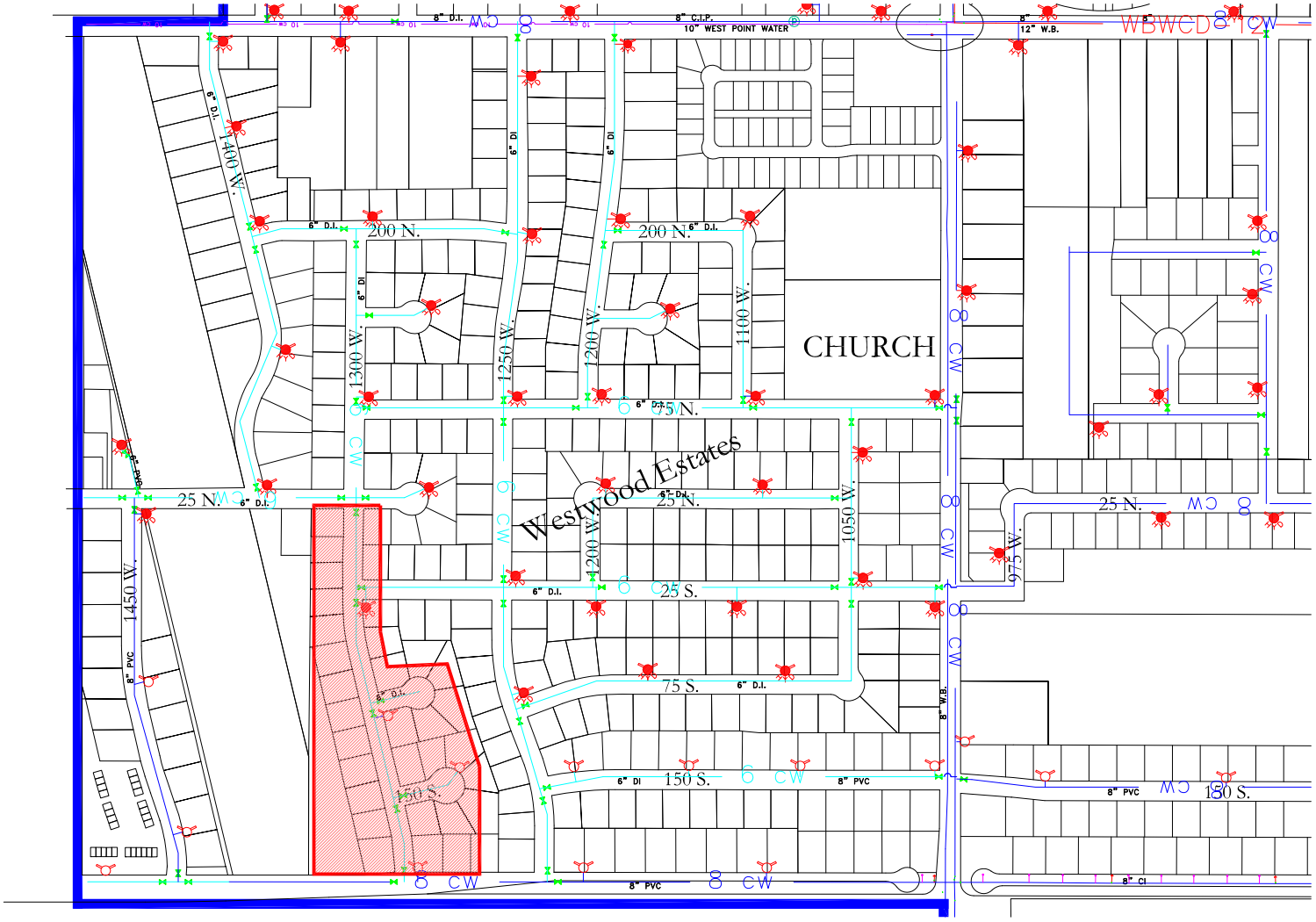
PROJECT #47

8" DIAMETER WATERLINE ALONG 1300 WEST STREET
25 NORTH STREET TO 200 SOUTH STREET
(INCLUDING CUL-DE-SACS)

ESTIMATED COST: $426,600.00



NOT TO SCALE



CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. / DATE / BY / REVISIONS
PROJECT NUMBER: CC.12007	TITLE: PROJECT #47	DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG		CHECKED: RTF /NSN	
SHEET: 47			

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CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

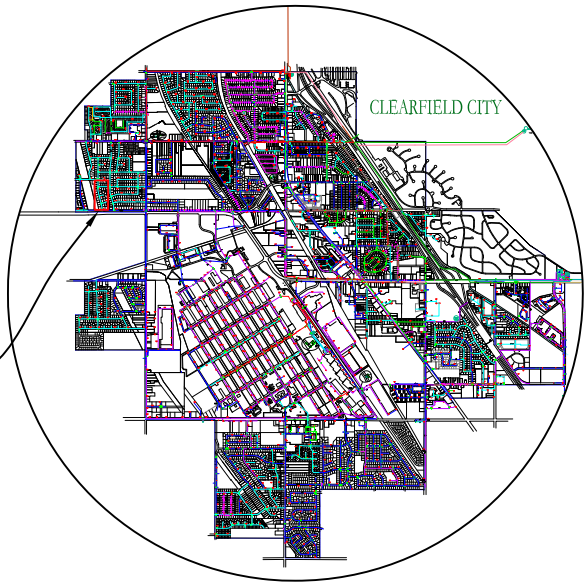
Project Name: **8" Diameter Waterline along 1300 West Street - 25 North Street to 200 South Street (including cul-de-sacs)**
Project Number: **Project #47**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, traffic control, SWPPP, bonds and insurance.	1	ls.	$17,000.00	$17,000.00
2.	Removal and disposal of existing curb and gutter.	620	lf.	$5.00	$3,100.00
3.	Remove and disposal of sidewalk and concrete flatwork.	2,480	sf.	$6.00	$14,880.00
4.	Remove fire hydrants.	4	ea.	$350.00	$1,400.00
5.	Removal and disposal of concrete waterway.	20	sf.	$5.00	$100.00
6.	Sawcutting, removal, disposal of the asphalt surface & roadbase to sub-base.	890	sy.	$3.00	$2,670.00
7.	Install 8" diameter pvc C-900 DR 18 culinary waterline.	1,600	lf.	$50.00	$80,000.00
8.	Install 8" diameter gate valve.	15	ea.	$2,000.00	$30,000.00
9.	Construct waterline main connections.	5	ea.	$3,000.00	$15,000.00
10.	Install fire hydrants.	4	ea.	$5,500.00	$22,000.00
11.	Construct service connections, including lateral, water meter & box.	31	ea.	$1,700.00	$52,700.00
12.	Cleaning, disinfection and testing of waterline.	1	ls.	$1,500.00	$1,500.00
13.	Furnish and install curb and gutter.	620	lf.	$16.00	$9,920.00
14.	Furnish and install 4-inch thick sidewalk and concrete flatwork.	2,480	sf.	$5.00	$12,400.00
15.	Furnish and install concrete waterway.	20	sf.	$8.00	$160.00
16.	Furnish 1" diameter clean gravel pipe bedding materials.	1,040	ton	$20.00	$20,800.00
17.	Furnish clean import material for trench backfill.	2,600	ton	$15.00	$39,000.00
18.	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials).	890	sy.	$30.00	$26,700.00
19.	Remove and replace all landscaping improvements, public/private damaged during construction.	1	ls.	$6,200.00	$6,200.00
				Subtotal	$355,500.00
				Engineering and Construction Contingencies (20%)	$71,100.00
				Estimated Total for Improvements	**$426,600.00**

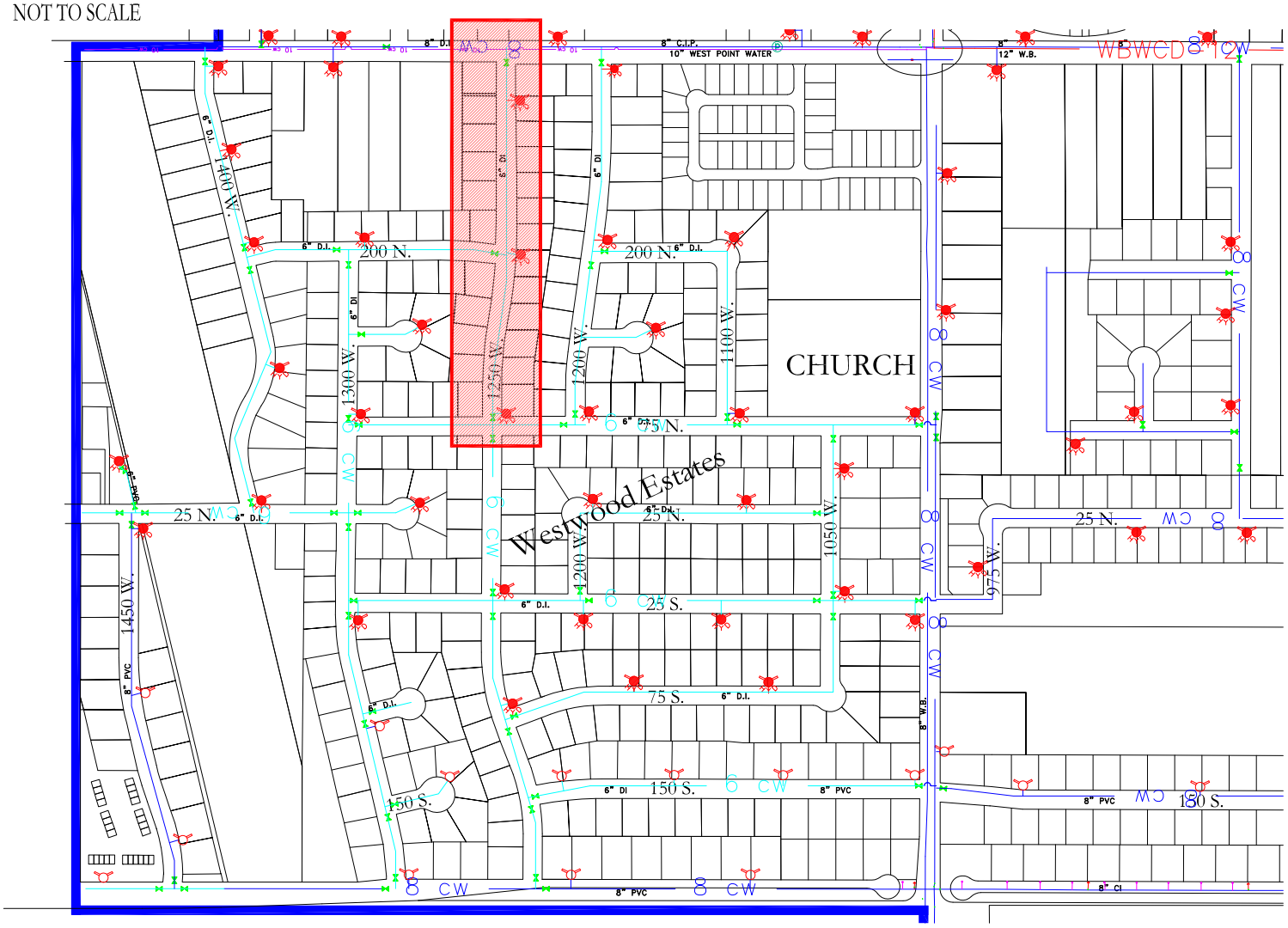
PROJECT #48

8" DIAMETER WATERLINE ALONG 1250 WEST STREET
300 NORTH STREET TO 75 NORTH STREET

ESTIMATED COST: $343,600.00



NOT TO SCALE



CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. / DATE / BY / REVISIONS
PROJECT NUMBER: CC.12007	TITLE: PROJECT #48	DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG		CHECKED: RTF /NSN	
SHEET: 48			

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CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

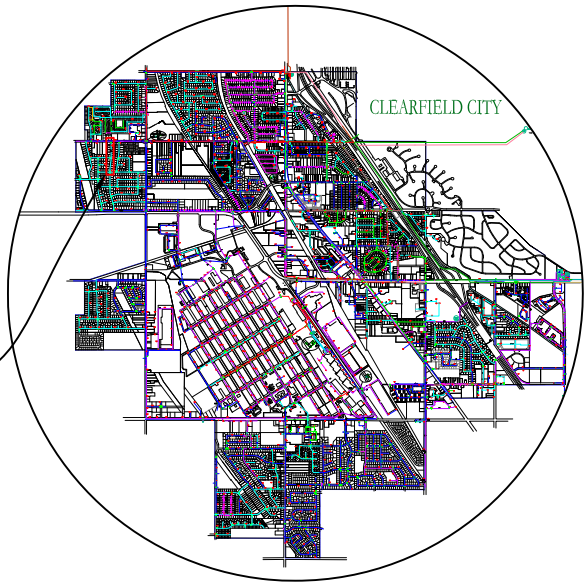
Project Name: **8" Diameter Waterline along 1250 West Street - 300 North Street to 75 North Street**
Project Number: **Project #48**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, traffic control, SWPPP, bonds and insurance.	1	ls.	$15,400.00	$15,400.00
2.	Removal and disposal of existing curb and gutter.	480	lf.	$5.00	$2,400.00
3.	Remove and disposal of sidewalk and concrete flatwork.	1,920	sf.	$6.00	$11,520.00
4.	Remove fire hydrants.	3	ea.	$350.00	$1,050.00
5.	Removal and disposal of concrete waterway.	80	sf.	$5.00	$400.00
6.	Sawcutting, removal, disposal of the asphalt surface & roadbase to sub-base.	670	sy.	$3.00	$2,010.00
7.	Install 8" diameter pvc C-900 DR 18 culinary waterline.	1,200	lf.	$65.00	$78,000.00
8.	Install 8" diameter gate valve.	10	ea.	$2,000.00	$20,000.00
9.	Construct waterline main connections.	3	ea.	$3,000.00	$9,000.00
10.	Install fire hydrants.	3	ea.	$5,500.00	$16,500.00
11.	Construct service connections, including lateral, water meter & box.	24	ea.	$1,700.00	$40,800.00
12.	Cleaning, disinfection and testing of waterline.	1	ls.	$1,500.00	$1,500.00
13.	Furnish and install curb and gutter.	480	lf.	$16.00	$7,680.00
14.	Furnish and install 4-inch thick sidewalk and concrete flatwork.	1,920	sf.	$5.00	$9,600.00
15.	Furnish and install concrete waterway.	80	sf.	$8.00	$640.00
16.	Furnish 1" diameter clean gravel pipe bedding materials.	780	ton	$20.00	$15,600.00
17.	Furnish clean import material for trench backfill.	1,950	ton	$15.00	$29,250.00
18.	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials).	670	sy.	$30.00	$20,100.00
19.	Remove and replace all landscaping improvements, public/private damaged during construction.	1	ls.	$4,800.00	$4,800.00
				Subtotal	$286,300.00
				Engineering and Construction Contingencies (20%)	$57,300.00
				Estimated Total for Improvements	**$343,600.00**

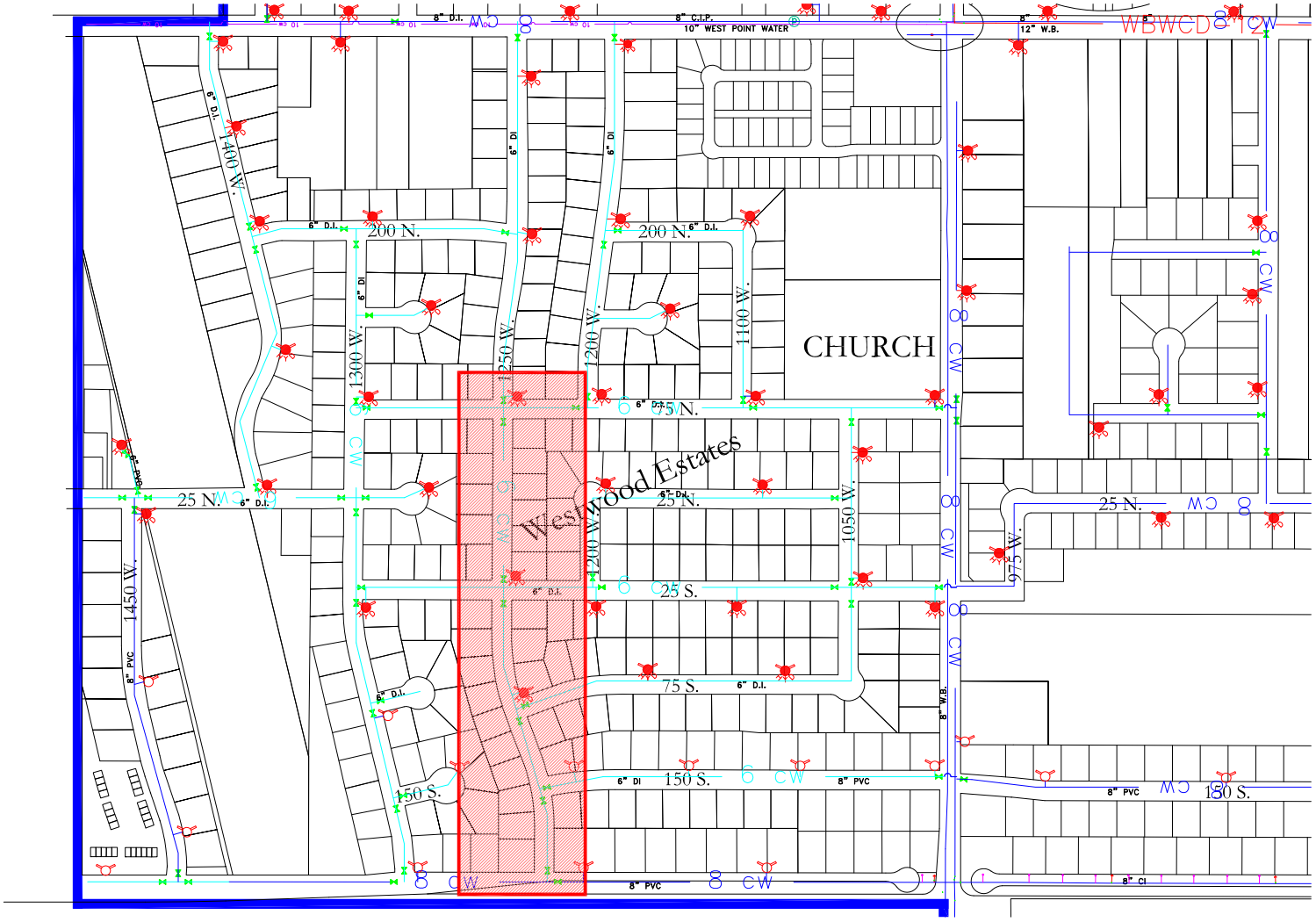
PROJECT #49

8" DIAMETER WATERLINE ALONG 1250 WEST STREET
75 NORTH STREET TO 200 SOUTH STREET

ESTIMATED COST: $414,200.00



NOT TO SCALE



CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. | DATE | BY | REVISIONS
PROJECT NUMBER: CC.12007		DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG	TITLE: PROJECT #49	CHECKED: RTF /NSN	
SHEET: 49			

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CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

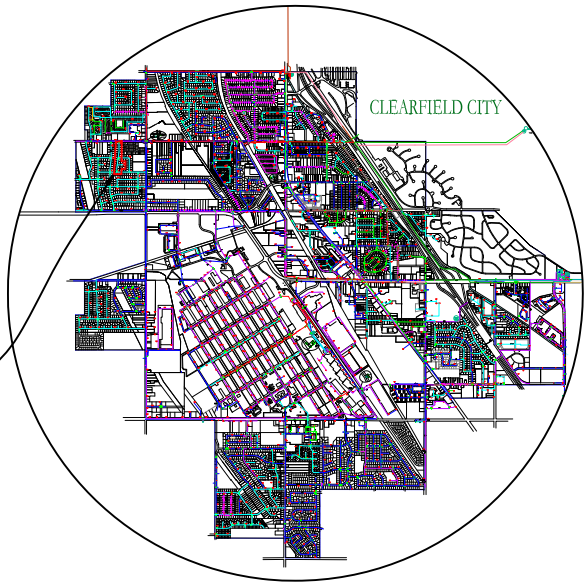
Project Name: **8" Diameter Waterline along 1250 West Street - 75 North Street to 200 South Street**
Project Number: **Project #49**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, traffic control, SWPPP, bonds and insurance.	1	ls.	$16,500.00	$16,500.00
2.	Removal and disposal of existing curb and gutter.	600	lf.	$5.00	$3,000.00
3.	Remove and disposal of sidewalk and concrete flatwork.	2,400	sf.	$6.00	$14,400.00
4.	Remove fire hydrants.	3	ea.	$350.00	$1,050.00
5.	Removal and disposal of concrete waterway.	40	sf.	$5.00	$200.00
6.	Sawcutting, removal, disposal of the asphalt surface & roadbase to sub-base.	1,000	sy.	$3.00	$3,000.00
7.	Install 8" diameter pvc C-900 DR 18 culinary waterline.	1,500	lf.	$50.00	$75,000.00
8.	Install 8" diameter gate valve.	17	ea.	$2,000.00	$34,000.00
9.	Construct waterline main connections.	5	ea.	$3,000.00	$15,000.00
10.	Install fire hydrants.	3	ea.	$5,500.00	$16,500.00
11.	Construct service connections, including lateral, water meter & box.	30	ea.	$1,700.00	$51,000.00
12.	Cleaning, disinfection and testing of waterline.	1	ls.	$1,500.00	$1,500.00
13.	Furnish and install curb and gutter.	600	lf.	$16.00	$9,600.00
14.	Furnish and install 4-inch thick sidewalk and concrete flatwork.	2,400	sf.	$5.00	$12,000.00
15.	Furnish and install concrete waterway.	40	sf.	$8.00	$320.00
16.	Furnish 1" diameter clean gravel pipe bedding materials.	975	ton	$20.00	$19,500.00
17.	Furnish clean import material for trench backfill.	2,440	ton	$15.00	$36,600.00
18.	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials).	1,000	sy.	$30.00	$30,000.00
19.	Remove and replace all landscaping improvements, public/private damaged during construction.	1	ls.	$6,000.00	$6,000.00
				Subtotal	$345,200.00
				Engineering and Construction Contingencies (20%)	$69,000.00
				Estimated Total for Improvements	**$414,200.00**

PROJECT #50

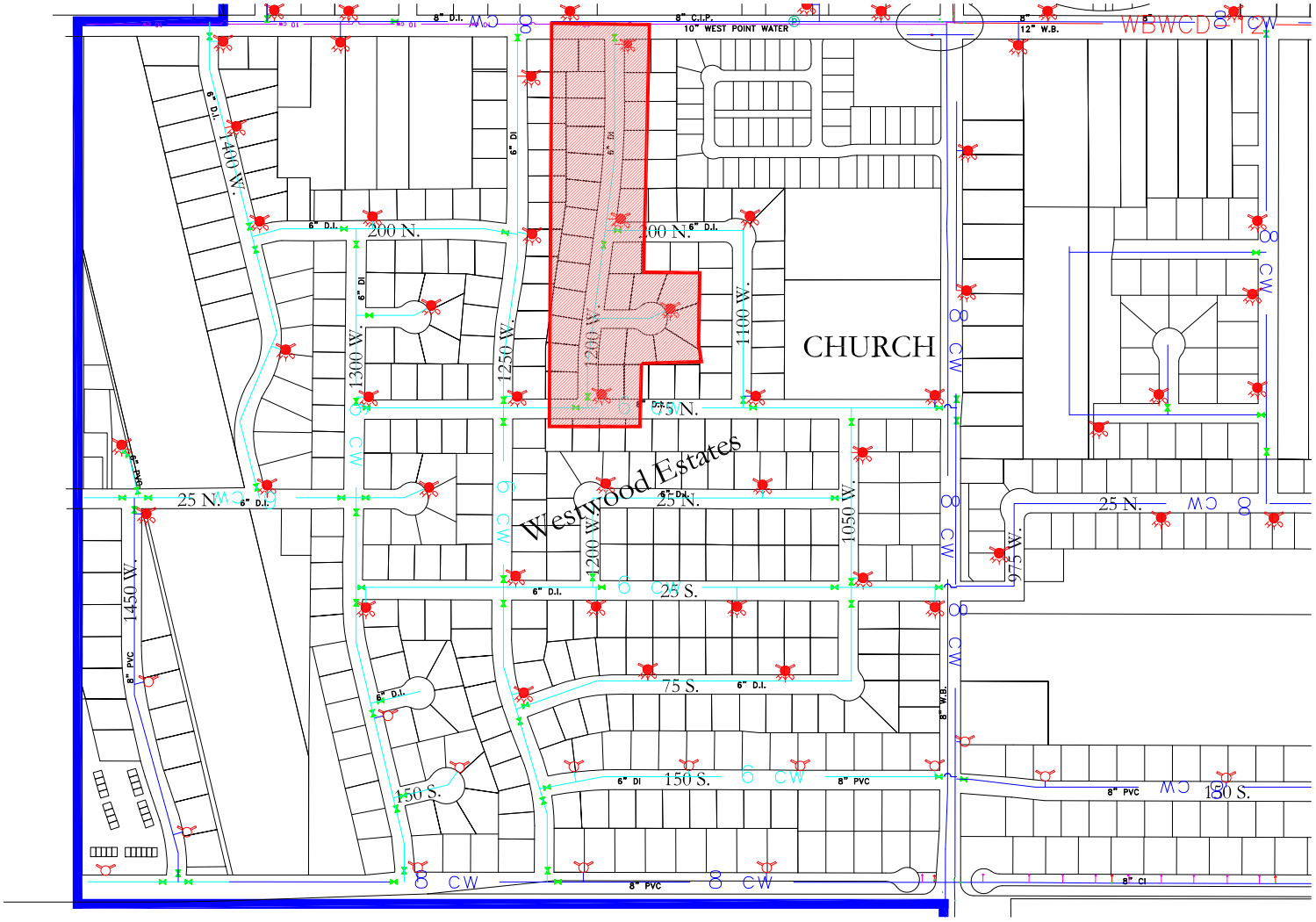
8" DIAMETER WATERLINE ALONG 1200 WEST STREET
300 NORTH STREET TO 75 NORTH STREET
(INCLUDING CUL-DE-SAC)

ESTIMATED COST: $344,600.00



Project #50
Location

NOT TO SCALE



CLIENT:	CLEARFIELD CITY
PROJECT NUMBER:	CC.12007
FILE:	~CC12007 WATER PROJECTS.DWG
SHEET:	50

PROJECT / LOCATION:
CAPITAL FACILITIES PLAN
CULINARY WATER

TITLE:
PROJECT #50

DATE:	MAY 2019
DRAWN:	JLS
CHECKED:	RTF /NSN

NO.	DATE	BY	REVISIONS

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CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

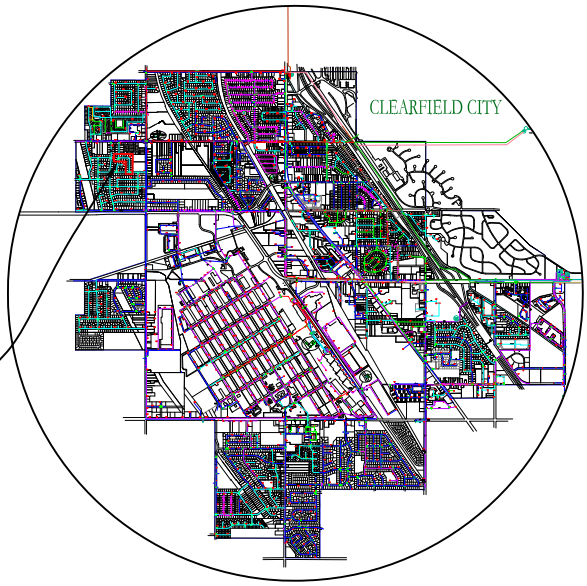
Project Name: **8" Diameter Waterline along 1200 West Street - 300 North Street to 75 North Street (including cul-de-sac)**
Project Number: **Project #50**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, traffic control, SWPPP, bonds and insurance.	1	ls.	$13,700.00	$13,700.00
2.	Removal and disposal of existing curb and gutter.	560	lf.	$5.00	$2,800.00
3.	Remove and disposal of sidewalk and concrete flatwork.	2,240	sf.	$6.00	$13,440.00
4.	Remove fire hydrants.	4	ea.	$350.00	$1,400.00
5.	Removal and disposal of concrete waterway.	80	sf.	$5.00	$400.00
6.	Sawcutting, removal, disposal of the asphalt surface & roadbase to sub-base.	80	sy.	$3.00	$240.00
7.	Install 8" diameter pvc C-900 DR 18 culinary waterline.	1,400	lf.	$50.00	$70,000.00
8.	Install 8" diameter gate valve.	12	ea.	$2,000.00	$24,000.00
9.	Construct waterline main connections.	3	ea.	$3,000.00	$9,000.00
10.	Install fire hydrants.	4	ea.	$5,500.00	$22,000.00
11.	Construct service connections, including lateral, water meter & box.	28	ea.	$1,700.00	$47,600.00
12.	Cleaning, disinfection and testing of waterline.	1	ls.	$1,500.00	$1,500.00
13.	Furnish and install curb and gutter.	560	lf.	$16.00	$8,960.00
14.	Furnish and install 4-inch thick sidewalk and concrete flatwork.	2,240	sf.	$5.00	$11,200.00
15.	Furnish and install concrete waterway.	80	sf.	$8.00	$640.00
16.	Furnish 1" diameter clean gravel pipe bedding materials.	910	ton	$20.00	$18,200.00
17.	Furnish clean import material for trench backfill.	2,275	ton	$15.00	$34,125.00
18.	Asphalt patching (8" roadbase, 3" thick asphalt paving materials).	80	sy.	$30.00	$2,400.00
19.	Remove and replace all landscaping improvements, public/private damaged during construction.	1	ls.	$5,600.00	$5,600.00
				Subtotal	$287,200.00
				Engineering and Construction Contingencies (20%)	$57,400.00
				Estimated Total for Improvements	**$344,600.00**

PROJECT #51

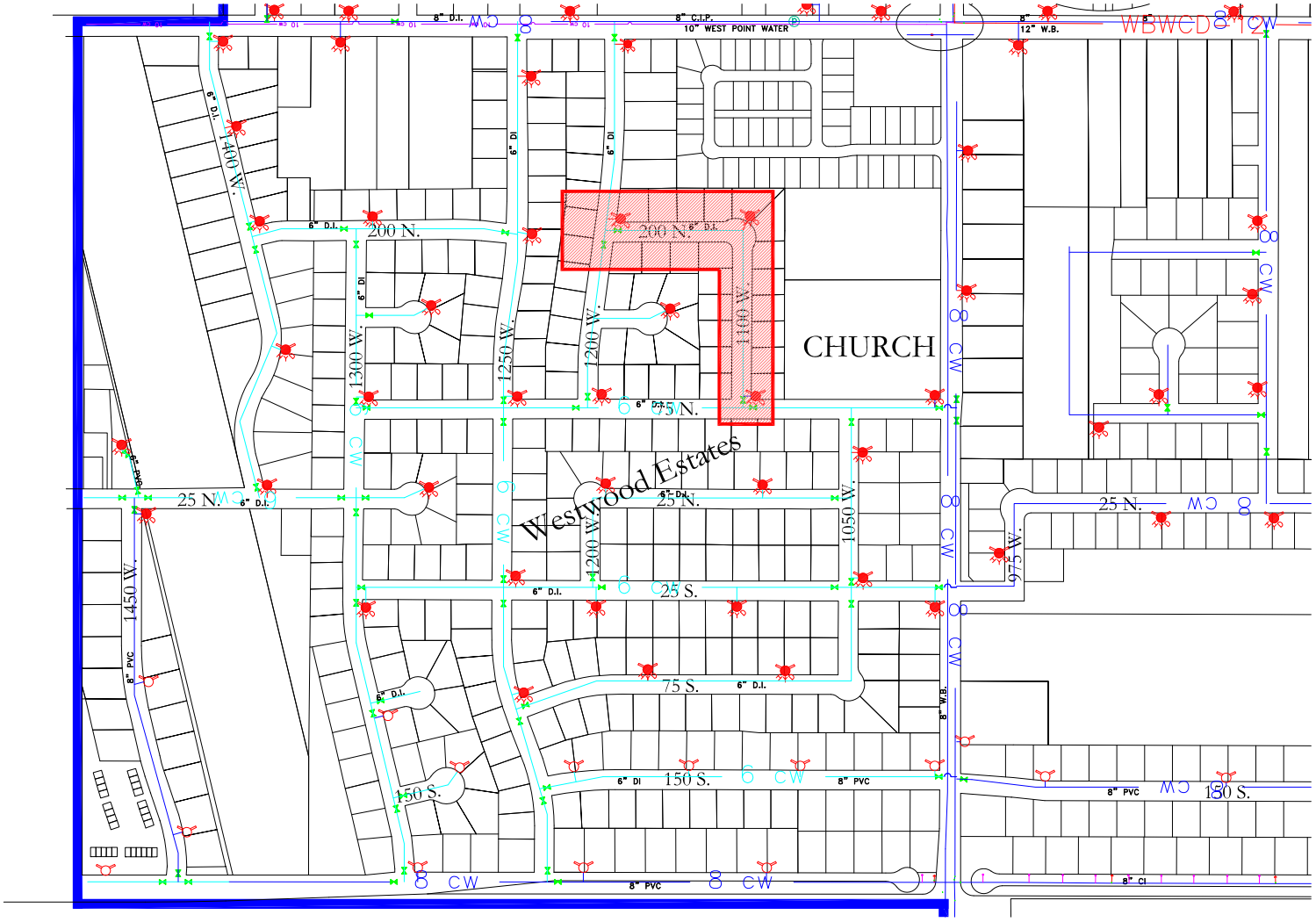
8" DIAMETER WATERLINE
ALONG 200 NORTH STREET & 1100 WEST STREET
1200 WEST STREET TO 75 NORTH STREET

ESTIMATED COST: $261,100.00



Project #51
Location

NOT TO SCALE



CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. / DATE / BY / REVISIONS
PROJECT NUMBER: CC.12007	TITLE: PROJECT #51	DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG		CHECKED: RTF /NSN	
SHEET: 51			

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CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

Project Name: **8" Diameter Waterline along 200 North Street and 1100 West Street - 1200 West Street to 75 North Street**

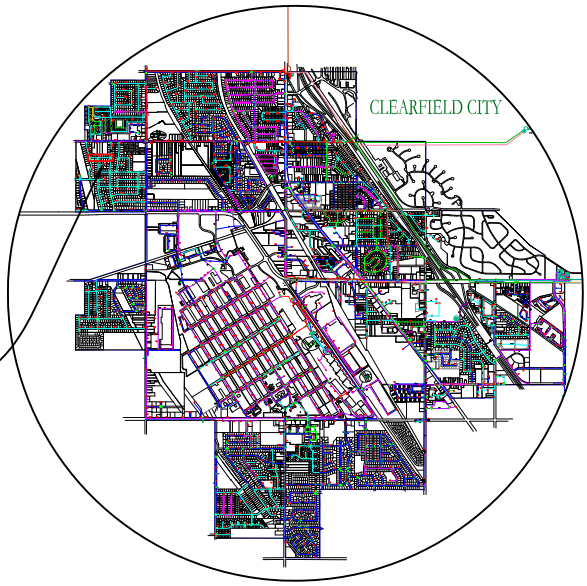
Project Number: **Project #51**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, traffic control, SWPPP, bonds and insurance.	1	ls.	$10,400.00	$10,400.00
2.	Removal and disposal of existing curb and gutter.	400	lf.	$5.00	$2,000.00
3.	Remove and disposal of sidewalk and concrete flatwork.	1,600	sf.	$6.00	$9,600.00
4.	Remove fire hydrants.	3	ea.	$350.00	$1,050.00
5.	Removal and disposal of concrete waterway.	20	sf.	$5.00	$100.00
6.	Sawcutting, removal, disposal of the asphalt surface & roadbase to sub-base.	560	sy.	$3.00	$1,680.00
7.	Install 8" diameter pvc C-900 DR 18 culinary waterline.	1,000	lf.	$50.00	$50,000.00
8.	Install 8" diameter gate valve.	6	ea.	$2,000.00	$12,000.00
9.	Construct waterline main connections.	2	ea.	$3,000.00	$6,000.00
10.	Install fire hydrants.	3	ea.	$5,500.00	$16,500.00
11.	Construct service connections, including lateral, water meter & box.	20	ea.	$1,700.00	$34,000.00
12.	Cleaning, disinfection and testing of waterline.	1	ls.	$1,500.00	$1,500.00
13.	Furnish and install curb and gutter.	400	lf.	$16.00	$6,400.00
14.	Furnish and install 4-inch thick sidewalk and concrete flatwork.	1,600	sf.	$5.00	$8,000.00
15.	Furnish and install concrete waterway.	20	sf.	$8.00	$160.00
16.	Furnish 1" diameter clean gravel pipe bedding materials.	650	ton	$20.00	$13,000.00
17.	Furnish clean import material for trench backfill.	1,625	ton	$15.00	$24,375.00
18.	Asphalt patching (8" of roadbase, 3" thick paving materials).	560	sy.	$30.00	$16,800.00
19.	Remove and replace all landscaping improvements, public/private damaged during construction.	1	ls.	$4,000.00	$4,000.00
				Subtotal	$217,600.00
				Engineering and Construction Contingencies (20%)	$43,500.00
				Estimated Total for Improvements	**$261,100.00**

PROJECT #52

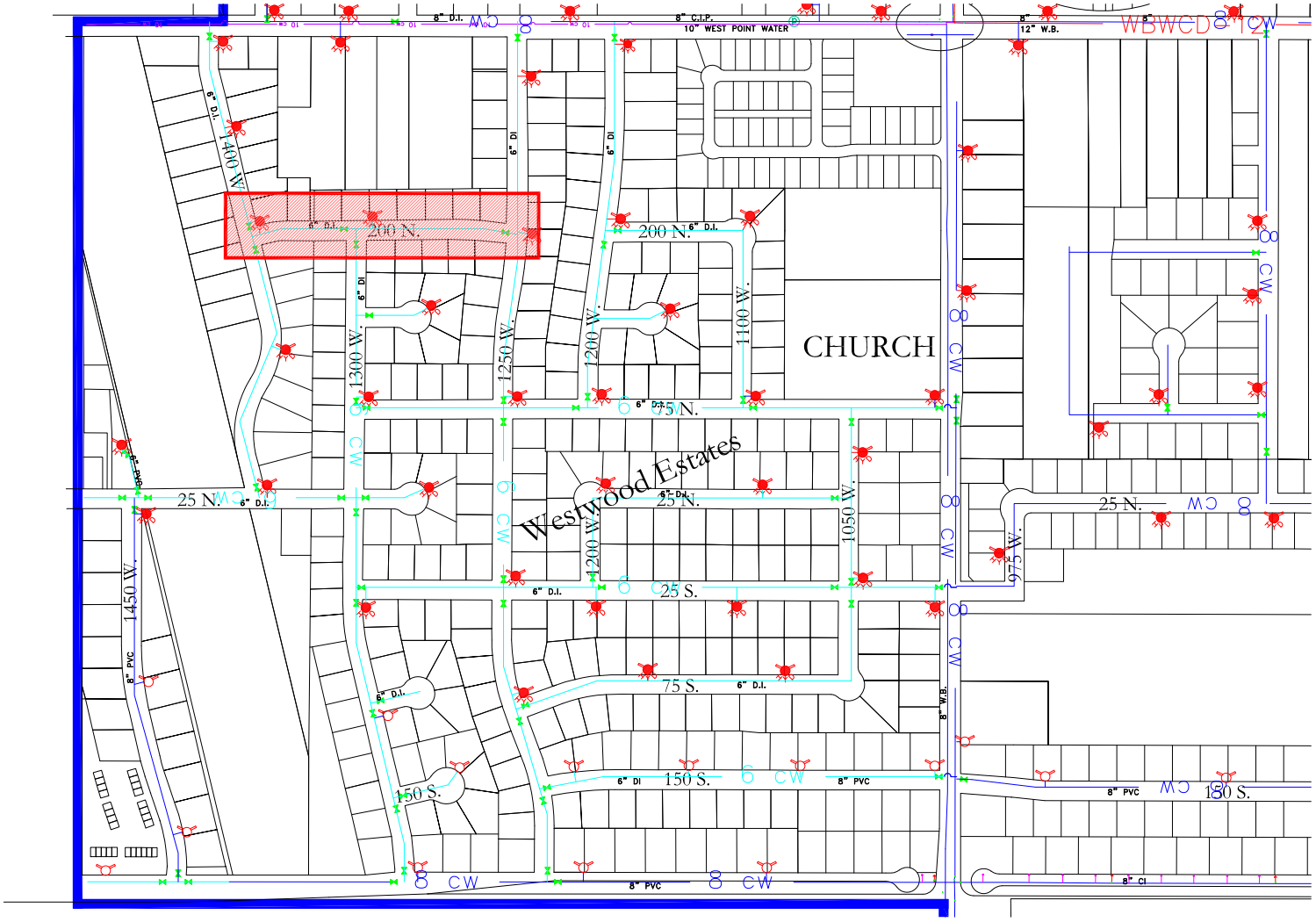
8" DIAMETER WATERLINE ALONG 200 NORTH STREET
1250 WEST STREET TO 1400 WEST STREET

ESTIMATED COST: $236,400.00



Project #52
Location

NOT TO SCALE



CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. / DATE / BY / REVISIONS
PROJECT NUMBER: CC.12007	TITLE: PROJECT #52	DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG		CHECKED: RTF /NSN	
SHEET: 52			

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CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

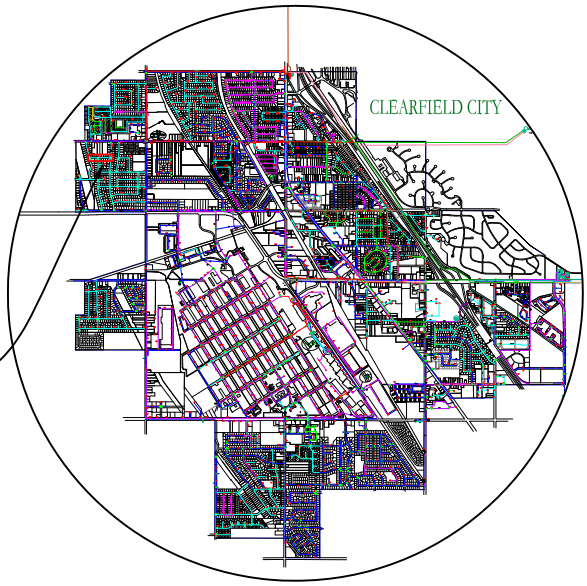
Project Name: **8" Diameter Waterline along 200 North Street - 1250 North Street to 1400 West Street**
Project Number: **Project #52**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, traffic control, SWPPP, bonds and insurance.	1	ls.	$9,400.00	$9,400.00
2.	Removal and disposal of existing curb and gutter.	320	lf.	$5.00	$1,600.00
3.	Remove and disposal of sidewalk and concrete flatwork.	1,280	sf.	$6.00	$7,680.00
4.	Remove fire hydrants.	3	ea.	$350.00	$1,050.00
5.	Removal and disposal of concrete waterway.	40	sf.	$5.00	$200.00
6.	Sawcutting, removal, disposal of the asphalt surface & roadbase to sub-base.	470	sy.	$3.00	$1,410.00
7.	Install 8" diameter pvc C-900 DR 18 culinary waterline.	850	lf.	$50.00	$42,500.00
8.	Install 8" diameter gate valve.	9	ea.	$2,000.00	$18,000.00
9.	Construct waterline main connections.	3	ea.	$3,000.00	$9,000.00
10.	Install fire hydrants.	3	ea.	$5,500.00	$16,500.00
11.	Construct service connections, including lateral, water meter & box.	16	ea.	$1,700.00	$27,200.00
12.	Cleaning, disinfection and testing of waterline.	1	ls.	$1,500.00	$1,500.00
13.	Furnish and install curb and gutter.	320	lf.	$16.00	$5,120.00
14.	Furnish and install 4-inch thick sidewalk and concrete flatwork.	1,280	sf.	$5.00	$6,400.00
15.	Furnish and install concrete waterway.	40	sf.	$8.00	$320.00
16.	Furnish 1" diameter clean gravel pipe bedding materials.	555	ton	$20.00	$11,100.00
17.	Furnish clean import material for trench backfill.	1,380	ton	$15.00	$20,700.00
18.	Asphalt patching (8" roadbase, 3" thick asphalt paving materials).	470	sy.	$30.00	$14,100.00
19.	Remove and replace all landscaping improvements, public/private damaged during construction.	1	ls.	$3,200.00	$3,200.00
				Subtotal	$197,000.00
				Engineering and Construction Contingencies (20%)	$39,400.00
				Estimated Total for Improvements	**$236,400.00**

PROJECT #53

8" DIAMETER WATERLINE ALONG 75 NORTH STREET
1000 WEST STREET TO 1300 WEST STREET

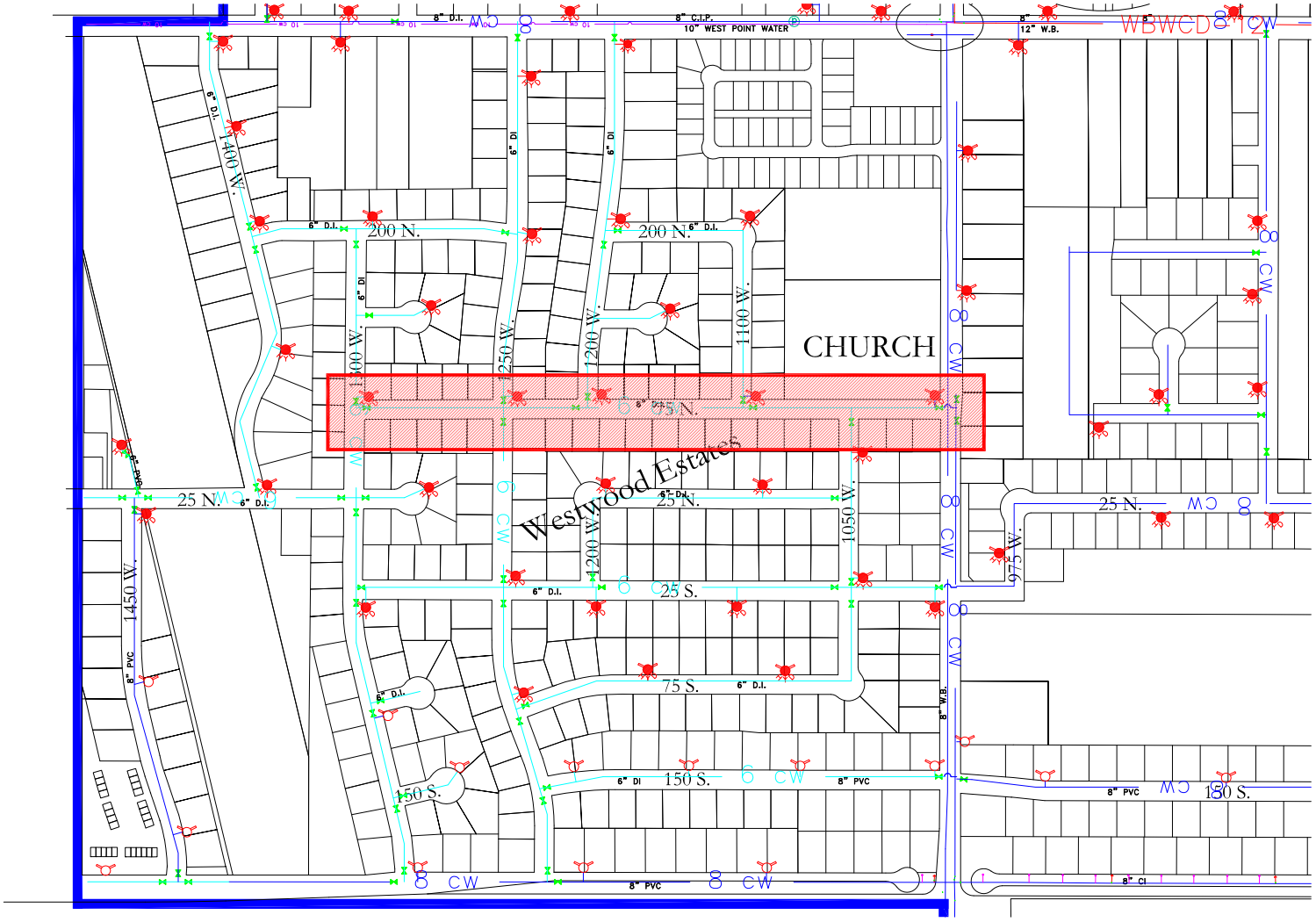
ESTIMATED COST: $497,900.00



Project #53
Location

N

NOT TO SCALE



CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. / DATE / BY / REVISIONS
PROJECT NUMBER: CC.12007	TITLE: PROJECT #53	DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG		CHECKED: RTF /NSN	
SHEET: 53			

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CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

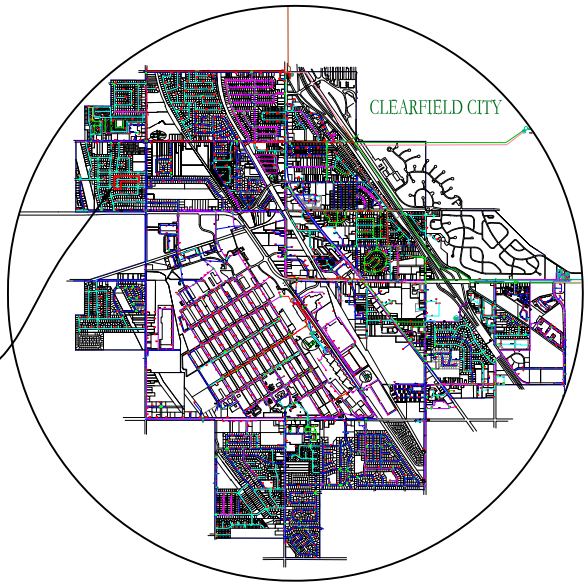
Project Name: **8" Diameter Waterline along 75 North Street - 1000 West Street to 1300 West Street**
Project Number: **Project #53**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, traffic control, SWPPP, bonds and insurance.	1	ls.	$19,800.00	$19,800.00
2.	Removal and disposal of existing curb and gutter.	660	lf.	$5.00	$3,300.00
3.	Remove and disposal of sidewalk and concrete flatwork.	2,640	sf.	$6.00	$15,840.00
4.	Remove fire hydrants.	5	ea.	$350.00	$1,750.00
5.	Removal and disposal of concrete waterway.	120	sf.	$5.00	$600.00
6.	Sawcutting, removal, disposal of the asphalt surface & roadbase to sub-base.	1,060	sy.	$3.00	$3,180.00
7.	Install 8" diameter pvc C-900 DR 18 culinary waterline.	1,900	lf.	$50.00	$95,000.00
8.	Install 8" diameter gate valve.	19	ea.	$2,000.00	$38,000.00
9.	Construct waterline main connections.	6	ea.	$3,000.00	$18,000.00
10.	Install fire hydrants.	5	ea.	$5,500.00	$27,500.00
11.	Construct service connections, including lateral, water meter & box.	33	ea.	$1,700.00	$56,100.00
12.	Cleaning, disinfection and testing of waterline.	1	ls.	$1,500.00	$1,500.00
13.	Furnish and install curb and gutter.	660	lf.	$16.00	$10,560.00
14.	Furnish and install 4-inch thick sidewalk and concrete flatwork.	2,640	sf.	$5.00	$13,200.00
15.	Furnish and install concrete waterway.	120	sf.	$8.00	$960.00
16.	Furnish 1" diameter clean gravel pipe bedding materials.	1,235	ton	$20.00	$24,700.00
17.	Furnish clean import material for trench backfill.	3,100	ton	$15.00	$46,500.00
18.	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials).	1,060	sy.	$30.00	$31,800.00
19.	Remove and replace all landscaping improvements, public/private damaged during construction.	1	ls.	$6,600.00	$6,600.00
				Subtotal	$414,900.00
				Engineering and Construction Contingencies (20%)	$83,000.00
				Estimated Total for Improvements	**$497,900.00**

PROJECT #54

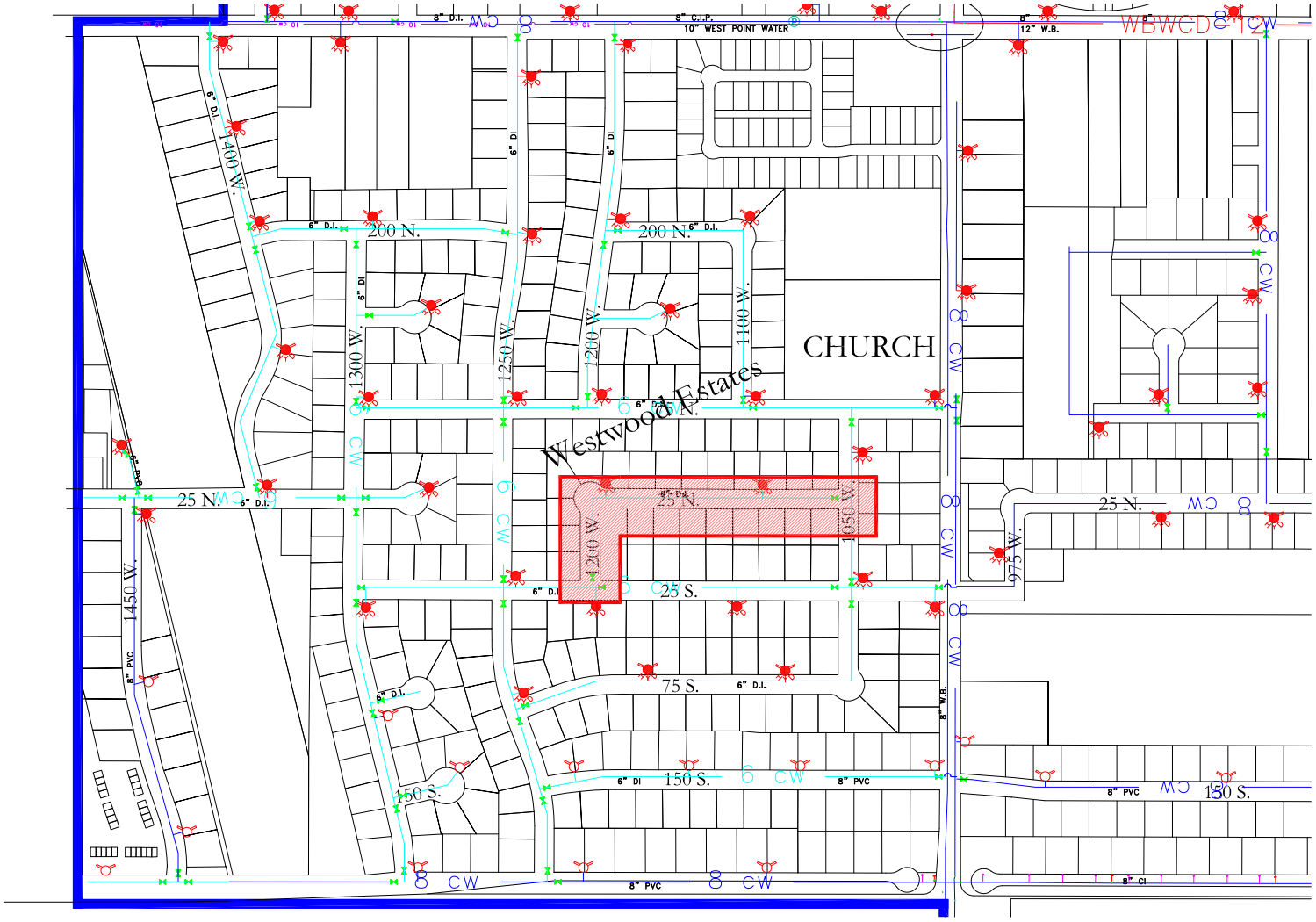
8" DIAMETER WATERLINE
ALONG 1200 WEST STREET & 25 NORTH STREET
25 SOUTH STREET TO 1050 WEST STREET

ESTIMATED COST: $306,500.00



Project #54
Location

NOT TO SCALE



CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. / DATE / BY / REVISIONS
PROJECT NUMBER: CC.12007	TITLE: PROJECT #54	DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG		CHECKED: RTF /NSN	
SHEET: 54			

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CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

Project Name: **8" Diameter Waterline along 1200 West Street and 25 North Street - 25 South Street to 1050 West Street**

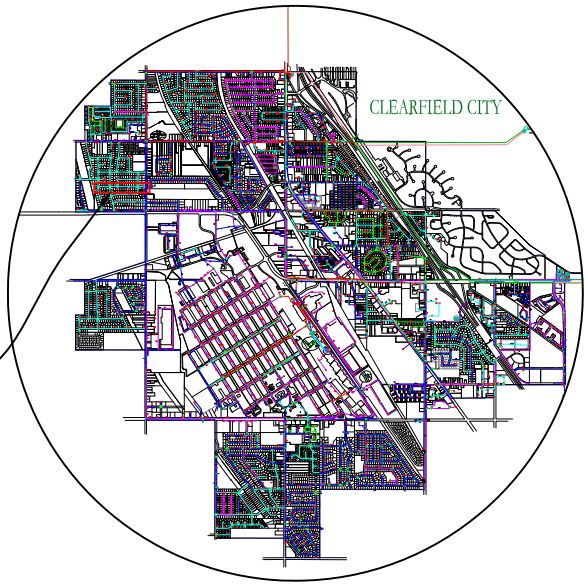
Project Number: **Project #54**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, traffic control, SWPPP, bonds and insurance.	1	ls.	$12,200.00	$12,200.00
2.	Removal and disposal of existing curb and gutter.	560	lf.	$5.00	$2,800.00
3.	Remove and disposal of sidewalk and concrete flatwork.	2,240	sf.	$6.00	$13,440.00
4.	Remove fire hydrants.	3	ea.	$350.00	$1,050.00
5.	Removal and disposal of concrete waterway.	20	sf.	$5.00	$100.00
6.	Sawcutting, removal, disposal of the asphalt surface & roadbase to sub-base.	610	sy.	$3.00	$1,830.00
7.	Install 8" diameter pvc C-900 DR 18 culinary waterline.	1,100	lf.	$50.00	$55,000.00
8.	Install 8" diameter gate valve.	6	ea.	$2,000.00	$12,000.00
9.	Construct waterline main connections.	2	ea.	$3,000.00	$6,000.00
10.	Install fire hydrants.	3	ea.	$5,500.00	$16,500.00
11.	Construct service connections, including lateral, water meter & box.	28	ea.	$1,700.00	$47,600.00
12.	Cleaning, disinfection and testing of waterline.	1	ls.	$1,500.00	$1,500.00
13.	Furnish and install curb and gutter.	560	lf.	$16.00	$8,960.00
14.	Furnish and install 4-inch thick sidewalk and concrete flatwork.	2,240	sf.	$5.00	$11,200.00
15.	Furnish and install concrete waterway.	20	sf.	$8.00	$160.00
16.	Furnish 1" diameter clean gravel pipe bedding materials.	715	ton	$20.00	$14,300.00
17.	Furnish clean import material for trench backfill.	1,790	ton	$15.00	$26,850.00
18.	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials).	610	sy.	$30.00	$18,300.00
19.	Remove and replace all landscaping improvements, public/private damaged during construction.	1	ls.	$5,600.00	$5,600.00
				Subtotal	$255,400.00
				Engineering and Construction Contingencies (20%)	$51,100.00
				Estimated Total for Improvements	**$306,500.00**

PROJECT #55

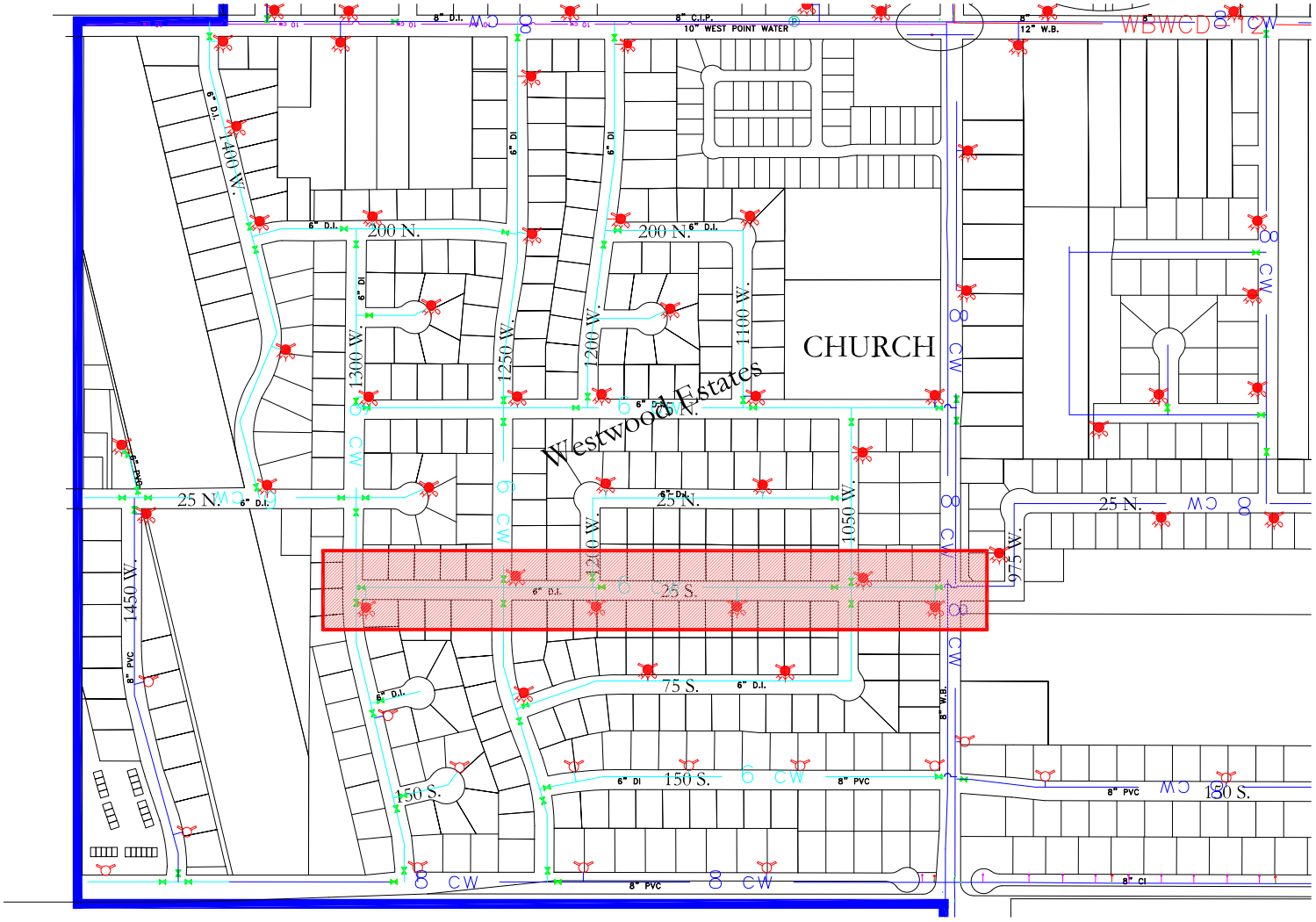
8" DIAMETER WATERLINE ALONG 25 SOUTH STREET
1000 WEST STREET TO 1300 WEST STREET

ESTIMATED COST: $507,800.00



N

NOT TO SCALE



CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. / DATE / BY / REVISIONS
PROJECT NUMBER: CC.12007		DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG	TITLE: PROJECT #55	CHECKED: RTF /NSN	
SHEET: 55			

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CLEARFIELD CITY CAPITAL FACILITIES PLAN
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Engineer's Cost Estimate
May 2019

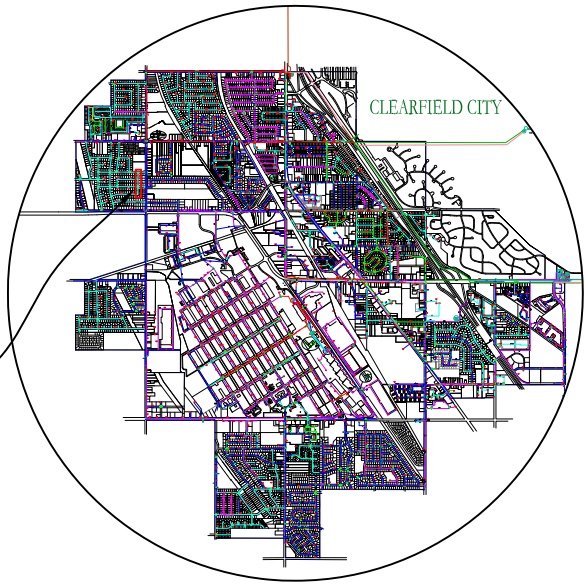
Project Name: **8" Diameter Waterline along 25 South Street - 1000 West Street to 1300 West Street**
Project Number: **Project #55**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, traffic control, SWPPP, bonds and insurance.	1	ls.	$20,200.00	$20,200.00
2.	Removal and disposal of existing curb and gutter.	720	lf.	$5.00	$3,600.00
3.	Remove and disposal of sidewalk and concrete flatwork.	2,880	sf.	$6.00	$17,280.00
4.	Remove fire hydrants.	6	ea.	$350.00	$2,100.00
5.	Removal and disposal of concrete waterway.	80	sf.	$5.00	$400.00
6.	Sawcutting, removal, disposal of the asphalt surface & roadbase to sub-base.	1,060	sy.	$3.00	$3,180.00
7.	Install 8" diameter pvc C-900 DR 18 culinary waterline.	1,900	lf.	$50.00	$95,000.00
8.	Install 8" diameter gate valve.	17	ea.	$2,000.00	$34,000.00
9.	Construct waterline main connections.	5	ea.	$3,000.00	$15,000.00
10.	Install fire hydrants.	6	ea.	$5,500.00	$33,000.00
11.	Construct service connections, including lateral, water meter & box.	36	ea.	$1,700.00	$61,200.00
12.	Cleaning, disinfection and testing of waterline.	1	ls.	$1,500.00	$1,500.00
13.	Furnish and install curb and gutter.	720	lf.	$16.00	$11,520.00
14.	Furnish and install 4-inch thick sidewalk and concrete flatwork.	2,880	sf.	$5.00	$14,400.00
15.	Furnish and install concrete waterway.	80	sf.	$8.00	$640.00
16.	Furnish 1" diameter clean gravel pipe bedding materials.	1,235	ton	$20.00	$24,700.00
17.	Furnish clean import material for trench backfill.	3,100	ton	$15.00	$46,500.00
18.	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials).	1,060	sy.	$30.00	$31,800.00
19.	Remove and replace all landscaping improvements, public/private damaged during construction.	1	ls.	$7,200.00	$7,200.00
				Subtotal	$423,200.00
				Engineering and Construction Contingencies (20%)	$84,600.00
				Estimated Total for Improvements	**$507,800.00**

PROJECT #56

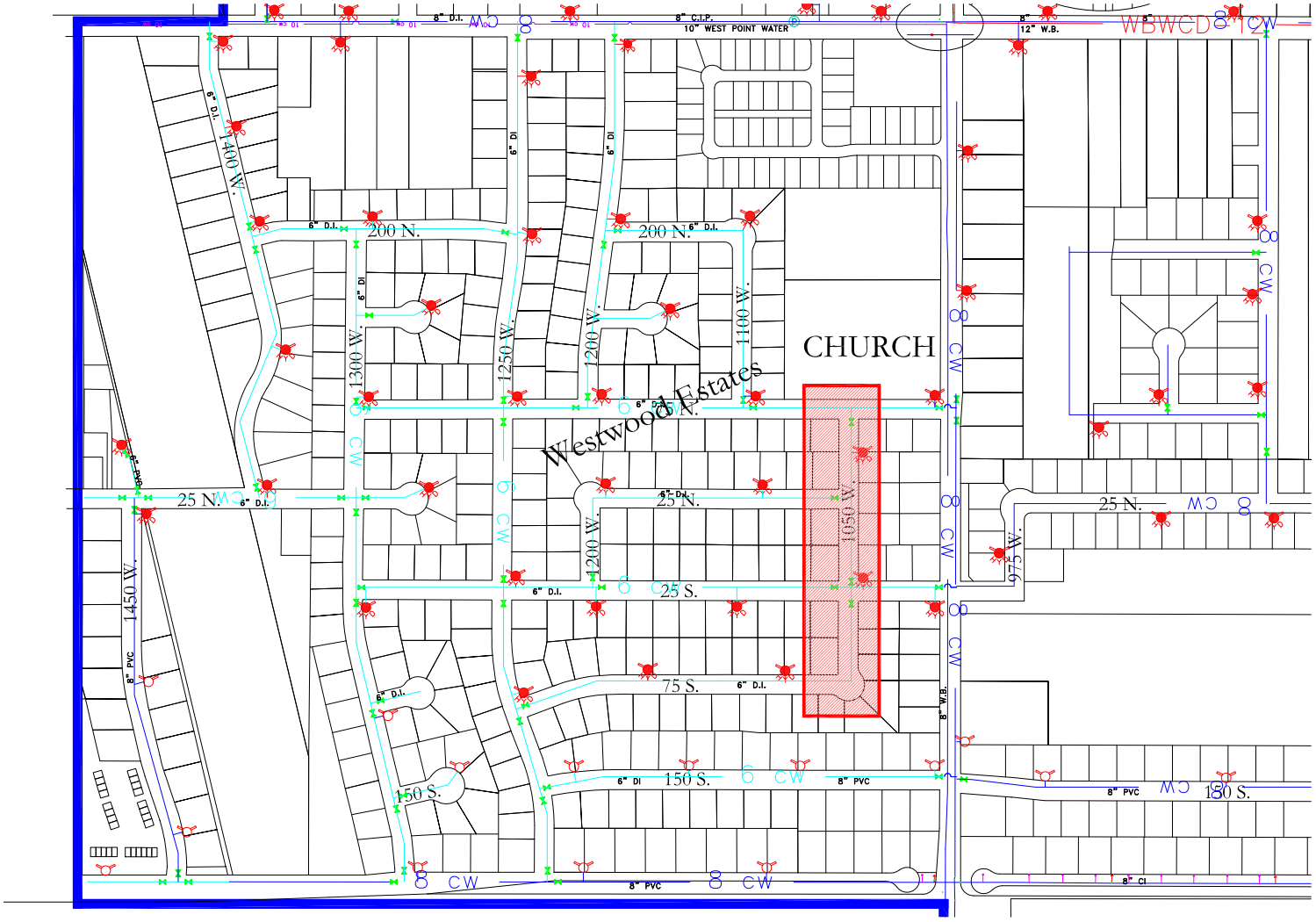
8" DIAMETER WATERLINE ALONG 1050 WEST STREET
75 NORTH STREET TO 75 SOUTH STREET

ESTIMATED COST: $267,800.00



Project #56
Location

NOT TO SCALE



CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. | DATE | BY | REVISIONS
PROJECT NUMBER: CC.12007		DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG	TITLE: PROJECT #56	CHECKED: RTF /NSN	
SHEET: 56			

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CLEARFIELD CITY CAPITAL FACILITIES PLAN
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Engineer's Cost Estimate
May 2019

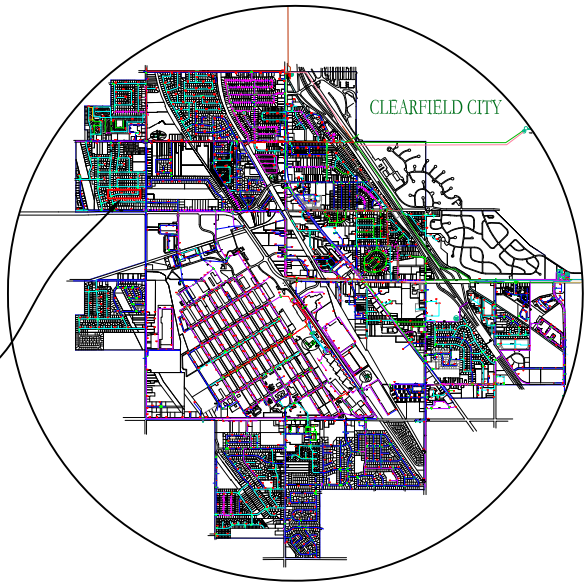
Project Name: **8" Diameter Waterline along 1050 West Street - 75 North Street to 75 South Street**
Project Number: **Project #56**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, traffic control, SWPPP, bonds and insurance.	1	ls.	$10,700.00	$10,700.00
2.	Removal and disposal of existing curb and gutter.	240	lf.	$5.00	$1,200.00
3.	Remove and disposal of sidewalk and concrete flatwork.	1,360	sf.	$6.00	$8,160.00
4.	Remove fire hydrants.	3	ea.	$350.00	$1,050.00
5.	Removal and disposal of concrete waterway.	80	sf.	$5.00	$400.00
6.	Sawcutting, removal, disposal of the asphalt surface & roadbase to sub-base.	635	sy.	$3.00	$1,905.00
7.	Install 8" diameter pvc C-900 DR 18 culinary waterline.	950	lf.	$50.00	$47,500.00
8.	Install 8" diameter gate valve.	12	ea.	$2,000.00	$24,000.00
9.	Construct waterline main connections.	4	ea.	$3,000.00	$12,000.00
10.	Install fire hydrants.	3	ea.	$5,500.00	$16,500.00
11.	Construct service connections, including lateral, water meter & box complete.	17	ea.	$1,700.00	$28,900.00
12.	Cleaning, disinfection and testing of waterline.	1	ls.	$1,500.00	$1,500.00
13.	Furnish and install curb and gutter.	240	lf.	$16.00	$3,840.00
14.	Furnish and install 4-inch thick sidewalk and concrete flatwork.	1,360	sf.	$5.00	$6,800.00
15.	Furnish and install concrete waterway.	80	sf.	$8.00	$640.00
16.	Furnish 1" diameter clean gravel pipe bedding materials.	625	ton	$20.00	$12,500.00
17.	Furnish clean import material for trench backfill.	1,545	ton	$15.00	$23,175.00
18.	Asphalt patching (8" of roadbase & 3" thick asphalt paving materials).	635	sy.	$30.00	$19,050.00
19.	Remove and replace all landscaping improvements, public/private damaged during construction.	1	ls.	$3,400.00	$3,400.00
				Subtotal	$223,200.00
				Engineering and Construction Contingencies (20%)	$44,600.00
				Estimated Total for Improvements	**$267,800.00**

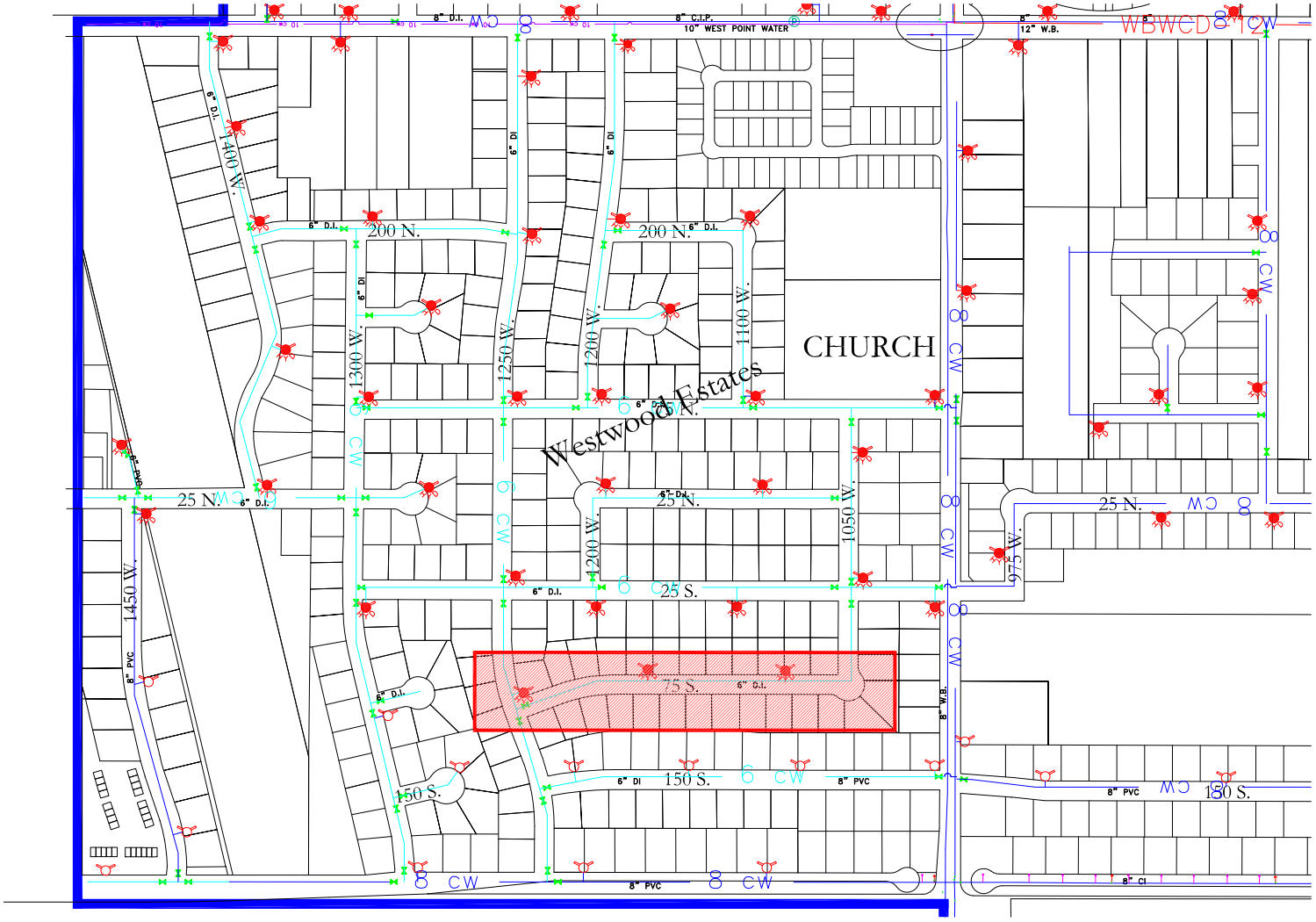
PROJECT #57

8" DIAMETER WATERLINE ALONG 75 SOUTH STREET
1050 WEST STREET TO 1250 WEST STREET

ESTIMATED COST: $337,300.00



NOT TO SCALE



CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. | DATE | BY | REVISIONS
PROJECT NUMBER: CC.12007		DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG	TITLE: PROJECT #57	CHECKED: RTF /NSN	
SHEET: 57			

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CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

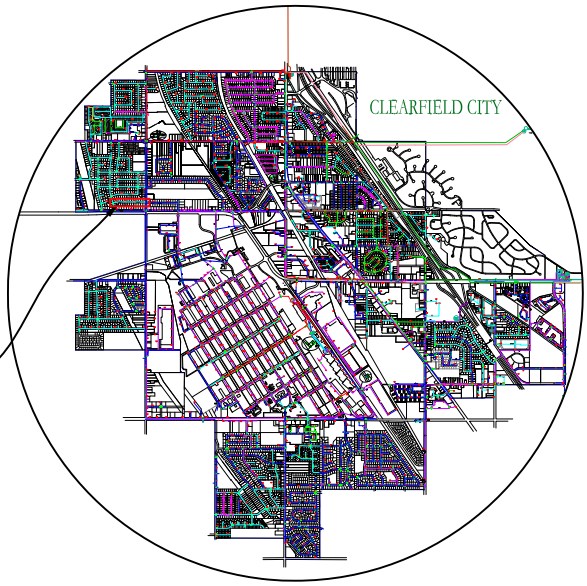
Project Name: **8" Diameter Waterline along 75 South Street - 1050 West Street to 1250 West Street**
Project Number: **Project #57**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, traffic control, SWPPP, bonds and insurance.	1	ls.	$13,400.00	$13,400.00
2.	Removal and disposal of existing curb and gutter.	540	lf.	$5.00	$2,700.00
3.	Remove and disposal of sidewalk and concrete flatwork.	2,160	sf.	$6.00	$12,960.00
4.	Remove fire hydrants.	3	ea.	$350.00	$1,050.00
5.	Sawcutting, removal, disposal of the asphalt surface & roadbase to sub-base.	735	sy.	$3.00	$2,205.00
6.	Install 8" diameter pvc C-900 DR 18 culinary waterline.	1,100	lf.	$50.00	$55,000.00
7.	Install 8" diameter gate valve.	5	ea.	$2,000.00	$10,000.00
8.	Construct waterline main connections.	2	ea.	$3,000.00	$6,000.00
9.	Install fire hydrants.	3	ea.	$5,500.00	$16,500.00
10.	Construct service connections, including lateral, water meter & box.	27	ea.	$1,700.00	$45,900.00
11.	Cleaning, disinfection, and testing of waterline.	1	ls.	$1,500.00	$1,500.00
12.	Furnish and install curb and gutter.	540	lf.	$16.00	$8,640.00
13.	Furnish and install 4-inch thick sidewalk and concrete flatwork.	2,160	sf.	$5.00	$10,800.00
14.	Furnish 1" diameter clean gravel pipe bedding materials.	715	ton	$20.00	$14,300.00
15.	Furnish clean import material for trench backfill.	3,510	ton	$15.00	$52,650.00
16.	Asphalt patching (8" of roadbase & 3" thick asphalt paving materials).	735	sy.	$30.00	$22,050.00
17.	Remove and replace all landscaping improvements, public/private damaged during construction.	1	ls.	$5,400.00	$5,400.00
				Subtotal	$281,100.00
				Engineering and Construction Contingencies (20%)	$56,200.00
				Estimated Total for Improvements	**$337,300.00**

PROJECT #58

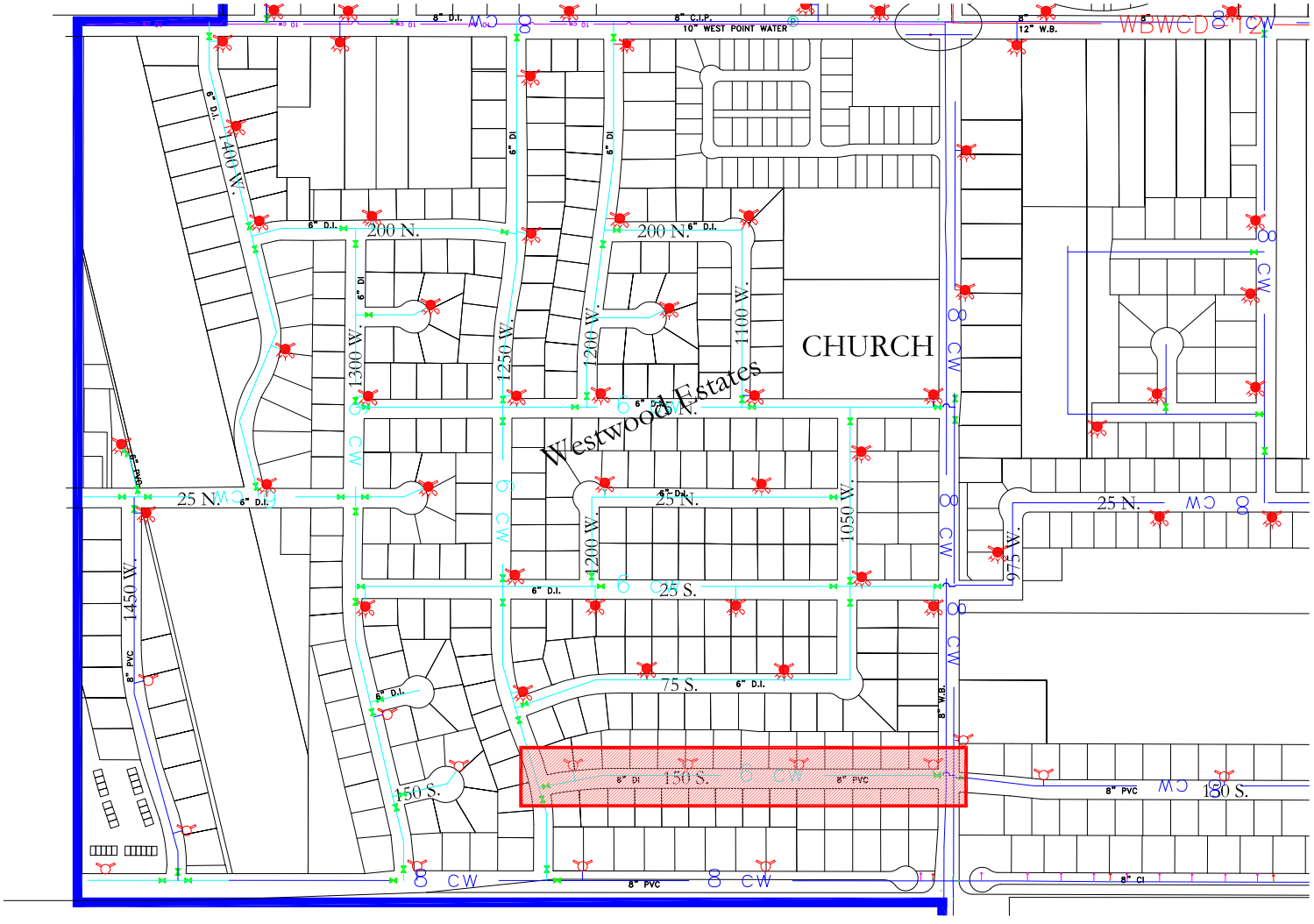
8" DIAMETER WATERLINE ALONG 150 SOUTH STREET
1000 WEST STREET TO 1250 WEST STREET

ESTIMATED COST: $346,700.00



N

NOT TO SCALE



CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. | DATE | BY | REVISIONS
PROJECT NUMBER: CC.12007		DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG	TITLE: PROJECT #58	CHECKED: RTF /NSN	
SHEET: 58			

CIVIL ENGINEERING CONSULTANTS, PLLC.
5141 SOUTH 1500 WEST
RIVERDALE, UT 84405
801.866.0550

CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

Project Name: **8" Diameter Waterline along 150 South Street - 1000 West Street to 1250 West Street**
Project Number: **Project #58**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, traffic control, SWPPP, bonds and insurance.	1	ls.	$13,800.00	$13,800.00
2.	Removal and disposal of existing curb and gutter.	560	lf.	$5.00	$2,800.00
3.	Remove and disposal of sidewalk and concrete flatwork.	2,240	sf.	$6.00	$13,440.00
4.	Remove fire hydrants.	4	ea.	$350.00	$1,400.00
5.	Removal and disposal of concrete waterway.	20	sf.	$5.00	$100.00
6.	Sawcutting, removal, disposal of the asphalt surface & roadbase to sub-base.	870	sy.	$3.00	$2,610.00
7.	Install 8" diameter pvc C-900 DR 18 culinary waterline.	1,300	lf.	$50.00	$65,000.00
8.	Install 8" diameter gate valve.	6	ea.	$2,000.00	$12,000.00
9.	Construct waterline main connections.	2	ea.	$3,000.00	$6,000.00
10.	Install fire hydrants.	4	ea.	$5,500.00	$22,000.00
11.	Construct service connections, including lateral, water meter & box.	28	ea.	$1,700.00	$47,600.00
12.	Cleaning, disinfection and testing of waterline.	1	ls.	$1,500.00	$1,500.00
13.	Furnish and install curb and gutter.	560	lf.	$16.00	$8,960.00
14.	Furnish and install 4-inch thick sidewalk and concrete flatwork.	2,240	sf.	$5.00	$11,200.00
15.	Furnish and install concrete waterway.	20	sf.	$8.00	$160.00
16.	Furnish 1" diameter clean gravel pipe bedding materials.	845	ton	$20.00	$16,900.00
17.	Furnish clean import material for trench backfill.	2,115	ton	$15.00	$31,725.00
18.	Asphalt patching (8" of roadbase & 3" thick asphalt paving materials).	870	sy.	$30.00	$26,100.00
19.	Remove and replace all landscaping improvements, public/private damaged during construction.	1	ls.	$5,600.00	$5,600.00
				Subtotal	$288,900.00
				Engineering and Construction Contingencies (20%)	$57,800.00
				Estimated Total for Improvements	**$346,700.00**

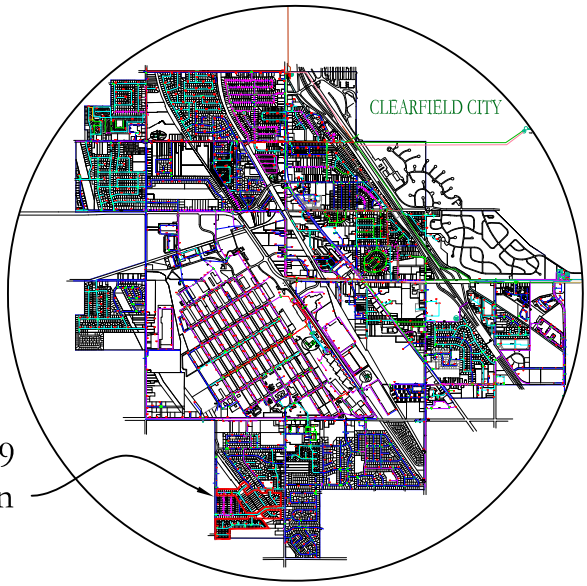
PROJECT #59

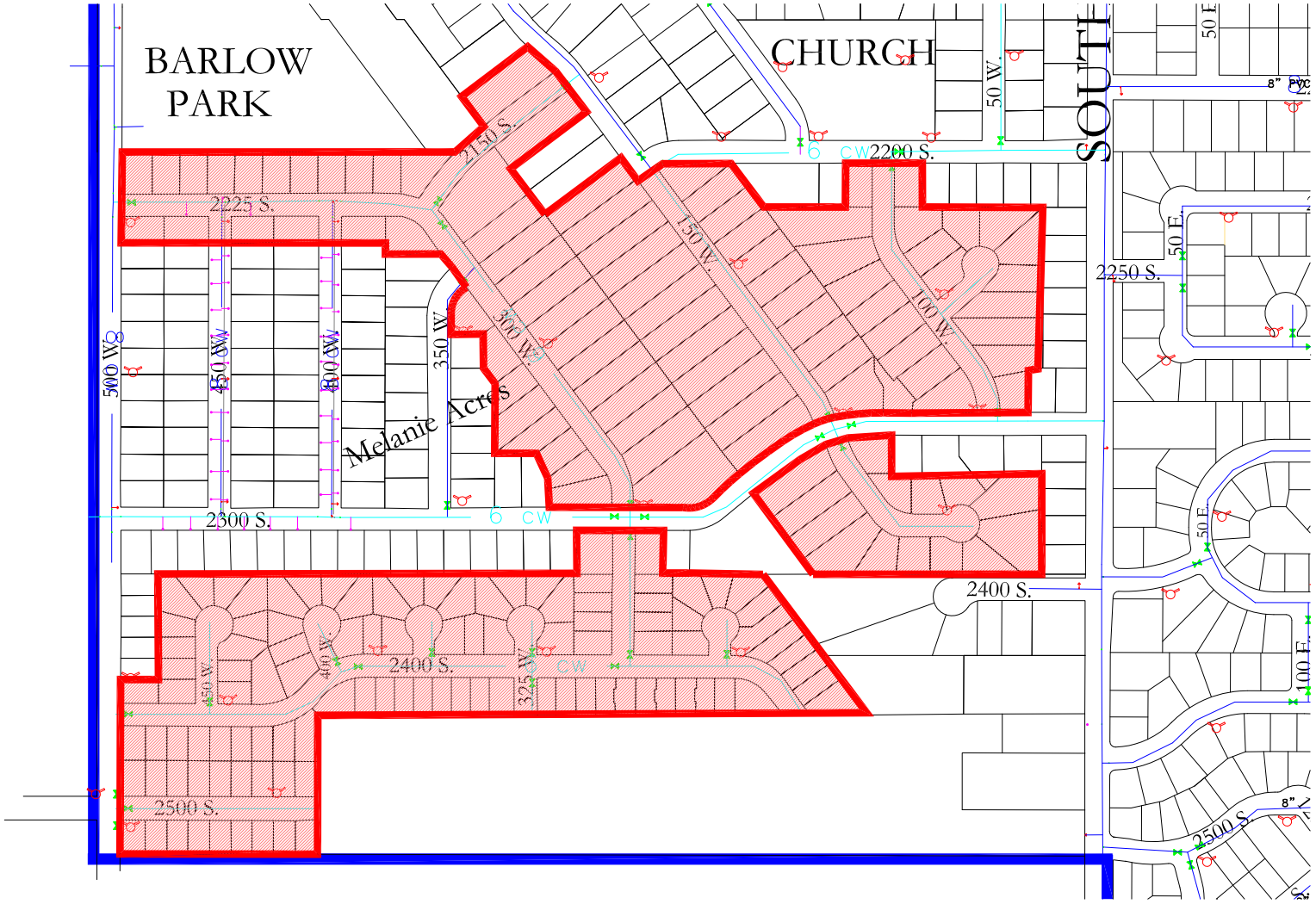
8" DIAMETER WATERINE
MELANIE ACRES AREA

ESTIMATED COST: $2,169,200.00

N

NOT TO SCALE





CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. / DATE / BY / REVISIONS
PROJECT NUMBER: CC.12007	TITLE: PROJECT 59	DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG		CHECKED: RTF /NSN	
SHEET: 59			

CIVIL ENGINEERING CONSULTANTS, PLLC.
5141 SOUTH 1500 WEST
RIVERDALE, UT 84405
801.866.0550

CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

Project Name: **8" Diameter Waterline - Melanie Acres Area**
Project Number: **Project #59**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, traffic control, SWPPP, bonds and insurance.	1	ls.	$86,100.00	$86,100.00
2.	Removal and disposal of existing curb and gutter.	4,060	lf.	$5.00	$20,300.00
3.	Remove and disposal of sidewalk and concrete flatwork.	16,240	sf.	$6.00	$97,440.00
4.	Remove fire hydrants.	14	ea.	$350.00	$4,900.00
5.	Removal and disposal of concrete waterway.	300	sf.	$5.00	$1,500.00
6.	Sawcutting, removal, disposal of the asphalt surface & roadbase to sub-base.	4,430	sy.	$3.00	$13,290.00
7.	Install 8" diameter pvc C-900 DR 18 culinary waterline.	8,000	lf.	$50.00	$400,000.00
8.	Install 8" diameter gate valve.	48	ea.	$2,000.00	$96,000.00
9.	Construct waterline main connections.	14	ea.	$3,000.00	$42,000.00
10.	Install fire hydrants.	14	ea.	$5,500.00	$77,000.00
11.	Construct service connections, including lateral, water meter & box.	203	ea.	$1,700.00	$345,100.00
12.	Cleaning, disinfection and testing of waterline.	1	ls.	$3,000.00	$3,000.00
13.	Furnish and install curb and gutter.	4,060	lf.	$16.00	$64,960.00
14.	Furnish and install 4-inch thick sidewalk and concrete flatwork.	16,240	sf.	$5.00	$81,200.00
15.	Furnish and install concrete waterway.	300	sf.	$8.00	$2,400.00
16.	Furnish 1" diameter clean gravel pipe bedding materials.	5,200	ton	$20.00	$104,000.00
17.	Furnish clean import material for trench backfill.	13,000	ton	$15.00	$195,000.00
18.	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials).	4,430	sy.	$30.00	$132,900.00
19.	Remove and replace all landscaping improvements, public/private damaged during construction.	1	ls.	$40,600.00	$40,600.00
				Subtotal	$1,807,700.00
				Engineering and Construction Contingencies (20%)	$361,500.00
				Estimated Total for Improvements	**$2,169,200.00**

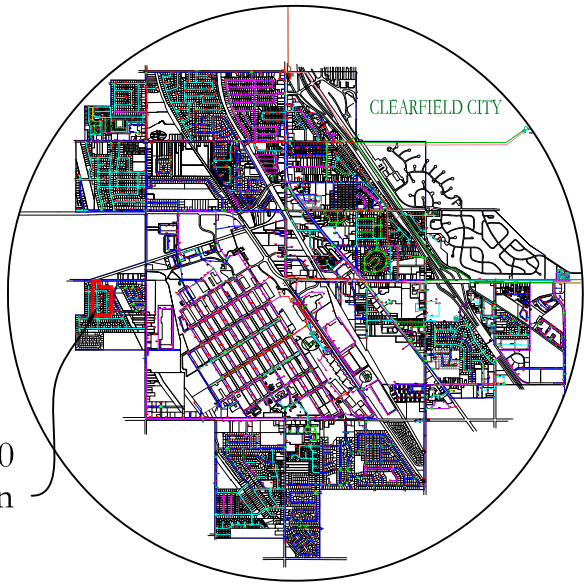
PROJECT #60

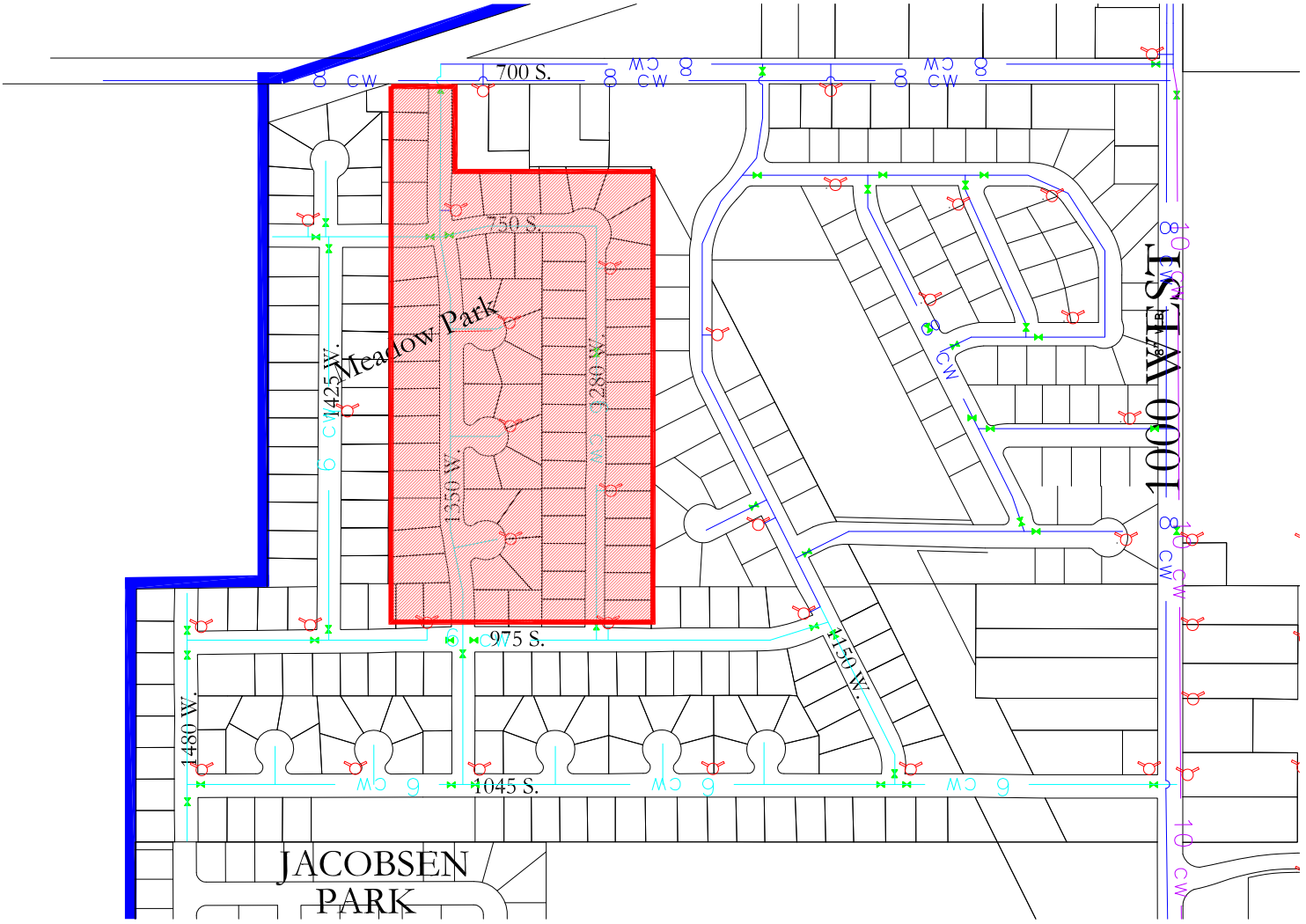
8" DIAMETER WATERLINE
MEADOW PARK AREA

ESTIMATED COST: $882,700.00

N

NOT TO SCALE





CLIENT:	CLEARFIELD CITY
PROJECT NUMBER:	CC.12007
FILE:	~CC12007 WATER PROJECTS.DWG
SHEET:	60

PROJECT / LOCATION:
CAPITAL FACILITIES PLAN
CULINARY WATER

TITLE:
PROJECT #60

DATE:	MAY 2019
DRAWN:	JLS
CHECKED:	RTF /NSN

NO.	DATE	BY	REVISIONS

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5141 SOUTH 1500 WEST
RIVERDALE, UT 84405
801.866.0550

CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

Project Name: **8" Diameter Waterline - Meadow Park Area**
Project Number: **Project #60**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, traffic control, SWPPP, bonds and insurance.	1	ls.	$35,000.00	$35,000.00
2.	Removal and disposal of existing curb and gutter.	1,500	lf.	$5.00	$7,500.00
3.	Remove and disposal of sidewalk and concrete flatwork.	12,000	sf.	$6.00	$72,000.00
4.	Remove fire hydrants.	6	ea.	$350.00	$2,100.00
5.	Removal and disposal of concrete waterway.	40	sf.	$5.00	$200.00
6.	Sawcutting, removal, disposal of the asphalt surface & roadbase to sub-base.	582	sy.	$3.00	$1,746.00
7.	Install 8" diameter pvc C-900 DR 18 culinary waterline.	3,200	lf.	$50.00	$160,000.00
8.	Install 8" diameter gate valve.	21	ea.	$2,000.00	$42,000.00
9.	Construct waterline main connections.	3	ea.	$3,000.00	$9,000.00
10.	Install fire hydrants.	6	ea.	$5,500.00	$33,000.00
11.	Construct service connections, including lateral, water meter & box.	75	ea.	$1,700.00	$127,500.00
12.	Cleaning, disinfection and testing of waterline.	1	ls.	$3,000.00	$3,000.00
13.	Furnish and install curb and gutter.	1,500	lf.	$16.00	$24,000.00
14.	Furnish and install 4-inch thick sidewalk and concrete flatwork.	6,000	sf.	$5.00	$30,000.00
15.	Furnish and install concrete waterway.	40	sf.	$8.00	$320.00
16.	Furnish 1" diameter clean gravel pipe bedding materials.	2,080	ton	$20.00	$41,600.00
17.	Furnish clean import material for trench backfill.	5,200	ton	$15.00	$78,000.00
18.	Asphalt patching (8" of roadbase, 3" thick asphalt paving materials).	1,770	sy.	$30.00	$53,100.00
19.	Roadway striping and messages.	1	ls.	$500.00	$500.00
20.	Remove and replace all landscaping improvements, public/private damaged during construction.	1	ls.	$15,000.00	$15,000.00
				Subtotal	$735,600.00
				Engineering and Construction Contingencies (20%)	$147,100.00
				Estimated Total for Improvements	**$882,700.00**

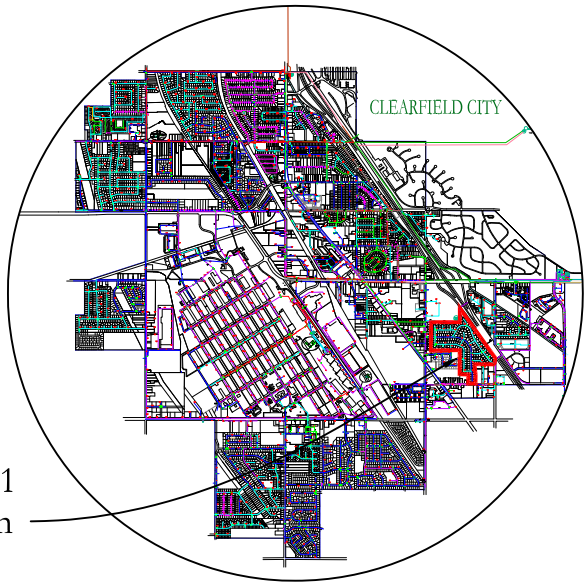
PROJECT #61

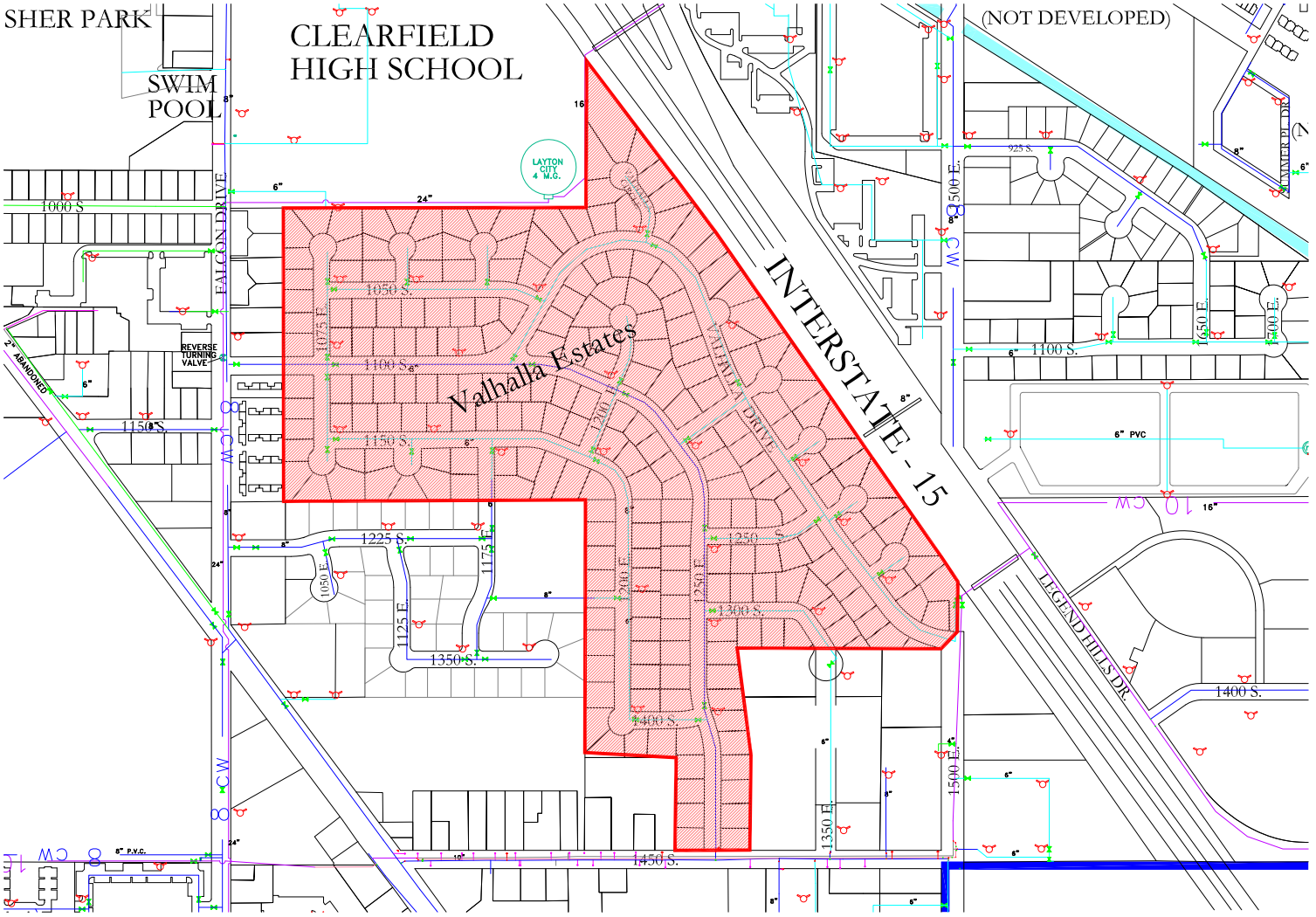
8" & 10" DIAMETER WATERLINE
VALHALLA ESTATES AREA

ESTIMATED COST: $5,005,000.00

N

NOT TO SCALE





CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. / DATE / BY / REVISIONS
PROJECT NUMBER: CC.12007	TITLE: PROJECT #61	DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG		CHECKED: RTF /NSN	
SHEET: 61			

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5141 SOUTH 1500 WEST
RIVERDALE, UT 84405
801.866.0550

CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

Project Name: **8" and 10" Diameter Waterline - Valhalla Estates Area**
Project Number: **Project #61**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, traffic control, SWPPP, bonds and insurance.	1	ls.	$198,600.00	$198,600.00
2.	Removal and disposal of existing curb and gutter.	26,480	lf.	$5.00	$132,400.00
3.	Remove and disposal of sidewalk and concrete flatwork.	105,920	sf.	$6.00	$635,520.00
4.	Remove fire hydrants.	30	ea.	$350.00	$10,500.00
5.	Removal and disposal of concrete waterway.	400	sf.	$5.00	$2,000.00
6.	Sawcutting, removal, disposal of the asphalt surface & roadbase to sub-base.	7,400	sy.	$3.00	$22,200.00
7.	Install 8" diameter pvc C-900 DR 18 culinary waterline.	9,950	lf.	$50.00	$497,500.00
8.	Install 8" diameter gate valve.	51	ea.	$2,400.00	$122,400.00
9.	Install 10" diameter pvc C-900 DR 18 culinary waterline.	3,290	lf.	$65.00	$213,850.00
10.	Install 10" diameter gate valve.	15	ea.	$2,000.00	$30,000.00
11.	Construct waterline main connections.	6	ea.	$3,000.00	$18,000.00
12.	Install fire hydrants.	30	ea.	$5,500.00	$165,000.00
13.	Construct service connections, including lateral, water meter & box.	235	ea.	$1,700.00	$399,500.00
14.	Cleaning, disinfection and testing of waterline.	1	ls.	$3,000.00	$3,000.00
15.	Furnish and install curb and gutter.	26,480	lf.	$16.00	$423,680.00
16.	Furnish and install 4-inch thick sidewalk and concrete flatwork.	105,920	sf.	$5.00	$529,600.00
17.	Furnish and install concrete waterway.	400	sf.	$8.00	$3,200.00
18.	Furnish 1" diameter clean gravel pipe bedding materials.	8,606	ton	$20.00	$172,120.00
19.	Furnish clean import material for trench backfill.	21,515	ton	$15.00	$322,725.00
20.	Asphalt patching (8"of roadbase & 3" thick asphalt paving materials).	7,400	sy.	$30.00	$222,000.00
21.	Remove and replace all landscaping improvements, public/private damaged during construction.	1	ls.	$47,000.00	$47,000.00
				Subtotal	$4,170,800.00
				Engineering and Construction Contingencies (20%)	$834,200.00
				Estimated Total for Improvements	**$5,005,000.00**

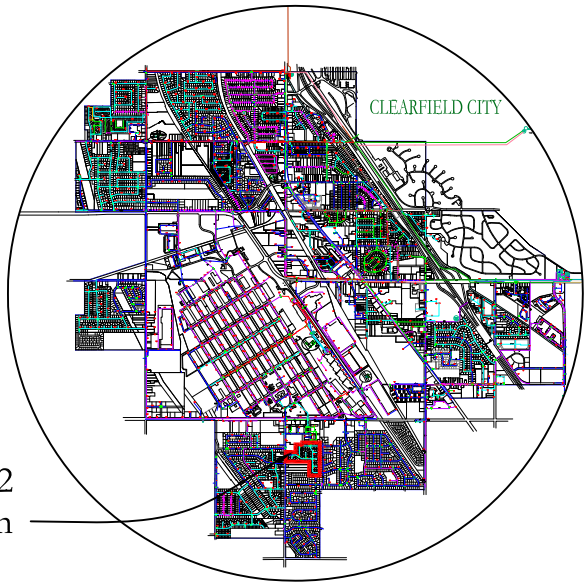
PROJECT #62

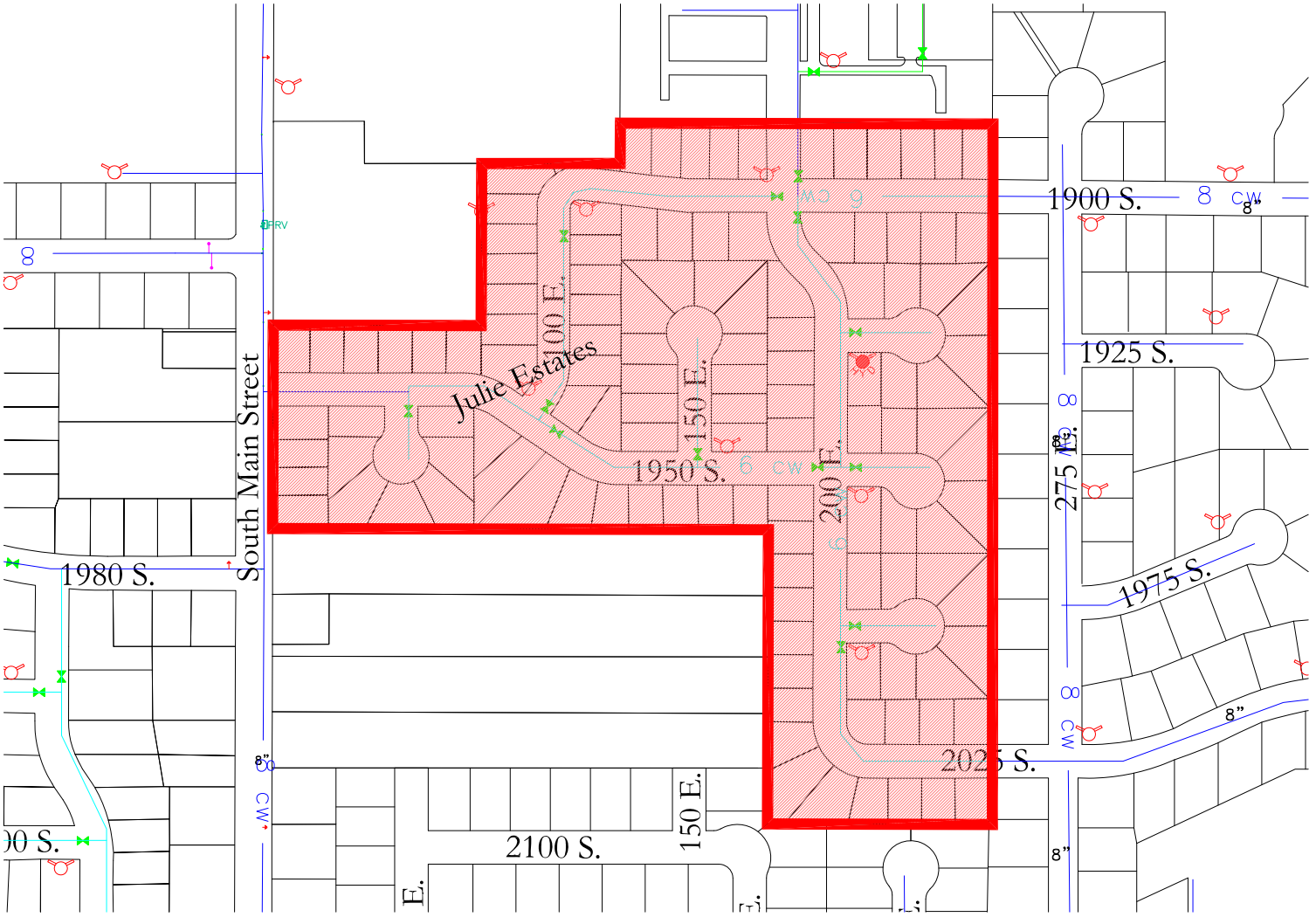
8" DIAMETER WATERLINE
JULIE ESTATES AREA

ESTIMATED COST: $1,264,300.00

N

NOT TO SCALE





CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: CAPITAL FACILITIES PLAN CULINARY WATER	DATE: MAY 2019	NO. | DATE | BY | REVISIONS
PROJECT NUMBER: CC.12007		DRAWN: JLS	
FILE: ~CC12007 WATER PROJECTS.DWG	TITLE: PROJECT #62	CHECKED: RTF /NSN	
SHEET: 62			

CIVIL ENGINEERING CONSULTANTS, PLLC.
5141 SOUTH 1500 WEST
RIVERDALE, UT 84405
801.866.0550

CLEARFIELD CITY CAPITAL FACILITIES PLAN
CULINARY WATER

Engineer's Cost Estimate
May 2019

Project Name: **8" Diameter Waterline - Julie Estates Area**
Project Number: **Project #62**

Item	*Description*	*Quantity*	*Units*	*Unit Price*	*Amount*
1.	Mobilization, traffic control, SWPPP, bonds and insurance.	1	ls.	$50,200.00	$50,200.00
2.	Removal and disposal of existing curb and gutter.	2,400	lf.	$5.00	$12,000.00
3.	Remove and disposal of sidewalk and concrete flatwork.	9,600	sf.	$6.00	$57,600.00
4.	Remove fire hydrants.	10	ea.	$350.00	$3,500.00
5.	Removal and disposal of concrete waterway.	120	sf.	$5.00	$600.00
6.	Sawcutting, removal, disposal of the asphalt surface & roadbase to sub-base.	2,600	sy.	$3.00	$7,800.00
7.	Install 8" diameter pvc C-900 DR 18 culinary waterline.	4,600	lf.	$50.00	$230,000.00
8.	Install 8" diameter gate valve.	28	ea.	$2,000.00	$56,000.00
9.	Construct waterline main connections.	4	ea.	$3,000.00	$12,000.00
10.	Install fire hydrants.	10	ea.	$5,500.00	$55,000.00
11.	Construct service connections, including lateral, water meter & box.	120	ea.	$1,700.00	$204,000.00
12.	Cleaning, disinfection and testing of waterline.	1	ls.	$3,000.00	$3,000.00
13.	Furnish and install curb and gutter.	2,400	lf.	$16.00	$38,400.00
14.	Furnish and install 4-inch thick sidewalk and concrete flatwork.	9,600	sf.	$5.00	$48,000.00
15.	Furnish and install concrete waterway.	120	sf.	$8.00	$960.00
16.	Furnish 1" diameter clean gravel pipe bedding materials.	3,000	ton	$20.00	$60,000.00
17.	Furnish clean import material for trench backfill.	7,500	ton	$15.00	$112,500.00
18.	Asphalt patching (8" of roadbase & 3" thick asphalt paving materials).	2,600	sy.	$30.00	$78,000.00
19.	Remove and replace all landscaping improvements, public/private damaged during construction.	1	ls.	$24,000.00	$24,000.00
				Subtotal	$1,053,600.00
				Engineering and Construction Contingencies (20%)	$210,700.00
				Estimated Total for Improvements	**$1,264,300.00**

EQUIVALENT RESIDENTIAL CONNECTIONS

Appendix C

CLEARFIELD CITY WATER USAGE DATA: 2015 TO 2016

Table 2.5

2015 - 2016 WELL SUPPLY (GALLONS)												
	COMMERCIAL/INDUSTRIAL			SCHOOLS	CHURCHES	CEMETARIES	PARKS	CITY BUILDINGS & FACILITIES	MULTIPLE UNIT	RESIDENTIAL		
	Total	Reading	Master Meter to deduct							Residential	Senior Citizen	
# of connections/ Water Usage (gallons)	564			10	19	1	16	16	3,040	5,976		TOTAL MONTHLY USAGE
SUMMER 2015 - 2016												
July 2015	67,602,000	69,944,000	-2,342,000	1,541,000	3,311,000	945,557	6,902,259	735,718	25,383,000	149,421,000	0	255,105,816
August 2015	90,227,000	93,089,000	-2,862,000	1,215,000	4,255,000	945,557	6,902,259	735,718	26,885,000	144,348,000	0	274,777,816
September 2015	63,486,000	66,087,000	-2,601,000	1,370,000	3,446,000	945,557	6,902,259	735,718	24,118,000	130,635,000	0	230,902,816
October 2015	40,910,000	41,992,000	-1,082,000	1,596,000	1,482,000	945,557	6,902,259	735,718	16,014,000	65,680,000	0	133,529,816
May 2016	31,562,000	32,366,000	-804,000	755,000	1,067,000	945,557	6,902,259	735,718	13,764,000	45,202,000	0	100,197,816
June 2016	49,785,000	52,323,000	-2,538,000	1,517,000	2,674,000	945,557	6,902,259	735,718	20,963,000	112,308,000	0	195,094,816
SUMMER TOTAL =	343,572,000			7,994,000	16,235,000	5,673,342	41,413,554	4,414,308	127,127,000	647,594,000	0	1,194,023,204
SUMMER AVERAGE=	**57,262,000**			**1,332,333**	**2,705,833**	**945,557**	**6,902,259**	**735,718**	**21,187,833**	**107,932,333**	**0**	**198,268,149**
	5.62			7.38	7.89	52.36	23.89	2.55	0.39	593.76	gal/conn/day = 1 ERC	
WINTER 2015 - 2016												
November 2015	25,556,000	26,176,000	-620,000	528,000	118,000			735,718	13,086,000	36,399,000	0	75,687,000
December 2015	18,761,000	19,246,000	-485,000	391,000	136,000			735,718	12,650,000	32,756,000	0	64,694,000
January 2016	16,657,000	17,033,000	-376,000	446,000	94,000			735,718	12,530,000	32,740,000	0	62,467,000
February 2016	20,663,000	21,396,000	-733,000	441,000	79,000			735,718	12,785,000	30,697,000	0	64,665,000
March 2016	21,480,000	22,635,000	-1,155,000	503,000	97,000			735,718	11,786,000	30,654,000	0	64,520,000
April 2016	26,266,000	27,149,000	-883,000	562,000	188,000			735,718	13,849,000	38,104,000	0	78,969,000
WINTER TOTAL =	129,383,000			2,871,000	712,000	0	0	4,414,308	76,686,000	201,350,000	0	415,416,308
WINTER AVERAGE=	**21,563,833**			**478,500**	**118,667**	**#DIV/0!**	**#DIV/0!**	**735,718**	**12,781,000**	**33,558,333**	**0**	**68,500,333**
	6.81			8.52	1.11	#DIV/0!	#DIV/0!	8.19	0.75	184.61	gal/conn/day = 1 ERC	
TOTAL YEARLY USAGE =	**472,955,000**			**10,865,000**	**16,947,000**	**5,673,342**	**41,413,554**	**8,828,616**	**203,813,000**	**848,944,000**	**0**	**1,609,439,512**
MONTHLY AVERAGE =	**39,412,917**			**905,417**	**1,412,250**	**472,779**	**3,451,130**	**735,718**	**16,984,417**	**70,745,333**		
YEARLY AVERAGE ERC =	5.90			7.65	6.28	39.94	18.22	3.88	0.47	389.19	gal/conn/day = 1 ERC	

1. This table is based upon the Billing and Usage Summary for the respective years as provided by Clearfield City.
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3. This method of determining the ERC is appropriate for Clearfield City only.
4. Multiple units: 297 connections but 3,370 charges
5. In 2007 Clearfield City combined the freeport center with the commercial

CLEARFIELD CITY WATER USAGE DATA: 2016 TO 2017

Table 2.5

2016 - 2017 WELL SUPPLY (GALLONS)

	COMMERCIAL/INDUSTRIAL			SCHOOLS	CHURCHES	CEMETARIES	PARKS	CITY BUILDINGS & FACILITIES	MULTIPLE UNIT	RESIDENTIAL		TOTAL MONTHLY USAGE
	Total	Reading	Master Meter to deduct							Residential	Senior Citizen	
# of connections/ Water Usage (gallons)	560			10	19	1	16	16	294	6,029		
SUMMER 2016 - 2017												
July 2016	67,191,000	70,525,000	-3,334,000	1,801,000	3,427,000	945,557	6,902,259	735,718	26,525,000	174,088,000	0	280,879,816
August 2016	66,668,000	69,236,000	-2,568,000	1,559,000	4,397,000	945,557	6,902,259	735,718	29,431,000	190,006,000	0	299,908,816
September 2016	57,926,000	60,355,000	-2,429,000	1,440,000	3,456,000	945,557	6,902,259	735,718	24,735,000	126,074,000	0	221,478,816
October 2016	32,459,000	33,739,000	-1,280,000	677,000	1,711,000	945,557	6,902,259	735,718	15,145,000	51,866,000	0	109,705,816
May 2017	32,493,000	33,439,000	-946,000	1,400,000	817,000	945,557	6,902,259	735,718	15,879,000	54,212,000	0	112,648,816
June 2017	49,245,000	51,770,000	-2,525,000	1,934,000	2,261,000	945,557	6,902,259	735,718	22,656,000	124,137,000	0	208,080,816
SUMMER TOTAL =	305,982,000			8,811,000	16,069,000	5,673,342	41,413,554	4,414,308	134,371,000	720,383,000	0	1,237,117,204
SUMMER AVERAGE=	**50,997,000**			**1,468,500**	**2,678,167**	**945,557**	**6,902,259**	**735,718**	**22,395,167**	**120,063,833**	**0**	**205,450,483**
	4.57			7.37	7.08	47.48	21.66	2.31	3.82	654.69	gal/conn/day = 1 ERC	
WINTER 2016 - 2017												
November 2016	37,165,000	37,634,000	-469,000	345,000	128,000			735,718	12,728,000	36,365,000	0	86,731,000
December 2016	18,624,000	19,084,000	-460,000	336,000	125,000			735,718	11,275,000	30,082,000	0	60,442,000
January 2017	16,884,000	17,794,000	-910,000	286,000	192,000			735,718	13,362,000	34,653,000	0	65,377,000
February 2017	18,905,000	19,622,000	-717,000	435,000	170,000			735,718	12,508,000	32,820,000	0	64,838,000
March 2017	16,789,000	17,944,000	-1,155,000	303,000	209,000			735,718	10,115,000	28,059,000	0	55,475,000
April 2017	22,239,000	23,744,000	-1,505,000	380,000	493,000			735,718	12,602,000	37,076,000	0	72,790,000
WINTER TOTAL =	130,606,000			2,085,000	1,317,000	0	0	4,414,308	72,590,000	199,055,000	0	410,067,308
WINTER AVERAGE=	**21,767,667**			**347,500**	**219,500**	**#DIV/0!**	**#DIV/0!**	**735,718**	**12,098,333**	**33,175,833**	**0**	**67,608,833**
	7.07			6.32	2.10	#DIV/0!	#DIV/0!	8.36	7.47	180.90	gal/conn/day = 1 ERC	
TOTAL YEARLY USAGE =	**436,588,000**			**10,896,000**	**17,386,000**	**5,673,342**	**41,413,554**	**8,828,616**	**206,961,000**	**919,438,000**	**0**	**1,647,184,512**
MONTHLY AVERAGE =	**36,382,333**			**908,000**	**1,448,833**	**472,779**	**3,451,130**	**735,718**	**17,246,750**	**76,619,833**		
YEARLY AVERAGE ERC =	5.11			7.15	6.00	37.20	16.97	3.62	4.61	417.80	gal/conn/day = 1 ERC	

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CLEARFIELD CITY WATER USAGE DATA: 2017 TO 2018

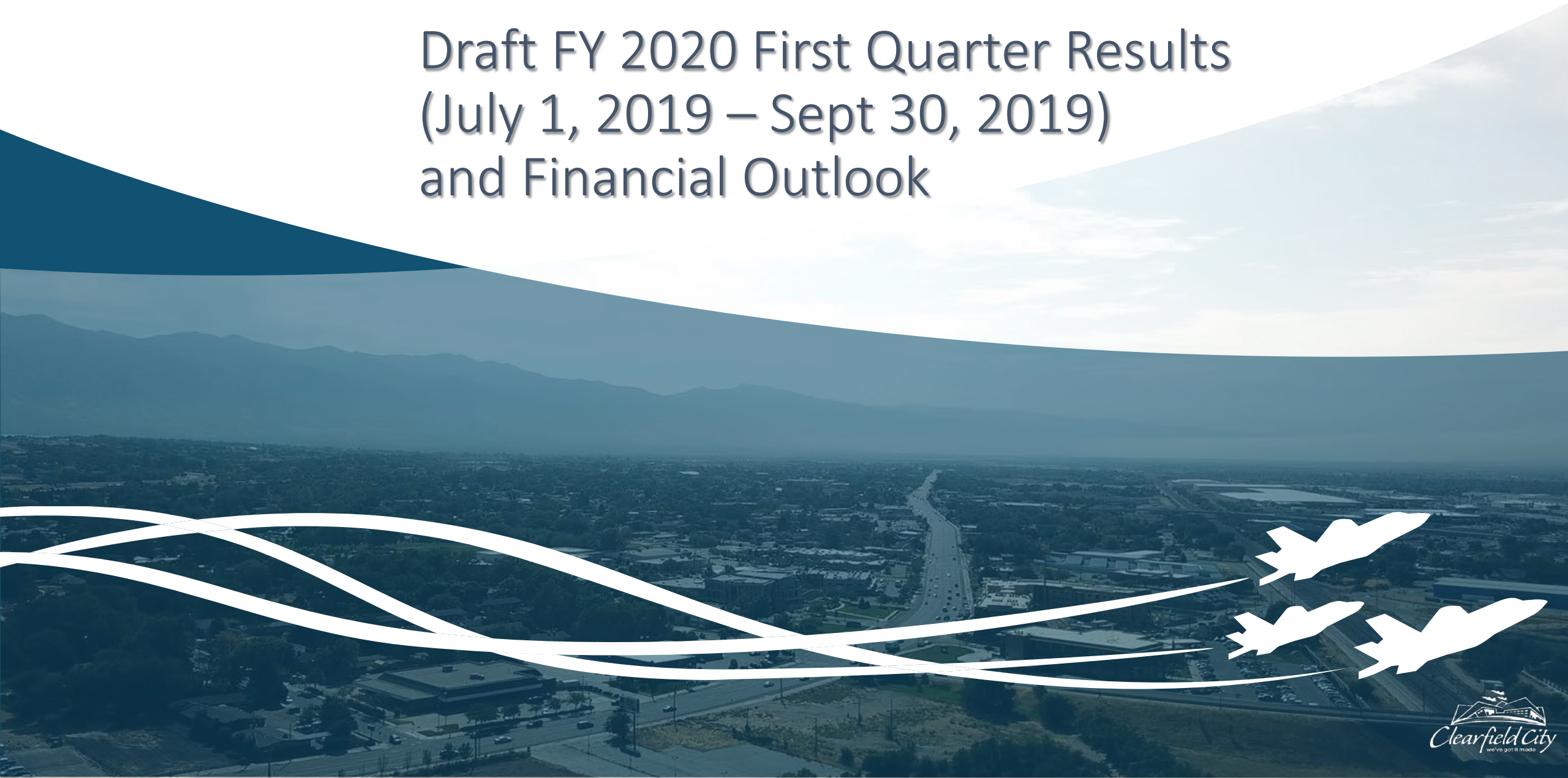
Table 2.5

2017 - 2018 WELL SUPPLY (GALLONS)												
	COMMERCIAL/INDUSTRIAL			SCHOOLS	CHURCHES	CEMETARIES	PARKS	CITY BUILDINGS & FACILITIES	MULTIPLE UNIT	RESIDENTIAL		
	Total	Reading	Master Meter to deduct							Residential	Senior Citizen	
# of connections/ Water Usage (gallons)	606			10	19	1	16	16	322	6,569		TOTAL MONTHLY USAGE
SUMMER 2017 - 2018												
July 2017	76,573,000	80,002,000	-3,429,000	2,737,000	3,623,000	945,557	6,902,259	735,718	35,120,000	209,270,000	0	335,170,816
August 2017	63,298,000	66,131,000	-2,833,000	2,495,000	3,136,000	945,557	6,902,259	735,718	30,775,000	164,221,000	0	271,772,816
September 2017	58,835,000	60,698,000	-1,863,000	1,597,000	2,470,000	945,557	6,902,259	735,718	27,135,000	139,770,000	0	237,654,816
October 2017	30,450,000	31,089,000	-639,000	938,000	724,000	945,557	6,902,259	735,718	15,323,000	43,686,000	0	98,968,816
May 2018	39,741,000	57,457,000	-17,716,000	932,000	1,496,000	945,557	6,902,259	735,718	17,638,000	73,210,000	0	140,864,816
June 2018	56,126,000	58,821,000	-2,695,000	837,000	2,217,000	945,557	6,902,259	735,718	25,263,000	147,621,000	0	239,911,816
SUMMER TOTAL =	325,023,000			9,536,000	13,666,000	5,673,342	41,413,554	4,414,308	151,254,000	777,778,000	0	1,328,758,204
SUMMER AVERAGE=	**54,170,500**			**1,589,333**	**2,277,667**	**945,557**	**6,902,259**	**735,718**	**25,209,000**	**129,629,667**	**0**	**220,723,983**
	4.53			8.05	6.07	47.92	21.86	2.33	3.97	648.77	gal/conn/day = 1 ERC	
WINTER 2017 - 2018												
November 2017	36,735,000	37,634,000	-899,000	717,000	288,000			735,718	12,728,000	36,365,000	0	86,833,000
December 2017	17,893,000	18,353,000	-460,000	507,000	122,000			735,718	12,125,000	30,466,000	0	61,113,000
January 2018	17,553,000	19,055,000	-1,502,000	391,000	196,000			735,718	13,377,000	31,785,000	0	63,302,000
February 2018	20,436,000	21,466,000	-1,030,000	469,000	153,000			735,718	13,287,000	31,030,000	0	65,375,000
March 2018	17,746,000	18,904,000	-1,158,000	360,000	212,000			735,718	11,306,000	28,253,000	0	57,877,000
April 2018	19,439,000	25,295,000	-5,856,000	500,000	424,000			735,718	11,868,000	29,759,000	0	61,990,000
WINTER TOTAL =	129,802,000			2,944,000	1,395,000	0	0	4,414,308	74,691,000	187,658,000	0	400,904,308
WINTER AVERAGE=	**21,633,667**			**490,667**	**232,500**	**#DIV/0!**	**#DIV/0!**	**735,718**	**12,448,500**	**31,276,333**	**0**	**66,081,667**
	7.50			10.31	2.57	#DIV/0!	#DIV/0!	9.66	8.12	156.53	gal/conn/day = 1 ERC	
TOTAL YEARLY USAGE =	**454,825,000**			**12,480,000**	**15,061,000**	**5,673,342**	**41,413,554**	**8,828,616**	**225,945,000**	**965,436,000**	**0**	**1,729,662,512**
MONTHLY AVERAGE =	**37,902,083**			**1,040,000**	**1,255,083**	**472,779**	**3,451,130**	**735,718**	**18,828,750**	**80,453,000**		
YEARLY AVERAGE ERC =	5.11			8.49	5.39	38.60	17.61	3.75	4.77	402.65	gal/conn/day = 1 ERC	

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Clearfield City | November 12, 2019

Draft FY 2020 First Quarter Results (July 1, 2019 – Sept 30, 2019) and Financial Outlook



Agenda

- FY 2020
  - Revenues, Expenses, and Net Change
  - Three Year Historic Trends
  - FY20 Budget Performance/Budget to Actual
- Economic Trends



General Fund – Draft Net

	Sept FY18	Sept FY19	Sept FY20	June 2019 Budget
Revenues	3,747,249	4,131,213	3,853,608	18,192,560
Expenditures	4,503,168	4,813,632	5,065,262	20,255,302
Net Change in Balance	$(755,919)	$(682,418)	$(1,211,654)	$(2,062,742)

- FY20 Budget will reduce reserves by $2,062,742
- Close to getting audited FY19 ending available balance



General Fund – Draft Revenue Summary

	Sept FY18	Sept FY19	Sept FY20	Variance Prior Yr	% of Budget
Taxes	2,306,449	2,472,888	2,247,434	(225,454)	22%
Licenses & Permits	38,307	121,653	160,003	38,350	42%
Intergovernmental	239,034	337,204	256,962	(80,242)	14%
Charges for Services	499,333	506,181	533,138	26,957	24%
Fines & Forfeitures	201,324	170,434	181,037	10,603	24%
Miscellaneous	165,716	203,751	131,484	(72,342)	33%
Other Sources	297,087	319,102	343,549	24,447	14%
Total GF Revenues	3,747,249	4,131,213	3,853,608	(277,680)	21%



General Fund – Draft Revenue Summary

	Sept FY18	Sept FY19	Sept FY20	Variance Prior Yr	% of Budget
Taxes	2,306,449	2,472,888	2,247,434	(225,454)	22%

- Total taxes $225k or 9% lower than last year
- Sales Tax actual for 2.1% higher than last year
  - Clearfield point of sale is the same as last year
- Energy Use Tax is $13k or 2% lower-tapering off from previous year growth
- Telecom Tax continues to decrease. Projected $40k below budget by year end
  - FY12 was $450k, FY19 $206k, FY20 projected $180k



General Fund – Draft Revenue Summary

	Sept FY18	Sept FY19	Sept FY20	Variance Prior Yr	% of Budget
Licenses & Permits	38,307	121,653	160,003	38,350	42%

- Building permits already 77% of budget
  - West Square C
  - Tru Hotel
  - Maverick



General Fund – Draft Revenue Summary

	Sept FY18	Sept FY19	Sept FY20	Variance Prior Yr	% of Budget
Intergovernmental	239,034	337,204	256,962	(80,242)	14%
Charges for Services	499,333	506,181	533,138	26,957	24%

- Class C Roads lower, will watch
- County Transportation statewide participation's impact looking good
- Aquatic Revenue matching last year
  - CAFC revenue 14% lower than two years ago
- Recreation not as strong as last year but better than two years ago



General Fund – Draft Revenue Summary

	Sept FY18	Sept FY19	Sept FY20	Variance Prior Yr	% of Budget
Fines & Forfeitures	201,324	170,434	181,037	10,603	24%
Miscellaneous	165,716	203,751	131,484	(72,342)	33%
Other Sources	297,087	319,102	343,549	24,447	14%



All Funds – Draft Expenditure Summary

Type	Sept FY18	Sept FY19	Sept FY20	Variance Prior Yr	% of Budget
Personnel	$2,354,575	$2,571,061	$2,689,305	$118,244	22%
Materials & Services	2,515,622	2,660,590	2,749,698	89,108	17%
Capital Outlay	2,024,260	400,847	485,400	84,553	3%
Debt Service	1,237,471	1,361,514	1,406,939	45,425	55%
Transfers	361,674	442,197	449,943	7,746	10%
Total All Funds	$8,493,602	$7,436,209	$7,781,285	$345,076	16%



Other Funds - Net

	Sept FY18	Sept FY19	Sept FY20	June 2020 Budget
CDRA Fund				
Revenues	21,235	31,392	51,194	2,493,099
Expenditures	1,030,064	60,983	60,768	2,156,189
Net	$(1,008,829)	$(29,591)	$(9,574)	$336,910
Water				
Revenues	1,324,826	1,296,780	1,278,700	3,719,000
Expenditures	584,696	567,448	698,832	7,457,545
Net	$740,130	$729,332	$579,868	$(3,738,545)

- Water consumption in July August & Sept was down from prior years, resulting in less revenues

Other Funds - Net

	Sept FY18	Sept FY19	Sept FY20	June 2020 Budget
Sewer				
Revenues	1,124,727	1,151,362	1,161,589	4,592,000
Expenditures	960,379	913,946	862,403	7,091,070
Net	$164,348	$237,416	$299,186	$(2,499,070)
Storm				
Revenues	265,366	331,377	298,315	1,075,820
Expenditures	370,593	315,314	308,877	4,049,178
Net	$(105,227)	$16,063	$(10,562)	$(2,973,358)
Garbage				
Revenues	360,308	361,042	418,093	1,429,000
Expenditures	296,734	224,763	248,826	1,649,568
Net	$63,574	$136,279	$169,267	$(-220,568)



Economy-US

- Info coming later

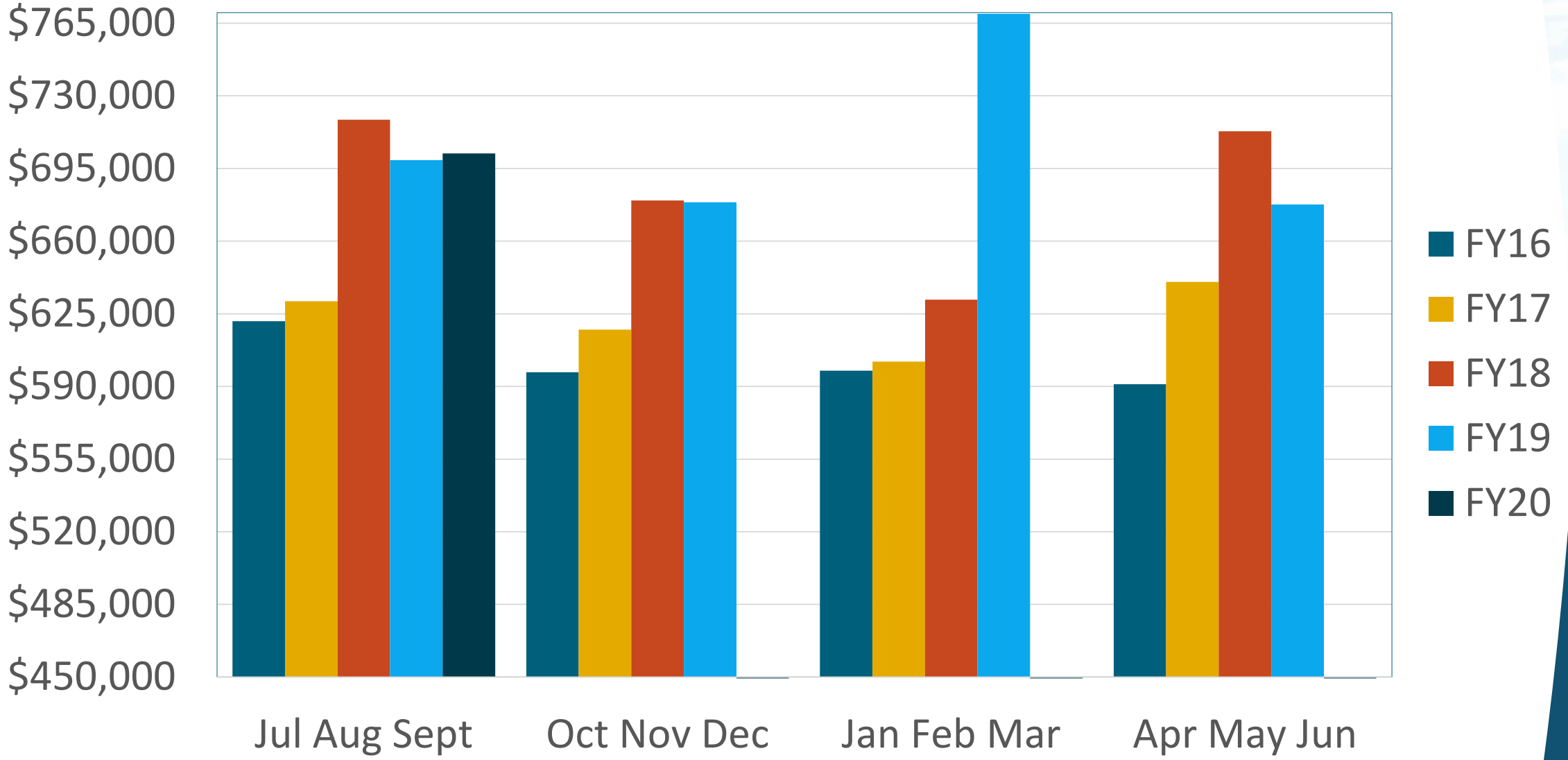


Economy-Utah

- Info coming later



Clearfield Quarterly Point of Sale



Revenues

25% of Fiscal Year Complete

Account Title	Sept FY18	Sept FY19	Sept FY20	Variance Prior Yr	FY20 Budget	% of Budget	Clarification Notes
General Fund - 10		*a*	*b*	*b-a*	*c*	*b/c*	
Taxes							
Current Property Tax	$ 176,524	$ 212,836	$ 29,577	$ (183,259)	$ 1,641,297	2%	why aug so low
Vehicle Value Based Tax	42,193	31,163	31,703	541	115,000	28%	
Delinquent Taxes Prior Yr	7,665	18,232	3,968	(14,264)	55,000	7%	
Sales & Use Taxes	1,130,824	1,180,557	1,177,606	(2,951)	4,500,000	26%	Sept projected
Energy Use Tax	632,790	724,273	711,415	(12,858)	2,750,000	26%	
PARAT Tax	65,715	64,109	64,305	196	225,000	29%	Sept projected
CaTV Franchise Taxes	40,145	38,745	39,953	1,208	150,000	27%	
Utility Franchise Taxes	144,025	143,861	142,839	(1,022)	470,000	30%	
Muni Telecom Tax	63,887	56,513	45,916	(10,597)	220,000	21%	Projected year end $40k less
Transient Room Tax	2,683	2,599	151	(2,448)	7,000	2%	
Taxes Total	**2,306,449**	**2,472,888**	**2,247,434**	**(225,454)**	**10,133,297**	**22%**	(7,885,863)
Licenses & Permits							
Business Licenses	11,348	9,478	13,894	4,416	100,000	14%	
Landlord Registration	3,133	3,033	4,516	1,484	51,500	9%	
Sign Permits	420	500	150	(350)	2,200	7%	
Building Permits	15,645	85,214	134,939	49,725	175,000	77%	West Sqr C, Tru Hotel, Maverick
Electrical,Plumbing & Gas	2,474	15,820	-	(15,820)	20,000	0%	
Excavation Permits	300	380	360	(20)	1,600	23%	
Demolition Permits	300	1,200	150	(1,050)	900	17%	
Inspection Fees	1,786	329	94	(235)	4,000	2%	
Cemetery & Burial Permits	2,900	5,700	5,900	200	22,000	27%	
Licenses & Permits Total	**38,307**	**121,653**	**160,003**	**38,350**	**377,200**	**42%**	
Intergovernmental							
CDBG Grant Revenue	8,419	70,861	-	(70,861)	197,625	0%	
State Grants	5,529	27,474	24,456	(3,018)	250,477	10%	
Class C Roads	135,822	146,756	129,755	(17,001)	1,050,000	12%	
County Transportation	89,264	92,112	102,751	10,639	349,000	29%	statewide change looking good
Intergov Total	**239,034**	**337,204**	**256,962**	**(80,242)**	**1,878,232**	**14%**	
Charges for Services							
Zoning & Subdivision	5,876	12,752	16,328	3,576	30,000	54%	
Plan Checking Fee	2,925	27,308	44,887	17,579	28,000	160%	
Special Police Services	5,473	7,247	11,607	4,361	34,000	34%	
Davis SD Police Protection	-	-	-	-	65,000	0%	
DUI/Seatbelt (Overtime Re	7,274	5,025	7,215	2,190	20,000	36%	
E-911 Service Fees	76,075	73,795	79,027	5,232	295,000	27%	Sept projected
Dispatch Services	21,252	21,252	21,252	-	85,000	25%	
Metro Narcotics Ovt	-	1,421	1,771	350	14,000	13%	
MIDA Revenue	672	4,470	1,857	(2,614)	10,000	19%	
Aquatic Center	299,384	252,258	256,736	4,478	1,300,000	20%	Early projection $1.18mill
Recreation	76,718	100,374	86,539	(13,835)	350,000	25%	
Cemetery Plots	3,684	140	5,920	5,780	11,000	54%	
Charges for Services Total	**499,333**	**506,181**	**533,138**	**26,957**	**2,244,000**	**24%**	

Revenues

25% of Fiscal Year Complete

Account Title	Sept FY18	Sept FY19	Sept FY20	Variance Prior Yr	FY20 Budget	% of Budget	Clarification Notes
General Fund - 10 Continued							
Fines & Forfeitures							
Fines/Forfeitures	140,858	107,154	113,506	6,351	475,000	24%	6%
Code Enforcement Fines	1,055	150	2,040	1,890	9,000	23%	
Fees/Costs/Contempt	54,267	58,734	61,783	3,049	250,000	25%	
Court Security Fees	5,143	4,286	3,708	(578)	18,000	21%	
Fines & Forf Total	**201,324**	**170,434**	**181,037**	**10,603**	**753,000**	**24%**	
Miscellaneous							
Interest Earnings	21,566	49,502	52,682	3,180	60,000	88%	
Unrealized Gains & Losses		17,426	14,403	(3,023)	-	#DIV/0!	
Community Service Rental	17,625	22,149	21,097	(1,052)	90,000	23%	
Rent/Lease		3,750	3,825		-		Cell Tower
Misc Revenues	12,325	61,100	9,785	(51,315)	65,000	15%	
Donation Revenue	85,367	21,609	550	(21,059)	77,000	1%	
Return Check Fees	320	80	240	160	750	32%	
Commercial Fire Protect	27,378	28,136	28,902	766	100,000	29%	
Miscellaneous Total	**165,716**	**203,751**	**131,484**	**(72,342)**	**392,750**	**33%**	
Other Sources of Funds							
TRNF CDRA Sales Tax Bond		-	-	-	774,208	0%	2016 Bond Payment
TRNF EF Sales Tax Bond		-	-	-	156,678	0%	
TRNF City Water Costs		-	-	-	105,000	0%	
TRNF from CDRA	40,000	52,819	51,858	(961)	207,431	25%	
EF(S) Overhead Allocation	257,087	266,283	291,691	25,408	1,166,764	25%	
Pay In Lieu Davis County		-	-	-	4,000	0%	
Other Sources Total	**297,087**	**319,102**	**343,549**	**24,447**	**2,414,081**	**14%**	
Total General Fund	**$ 3,747,249**	**$ 4,131,213**	**$ 3,853,608**	**$ (277,680)**	**$ 18,192,560**	**21%**	

$ 3,801,750

Revenues

25% of Fiscal Year Complete

Clarification Notes

Account Title	Sept FY18	Sept FY19	Sept FY20	Variance Prior Yr	FY20 Budget	% of Budget
CDRA - 20						
EDA #3 - ATK		-		-	774,374	0%
RDA #6		-		-	201,041	0%
RDA # 7		-		-	243,537	0%
RDA # 8		-		-	251,529	0%
RDA # 9		-		-	341,201	0%
RDA # 10		-		-	332,184	0%
CDA #1 - Clfd Station		-			274,233	
Interest	21,235	33,092	51,194	18,102	75,000	68%
CDRA Fund	**$ 21,235**	**$ 31,392**	**$ 51,194**	**$ 19,802**	**$ 2,493,099**	**2%**
GO Debt Service - 31						
Current General Property	80,758	116,730	28,140	(88,590)	707,576	4%
TRNF from EF		-	-	-	348,249	0%
Park Capital Improvement - 40						
Park Impact Fees	9,356	76,373	64,845	(11,528)	60,000	108%
Interest Earnings	1,734	5,553	6,960	1,407	3,000	232%
Capital Improvement - 45						
Interest Earnings	9,328	14,371	11,788	(2,583)	15,000	79%
Transfer from GF		-	20,000	20,000	1,321,500	2%

Revenues

25% of Fiscal Year Complete

Account Title	Sept FY18	Sept FY19	Sept FY20	Variance Prior Yr	FY20 Budget	% of Budget	Clarification Notes
Utility Admin - 50							
Interest Earnings	4,539	8,164	8,910	746	20,000	45%	
Late Fees/Penalty	40,323	39,101	38,463	(638)	140,000	27%	
Water Service Fees	4,793	5,425	4,270	(1,155)	20,000	21%	
TRNF from EF	58,940	53,404	59,167	5,763	236,398	25%	177,231
Utility Admin Fund	**$ 108,595**	**$ 106,094**	**$ 110,810**	**$ 4,717**	**$ 416,398**	**27%**	
Water - 51							
Water Impact Fees	1,976	1,411	2,822	1,411	25,000	11%	
Interest Earnings	19,068	21,926	25,136	3,209	30,000	84%	
Water Charges	1,301,030	1,271,497	1,248,797	(22,700)	3,550,000	35%	46% lower consumption May/June
kgals	798,566	760,514	735,745				-3.3%
Water Meter Fee	2,752	1,945	1,945	-	13,000	15%	
Water Fund	**$ 1,324,826**	**$ 1,296,780**	**$ 1,278,700**	**$ (18,079)**	**$ 3,719,000**	**34%**	
Sewer - 52							
Sewer Impact Fees	3,565	3,406	6,812	3,406	40,000	17%	
Interest Earnings	9,363	11,063	12,680	1,617	17,000	75%	
Sewer Charges	1,111,799	1,136,894	1,142,098	5,204	4,535,000	25%	
Sewer Fund	**$ 1,124,727**	**$ 1,151,362**	**$ 1,161,589**	**$ 10,227**	**$ 4,592,000**	**25%**	
Storm Water - 53							
Storm Sewer Impact Fees	256	2,636	4,289	1,653	3,500	123%	
MIDA	580	580	580	-	2,320	25%	
Interest Earnings	14,022	18,705	20,397	1,692	10,000	204%	
Misc Revenue		48,979	-	(48,979)	-		
Storm Water Charges	250,509	260,477	273,049	12,571	1,060,000	26%	
Storm Fund	**$ 265,366**	**$ 331,377**	**$ 298,315**	**$ (33,063)**	**$ 1,075,820**	**28%**	
Garbage - 54							
Interest Earnings	5,422	6,183	6,578	396	4,000	164%	
Garbage Charges	354,886	354,859	411,514	56,655	1,617,000	25%	$2 increase pass through
Solid Waste Fund	**$ 360,308**	**$ 361,042**	**$ 418,093**	**$ 57,051**	**$ 1,621,000**	**26%**	

Revenues

25% of Fiscal Year Complete

Account Title	Sept FY18	Sept FY19	Sept FY20	Variance Prior Yr	FY20 Budget	% of Budget	Clarification Notes
Fleet Management - 61							
Fleet Charges GF	63,014	36,030	36,032	2	157,136	23%	
Fleet Charges Water	12,155	7,231	7,231	1	32,163	22%	
Fleet Charges Sewer	4,603	3,260	3,260	0	14,500	22%	
Fleet Charges Storm	2,850	1,809	1,810	1	8,047	22%	
Consum. Chrgs GF	28,133	56,333	47,905	(8,428)	247,825	19%	fleet exps incurred by the GF, amount
Consum. Chrgs Water	3,587	10,177	8,343	(1,834)	51,000	16%	fleet exps incurred by the GF, amount
Consum. Chrgs Sewer	3,061	1,222	3,115	1,893	24,000	13%	fleet exps incurred by the GF, amount
Consum. Chrgs Storm	1,411	2,486	1,826	(660)	16,500	11%	
Consum. Chrgs Outside Sei	975	4,742		(4,742)	6,000	0%	
Vehicle Replace GF	89,875	-		-	330,201	0%	
Vehicle Replace Water	7,875	-		-	261,700	0%	
Vehicle Replace Sewer	7,875	-		-	-	#DIV/0!	
Fuel Charges	1,967	5,143	3,351	(1,792)	12,000	28%	
Fleet Management Fund	**$ 227,381**	**$ 128,433**	**$ 112,874**	**$ (15,559)**	**$ 1,161,073**	**10%**	
Risk Management - 63							
Risk Charges - GF	40,915	42,988	42,988	-	227,689	19%	
Risk Charges - Water	6,244	6,810	6,810	-	37,147	18%	
Risk Charges - Sewer	3,167	3,746	3,746	-	20,994	18%	
Risk Charges - Storm	1,166	1,459	1,459	-	8,937	16%	
Risk Charges - Fleet	-	590	590	-	3,111	19%	
Risk Charges - Garba	595	1,387	1,387	-	8,558	16%	
Risk Management Fund	**$ 52,315**	**$ 56,980**	**$ 56,980**	**$ -**	**$ 306,436**	**19%**	
Perpetual Cemetery - 70							
Perpetual Care	2,400	400	5,200	4,800	9,000	58%	
Interest Earnings	576	1,351	1,508	157	1,200	126%	
Cemetery Fund	**$ 2,976**	**$ 1,751**	**$ 6,708**	**$ 4,957**	**$ 10,200**	**66%**	
				-			
Total	**$ 7,336,156**	**$ 7,809,451**	**$ 7,480,604**	**$ (328,847)**	**$ 36,042,911**	21%	

Expenditures

25% of Fiscal Year Complete

Division	Sept FY18	Sept FY19	Sept FY20	Variance Prior Yr	FY20 Budget	Remaining Budget	% of Budget	Clarification Notes
		a	*b*	*b-a*	*c*		*b/c*	
General Fund - 10								
General Government								
Mayor & Council	$ 57,556	$ 76,098	$ 88,928	$ 12,830	$ 283,410	$ 194,482	31%	Changed Emplyee Association Accoun
Justice Court	96,347	104,212	108,140	3,928	494,441	386,301	22%	
City Manager	79,534	86,029	94,683	8,653	438,206	343,524	22%	
City Recorder	42,567	48,068	47,684	(384)	221,498	173,814	22%	
Legal	72,452	77,360	101,544	24,184	551,034	449,490	18%	
Human Resources	62,381	53,915	52,282	(1,633)	321,267	268,985	16%	
Information Technologies	282,107	193,995	229,848	35,853	752,439	522,591	31%	
Finance	79,685	92,045	91,189	(856)	511,601	420,412	18%	
Customer Service Center	68,445	78,800	84,521	5,721	371,603		23%	
Interdepartmental Service	383,238	204,993	222,353	17,360	842,941	620,588	26%	Energy Eff Project FY18
Buildings & Plants	95,393	130,058	148,167	18,109	888,304	740,137	17%	
Elections	-	-	16,239	16,239	38,500	22,261	42%	
Public Safety								
Police Admin	$ 124,527	$ 143,688	$ 158,517	$ 14,829	$ 709,886	$ 551,369	22%	
Patrol & Investigations	633,687	666,984	746,742	79,759	3,544,071	2,797,329	21%	
Emergency Services	3,620	5,574	4,533	(1,041)	48,013	43,480	9%	
Dispatch	141,019	137,947	160,001	22,054	714,595	554,594	22%	
Public Works			-					
Public Works Admin	$ 17,100	$ 21,501	$ 27,785	$ 6,285	$ 109,692	$ 81,907	25%	
Streets	364,901	324,592	352,422	27,830	711,513	359,091	50%	
Community Services								
Community Svcs Admin	$ 144,570	$ 75,462	$ 71,422	$ (4,039)	$ 307,571	$ 236,149	23%	
4th of July	-	83,647	108,171	$ 24,524	94,600	$ (13,571)	114%	
Parks	164,173	174,203	276,646	102,443	1,346,617	1,069,970	21%	
Open Space	44,833	49,545	18,957	(30,588)	197,422	178,465	10%	
Recreation	140,265	261,287	165,575	(95,712)	768,060	602,485	22%	
Aquatics Center	420,228	351,948	463,405	111,456	1,880,223	1,416,818	25%	
PARAT	-	105,000	-	(105,000)	350,000	350,000	0%	Pool toy
Cemetery	22,048	22,626	4,725	(17,901)	356,442	351,717	1%	

Expenditures

25% of Fiscal Year Complete

Division	Sept FY18	Sept FY19	Sept FY20	Variance Prior Yr	FY20 Budget	Remaining Budget	% of Budget	Clarification Notes
		a	*b*	*b-a*	*c*		*b/c*	
General Fund - 10								
Community & Econ Development								
CED Administration	$ 9,854	$ 199,277	$ 158,259	$ (41,018)	$ 1,061,532	$ 903,273	15%	Mabey Place
Communications	20,353	40,981	53,235	12,254	271,410	218,175	20%	
Code Enforcement		22,685	32,980	10,295	150,253	117,273	22%	
CDBG	10,759	76,047	30,592	(45,455)	198,184	167,592	15%	
Planning & Engineering	62,541	58,821	83,179	24,358	480,130	396,951	17%	Downtown Form-Based Code Update
Inspections	22,343	15,623	25,573	9,950	111,685	86,112	23%	
Sales Tax Bond '03&'16	$ 816,331	$ 830,619	$ 836,961	$ 6,342	$ 931,660	$ 94,699	90%	
Transfers to Other Funds	$ -	$ -	$ -	$ -	$ 1,321,500	$ 1,321,500	0%	
						-		
General Fund Exp Totals	$ 4,503,168	$ 4,813,632	$ 5,065,262	$ 251,630	$ 21,380,302	$ 16,315,040	24%	$ 16,315,040

Expenditures

25% of Fiscal Year Complete

Division	Sept FY18	Sept FY19	Sept FY20	Variance Prior Yr	FY20 Budget	Remaining Budget	% of Budget	Clarification Notes
		a	*b*	*b-a*	*c*		*b/c*	
CDRA - 20								
CED Administration	$ 4,539	$ 8,164	$ 8,910	$ 746	$ 24,000	$ 15,090	37%	
RDA #9	10,000	7,500	7,500	-	263,800	256,300	3%	
RDA #6		-	-		25,000			
RDA #7	990,525	5,000	6,250	1,250	232,450	226,200	3%	FY18-17 N Main Property Purchase
RDA #8	12,500	17,500	15,000	(2,500)	150,000	135,000	10%	
RDA #10	12,500	11,250	10,000	(1,250)	330,000	320,000	3%	
EDA #3	-	11,569	9,680	(1,889)	793,706	784,026	1%	
			3,428		337,233	333,805	1%	
CDRA Fund	$ 1,030,064	$ 60,983	$ 60,768	$ (215)	$ 2,156,189	$ 2,070,421	3%	
GO Bond Debt Service - 31								
GO Bond	52,452	37,800	22,650	(15,150)	1,055,825	1,033,175	2%	
GO Bond Debt Service Fund	$ 52,452	$ 37,800	$ 22,650	$ (15,150)	$ 1,055,825	$ 1,033,175	2%	
Park Capital Improvement - 40								
Capital Improve Park	92,084	2,205	-	(2,205)	4,465	4,465	0%	
Park Capital Improvements	$ 92,084	$ 2,205	$ -	$ (2,205)	$ 4,465	$ 4,465	0%	
Capital Improvement - 45								
Cap Proj - Buildings	$ 179,352	$ -	$ 2,987	$ 2,987	$ 20,000	$ 17,013	15%	
Cap Proj - Streets	20,739	38,893	47,988	9,095	3,025,817	2,977,829	2%	
Cap Proj - Parks	-	126	133,044		50,000			
Capital Improvements Fund	$ 200,091	$ 39,019	$ 184,020	$ 12,082	$ 3,095,817	$ 2,911,797	6%	

Expenditures

25% of Fiscal Year Complete

Clarification Notes

Division	Sept FY18	Sept FY19	Sept FY20	Variance Prior Yr	FY20 Budget	Remaining Budget	% of Budget
		a	*b*	*b-a*	*c*		*b/c*
Utility Admin - 50							
Utility Administration	$ 80,102	$ 81,138	$ 88,145	$ 7,007	$ 416,398	$ 328,253	21%
Utility Admin	$ 80,444	$ 81,138	$ 88,145	$ 7,007	$ 416,398	$ 328,253	21%
Water - 51							
Water Department	$ 500,397	$ 534,899	$ 628,896	$ 93,997	$ 4,392,095	$ 3,763,199	14%
Water Capital Projects	84,300	32,549	69,936	37,387	3,065,450	2,995,514	2%
Water Fund	$ 584,696	$ 567,448	$ 698,832	$ 131,384	$ 7,457,545	$ 6,758,713	9%
Sewer - 52							
Sewer Department	$ 896,207	$ 890,788	$ 844,970	$ (45,818)	$ 5,103,620	$ 4,258,650	17%
Sewer Capital Projects	64,172	23,158	17,433	(5,725)	1,987,450	1,970,017	1%
Sewer Fund	$ 960,379	$ 913,946	$ 862,403	$ (51,543)	$ 7,091,070	$ 6,228,667	12%
Storm Water - 53							
Storm Water	$ 308,323	$ 288,651	$ 278,136	$ (10,515)	$ 1,414,228	$ 1,136,091	20%
Storm Water Capital Prjct	62,270	26,663	30,740	4,077	2,634,950	2,604,210	1%
Strom Water Fund	$ 370,593	$ 315,314	$ 308,877	$ (6,438)	$ 4,049,178	$ 3,740,301	8%
Solid Waste & Recyclables- 54							
Solid Waste	$ 235,983	$ 206,819	$ 230,882	$ 24,063	$ 808,568	$ 577,687	29%
Solid Waste Capital	60,751	17,944	17,944	-	841,000	823,056	2%
Solid Waste Fund	$ 296,734	$ 224,763	$ 248,826	$ 24,063	$ 1,649,568	$ 1,400,743	15%
Fleet Management - 61							
Fleet Management	238,536	315,340	172,955	(142,385)	898,189	725,234	19%
Fleet Management Fund	$ 238,536	$ 315,340	$ 172,955	$ (142,385)	$ 898,189	$ 725,234	19%
Risk Management - 63							
ISF - Risk Management	61,750	64,499	63,436	(1,064)	306,435	242,999	21%
Risk Management Fund	$ 61,750	$ 64,499	$ 63,436	$ (1,064)	$ 306,435	$ 242,999	21%
Perpetual Cemetery - 70							
Perpetual Cemetery	-	-	-	-	-	-	
Cemetery Fund	$ -	$ -	$ -	$ -	$ -	$ -	

CLEARFIELD CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY
MEETING MINUTES
7:00 P.M. POLICY SESSION
October 22, 2019
(This meeting was held following a City Council policy session.)

City Building
55 South State Street
Clearfield City, Utah

PRESIDING:	Kent Bush	Chair
PRESENT:	Nike Peterson	Director
	Vern Phipps	Director
	Tim Roper	Director
	Mark Shepherd	Director
	Karece Thompson	Director
STAFF PRESENT:	Stuart Williams	City Attorney
	Kelly Bennett	Police Chief
	Adam Favero	Public Works Director
	Eric Howes	Community Services Director
	Curtis Dickson	Community Services Deputy Dir.
	Spencer Brimley	Community Development Director
	Brad McIlrath	Senior Planner
	Rich Knapp	Finance Manager
	Trevor Cahoon	Communications Coordinator
	Nancy Dean	City Recorder
EXCUSED:	JJ Allen	City Manager
	Summer Palmer	Assistant City Manager

VISITORS: Travis Taylor, Brian Brower, Bob Bercher, Jordan Mineer, Arianna Leigh, Annette Nielson, Brady Nielson, Kristi Bush, Ruth Jones, Joseph Jacobsen, Ethan Judkins

Chair Bush called the meeting to order at 7:43 p.m.

APPROVAL OF THE MINUTES FROM THE AUGUST 23, 2019 WORK SESSION, THE AUGUST 27, 2019 POLICY SESSION, AND THE SEPTEMBER 24, 2019 WORK SESSION

Director Shepherd moved to approve the minutes from the August 23, 2019 work session, the August 27, 2019 policy session, and the September 24, 2019 work session, as written; and authorize the Chair's signature to any necessary documents, seconded by Director Roper. The motion carried upon the following vote: Voting AYE – Directors Peterson, Phipps, Roper, Shepherd and Thompson. Voting NO – None.

DRAFT

CONSIDERATION OF THE MEMORANDUM OF UNDERSTANDING (MOU) – 2 WITH THE CITY AND LOTUS COMPANY FOR REDEVELOPMENT OF PROPERTIES LOCATED AT APPROXIMATELY 442 AND 448 SOUTH STATE STREET (MABEY PLACE) - **TABLED**

Director Peterson moved to table until Tuesday, October 29, 2019, the consideration of the Memorandum of Understanding (MOU) – 2 with the City and Lotus Company, seconded by Director Thompson. The motion carried upon the following vote: Voting AYE – Directors Peterson, Phipps, Shepherd and Thompson. Voting NO – Councilmember Roper.

There being no further business to come before the Community Development and Renewal Agency, **Director Thompson moved to adjourn at 7:45 p.m., seconded by Director Peterson. The motion carried upon the following vote: Voting AYE – Directors Peterson, Phipps, Roper, Shepherd and Thompson. Voting NO – None.**

The City Council policy session minutes are in a separate location.

DRAFT

CLEARFIELD CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY
MEETING MINUTES
7:30 P.M. SPECIAL SESSION
October 29, 2019
(This meeting was held following a City Council special session.)

City Building
55 South State Street
Clearfield City, Utah

PRESIDING:	Kent Bush	Chair
PRESENT:	Nike Peterson	Director
	Vern Phipps	Director
	Tim Roper	Director
	Mark Shepherd	Director
	Karece Thompson	Director
STAFF PRESENT:	JJ Allen	City Manager
	Summer Palmer	Assistant City Manager
	Stuart Williams	City Attorney
	Brody Warren	Police Lieutenant
	Adam Favero	Public Works Director
	Eric Howes	Community Services Director
	Brad McIlrath	Senior Planner
	Rich Knapp	Finance Manager
	Trevor Cahoon	Communications Coordinator
	Nancy Dean	City Recorder
	Wendy Page	Deputy Recorder

VISITORS: Devin Prouty, Chris Uccardi, Ruth Jones, Kristi Bush

Chair Bush called the meeting to order at 7:56 p.m.

APPROVAL OF THE MEMORANDUM OF UNDERSTANDING (MOU) – 2 WITH THE CITY AND LOTUS COMPANY FOR REDEVELOPMENT OF PROPERTIES LOCATED AT APPROXIMATELY 442 AND 448 SOUTH STATE STREET (MABEY PLACE)

Chair Bush explained that in the spring of 2018 the City purchased the Clearfield Mobile Home Park and the City and CDRA partnered with Lotus through a Memorandum of Understanding on April 10, 2018, for redevelopment of the area. He noted the redevelopment was proposed to take place in phases including the properties located at approximately 442 and 448 South State Street – part of a larger master plan for the creation of a new downtown, with Mabey Pond as the centerpiece. He indicated the Memorandum of Understanding (MOU) – 2 outlined obligations of a continued partnership with Lotus for additional development on both sides of State Street. He acknowledged the item was previously discussed in the City Council's special session because the City was also a party to the MOU – 2.

Director Peterson moved to approve the Memorandum of Understanding (MOU) – 2 with the City and Lotus Company with the language necessary to reflect the position provided by the City Council in its closed door meeting and in a manner to avoid financial injury or interference with a planned transaction and authorize the Chair's signature to any necessary documents, seconded by Director Shepherd. The motion carried upon the following vote: Voting AYE – Directors Peterson, Phipps, Roper, Shepherd, and Thompson. Voting NO – None.

There being no further business to come before the Community Development and Renewal Agency, **Director Shepherd moved to adjourn as the CDRA and reconvene as the City Council in work session at 7:58 p.m., seconded by Director Thompson. The motion carried upon the following vote: Voting AYE – Directors Peterson, Phipps, Roper, Shepherd and Thompson. Voting NO – None.**

The City Council special session minutes are in a separate location.

DRAFT

STAFF REPORT

TO:	CDRA Board of Directors
FROM:	Summer Palmer, Assistant City Manager
MEETING DATE:	November 12, 2019
SUBJECT:	Clearfield Station Apartments TIF Participation Agreement

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RECOMMENDED ACTION

Approve Resolution 2019R-06 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 $475,475.64. 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
- Resolution 2019R-06

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 $475,475.64, 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

CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY

RESOLUTION 2019R-06

A RESOLUTION APPROVING THE PARTICIPATION AGREEMENT WITH CLEARFIELD STATION APARTMENTS, LLC, PROVIDING FOR THE USE OF TAX INCREMENT FINANCING FOR THE REIMBURSEMENT OF CONSTRUCTION COSTS FOR PROJECT AND PUBLIC INFRASTRUCTURE IMPROVEMENTS

WHEREAS, Clearfield City Corporation has created the Clearfield Community Development and Renewal Agency (the "Agency") pursuant to the provisions of, and the Agency continues to operate under, Title 17C of the Utah Code, as amended, known as the Limited Purpose Local Government Entities—Community Development and Renewal Agencies Act (the "Act"), for the purposes of conducting urban renewal, economic development, and community development activities within the City, as contemplated by the Act; and

WHEREAS, the Agency has prepared, and the City Council has approved (pursuant to City Ordinance No. 2013-12 dated October 22, 2013), the Clearfield Station Community Development Project Area 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 Clearfield City and the Agency; and

WHEREAS, the Agency previously entered into several Interlocal Agreements with taxing entities to fund the Plan and tax increment financing; and

WHEREAS, the Agency believes that the development of the Site as described in the Development Agreement and this Agreement is vital and in the Agency's best interests; is in the best interest of the health, safety, and welfare of City residents; and is in accordance with the public purposes and provisions of the applicable State laws and requirement under which the Project Area was created; and

WHEREAS, the Agency continues to find that the development of the Clearfield Station site warrants assistance in the form of tax increment financing participation; and

WHEREAS, the Agency and the Developer find it necessary and prudent to enter into the Participation Agreement to establish the terms and conditions under which tax increment financing participation will occur;

NOW THEREFORE BE IT RESOLVED BY THE CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY AS FOLLOWS:

That the Participation Agreement with Clearfield Station Apartments, LLC, providing for the use of tax increment financing for the reimbursement of a specified portion of construction costs for project infrastructure improvements associated with the development of the Clearfield Station Apartments project, as attached hereto as Exhibit "A", is hereby approved by the Board and the

Chair is hereby authorized to execute said document on behalf of the Agency at the appropriate time.

This resolution takes effect upon adoption.

Approved and adopted on November 12, 2019.

ATTEST	CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY
_____	_____
Nancy R. Dean, Secretary	Kent Bush, Chair

VOTE OF THE BOARD

AYE:

NAY: