CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
August 25, 2020 – POLICY SESSION
Revised – August 21, 2020

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.

Multipurpose Room
55 South State Street
Second Floor
Clearfield, Utah

6:30 P.M. WORK SESSION

Discussion on the City General Plan Analysis and Update on the Consultant Selection

Discussion on the Amendments to 2019/2020 Community Development Block Grant One-Year Action Plan Related to COVID-19 Efforts and Needs

Discussion on a Zoning Text Amendment to the Form Based Code Allowing Indoor Temperature Controlled Self-Service Storage in the Gateway Corridor Commerce (C-C) Zone

(Any item 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 Pro Tem Phipps
OPENING CEREMONY:	Councilmember Thompson
APPROVAL OF MINUTES:	July 28, 2020 – Work 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 CLEARFIELD CITY'S 2020 ANALYSIS OF IMPEDIMENTS (AI) TO FAIR HOUSING CHOICE

BACKGROUND: The Council has had an opportunity to review the Analysis of Impediments (AI) to Fair Housing Choice 2020. The report is an overview of the progress being made to remove barriers to the development of housing choices for low and moderate income households and those with special needs. Citizens were given the opportunity to review the AI in the Community Development Department from June 9, 2020 to July 14, 2020.

RECOMMENDATION: Approve Clearfield City's 2020 Analysis of Impediments (AI) to Fair Housing Choice and authorize the Mayor's signature to any necessary documents.

3. CONSIDER APPROVAL OF THE FINAL SUBDIVISION PLAT FOR THE UNION TOWNHOMES SUBDIVISION LOCATED AT APPROXIMATELY 305, 315, AND 325 EAST 700 SOUTH

BACKGROUND: The applicant is proposing to develop a 58-unit townhome subdivision called Union Townhomes located at approximately 305, 315, and 325 East 700 South. The Planning Commission reviewed the plat at its meeting on August 5, 2020, and recommends its approval based on five conditions.

RECOMMENDATION: Approve the Final Subdivision Plat for the Union Townhomes Subdivision located at approximately 305, 315, and 325 East 700 South with the five conditions recommended by the Planning Commission and authorize the Mayor's signature to any necessary documents.

4. CONSIDER APPROVAL OF RESOLUTION 2020R-13 AUTHORIZING AN AMENDMENT TO THE INTERLOCAL COOPERATION AGREEMENT WITH THE MILITARY INSTALLATION DEVELOPMENT AUTHORITY TO PROVIDE MUNICIPAL SERVICES ON AN AS NEEDED BASIS AT FALCON HILL

BACKGROUND: The City and Military Installation Development Authority (MIDA) entered an Interlocal Cooperation Agreement for the City to provide necessary municipal services for the Falcon Hill Project Area on an as needed basis. MIDA has proposed an amendment to the storm sewer utility fee.

RECOMMENDATION: Approve Resolution 2020R-13 authorizing an amendment to the storm sewer utility fee in the Interlocal Cooperation Agreement with the Military Installation Development Authority and authorize the Mayor's signature to any necessary documents.

5. CONSIDER THE AWARD OF BID FOR THE WATERLINE IMPROVEMENT PROJECT ON STATE STREET FROM 700 SOUTH TO 1450 SOUTH

BACKGROUND: Staff solicited bids to make improvements to the waterline on State Street from 700 South to 1450 South. The lowest responsible bidder was Paragon Construction Systems Inc. with a bid of $1,273,641.48.

<u>RECOMMENDATION</u>: Approve the award of bid for the Waterline Improvement Project on State Street from 700 South to 1450 South to Paragon Construction Systems for the bid amount of $1,273,641.48 with contingency and engineering costs of $258,010.30 for a total project cost of $1,531,651.78 and authorize the Mayor's signature to any necessary documents.

6. <u>UPDATE ON THE FISCAL YEAR 2020 YEAR END FINANCIAL STATUS</u>

COMMUNICATION ITEMS:

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

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

Dated this 21st day of August, 2020.

/s/Wendy Page, Deputy 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
MEETING DATE:	Tuesday, August 25, 2020
SUBJECT:	Discussion on City General Plan Analysis and Update – Consultant Selection

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RECOMMENDED ACTION

Discuss consultant selection process; answer questions about General Plan update process. Solicit and obtain feedback from the Council on overall project. Solicit participation on committees and other working groups for the project.

DESCRIPTION / BACKGROUND

In the fall of 2019 Staff submitted a request to the Wasatch Front Regional Council ("WFRC") for fund from the Transportation and Land Use Connection (TLC) program. This program supports local governments in their planning efforts,"…through funding and allocation of other resources to assist in implementing the Wasatch Choice Vision." (WFRC website) Earlier this year the City received notice that the grant application was approved for the requested funds. Since that time staff has crafted a project scope, provided the scope to 10 groups for response, and as recent as last week staff from WFRC and the City reviewed 7 RFPs for the general plan update. This process has concluded with the City selecting VODA Landscape and Planning as the consultant for this project, with their sub-consultants.

Team

- **VODA Landscape and Planning – Project Lead/Project Manager -** Mark Nord, Annaliese Eichelberger
- **Fehr & Peers – Transportation/Infrastructure Planning -** Maria Vyas, Tim Baird
- **ZBPF – Market/Financial Analyst -** Susan Becker, Benjamin Becker

VODA has worked on several General Plans across the Wasatch front. They have also worked on TOD small area plans, housing plans and other community plans. Fehr & Peers assisted IBI on the Clearfield Station Small Area Plan. They also took the lead on The North Davis Active Transportation Implementation Plan, which is still on going. Zions Bank has helped with numerous projects in the City including the City wide Market Analysis from 2015 (resulting in the Creating Clearfield Downtown Small Area Plan). They recently helped with the Clearfield Station TOD small area plan with IBI and Fehr & Peers. They have a long track record with the City and are a well-respected and reputable firm.

Staff believes the partnership with The City, WFRC and the selected consultant will provide the highest quality outcome for the City's General Plan.

CORRESPONDING POLICY PRIORITY (IES)

The update of the Clearfield City General Plan will address the Policy Priority of *Improving Clearfield's Image, Livability, and Economy; and Providing Quality Municipal Services* in the following way*:*

- The use of and update of the General Plan encourages high quality economic development with increased development standards and a mix of uses to create a livability in the City and will provide a clear vision for the community to help blend the new development and with existing and established uses.

- The update will create a framework and context for conversations and collaboration with transportation agencies and other local/regional partners to create a community that planned and prepared for future growth.

FISCAL IMPACT

Clearfield City contributed $95,000 to this project. Pairing this contribution with the WFRC TLC grant of $55,000 from the total project budget will be $150,000.

The consultant came in under budget with a proposed cost of $145,800.

SCHEDULE / TIME CONSTRAINTS

Staff is working on the scope of work for the project, but the tentative plan is:

- September 2020 - April 2021

STAFF REPORT

TO:	Mayor Shepherd and City Council Members
FROM:	Brad McIlrath, Senior Planner/CDBG Coordinator
MEETING DATE:	Tuesday, August 25, 2020
SUBJECT:	Review Amendments of 2019-2020 CDBG One Year Action Plan to Support COVID-19 Efforts and Needs with Open Doors and Safe Harbor

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DESCRIPTION / BACKGROUND

As part of the CARES Act, the U.S. Department of Housing and Urban Development has been allocated funding to distribute to entitlement communities through the Community Development Block Grant (CDBG) program. The CARES Act made available $5 billion in CDBG funds with $2 billion of that to be allocated based on the 2020 CDBG allocation formula. The remaining $3 billion will later be allocated based upon needs and available data. This funding must be allocated specifically for services and activities that address impacts of COVID-19. As an entitlement community Clearfield City has been allocated $129,178. After exploring multiple program options, staff recognized the need to partner with Open Doors and Safe Harbor to address housing and food needs that are the result of COVID-19 impacts. Open Doors and Safe Harbor submitted a funding request letter which is attached to this report. The letters outline each organizations funding needs to assist Clearfield residents impacted by COVID-19. Each organization asked for similar funding amounts but different services. Staff has evaluated each request and is proposing the following funding options:

- **Open Doors – Requested $79,826 / Funding Proposal of $65,178.** This funding request is intended to provide rent for up to 10 families, salary for a food bank warehouse worker at $12.00 an hour, salary for one FTE case manager at $18.00 an hour, part-time Circles Coach at $15.00 an hour, and to cover the cost of benefits for those positions.
- **Safe Harbor – Requested $80,000 / Funding Proposal of $64,000.** This funding request is intended to provide additional counseling, rental and flexible assistance, additional supplies for families, and cover staff supportive services. The bulk of the request is to cover rental and flexible assistance. New chairs for the conference room that can be cleaned to meet COVID restrictions are also included in the request, but staff does not support funding that portion of the request.

With the CARES Act being passed during the 2019-2020 CDBG Program Year, entitlement communities have the option to amend that year's action plan or to include the funding in the 2020-2021 program year. Based upon training provided by HUD, staff recommends amending the 2019-2020 Action Plan to include the CARES Act CDBG funding.

IMPACT

a. **FISCAL –** The proposed allocations are based on funding granted by the United States Department of Housing and Urban Development through the CARES Act. No local funds are required to provide the assistance.

b. **OPERATIONS / SERVICE DELIVERY**- The CARES Act CDBG funding as proposed for Open Doors and Safe Harbor will require additional staff oversight and administration. Staff time to evaluate this funding, review proposals and process changes to the 2019-2020 Action Plan have increased the amount of time required for CDGB administration. That increase of time will continue to be necessary until the funds are expended and HUD has fully closed out the projects.

ALTERNATIVES

The City Council may choose to fund these organizations different amounts or use the CARES Act CDBG funding in a different way, although no other alternatives are being proposed by staff.

SCHEDULE / TIME CONSTRAINTS

As part of HUD noticing requirements for amendments for COVID-19 response, the traditional 30-day comment and notice period has been waived and can be replaced with a 5-day noticing and comment period. That notice will be prepared and published prior to the public hearing for these amendments.

LIST OF ATTACHMENTS

- HUD Allocation Notification Letter
- Open Doors Funding Request Letter
- Safe Harbor Funding Request Letter

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-7000

ASSISTANT SECRETARY FOR
COMMUNITY PLANNING AND DEVELOPMENT

April 2, 2020

The Honorable Mark Shepherd
Mayor of Clearfield
55 S State Street
Clearfield, UT 84015-1027

Dear Mayor Shepherd:

I am pleased to inform you of a special allocation to your jurisdiction of Community Development Block Grant funds to be used to prevent, prepare for, and respond to the coronavirus (COVID-19). This allocation was authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, which was signed by President Trump on March 27, 2020, to respond to the growing effects of this historic public health crisis.

The CARES Act made available $5 billion in Community Development Block Grant Coronavirus (CDBG-CV) funds. Of this amount, the Department is immediately allocating $2 billion based on the fiscal year 2020 CDBG formula. The remaining $3 billion shall be allocated based on needs using best available data, in the following tranches: $1 billion shall be allocated to States and insular areas within 45 days of enactment of the Cares Act, and $2 billion shall be distributed to states and local governments at the discretion of the Secretary. Up to $10 million will be set aside for technical assistance. Given the immediate needs faced by our communities, the Department has announced the first allocation of funds. Your jurisdiction's allocation is $129,178.

The CARES Act adds additional flexibility for both the CDBG-CV grant and, in some cases, for the annual FY2020 CDBG grants in these unprecedented times. The public comment period is reduced to not less than 5 days, grantees may use virtual public hearings when necessary for public health reasons, the public services cap is suspended during the emergency, and States and local governments may reimburse costs of eligible activities incurred for pandemic response regardless of the date.

In addition, the CARES Act authorizes the Secretary to grant waivers and alternative requirements of statutes and regulations the Secretary administers in connection with the use of CDBG-CV funds and fiscal year 2019 and 2020 CDBG funds (except for requirements related to fair housing, nondiscrimination, labor standards, and the environment). Waivers and alternative requirements can be granted when necessary to expedite and facilitate the use of funds to prevent, prepare for, and respond to coronavirus.

The Department is developing a notice that will further describes the CARES Act's provisions, a Quick Guide to the CARES Act flexibilities and other provisions, and other resources to enable swift implementation of CDBG-CV grants. As these become available, they will be

posted on HUD's website and distributed to grantees. The Department will also support grantees with technical assistance.

As you develop your plan for the use of these grant funds, we encourage you to consider approaches that prioritize the unique needs of low- and moderate–income persons and the development of partnerships between all levels of government and the private for-profit and non-profit sectors. You should coordinate with state and local health authorities before undertaking any activity to support state or local pandemic response. CDBG-CV grants will be subject to oversight, reporting, and requirements that each grantee have adequate procedures to prevent the duplication of benefits. HUD will provide guidance and technical assistance on DOB and regarding prevention of fraud, waste, and abuse and documenting the impact of this program for beneficiaries.

The Office of Community Planning and Development (CPD) is looking forward to working with you to successfully meet the urgent and complex challenges faced by our communities. If you or any member of your staff has questions, please contact your local CPD Field Office Director or CPDQuestionsAnswered@hud.gov.

Sincerely,



John Gibbs
Acting Assistant Secretary
for Community Planning and Development
U.S. Department of Housing and Urban Development

OPEN DOORS
YOU ARE ABLE

July 14, 2020

The severe economic impact of COVID-19 has created a tremendous need for housing assistance for low-income people. Open Doors has created a prevention program that is both effective and efficient. Prevention programs reduce homelessness with effective interventions to help people who are at risk to find and maintain stable housing and avoid homelessness. Interventions include people receiving rental assistance are encouraged to enroll in Circles to assist them in gaining skills to increase income and achieve housing stability. Open Doors is implementing Circles classes geared specifically towards individuals who suffered job loss due to COVID-19.

Due to COVID-19 more families than ever are experiencing hardships in making rent payments (up 36% from March 2019). Finding resources to address homelessness and affordable housing is a recurring theme among human service providers in Clearfield City due to high rent which attributes to families "doubling up" due to high rent cost. Even though Davis County has a strong economy, homelessness is on the rise. This was evident with a 13% increase in our Homeless Point in Time Count for 2020.

Open Doors is requesting funding in the amount of $79,826 to provide rental assistance with supportive services for:

• 10 families up to $1,500 rent	$10,000
• Salary for food bank warehouse worker 1040 at $12.00 per hour	$12,480
• Salary for one FTE case manager at $18.00 based on 2080 hours	$37,440
• Circles Coach PTE $15.00 based on 1040 hours	$15,600
• Benefits for positions	$ 4,306
	$79, 826

Outcomes:

100% individuals following a Housing First practice and are placed in housing

82% receive case management support services

54% enroll in Circles

22% Increase income through Circles

OPEN DOORS
YOU ARE ABLE

COVID-19 Community Needs Assessment

1. Background

This Community Assessment Update is in response to a global health pandemic that has not only affected every community in the United States but has also led to to the most significant economic disruption since the Great Depression.

Because of the urgent and widespread needs affecting all sectors of the community, this Community Assessment update is intended to provide some initial information to describe the scope of this crisis in our community and to provide support to the many different responses that will be emerging , evolving needs. Open Doors sent to the the five sectors (Health, Education, Program Participants, Public and Private Sector) a link to a short questionnaire to recognize the emergency, so we can create a stabilization plan to assist the recovery of our most vulnerable populations within our community.

2. Local public health response

Local officials in Davis County have been on the forefront of planning and implementing health measures based on the threat and presence of COVID-19. Davis County Health Department took the lead within our service area and provided essential information resources and downloads regarding the outbreak and area specific information. The Health department also provided up to date closure information and Davis County low risk guidance.

3. Immediate impacts on the community

Based on the COVID-19 Community Needs Assessment identified concerns facing families

- Lack of employment (52%) is the number one concern during COVID-19. Individuals in many sectors of the economy but particularly the service sector, retail sectors, gig economy, and call centers were most affected by quarantine policies are currently experiencing sudden and unexpected employment. Unemployment rates in Davis County in 2019 were at 2.40% rising to 8.90% during the 2020 pandemic (DWS).

- Health 22.31% fear and anxiety about the disease, isolation, and substance abuse
- Food Insecurity 9.23% concerns are increased costs of food, lack of food in grocery stores,
- Domestic Violence 6.92%
- Homelessness 4.62% concerns are inability to pay rent/mortgage, understanding what programs are available, and understanding renter's rights

4. Response to impacts

- Open Doors has requested funding to implement a Circles Peer Mentoring COVID-19 Cohort for families directly impacted by the pandemic, specifically those who lost employment.
- In conjunction with Davis County Health Department through a virtual case management model, Open Doors is providing resources for families having questions regarding the symptoms of COVID-19, where to get tested, and information pertaining to alcohol and drug abuse.
- Open Doors has modified our food bank to continue to serve families in need. Poundage of food distributed has increased by 32% since April 1, 2020 and continues to rise. Open Doors continues to do food drops at all locations.
- Open Doors in conjunction with Safe Harbor Housing Specialist have been working to place families suffering from domestic violence in our Rapid Rehousing Program.
- Open Doors in conjunction with Davis County Local Homeless Coordinating Committee have been placing homeless families impacted by COVID-19 in local motels. Open Doors has taken the lead on Rental Assistance for the county. In February we had 72 calls for rental assistance in May we received 165 per week.

5. Scope of challenge

Sudden layoffs and other employment disruptions are being addressed; however, it is anticipated that long-term recovery efforts will be required to assist low-income individuals with recovery efforts. Community Coordination cited in this assessment are presumed to continue into long-term.

6. Conclusion

Community Action has a reputation in the community for being able to act quickly and adapt programing to respond to needs as they exist in the present. It is anticipated that Open Doors Community Action Program will continue to be called upon by local stakeholders to join in larger community-wide efforts supporting COVID relief.

Safe Harbor
Offering hope. Ending the silence.

July 21, 2020

I am pleased to write this letter explaining Safe Harbor's intent to collaborate with Clearfield City regarding funding for covid related issues within our organization. Safe Harbor is a nonprofit organization that provides shelter, supportive services, and advocacy to survivors of domestic violence and sexual assault in Kaysville City.

We are respectfully requesting $80,000 and it is our intent to utilize the funds for the following:

- Conference room and office chairs- current chairs are cloth and are not able to be cleaned per covid restrictions
  - $5,000
- Counseling program services
  - $15,000
- Rental and flexible assistance
  - $50,000
- Supplies
  - $5,000
- Staff supportive services
  - $5,000

I am available for any questions you may have. Thank you for your consideration.

Warm Regards,

Kristen Floyd

Kristen Floyd, CPM, CMHC
Executive Director

Safe Harbor
Offering hope. Ending the silence.

I use s*he, her, hers* pronouns.
Phone: 801-660-6101
Safe Harbor Crisis Center
"Offering Hope, Ending the Silence"

Business: 801.444.3191 www.safeharborhope.org

Planning Commission
STAFF REPORT

AGENDA ITEM
#2

TO: **Clearfield City Planning Commission**

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

MEETING DATE: **Wednesday, August 19th, 2020**

SUBJECT: Public Hearing, Discussion and Possible Action on **ZTA 2020-070026**, for proposed amendments to the Downtown Clearfield Form-Based Code to allow indoor temperature controlled self-service storage in the Gateway Corridor Commerce (C-C) Zone subject to proposed development standards. **Planner**: Brad McIlrath (**Legislative Matter**).

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a recommendation of **DENIAL** for **ZTA 2020-070026** to the City Council, a zoning text amendment for proposed amendments to the Downtown Clearfield Form-Based Code to allow indoor temperature controlled self-service storage in the Gateway Corridor Commerce (C-C) Zone subject to proposed development standards. This recommendation is based upon the information and findings outlined in this report.

RECOMMENDATION OPTIONS

1. **Move to recommend approval of ZTA 2020-070026** to the City Council, zoning text amendment for proposed amendments to the Downtown Clearfield Form-Based Code to allow self-service storage in the Gateway Corridor Commerce (C-C) Zone subject to proposed development standards.
2. **Move to recommend denial of ZTA 2020-070026** to the City Council, a zoning text amendment for proposed amendments to the Downtown Clearfield Form-Based Code to allow self-service storage in the Gateway Corridor Commerce (C-C) Zone subject to proposed development standards.
3. **Move to table ZTA 2020-070026** to request additional information for consideration.

The Planning Commission may also make a recommendation that is different than those listed above such as a modified recommendation of approval.

BACKGROUND & ANALYSIS

The applicant would like to add "Indoor Temperature Controlled Storage Facilities" as a permitted use to the Gateway Corridor Commerce (C-C) Zone with specific development standards to encourage high quality design and development. Commercial Storage Facilities were removed as an allowed use in the manufacturing zone in November 2009 and from the commercial zones prior to that. With increased residential development within Clearfield City and the surrounding communities, there is a strong market for self-storage facilities. The applicant recognizes this demand and they believe that in the C-C zone that self-service storage would be appropriate for a downtown area. As part of this request, the applicant proposes development standards and

has included a market demand analysis and pictures of existing or proposed temperature controlled storage facilities throughout the country. Each are included as attachments to this report.

General Plan Analysis
In reviewing any ordinance amendment or rezone, it is important to consult with the current General Plan to review the guidelines, goals, and policies for land use decisions. The following land use guidelines can be used as an argument for or against the proposed ordinance amendment:

Land Use Guideline	*Staff Analysis*
2. The relationship of planned land uses should reflect consideration of existing development, environmental conditions, service and transportation needs, and fiscal impacts.	This guideline could be used to argue that properties in the C-C Zone may not be very well situated for commercial retail or office use and would be better suited for this type of self-service storage. This could be the case for some but not all properties located in the C-C Zone.
11. The remaining vacant properties in the City should be developed at their highest and best use to maximize their value to the landowner and the City.	With few vacant properties still available, self-storage may not be considered the highest and best use in this zone; a zone that is intended to be a gateway to the community.
13. Manufacturing and industrial activities should be limited to those areas already zoned for such uses.	Although not a manufacturing use, self-service storage could be viewed as a light industrial storage activity and may not be appropriate for any of the Downtown Form-Based Code Zones.

Creating Downtown Clearfield Small Area Plan
This vision document provides the direction and goals for creating a downtown along the SR-126 and SR-193 corridors. As part of that vision is the intent to create a walkable downtown with buildings and uses oriented towards the street and geared towards pedestrians. Based upon the specific nature of self-service storage units, this is an important use to have in a city to serve residents, but not be the best use for a downtown location. Although a needed use for the growing population, staff does not recommend the location of this use within the downtown area as it would be contrary to the intent and vision outlined in the small area plan.

PUBLIC COMMENT

Public notice was placed in the newspaper on March 1, 2020, on the State of Utah public notice website, and on the City's website. Although the applicant is requesting the ZTA for a specific property, it would apply to any area where a C-C zone exists and thus not on-site notice or signage was posted. No public comment has been received to date.

GENERAL FINDINGS

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

	Review Consideration	Staff Analysis
1)	The proposed amendment is in accordance with the General Plan and Map; or	The proposed amendment is not contradictory to the General Plan. The General Plan encourages continual evaluation and modifications to adopted ordinances

		as circumstances require. However, this proposed use is inconsistent with the desired pedestrian uses of the downtown area.
2)	Changed conditions make the proposed amendment necessary to fulfill the purposes of this Title.	Increasing housing and a growing population necessitates the construction of self-service storage. There is an increased need for this use as the city continues to grow and add more residents. Although the need is apparent, Clearfield City has several properties utilized as storage and has more per capita than some adjacent communities. Additionally, the use is inconsistent with the purpose of the downtown form-based code and vision plan.

FINDINGS OF FACTS & CONCLUSION

Based upon a review of the existing and proposed ordinance standards staffs concludes the following:

1. Self-service storage is a needed use in the region, but is inconsistent with the purpose and goals of the Downtown Form-Based Code and the Creating Downtown Clearfield Small Area Plan.
2. The proposed standards are inconsistent with the following land use guidelines of the General Plan:

   # 11. The remaining vacant properties in the City should be developed at their highest and best use to maximize their value to the landowner and the City.

   # 13. Manufacturing and industrial activities should be limited to those areas already zoned for such uses. (Viewed as a light industrial type of use)

ATTACHEMENTS

1. Proposed Ordinance Language
2. Market Demand Analysis

PROPOSED AMENDMENT TO CLEARFIELD CITY DOWNTOWN FORM BASED CODE

Section 3.4 of the Clearfield City Downtown Form Based Code to be amended to add the following permitted service use with development standards:

- Indoor Temperature Controlled Storage (Subject to Clearfield City Downtown Form Based Code (FBC) 6.14 Self-Storage Building)

Downtown Form Based Code 6.14 Self- Service Storage Development Standards

A. Indoor Temperature Controlled Storage facilities shall only be permitted in the Gateway Corridor Commerce (C-C) Zone.

B. Indoor Temperature Controlled Storage facilities shall not be permitted to front a Gateway Corridor Arterial. Temperature Controlled Self-Storage fronting on secondary streets is discouraged and will only be considered on a case by case basis.

C. Indoor Temperature Controlled Storage facilities are permitted only within multistory structures designed to emulate office buildings and conform to the guidelines of the FBC.

D. The only activities permitted in individual storage units shall be the rental of the unit and the pickup and deposit of goods and/or property in storage. Storage units shall not be used for activities such as: residences, offices, workshops, studios, hobby or rehearsal areas.

E. Manufacturing, fabrication, or processing of goods, service or repair of vehicles, engines, appliances or other electrical equipment, or any other industrial activity are prohibited.

F. Storage of flammable, perishable or hazardous materials or the keeping of animals are prohibited.

G. Accessory Uses. Accessory uses such as the sale of boxes or packing materials are permitted only if they are otherwise permitted in the zone in which the facility is located, and shall meet all use and development standards of the zone.

H. Indoor Temperature Controlled Storage facilities located in commercial zones shall not operate or allow tenant access between the hours of 10:00 p.m. and 7:00 a.m.

I. Outdoor Storage Prohibited. Within Gateway Corridor Commerce (C-C) Zone, all goods and property stored in an indoor self-service storage facility shall be stored in an enclosed building. No outdoor storage of boats, RVs, vehicles, etc., or storage in outdoor storage pods or shipping containers is permitted.

J. All storage units shall gain access from the interior of the building(s) or site.

K. If the facility abuts residentially zoned property, the facility loading bays, docks or doors shall not be visible from the residential property.

L. Loading docks, entrances or bays shall be screened from residential uses and any rights-of-way, either through design or high quality and aesthetic screening application (Landscaping etc. that meets the required high look for the area) consistent with the FBC.

M. Electrical service to storage units shall be for lighting and temperature control only. No electrical outlets are permitted inside individual storage units. Lighting fixtures and switches shall be of a secure design that will not allow tapping the fixtures for other purposes.

N. Fences and walls including entry gates shall be constructed of high quality materials and shall be compatible with the design and materials of the building(s) and site. Decorative metal walls made of precast concrete are preferred. Fences or walls are not allowed between the main or front building on the site and the street. Landscape areas required by the design guidelines or elsewhere in the FBC shall not be fenced.

O. A minimum window area shall be consistent with that called in the FBC of each floor above the ground floor of a self- service storage facility building that is visible from a street or from a residentially zoned area.

P. Materials used in Climate Controlled Storage facility buildings shall be surfaced in high-quality materials and consistent with the FBC.

P. Exterior colors, including any internal corridors or doors visible through windows, shall be consistent with the FBC.

Q. Elevated truck loading docks shall not be located on building elevations that face streets or abutting residential areas.

R. Cladding Materials. Buildings shall be clad with a mix of durable, low maintenance materials that convey an appearance of quality and consistent with the FBC.

S. Facade Variation: Temperature controlled self-storage shall have exterior vertical surfaces with at least fifty (50) percent of the area covered by a material or combination of materials such as decorative brick veneer, stone, stucco, textured block or similar decorative materials with no one material exceeding fifty (50) percent of said area.

PROPOSAL FOR SELF STORAGE TO COMPLIMENT DOWNTOWN DEVELOPMENT

Worth Partners is proposing a very limited permitted use for Temperature Controlled self-storage in downtown Clearfield. Self-storage would only be permitted in the Gateway Corridor Commerce zone (C-C). Self-storage would not be permitted to front arterial roads in that zone. The self-storage would be required to comply with specific guidelines to ensure that the self-storage design and construction is high quality and emulates the look of high-quality commercial buildings in the area. Among the requirements are that the self-storage be multi story, have a required transparency, and have access to storage units screened from view. We have attached samples of high-quality self-storage for reference. There is a need for this product in downtown Clearfield and it would be a desirable amenity.

We understand that there is 2000+ residential units coming on-line in downtown Clearfield in the next 2-5 years on the State Street corridor alone. We understand the Lotus Group 3 phase project proposes 8-900 units (442 S. State). This is 1 mile south of the proposed self- storage. Current demand and population numbers suggest there is a need for storage of more than 500,000 square feet. The U.S average in 2019 was 5.71 square feet per person. Additionally, the self-storage demand continues to benefit from favorable demographic changes. Specifically, migration and downsizing trend, and increase in the number of people renting homes have escalated the needs of consumers to rent spaces at a storage facility to park their possessions.

The current Self-Storage Demand statistics suggest that renter's income were as follows; 17% over $125,000, 10% $100,000 to $125,000 and 13% $75,000 to $100,000, 9% $60,000 to $75,000, 7% $50,000 to $60,000, 10% $40,000 to $50,000, 8% $30,000 to $40,000, 13% $20,000 to $30,000 and 13% less than $20,000. The percentage of renters spending $150 or more per month on storage has increased 8% since 2013.

Consumer self-storage use has increased since 2013 but has still not reached its 2007 level. However, due to population growth, the number of households renting self-storage units is at an all-time high of nearly 12 million. This is about 1.8 million more households than in 2005. Before 1997, price was the primary reason for choosing a facility, however today less than 2% state cost as the reason for choosing a facility. Consumers want to be close to their self-storage.
Exit surveys also state an on-site manager is still especially important to the tenant. Today's renter expects a high level of professionalism in all aspects of the facility. We expect 7% of the total number of units to visit their unit within a 24-hour period.

According to the "Self-Storage Demand Study" approximately 10% of the current population is using storage, 22% have used storage in the past 5 years and 15% have used storage more than 5 years ago. This means 47% of current U.S. households have some self-storage experience. Residential storage account for 77% of all rentals; businesses 19%; and Military and Students each about 4%. Out of the 19% businesses 24% are professionals, CPA, Doctors, etc. and they are storing records. Retiring "baby boomers" tend to remain consumers who do not easily dispose of possessions; this increases the demand for self-storage. Studies show that 88% of tenants are between the age of 21 and 55. 78% of tenants have income between the lower middle and upper middle-income range. The reason people use self-storage is 54% are moving and 32% are cleaning out their garage or basement for more living space.


BlueMountain
Self Storage
4888
BlueMountain
Self Storage
4888
OFFIC
LOBBY
OPEN


CUBESMART


EDGEMARK
SELF STORAGE
EDGEMARK
SELF STORAGE


Extra Space Storage
Extra Space Storage


LifeStorage


Public Storage


StorQuest
SELF STORAGE

CLEARFIELD CITY COUNCIL MEETING MINUTES
6:00 P.M. WORK SESSION
July 28, 2020

City Building
55 South State Street
Clearfield City, Utah

The meeting was held electronically via Zoom Meeting address:

Zoom Meeting
https://us02web.zoom.us/j/81125311314
Meeting ID: 811 2531 1314

PRESIDING VIA ZOOM MEETING:	Mark Shepherd	Mayor
PRESENT VIA ZOOM MEETING:	Nike Peterson	Councilmember
	Vern Phipps	Councilmember
	Tim Roper	Councilmember
	Karece Thompson	Councilmember
EXCUSED:	Kent Bush	Councilmember
STAFF PRESENT VIA ZOOM MEETING:	JJ Allen	City Manager
	Summer Palmer	Assistant City Manager
	Stuart Williams	City Attorney
	Kelly Bennett	Police Chief
	Adam Favero	Public Works Director
	Braden Felix	City Engineer / Deputy PW Director
	Eric Howes	Community Services Director
	Curtis Dickson	Community Services Deputy Dir.
	Spencer Brimley	Community Development Director
	Trevor Cahoon	Communications Coordinator
	Nancy Dean	City Recorder
	Wendy Page	Deputy Recorder

Mayor Shepherd called the meeting to order at 6:02 p.m.

REVIEW OF PREVIOUS RETREAT DISCUSSIONS

JJ Allen, City Manager, reviewed some of the fundamental concepts discussed in past retreats. He acknowledged in 2018 Bill Holestrum had spoken about levels of government and understanding the respective roles in a demonstration illustrated by circles with A, B and C focuses. Mr. Allen asked how the group felt it was doing in regards to governmental roles. There

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was a discussion about the topics shared during the 2018 retreat. Mr. Allen shared his notes from the meeting about the Council having collective authority not individual authority; the need to build a process that could be trusted and trusting the process; when in conflict always step out to the point of agreement; dissidence being the gap between vision and reality plus the need to keep raising the vision to make the gap uncomfortable; and staff learning when to ask the Council for its opinion rather than a vote.

Councilmember Peterson commented the COVID-19 pandemic tossed everything on its head and gave cause to look at the processes. She continued there were vibrations among the roles when things were in flux. She pointed out there were moments when things felt unsteady. She expressed her opinion that over the past few months there were policy discussions she wished would have happened before actions were taken. She noted her concern that discussions early on with policy could have helped drive and been a new framework so the adaptations would still feel like they were within the roles or circles of responsibility.

Mr. Allen asked if there had been any frustration with the limits of roles. The following frustrations or examples were mentioned:

- Disconnection with the team due to new meeting styles
- Communication methods during a pandemic created various challenges
- Perception of lack of trust with critical timing matters due to constant changes
- Speed in moving forward rather than engaging others in the process

Summer Palmer, Assistant City Manager, stated it was good to have a functioning team and processes in place before the pandemic because it could have been worse. Mr. Allen pointed out months ago the team may have been confident processes were in place, but when challenged during the pandemic it may have caused the process to be questioned.

Councilmember Peterson stated it was not so much the processes that were in question. She suggested it would be important to recognize at the beginning of a crisis the need to make shifts to provide flexibility with the defined roles. She commented there might need to be creativity used to carve out boundaries so adaptability could take place and touch points created throughout the process so there was better understanding along the way. She explained during the past few months, when normally she would have been included in the process, she felt as if the Council had been left out.

Mayor Shepherd mentioned the employee furloughs was one example of a recent decision made where the Council had not been included in the decision making process. He acknowledged it was a decision which normally the Council would have discussed because it affected the budget and employees, but under the circumstances things needed to happen quickly. He stated it was sometimes hard to stay within the role boundaries. Mayor Shepherd acknowledged his involvement with the developer of the Clearfield Junction project sometimes created difficulty for staff and the processes in place. Mr. Allen appreciated the examples shared which were helpful and demonstrated instances of when it had proven difficult to stay within the boundaries of each prospective role.

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Councilmember Phipps pointed out communication was a significant part of any process. He stated the COVID-19 pandemic had changed communication and not having interpersonal communication could be a detriment or impediment to any group where there was emotional distancing. He suggested perhaps things could go better if processes could be mimicked under the current communication constraints while recognizing the need for immediate reaction time. He noted administration did not always have leisure time for communication and it would be important to learn how best to communicate with the group and the public during similar circumstances. There was a discussion about the constant changes and shifts during the pandemic which caused communication to suffer and other related impacts.

Mr. Allen stated the retreat in 2019 was held at G4CE and it kicked off a year of studying the book "Five Dysfunctions Of A Team." He reviewed the pyramid of dysfunctions and symptoms that resulted from them. There was a discussion about the dysfunctions and the following ideas were mentioned:

- Trust was tested at the beginning of the COVID-19 pandemic between the team members and everyone did not always agree and gave some push back.
- Perception was not always the reality; consequently, it might have seemed from the distancing there was not openness.
- Interpretation of trust varied individually and between teams. Councilmember Thompson expressed feeling a lack of trust from others and experiencing constant internal conflicts with many of the dysfunctions as well as struggling to find cohesiveness within the group.
- Honing all the team skills and figuring out how to be better.
- Finding balance between choosing a stance and contributing to a dysfunction.
- Sharing information was helpful for the group, contributed to the decisions, and provided insight that may not otherwise be considered.
- Being cautious of using talents, ideals, or diatribes that could undermine the team.

Mr. Allen shared the results from the Five Dysfunctions of a Team Assessment survey recently taken in comparison to the results from a year ago. He pointed out it was not surprising each dysfunction received a lower rating now because things had been disrupted the past few months. Mayor Shepherd wondered how much of the survey's reduction in rating was related to the changes that were made due to the COVID-19 pandemic both internally and externally or how much communication impacted it. There was a discussion about how the recent results of the survey reflected the test and adversity experienced by the team; as well as, the pandemic had not only provided experiences but shown some weaknesses and areas which could be improved. Councilmember Phipps pointed out the delta of the survey results was proportionality the same in each category except for the area of commitment which reflected a greater change.

Mr. Allen acknowledged during the discussion the team had identified struggles affecting the team without finger pointing. He voiced his concern there seemed to be less trust from the Council towards staff than before and hoped to recover it. He asked what could be done to get to a better place. Councilmember Roper suggested the councilmembers needed to reach out and improve communications with each other.

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Councilmember Peterson voiced her frustration with decisions that had been made by staff which in her mind were clearly policy decisions. She commented the current circumstances did not allow for having the typical vetting processes, which led to unusual or different communication efforts in the absence of having traditional forums. Mayor Shepherd stated he had struggled with whether or not some decisions were policy decisions or administrative decisions requiring immediate action. Mr. Allen recognized there was a lot of grey area and staff had done what seemed best at the time when part-time employees were furloughed. He noted it was a big decision and understood how the Council considered it to be a policy decision; however, felt it could be argued on either side.

Ms. Palmer wondered if there was one incident or a pattern of things that had impacted the team. Mayor Shepherd pointed out regular meetings or social events provided a forum for communication among the group and those had been altered; thus, impacting the sharing of information and increasing the feeling of being disconnected from the process. There was a discussion about the differences and effectiveness of Zoom meetings versus face to face meetings.

Councilmember Phipps pointed out communications and trust had been the focus of the discussion. He acknowledged the team had suffered because of the lack of having routine informal discussions between councilmembers as well as staff. He did not feel a violation of trust had occurred; rather, the concerns being expressed were related to a lack of engagement or understanding which might have implied there was a lack of trust. He acknowledged one of the communication avenues often overlooked was that between the Council and the community. He mentioned the tackle football discussion was an example of how coming together and being involved with the process had helped the Council be better prepared to communicate with residents about the decision that was made.

Mayor Shepherd mentioned he forgot to discuss the football program during his weekly broadcast from a local restaurant earlier and felt it would be a key message to get out quickly as well as information about the upcoming truth in taxation hearing.

Mr. Allen asked if there were any other concerns or patterns that should be identified before addressing how to get better at communication. There was a discussion about the dysfunctions of lack of trust and artificial harmony.

Mayor Shepherd reiterated the question of whether or not the Council felt there was one underlying problem or a pattern that was concerning.

Councilmember Phipps shared the example of the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) funding budget discussion and how it was initially presented for the Council to divide the funding into three areas and staff would oversee how the funds were spent. He felt the elected officials should have a voice in the policy of how to spend it and so he became engaged in the discussion. Mr. Allen asked if he was more comfortable with where things were now that there had been additional discussions. Councilmember Phipps responded yes, having a policy in place was important. He continued after having had the opportunity to review the criteria, he felt the prepared documents were well done now and could show support

of the policy if residents ever presented the Council with questions or concerns about the program.

Councilmember Peterson expressed her opinion that the problem had not been one single incident but a growing pattern. She indicated the positive thing was when she brought a list of things to the city manager there was an ability to work through it and recover, so overall she felt better about where things were now. She shared the following list of things she had recognized as a pattern which had been a result of the issues identified specific to the communication challenges:

- Employee furloughs
- Wasatch Front Football League (WFFL) initial approach of communications until meetings were scheduled with the Council to discuss and find consensus regarding the 2020 season
- Staff's response to the Council regarding plans for the Fourth of July
- Navigating meetings with Utah Transit Authority (UTA)
- Public meeting format during the pandemic and the Council's lack of involvement in determining the desired process

She pointed out the decisions might not have been different; but without holding discussions it was difficult to feel a part of what was happening. She voiced her concern many of the items mentioned were policy decisions and it was difficult to defend actions on such matters to residents when the Council was not part of the decision making process.

Mayor Shepherd confessed he had not communicated with the Council about conversations held with staff and other community leaders about the topic of public meeting formats. There was a discussion about the various perspectives related to holding public meetings and being able to accommodate concerns for health risks, safety, and perceptions, plus trying to follow the guidelines and directives from health and state leaders as well as being cautious about sending mixed messages.

Councilmember Thompson voiced his concern that holding the truth in taxation hearing virtually might make residents feel detached by not coming in person. There was a discussion about the advantages and concerns on the methods of holding the truth in taxation hearing in person versus virtually. Mayor Shepherd commented the decision to wait until after the truth in taxation hearing to resume in person meetings was not made lightly and he should have conveyed the concerns and decision better to the Council. He pointed out waiting to resume in person meetings until after the truth in taxation hearing would allow the City to continue with the process established by State leaders that allowed for electronic meeting to better ensure safety for residents in case the crowds were similar to past truth in taxation hearings.

Councilmember Phipps expressed his opinion the communication difficulties with staff had not represented a lack of trust but perhaps a lack of understanding of the Council's role in the community. He pointed out the Council's role might not always require involvement in decisions; however, there would always be a need to answer to the public for decisions and be responsive to questions.

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Mr. Allen expressed appreciation for the feedback. Ms. Palmer noted it would be difficult to keep the Council apprised of every decision staff made in a day; however, staff would always be willing to have calls directed their way or help the Council stay informed when possible or do better at providing understanding of decisions that were made.

Mr. Allen pointed out times had been stressful and many complicated decisions seemed to hit all at once. He stated he hoped to learn from the examples discussed and do better. He acknowledged his heart was in the Clearfield community and he was trying to do what was best for it.

Mayor Shepherd requested to hold a second "Morning with the Mayor" during the coming week to explain the WFFL decision and provide residents information about the upcoming truth in taxation hearing.

Mr. Allen shared the graphic design of a face mask that had been ordered and would be distributed to employees once they arrived. He asked if the Council had any specific needs or collective ideas on ways to fix the problems discussed.

Mayor Shepherd voiced his opinion that collectively the team had been on board. He expressed his love for the direction things were headed. He acknowledged communication might need some improvement but felt it would get better as restrictions were eased.

Councilmember Roper stated he needed to do better personally at expressing his feelings. He agreed with the Mayor that things were going in the right direction. He requested staff keep the Council in the loop with communications.

Councilmember Phipps indicated staff should use its best judgement in decision making and if decisions would be made that might create a collective reaction by the community or team then the Council ought to be engaged in a discussion on the matter.

Councilmember Thompson felt a majority of the things had been hashed out already. He pointed out it would not always be possible to interpret what was going to be the flash point; thus, keeping communication lines open would be important.

Councilmember Peterson requested if the public meeting structure was an administrative decision then staff not restrict the Council's ability to discuss things as a group. She pointed out for the current team there was strength in meeting as a group. Councilmember Phipps attributed the ability of the Council to work together so well with each other and staff was because of these types of meetings or discussions. Mayor Shepherd agreed it set Clearfield apart from other cities. He commented sometimes it was necessary not to discuss policy but reserve time for building trust and visioning.

Mayor Shepherd stated the City had a lot of development projects which were exciting. He mentioned the tour of the new hotel at Falcon Hill was great and he was excited to tell people it was in the City.

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Ms. Palmer requested the Council not mistake the decisions being made as a lack of commitment. She stated the administrative decisions were made with the intention of protecting the safety and health of the Council and staff, as well as protecting all the employees and their families. She pointed out despite the COVID-19 challenges staff was committed to helping the Council and ultimately being able to get the best outcome and best decisions.

Mr. Allen announced the next retreat type discussion was scheduled for August 18, 2020. He expressed his appreciation for the open and honest discussion.

Councilmember Peterson moved to adjourn at 8:32 p.m., seconded by Councilmember Thompson. The motion carried upon the following vote: Voting AYE – Councilmember Bush, Peterson, Phipps, Roper, and Thompson. Voting NO – None.

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STAFF REPORT

TO:	Mayor Shepherd and City Council Members
FROM:	Brad McIlrath, Senior Planner
MEETING DATE:	Tuesday, August 25, 2020
SUBJECT:	Discussion on the Draft 2020 Analysis of Impediments to Fair Housing Choice Report

RECOMMENDED ACTION

Staff recommends that the City Council approve the 2020 Analysis of Impediments to Fair Housing Choice report subject to grammatical and other changes communicated to the consultant by staff.

DESCRIPTION / BACKGROUND

Clearfield City is an entitlement community in which we receive uncompetitive federal funds on an annual basis. This grant is known as the Community Development Block Grant (CDBG). Since the city receives these funds directly from the Department of Housing & Urban Development (HUD), every five years an Analysis of Impediments to Fair Housing Choice report is required to be prepared and submitted to HUD. The AI is a review of impediments to fair housing choice in the public and private sector. The AI involves: a comprehensive review of Clearfield's laws, regulations, and administrative policies, procedures and practices as well as an assessment of how these laws, etc. affect the location, availability, and accessibility of housing. An assessment of conditions, both public and private, affecting fair housing choice for all protected classes is reviewed along with an assessment of the availability of affordable, accessible housing in a range of unit sizes. This report will cover program years July 1, 2020 to June 30, 2024.

The report is broken down into the following sections:

1. *Introduction and Executive Summary*
2. *Jurisdictional Background Data*
3. *Evaluation of Clearfield's Current Fair Housing Legal Status*
4. *Identification of Impediments to Fair Housing Choice*
5. *Assessment of Current Public and Private Fair Housing Program*
6. *Conclusions and Recommendations*
7. *Appendices*

Based upon staff's review of the document, there are some statements that give the indication that a policy is being made or a direction is being taken. Staff recommends that these phrases are revised so

the document is purely an informative analysis to assist in decision making going forward. Additional changes to format and grammar will also be recommended to the consultant team.

CORRESPONDING POLICY PRIORITY (IES)

Improving Clearfield's Image, Livability and Economy

The Analysis of Impediments to Fair Housing Choice report assists in the improvement of the city's image, livability and economy by providing an analysis that can be used by Clearfield in the planning and regulating of housing. This report assists by identifying challenges and impediments to fair housing for Clearfield residents and identifies potential policy changes that may be made to better facilitate the construction and rehabilitation of housing throughout the city that is affordable for all residents.

FISCAL IMPACT

None.

ALTERNATIVES

None. This report is an analysis of fair housing choice in Clearfield City and is meant as a guiding document and does not set new policy, only recommendations and information to be considered by the city to better facilitate fair housing choice.

SCHEDULE / TIME CONSTRAINTS

The final report will be presented to the City Council in a policy session scheduled for August 25, 2020.

LIST OF ATTACHMENTS

- 2020 Analysis of Impediments to Fair Housing Choice Report Draft

2020
Analysis of Impediments to Fair Housing Choice

Clearfield City
we've got it made

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Introduction and Executive Summary

Executive Summary

The City of Clearfield became a HUD Community Development Block Grant entitlement community (CDBG) in 2015, and this document serves as the City's second Assessment of Impediments to Fair Housing Choice (AI). The CDBG program contains a regulatory requirement to affirmatively further fair housing based upon HUD's obligation under Section 808 of the Fair Housing Act.

HUD defines impediments to fair housing choice as:

1. Any actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status, or national origin which restrict housing choices or the availability of housing choices
2. Any actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, religion, sex, disability, familial status, or national origin.

The CDBG regulation also reflects the CDBG statutory requirement that grantees certify that they will affirmatively further fair housing. HUD's goal is to expand mobility and widen a person's freedom of choice.

The City of Clearfield is required to:

1. Conduct an analysis to identify impediments to fair housing choice within the jurisdiction
2. Take appropriate actions to overcome the effects of any impediments identified through the analysis
3. Maintain records reflecting the analysis and actions taken in this regard.

The City of Clearfield is dedicated to implementing these objectives and will:

- Analyze and work to eliminate housing discrimination in the jurisdiction
- Form policy to better support fair and equitable housing
- Promote fair housing for all persons
- Provide opportunities for inclusive patterns of housing occupancy regardless of race, color, religion, sex, familial status, disability, and national origin
- Promote housing that is structurally accessible to, and usable by, all persons, particularly persons with disabilities
- Foster compliance with the nondiscrimination provision of the Fair Housing Act.

This document will provide:

- A comprehensive review of Clearfield's laws, regulations, and administrative processes, procedures, and practices
- An assessment of how those laws, etc. affect the location, availability, and accessibility of housing
- An assessment of conditions, both public and private, affecting fair housing choice for all protected classes
- An assessment of the availability of affordable, accessible housing in a range of unit sizes.

Although the City's obligation arises in connection with the receipt of Federal funding, its fair housing obligation is not restricted to the design and operation of HUD-funded programs at the local level. The fair housing obligation extends to all housing and housing-related activities in the City of Clearfield's jurisdictional area whether publicly or privately funded.

This report provides the City of Clearfield with a roadmap to enable the City to continue to address and remedy any challenges that residents may experience that impact their access to fair and affordable housing. As mounting social science research confirms the significant role that housing location plays in enabling people to access and make the most of educational, economic, employment, and social opportunities, it is clear that access to fair and affordable housing policy is critical to ensuring a promising future for every resident of Clearfield.

Since the last Analysis of Impediments to Fair Housing Choice (AI) was completed in 2015, Clearfield City has actively worked to meet the objectives outlined in the AI and to find ways to mitigate or remove barriers to fair housing. The City of Clearfield has worked with the Utah Fair Housing Forum, Davis Community Housing Authority, Utah Anti-discrimination and Labor Division and Davis Community Action Network to address the impediments to fair housing choice and to develop fair housing choices throughout the City.

The goal of the City in conducting the AI is not only to identify and provide solutions to barriers and impediments to fair housing, but also to provide a structure for on-going dialogue, relationships, and greater housing choice throughout the community. Open communication and strong relationships are necessary to ensure a continuous exchange of ideas, concerns, analysis, and evaluation. Ultimately, sustained fair housing practices and opportunities will only be realized when a fair housing commitment reverberates throughout all segments of the City of Clearfield.

Who Conducted

Resource Consultants assisted the City of Clearfield with the preparation of this *Analysis of Impediments to Fair Housing Choice (AI).* This AI follows the requirements in HUD's Fair Housing Planning Guide but is also compliant with the regulations and assessment tool established in HUD's 2015 final rule.

Methodology

The HUD Fair Housing Planning Guide was used to direct the AI. The AI is undertaken to determine what types of impediments to fair housing choice may exist within the City of Clearfield, it should be considered the foundation for developing the City's Fair Housing Plan to address any impediments. The AI provides detailed information for policy makers, administrative staff, housing providers, housing advocates and civil rights organizations as well. The AI includes background information, statistical data, and a review of laws, policies and complaint. It details community perception, identifies available resources, and it lists specific impediments to fair housing choice. Also, the AI provides recommendations to address the impediments identified during the AI process.

The purpose of this AI is to:

- Review of the City's laws, regulations, administrative policies, procedures and practices with regard to fair housing;
- Assess how laws, regulations, policies, and procedures affect the location, availability, and accessibility of housing; and
- Assess public and private sector conditions affecting fair housing choice.

Funding

The City receives funding through the HUD Community Development Block Grant program which obligate it to conduct this Analysis of Impediments to Fair Housing Choice (AI.) The AI is funded fully through HUD CDBG allocation that is designated for program administration and studies.

The City of Clearfield receives federal financial assistance from HUD and must prepare and submit a five-year Consolidated Plan for Housing and Community Development to HUD. The Consolidated Plan identifies the community's housing goals which HUD uses to evaluate the plan's success. Together the AI and the Consolidated Plan provide a guide for the jurisdiction's expenditure of HUD money.

Conclusions

As a recipient of HUD CDBG Entitlement funds, the City is committed to Affirmatively Further Fair Choices for all residents. This AI has provided an assessment of Clearfield's population demographics, RCAPs, employment trends, housing market conditions, educational attainment, housing needs, foreclosures and evictions, and private lending practices, which provides a framework to identify impediments to fair housing choice and corrective actions. Although many issues that affect fair housing choice have been identified, the city is limited in resources and ability to impact all areas. The City of Clearfield recognizes the following impediments which may have a direct and substantial impact on fair housing choice and are within the City's ability to impact. Furthermore, The City has identified action steps to address the areas of impediments.

IMPEDIMENT #1 – Limited English Proficiency

Goal: Provide consistent and even Fair Housing services, outreach and support to all citizens and program applicants.

Fair Housing brochures, webpage and materials are printed mostly in English, limiting the available of Fair Housing information to non-English speaking persons. There is a need to improve language access for people with Limited English-speaking proficiency who seek information regarding Fair Housing.

IMPEDIMENT #2 - Large populations of minorities, disabled, low-income and other protected classes found in Clearfield.

Goal: Develop regional plans and collaboration to help ensure that low-income residents are not concentrated in any one area of Davis County and have the ability to live wherever it best suits the individual/family.

Affordable housing for protected classes was found to be available throughout Clearfield with very little segregation, but there is not enough throughout the county leading to concentrations of protected class populations within Clearfield, and a need for a more regional approach to serving protected classes and providing an adequate supply of affordable housing. Clearfield has more low-income, minority, single-parent, households with disabilities, and non-English speaking households than other cities.

Clearfield is already involved in a number of regional planning efforts. Clearfield City staff, particularly the CDBG coordinator, may educate planning staff and public officials on fair housing issues and disseminate findings and action plan of AI by (July 1, 2020). Planners and public officials attending regional meetings can commit to use these meetings as a way to move forward regional affordable housing goals. Davis County hosts the Homeless Coordinating Committee, and Clearfield City may attend those meetings to discuss regional housing needs that affect Clearfield as well as all of Davis County.

IMPEDIMENT #3 – Lack of Accessible and Visitable Housing
Goal: Increase the amount of visitable homes in Clearfield.

HUD endorses the "visitability" concept, which is a voluntary standard promoted by the Department in new construction and existing properties. Visitability allows mobility impaired residents to visit families and friends where this would not otherwise be possible. A visitable home also serves persons without disabilities (for example, a mother pushing a stroller, a person delivering large appliances, a person using a walker, etc.)



IMAGE 1: PHOTO CREDIT HUD FAIR HOUSING

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

Since the 2015 AI, Clearfield has adopted an accessibility standard for all new multi-family construction consistent with accessibility requirements of the Fair Housing Act. Additionally, Clearfield has amended its zoning code to grant a density bonus or another financial incentive to developers building single family homes. This bonus would allow developers to build more single-family homes per acre or receive another financial incentive if they make a certain percentage of the newly constructed homes "visitable."

IMPEDIMENT #4 – Job-Transit Connections
Goal: Provide improved transportation connections and greater connectivity to employment centers, shopping, schools, recreation opportunities and to the regional transit system.

Throughout the community engagement process, one area that identified as impacting housing choice and access to employment resources was transportation. The CDRA can also utilize the Clearfield Station CDA to incentivize other development within the project area, since the project will likely act as a catalyst for additional development and redevelopment (both residential and commercial) throughout neighboring properties. As this happens over time, the opportunities in this underserved census tract will improve (jobs, groceries, housing, medical care, education, transportation, etc.).

IMPEDIMENT #5 –Lack Familiarity with Fair Housing Act
Goal: Increase awareness and compliance with Fair Housing laws.

Many landlords are not aware of their responsibilities to provide "reasonable accommodations" as required by the Fair Housing Act. The number of disabled individuals in Davis County is estimated at 23,000 individuals, about 11% of the population. Under the Fair Housing Act housing providers must make "reasonable accommodations in rules, policies practices, or services when such accommodations may be necessary to afford a person with a disability the equal opportunity to use and enjoy a dwelling." Currently over one-third of all rental housing in Davis County is a detached single-family unit. Many of the landlords who are renting homes or small "mom and pop" housing providers are not aware of the full implications of the Fair Housing Act and the "reasonable accommodations" provision.

Jurisdictional Background Data

Clearfield, in northern Davis County, is bordered by Hill Air Force Base and the Wasatch Mountains on the east, and by Syracuse, West Point, and the Great Salt Lake on the west. It was one of the last communities to be settled in the north part of the county. Clearfield 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 the suggestion of a teacher, who got the idea as she looked out over the attractive open surroundings.



IMAGE 2: CLEARFIELD COMMUNITY

An emigrant couple from England were the first settlers in Clearfield. Richard and Emily Hamblin had lived with relatives in Layton for a few years, and in 1877 they decided to make their own home in the area that is now Clearfield. Their first home was a dugout with a thatched roof of sagebrush covered with dirt.

Water had to be brought in from Kay's Creek in Layton, so the Hamblin's first concern was finding a closer water supply. He dug several surface wells without success until 1881 when he struck water. Richard Hamblin made 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. This brought more people to the area to live and to grow crops. Most settled in the area that is now Syracuse.

Farming grew and the local farmers needed a market for their surplus produce. The Woods Cross Canning Cooperative was begun in 1892. It packed many different fruits and vegetables, but mostly tomatoes. The cannery grew as demand for canned goods increased. It employed hundreds of people each season, and was a significant Davis County employer before defense installations came to the county. During World War II, the orders grew and the supply of workers lessened. The cannery hired displaced Japanese-Americans as well as German and Italian prisoners of war, and the arrangement worked out well for all. The cannery closed after a fire in the late 1970s. By that time, farming in the area had decreased.

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

By 1940 alfalfa fields and forage crops were abundant and Clearfield was a peaceful farming community. However, the addition of defense installations in the area changed the scene. The efforts of the Ogden Chamber of Commerce helped bring Hill Field to Utah. The construction of the Air Force base began in 1940 and the facility eventually stretched along the eastern border of Clearfield. The base has provided many jobs for civilians and is one of Utah's major employers.

On the southwestern side of Clearfield, the U.S. Navy installed the Clearfield Naval Supply Depot. The Ogden Chamber of Commerce supported the idea, stressing both patriotic and economic advantages. In May 1942 the Navy received authorization to buy the land, and it paid local farmers the fair market value for their crops which could not be harvested. Construction began in June 1942 and was finished in April 1943.

Clearfield was considered a prime location for the depot because of its relative security from enemy attack, nearby air transportation at Hill Air Force Base, and the proximity of railroads and highways. The dry climate was ideal for storage, and there was a good supply of manpower. The depot was an important naval installation for the warehousing and distribution of supplies to West Coast supply points. During World War II years, it was difficult to fill employment vacancies, and the supply depot hired almost anyone willing to work. In April 1945, 500 German prisoners of war were assigned to the depot as work crews. After World War II, the depot handled surplus property. During the Korean War, the distribution workload increased again. After that conflict, the depot began to phase out. Many civilian workers left to take employment at Hill Air Force Base or at other government agencies and private industries. The depot was phased out by 1962.

The 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.

The community was started by members of the Church of Jesus Christ of Latter-day Saints and the faith is still predominant in the city today. However, the defense installations brought in workers of other denominations, and Clearfield shows a religious diversity.

Clearfield is an active community as part of the greater Wasatch Front region. Residents are still employed in farming, defense, and manufacturing, as well as in running local restaurants and businesses. The building of Interstate 15 has made it convenient for residents to commute to Ogden and Salt Lake City for work as well as cultural and higher education needs.[1]

[1] Utah History Encyclopedia, Mary Peach

Demographic Data

Clearfield's population shows a small increase over the past ten years. In 2000 the population of the city was estimated by the U.S. Census Bureau at 25,918. In 2010 it was 30,112, and by 2019 it was 32,118. Clearfield accounts for about 11% of the population of the county.

POPULATION	***Clearfield, Utah***	***Davis County, Utah***	***State of Utah***	***United States***
Population estimates, July 1, 2019	32,118	355,481	3,205,958	328,239,523
Population estimates base, April 1, 2010	29,929	306,492	2,763,891	308,758,105
Population, percent change - April 1, 2010 (estimates base) to July 1, 2019	7.30%	16.00%	16.00%	6.30%

Clearfield tends to be younger than most areas of the country with over 33% of residents under 18 years of age.

POPULATION	***Clearfield, Utah***	***Davis County, Utah***	***State of Utah***	***United States***
Persons under 5 years, percent	10.20%	8.10%	7.70%	6.00%
Persons under 18 years, percent	33.70%	31.70%	29.00%	22.30%
Persons 65 years and over, percent	6.90%	10.30%	11.40%	16.50%
Female persons, percent	50.30%	49.50%	49.60%	50.80%

Clearfield's majority residents comprised of a white population (85%) and a sizable minority of of Hispanic residents (19%).

Population	***Clearfield, Utah***	***Davis County, Utah***	***State of Utah***	***United States***
White alone, percent	85.00%	92.10%	90.60%	76.30%
Black or African American alone, percent	2.50%	1.40%	1.50%	13.40%
American Indian and Alaska Native alone, percent	0.30%	0.80%	1.60%	1.30%
Asian alone, percent	1.80%	2.10%	2.70%	5.90%
Native Hawaiian and Other Pacific Islander alone, percent	1.10%	0.80%	1.10%	0.2
Two or More Races, percent	4.00%	2.70%	2.60%	2.80%
Hispanic or Latino, percent	19.00%	10.20%	14.40%	18.50%
White alone, not Hispanic or Latino, percent	73.50%	83.20%	77.80%	60.10%

Clearfield has a larger population of residents experiencing a disability (11%) than that of Utah (6.8%) or the United States (8.6%).

Special Population Groups	***Clearfield, Utah***	***Davis County, Utah***	***State of Utah***	***United States***
Veterans, 2014-2018	1,969	17,180	123,339	18,611,432
Foreign born persons, percent, 2014-2018	6.60%	4.60%	8.40%	13.50%
With a disability, under age 65 years, percent, 2014-2018	11.40%	6.80%	6.80%	8.60%
Persons without health insurance, under age 65 years, percent	9.80%	6.90%	10.50%	10.00%

Poverty

Clearfield has greater poverty (9.7%) and a lower median household income ($56,213) the Davis County or the State of Utah.

Income Data	***Clearfield, Utah***	***Davis County, Utah***	***State of Utah***	***United States***
Median household income (in 2018 dollars), 2014-2018	$56,213	$79,690	$68,374	$60,293
Per capita income in past 12 months (in 2018 dollars), 2014-2018	$20,403	$29,703	$28,239	$32,621
Persons in poverty, percent	9.70%	5.70%	9.00%	11.80%

Employment Data

The City of Clearfield has continued to prioritize the needs of residents for addressing the non-housing community development needs. The City's programs and future projects align with the primary objective of the CDBG program to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities, principally for low-income and moderate-income persons.

The City works with local and regional organizations to help improve the economy of Clearfield and provide more living wage jobs for residents. The continued emphasis is building an economy with living-wage jobs that will help ease the cost burden of housing and provide financial stability to residents.

Education and manufacturing continue to be the primary business activities in Clearfield with each category representing 16% of the share of workers.

Hill Air Force Base

Hill Air Force Base (AFB) is home to the 75th Air Base Wing and the Ogden Air Logistics Complex, one of three Air Force sustainment complexes nationwide. Serving as a critical logistics, support, maintenance and testing center for the Air Force's most advanced aircraft and weapons systems, the base provides Air Force-wide, depot-level overhaul and repair support, which is essential to ensuring the proper execution of Air Force operations. The base is also home to two operational F-35A fighter wings. Hill AFB owns and operates the Utah Test and Training Range, located 100 miles west of the base. This 2.3 million-acre training range and airspace is used by Hill AFB, as well as other mission partners and range customers. Multiple services, including other Air Force active-duty and reserve combat units, U.S. Army, U.S. Army National Guard, Navy Special Forces and allied units use the range.

- The total economic impact of the base and the Utah Test and Training Range in the state is estimated at over $3 billion annually.
- The base is the largest single-site employer in Utah, with more than **22,000 military and civilian employees.**

Freeport Center

Freeport Center plays a key role in the economic growth of Clearfield and the surrounding communities. Freeport Center is home to more than 70 national and local companies that have a workforce of over **7,000 employees.** These companies have found that the Freeport Center is in the best location to manufacture and distribute products. Clearfield is strategically located at the crossroads of the West. The Freeport Center benefits from an excellent transportation network of highways, railroads, and is only 20 miles from the Salt Lake International Airport. Freeport Center has more than 7,000,000 square feet in 78 buildings ranging in size from 4,000 to 400,000 square feet on 680 acres. Freeport's buildings have railroad loading docks on one side and truck loading facilities on the other.



IMAGE 3: FREEPORT CENTER

A key factor in Utah's favorable business climate is its status as a freeport state. This means no inventory taxes are assessed on any inventory stored within the state. Merchandise can be shipped directly to Freeport Center, stored for any length of time exempt from inventory taxes and then reshipped to final destination at a continuation of the through rate.

Workforce Development and Education

Educational attainment measures can reflect the quantity (e.g., average years of schooling) or quality (e.g., average SAT score) of educational attainment. Educational attainment likely contributes to firm and regional innovation capacity by providing general and specific knowledge and skills that facilitate the creation, diffusion, and adoption of new technologies and other innovations.



IMAGE 4: PHOTO CREDIT HUD FAIR HOUSING

Working-age adults need a minimum of a high school diploma to compete in today's workforce. Without it, they face greater employment challenges and economic hardship than those with a high school diploma or higher. Some argue that lacking a high school diploma bars individuals from entering the middle class. Those without a high school diploma are further limited to strictly low-skill jobs. Between the ages of 16 and 24, an estimated 4 in 10 adults without a high school diploma received some form of government assistance in 2001. Studies also reveal that high school dropouts are more likely to engage in criminal activity, use drugs and tobacco, and report poor mental health. The consequences of dropping out of high school do not stop at the individual. Communities and nations suffer from fewer skilled and productive workers to fuel economic activity and innovation. Higher dropout rates correspond to more crime, as well as public health and other social concerns. Government resources may need to be redirected from economic activities to support a growing need for government assistance when unemployment levels are high. *"Driving Regional Innovation: The Innovation Index 2.0"*

The U.S. Department of Commerce's Economic Development Administration (EDA) awarded a $718,968 grant to Weber State University in Ogden, Utah, to help develop a new training program for the Ogden-Clearfield Launchpad entrepreneurship center (Center) in Clearfield. The Center provides critical resources for early-stage entrepreneurs as they move through the startup life cycle. The EDA grant project, to be located near a Tax Cuts and Jobs Act designated Opportunity Zone, will be matched with $720,702 in local funds and is expected to help create more than 60 jobs and generate $2 million in private investment. This project was made possible by the regional planning efforts led by the Wasatch Front Economic Development District (WFEDD). EDA funds WFEDD to bring together the public and private sectors to create an economic development roadmap to strengthen the regional economy, support private capital investment, and create jobs.

Housing Profile

Housing	***Clearfield, Utah***	***Davis County, Utah***	***State of Utah***	***United States***
Households, 2014-2018	9,265	102,865	957,619	119,730,128
Persons per household, 2014-2018	3.31	3.29	3.13	2.63
Living in same house 1 year ago, percent of persons age 1 year+, 2014-2018	78.80%	84.90%	82.90%	85.50%

The sales housing market in the Ogden-Clearfield Housing Market Area (HMA) is currently slightly tight. The home sales vacancy rate as of April 2017 is estimated at 1.4 percent, down from 1.9 percent in April 2010. A decline in distressed sales (real estate owned [REO] and short sales) offset an increase in regular resales during the past year. New home sales remained unchanged from a year earlier. Continued declines in the inventory of existing homes for sale and in distressed sales supported a larger increase in home sales prices during the past 12 months. New home sales have been relatively unchanged since 2013.

Owner-occupied Housing	***Clearfield, Utah***	***Davis County, Utah***	***State of Utah***	***United States***
Owner-occupied housing unit rate, 2014-2018	56.80%	77.60%	69.90%	63.80%
Median value of owner-occupied housing units, 2014-2018	$174,300	$265,900	$256,700	$204,900
Median selected monthly owner costs -with a mortgage, 2014-2018	$1,194	$1,548	$1,497	$1,558
Median selected monthly owner costs -without a mortgage, 2014-2018	$340	$431	$418	$490

A construction labor shortage limited building new homes in the Ogden-Clearfield HMA and contributed to rising home prices through 2017. New home sales averaged 1,450 homes a year from 2013 through 2016, up from a low of 1,025 during 2011, but well below the average of 3,725 homes sold a year from 2003 through 2007. During the 12 months ending March 2017, 1,525 homes sold, unchanged from the previous 12 months. New home sales prices averaged $342,400 during the 12 months ending March 2017, up 7 percent from a year earlier. New home sales prices have increased an average of 6 percent a year since the 2009 low of $230,900. Current new home sales prices are 6 percent above the 2007 peak of $323,500.

Existing home sales rose from 2012 through 2016, as local economic conditions improved. Existing home sales have increased an average of 10 percent a year since 2012 to a recent high of 14,200 during 2016, up from a low of 9,200 in 2011. Existing home sales during 2016 were below the average of 17,750 homes sold annually from 2004 through 2007. Existing home sales prices have increased an average of 5 percent a year since the 2011 low of $192,100 and are 3 percent below the 2007 peak of $251,400. Distressed sales, which have an average sales price 13 percent below the average sales price of regular resales, comprised 6 percent of total existing home sales during the past 12 months, down from 10 percent during the previous 12 months and well below the peak of 30 percent during 2011.

The rate of seriously delinquent loans (loans that are 90 or more days delinquent or in foreclosure) and REO properties in the HMA peaked at the same time as the nation in 2010 but did not increase as much as the national rate and recovered more rapidly. During 2010, the rate of seriously delinquent properties in the HMA peaked at 4.9 percent, compared with a peak of 8.6 percent for the nation. The rate of seriously delinquent mortgages and REO properties in the HMA was 1.1 percent during March 2017, compared with a 2.4-percent rate for the nation. Single-family home construction, as measured by the number of single-family homes permitted, has been above recession-era levels since 2012 but is well below levels from the early to mid-2000s.

Slower population growth since 2010, compared with population growth during the 2000s, has contributed to the lower level of demand for new homes. From 2000 through 2007, a period of job growth in the HMA, single-family homes permitted averaged 4,175 homes a year. As payrolls declined, and into the first year of recovery from the decline, single-family permitting fell to an average of 1,550 homes a year from 2008 through 2011. From 2012 through 2016, single-family permitting averaged 2,200 homes a year, approximately 650 homes a year above average recessionary levels but 1,975 homes below average prerecessionary levels. New subdivisions tend to be farther from Interstate-15 compared with existing homes, because most of the land adjacent to Interstate-15 has already been developed. *HUD Comprehensive Market Analysis Ogden-Clearfield, Utah – 2017*

Rental Housing

The rental housing market in the Ogden-Clearfield Housing Market Area (HMA) is currently balanced, but tightening. The overall rental market vacancy rate (including single-family, homes, townhomes, mobile homes, and apartments) is currently estimated at 4.9 percent, down from 7.2 percent during 2010. **A tightening home sales market and rising sales prices forced some households that might prefer to own a home to remain renters, contributing to the tighter rental market compared with 2010.** Rental units comprise an increasing share of the overall housing market in the HMA.

The share of renter households increased to 25.3 percent of all households, up from 24.0 percent in 2010. The share of renter households in the HMA is well below the national rate of 36.4 percent. Rental units consist of approximately 35 percent single-family homes, 60 percent multifamily units, including apartments and renter-occupied townhomes and condominiums, and 5 percent mobile homes (2015 ACS 1-year data). Apartment communities comprise approximately 30 percent of all rental units in the HMA and tend to have lower average rent, compared with nonapartment units (estimate by the analyst with support from Utah Apartment Association, 2016).

The apartment market is slightly tight. The current **apartment vacancy rate was 4.0** percent during the first quarter of 2017, down from 4.3 percent during the same quarter a year earlier and 6.0 percent during 2010 (Reis, Inc.). *HUD Comprehensive Market Analysis Ogden-Clearfield, Utah – 2017*

Rental Housing	***Clearfield, Utah***	***Davis County, Utah***	***State of Utah***	***United States***
Median gross rent, 2014-2018	$1,055	$1,055	$988	$1,023

Clearfield has a very high percentage of renters and would like to add more homeowners to the city. It is important that Clearfield continues their efforts in keeping a mix of housing types available throughout the city. Providing people with a range of housing choices has many positive aspects – both for the community in general and for individual families. Housing cost burden tends to be the most significant challenge faced by low- and moderate-income residents, especially renters.

	Base Year: 2009	***Most Recent Year: 2015***	***% Change***
Median Home Value	146,100	153,600	5%
Median Contract Rent	721	840	17%

1 2005-2009 ACS (BASE YEAR), 2011-2015 ACS (MOST RECENT YEAR)

As the economy improves, rental prices continue to increase. The trend over the past decade has been a rental increase that is higher than the increase in monthly wages. As this trend continues, it puts a more significant financial pressure on low- and moderate-income families who are spending an ever-increasing percentage of their income on housing costs.

The lack of affordable housing impacts the residents who are low- and moderate-income the greatest. The steadily increasing rent costs compound the financial struggles that these families are at risk of experiencing. Additionally, the growing need for new rental housing units and aged housing unit stock results in many renters living in substandard housing conditions.

Housing Affordability. HUD Area Median Family Income (HAMFI) is the median family income calculated by HUD for each jurisdiction to determine Fair Market Rents (FMRs) and income limits for HUD programs. HAMFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made. If the terms "area median income" (AMI) or "median family income" (MFI) used in the CHAS, assume it refers to HAMFI.

The Community Housing Affordability Strategy (CHAS) evaluates the conditions of families in the lower 50% of the Housing Affordability Median Income for the area.

HAMFI Income Category

Extremely low-income	30% HAMFI
Very low-income	>30% - 50% HAMFI
Low-income	>50% - 80% HAMFI
Low- and middle-income	<100% HAMFI
Upper income	>100% HAMFI

The most relevant thresholds are 50% and 80% of HAMFI because most HUD programs base eligibility on these thresholds (which are generally referred to as "very low-income" and "low-income," respectively).

% Units affordable to Households earning	*Renter*	*Owner*
30% HAMFI Extremely low-income	225	No Data
50% HAMFI Very low-income	1,270	485
80% HAMFI Low-income	3,290	1,960
100% Low and middle	No Data	2,900
Total	***4,785***	***5,345***

Data 2011-2015 CHAS

Number of Households	*0-30% HAMFI*	*>30-50% HAMFI*	*>50-80% HAMFI*	*>80-100% HAMFI*	*>100% HAMFI*
Total Households	1,395	1,625	2,340	1,285	2,970
Small Family Households	745	635	1,065	560	1,690
Large Family Households	75	390	500	225	660
Household contains at least one person 62-74 years of age	230	115	235	175	240
Household contains at least one-person age 75 or older	120	120	150	55	125
Households with one or more children 6 years old or younger	385	575	775	400	479

Data 2011-2015 CHAS

	Renter				*Owner*			
	0-30% AMI	*>30-50% AMI*	*>50-80% AMI*	*Total*	*0-30% AMI*	*>30-50% AMI*	*>50-80% AMI*	*Total*
NUMBER OF HOUSEHOLDS								
Small Related	565	470	110	1,145	90	65	270	425
Large Related	30	115	15	160	40	135	125	300
Elderly	145	49	45	239	75	34	55	164
Other	185	165	99	449	75	25	50	150
Total need by income	925	799	269	1,993	280	259	500	1,039

Alternate Data Source Name:
2012-2016 ACS

Over 44% of both owner-occupied homes and 31% renter-occupied homes were built before 1980. As these homes continue to age, repair and maintenance costs also increase. The 2020 Consolidated Plan's Needs Assessment identified cost burden as the most common housing problem for Clearfield's citizens. Cost burden does not include the cost of repair and maintenance on the home. Consequently, if families are struggling financially, they will defer maintenance of their homes causing future need for standard and emergency residential rehabilitation.

Year Unit Built	*Owner-Occupied*		*Renter-Occupied*	
	Number	**%**	**Number**	**%**
2000 or later	1,230	24%	1,200	27%
1980-1999	1,660	32%	1,845	42%
1950-1979	1,820	35%	1,110	25%
Before 1950	475	9%	275	6%
Total	***5,185***	***100%***	***4,430***	***100%***

1 2011-2015 CHAS

The number of units built before 1980 occupied by households serves as the baseline of units that contain lead-based paint hazards. The current data listed in the table Risk of Lead-Based Paint Hazard lists housing units built before 1980 with children present as 36% for owner-occupied homes and 18% for renter-occupied homes.

Utah Department of Health, Environmental Public Health Tracking (EPHT) reports that cases of confirmed lead-based paint poisoning for children under 5 years of age and under are continuing to rise over the past five years. Additionally, in 2017 the Utah Department of Public Health reported that 269 children age 5 and under were tested for LBPP in Davis County and that **99 tested positive.**

Risk of Lead-Based Paint Hazard	***Owner-Occupied***		***Renter-Occupied***	
	Number	**%**	**Number**	**%**
Total Number of Units Built Before 1980	2,295	44%	1,385	31%
Housing Units build before 1980 with children present	1,880	36%	800	18%

2011-2015 ACS (TOTAL UNITS) 2011-2015 CHAS (UNITS WITH CHILDREN PRESENT)

Evaluation of Clearfield's Current Fair Housing Legal Status

It is illegal to discriminate in the sale or rental of housing, including against individuals seeking a mortgage or housing assistance, or in other housing-related activities. The Fair Housing Act prohibits this discrimination because of race, color, national origin, religion, sex, familial status, and disability. A variety of other federal civil rights laws, including Title VI of the Civil Rights Act, Section 504 of the Rehabilitation Act, and the Americans with Disabilities Act, prohibit discrimination in housing and community development programs and activities, particularly those that are assisted with HUD funding.



IMAGE 5: PHOTO CREDIT HUD FAIR HOUSING

These civil rights laws include obligations such as taking reasonable steps to ensure meaningful access to their programs and activities for persons with limited English proficiency (LEP) and taking appropriate steps to ensure effective communication with individuals with disabilities through the provision of appropriate auxiliary aids and services. Various federal fair housing and civil rights laws require HUD and its program participants to affirmatively further the purposes of the Fair Housing Act.

Local governments, PHAs, States, and Insular Areas must be involved in fair housing planning to ensure follow through on the obligation to affirmatively further the policies of the Fair Housing Act. These policies include the policy of ensuring that persons are not denied equal opportunities in connection with housing because of their race, color, national origin, religion, disability, sex, or familial status. They also include the policy of overcoming patterns of segregation and the denial of access to opportunity that are part of this nation's history. To be effective, fair housing planning must tackle tough issues. Fair housing planning affects the community as a whole, so all people in the community must have the opportunity to be at the table and participate in making those decisions.

Fair housing choice is not only about combating discrimination.
Fair housing choice involves individuals and families having the information, opportunity, and options to live where they choose without unlawful discrimination and other barriers related to race, color, religion, sex, familial status, national origin, or disability, and that their choices realistically include housing options in integrated areas with access to opportunity.

Fair housing encompasses;

1. **Actual choice,** which means the existence of realistic housing options;
2. **Protected choice**, which means housing that can be accessed without discrimination; and
3. **Enabled choice,** which means realistic access to sufficient information regarding options so that any choice is informed.

For persons with disabilities, fair housing choice and access to opportunity include access to accessible housing and housing in the most integrated setting appropriate to an individual's need.

Statutes, Regulations, and Executive Orders

HUD – Office of Fair Housing and Equal Opportunity (FHEO)

HUD's Office of Fair Housing and Equal Opportunity (FHEO) works to eliminate housing discrimination, promote economic opportunity, and achieve diverse, inclusive communities. FHEO enforces fair housing laws. One of its roles is to investigate complaints of housing discrimination.

The laws implemented and enforced by FHEO include:

- The Fair Housing Act
- Title VI of the Civil Rights Act of 1964
- Section 109 of the Housing and Community Development Act of 1974
- Section 504 of the Rehabilitation Act of 1973
- Titles II and III of the Americans with Disabilities Act of 1990
- The Architectural Barriers Act of 1968
- The Age Discrimination Act of 1975
- Title IX of the Education Amendments Act of 1972
- Section 3 of the Housing and Urban Development Act of 1968

FHEO investigates complaints, which may be one or both of the following types:

1. Discrimination under the Fair Housing Act (including housing that is privately owned and operated)
2. Discrimination and other civil rights violations in housing and community development programs, including those funded by HUD

The Fair Housing Act

The Fair Housing Act protects people from discrimination when they are renting or buying a home, getting a mortgage, seeking housing assistance, or engaging in other housing-related activities. Additional protections apply to federally-assisted housing.

The Fair Housing Act prohibits discrimination in housing because of:

- Race
- Color
- National Origin
- Religion
- Sex
- Familial Status
- Disability

The Fair Housing Act covers most housing. In very limited circumstances, the Act exempts owner-occupied buildings with no more than four units, single-family houses sold or rented by the owner without the use of an agent, and housing operated by religious organizations and private clubs that limit occupancy to members.

In the Sale and Rental of Housing:

It is illegal discrimination to take any of the following actions because of race, color, religion, sex, disability, familial status, or national origin:

- Refuse to rent or sell housing
- Refuse to negotiate for housing
- Otherwise make housing unavailable
- Set different terms, conditions or privileges for sale or rental of a dwelling
- Provide a person different housing services or facilities
- Falsely deny that housing is available for inspection, sale or rental
- Make, print or publish any notice, statement or advertisement with respect to the sale or rental of a dwelling that indicates any preference, limitation or discrimination
- Impose different sales prices or rental charges for the sale or rental of a dwelling
- Use different qualification criteria or applications, or sale or rental standards or procedures, such as income standards, application requirements, application fees, credit analyses, sale or rental approval procedures or other requirements
- Evict a tenant or a tenant's guest
- Harass a person
- Fail or delay performance of maintenance or repairs
- Limit privileges, services or facilities of a dwelling
- Discourage the purchase or rental of a dwelling
- Assign a person to a particular building or neighborhood or section of a building or neighborhood
- For profit, persuade, or try to persuade, homeowners to sell their homes by suggesting that people of a particular
- protected characteristic are about to move into the neighborhood (blockbusting)
- Refuse to provide or discriminate in the terms or conditions of homeowners' insurance because of the race, color, religion, sex, disability, familial status, or national origin of the owner and/or occupants of a dwelling
- Deny access to or membership in any multiple listing service or real estate brokers' organization

Civil Rights Obligations of Public Entities and Recipients of Federal Financial Assistance

Federal laws prohibit discrimination in housing and community development programs and activities because of race, color, religion, sex, national origin, familial status, and disability. These obligations extend to recipients of HUD financial assistance, including subrecipients, as well as the operations of state and local governments and their agencies, and certain private organizations operating housing and community development services, programs, or activities. For example, federal laws prohibit discrimination, including the denial of participation in and benefit of, the following examples of programs and activities: homelessness, transitional housing, permanent supportive housing, the operations of social service organizations, public housing, voucher programs, other affordable housing programs, community development funded facilities, etc. Recipients and other covered entities also must take certain affirmative steps within such programs and activities to provide equal housing opportunities.

Affirmatively Furthering Fair Housing (AFFH) is a legal requirement that federal agencies and federal grantees further the purposes of the Fair Housing Act. This obligation to affirmatively further fair housing has been in the Fair Housing Act since 1968 (for further information see Title VIII of the Civil Rights Act of 1968, 42 U.S.C. 3608 and Executive Order 12892).



IMAGE 6: PHOTO CREDIT HUD FAIR HOUSING

As provided in the rule, AFFH means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a program participant's activities and programs relating to housing and urban development."

U.S. Department of Housing and Urban Development (HUD) Secretary Ben Carson announced in July of 2020 that the Department will ultimately terminate the Affirmatively Furthering Fair Housing (AFFH) regulation. HUD's brand-new rule, called Preserving Community and Neighborhood Choice, defines fair housing broadly to mean housing that, among other

attributes, is affordable, safe, decent, free of unlawful discrimination, and accessible under civil rights laws. It then defines "affirmatively furthering fair housing" to mean any action rationally related to promoting any of the above attributes of fair housing.

Now, a grantee's certification that it has affirmatively furthered fair housing would be deemed sufficient if it proposes to take any action above what is required by statute related to promoting any of the attributes of fair housing. HUD remains able to terminate funding if it discovers, after investigation made pursuant to complaint or by its own volition, that a jurisdiction has not adhered to its commitment to AFFH.

Disability

Federal nondiscrimination laws provide housing protections for individuals with disabilities. These protections apply in most private housing, state and local government housing, public housing and any other federally-assisted housing programs and activities. The Fair Housing Act prohibits discrimination in housing and housing-related transactions because of disability.

Federal nondiscrimination laws define a person with a disability to include any;

1. Individual with a physical or mental impairment that substantially limits one or more major life activities;
2. Individual with a record of such impairment; or
3. Individual who is regarded as having such an impairment.

In general, a physical or mental impairment includes, but is not limited to, examples of conditions such as orthopedic, visual, speech and hearing impairments, cerebral palsy, autism, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, Human Immunodeficiency Virus (HIV), developmental disabilities, mental illness, drug addiction, and alcoholism.

Some impairments are readily observable, while others may be invisible. Observable impairments may include, but are not limited to, blindness or low vision, deafness or being hard of hearing, mobility limitations, and other types of impairments with observable symptoms or effects, such as intellectual impairments (including some types of autism), neurological impairments (e.g., stroke, Parkinson's disease, cerebral palsy, epilepsy, or brain injury), mental illness, or other diseases or conditions that affect major life activities or bodily functions.

The term "major life activities" includes those activities that are important to daily life. Major life activities include, for example, walking, speaking, hearing, seeing, breathing, working, learning, performing manual tasks, and caring for oneself. There are other major life activities that are not on this list. Major life activities also include the operation of major bodily activities, such as the functions of the immune system, special sense organs and skin, normal cell growth, and digestive, genitourinary, bowel, bladder, neurological, brain, respiratory, circulatory, cardiovascular, endocrine, hemic, lymphatic, musculoskeletal, and reproductive systems.

Section 504 of the Rehabilitation Act prohibits discrimination on the basis of disability in any program or activity receiving federal financial assistance. Titles II and III of the Americans with Disabilities Act prohibit discrimination on the basis of disability in all programs, services, and activities of public entities and by private entities that own, operate, or lease places of public accommodation.

Section 504 of the Rehabilitation Act provides that no qualified individual with disabilities should, solely by reason of his or her disability, be excluded from the participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance.

Section 504 covers all programs and activities of recipients of HUD financial assistance, including, for example:

- Outreach and public contact, including contact with program applicants and participants
- Eligibility criteria
- Application process
- Admission to the program
- Tenancy, including eviction
- Service delivery
- Physical accessibility of facilities
- Employment policies and practices

The Americans with Disabilities Act (ADA)

The ADA is a comprehensive civil rights law for persons with disabilities. Title II of the ADA prohibits discrimination on the basis of disability in all programs, services, and activities provided or made available by public entities (state and local governments and special purpose districts). This includes housing when the housing is provided or made available by a public entity regardless of whether the entity receives federal financial assistance. For example, housing covered by Title II of the ADA includes housing operated by public housing agencies that meet the ADA's definition of "public entity," and housing operated by States or units of local government, such as housing on a State university campus.

Title III of the ADA prohibits private entities that own, lease (to and from), and operate places of public accommodation from discriminating on the basis of disability and requires places of public accommodation and commercial facilities to be designed, constructed, and altered in compliance with established accessibility standards. Public accommodations at housing developments include any public areas that are open to the general public, such as a rental office. Public accommodations would also include, for example, shelters and social service establishments.

Sexual Harassment

Sexual harassment in housing is a form of sex discrimination prohibited by the Fair Housing Act. Sex discrimination is also prohibited by other federal laws, such as Section 109 of the Housing and Community Development Act of 1974 and Title IX of Education Amendments of 1972. There are two main types of sexual harassment: (1) quid pro quo sexual harassment; and (2) hostile environment sexual harassment.

Quid Pro Quo
Quid pro quo harassment occurs when a housing provider requires a person to submit to an unwelcome request to engage in sexual conduct as a condition of obtaining or maintaining housing or housing-related services.

Hostile Environment
Hostile environment harassment occurs when a housing provider subjects a person to severe or pervasive unwelcome sexual conduct that interferes with the sale, rental, availability, or terms, conditions, or privileges of housing or housing-related services, including financing.

Actions for a Violation

Housing Discrimination Complaints filed with State and Federal Organizations Formal complaints related to housing discrimination in the State of Utah are generally filed with HUDs Office of Fair Housing and Equal Opportunity (FHEO), the Housing and Civil Enforcement Section of the United States Department of Justice, Oregon Bureau of Labor and Industries (BOLI), or Fair Housing Council of Utah (FHCU).

Over the past 2 years, HUD has received one filing in Davis County and the basis was disability, this filing remains open at this time. The Housing and Civil Enforcement Section of the Department of Justice works to protect some of the most fundamental rights of individuals, including the right to access housing free from discrimination, the right to access credit on an equal basis, the right to patronize places of business that provide public accommodations and the right to practice one's faith free from discrimination.

HUD – Multifamily Housing Complaint Line
The Multifamily Housing Complaint Line is a service provided by HUD's Multifamily Housing Clearinghouse (MFHC) that enables residents of HUD-insured and -assisted properties and other community members to report complaints with a property's management concerning matters such as poor maintenance, dangers to health and safety, mismanagement, and fraud. It can be accessed by dialing 1-800-MULTI-70 (1-800-685-8470).

Callers to this line can speak to MFHC information specialists, in both English and Spanish, who will help them resolve their problem. MFHC staff explain how to more effectively report problems to building management, answer questions about residents' rights, and refer callers to local Public Housing Agencies and other organizations, if needed. If a complaint is serious enough to bring to HUD's attention, MFHC information specialists write up a report on the problem and fax or email it to the appropriate HUD Field Office for action.

The Multifamily Housing Complaint Line supports HUD's enforcement efforts by empowering tenants and community residents to act as HUD's eyes and ears to ensure safe, decent and sanitary housing. Complaints of housing discrimination are handled by the Office of Fair Housing and Equal Opportunity

Utah Labor Commission

The Antidiscrimination and Labor Division (UALD) Fair Housing unit administers and enforces the Utah Fair Housing Act, Utah Code Ann. §57-21-101 *et seq.*, which prohibits discrimination on the basis of race, color, sex, religion, national origin, disability, source of income, familial status, sexual orientation, or gender identity. The Act specifically prohibits discrimination against anyone who wants to rent or purchase real property (houses, condos apartments, etc.) based on the listed categories. Additionally, based on a cooperative agreement with the US Department of Housing and Urban Development, anyone who files a housing discrimination complaint with our office is automatically filing with the U.S. Department of Housing and Urban Development (HUD). ***Utah Labor Commission is a dual-filing office.***

Identification of Impediments to Fair Housing Choice

Clearfield may look for opportunities to collaborate with other cities and the county on housing, transportation and employment issues in order to reduce concentrations of minority renters. Clearfield may work on taking a regional approach to affordable housing issues and may look for opportunities to collaborate and thereby improve neighborhoods within Clearfield. Clearfield is already involved in a number of regional planning efforts. Clearfield staff may educate planning staff and public officials on fair housing issues and disseminate findings and action plan of Assessment of Impediments to Fair Housing Choice (AI). Planners and public officials attending regional meetings can commit to use these meetings as a way to move forward regional affordable housing goals.

Public Sector

Zoning ordinances are the tools that cities use to implement the General Plan. A zoning ordinance classifies the specific and immediate use of land. The primary purpose of zoning is to control land use and preserve "community character". Consequently, zoning determines the location, type and character of housing development and frames housing policies and procedures. Thus, the impact of zoning on housing choice is extensive.

Several aspects of zoning ordinances that may affect a person's access to housing or limit the range of housing choices available are:

1. Definition of Family
2. Density Bonus Ordinance
3. Variety of Housing Opportunity
4. Public Policies
5. Accessory dwelling units
6. Inclusionary zoning

Definition of Family

A city's zoning ordinance could potentially limit access to housing for some households if they failed to meet the definition of a family. Utah courts have not ruled on potentially discriminatory aspect of family definitions, but some state courts have. For example, California courts have ruled that a definition of "family" that: (1) limits the number of persons in a family, (2) specifies how members of the family are related or (3) a group of not more than a certain number of unrelated persons as a single housekeeping unit, is invalid. Court rulings state that defining a family does not serve any legitimate or useful objective or purpose under the zoning and land planning powers of a city or county. Generally, the definition of family in zoning ordinances in the entitlement cities do not appear to be an impediment or threat to fair housing choice.

The City of Clearfield's ordinance defines FAMILY:

> *Shall include the following as:*
> *A. The head of household and all persons related to the head of household by blood, marriage, legal guardianship, or adoption as a parent, child, sibling, grandparent or legal guardian, living together as a single housekeeping unit in a dwelling unit. Such spouse, parent, child, sibling, grandparent or guardian must actually reside in the subject dwelling; or*
> *B. Up to three (3) unrelated persons, with or without children, living together as a single housekeeping unit in a dwelling unit.*

The City's various residential zoning designations provide an opportunity for a variety of housing types, which can be defined as affordable housing. There are currently seventeen (17) zoning classifications in Clearfield. Clearfield's housing stock exceeds the current estimated need for affordable housing required through build out of the city. It is estimated that the development of housing in the land use areas identified on the general plan map and in potential zoning designations will provide a realistic opportunity for housing for income levels, families and individuals.

In 2017, the City Council of Clearfield approved and adopted the Clearfield City Downtown Small Area Plan as a part of a long- term strategy for revitalizing the downtown area of the City. This regulatory change paved the way for new construction in housing options, and commercial space and office space all in an accessible manner. The downtown area has been rezoned to the following Form Based Code zoning designations that will continue to reduce, mitigate and eliminate barriers to housing. The zoning that has been implemented along the corridor allows for and encourages the mixing of uses and increases densities along the State Street (SR 126) corridor.



IMAGE 7: CLEARFIELD CITY HALL

Accessory Units

Currently, the City is exploring regulations for the use of Accessory Dwelling Units and continues to allow for Flag Lot development and residential infill subdivisions in all single-family residential zones. In addition, the City continues to allow for high density multi-family projects close to transit opportunities, and along major corridors, that include pedestrian and multi-modal components.

Accessory units can be an important source of low-cost rental housing for small households in many communities. They can provide an opportunity for renters to enjoy the advantages of living in established homeownership communities, including good schools and safe and quiet neighborhoods. Also provide opportunities for Seniors to live close to family. Accessory units increase density putting more people where infrastructure is development thus lower infrastructure costs. Accessory units can also allow people who have lost their homes to foreclosure to stay in their community as an ADU renter.

The City's current zoning includes several zones to encourage a mixture of uses without residential density limits or height restrictions. Since 2014, Clearfield City has permitted and/or approved over 750 multi-family units, including 1-, 2-, and 3-bedroom apartments, condos and townhomes. Most importantly, these units are all located within walking distance to major transit corridors (bus lines) and opportunities which are imperative to the support of moderate-income housing. A site plan for Lotus Development to construct two (2) apartment buildings with 210 units and thirty-three (33) townhomes as part of phase 1 of the development involving the properties located downtown was recently approved by the Planning Commission.

Residential Densities – A number of factors, both public and private, affect the supply, location and cost of housing in a local market. The public or governmental factor that most directly influences the character and pattern of residential development is the allowable density range of residentially designated land. For developers of housing density ranges are critical to economic feasibility of a project. Higher densities, generally allow developers to take advantage of economies of scale and reduce the per-unit cost of land and improvements. Density standards are decisive in the supply of affordable housing in a community, particularly affordable rental housing. Reasonable density standards allow for a variety of housing options to meet the needs of all income and age groups, ensuring diversity and housing choice within a community.

Residential zoning currently only makes up 31% of Clearfield’s total land use. The residential zones for single family homes for lot sizes go as small as 4,500 square feet for mobile homes and framed homes range from 6,000 square feet and up to a minimum of 9,000 square feet within the R-1-9 zone. The higher density zones for multi-family units and mixed-use have been designed as high as 30 units per acre, but average between 10 to 16 units per acre for most developments. Current Clearfield Zoning is not a barrier or impediment to fair housing choice.

City Staff continues to promote commercial development to serve these residential areas as well, which the City recognizes as an imperative component of meaningful moderate-income and high-density housing.

The City also recently purchased a mobile home park for the purpose of infill/redevelopment. The City, in partnership with a development partner, are working to provide a greater diversity in the housing stock that will be appealing and attainable for those who fall within the defined tiers of moderate-income housing limits. Clearfield has targeted the two (2) underserved census tracts for reinvestment activities such as rehabilitation and, as necessary, demolition of vacant housing and the construction of replacement housing. These areas are located along SR-126 (State/Main) that run through the heart of the City. Clearfield City partnered with Have a Heart to build a home for a single low-moderate income family. Building permit fees were waived as a part of this project.

No, cluster development zones or PUD ordinances currently exist in the city and there are no plans in the future. However, zoning does not prohibit cluster development



IMAGE 8: CLEARFIELD PARKS

Clearfield may consider amending its zoning code to grant a density bonus or another financial incentive to developers building single family homes. This bonus would allow developers to build more single-family homes per acre or receive another financial incentive if they make a certain percentage of the newly constructed homes "visitable." Clearfield may also consider what can be done to help disabled section 8 voucher holders. The city in cooperation with the housing authority could provide CDBG funds (a specified limited amount) to disabled section 8 voucher holders to make a unit accessible in order to meet his/her needs. Clearfield may consider adopting an accessibility standard for all new multi-family construction consistent with accessibility requirements of the Fair Housing Act.

Quality of Housing Inventory – An analysis of age and value of homes in Clearfield indicates several neighborhoods where a there are a large number of homes built prior to 1960 and valued at less than $100,000. There is a relatively high probability these homes are subject to deferred maintenance and deteriorating quality. These homes are disproportionately occupied by minorities and disabled individuals (seniors with a high likelihood of disability). Programs to rehabilitate, renovate and repair structures, and/or improve energy efficiency would affirmatively further fair housing.

The City of Clearfield's Planner when asked to identify the most serious impediment to increasing the inventory of affordable housing noted that the City faces impediment to higher priced housing thus limiting opportunity for life cycle housing.

Variety of Housing Opportunity – To ensure fair housing choice in a community, the zoning ordinances should provide for a range of housing types from low density single-family to high density apartment communities, residential care facilities, manufactured housing, and transitional housing.

In Clearfield permitted use is available for single family, multifamily, manufactured housing, and mobile home parks although no new mobile home parks are allowed. Small residential care facilities are excluded as are emergency shelters, transitional housing, single-room occupancy units (SRO), and supportive housing. Clearfield's ordinance does limit the variety of housing but given the cities substantial affordable housing inventory, including owner-occupied and rental units, the potential impediment is minimized. Clearfield has by far the largest share of its housing inventory devoted to rental units.

Clearfield does allow a density bonus for affordable housing but does not provide waivers, accessory units, or inclusionary zoning. While the ordinances of the two entitlement cities (Layton and Clearfield) do not have provisions to encourage affordable housing such provisions are not necessary. In both cities there is a substantial inventory of affordable housing as demonstrated by price data from the Wasatch Front Regional MSA. Both Layton and Clearfield have active RDAs.

In 2014-2018 nearly 48.3 percent of all occupied housing units in Clearfield were rental units. Rental housing is a primary source of housing for protected classes. However, rental housing in Davis County is concentrated in a few cities thus limiting housing choice for members of protected classes. Nearly two-thirds of all rental housing in the county is located in Layton, Clearfield, and Bountiful.

The Clearfield Station is a recently created CDA. The project area includes 126 acres. Seventy acres are a single parcel owned by UTA including the Clearfield Front Runner station. When completed, the CDA will have 400,000 square feet of R&D, warehousing and light industrial, 500,000 square feet of office space, a charter school, and 550 housing units. The housing units are likely to be both owner-occupied and rental. The rental units will be market rate. Clearfield has a disproportionate share of rental units. Forty-five percent of all occupied housing units in Clearfield are rental units, a very substantial share.

Municipal Ordinances. Another possible barrier can be a lack of housing options due to the City's ordinances. Clearfield is currently has adopted Form Based Code (FBC) and is currently working on new along with ordinances and zoning regulations that will create housing choices, and more options for those who live along major transit corridors. There are several housing projects that are under construction that will provide a variety of housing options, from

townhomes, apartments and twin homes. Each project, working closely with the City, will provide a diverse array of housing for the community.

Owner-occupied accessibility was suggested by Assist (local nonprofit). Assist recommended that city's adopt measures in TODs or mixed-use zones to require the Fair Housing Act's seven requirements of accessibility for owner-occupied high-density TOD units.

Good Landlord Program – Clearfield's good landlord program may be overly restrictive and have *disparate impacts* on protected classes. The requirements of the program should be refined. The program currently requires landlords to "refuse to rent to applicants with certain criminal backgrounds." Although not intended to discriminate against protected classes, if minorities disproportionately have criminal backgrounds the Good Landlord program could be deemed a violation of the Fair Housing Act.

There are approximately 200 vacant acres of developable land left in Clearfield. There are 67 vacant single-family lots and they issue an average of 35 - 40 permits per year. High density housing is allowed in several zones within the city. The highest density currently allowed is 16 dwelling units per acre within the R-3 Zone. There are approximately 7 acres of available R-3 zoned property in the City.

Transportation Linkage

The Transportation and Land Use Connection (TLC) program is a partnership between the Wasatch Front Regional Council (WFRC), Salt Lake County, Utah Department of Transportation (UDOT), and Utah Transit Authority (UTA). The TLC program provides technical assistance to local communities to help them achieve their goals and plan for growth. The program helps communities implement changes to the built environment that reduce traffic on roads and enable more people to easily walk, bike, and use transit. This approach is consistent with the Wasatch Choice Vision and helps residents living throughout the region enjoy a high quality of life through enhanced mobility, better air quality, and improved economic opportunities.

The Transportation and Land Use Connection supports local governments in their planning efforts, implementing the Wasatch Choice Vision.

- Maximize the value of investment in public infrastructure.
- Enhance access to opportunities.
- Increase travel options to optimize mobility.
- Create communities with opportunities to live, work, and play.

Clearfield will continue to work on a regional approach to affordable housing issues and will look for opportunities to collaborate to improve City neighborhoods. The City has continued to work collaboratively with other communities by serving on regional planning committees addressing moderate income housing needs, transit, and future growth along the Wasatch Front. The City will also continue to collaborate with the Utah League of Cities and Towns, Envision Utah, and the Wasatch Front Regional Council on these issues.



FIGURE 1: CLEARFIELD TRANSPORTATION

Current Fees

Fees vary depending on whether or not the home is built inside of an existing subdivision. The building fee is 1% of the value of the construction plus additional impact fees can add up to over $9,000. Additional fees for building outside of an existing subdivision can total another $1,500.

All cities in the region also impose impact fees so although impact fees adding up to over $10,000 can definitely present an obstacle to affordable housing, the impact fees are in line with the surrounding area and are well used by cities to provide much needed services. In a City where open land is relatively scarce these impact fees also help to preserve much needed open space, maintain parks and water resources and provide necessary transportation services.

Current Building Requirements. Building requirements in Clearfield are not a significant factor in excluding low to moderate income housing. Requirements are: street frontage of 60-90ft., side yard dimensions 6-10ft., front yard setbacks of 25-30 feet. Vinyl siding is restricted on the front of new single-family homes built within the most common residential zone R-1-8.

Zoning and Site Selection

Group Home Ordinance. Group homes are permitted in multiple zones in the downtown CDC area. Nursing home and elderly care are restricted to the C-1 zone. Any restrictions on group homes could be an impediment to fair housing choice and reconsidering this restrictive ordinance is recommended.

Tax Policies

One unique characteristic to Clearfield is a lack of market-rate multi-family developments. One of the recently completed projects known as City Centre, is a market rate development that is for rent. As of the end of July 2018, the development had an occupancy rate of ninety-eight percent (98%). The City has several other projects that are under constructions or will be constructed in the next 12-18 months that are rental products at market rates. With the addition of market-rate and affordable housing projects under construction, the City will provide a variety of housing options, including townhomes, apartments, and condominiums. Additionally, the City collaborated for the construction of a single-family home with Have a Heart, a nonprofit foundation for the benefit of a single low-moderate income family.

An interesting development, however, is the construction and planned construction of multi-level apartments and condominium units and mixed-use housing units. These were foreseen during the 2015 Assessment of Impediment to Fair Housing Choice and have been developed or are being developed now. Their apparent success indicates a change in housing types for which new residents are looking. It also increases density (and subsequently population) more than previously expected. Its location is somewhat dispersed and therefore difficult to identify in a specific park service area. This study has tried to account for this phenomenon, but actual hard data is not available to verify the full extent of its affect. That will be seen in the 2020 Census data once it is made public in early 2022.

Unlike other high-density development going on in the City, the Clearfield FrontRunner Station Transportation Hub is very well defined with respect to location and the number of housing units allowed to be constructed there. Current plans show this area to have approximately 1,000 housing units, or an additional 2,990 people.

Another important factor to consider is that it is extremely difficult to determine what the ultimate population of Clearfield City will be at build-out. The rising trend for higher density housing units, and the rezoning to allow such units to be constructed makes the projection of housing (and thus population) an ever-changing calculation. This multi-level housing trend has already resulted in a current population number that significantly exceeds the previous study's estimated build-out figure. Without more current Census data and a careful monitoring of zoning changes, one can only guess what the build-out population might be.

Private Sector

Lending Policies and Practices Bank Loan Denials (HMDA data)

This section explores available data related to the Home Mortgage Disclosure Act (HMDA) and complaints filed with state and federal agencies, including reported acts of discrimination, trends and/or patterns for both rental and lending. The Home Mortgage Disclosure Act (HMDA) was enacted by Congress in 1975 and is implemented by the Federal Reserve Board's Regulation C. The Act was implemented in response to concerns about mortgage credit shortages in older urban neighborhoods (particularly those with predominantly minority populations).

On July 21, 2011, the rule-writing authority of Regulation C was transferred to the Consumer Financial Protection Bureau (CFPB). This regulation provides the public loan data that can be used to assist:

- in determining whether financial institutions are serving the housing needs of their communities;
- public officials in distributing public-sector investments so as to attract private investment to areas where it is needed; and in identifying possible discriminatory lending patterns.

The Fair Housing Act applies to mortgage lending just as it does to other aspects of housing. Lenders may not:

- Refuse to make a mortgage loan;
- Refuse to provide information regarding loans,
- Impose different terms or conditions on a loan (such as different interest rates, points, or fees); or
- Discriminate in appraising property based on race, color, national origin, religion, sex, familial status, or handicap.

Most banks and other lending institutions are required to report to the Federal Financial Institutions Examination Council (FFIEC) on their lending practices. Information from the Federal Financial Institutions Examination Council (FFIEC) is available to the public as Home Mortgage Disclosure Act data (HMDA).

Information reported about the clients and the properties include data related to such elements as race, gender, marital status, income level of the mortgagee, and location of the dwelling by census tract, type of housing, value of housing, etc. The information required and the manner of reporting has been modified a number of times since the adoption of the HMDA. Collection information requirements continue to be modified to meet the changing needs of those who utilize this information for the purposes intended by congress. Additionally, the criteria that determine which institutions must report continue to be modified as well.

HMDA data is filed with the regulatory agency given oversight for the particular type of financial institution performing the reporting. These agencies include the Comptroller of the Currency, the Federal Reserve Board, the Federal Deposit Insurance Corporation, the Office of Thrift Supervision, or the National Credit Union Association. The Federal Financial Institutions Examination Council (FFIEC) is directed by to act to compile annual data by census tract.



IMAGE 9: CLEARFIELD PARKS

The disparities in homeownership across racial and ethnic lines reflect only the symptoms of underlying impediments in the home mortgage application process. The Home Mortgage Disclosure Act (HMDA) data was compiled for the City of Clearfield to better understand the barriers that members of the protected class face in obtaining mortgages. For illustrative proposes, non- Hispanic white applicants were compared with Hispanic/Latino applicants for most metrics derived from the HMDA data. Homeownership and housing stability are two dimensions of housing opportunity that can be assessed using HMDA data by examining mortgage application outcomes and the high-interest lending practices. Bank loan applications for Hispanics have roughly twice the denial rate than whites in Clearfield and Layton. Due to the number of applications turned down with no documented reason, the reason for this disparity is unknown. But because of Clearfield's large Hispanic population and low home-ownership rates this disparity could be an important impediment to fair housing choice.

A party who believes they have been a victim of illegal discrimination, based on their membership in one of the federally protected classes, during a housing related transaction, may file a complaint with the Department of Housing and Urban Development (HUD). When a complaint is filed, HUD will investigate the complaint and tries to conciliate the matter with both parties. The Office of Fair Housing and Equal Opportunity (FHEU) administers and enforces federal laws and establishes policies that ensure all Americans have equal access to the housing of their choice.

In addition to general fair housing discrimination complaints, HUD accepts specific complaints that violate Section 504 of the Rehabilitation Act of 1973, which prohibits programs or organizations that receive federal funds from discriminating against persons with disabilities. In relation to housing, this means that any housing program that accepts federal funds must promote equal access of units, regardless of disability status. Both mental and physical handicap are included in Section 504. An example of a Section 504 violation is a public housing manager who demands a higher housing deposit to a person in a wheelchair because of the anticipated damage that a wheelchair may cause. This violates Section 504 in that a person cannot be held to different standards or liabilities due to disability. Complaints that are in

violation of Section 504 are filed and processed in the same manner as general fair housing complaints.

More outreach is needed to provide information on predatory lending and discrimination. In Clearfield's 2015 Analysis of Impediments and the 2018-2019 CAPER the city identified a need to further fair housing, including continuing to educate landlords and others on fair housing law. "Home-buyers, renters, landlords, architects, developers, and bankers all need to be aware of the Fair Housing Laws and comply with them. This information needs to be available in several languages to protect those populations most vulnerable to discrimination and predatory lending."

Public and Private Sector

Visitability in Housing

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

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

Clearfield may endorse the "visitability" concept in all city funded rehabilitation projects and may promote this concept in the planning and permitting process. Clearfield may consider amending its zoning code to grant a density bonus or another financial incentive to developers building single family homes. This bonus would allow developers to build more single-family homes per acre or receive another financial incentive if they make a certain percentage of the newly constructed homes "visitable." Clearfield may consider adopting an accessibility standard for all new multi-family construction consistent with accessibility requirements of the Fair Housing Act.

Clearfield may also consider what can be done to help disabled section 8 voucher holders. The city in cooperation with the housing authority could provide CDBG funds (a specified limited amount) to disabled section 8 voucher holders to make a unit accessible in order to meet his/her needs. Unfortunately, these individuals are less likely to have accessible units since the Fair Housing Act (FHA) does not apply to owner-occupied dwelling units. Visitability and accessibility for such individuals can only be improved through changes in local building codes,

education and awareness of home builders and home buyers. The need for accessible housing units far exceeds the demand due in large part to the lack of any accessibility standards for detached single-family homes. In addition, renter households with disabled individuals that need Type A accessibility standards and/or have “worst case housing needs” the supply of accessible, affordable units falls far short of demand.

The Community Development Department may work with service providers from around the City and region in order to facilitate strategies that meet the needs of the underserved. Increasing concentrations of low-income and poverty households are linked to racial and ethnic segregation. “The face of poverty is also the face of segregation.” And segregation impedes fair housing choice and raises the risk of housing discrimination. The consequences of poverty are particularly harmful to children. Children who grow up in densely poor neighborhoods and attend low-income schools face many barriers to academic and occupational achievement. Such children are more likely to drop out of high school and become pregnant as teenagers. Their neighborhoods have higher crime rates and higher incidence of health disparities, again affecting opportunities.

Clearfield may offer economic incentives for housing developers/sponsors, businesses (for commercial and employment opportunities), bankers, and other interested entities that assist in the revitalization effort. Clearfield may coordinate this information with already designated RDA zones and set priorities based on need.

Bonding for Infrastructure Development. Some communities use this tool to accelerate installation of or reconstruction of above and underground utilities and infrastructure. Density bonus programs can be a resource used by developers to leverage additional density than current zoning ordinances allow, they are also commonly used to complement the use of LIHTC tax credits. A density bonus can provide an increase in the number of dwelling units per acre, overall height or floor area ratio with the ultimate goal of more units being built on a single parcel. Density programs can allow for a percentage of increase in baseline permitted density in exchange for affordable housing units.



IMAGE 10: CITY OF CLEARFIELD

Accessory Dwelling Units (ADU). This would be a valuable option for those who desire to age in place, or others in need of income in the past the prime of their wage-earning years. The zoning code currently prohibits accessory dwelling units (ADU) in all residential zones. Within the past year the City studied the idea of allowing ADUs, however, concerns over cost of conversion given the construction codes for adding a small dwelling unit to an existing home seemed problematic. Additionally, the parking demand for both the primary and ADU raised potential concerns. Allowing for ADUs in single family residents could be used as a strategy to increase the supply of affordable rental housing, by allowing those owning homes an option to use under-utilized portions of their property. As individuals and families move from one stage of life to the next, a variety of housing types enables them to live in a place that suits their needs while allowing them to reside in the same community, keeping those ties and staying close to family members if they desire.

Good Landlord Program. Clearfield began this program in 2008. All landlords are required to obtain a rental license for their residential properties. The City does have an active Good Landlord program handled through the Community Development Department with coordination from the Police Department. The training provided with this program is provided to property owners of rental units and property managers who oversee the management of residential units. They can choose to join the Good Landlord Program, but it is not mandatory. However, there are some benefits to joining such as: reduced licensing fee, and notification of police calls to their rentals. In addition, they must attend a Good Landlord training class every two years as well as review a training presentation online. If they choose to join the program, they must submit a signed Good Landlord Program Agreement.

The City's Good Landlord program has pros and cons. The program gives discounts on a required rental license to landlords that participate in "good landlord" training. The training provides information on fair housing topics and laws. However, some view the program as an impediment for certain persons to not receive fair housing opportunities, such as persons convicted of crimes.

Moderate Income Housing Plan. One strategy to help with the affordable housing barrier was to update the City's Moderate-Income Housing Plan. The Moderate-Income Housing Plan provides a detailed analysis of the City's housing inventory, affordability, and need. Another possible barrier is the somewhat limited variety of housing due to the City's housing ordinances. This is not a significant barrier but one strategy could be to allow for a broader variety of housing. This means the City would need to revise their ordinance and allow other housing types such as residential care facilities (6 or fewer), second or accessory units, and single room occupancy units. Incentive zoning is another tool that the City can use to stimulate affordable housing. This type of zoning incentivizes smart growth land use patterns by combining incentives for affordable housing with incentives for building higher density housing near public transit and preserved open space.

Community Development Block Grant (CDBG) Programs. The Davis County Housing Authority assists the City with the implementation and management this program. Through CDBG funding, matching grants can be provided to qualifying households within the City. The City's housing rehab programs help low- to moderate-income residents stay in their homes while also preserving the character of the City's neighborhoods.
Housing Rehab. Homeowners can receive up to$8,000 to correct present home problems, accessibility modifications, code violations of health and safety concerns and/or energy improvements.

Emergency Home Repair. Clearfield has established the Emergency Home Repair (EHR) Program to provide lower income homeowners up to $3,000 in grant money to immediately correct an emergency condition that presents an imminent danger to health and safety of the occupants.

Down Payment Assistance. This program is administered Davis Community Housing Authority, a nonprofit organization. The agency provides a set amount of money (predetermined by the City of Clearfield) to qualified homebuyers. Homebuyers can use the money to cover their down payment or closing costs. Participants of the program are required to agree to a term of residency in the home and is required to use it as their principal residence. May be good to have materials in both Spanish and English for the down payment assistance program.

Low-Income Housing Tax Credits (LIHTC). LIHTC is a federal low-income housing tax credit program that will provide a subsidy for the construction of affordable rental units serving residents at 60% area median income or below. Developers can utilize a 4% IRS credit. The Utah Housing Corporation manages the LIHTC program in Utah and ensures compliance with IRS requirements and long-term deed restrictions. LIHTC has been a successful tool used on a national and local level to build and sustain the moderate-income housing stock.

Land Acquisition. Clearfield has acquired an older mobile home park and is working with a developer to create moderate-income housing stock. This tool creates a public-private partnership in which the City owns land and, through a competitive process, "grants" the land to a qualified developer to build a housing product that addresses the needs of the community. This program helps reduce the parcel purchase cost for the developer and is a mechanism to help the overall affordability of the project.

Assessment of Current Public and Private Fair Housing Program

Census data, HMDA data, and state and federal complaints provide a statistical basis related to fair housing issues. There may also be situations where discrimination or other unfair housing practices occur, but go unreported. To elicit a deeper understanding of fair housing issues within a community, an analysis of community policies and perspectives can provide a more detailed assessment of the community; extending the analysis beyond just the reported statistics. This section reviews local laws, policies, programs, and a survey/public outreach effort, to understand the community's perspective as it relates to fair housing issues.
The U.S. Department of Housing and Urban Development (HUD) requires each entitlement jurisdiction to complete a Consolidated Plan and certify compliance with the Consolidated Plan Final Rule.

The Consolidated Plan is intended to:

- Serve as the long-range planning document for affordable housing development and community service funding;
- Provide priorities for funding for HUD programs and strategies for implementing the priorities;
- Be an accessible tool to measure the effect of the local funding strategies

In 2014, the City of Clearfield completed its first Consolidated Plan. The Consolidated Plan establishes local preferences for the use of public funding and prepares a five-year plan to meet identified needs. This plan establishes four overall goals for meeting housing and community development needs between 2014 and 2018, the goals include:

Goal 1: Provide decent affordable housing and work towards prevention of homelessness.
Goal 2: Increase economic opportunities.
Goal 3: Support agencies/organizations that serve low- and moderate- income persons and special needs populations by helping them to expand services.
Goal 4: Further Fair Housing in Clearfield

Directly addressing affordable housing, homelessness, economic opportunities, low- and moderate income and special needs services, and furthering fair housing, each of the listed goals enhances opportunities for citizens to be stable, achieve earnings, and obtain effective and efficient housing opportunities. Therefore, each of the goals of the Consolidated Plan work to break down potential barriers that would prohibit vulnerable citizens from obtaining fair housing. The action plans established to date address at least one of the listed goals, which ensures that funding has been allocated to organizations that are working toward breaking down barriers to housing.

Davis Community Housing Authority

The Davis Community Housing Authority serves the entire county and many members of protected classes, especially minority, disabled and single parent households. They own or manage about 269 units across the county and there over 850 Housing Choice Voucher and location-based vouchers. There are currently over 2,100 families on the waiting list for one of their programs (either Section 8 or public housing). At the time of application, the applicant is informed that the wait will probably be two years long. It's a shorter wait for public housing units (318 on waiting list) than for the Section 8 vouchers. And for specifically for Rosewood Housing (658 on waiting list). The biggest single problem facing Davis County affordable housing is that federal funding is constantly being cut for their programs.

Within Davis County a majority of subsidized housing projects are located in Layton and Clearfield. Rent assisted projects are targeted toward members of protected classes and are largely located in the north. Years of rent-assisted projects in the same areas have led to concentrations of low-income minority renters. Although these areas do not currently qualify for RCAP or ECAP they could cross that threshold at any time without shifting current policies and trends on a regional level.

Section 8 vouchers can be an extremely effective tool in reducing concentrations of low- income households. This was the intent of the voucher choice program when it was introduced in 1974. Sometimes voucher holders are discriminated against by landlords who are unwilling to accept Section 8 vouchers. This is clearly against the law in Utah but difficult to enforce. Vouchers are used to subsidize a voucher holder rent consequently voucher holder must located where rental housing is available. Furthermore, since the voucher holder's rental options are limited, in most cases, to rental units priced at or below Fair Market Rent.

Despite the adverse effects voucher programs may have in perpetuating concentrations of protected class households, vouchers are a housing lifeline for the XXX participating households. Without the voucher program the standard of living and housing opportunities for these households would be severely reduced. The current supply of vouchers helps only a small fraction of qualifying very low-income households. At least XXX very low-income renter households in the City of Clearfield have no rent assistance. The limited number of vouchers, which has not kept pace with population growth nor the disproportionate increase in poverty households, is an impediment to fair housing choice and opportunity. The voucher waiting lists for the public housing authorities in Davis County are two years long. The housing authority is closed to any new applications. The severe shortage of vouchers is an impediment.

The City of Clearfield may work with the Davis Community Housing Authority in order to continue to assist homeless persons make the transition to permanent housing and independent living. Though the City continually works with service providers, the City does not plan to allocate 2018 funding toward this activity. In order to achieve the requirement from HUD, the City enhance the coordination between public and private housing and social service agencies, the City actively participates on committees of organizations that are committed to ending homelessness and providing transitional housing for low to moderate income families.

One of the most active organizations the City works with is the reached out to the, Davis Community Housing Authority, the Local Homeless Coordinating Committee ("LHCC"), which consists of entitlement jurisdictions, non-profit organizations including CDBG subrecipients: The Family Connection Center, Davis Community Learning Center and Safe Harbor. in order to create an ongoing opportunity to coordinate activities and resources. City staff may coordinate internally to identify programs and other resources that can be coordinated in order to achieve common goals.

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

The City of Clearfield will continue to consult and coordinate with the Balance of State Continuum of Care, Davis County Local Homeless Coordinating Council, Safe Harbor, Davis Mental Health, County School District and Sheriff's Office, and Davis Community Housing Authority in order to continue to assist homeless persons make the transition to permanent housing and independent living.

Family Connection Center

Clearfield City provides funding to the Family Connection Center (FCC) which provides emergency shelter and housing assistance for individuals and families experiencing homelessness. This program is largely funded through HUD and through the State of Utah "Emergency Solutions Grant (ESG)" fund. The Family Connection Center recently began a Rapid Re-housing Program that assists individuals and families who are experiencing literal homelessness (living in a shelter, in their car or on the street). Clients are given a vulnerability assessment and prioritized based on need and placed in temporary and/or permanent housing. FCC pays 100% of the rental deposit and the first month's rent and a portion of the rent after that depending on need. The Family Connection Center serves families in Davis and Morgan counties who are receiving no other type of housing assistance.

Safe Harbor Crisis Shelter

Single women with children are a protected class with impediments to fair housing. Safe Harbor Crisis Center is the first and only domestic and sexual violence service provider in Davis County. Located in Kaysville, Safe Harbor's services offer a continuum of care to domestic and sexual violence victims and child witnesses to violence, including: Emergency Protective Shelter; Domestic Violence Outreach Services; Domestic Violence Diversity Program; Children's Services; 24-Hour Crisis Response; Domestic Violence Transitional Housing; Sexual Assault Services; Protective Order Assistance; and Community Outreach and Education. In 2015 Safe Harbor

launched an Economic Empowerment Program that helps low-income domestic violence survivors with dependent children with job preparedness and work retention.

Safe Harbor's Hope Housing program provides a range of services to help survivors maintain or obtain housing as well as transitional housing apartments offering 6-24 months of secure housing with support services for survivors who need housing as a result of sexual assault, domestic abuse, dating violence, or stalking. Offering these complete services helps individuals achieve personal and financial independence in permanent housing, moving themselves and their children away from violence.

Davis Behavioral Health – Housing Assistance

Davis Behavioral Health assists low-income people with mental disabilities in finding and paying for permanent housing. They continually fund 20 units (10 in a tax credit property and 10 scattered site). There is currently a waiting list with 8 people on it. However, one of the criteria is being homeless and all 8 are either homeless or chronically homeless. The housing is permanent and once someone is in the program then the only requirement is to participate on ongoing treatment.

Homeless Population

In Utah, membership of the Balance of State Continuum of Care (of which Davis County is a member) is comprised of Local Homeless Coordinating Councils (LHCC) of which Clearfield City participates. Each region's LHCC is inclusive of stakeholders committed to the goal of ending homelessness. These include prevention, outreach, shelter, housing providers, ESG recipients and funders, faith organizations, government agencies, and law enforcement. Needs, service trends, HMIS and PIT data, HEARTH requirements, and goals are also discussed. CoC priorities and goals are discussed and information is provided to CoC leadership to incorporate into CoC wide plans. CoC staff provide training and support to the LHCCs to ensure that the makeup of the Council is reflective of the local community.

The City is supportive of existing and future efforts and activities that are accomplished through the following service providers that address the needs of homeless persons: Balance of State Continuum of Care, Family Connection Center, and the Davis Community Housing Authority. One such effort is the Regional Coordinated Assessment plan. The plan allows for a coordinated effort among providers in order to prioritize the needs of their clients across organizational boundaries. Each provider uses the same assessment tool when individuals and families need services. All persons are assessed by acuity. Those persons with the highest need, or that have the most vulnerability, are prioritized. Those with the highest priority of need are given the first opportunity to receive housing with supportive services. The providers in Davis County that currently participate include: Family Connection Center, Safe Harbor, Davis Behavioral Health, and the Davis Community Housing Authority.

The City of Clearfield does not operate any homeless facilities or provide homeless services directly. However, in addition to the efforts above, the City supports the programs and facilities offered by other local and state agencies through sales tax re-distribution. The City levies 1%

sales and use tax on all transactions in the City. The state withholds a small portion of this tax from Clearfield City to be distributed for the benefit of emergency food and shelter programs. Additionally, the City participates in the County's Local Homeless Coordinating Committee (LHCC) meetings. This will help ensure that local and regional goals and objectives are met, efforts are not duplicated, and communication is improved.

The low-income population of Clearfield is at an increased risk of becoming homeless. While many of Clearfield's residents have had a hard time financially, this group is made up of individuals and households that cannot live paycheck to paycheck because they are not guaranteed a paycheck with any regularity. These households are unable to save for emergencies because most of their life is lived in crisis. Many of these households may frequent the couches and spare rooms of friends and family members obtaining their housing only when periodically employed. Many other people in Clearfield, including those at 50-80% and 80-100% of HAMFI, are one missed paycheck, a small increase in rent or property tax, or one chronic illness away from the threat of homelessness.

Other than income, some other characteristics can also predispose an individual or household to homelessness, including:

- Persons leaving Institutions: detox, mental hospitals, prisons, etc.
- Households paying more than 50% of income for housing costs
- Victims of domestic violence
- Special needs populations (persons with AIDS, disabilities, drug or alcohol addiction, etc.
- Single parent head of households who are unemployed (single mothers are more than twice as likely to be unemployed as married men and women).
- People who are doubling up in unstable living arrangements (and cannot be counted as homeless)
- Families living below the poverty level

Households that exhibit one or more of these characteristics constitute a population that is "at-risk" of becoming homeless. These individuals and families are at risk of becoming homeless because they have a lesser chance of being able to make economic improvements in their lives. The number of households exhibiting more than one of these characteristics is nearly impossible to estimate accurately. It is important to note that these populations do exist in the City of Clearfield.

Conclusions and Recommendations

As Clearfield City approaches build out, how to best use remaining available land becomes even more important. Proper planning is needed to ensure that Clearfield has enough housing and the right mix of housing to meet all its needs. Clearfield's careful planning will help the community thrive and make sure that it continues to be a desirable place to both work and live. Young families, single persons, students, seniors, and empty nesters have different housing needs and so different housing choices should exist to provide for those needs.

The AI is a review of impediments to fair housing choice in the public and private sector. Impediments to fair housing choice are any actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status, or national origin that restrict housing choices or the availability of housing choices, or any actions, omissions, or decisions that have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, religion, sex, disability, familial status, or national origin. Policies, practices, or procedures that appear neutral on their face but which operate to deny or adversely affect the provision of housing to persons of a particular race, color, religion, sex, disability, familial status, or national origin may constitute such impediments.

Impediments include actions or omissions in the jurisdiction's public or private housing sector that:

- Constitute violations, or potential violations, of the Fair Housing Act
- Are counterproductive to fair housing choice, such as NIMBYism:
- Community resistance when minorities, persons with disabilities and/ or low-income persons first move into White and/or moderate- to high- income areas
- Community resistance to the siting of housing facilities for people with disabilities in residential neighborhoods based on their disabilities
- Have the effect of restricting housing opportunities on the basis of race, color, religion, sex, disability, familial status, or national origin.

Citizen Participation Process

One of the City's initial goals was to encourage broad participation in order to create a well-rounded priority needs and target area assessment, increase coordination among partners, leverage activities, expand upon existing efforts, increase citizen feedback, and seek feedback on the Consolidated Plan. To this end, the City of Clearfield encouraged and sought broad participation but especially encouraged participation from low- and moderate-income persons, residents of predominantly low- and moderate-income neighborhoods, minorities, non-English speaking persons, persons with disabilities, public housing residents, local and regional institutions, businesses, developers, nonprofit organizations, philanthropic organizations, and community or faith-based organizations.

Impediments to Fair Housing Choice and Action Steps

As a recipient of HUD CDBG Entitlement funds, the City is committed to Affirmatively Further Fair Choices for all residents. This AI has provided an assessment of Clearfield's population demographics, RCAPs, employment trends, housing market conditions, educational attainment, housing needs, foreclosures and evictions, and private lending practices, which provides a framework to identify impediments to fair housing choice and corrective actions. Although many issues that affect fair housing choice have been identified, the city is limited in resources and ability to impact all areas. The City of Clearfield recognizes the following impediments which may have a direct and substantial impact on fair housing choice and are within the City's ability to impact. Furthermore, The City has identified action steps to address the areas if impediments.

IMPEDIMENT #1 – Limited English Proficiency

Fair Housing brochures, webpage and materials are printed mostly in English, limiting the available of Fair Housing information to non-English speaking persons. There is a need to improve language access for people with Limited English-speaking proficiency who seek information regarding Fair Housing.

Goal: Provide consistent and even Fair Housing services, outreach and support to all citizens and program applicants.

Action Items

- Utilize the City's *Language Assistance Plan (LAP*). Expand Clearfield's HUD-funded programs' outreach to include Spanish translation and outreach to Spanish-speaking citizens, Clearfield's largest minority group. Federal policies under Title VI of the 1964 Civil Rights Act set benchmarks by which jurisdictions like Clearfield must assure meaningful access to federally funded services.
- Partner with the Utah Hispanic Chamber in Clearfield to promote Clearfield's HUD funded programs to the Hispanic community.
- Translate the City's *Community Development Block Grant (CDBG) webpage* and vital HUD-funded program documents in Spanish; and print from HUD's website and make available informational pamphlets and Fair Housing brochures for LEP individuals.
- Continue to provide citizens with consistent *Spanish translation services.* Utilizing a private contractor to test and certify employees, so that quality translation services are available to LEP individuals.
- Establish a centralized list of resources for assisting LEP individuals, by utilizing the City's Intranet. Posting the LAP and a list of City employees who are certified interpreters on the City's Intranet will assist in consistent and even Fair Housing infrastructure, as well as, consistent access to City programs.

IMPEDIMENT #2 - Large populations of minorities, disabled, low-income and other protected classes found in Clearfield.

Affordable housing for protected classes was found to be available throughout Clearfield with very little segregation, but there is not enough throughout the county leading to concentrations of protected class populations within Clearfield, and a need for a more regional approach to serving protected classes and providing an adequate supply of affordable housing.

Low-income households looking for affordable rental housing are likely to find what they're looking for within and around Clearfield, but years of zoning restrictions in other cities has led to concentrations of protected class populations within Clearfield and fewer low-income housing opportunities in other areas of the county. Clearfield has more low-income, minority, single-parent, households with disabilities, and non-English speaking households than other cities. The regional AI study also suggests that there be a regional approach to providing more affordable housing throughout the county to desegregate the concentrations found within certain cities, including Clearfield.

Goal: Develop regional plans and collaboration to help ensure that low-income residents are not concentrated in any one area of Davis County and have the ability to live wherever it best suits the individual/family.

Action Items:

- Look for opportunities to collaborate with other cities and the county on housing, transportation and employment issues in order to reduce concentrations of minority renters.
- Work on taking a regional approach to affordable housing issues and will look for opportunities to collaborate and thereby improve neighborhoods within the City. A primary forum for this discussion is the Davis County Council of Governments (COG), which meets monthly. The Mayor represents Clearfield on the COG.

Clearfield is already involved in a number of regional planning efforts. Clearfield City staff, particularly the CDBG coordinator, may educate planning staff and public officials on fair housing issues and disseminate findings and action plan of AI by (July 1, 2020). Planners and public officials attending regional meetings can commit to use these meetings as a way to move forward regional affordable housing goals. Davis County hosts the Homeless Coordinating Committee, and Clearfield City will attend those meetings to discuss regional housing needs that affect Clearfield as well as all of Davis County.

IMPEDIMENT #3 – Lack of Accessible and Visitable Housing

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

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

Since the 2015 AI, Clearfield has adopted an accessibility standard for all new multi-family construction consistent with accessibility requirements of the Fair Housing Act. Additionally, Clearfield has amended its zoning code to grant a density bonus or another financial incentive to developers building single family homes. This bonus would allow developers to build more single-family homes per acre or receive another financial incentive if they make a certain percentage of the newly constructed homes "visitable."

Goal: Increase the amount of visitable homes in Clearfield.

Action items:

- Endorse the "visitability" concept in all city funded rehabilitation projects and promote this concept in the planning and permitting process. Clearfield may endorse this effort for homes purchased through the Down Payment Assistance Program that is administered through the Davis County Housing Authority.
- Consider what can be done to help disabled section 8 voucher holders. The city in cooperation with the Davis County Housing Authority could provide CDBG funds (a specified limited amount) to disabled section 8 voucher holders to make a unit accessible in order to meet his/her needs.

IMPEDIMENT #4 – Job-Transit Connections

Throughout the community engagement process, one area that identified as impacting housing choice and access to employment resources was transportation. The Clearfield Station CDA will be key to improving the opportunities in this area of the city. The 70-acre Front Runner property will be home to a large business park (with flex-business and traditional office buildings), a high-quality residential component (550 units), and a charter school. At build-out, the Clearfield Station property is expected to create nearly 1,000 new jobs, most of which should offer a "living wage." Through tax increment, the Clearfield Community Development and Renewal Agency (CDRA) will invest approximately $35 million to help accomplish the development of the Front Runner property.

The CDRA can also utilize the Clearfield Station CDA to incentivize other development within the project area, since the project will likely act as a catalyst for additional development and redevelopment (both residential and commercial) throughout neighboring properties. As this happens over time, the opportunities in this underserved census tract will improve (jobs, groceries, housing, medical care, education, transportation, etc.).

Goal: Provide improved transportation connections and greater connectivity to employment centers, shopping, schools, recreation opportunities and to the regional transit system.

Action items:

- Implement the transportation goals listed in the City's Transportation Plan to increase bikability and walkability of the community.
- Promote multimodal transportation options with stakeholders, schools, and public health officials.
- Evaluate successes in communities with similar size and landscape to Clearfield to continue to develop best practices in the build-out of the community.
- Engage with major employers, like Hills Airforce Base, to partner on multimodal initiatives.

IMPEDIMENT #5 –Lack Familiarity with Fair Housing Act

Many landlords are not aware of their responsibilities to provide "reasonable accommodations" as required by the Fair Housing Act. The number of disabled individuals in Davis County is estimated at 23,000 individuals, about 11% of the population. Under the Fair Housing Act housing providers must make "reasonable accommodations in rules, policies practices, or services when such accommodations may be necessary to afford a person with a disability the equal opportunity to use and enjoy a dwelling." Currently over one-third of all rental housing in Davis County is a detached single-family unit. Many of the landlords who are renting homes or small "mom and pop" housing providers are not aware of the full implications of the Fair Housing Act and the "reasonable accommodations" provision.

Goal: Increase awareness and compliance with Fair Housing laws.

Action Items:

- Review the Good Landlord curriculum to ensure it adequately addresses the Fair Housing Act and particularly the Reasonable Accommodations requirements for landlords.
- Work with state agencies and DLC to promote fair housing educational opportunities.
- Work with the Utah Apartment Association's to increase attendance at Fair Housing Tradeshow.
- Promote April as Fair Housing Month to increase the public's awareness of the Fair Housing Act. Display posters at City offices and provide posters to partners.
- Utilize the FHEO logo in City documents to raise awareness of Fair Housing.
- Provide citizens with fair housing information utilizing the Fair Housing and Housing Affordability outreach flyers.
- Partner with Davis County and Utah Disability Law Center to provide education on renters' rights.
- Support Davis County to help tenants resolve disputes, and free assistance to Clearfield's most vulnerable renters facing eviction.
- Promote renters' advocacy groups and when necessary refer them to the Disability Law Center and/or Utah Anti-discrimination and Labor Division for legal counsel.
- Encourage housing developers (nonprofit and for-profit) to purchase and rehab foreclosed properties.

Signature for the City of Clearfield

By my signature I certify that the Analysis of Impediments to Fair Housing Choice for the City of Clearfield is in compliance with the intent and directives of the regulations of the Community Development Block Grant Program regulations.

_____

Mark Shepherd
Clearfield Mayor

_____

Date

APPENDIX A - Sources

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APPENDIX B - Housing and Related Laws

Statutes

Fair Housing Act

42 U.S.C. §§ 3601-19

Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), as amended, prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, because of race, color, religion, sex, familial status, national origin, and disability. It also requires that all federal programs relating to housing and urban development be administered in a manner that affirmatively furthers fair housing.

Title VI of the Civil Rights Act of 1964

42 U.S.C. § 2000d-1

Title VI prohibits discrimination on the basis of race, color, and national origin in programs and activities receiving federal financial assistance.

Section 504 of the Rehabilitation Act of 1973

29 U.S.C. § 794

Section 504 prohibits discrimination based on disability in any program or activity receiving federal financial assistance.

Section 508 of the Rehabilitation Act of 1973

29 U.S.C. § 794d

Section 508 requires federal agencies to ensure that the electronic and information technology they develop, procure, or use allows individuals with disabilities to have ready access to and use of the information and data that is comparable to that of individuals without disabilities.

Title II of the Americans with Disabilities Act of 1990

42 U.S.C. §§ 12131 – 12165

Title II of the ADA prohibits discrimination based on disability in programs and activities provided or made available by public entities. HUD enforces Title II with respect to housing-related programs and activities of public entities, including public housing, housing assistance and housing referrals.

Title III of the Americans with Disabilities Act of 1990

42 U.S.C. § 12181 – 12189

Title III of the ADA prohibits discrimination based on disability in the goods, services, facilities, privileges, advantages, and accommodations of places of public accommodations owned, leased, or operated by private entities. The Department of Justice enforces Title III of the ADA, but certain HUD recipients and private entities operating housing and community development programs are covered by Title III of the ADA.

Architectural Barriers Act of 1968

42 U.S.C. § 4151 et seq.

The Architectural Barriers Act requires that buildings and facilities designed, constructed, altered, or leased with certain federal funds after September 1969 must be accessible to and useable by persons with disabilities.

Section 109 of Title I of the Housing and Community Development Act of 1974

42 U.S.C. § 5309

Section 109 prohibits discrimination on the basis of race, color, national origin, sex, and religion in any program or activity funded in whole or in part under Title I of the Community Development Act of 1974, which includes Community Development Block Grants.

Title IX of the Education Amendments Act of 1972

20 U.S.C. §§ 1681-83, 1685-88

Title IX prohibits discrimination on the basis of sex in any education programs and activities that receive federal financial assistance. HUD enforces Title IX when it relates to housing affiliated with an educational institution.

Violence Against Women Act

42 U.S.C. § 14043e–11

VAWA provide housing protections for victims of domestic violence, dating violence, sexual assault, and stalking in many of HUD's housing programs. VAWA also requires the establishment of emergency transfer plans for facilitating the emergency relocation of certain tenants who are victims of domestic violence, dating violence, sexual assault, or stalking.

Age Discrimination Act

42 U.S.C. §§ 6101 – 6107

The Age Discrimination Act of 1975 prohibits discrimination on the basis of age in programs and activities receiving federal financial assistance.

Executive Orders

Executive Order 11063

Equal Opportunity in Housing

Executive Order 11063, issued on November 20, 1962, prohibits discrimination in the sale, leasing, rental, or other disposition of properties and facilities owned or operated by the federal government or provided with federal funds.

Executive Order 12892

Leadership and Coordination of Fair Housing in Federal Programs: Affirmatively Furthering Fair Housing

Executive Order 12892, issued on January 17, 1994, requires federal agencies to affirmatively further fair housing in their programs and activities, and provides that the Secretary of HUD will be responsible for coordinating the effort.

Executive Order 12898

Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations

Executive Order 12898, issued on February 11, 1994, requires that each federal agency conduct its program, policies, and activities that substantially affect human health or the environment in a manner that does not exclude or otherwise subject persons to discrimination based on race, color, or national origin.

Executive Order 13166

Improving Access to Services for Persons With Limited English Proficiency

Executive Order 13166, issued on August 11, 2000, requires each federal agency to take steps to ensure that eligible persons with limited English proficiency are provided meaningful access to all federally-assisted and federally-conducted programs and activities.

Executive Order 13217

Community Based Alternatives for Individuals With Disabilities

Executive Order 13217, issued on June 18, 2001, requires federal agencies to evaluate their policies and programs to determine if any can be revised or modified to improve the availability of community-based living arrangements for persons with disabilities.

Regulations

Accessibility Standards for Design, Construction, and Alteration of Publicly Owned Residential Structures
24 C.F.R. part 40

Affirmative Fair Housing Marketing
24 C.F.R. part 108
24 C.F.R. part 110
24 C.F.R. part 200, subpart M
24 C.F.R. § 203.12(b)(3)

Affirmatively Furthering Fair Housing
24 C.F.R. §§ 5.150 – 5.168

Certification and Funding of State and Local Fair Housing Enforcement Agencies
24 C.F.R. part 115

Collection of Data
24 C.F.R. part 121

Discriminatory Conduct Under the Fair Housing Act
24 C.F.R. part 100

Equal Access Rule
24 C.F.R. § 5.105
24 C.F.R. § 5.106

Fair Housing Act Complaint Processing
24 C.F.R. part 103

Fair Housing Poster
24 C.F.R. part 110

Fair Housing Initiatives Program
24 C.F.R. part 125

Information and Communication Technology Standards and Guidelines
36 C.F.R. part 1194

Nondiscrimination and Equal Opportunity in Housing Under Executive Order 11063
24 C.F.R. part 107

Nondiscrimination Based on Handicap in Federally-Assisted Programs and Activities of the Department of Housing and Urban Development
24 C.F.R. part 8

Nondiscrimination in Federally-Assisted Programs of the Department of Housing and Urban Development – Effectuation of Title VI of the Civil Rights Act of 1964
24 C.F.R. part 1

Nondiscrimination in Programs and Activities Receiving Assistance under Title I of the Housing and Community Development Act of 1974
24 C.F.R. part 6

Nondiscrimination on the Basis of Age in HUD Programs or Activities Receiving Federal Financial Assistance
24 C.F.R. part 146

Nondiscrimination on the Basis of Disability in State and Local Government Services
28 C.F.R. part 35

Nondiscrimination on the Basis of Sex in Education Programs or Activities Receiving Federal Financial Assistance
24 C.F.R. part 3

Protection for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking
24 C.F.R. §§ 5.2001 – 5.2011

STAFF REPORT

TO: Mayor Shepherd and City Council Members

FROM: Brad McIlrath, Senior Planner

MEETING DATE: Tuesday, August 25, 2020

SUBJECT: Discussion and Possible Action on **FSP 2020-070020,** a final subdivision plat request by Pierre Langue with Axis Architects for a 58-unit townhome subdivision at the subject location. **Location:** 305, 315, & 325 East 700 South (TIN: 12-003-0214, 12-003-0212, & 12-003-0254). **Aggregated Parcel Area:** 3.02 acres. Zone: T-R (Town Neighborhood Residential). **Planner:** Brad McIlrath **(Administrative Action).**

STAFF RECOMMENDATION

Staff recommends that the City Council approve as conditioned **FSP 2020-070020**, a final subdivision plat request by Pierre Langue with Axis Architects, for a 58-unit townhome subdivision for the properties located at 305, 315, & 325 East 700 South (TIN: 12-003-0214, 12-003-0212, & 12-003-0254).

PLANNING COMMISSION RECOMMENDATION

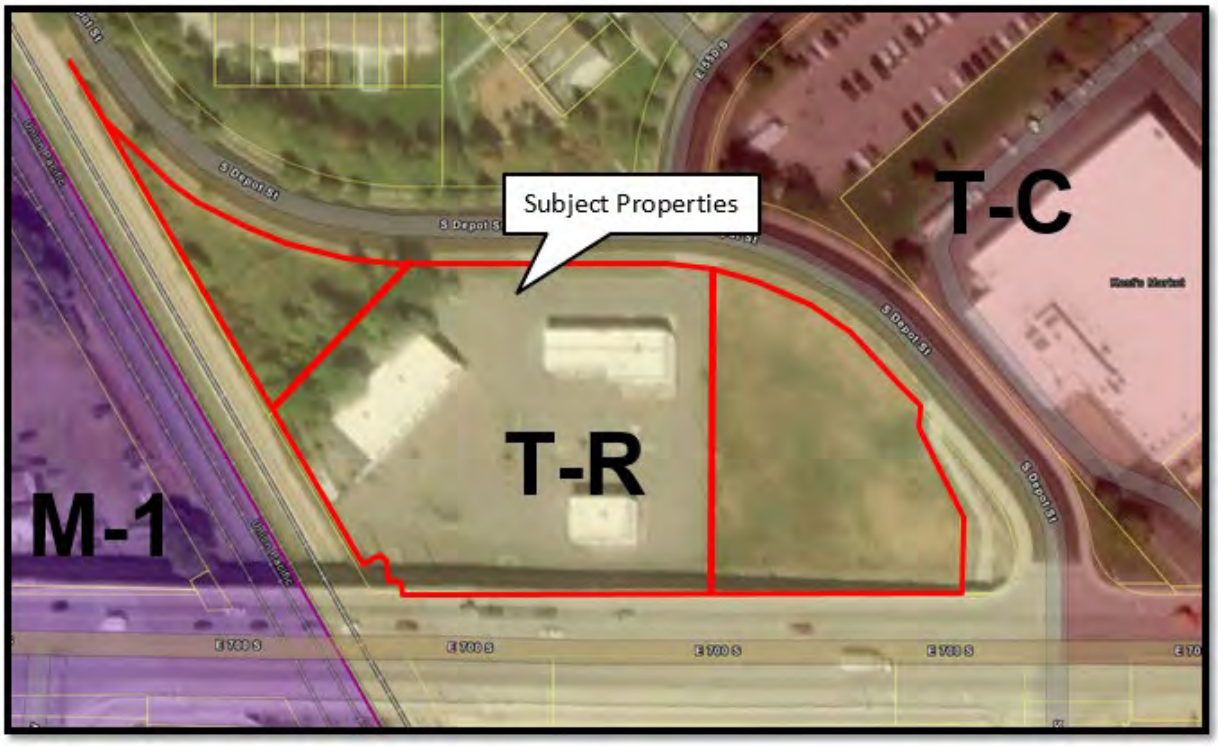
On August 5, 2020 the Planning Commission forwarded a recommendation of **approval** to the City Council for **FSP 2020-070020 as conditioned**.

DESCRIPTION / BACKGROUND

Project Information	
Project Name	Union Townhomes
Site Location	305, 315, & 325 East 700 South
Tax ID Number	12-003-0214, 12-003-0212, & 12-003-0254
Applicant	Pierre Langue, Axis Architects
Owner	Prince Assets LLC
Proposed Actions	Final Subdivision Approval
Current Zoning	T-R (Town Residential)
Site Area	3.02 Acres

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Townhome Residential	T-R (Town Neighborhood Residential)	Mixed-Use
East	Kent's Marketplace & Chariot Auto Sales	T-C (Town Mixed Commerce)	Mixed-Use
South	SR-193 and Agricultural	T-R (Town Neighborhood Residential)	Commercial
West	Union Pacific Rail and UTA Rail	N/A	N/A

Aerial Image & Zoning



BACKGROUND & OVERVIEW

The Planning Commission reviewed the preliminary subdivision plat and site plan application on June 17th, 2020. At that meeting preliminary subdivision approval was granted, with conditions to address engineering requirements and standards of the Form-Based Code (FBC) for development in the T-R (Town Residential) Zone. The site plan and preliminary plat requests

were for a 61-unit townhome subdivision; however, with revisions made to address the conditions, the final plat is for a 58-unit townhome subdivision.

General Plan and Zoning

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

FINAL SUBDIVISION PLAT REVIEW

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

PUBLIC COMMENT

Public notices were mailed to the affected entities on July 17, 2020 and a public notice sign was posted on July 23, 2020. As of the date of this report, Staff has not received comments regarding the final subdivision plat request.

CITY DEPARTMENT / AGENCY REVIEWS

The final subdivision plat plans were sent to the North Davis Sewer District, North Davis Fire District, City Engineer, and related public works staff on July 13, 2020. The plans will need to be revised to comply with standards required by those agencies/departments. All comments provided will need to be addressed prior to final plat approval signatures and recording of the plat with the Davis County Recorder's office. Review letters from the City Engineer and North Davis Fire District are included as attachments to this report.

PRIVATE COVENANTS AND RESTRICTIONS

Pursuant to City Code § 11-13-24, and as required to maintain the open space, all landscaping and common areas of the development and, the subdivision must include a submittal of the homeowner association covenants, conditions, and restrictions (CC&R's) for the City's review. The purpose and requirement for CC&R's is to govern the maintenance and upkeep of all of the common areas of this development. The CC&R's are private contracts between the property owners' association and the individual home owners. While the City is not a party to this

document, the City reviews it in terms of compliance with State and City code requirements related to the interests of the City. The review of the proposed CC&Rs by the City Attorney, and Planning Staff, will insure the required elements and items are included in the documents and will be recorded with the County Recorder in conjunction with the subdivision plat. These CC&Rs will run with the land and final review is subject to the City Attorney's comments prior to final plat recordation. As a condition of approval, the applicant will need to submit a copy of the CC&R's that comply with the standards outlined in City Code § 11-13-24 and approved by staff prior to obtaining signatures on the subdivision plat. The approved CC&R's shall also be recorded in conjunction with the plat with the Davis County Recorder's Office.

FINDINGS

Based upon review of the submitted application materials staff has identified the following findings:

1. The proposed subdivision and review process is in conformance with Title 12 "Subdivision Regulations" of the Clearfield Municipal Code.
2. With conditions, the proposed subdivision will comply with all City land use and engineering standards.

CORRESPONDING POLICY PRIORITY (IES)

The proposed subdivision will improve *Clearfield's Image, Livability, and Economy* by creating development lots and improving street right-of-way that will beautify this area and provide improved accessibility in the downtown area. Future access to the Clearfield Frontrunner Station by way of Depot Street will improve the livability of residents in this area. Additional residents in the downtown area will improve the commercial/retail economy and support public safety.

FISCAL IMPACT

None

ALTERNATIVES

None

CONDITIONS OF APPROVAL

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

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

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

3) The project shall comply with all development and design standards of the Downtown Clearfield Form-Based Code prior to signature approvals on the final subdivision plat.

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

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

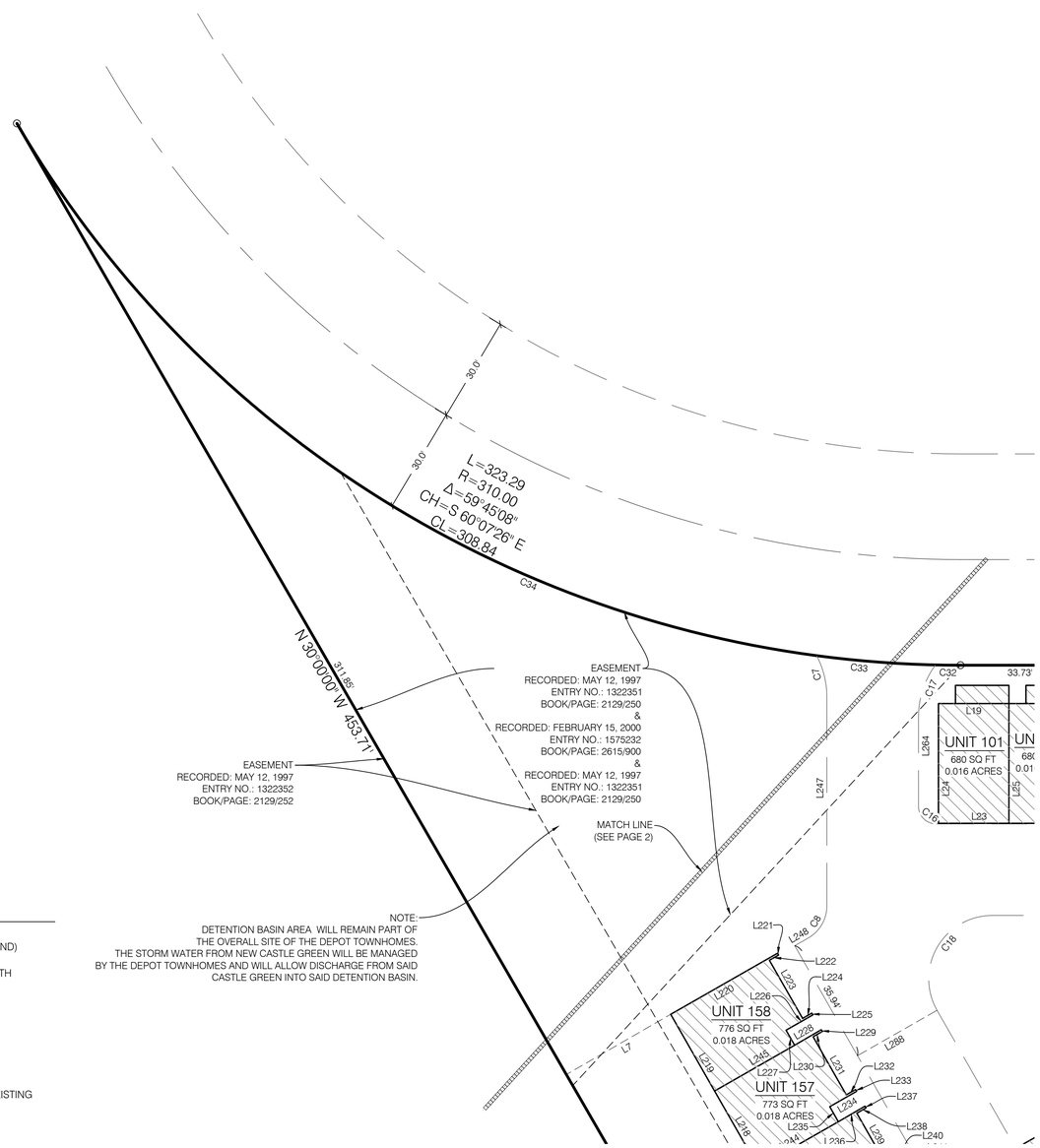
LIST OF ATTACHMENTS

1. Subdivision Plat
2. Cover Sheet and Details
3. Civil Site Plan
4. Demo Plan
5. Utility Plan
6. Grading & Drainage Plan
7. Erosion Control Plan & Details

THE DEPOT TOWNHOMES PUD

A PLANNED UNIT DEVELOPMENT

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



LEGEND

- SECTION CORNER (FOUND)
- SET 24" x 5/8" REBAR WITH PLASTIC CAP MARKED "BENCHMARK ENG." OR NAIL & WASHER
- BOUNDARY LINE
- ADJACENT PROPERTY
- STREET CENTERLINE EXISTING
- EASEMENT
- RIGHT OF WAY
- PUE — PUBLIC UTILITY EASEMENT
- PRIVATE
- COMMON AREA

NORTH

GRAPHIC SCALE

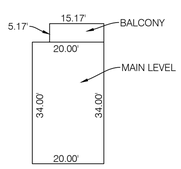
20 0 10 20 40

(IN FEET)
1 inch = 20ft.

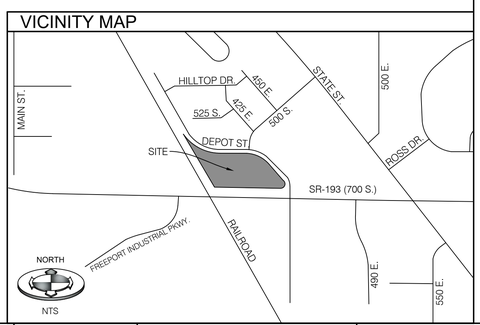
CITY NOTES:
ALL ONSITE "UTILITIES" - ON PRIVATE PROPERTY:

A. CULINARY WATER FACILITIES: ALL FACILITIES I.E., PIPES, SERVICE LATERALS, VALVES, BENDS, THRUST BLOCKS, FIRE HYDRANTS, MISCELLANEOUS FITTINGS ARE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS TO MANAGE AND REPAIR TO THE CITY STANDARDS WHEN FAILURES OCCUR.
B. SANITARY SEWER FACILITIES: ALL FACILITIES I.E., PIPES, MANHOLES, LATERALS, PIPELINE CLEANING, SEWER BACKUPS ARE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS TO MANAGE AND REPAIR TO THE CITY STANDARDS WHEN FAILURES OCCUR.
STORM WATER FACILITIES: ALL FACILITIES I.E., PIPES, MANHOLES, INLET CATCH BASINS, ORIFICE AND ORIFICE CONTROL STRUCTURES, DETENTION STORAGE BASINS, OVERFLOW SPILLWAYS

TYPICAL UNIT 101- 152



VICINITY MAP



SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 7240531 AS PRESCRIBED UNDER THE 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, A RECORD OF SURVEY PREPARED BY BENCHMARK ENGINEERING AND LAND SURVEYING, LLC. HAS BEEN FILED AT THE SALT LAKE COUNTY SURVEYOR'S OFFICE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREAFTER TO BE KNOWN AS:

THE DEPOT TOWNHOMES PUD
A PLANNED UNIT DEVELOPMENT

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH ON THE NORTHERLY RIGHT OF WAY LINE OF 700 SOUTH STREET (SR-193) SAID POINT BEING NORTH 89°48'25" WEST 883.47 FEET AND NORTH 00°11'35" EAST 50.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE NORTH 89°48'25" WEST 247.33 FEET; THENCE NORTH 00°12'27" EAST 9.86 FEET; THENCE NORTH 89°40'01" WEST 10.48 FEET; THENCE NORTH 00°19'59" EAST 15.80 FEET; THENCE NORTH 59°38'08" WEST 6.52 FEET; THENCE SOUTH 59°32'52" WEST 18.32 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF THE RAILROAD; THENCE NORTH 30°00'00" WEST 453.71 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF DEPOT STREET; THENCE RUNNING ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES; 1) SOUTHEASTERLY 323.29 FEET ALONG THE NON-TANGENT ARC OF A 310.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS SOUTH 60°07'26" EAST 308.84 FEET; 2) EAST 191.70 FEET; 3) SOUTHEASTERLY 211.55 FEET ALONG THE ARC OF A 245.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS SOUTH 65°15'50" EAST 205.03 FEET; 4) SOUTH 40°31'41" EAST 36.52 FEET; THENCE SOUTH 00°14'27" EAST 15.47 FEET; THENCE SOUTH 25°39'15" EAST 78.00 FEET; THENCE SOUTH 00°14'25" EAST 60.15 FEET; THENCE SOUTH 89°45'35" WEST 109.26 FEET TO A POINT ON SAID NORTHERLY RIGHT OF WAY LINE; THENCE NORTH 89°48'25" WEST 88.32 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

CONTAINS 131,821 SQ FT OR 3.026 ACRES, MORE OR LESS

PROFESSIONAL LAND SURVEYOR
7-8-20
7240531
BRIAN A. LINAM
STATE OF UTAH

STATE OF UTAH
County of Salt Lake } S.S.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS PLAT, HAVE CAUSED A SURVEY AND THIS PLAT TO BE MADE OF THE PROPERTY AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO UNITS, PRIVATE STREETS AND EASEMENTS, AND DO HEREBY DEDICATE THEIR PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. THE UNDERSIGNED OWNER(S) CONSENTS TO RECORDATION OF THIS PLAT (SEE UTILITY DEDICATION BELOW).

IN WITNESS HEREOF WE/I HAVE HEREUNTO SET OUR/MY HAND(S) THIS _____DAY OF_____, A.D. 20_____.

FLAGSTAFF HOLDINGS AND INVESTMENTS, LLC

_____
SIGNATURE

(PRINT NAME):_____

TITLE: _____

LLC ACKNOWLEDGMENT

ON THE _____ DAY OF _____, A.D. 2020, _____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND SAID COUNTY OF _____ IN SAID STATE OF UTAH, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND IS THE _____ OF FLAGSTAFF HOLDINGS AND INVESTMENTS, LLC, A UTAH LIMITED LIABILITY COMPANY AND WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE SIGNED THE ABOVE OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED FOR AND BEHALF OF FLAGSTAFF HOLDINGS AND INVESTMENTS, LLC, A UTAH LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: _____ (DATE)

COMMISSION NUMBER:_____

_____
PRINT NAME

_____
NOTARY PUBLIC
COMMISSIONED IN UTAH

NOTICE OF PUBLIC UTILITY EASEMENT:
FLAGSTAFF HOLDINGS AND INVESTMENTS, LLC, OWNER OF THE PROPERTY SET FORTH AND DESCRIBED ON THIS PLAT, HEREBY OFFERS AND CONVEYS TO ALL PUBLIC UTILITY AGENCIES, INCLUDING ROCKY MOUNTAIN POWER, DOMINION ENERGY, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT OF WAY OVER, UNDER, ACROSS AND THROUGH THOSE AREAS DESIGNATED ON THIS PLAT AS "COMMON AND LIMITED COMMON AREAS" INCLUDING PRIVATE DRIVEWAYS, STREETS OR LANES OR UTILITY EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, WATER, IRRIGATION AND APPURTENANCES, TOGETHER WITH THE RIGHT TO ACCESS THERETO. WHICH WOULD REQUIRE THAT NO SURFACE CONSTRUCTION BE ALLOWED WHICH WOULD INTERFERE WITH NORMAL UTILITY USE. IT IS UNDERSTOOD THAT IF IT BECOMES NECESSARY TO RELOCATE SAID UTILITIES AT THE INSISTENCE OR REQUEST OF ANY PUBLIC ENTITY OR THE OWNER, THE COST AND EXPENSE INCURRED THEREBY WILL BE BORNE BY THE THE OWNER OR THE ENTITY REQUIRING OR REQUESTING THE SAME.

THE DEPOT TOWNHOMES PUD
A PLANNED UNIT DEVELOPMENT

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

DEVELOPER:
AXIS ARCHITECTS
TELEPHONE: 801-355-3003
EMAIL: MBIGGER@AXISARCHITECTS.COM

BENCHMARK CIVIL
BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com
DATE: 03/26/2019

PLANNING COMMISION

APPROVED THIS_____DAY OF _____, A.D. 20____. BY THE CLEARFIELD CITY PLANNING COMMISSION.

_____
CHAIRMAN, CLEARFIELD CITY PLANNING COMMISSION

CITY ENGINEER

I HEREBY CERTIFY THAT THE OFFICE OF THE CITY ENGINEER HAS EXAMINED THE FOREGOING PLAT AND IN OUR OPINION THE INFORMATION CONVEYED HEREWITH COMPLIES WITH THE PUBLIC WORKS STANDARDS AND SPECIFICATIONS OF CLEARFIELD CITY.

_____ _____
CLEARFIELD CITY ENGINEER DATE

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____DAY OF _____, A.D. 20____. BY THE CLEARFIELD CITY ATTORNEY.

_____
CLEARFIELD CITY ATTORNEY

CITY COUNCIL APPROVAL

PRESENTED TO CLEARFIELD CITY THIS _____DAY OF _____, A.D. 20____.

_____ _____
ATTEST: CLEARFIELD CITY RECORDER CLEARFIELD CITY MAYOR

DAVIS COUNTY RECORDER

RECORDED #_____

STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF CLEARFIELD CITY.
DATE_____TIME_____BOOK_____PAGE_____

FEE $_____ _____
DAVIS COUNTY RECORDER

2004092sp.dwg

THE DEPOT TOWNHOMES PUD

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

550 SOUTH STREET
(PUBLIC ROAD)

DEPOT STREET
(PUBLIC ROAD)

30.0'

EAST 191.70'

33.73' | 15.27' | 124.79' | 17.90'

L=211.55
R=245.00
Δ=49°28'19"
CH=S 65°15'50" E
CL=205.03

S 40°31'41" E 36.52'

S 00°14'27" E 15.47'

S 25°39'15" E 78.00'

92.05'

S 00°14'25" E 60.15'

S 89°45'35" W 109.26'

MATCH LINE SEE PAGE 1

ALL AREA WITHIN THE PRIVATE ROAD AREA IS TO BE HEREBY DEDICATED AS A PUE AND DRAINAGE EASEMENT

UNIT 101 680 SQ FT 0.016 ACRES
UNIT 102 680 SQ FT 0.016 ACRES
UNIT 103 680 SQ FT 0.016 ACRES
UNIT 104 680 SQ FT 0.016 ACRES
UNIT 105 680 SQ FT 0.016 ACRES
UNIT 106 680 SQ FT 0.016 ACRES
UNIT 107 680 SQ FT 0.016 ACRES
UNIT 108 680 SQ FT 0.016 ACRES
UNIT 109 680 SQ FT 0.016 ACRES
UNIT 110 680 SQ FT 0.016 ACRES
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UNIT 112 680 SQ FT 0.016 ACRES
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UNIT 146 680 SQ FT 0.016 ACRES
UNIT 147 680 SQ FT 0.016 ACRES
UNIT 148 686 SQ FT 0.016 ACRES
UNIT 149 680 SQ FT 0.016 ACRES
UNIT 150 680 SQ FT 0.016 ACRES
UNIT 151 680 SQ FT 0.016 ACRES
UNIT 152 680 SQ FT 0.016 ACRES
UNIT 153 773 SQ FT 0.018 ACRES
UNIT 154 773 SQ FT 0.018 ACRES
UNIT 155 776 SQ FT 0.018 ACRES
UNIT 156 773 SQ FT 0.018 ACRES
UNIT 157 773 SQ FT 0.018 ACRES
UNIT 158 776 SQ FT 0.018 ACRES

COMMON AREA
91,811 SQ FT
2.108 ACRES

RAILROAD

N 30°00'00" W 453.71'

60.62'

61.24'

EASEMENT
RECORDED: MAY 12, 1997
ENTRY NO.: 1322352
BOOK/PAGE: 2129/250
&
RECORDED: MAY 12, 1997
ENTRY NO.: 1322352
BOOK/PAGE: 2129/252

PUBLIC UTILITY EASEMENT
RECORDED: NOVEMBER 14, 2017
ENTRY NO.: 3058199
BOOK/PAGE: 6891/1066

74.51' | 106.09' | 26.18' | 40.55' | 84.91' | 3.41'

N 89°48'34" W 247.33'

N 89°47'59" W 88.32'

POB

N 00°11'35" E 50.00'

PERPETUAL EASEMENT
RECORDED: AUGUST 18, 2011
ENTRY NO.: 2612030
BOOK/PAGE: 5339/124

700 SOUTH STREET
(SR-193)
(PUBLIC ROAD)

BASIS OF BEARINGS
N 89°48'25" W 2648.38' (MEASURED)

883.47'

SOUTHWEST CORNER SECTION 1,
TOWNSHIP 4 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP)

SOUTH QUARTER CORNER SECTION 1,
TOWNSHIP 4 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP)

NORTH

GRAPHIC SCALE

20 0 10 20 40
(IN FEET)
1 inch = 20ft.

LEGEND

- SECTION CORNER (FOUND)
- SET 24" x 5/8" REBAR WITH PLASTIC CAP MARKED "BENCHMARK ENG." OR NAIL & WASHER
- BOUNDARY LINE
- ADJACENT PROPERTY
- STREET CENTERLINE EXISTING
- EASEMENT
- RIGHT OF WAY
- PUE — PUBLIC UTILITY EASEMENT
- PRIVATE
- COMMON AREA

SHEET 2 OF 3

7-8-20
7240531
BRIAN A. LINAM
PROFESSIONAL LAND SURVEYOR
STATE OF UTAH

BENCHMARK CIVIL

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com
DATE: 03/26/2019

DAVIS COUNTY RECORDER

RECORDED # _____

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____

DATE _____ TIME _____ BOOK _____ PAGE _____

FEE $_____

_____
DAVIS COUNTY RECORDER

2004092sp.dwg

THE DEPOT TOWNHOMES PUD

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

NORTH



GRAPHIC SCALE



(IN FEET)
1 inch = 20ft.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	10.25'	245.00'	2°23'53"	N 88°48'03" W	10.25'
C2	9.26'	245.00'	2°09'58"	N 86°31'08" W	9.26'
C3	54.99'	245.00'	12°51'39"	N 79°00'19" W	54.88'
C4	70.27'	245.00'	16°25'56"	N 64°21'31" W	70.02'
C5	66.77'	245.00'	15°36'52"	N 48°20'07" W	66.56'
C7	12.17'	25.00'	27°52'54"	N 13°56'27" W	12.05'
C8	11.05'	10.50'	60°18'33"	N 30°09'17" E	10.55'
C9	7.85'	5.01'	89°52'29"	N 15°14'48" E	7.07'
C10	7.62'	5.00'	87°21'07"	N 76°00'03" W	6.91'
C11	38.25'	38.00'	57°40'31"	S 61°09'45" E	36.66'
C12	7.18'	5.00'	82°15'30"	S 41°07'23" E	6.58'
C13	6.32'	15.00'	24°09'09"	S 12°04'26" W	6.28'
C14	5.05'	15.00'	19°16'32"	N 09°38'25" W	5.02'
C15	7.85'	5.00'	90°00'08"	N 44°59'56" E	7.07'
C16	7.85'	5.00'	90°00'00"	S 45°00'00" E	7.07'
C17	15.80'	25.00'	36°12'11"	S 18°06'06" W	15.54'
C18	37.61'	18.01'	119°38'14"	S 30°07'26" W	31.14'
C19	7.85'	5.00'	90°00'00"	N 45°00'00" W	7.07'
C20	7.85'	5.00'	90°00'02"	N 45°00'04" E	7.07'
C21	7.85'	5.00'	90°00'00"	S 45°00'00" E	7.07'
C22	8.37'	5.02'	95°27'09"	N 47°43'35" E	7.43'
C23	13.47'	13.00'	59°23'13"	S 60°18'24" E	12.88'
C24	7.85'	5.00'	90°00'00"	S 45°00'00" W	7.07'
C25	6.76'	50.00'	7°44'50"	N 86°07'35" W	6.76'
C26	11.13'	50.00'	12°45'07"	N 75°52'36" W	11.11'
C27	4.00'	2.00'	114°30'03"	N 12°15'01" W	3.36'
C28	7.70'	5.00'	88°14'51"	S 89°07'25" W	6.96'
C29	5.71'	7.00'	46°45'09"	N 23°22'35" W	5.55'
C30	7.86'	5.00'	89°58'43"	N 44°59'20" E	7.07'
C31	7.85'	5.00'	90°00'00"	S 45°00'00" E	7.07'
C32	7.11'	310.00'	1°18'51"	S 89°20'34" E	7.11'
C33	33.85'	310.00'	6°15'21"	S 85°33'28" E	33.83'
C34	282.33'	310.00'	52°10'56"	S 56°20'20" E	272.68'

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 00°12'27" E	9.86'
L2	N 89°40'01" W	10.48'
L3	N 00°19'59" E	15.80'
L4	N 59°38'08" W	6.52'
L5	S 59°32'52" W	18.32'
L6	S 60°00'00" W	33.82'
L7	S 60°00'00" W	34.21'
L8	N 00°00'00" E	10.89'
L9	N 00°00'00" E	10.89'
L10	N 32°39'20" E	83.68'
L11	N 04°33'52" E	9.81'
L12	N 17°25'31" E	7.68'
L13	N 33°51'27" E	8.37'
L14	N 64°20'45" E	6.10'
L15	S 00°11'35" W	29.30'
L16	S 00°11'35" W	79.57'
L17	S 00°11'35" W	34.22'
L18	S 00°11'35" W	34.94'
L19	N 90°00'00" E	20.00'
L20	N 90°00'00" E	20.00'
L21	S 00°00'00" E	34.00'
L22	N 90°00'00" W	20.00'
L23	N 90°00'00" W	20.00'
L24	N 00°00'00" E	34.00'
L25	S 00°00'00" E	34.00'
L26	N 00°00'00" E	34.00'
L27	N 90°00'00" E	20.00'
L28	N 90°00'00" E	20.00'
L29	N 90°00'00" E	20.00'
L30	N 90°00'00" E	20.00'
L31	N 90°00'00" E	20.00'
L32	N 90°00'00" E	20.00'
L33	S 00°00'00" E	34.00'
L34	N 90°00'00" W	20.00'
L35	S 00°00'00" E	34.00'
L36	N 90°00'00" W	20.00'
L37	S 00°00'00" E	34.00'
L38	N 90°00'00" W	20.00'
L39	S 00°00'00" E	34.00'
L40	N 90°00'00" W	20.00'
L41	S 00°00'00" E	34.00'
L42	N 90°00'00" W	20.00'
L43	S 00°00'00" E	34.00'
L44	N 90°00'00" W	20.00'
L45	N 07°45'27" E	34.00'
L46	S 82°14'33" E	20.00'
L47	S 82°14'33" E	20.00'
L48	S 07°45'27" W	34.00'
L49	N 82°14'33" W	20.00'
L50	S 07°45'27" W	34.00'
L51	N 82°14'33" W	20.00'
L52	N 20°30'22" E	34.00'
L53	S 69°29'38" E	20.00'
L54	S 69°29'38" E	20.00'
L55	S 20°30'22" W	34.00'
L56	N 69°29'38" W	20.00'
L57	S 20°30'22" W	34.00'
L58	N 69°29'38" W	20.00'
L59	N 43°14'51" E	34.00'
L60	S 46°45'09" E	20.00'

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L61	S 46°45'09" E	20.00'
L62	S 46°45'09" E	20.00'
L63	S 46°45'09" E	20.00'
L64	S 46°45'09" E	20.00'
L65	S 43°14'51" W	34.00'
L66	N 46°45'09" W	20.00'
L67	N 43°14'51" E	34.00'
L68	N 46°45'09" W	20.00'
L69	N 43°14'51" E	34.00'
L70	N 46°45'09" W	20.00'
L71	N 43°14'51" E	34.00'
L72	N 46°45'09" W	20.00'
L73	N 43°14'51" E	34.00'
L74	N 46°45'09" W	20.00'
L75	N 90°00'00" E	34.00'
L76	S 00°00'00" E	20.00'
L77	S 00°00'00" E	20.00'
L78	S 00°00'00" E	20.00'
L79	S 00°00'00" E	20.00'
L80	N 90°00'00" W	34.00'
L81	N 00°00'00" E	20.00'
L82	N 90°00'00" E	34.00'
L83	N 00°00'00" E	20.00'
L84	N 90°00'00" E	34.00'
L85	N 00°00'00" E	20.00'
L86	N 90°00'00" E	34.00'
L87	N 00°00'00" E	20.00'
L88	N 43°14'51" E	34.00'
L89	N 46°45'09" W	20.00'
L90	N 46°45'09" W	20.00'
L91	N 46°45'09" W	20.00'
L92	N 46°45'09" W	20.00'
L93	S 43°14'51" W	34.00'
L94	S 46°45'09" E	20.00'
L95	S 43°14'51" W	34.00'
L96	S 46°45'09" E	20.00'
L97	S 43°14'51" W	34.00'
L98	S 46°45'09" E	20.00'
L99	S 43°14'51" W	34.00'
L100	S 46°45'09" E	20.00'
L101	N 00°00'00" E	34.00'
L102	N 90°00'00" E	20.00'
L103	N 90°00'00" E	20.00'
L104	N 90°00'00" E	20.00'
L105	N 90°00'00" E	20.00'
L106	N 90°00'00" E	20.00'
L107	N 90°00'00" E	20.00'
L108	S 00°00'00" E	34.00'
L109	N 90°00'00" W	20.00'
L110	N 00°00'00" E	34.00'
L111	N 90°00'00" W	20.00'
L112	N 00°00'00" E	34.00'
L113	N 90°00'00" W	20.00'
L114	N 00°00'00" E	34.00'
L115	N 90°00'00" W	20.00'
L116	N 00°00'00" E	34.00'
L117	N 90°00'00" W	20.00'
L118	N 00°00'00" E	34.00'
L119	N 90°00'00" W	20.00'
L120	N 90°00'00" E	34.00'

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L121	N 00°00'00" E	20.00'
L122	N 00°00'00" E	20.00'
L123	N 00°00'00" E	20.00'
L124	N 00°00'00" E	20.00'
L125	N 00°00'00" E	20.00'
L126	N 90°00'00" W	34.00'
L127	S 00°00'00" E	20.00'
L128	N 90°00'00" E	34.00'
L129	S 00°00'00" E	20.00'
L130	N 90°00'00" E	34.00'
L131	S 00°00'00" E	20.00'
L132	N 90°00'00" E	34.00'
L133	S 00°00'00" E	20.00'
L134	N 90°00'00" E	34.00'
L135	S 00°00'00" E	20.00'
L136	N 00°00'00" E	34.00'
L137	N 90°00'00" W	20.00'
L138	N 90°00'00" W	20.00'
L139	N 90°00'00" W	20.00'
L140	N 90°00'00" W	20.00'
L141	N 90°00'00" W	20.00'
L142	N 90°00'00" W	20.00'
L143	S 00°00'00" E	34.00'
L144	N 90°00'00" E	20.00'
L145	S 00°00'00" E	34.00'
L146	N 90°00'00" E	20.00'
L147	S 00°00'00" E	34.00'
L148	N 90°00'00" E	20.00'
L149	S 00°00'00" E	34.00'
L150	N 90°00'00" E	20.00'
L151	S 00°00'00" E	34.00'
L152	N 90°00'00" E	20.00'
L153	S 00°00'00" E	34.00'
L154	N 90°00'00" E	20.00'
L155	N 90°00'00" W	34.00'
L156	N 00°00'00" E	20.00'
L157	N 00°00'00" E	20.00'
L158	N 00°00'00" E	20.00'
L159	N 00°00'00" E	20.00'
L160	N 00°00'00" E	20.00'
L161	N 90°00'00" E	34.00'
L162	S 00°00'00" E	20.00'
L163	N 90°00'00" W	34.00'
L164	S 00°00'00" E	20.00'
L165	N 90°00'00" W	34.00'
L166	S 00°00'00" E	20.00'
L167	N 90°00'00" W	34.00'
L168	S 00°00'00" E	20.00'
L169	N 90°00'00" W	34.00'
L170	S 00°00'00" E	20.00'
L171	S 60°18'30" W	34.00'
L172	S 29°41'30" E	20.17'
L173	S 29°41'30" E	20.00'
L174	S 29°41'30" E	20.00'
L175	S 29°41'30" E	20.00'
L176	S 29°41'30" E	20.00'
L177	N 60°18'30" E	34.00'
L178	N 29°41'30" W	20.00'
L179	N 60°18'30" E	34.00'
L180	N 29°41'30" W	20.00'

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L181	N 60°18'30" E	34.00'
L182	N 29°41'30" W	20.00'
L183	N 60°18'30" E	34.00'
L184	N 29°41'30" W	20.00'
L185	N 60°18'30" E	34.00'
L186	N 29°41'30" W	20.17'
L187	S 60°14'48" W	26.17'
L188	N 29°45'12" W	25.00'
L189	N 29°45'12" W	25.00'
L190	N 29°45'12" W	25.08'
L191	N 60°14'48" E	34.92'
L192	S 29°45'12" E	0.58'
L193	S 60°14'48" W	3.00'
L194	S 29°45'12" E	19.00'
L195	N 60°14'48" E	3.00'
L196	S 29°45'12" E	0.58'
L197	S 60°14'48" W	8.75'
L198	S 29°45'12" E	4.92'
L199	N 59°42'03" E	8.75'
L200	S 29°45'12" E	0.58'
L201	S 29°45'12" E	19.00'
L202	N 60°14'48" E	3.00'
L203	S 29°45'12" E	0.58'
L204	S 60°14'48" W	8.75'
L205	S 29°45'12" E	4.92'
L206	N 59°42'03" E	8.75'
L207	S 29°45'12" E	0.58'
L208	S 60°14'48" W	3.00'
L209	S 29°45'12" E	19.00'
L210	N 60°14'48" E	3.00'
L211	S 29°45'12" E	0.58'
L212	S 60°14'48" W	8.75'
L213	S 29°45'12" E	4.92'
L214	N 60°14'48" E	26.17'
L215	N 60°14'48" E	26.17'
L216	S 60°14'48" W	26.17'
L217	N 29°45'12" W	25.00'
L218	N 29°45'12" W	25.00'
L219	N 29°45'12" W	25.08'
L220	N 60°14'48" E	34.92'
L221	S 29°45'12" E	0.58'
L222	S 60°14'48" W	3.00'
L223	S 29°45'12" E	19.00'
L224	N 60°14'48" E	3.00'
L225	S 29°45'12" E	0.58'
L226	S 60°14'48" W	8.75'
L227	S 29°45'12" E	4.92'
L228	N 59°42'03" E	8.75'
L229	S 29°45'12" E	0.58'
L230	S 60°14'48" W	3.00'
L231	S 29°45'12" E	19.00'
L232	N 60°14'48" E	3.00'
L233	S 29°45'12" E	0.58'
L234	S 60°14'48" W	8.75'
L235	S 29°45'12" E	4.92'
L236	N 59°42'03" E	8.75'
L237	S 29°45'12" E	0.58'
L238	S 60°14'48" W	3.00'
L239	S 29°45'12" E	19.00'
L240	N 60°14'48" E	3.00'

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L241	S 29°45'12" E	0.58'
L242	S 60°14'48" W	8.75'
L243	S 29°45'12" E	4.92'
L244	N 60°14'48" E	26.17'
L245	N 60°14'48" E	26.17'
L247	N 00°00'00" E	59.36'
L248	N 60°18'33" E	4.39'
L249	S 29°41'27" E	155.80'
L250	S 60°14'48" W	13.93'
L251	S 29°45'12" E	18.01'
L252	N 60°19'24" E	13.96'
L253	N 90°00'00" E	307.24'
L254	N 00°00'00" E	21.50'
L255	N 90°00'00" W	34.00'
L256	N 00°00'00" E	93.09'
L257	N 46°45'09" W	100.61'
L258	N 53°12'54" W	14.36'
L259	N 69°29'38" W	20.00'
L260	N 82°14'33" W	20.00'
L261	N 00°00'09" W	32.99'
L262	N 00°00'09" W	35.11'
L263	N 90°00'00" E	176.57'
L264	S 00°00'00" E	25.37'
L265	N 90°00'00" E	157.74'
L266	S 00°00'03" W	149.74'
L267	N 90°00'00" W	37.83'
L268	N 00°00'00" E	13.10'
L269	N 90°00'00" W	18.00'
L270	S 00°00'00" E	13.10'
L271	N 90°00'00" W	0.50'
L272	N 00°00'00" E	9.81'
L273	N 90°00'00" W	17.26'
L274	S 00°00'00" E	9.81'
L275	N 90°00'00" W	5.99'
L276	N 29°41'41" W	145.54'
L277	N 90°00'00" E	2.71'
L278	S 82°15'10" E	26.79'
L279	S 69°30'03" E	14.23'
L280	S 45°00'00" W	16.32'
L281	S 45°00'00" E	17.58'
L282	N 45°00'00" E	20.36'
L283	S 46°45'09" E	81.43'
L284	S 00°00'01" E	69.33'
L285	N 90°00'00" W	139.58'
L286	N 00°00'00" E	149.74'
L287	N 90°00'00" E	26.00'
L288	S 60°18'33" W	25.99'



BENCHMARK CIVIL
BENCHMARK
ENGINEERING &
LAND SURVEYING
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com
DATE: 03/26/2019

DAVIS COUNTY RECORDER

RECORDED #_____

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF_____

DATE_____TIME_____BOOK_____PAGE_____

FEE $_____

_____
DAVIS COUNTY RECORDER

2004092sp.dwg

THE DEPOT TOWNHOMES

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

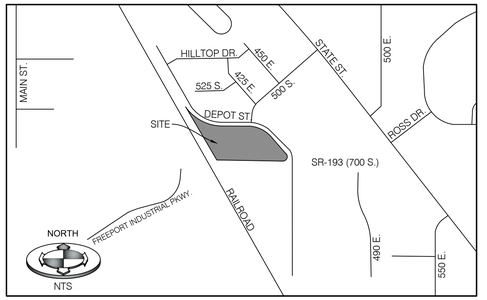


NORTH

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30ft.



VICINITY MAP
N.T.S

OWNER/DEVELOPER:
AXIS ARCHITECTS
MELISSA BIGGER
927 S STATE ST.
SALT LAKE CITY, UT 84111
801-355-3003
MBIGGER@AXISARCHITECTS.COM

DRAWING INDEX

COVER	COVER SHEET
CGN.01	GENERAL NOTES, LEGEND & ABBREVIATION
CSP.01	SITE PLAN
CDP.01	DEMO PLAN
CUP.01	UTILITY PLAN
CGD.01	GRADING & DRAINAGE PLAN
CEP.01	EROSION CONTROL PLAN
CEP.02	EROSION CONTROL DETAILS
CDT.01	DETAILS & NOTES
CDT.02	DETAILS & NOTES

PRELIMINARY NOT FOR CONSTRUCTION

BENCHMARK CIVIL

PRELIMINARY PLAN
PROFESSIONAL ENGINEER
7/8/20
No. 11366633
ALLISON G. ALBERT
STATE OF UTAH
NOT FOR CONSTRUCTION

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

THE DEPOT TOWNHOMES
305 E 700 S
CLEARFIELD, UTAH

DRAFT: JHO	DESIGN: AGA	CHECK: AGA
DATE: 05/15/2020	DATE: 06/15/2020	DATE: 05/22/2020

No.	DATE	DESCRIPTION
1	07/08/2020	REVISED PER CITY COMMENTS

PROJECT NO: 2004092

COVER

BENCHMARK ENGINEERING CONTACT: ALLISON G. ALBERT, PE

LINETYPES:

NEW | EXISTING

- SECTION LINE
- PROPERTY LINE
- ADJACENT PL or LOT LINES
- RIGHT-OF-WAY LINE
- CENTERLINE of ROAD
- EASEMENT LINE
- CURB & GUTTER
- EDGE OF ASPHALT
- FENCE / WALL, STONE
- FENCE, BLOCK
- FENCE, BRICK
- FENCE, CHAIN
- FENCE, IRON
- FENCE, VINYL
- FENCE, WIRE
- FENCE, WOOD
- INDEX CONTOUR LINE (4475)
- INTERMEDIATE CONTOUR LINE
- SPOT ELEVATION (XX.XX TOC)
- SANITARY SEWER LINE (SS)
- STORM DRAIN LINE (SD)
- WATER LINE (W)
- IRRIGATION LINE (IRR)
- OVERHEAD POWER LINE (OHP)
- UNDERGROUND POWER LINE (UG)
- GAS LINE (GAS)
- TELEPHONE LINE (T)
- CABLE TELEVISION LINE (CATV)
- DRAINAGE / DITCH CENTERLINE
- TREE LINE EDGE
- FIBER OPTIC LINE (FO)
- PROPOSED ASPHALT
- PROPOSED CONCRETE

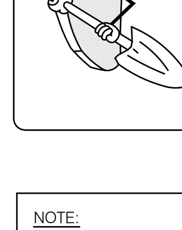
SYMBOLS:

NEW | EXISTING

- SECTION CORNER (FOUND)
- SECTION CORNER (NOT FOUND)
- STREET MONUMENT (FOUND)
- STREET MONUMENT (NOT FOUND)
- BRASS CAP MONUMENT
- POWER POLE & OVERHEAD POWER
- LIGHT POLE
- GUY WIRE
- TELEPHONE MANHOLE
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- CATCH BASIN
- DIRECTION OF DRAINAGE
- WATER MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- IRRIGATION VALVE
- GAS MANHOLE
- TREE

ABBREVIATIONS

BC	BAR & CAP	PUE	PUBLIC UTILITY EASEMENT
BOW	BOTTOM OF VISIBLE WALL	R	RADIUS OF CURVE
COR.	SECTION CORNER	RR	RAILROAD
CB	CATCH BASIN	ROW	RIGHT-OF-WAY
CF	CUBIC FEET	R/W	RIGHT-OF-WAY
D	DELTA ANGLE	SMH	SEWER MANHOLE
EG	EXISTING GROUND	SD	STORM DRAIN
EOA	EDGE OF ASPHALT	SF	SQUARE FEET
EOC	EDGE OF CONCRETE	TBC	TOP BACK OF CURB
EX	EXISTING	TMH	TELEPHONE MANHOLE
FFE	FINISH FLOOR ELEVATION	TOA	TOP OF ASPHALT
FG	FINISHED GRADE	TOC	TOP OF CONCRETE
FH	FIRE HYDRANT	TOF	TOP OF FOOTING
FL	FLOW LINE	TOE	TOE OF SLOPE
GB	GRADE BREAK	TOG	TOP OF GRATE
GW	GUY WIRE	TOP	TOP OF SLOPE
HW	HEAD WALL	TOW	TOP OF WALL
I.E.	INVERT ELEVATION	TR	TELEPHONE RISER
LIP	LENGTH OF CURVE	UGP	UNDERGROUND POWER
L	LIP OF CURB	VPC	VERTICAL POINT OF CURVATURE
LF	LINEAR FEET	VPI	VERTICAL POINT INTERSECTION
LP	LOW POINT	VPT	VERTICAL POINT OF TANGENCY
M-M	MONUMENT TO MONUMENT	WM	WATER METER
MH	MANHOLE	WV	WATER VALVE
MON.	SURVEY MONUMENT		
OHP	OVERHEAD POWER		
PC	POINT OF CURVATURE		
PI	POINT OF INTERSECTION		
PP	POWER POLE		
PT	POINT OF TANGENCY		



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NOTE:

CLEARFIELD CITY CONSTRUCTION & DEVELOPMENT STANDARDS, NOTES, AND SPECIFICATIONS GOVERN. APWA STANDARDS ARE BACK-UP TO CITY REQUIREMENTS.

CAUTION NOTICE TO CONTRACTORS

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY: THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO THE NORMAL WORKING HOURS; AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AN HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

CONSTRUCTION NOTES

RESPONSIBLE DISTRICTS OR AGENCIES AND APPLICABLE STANDARDS
CITY OR COUNTY- CLEARFIELD CITY
WATER UTILITY COMPANY- CLEARFIELD CITY UTILITIES
SEWER- CLEARFIELD CITY UTILITIES
STORM DRAIN/GROUNDWATER- CLEARFIELD CITY UTILITIES
ELECTRICAL- ROCKY MOUNTAIN POWER
TELEPHONE- CENTURY LINK
NATURAL GAS- DOMINION ENERGY

APPLICABLE STANDARDS: APWA 2017 STANDARDS

GENERAL

1. ALL MATERIALS AND CONSTRUCTION IN THE PUBLIC RIGHT OF WAY SHALL BE IN ACCORDANCE WITH RESPONSIBLE DISTRICT OR AGENCY.

2. CONTRACTOR AND APPLICABLE SUBCONTRACTORS SHALL ATTEND ALL PRE-CONSTRUCTION CONFERENCES AND PERIODIC PROGRESS MEETINGS. PRIOR TO ANY WORK BEING PERFORMED, THE CONTRACTOR SHALL CONTACT RESPONSIBLE DISTRICT OR AGENCY FOR A PRE-CONSTRUCTION CONFERENCE. CONTRACTOR SHALL ALSO NOTIFY THE APPROPRIATE PROJECT CONTACTS (48) HOURS IN ADVANCE OF SAID MEETING.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC SAFETY AND OSHA STANDARDS.

4. THE CONTRACTOR SHALL FAMILIARIZE HIM/HER SELF WITH THE PLANS, THE GEOLOGY REPORTS AND THE SITE CONDITIONS PRIOR TO COMMENCING WORK. CONTRACTOR SHALL INSPECT THE SITE OF WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK.

CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID.

SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT.

THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.

5. ALL WORK SHALL COMPLY WITH THE AMERICAN PUBLIC WORKS ASSOCIATION UTAH CHAPTER (APWA) MANUAL OF STANDARD SPECIFICATIONS 2017 EDITION AND THE MANUAL OF STANDARD PLANS 2017 EDITION. SAID STANDARD SPECIFICATIONS AND PLANS SHALL BE SUBSIDIARY TO MORE STRINGENT REQUIREMENTS BY APPLICABLE LOCAL JURISDICTION.

6. THE CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR, IT SHALL BE EXPECTED THAT THE PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE.

THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS ON THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN REGULAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR PECULIAR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT, AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS OF ALL PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT THE NECESSARY RIGHT-OF-WAY, EASEMENTS, AND/OR PERMITS ARE SECURED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL OBTAIN APPROPRIATE PERMITS WHERE APPLICABLE FOR ANY WORK DONE WITHIN RIGHT-OF-WAY OR EASEMENTS FROM THE CITY AND/OR UDOT. CONTRACTOR SHALL NOTIFY CITY, COUNTY, AND/OR STATE, 24 HOURS IN ADVANCE OF COMMUNICATING THE WORK, OR AS REQUIRED BY SAID PERMITS.

8. CONSTRUCTION STAKING FOR GRADING, CURB, GUTTER, SIDEWALK, SANITARY SEWER, STORM DRAIN, WATER, AND ELECTROLIERS SHALL BE DONE BY THE OWNER'S SURVEYOR. THE CONTRACTOR SHALL NOTIFY THE SURVEYOR FORTY-EIGHT (48) HOURS IN ADVANCE OF THE NEED FOR STAKING. ANY STAKING REQUESTED BY THE CONTRACTOR OR THEIR SUBCONTRACTORS THAT IS ABOVE AND BEYOND STANDARD STAKING NEEDS, WILL BE SUBJECT TO AN EXTRA WORK BACK CHARGE TO THE CONTRACTOR. THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.

9. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ENGINEER.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR REINSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.

11. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT OF EXISTING IMPROVEMENTS AND ANYTHING THAT HAS ALREADY BEEN CONSTRUCTED. THERE WILL BE NO EXTRA COST DUE THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, AFTER PROPER BACKFILLING AND/OR CONSTRUCTION, WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.

12. THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL; ELECTRICAL AND INSTRUMENTATION EQUIPMENT; PIPING AND CONDUITS; STRUCTURES AND OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS, POINTS OF CONNECTIONS TO SERVICES, PULLBOXES, AND WIRE SIZES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR.

13. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO ENGINEER. ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATION REDLINES AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

UTILITIES

14. CONTRACTOR TO SPACE UTILITIES TO PROVIDE MINIMUM DISTANCES AS REQUIRED BY LOCAL, COUNTY, STATE, AND INDIVIDUAL UTILITY CODES.

15. ALL UTILITES INSTALLED IN ACCORDANCE WITH THE RESPONSIBLE DISTRICTS OR AGENCIES STANDARDS AND SPECIFICATIONS.

16. COORDINATE ALL SERVICE LATERAL AND BUILDING CONNECTIONS WITH CORRESPONDING ARCHITECTURAL, MECHANICAL OR ELECTRICAL DRAWING FOR LOCATION AND ELEVATION. NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE ENCOUNTERED.

17. ALL STORM DRAIN MANHOLES AND CATCH BASINS ARE TO BE PRECAST CONCRETE FROM APPROVED LOCAL MANUFACTURER UNLESS OTHERWISE NOTED. AND COMPLY WITH CITY/COUNTY STANDARD

18. ALL STORM WATER CONVEYANCE PIPING TO BE RCP - CLASS 3 OR ADS HDPE PIPE OR EQUAL UNLESS OTHERWISE NOTED.

19. ALL ELECTRICAL CONDUITS/LINES TO BE PVC SCH 40 OR BETTER.

20. ALL GAS LINES TO BE HDPE WITH COPPER TRACER WIRE AND DETECTA TAPE. TERMINATE TRACER WIRE AT APPROVED LOCATIONS.

21. ALL GAS LINE TAPS, VALVES AND CAPS TO BE FUSED USING ELECTRO - FUSION TECHNOLOGY.

22. ALL PHONE AND TV CONDUITS TO BE PVC SCH 40 OR BETTER.

23. NO GROUNDWATER OR DEBRIS TO BE ALLOWED TO ENTER THE NEW PIPE DURING CONSTRUCTION. THE OPEN END OF ALL PIPES IS TO BE COVERED AND EFFECTIVELY SEALED AT THE END OF EACH DAYS WORK.

24. THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4' OR MORE AND SHALL COMPLY WITH INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS SECTION 68 - EXCAVATIONS, AND SECTION 69 - TRENCHES, ALONG WITH ANY LOCAL CODES OR ORDINANCES.

25. PRIOR TO OPENING AN EXCAVATION, EFFORT SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS; I.E. SEWER, WATER, FUEL, ELECTRIC LINES, ETC., WILL BE ENCOUNTERED AND IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING; AND, WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION.

26. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS FOR H-20 LOAD REQUIREMENTS.

27. ACTUAL CONNECTIONS TO EXISTING WATER LINES WILL NOT BE PERMITTED PRIOR TO THE COMPLETION OF STERILIZATION AND TESTING OF NEW WATER MAINS. ALL EXISTING WATER VALVES TO BE OPERATED UNDER THE DIRECTION OF THE CITY/COUNTY PUBLIC WORKS DEPARTMENT PERSONNEL ONLY.

28. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE INSPECTED, TESTED, AND APPROVED BY AUTHORITIES HAVING JURISDICTION PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK, AND STREET PAVING.

SEWER

29. ALL SEWER LINE TO BE FLUSHED, PRESSURE TESTED TO 5 PSI VIDEO INSPECTED AND OTHERWISE TESTED IN ACCORDANCE WITH DISTRICT STANDARDS PRIOR TO PLACING IN SERVICE.

30. ALL SEWER PIPES ARE TO BE SDR-35 PVC PIPE.

31. SEWER MANHOLES, LATERALS AND CLEANOUTS TO BE INSTALLED PER RESPONSIBLE DISTRICT OR AGENCY STANDARDS. THE UNIT COST OF THE SEWER LATERAL INCLUDES CONNECTION TO THE SEWER MAIN. THE CLEANOUT RISER FOR EACH SERVICE SHALL BE INSTALLED BY THE CONTRACTOR.

32. DURING CONSTRUCTION OF THE SEWERLINE, WYES NEED TO BE INSTALLED FOR THE LATERALS. LATERALS ARE 4" AND NEED TO COME IN AT THE TOP OF THE PIPE WITH A WYE. (SEE RESPONSIBLE DISTRICT OR AGENCY STANDARDS)

WATER

33. WATERLINES TO BE PVC C-900. WATER LINES SHALL BE A MINIMUM OF 10' HORIZONTALLY FROM SEWER MAINS. CROSSINGS SHALL MEET STATE HEALTH STANDARDS. (MECHANICAL JOINTS REQUIRED WHEN LESS THAN 18" VERTICAL OR TEN FEET HORIZONTAL SEPARATION FROM SEWERLINE)

34. ALL WATERLINES SHALL BE 8" MINIMUM SIZE AND SERVICE LATERALS SHALL BE 1-1/2" MINIMUM UNLESS OTHERWISE NOTED.

35. WATER SERVICE LATERALS TO INCLUDE ALL BRASS SADDLE; CORP. STOP LATERAL, DOUBLE CHECK VALVE AND BACKFLOW PREVENTION DEVICE, AND SHUTOFF VALVE IN BOX NEAR BUILDING EDGE.

36. ALL WATERLINES SHALL BE 48" BELOW FINISH GROUND TO TOP OF PIPE. ALL VALVE BOXES AND MANHOLES SHALL BE RAISED OR LOWERED TO FINISH GRADE AND SHALL INCLUDE A CONCRETE COLLAR IN PAVED AREAS. ALL WATER LINES SHALL BE LOOPED AROUND GRAVITY LINES OR ROPED PER RESPONSIBLE DISTRICT OR AGENCY INSPECTOR.

37. CONTRACTOR TO NOTIFY RESPONSIBLE DISTRICT OR AGENCY FOR CHLORINE TEST PRIOR TO FLUSHING LINES, CHLORINE LEFT IN PIPE 24 HRS. MINIMUM WITH 25 PPM RESIDUAL. ALL TURNING OF MAINLINE VALVES, CHLORINATION, FLUSHING, PRESSURE TESTING, BACTERIA TESTING, ETC. TO BE COORDINATED WITH RESPONSIBLE DISTRICT OR AGENCY. ALL TESTS TO BE IN ACCORDANCE WITH RESPONSIBLE DISTRICT OR AGENCY.

38. BOTTOM FLANGE OF FIRE HYDRANTS TO BE SET TO APPROXIMATELY 4 INCHES ABOVE BACK OF CURB ELEVATION. HYDRANTS TO INCLUDE TEE, 6" LINE VALVE, AND HYDRANT COMPLETE TO MEET RESPONSIBLE DISTRICT OR AGENCY STANDARDS, UNLESS OTHERWISE NOTED ON PLANS.

EXISTING UTILITIES

39. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITIES SHOWN OR NOT SHOWN. THE INFORMATION SHOWN ON THE PLANS WITH REGARDS TO THE EXISTING UTILITIES AND/OR IMPROVEMENTS WAS DERIVED FROM FIELD INVESTIGATION AND/OR RECORD INFORMATION. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR SHALL TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE FACILITIES SHOWN AND ANY OTHER FACILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. PRIOR TO CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL EXISTING IMPROVEMENTS AND TO EXPOSE ALL EXISTING UNDERGROUND UTILITIES RELATED TO THE PROJECT, INCLUDING BUT NOT LIMITED TO, SEWER, STORM DRAIN, WATER IRRIGATION, GAS, ELECTRICAL, ETC. AND SHALL NOTIFY THE ENGINEER IN WRITING FORTY-EIGHT (48) HOURS IN ADVANCE OF EXPOSING THE UTILITIES SO, THAT THE EXACT LOCATION AND ELEVATION CAN BE VERIFIED AND DOCUMENTED. THE COST ASSOCIATED TO PERFORM THIS WORK SHALL BE INCLUDED IN EITHER THE LUMP SUMP CLEARING COST OR IN THE VARIOUS ITEMS OF WORK. IF LOCATION AND/OR ELEVATION DIFFERS FROM THAT SHOWN ON THE DESIGN PLANS, PROVISIONS TO ACCOMMODATE NEW LOCATION BE MADE PRIOR TO CONSTRUCTION.

40. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTORS SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.

41. ALL MANHOLE RIMS, LAMPHOLES, VALVE BOX COVERS, MONUMENT BOXES AND CATCH BASIN GRATES ARE TO BE ADJUSTED TO FIT THE FINISHED GRADE AFTER PAVING, UNLESS OTHERWISE NOTED. COST FOR THIS WORK SHALL BE INCLUDED IN THE UNIT PRICES FOR SAID FACILITIES.

42. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT ALL PIPES, WALLS, ETC. ARE ADEQUATELY BRACED DURING CONSTRUCTION.

CLEARING AND GRADING

43. CONTRACTOR SHALL PERFORM EARTHWORK IN ACCORDANCE WITH APWA 2017 STANDARD DRAWINGS AND STANDARD SPECIFICATIONS AND THE RECOMMENDED EARTHWORK SPECIFICATION FOUND IN THE PROFESSIONALLY PREPARED REPORT OF GEOTECHNICAL INVESTIGATION.

44. THE CONTRACTOR SHALL REMOVE ALL VEGETATION AND DELETERIOUS MATERIALS FROM THE SITE UNLESS NOTED OTHERWISE; ALL EXISTING WELLS AND SEPTIC TANKS SHALL BE REMOVED AND/OR ABANDONED PER THE REQUIREMENTS OF ALL LOCAL, STATE AND FEDERAL REGULATIONS. THE COST TO PERFORM THIS WORK SHALL BE INCLUDED IN THE LUMP SUM CLEARING COST.

45. SUBSOIL INVESTIGATIONS HAVE BEEN CONDUCTED AT THE SITE OF THE WORK. ALL FOOTING, FOUNDATION OR STRUCTURAL WALL CONSTRUCTION MUST ADHERE TO THE RECOMMENDATIONS DETAILED BY THE PROFESSIONAL REPORT OF THESE INVESTIGATIONS, CREATED BY GSH GEOTECHNICAL INC.

46. SOIL INVESTIGATIONS WERE CONDUCTED BY GSH GEOTECHNICAL INC. FOR DESIGN PURPOSES ONLY, AND THE DATA SHOWN IN THE REPORTS ARE FOR SUBSURFACE CONDITIONS FOUND AT THE TIME OF THE INVESTIGATION. THE OWNER AND ENGINEER DISCLAIM RESPONSIBILITY FOR THE INTERPRETATION BY THE CONTRACTOR OF DATA, SUCH PROJECTION OR EXTRAPOLATION, FROM THE TEST HOLES TO OTHER LOCATIONS ON THE SITE OF THE WORK, SOIL BEARING VALUES AND PROFILES, SOIL STABILITY AND THE PRESENCE, LEVEL AND EXTENT OF UNDERGROUND WATER FOR SUBSURFACE CONDITIONS DURING CONSTRUCTION OPERATIONS.

47. ALL PROPOSED ELEVATIONS SHOWN ON THE GRADING PLAN ARE TO FINISHED SURFACE, THE CONTRACTOR IS RESPONSIBLE TO DEDUCT THE THICKNESS OF THE PAVEMENT STRUCTURAL SECTION FOR TOP OF SUB GRADE ELEVATIONS.

48. IF AT ANY TIME DURING CONSTRUCTION ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, WORK IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED FROM THE ENGINEER.

49. UNSUITABLE MATERIAL, SUCH AS TOP SOIL, WEATHERED BED ROCK, ETC., SHALL BE REMOVED AS REQUIRED BY THE SOILS ENGINEER (AND/OR ENGINEERING GEOLOGIST, WHERE EMPLOYED) FROM ALL AREAS TO RECEIVE COMPACTED FILL OR DRAINAGE STRUCTURES.

50. NO TREES SHALL BE REMOVED OR DAMAGED WITHOUT SPECIFIC WRITTEN AUTHORIZATION FROM PROPERTY OWNER.

THE EXISTING TOPOGRAPHY ON THESE PLANS IS BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY BENCHMARK ENGINEERING AND LAND SURVEYING ON MAY 15, 2020 AND MAY HAVE BEEN MODIFIED SINCE THIS SURVEY WAS PERFORMED.

FILLS IN EXCESS OF 4 FEET IN THICKNESS AND BENEATH ALL FOUNDATIONS OR PAVEMENT SECTIONS SHALL BE COMPACTED TO 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE ASTM D-1557 COMPACTION CRITERIA. ALL OTHER STRUCTURAL FILL LESS THAN 4 FEET IN THICKNESS SHOULD BE COMPACTED TO AT LEAST 90 PERCENT OF THE ABOVE CRITERIA. REFERENCE GSH GEOTECHNICAL INC. REPORT.

51. COMPACTION TESTING WILL BE ACCOMPLISHED BY THE CONTRACTOR, OR THE CONTRACTOR WILL HAVE SUCH TESTING ACCOMPLISHED BY A SEPARATE CONTRACTOR. TEST RESULTS WILL BE SUBMITTED FOR REVIEW WITHIN 24 HOURS AFTER TEST.

52. CONTRACTOR TO SUBMIT PROCTOR AND/OR MARSHALL TEST DATA 24 HOURS PRIOR TO COMPACTION TESTS.

53. STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON PLANS.

54. ALL SLOPES IN ADJOINING STREETS, DRAINAGE CHANNELS, OR OTHER FACILITIES SHALL BE GRADED NO STEEPER THAN 2 TO 1 FOR CUT AND FILL.

55. GRADES WITHIN ASPHALT PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF THE DESIGN GRADE. HOWEVER, THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL PAVEMENT AREAS AND ALONG ALL CURBS. ALL CURBS SHALL BE BUILT IN ACCORDANCE TO THE PLAN. CURBS AND PAVEMENT AREAS WHICH ARE NOT INSTALLED PER PLAN MUST BE REMOVED AND REPLACED AT THE CONTRACTORS EXPENSE.

56. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS OWN ESTIMATE OF EARTHWORK QUANTITIES.

57. WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT OR CONCRETE PAVEMENT, THE FOLLOWING SHALL APPLY; PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSE SURVEYOR VERIFY THE GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS, THE CONTRACTOR SHALL SUBMIT THE SLOPE AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURS WITHOUT THE APPROVAL OF THE ENGINEER.

58. SITE WORK SHALL MEET OR EXCEED OWNER'S SITE SPECIFICATIONS.

59. ALL SITE CONCRETE OR CONCRETE ELEMENT NOT SPECIFICALLY SHOWN AND DETAILED ON STRUCTURAL DRAWINGS TO HAVE A MINIMUM OF 28 DAY COMPRESSION STRENGTH OF 4000 PSI.

60. CUT SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL

61. FILL SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL

62. APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING THE GRADING PROJECT.

DEWATERING

63. THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE AND MAINTAIN ALL MACHINERY, APPLIANCES AND EQUIPMENT TO MAINTAIN ALL EXCAVATIONS FREE FROM WATER DURING CONSTRUCTION. THE CONTRACTOR SHALL DISPOSE OF THE WATER SO AS NOT TO CAUSE DAMAGE TO PUBLIC OR PRIVATE PROPERTY, OR TO CAUSE A NUISANCE OR MENACE TO THE PUBLIC OR VIOLATE THE LAW. THE DEWATERING SYSTEM SHALL BE INSTALLED AND OPERATED SO THAT THE GROUND LEVEL OUTSIDE THE EXCAVATION IS NOT REDUCED TO THE EXTENT WHICH WOULD CAUSE DAMAGE OR ENDANGER ADJACENT STRUCTURES OR PROPERTY. ALL COST FOR DEWATERING SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ALL PIPE CONSTRUCTION. THE STATIC WATER LEVEL SHALL BE DRAWN DOWN A MINIMUM OF 1 FOOT BELOW THE BOTTOM OF EXCAVATIONS TO MAINTAIN THE UNDISTURBED STATE OF NATURAL SOILS AND ALLOW THE PLACEMENT OF ANY FILL TO THE SPECIFIED DENSITY. THE CONTRACTOR SHALL HAVE ON HAND, PUMPING EQUIPMENT AND MACHINERY IN GOOD CONDITION FOR EMERGENCIES AND SHALL HAVE WORKMEN AVAILABLE FOR ITS OPERATION: DEWATERING SYSTEM SHALL OPERATE CONTINUOUSLY UNTIL BACKFILL HAS BEEN COMPLETED TO 1 FOOT ABOVE THE NORMAL STATIC GROUNDWATER LEVEL.

64. THE CONTRACTOR SHALL CONTROL SURFACE WATER TO PREVENT ENTRY INTO EXCAVATIONS. AT EACH EXCAVATION, A SUFFICIENT NUMBER OF TEMPORARY OBSERVATION WELLS TO CONTINUOUSLY CHECK THE GROUNDWATER LEVEL SHALL BE PROVIDED.

65. SUMPS SHALL BE NO DEEPER THAN 5 FEET AND SHALL BE AT THE LOW POINT OF EXCAVATION. EXCAVATION SHALL BE GRADED TO DRAIN TO THE SUMPS.

66. THE CONTROL OF GROUNDWATER SHALL BE SUCH THAT SOFTENING OF THE BOTTOM OF EXCAVATIONS, OR FORMATION OF "QUICK" CONDITIONS OR "BOILS", DOES NOT OCCUR. DEWATERING SYSTEMS SHALL BE DESIGNED AND OPERATED SO AS TO PREVENT REMOVAL OF NATURAL SOILS. THE RELEASE OF GROUNDWATER AT ITS STATIC LEVEL SHALL BE PERFORMED IN SUCH A MANNER AS TO MAINTAIN THE UNDISTURBED STATE OF NATURAL FOUNDATION SOILS, PREVENT DISTURBANCE OF COMPACTED BACKFILL, AND PREVENT FLOTATION OR MOVEMENT OF STRUCTURES, PIPELINES AND SEWERS. IF A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR DISPOSAL OF WATER FROM CONSTRUCTION DEWATERING ACTIVITIES, IT SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO ANY DEWATERING ACTIVITIES.

67. ONE HUNDRED PERCENT STANDBY PUMPING CAPACITY SHALL BE AVAILABLE ON SITE AT ALL TIMES AND SHALL BE CONNECTED TO THE DEWATERING SYSTEM PIPING AS TO PERMIT IMMEDIATE USE. IN ADDITION STANDBY EQUIPMENT AND APPLIANCES FOR ALL ORDINARY EMERGENCIES, AND COMPETENT WORKMEN FOR OPERATION AND MAINTENANCE OF ALL DEWATERING EQUIPMENT SHALL BE ON SITE AT ALL TIMES. STANDBY EQUIPMENT SHALL INCLUDE EMERGENCY POWER GENERATION AND AUTOMATIC SWITCH OVER TO THE EMERGENCY GENERATOR WHEN NORMAL POWER FAILS. DEWATERING SYSTEMS SHALL NOT BE SHUT DOWN BETWEEN SHIFTS, ON HOLIDAYS, ON WEEKENDS, OR DURING WORK STOPPAGES.

SITE SAFETY AND MAINTENANCE

68. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT.

69. THE CONTRACTOR AGREES THAT:

A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.

B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.

C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.

D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM THE FINAL PAYMENT.

E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RETESTING AND REINSPECTIONS AT THEIR OWN EXPENSE.

F. UNLESS OTHERWISE NOTED ALL EXCESS SOILS AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE.

G. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.

H. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTORS USE DURING CONSTRUCTION.

I. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.

72. FOR ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE PLAN AND RECEIVED PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION. WORK IN EASEMENT AND/OR RIGHTS-OF-WAY IS SUBJECT TO THE APPROVAL AND ACCEPTANCE OF THE REGULATORY AGENCY RESPONSIBLE FOR OPERATION AND/OR MAINTENANCE OF SAID AND/OR RIGHT-OF-WAY. ALL CONSTRUCTION WORK IN UDOT RIGHT- OF -WAY SHALL BE SUBJECT TO INSPECTION BY THE STATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT INSPECTIONS TAKE PLACE WHERE AND WHEN REQUIRED AND TO INSURE THAT ALL WORK IS COMPLETED TO UDOT STANDARDS.

SURFACE IMPROVEMENTS:

73. SUBGRADE PREPARATION: SUBGRADE SHALL BE COMPACTED TO A 95% RELATIVE C0MPACTION TO A MINIMUM DEPTH OF 6" FOR ALL ON-SITE DEVELOPMENT. ALL OFF-SITE IMPROVEMENTS ARE TO BE DONE PER APWA STANDARDS.

74. AGGREGATE SUB-BASE: AGGREGATE SUB-BASE SHALL BE GRANULAR BACKFILL BORROW. AGGREGATE SUB-BASE MATERIAL SHALL BE CLEAN AND FREE FROM VEGETABLE MATTER AND OTHER DELETERIOUS SUBSTANCE. AGGREGATE SHALL COMPLY WITH THE GUIDELINE REQUIREMENTS FOR PAVEMENTS FOUND IN THE PROFESSIONALLY PREPARED OF THE SOILS INVESTIGATIONS COMPLETED ON THIS SITE.

75. AGGREGATE BASE: AGGREGATE BASE SHALL BE GRADE 3/4 UNTREATED BASE COURSE, AND COMPLY PREPARED REPORT OF THE SOILS INVESTIGATION PREPARED ON THIS SITE.

76. ALL SIDEWALKS AND CROSSINGS TO MEET CURRENT ADA STANDARDS/ APWA STANDARDS.

77. PAYMENT FOR PAVEMENT WILL BE MADE ONLY FOR AREAS SHOWN ON PLANS. REPLACEMENT OF PAVEMENT WHICH IS BROKEN OR CUT DURING THE INSTALLATION OF THE WORK COVERED BY THESE GENERAL NOTES, AND WHICH LIES OUTSIDE OF SAID AREAS, SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE FOR PAVEMENT, AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR SUCH WORK.

78. INSTALLATION OF STREET LIGHTS SHALL BE IN ACCORDANCE WITH CITY STANDARDS.

79. PRIOR TO FINAL ACCEPTANCE OF THE IMPROVEMENTS BUILT BY THESE PLANS AND SPECIFICATIONS THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE OWNER, CITY, AND POWER COMPANY TO HAVE THE ELECTRICAL SYSTEM AND ALL STREET LIGHTS ENERGIZED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO THE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.

80. STRIPING AND PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH MUTCD & APWA 32 17 23.

81. DURING THE BIDDING PROCESS, CONTRACTOR TO REVIEW DESIGN SLOPES SHOWN FOR PAVEMENT AND WARRANTY THE PAVEMENT TO THE OWNER BASED UPON THE DESIGN SLOPES SHOWN HEREON. CONCERNS WITH SLOPES MUST BE BROUGHT DURING THE BIDDING PROCESS.

82. IT IS THE INTENT ON THESE PLANS THAT ALL PAVEMENT SLOPE TO A CATCH BASIN, INLET BOX OR OUT INTO A STREET.CONTRACTOR TO VERIFY FINISH SPOT ELEVATIONS AND NOTIFY ENGINEER IF THERE ARE DISCREPANCIES THAT WOULD CAUSE PUDDLING ON THE SITE.

No.	DATE	DESCRIPTION
1	07/08/2020	REVISED PER CITY COMMENTS

DRAWN BY JHO
CHECKED BY AGA
FIELD CREW SURVEY
DATE 05/22/20
DWG. FILE 2004092_SITE

0 0.5 1

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

PRELIMINARY PLAN

PROFESSIONAL ENGINEER
7/8/20
No. 11366633
ALLISON G. ALBERT
STATE OF UTAH

NOT FOR CONSTRUCTION

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE #100
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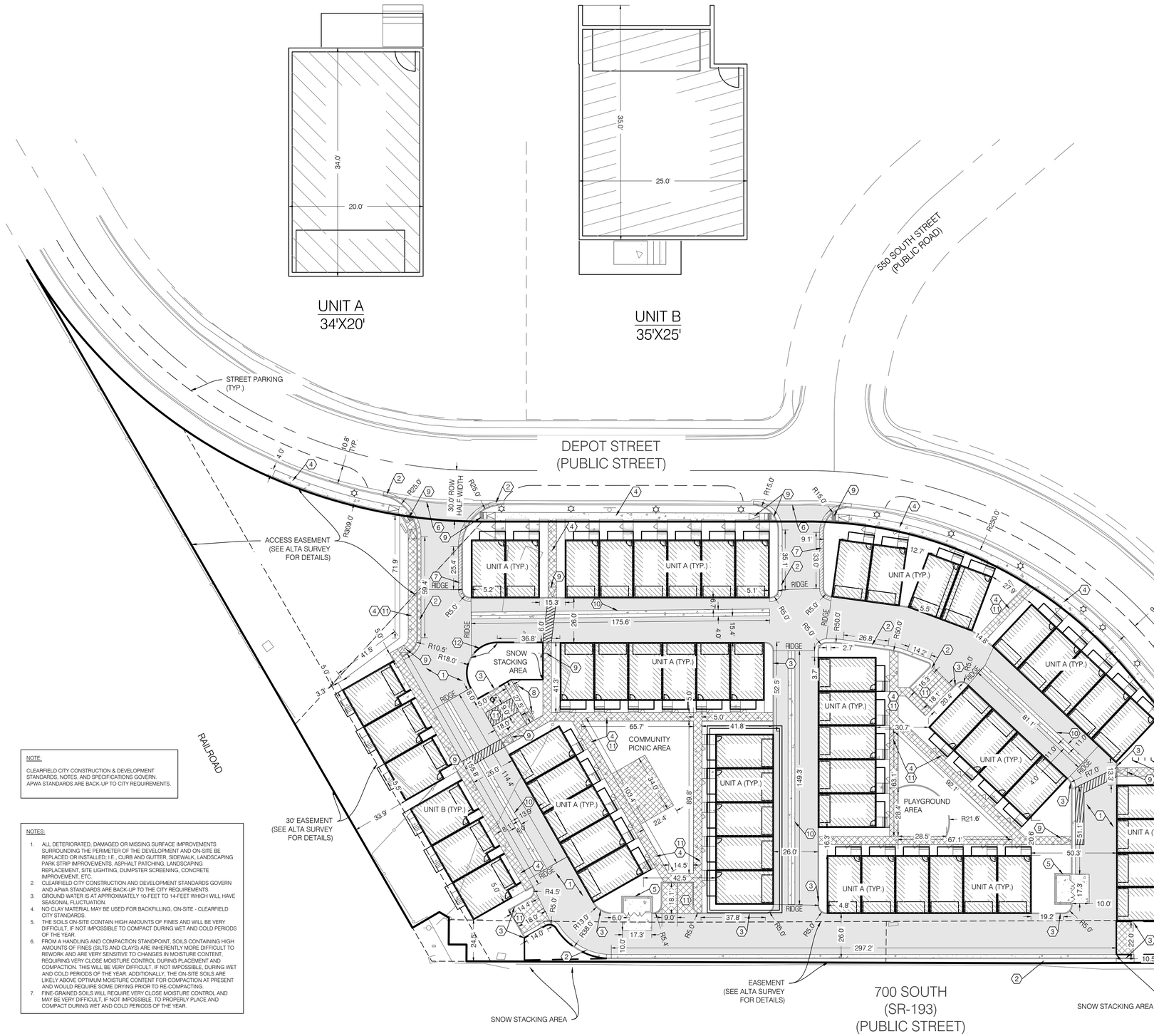
THE DEPOT TOWNHOMES

305 E 700 S
CLEARFIELD, UTAH

PROJECT NO. 2004092

GEN. NOTES LEGEND & ABBREV.

CGN.01
2 OF 10



NORTH

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30ft.

CONSTRUCTION KEY NOTE REFERENCE		
NO.	DESCRIPITON	DETAIL
1	ASPHALT PAVEMENT WITH GRANULAR BASE	1/CDT.01
2	CONCRETE CURB AND GUTTER PER CLEARFLIED CITY STDS.	1/CDT.02
3	CURB WALL PER APWA #209 'TYPE P'	
4	SIDEWALK PER CLEARFLIED CITY STDS.	1/CDT.02
5	DUMPSTER PER CLEARFIELD STDS. (DESIGNED BY OTHERS)	
6	DRIVE APPROACH PER CLEARFLIED CITY STDS.	3/CDT.02
7	RELEASE CURB AND GUTTER	2/CDT.01
8	ADA SIGN PER CLEARFLIED CITY STDS.	
9	ADA RAMP PER CLEARFLIED CITY STDS.	2/CDT.02
10	4' WATERWAY PER APWA #211	
11	SEMI-PERMIABLE PAVERS (DESIGNED BY OTHERS)	
12	6" CONCRETE MOW STRIP	8/CDT.02

AREA TABLE		
PARTICULARS	S.F.	%
BUILDING	40,589	30.8
HARDSCAPE	38,526	29.2
PAVERS	8,747	6.6
LANDSCAPE	43,960	33.4
TOTAL	131,822	100

NOTE:
SLOPE ACROSS THE ACCESSIBLE PARKING STALLS & ACCESS ISLE SHALL NOT EXCEED A 1:48 (2.00%) SLOPE, THE MAX GRADE DIFFERENCE BETWEEN THE ASPHALT SURFACE, ACCESSIBLE RAMP, AND SIDEWALK SHALL NOT EXCEED 1/4 INCH VERTICAL OR 1/2 INCH WHEN BEVELED. THE ACCESSIBLE MEANS OF EGRESS INCLUDING THE DRIVEWAY PORTION SHALL NOT EXCEED A SLOPE OF 1:20 (5.0%) & A CROSS SLOPE OF 1:48 (2.0%). ALL EXTERIOR DOOR WAY ACCESS REQUIRE AN EXTERIOR LANDING 60 INCHES IN LENGTH WITH A SLOPE NOT EXCEEDING A 1:48 (2.0%) SLOPE

PARKING COUNT		
PARTICULARS	PROVIDED	
	STANDARD	ADA
PARKING STALLS	6	2
TOTAL	8	

NOTE:
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS IN EXISTING HARDSCAPE ARE APPROXIMATE, CONTRACTOR TO FIELD VERIFY LOCATION AND EXTENT OF SAWCUTTING PRIOR TO CONSTRUCTION. NOTIFY CIVIL ENGINEER IF REVISIONS ARE REQUIRED. SEE NOTE 58 ON CGN.01 FOR FURTHER DETAIL.

NOTE:
ALL WORK WITHIN PUBLIC ROADS TO BE DONE IN STRICT ACCORDANCE WITH CURRENT CITY/UDOT STANDARDS AND SPECIFICATIONS.

NOTE:

CLEARFIELD CITY CONSTRUCTION & DEVELOPMENT STANDARDS, NOTES, AND SPECIFICATIONS GOVERN. APWA STANDARDS ARE BACK-UP TO CITY REQUIREMENTS.

NOTES:

1. ALL DETERIORATED, DAMAGED OR MISSING SURFACE IMPROVEMENTS SURROUNDING THE PERIMETER OF THE DEVELOPMENT AND ON-SITE BE REPLACED OR INSTALLED; I.E., CURB AND GUTTER, SIDEWALK, LANDSCAPING PARK STRIP IMPROVEMENTS, ASPHALT PATCHING, LANDSCAPING REPLACEMENT, SITE LIGHTING, DUMPSTER SCREENING, CONCRETE IMPROVEMENT, ETC.
2. CLEARFIELD CITY CONSTRUCTION AND DEVELOPMENT STANDARDS GOVERN AND APWA STANDARDS ARE BACK-UP TO THE CITY REQUIREMENTS.
3. GROUND WATER IS AT APPROXIMATELY 10-FEET TO 14-FEET WHICH WILL HAVE SEASONAL FLUCTUATION.
4. NO CLAY MATERIAL MAY BE USED FOR BACKFILLING, ON-SITE - CLEARFIELD CITY STANDARDS.
5. THE SOILS ON-SITE CONTAIN HIGH AMOUNTS OF FINES AND WILL BE VERY DIFFICULT, IF NOT IMPOSSIBLE TO COMPACT DURING WET AND COLD PERIODS OF THE YEAR.
6. FROM A HANDLING AND COMPACTION STANDPOINT, SOILS CONTAINING HIGH AMOUNTS OF FINES (SILTS AND CLAYS) ARE INHERENTLY MORE DIFFICULT TO REWORK AND ARE VERY SENSITIVE TO CHANGES IN MOISTURE CONTENT, REQUIRING VERY CLOSE MOISTURE CONTROL DURING PLACEMENT AND COMPACTION. THIS WILL BE VERY DIFFICULT, IF NOT IMPOSSIBLE, DURING WET AND COLD PERIODS OF THE YEAR. ADDITIONALLY, THE ON-SITE SOILS ARE LIKELY ABOVE OPTIMUM MOISTURE CONTENT FOR COMPACTION AT PRESENT AND WOULD REQUIRE SOME DRYING PRIOR TO RE-COMPACTING.
7. FINE-GRAINED SOILS WILL REQUIRE VERY CLOSE MOISTURE CONTROL AND MAY BE VERY DIFFICULT, IF NOT IMPOSSIBLE, TO PROPERLY PLACE AND COMPACT DURING WET AND COLD PERIODS OF THE YEAR.

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SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

DRAWN BY: JHO
CHECKED BY: AGA
FIELD CREW: SURVEY
DATE: 05/22/20
DWG FILE: 2004092_SITE

PRELIMINARY PLAN

PROFESSIONAL ENGINEER
No. 11356633
ALLISON G. ALBERT
STATE OF UTAH
7/8/20

NOT FOR CONSTRUCTION

BENCHMARK ENGINEERING & LAND SURVEYING
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THE DEPOT TOWNHOMES
305 E 700 S
CLEARFIELD, UTAH

PROJECT NO. 2004092

SITE
PLAN

CSP.01
3 OF 10

NORTH

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30ft.

EX. CHAIN LINK FENCE (PROTECT) (TYP.)

SDIB TOG=4459.84 IE 12" = 4450.04

SDMH RIM=4460.04 IE 12" = 4455.24

SDIB TOG=4462.87 IE 12" = 4457.67

SDMH RIM=4464.21

SSMH RIM=4466.45

SDIB TOG=4464.40

SDMH RIM=4467.32

SDIB TOG=4459.58 IE 12" N = 4454.08 IE 18" SW = 4453.88 (REPLACE LID WITH DRIVEABLE SDIB LID WITHOUT HOOD)

SDMH RIM=4463.41 (UNABLE TO OPEN)

SDIB TOG=4462.77 IE 12" = 4458.67

SDMH RIM=4464.75

EX. GAS LINE (REMOVE)

PARCEL 1 FILE NO. SS-20-1852

EX. STORM DRAIN PIPE (REMOVE)

EX. AREA CONTAINS: 15,846 SQ FT OR 0.364 ACRES MORE OR LESS

EX. CURB & GUTTER (REMOVE) (TYP.)

EX. WATER METER (REMOVE PER CLEARFIELD CITY STDS.)

EX. GAS METER (REMOVE) (TYP.)

EX. LIGHT POLE (REMOVE) (TYP.)

SDIB TOG=4462.36 IE 12" = 4458.86 (REMOVE)

SDCB RIM=4456.86 IE 12" NW = 4452.56 IE 18" NE = 4452.26 IE 12" SE = 4452.06

EX. CHAIN LINK FENCE (REMOVE) (TYP.)

SSMH RIM=4463.56 IE 8" = 4458.56 (REMOVE)

SSMH RIM=4463.66 (REMOVE)

EX. BUILDING (REMOVE)

(REMOVE)

EX. CHAIN LINK FENCE (PROTECT) (TYP.)

EX. BUILDING (REMOVE)

EX. AREA CONTAINS: 77,449 SQ FT OR 1.778 ACRES MORE OR LESS

SSMH RIM=4463.64 (REMOVE)

SSMH RIM=4462.26 IE 12" NW = 4452.76 IE 12" SE = 4452.66

SDIB TOG=4462.92 IE 12" = 4458.32

EX. STORM DRAIN PIPE (REMOVE)

FILE NO. SS-20-1878 EX. AREA CONTAINS: 38,526 SQ FT OR 0.884 ACRES MORE OR LESS

SDCB RIM=4464.82 IE 12" = 4463.37

SDCB RIM=4465.09 IE 12" = 4463.29

SDIB TOG=4461.98 IE 12" = 4457.68 (REMOVE)

EX. CURB & GUTTER (REMOVE) (TYP.)

EX. LIGHT (REMOVE) (TYP.)

EX. STORM DRAIN PIPE (REMOVE AND CAP)

EX. STORM DRAIN PIPE (REMOVE)

EX. STORM DRAIN PIPE (REMOVE)

SDMH RIM=4462.29 IE W = 4449.69 IE S = 4449.59 (REMOVE)

EX. CURB & GUTTER (REMOVE) (TYP.)

EX. CURB & GUTTER (REMOVE) (TYP.)

EX. BUILDING (REMOVE)

SSMH RIM=4463.09 (UNABLE TO OPEN)

EX. FIRE HYDRANT (RELOCATE PER CUP.01)

EX. UNDER GROUND POWER (COORDINATE WITH ROCKY MOUNTAIN POWER TO REMOVE OR RELOCATE) (TYP.)

EX. CURB & GUTTER (REMOVE) (TYP.)

EX. RETAINING WALL (PROTECT) (TYP.)

SDIB TOG=4462.98 BOTT. BOX = 4451.13 (UNABLE TO OPEN) (RAISE RIM TO NEW SURFACE AND REPLACE GRATE WITH SOLID LID)

EX. STORM DRAIN PIPE (REMOVE)

SDCB RIM=4462.62

EX. RETAINING WALL (PROTECT) (TYP.)

SSMH RIM=4464.11 IE 8" = 4455.96 (REMOVE)

EX. GAS LINE (REMOVE)

SDIB TOG=4462.70 IE 12" = 4458.60 (REMOVE)

SSMH RIM=4466.00 (PROTECT)

SDMH RIM=4466.45 IE 36" W = 4454.25 IE 12" SW = 4463.05 IE 24" S = 4454.45 IE 36" E = 4453.60 IE 12" N = 4462.85

SDIB TOG=4476.56

SDCB RIM=4464.88 IE 6" W = 4463.88 IE 12" NE = 4463.13

EX. CHAIN LINK FENCE (PROTECT) (TYP.)

SSMH RIM=4465.09 IE = 4460.79 (REMOVE)

(RAISE RIM TO NEW SURFACE AND REPLACE GRATE WITH SOLID LID)

SDCB RIM=4461.63 IE N = 4449.13 IE W = 4443.53 IE E = 4443.83 IE S = 4451.33

SDCB RIM=4460.72 IE(12" W)=4453.12 IE(12" N)=4451.12

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0 0.5 1"

PRELIMINARY PLAN

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7/8/20
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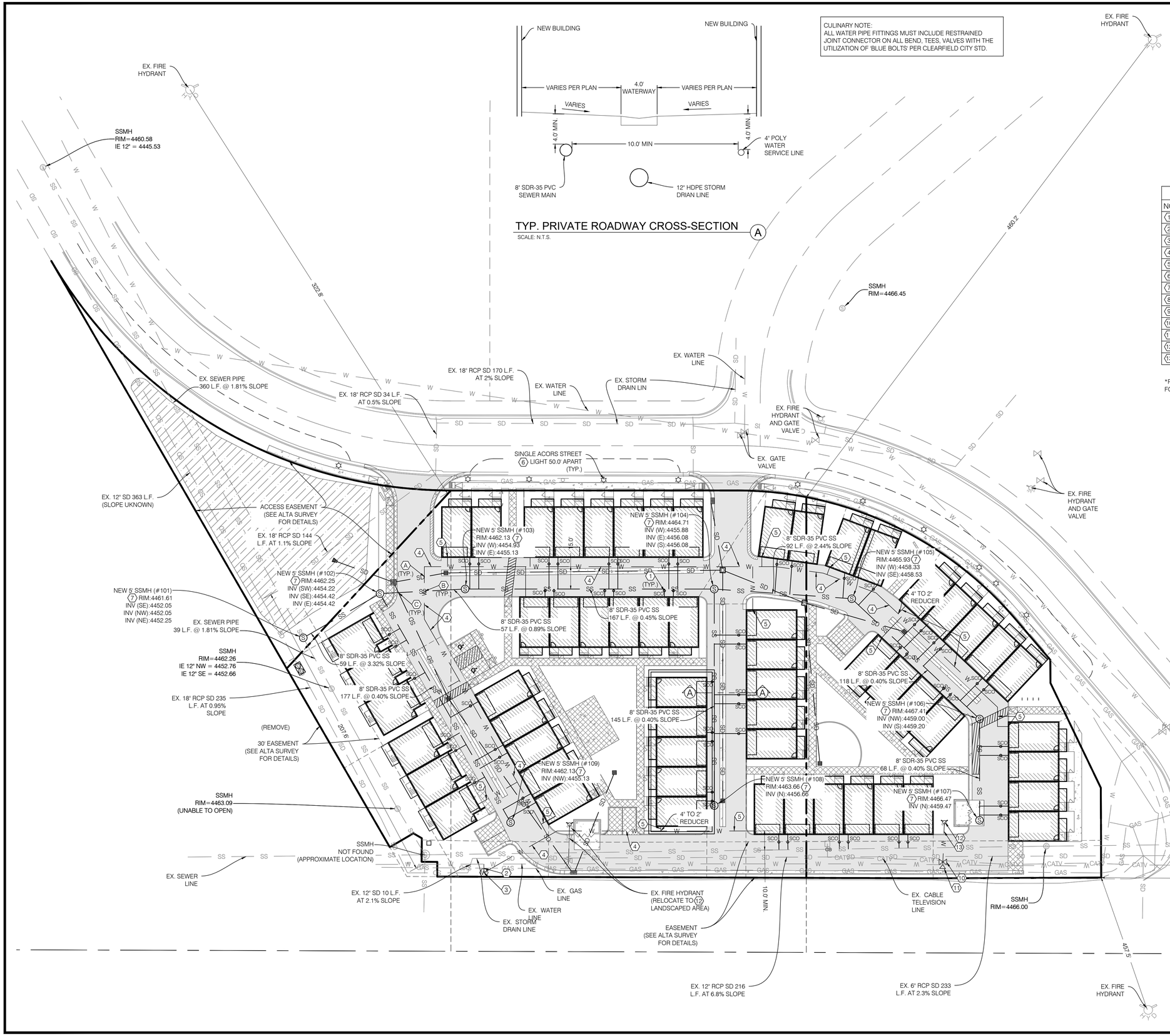
THE DEPOT TOWNHOMES

305 E 700 S
CLEARFIELD, UTAH

PROJECT NO. 2004092

DEMO PLAN

CDP.01
3 OF 10



NORTH

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30ft.

CONSTRUCTION KEY NOTE REFERENCE

NO.	DESCRIPITON	DETAIL
1	SEWER CLEAN OUT PER CLEARFIELD CITY STD.*	
2	4" TYPE K COPPER WATER SERVICE LINE PER CLEARFIELD CITY STD.	
3	4" MASTER WATER METER & VAULT PER CLEARFIELD STD.	7/CDT.02
4	4" POLY WATER SERVICE LINE PER CLEARFIELD CITY STD.	
5	2" POLY WATER SERVICE LATERAL PER CLEARFIELD CITY STD.	
6	SINGLE ACORN STREET LIGHT AT 50.0' APART PER CLEARFIELD CITY STD.	6/CDT.01
7	5' SSMH PER CLEARFIELD CITY STDS.	4/CDT.01
8	4" PVC SDR-35 SEWER LATERAL AT 2% MIN. PER CLEARFIELD CITY STDS.	5/CDT.01
9	8" SDR-35 PVC SEWER MAIN PER CLEARFIELD CITY STD.	
10	6" GATE/SLIP VALVE PER CLEARFIELD CITY STD.	7/CDT.02
11	THRUST BLOCK PER CLEARFIELD CITY STD.	7/CDT.02
12	FIRE HYDRANT PER CLEARFIELD CITY STD.	7/CDT.02
13	6" C-900 PVC FIRE LINE	

*PROVIDE SEWER CLEANOUT WITHIN 5.0' OF EACH UNIT FOUNDATION AND EVERY 50' PER CLEARFIELD CITY STDS.

NOTE:
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION AND NOTIFY ENGINEER IF THIS POINT IS HIGHER THAN SHOWN ON THE PLANS FOR A REDESIGN.

NOTE:
POTHOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE IDENTIFIED.

NOTE A:
12" OF VERTICAL SEPARATION REQUIRED BETWEEN STORM AND WATER LINES. LOOP WATER MAIN IF IN CONFLICT.

NOTE B:
18" OF VERTICAL SEPERATION REQUIRED BETWEEN SEWER AND WATER LINES. CONTACT ENGINEER FOR REDESIGN IF NECESSARY

NOTE C:
12" OF VERTICAL SEPERATION REQUIRED BETWEEN SEWER AND STORM. CONTACT ENGINEER FOR REDESIGN IF NECESSARY

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DRAWN BY: JHO
CHECKED BY: AGA
FIELD CREW: SURVEY
DATE: 05/22/20
DWG FILE: 2004092_CUP

PRELIMINARY PLAN

PROFESSIONAL ENGINEER
7/8/20
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PROJECT NO. 2004092

UTILITY PLAN

CUP.01
4 OF 10

GRADING AND DRAINAGE KEY NOTE REFERENCE

NO.	DESCRIPITON	DETAIL
1	GRADE SITE TO ELEVATIONS SHOWN ON PLAN	
2	12" DIAMETER HDPE ADS N-12 STORM DRAIN LINE	
3	STORM DRAIN INLET BOX PER CLEARFIELD CITY STDS.	4/CDT.02
4	NEW OIL WATER SEPARATOR (S6 BARRACUDA OR APPROVED EQUAL)	3/CDT.01
5	2'X2' CATCH BASIN PER CLEARFIELD CITY STDS	4/CDT.02
6	2'X2' CATCH BASIN WITH SOLID LID PER CLEARFIELD CITY STDS	4/CDT.02
7	12" FLARED END SECTION PER CLEARFIELD CITY STDS.	5/CDT.02

ALL HDPE/RCP CLASS III PIP TO HAVE SOIL TIGHT JOINTS

NOTE:
POTHOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE IDENTIFIED.

NOTE:
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION AND NOTIFY ENGINEER IF THIS POINT IS HIGHER THAN SHOWN ON THE PLANS FOR A REDESIGN.

NOTE:
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS IN EXISTING HARDSCAPE ARE APPROXIMATE, CONTRACTOR TO FIELD VERIFY LOCATION AND EXTENT OF SAWCUTTING PRIOR TO CONSTRUCTION. NOTIFY CIVIL ENGINEER IF REVISIONS ARE REQUIRED. SEE NOTE 58 ON CGN.01 FOR FURTHER DETAIL.

NOTE:
UPON CONSTRUCTION COMPLETION THE DETENTION BASIN STORAGE VOLUME MUST BE CHECKED BY THE DESIGN ENGINEER AND THE VOLUME ACTUALLY CREATED MUST BE MEASURED AND CERTIFIED BY THE DESIGN ENGINEER.

SURVEY CONTROL NOTE:
THE CONTRACTOR OR SURVEYOR PERFORMING THE CONSTRUCTION SURVEYING SHALL BE RESPONSIBLE TO PROVIDE CONSTRUCTION LAYOUT PER THE APPROVED PLANS ONLY. THE SURVEYOR SHALL ALSO BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON THE SURVEY OR IMPROVEMENTS PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN THREE EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION SURVEYING. IT IS ALSO THE RESPONSIBILITY OF THE SURVEYOR TO VERIFY ANY ELECTRONIC DATA WITH THE APPROVED STAMPED AND SIGNED PLANS AND NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.

NORTH

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20ft.

NEW POND
VOLUME: 29,638 C.F.
FREEBOARD:4460.04
HWM:4459.04
BTTM:4456.00
3:1 SIDE SLOPES, 2:1 SIDE SLOPE WEST OF EX. CATCH BASIN
SLOPE POND BTTM AT 0.5% MIN TO EX. CATCH BASIN WITH LOWERED TG OF 4455.31

SDIB
TOG=4459.84
IE 12" = 4450.04

SDMH
RIM=4460.04
IE 12" = 4455.24

100 YEAR OVERFLOW LOCATION

SDIB
TOG=4459.58
IE 12" N = 4454.08
IE 18" SW = 4453.88
(REPLACE LID WITH DRIVEABLE SDIB LID WITHOUT HOOD)

NEW 2' X 2' CB (#203)
TG: 4461.72 (5)
IE (W):4459.72
IE (E):4459.72

12" Ø HDPE SD PIPE
185 L.F. @ 0.50% SLOPE

SDIB
TOG=4462.87
IE 12" = 4457.67

SDMH
RIM=4463.41
(UNABLE TO OPEN)

SDIB
TOG=4462.77
IE 12" = 4458.67

SDMH
RIM=4464.21

NEW 2'X2' W/ SOLID COVER (#205) (6)
RIM:4464.76
IE (W):4460.64
IE (N):4460.64
IE (E):4460.64
IE (S):4460.64

SDIB
TOG=4464.40

SDMH
RIM=4467.32

12" Ø HDPE SD PIPE
59 L.F. @ 2.15% SLOPE

NEW SDIB (#211)
(3) TBC:4465.16
IE (W):4461.91
IE (E):4461.91
IE (S):4461.92

SDMH
RIM=4464.75

NEW SDIB (#207)
(3) TBC:4464.00
IE (S):4460.88

12" Ø HDPE SD PIPE
47 L.F. @ 0.50% SLOPE

12" Ø HDPE SD PIPE
70 L.F. @ 3.15% SLOPE

NEW SDIB (#202)
(3) TBC:4461.71
IE (W):4458.46
IE (SE):4458.46
IE (E):4458.46

12" Ø HDPE SD PIPE
41 L.F. @ 6.06% SLOPE

SDCB
RIM=4456.86
IE 12" NW = 4452.56
IE 18" NE = 4452.26
IE 12" SE = 4452.06

12" Ø FLARED END SECTION (201)
(7) IE (E):4456.00

NOTE:
LOWER GRATE TO 4455.31

NEW OIL WATER SEPARATOR
(4) RIM:4462.45
IE:4451.59±
(CUT PIPE PLACE SEPARATOR IE'S TO MATCH EX. PIPE ELEVATIONS. CONTRACTOR TO FIELD VERIFY ELEVATIONS PRIOR TO FABRICATION AND CONSTRUCTION.)

12" Ø HDPE SD PIPE
36 L.F. @ 3.54% SLOPE

12" Ø HDPE SD PIPE
86 L.F. @ 0.24% SLOPE

NEW 2' X 2' CB (#215)
(5) TG: 4461.95
IE (NW):4458.67
IE (SE):4458.67

12" Ø HDPE SD PIPE
145 L.F. @ 0.22% SLOPE

NEW 2' X 2' CB (#219)
(5) TG: 4463.05
IE (S):4460.55

12" Ø HDPE SD PIPE
153 L.F. @ 0.50% SLOPE

12" Ø HDPE SD PIPE
108 L.F. @ 0.50% SLOPE

NEW 2' X 2' CB (#210)
TG: 4463.41 (5)
IE (N):4461.41

NEW 2' X 2' CB (#212)
TG: 4466.10 (5)
IE (W):4464.10

NEW 2' X 2' CB (#214)
(5) TG: 4463.63
IE (N):4461.38

12" Ø HDPE SD PIPE
73 L.F. @ 1.08% SLOPE

NEW SDIB (#217)
(3) TBC:4461.91
IE (NW):4458.98
IE (N):4459.75

SDCB
RIM=4462.62

EX. CONNECTION TO THE CITY'S SD SYSTEM IN 700 SOUTH ROW

SDCB
RIM=4464.88
IE 6" W = 4463.88
IE 12" NE = 4463.13

RIDGE

STORM DRAIN NARRATIVE:
THE EXISTING POND LOCATED IN THE NORTHWEST CORNER WAS REVISED TO ACCOMMODATE BOTH THE STORMWATER FROM THE PRIVATE SITE AND THE EXISTING INFRASTRUCTURE. THE CALCULATIONS BELOW INCLUDE THE IMPROVEMENTS FROM THE NEWCASTLE GREEN PHASE 1 AND PHASE 2 P.U.D.'S AS WELL AS THE PORTIONS OF DEPOT STREET AND 550 SOUTH DRAINING INTO THE POND. THE REVISED POND HAS A HIGH WATER MARK OF 4459.04 AND A FREEBOARD ELEVATION OF4460.04. THE POND WAS DEEPENED TO HAVE A BOTTOM ELEVATION OF 4456.00 AND A CATCH BASIN TG OF 4455.31, WHICH WILL MAKE THE POND 3.73' DEEP. THE REVISED POND WILL AND WILL BE TREATED BY A OIL WATER SEPARATOR DOWNSTREAM OF THE POND (SEE GRADING PLAN). PER THE ORIGINAL PLANS, THE 18" RCP PIPE ACTS AS THE ORIFICE RESTRICTING THE DISCHARGE TO 11.50 CFS. THE BELOW CALCULATIONS USES THE 11.50 CFS AS THE ALLOWABLE DISCHARGE AND SHOWS THAT THE PROVIDED STORAGE VOLUME OF 29,638 C.F MEETS THE DETENTION REQUIREMENT OF 18,629 C.F.

STORM DRAINAGE CALCULATIONS
Rational Method (Q=CIA)

Area Identification (A)		Rational Coefficient (C)	C*A
Ex. Roof	55,440	0.9	49896 S.F.
Ex. Pavement =	166,385	0.9	149747 S.F.
Ex. Landscaping =	150,345	0.2	30069 S.F.
New Roof =	40,589	0.9	36530 S.F.
New Pavement =	47,273	0.9	42546 S.F.
New Landscaping =	43,960	0.2	8792 S.F.
Sum:	503992.41 S.F.	Sum:	317580 S.F.

NOAA ATLAS 14 (100 YEAR STORM) — **Allowable Discharge =** 11.50 cfs

Time (min)	Intensity (in hr)	Rainfall (inches)	Rainfall Excess (cu.ft.)	Allowed Discharge (cu.ft)	Volume to Detain (cu.ft)
15	4.58	1.095	28979	10350	**18629**
30	2.95	1.475	39036	20700	18336
60	1.83	1.830	48431	41400	7031
120	1.03	2.060	54518	82800	0
180	0.71	2.115	55973	124200	0
360	0.39	2.322	61452	248400	0
720	0.23	2.808	74314	496800	0
1440	0.13	3.120	82571	993600	0

Detention Calculations
Pond Volume
Pond 1 Civil 3D **29,638 cf**

Is there adequate storage? Storage Provided = **29,638 cf**
Req. Storage = **18,629 cf** **YES**

BENCHMARK:
THE SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
ELEVATION 4479.47

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www.bluestakes.org
811 BLUE STAKES

No.	DATE	DESCRIPTION
1	07/08/2020	REVISED PER CITY COMMENTS

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

DRAWN BY: JHO
CHECKED BY: AGA
FIELD CREW: SURVEY
DATE: 05/22/20
DWG FILE: 2004092_CGD

PRELIMINARY PLAN
PROFESSIONAL ENGINEER
7/8/20
No. 11366633
ALLISON G. ALBERT
STATE OF UTAH
NOT FOR CONSTRUCTION

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

THE DEPOT TOWNHOMES
305 E 700 S
CLEARFIELD, UTAH

PROJECT NO. 2004092

GRADING & DRAINAGE PLAN

CGD.01
6 OF 10

NORTH

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30ft.

SWPPP KEY NOTES REFERENCE

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS.

NO.	DESCRIPTION	DETAIL
1	CONCRETE WASTE MANAGEMENT	1/CEP.02
2	INLET PROTECTION WATTLE	6/CEP.02
3	MATERIALS STORAGE	2/CEP.02
4	PORTABLE TOILETS	4/CEP.02
5	SILT FENCE	1/CEP.02
6	TEMPORARY CONSTRUCTION ENTRANCE	3/CEP.02

NOTE: CONTRACTOR SHALL INSTALL EROSION CONTROLS (SILT FENCES, STRAW BALES, ETC) AS REQUIRED BY REGULATORY AGENCIES. SAID CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH AGENCY STANDARDS AND FOLLOWING BEST MANAGEMENT PRACTICES FOR ACTUAL PLACEMENT ON SITE. STRAW BALES SHOWN ON THESE DRAWINGS ARE INTENDED AS A MINIMUM REQUIREMENT. ADDITIONAL CONTROLS REQUESTED BY AGENCY INSPECTORS SHALL BE REQUIRED. DUST CONTROL SHALL BE PROVIDED AT ALL TIMES, AT THE CONTRACTOR'S EXPENSE, TO MINIMIZE ANY DUST NUISANCE AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.

SDIB
TOG=4459.84
IE 12" = 4450.04

SDMH
RIM=4460.04
IE 12" = 4455.24

SDIB
TOG=4459.58
IE 12" N = 4454.08
IE 18" SW = 4453.88

SDIB
TOG=4462.87
IE 12" = 4457.67

SDMH
RIM=4464.21

SDMH
RIM=4463.41
(UNABLE TO OPEN)

SDIB
TOG=4462.77
IE 12" = 4458.67

SDIB
TOG=4464.40

SDMH
RIM=4467.32

SDMH
RIM=4464.75

SDCB
RIM=4456.86
IE 12" NW = 4452.56
IE 18" NE = 4452.26
IE 12" SE = 4452.06

SDCB
RIM=4464.82
IE 12" = 4463.37

SDCB
RIM=4465.09
IE 12" = 4463.29

SDIB
TOG=4462.98
BOTT. BOX = 4451.13
(UNABLE TO SEE INTO BOX)

SDCB
RIM=4462.62

SDCB
RIM=4461.63
IE N = 4449.13
IE W = 4443.53
IE E = 4443.83
IE S = 4451.33

SDCB
RIM=4460.72
IE(12" W)=4453.12
IE(12" N)=4451.12

SDCB
RIM=4464.88
IE 6" W = 4463.88
IE 12" NE = 4463.13

SDIB
TOG=4476.56

SDMH
RIM=4466.45
IE 36" W = 4454.25
IE 12" SW = 4463.05
IE 24" S = 4454.45
IE 36" E = 4453.60
IE 12" N = 4462.85

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No.	DATE	DESCRIPTION
1	07/08/2020	REVISED PER CITY COMMENTS

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS
0 0.5 1

DRAWN BY: JHO
CHECKED BY: AGA
FIELD CREW: SURVEY
DATE: 05/22/20
DWG FILE: 2004092_SITE

PRELIMINARY PLAN

PROFESSIONAL ENGINEER
No. 11366633
ALLISON G. ALBERT
STATE OF UTAH

NOT FOR CONSTRUCTION

BENCHMARK ENGINEERING & LAND SURVEYING
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THE DEPOT TOWNHOMES

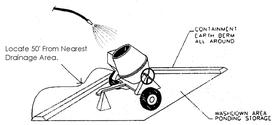
305 E 700 S
CLEARFIELD, UTAH

PROJECT NO. 2004092

EROSION CONTROL PLAN

CEP.01
6 OF 10

BMP: Concrete Waste Management



DESCRIPTION:
Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

APPLICATIONS:
This technique is applicable to all types of sites.

INSTALLATION/APPLICATION CRITERIA:
- Store dry and wet materials under cover, away from drainage areas.
- Avoid mixing excess amounts of fresh concrete or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (See Earth Berm Barrier information sheet.)
- Train employees and subcontractors in proper concrete waste management.

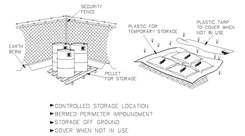
LIMITATIONS:
- Off-site washout of concrete wastes may not always be possible.

MAINTENANCE:
- Inspect subcontractors to ensure that concrete wastes are being properly managed.
- If using a temporary pit, dispose hardened concrete on a regular basis.

CONCRETE WASTE MANAGEMENT 1
SCALE: NTS

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BMP: Materials Storage



DESCRIPTION:
Controlled storage of on-site materials.

APPLICATION:
- Storage of hazardous, toxic, and all chemical substances.
- Any construction site with outside storage of materials.

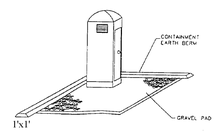
INSTALLATION/APPLICATION CRITERIA:
- Designate a secured area with limited access as the storage location. Ensure no waterways or drainage paths are nearby.
- Construct compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around storage location for impoundment in the case of spills.
- Ensure all on-site personnel utilize designated storage area. Do not store excessive amounts of material that will not be utilized on site.
- For active use of materials away from the storage area ensure materials are not set directly on the ground and are covered when not in use. Protect storm drainage during use.

LIMITATIONS:
- Does not prevent contamination due to mishandling of products.
- Spill Prevention and Response Plan still required.
- Only effective if materials are actively stored in controlled location.

MAINTENANCE:
- Inspect daily and repair any damage to perimeter impoundment or security fencing.
- Check materials are being correctly stored (i.e. standing upright, in labeled containers, tightly capped) and that no materials are being stored away from the designated location.

MATERIALS STORAGE 2
SCALE: NTS

BMP: Portable Toilets



DESCRIPTION:
Temporary on-site sanitary facilities for construction personnel.

APPLICATION:
All sites with no permanent sanitary facilities or where permanent facility is too far from activities.

INSTALLATION/APPLICATION CRITERIA:
- Locate portable toilets in convenient locations throughout the site.
- Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.
- Construct earth berm perimeter (See Earth Berm Barrier Information Sheet), control for spill/protection leak.

LIMITATIONS:
No limitations.

MAINTENANCE:
- Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection.
- Regular waste collection should be arranged with licensed service.
- All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval.

PORTABLE TOILETS 4
SCALE: NTS

BMP: Spill Clean-Up



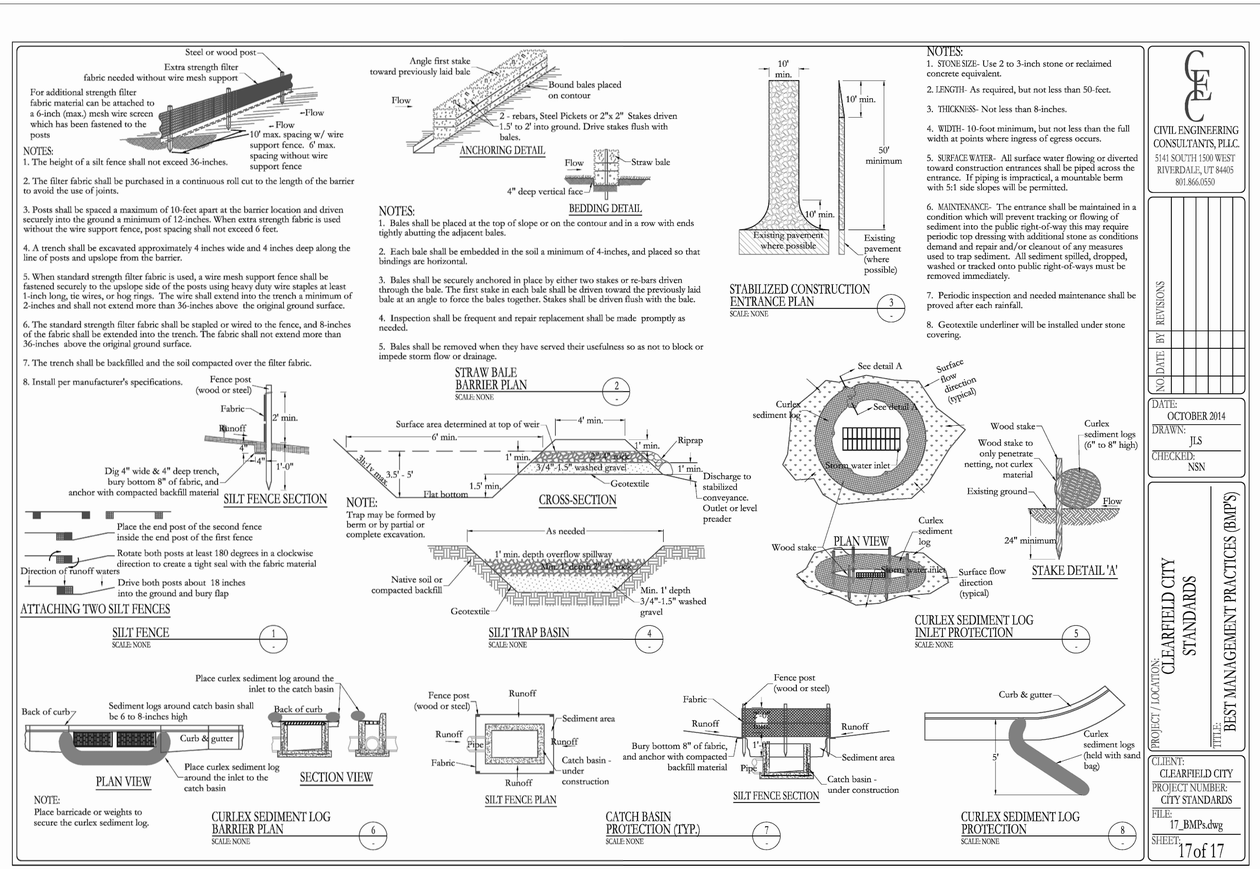
DESCRIPTION:
Practices to clean-up leakage/spillage of on-site materials that may be harmful to receiving waters.

APPLICATION:
All sites

GENERAL:
- Store controlled materials within a storage area.
- Educate personnel on prevention and clean-up techniques.
- Designate an Emergency Coordinator responsible for employing preventative practices and for providing spill response.
- Maintain a supply of clean-up equipment on-site and post a list of local response agencies with phone numbers.

METHODS:
- Clean-up spills/leaks immediately and remediate cause.
- Use as little water as possible. NEVER HOSE DOWN OR BURY SPILL CONTAMINATED MATERIAL.
- Use rags or absorbent material for clean-up. Excavate contaminated soils. Dispose of clean-up material and soil as hazardous waste.
- Document all spills with date, location, substance, volume, actions taken and other pertinent data.
- Contact local Fire Department and State Division of Environmental Response and Remediation (Phone #536-4100) for any spill of reportable quantity.

SPILL CLEAN UP 5
SCALE: NTS



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

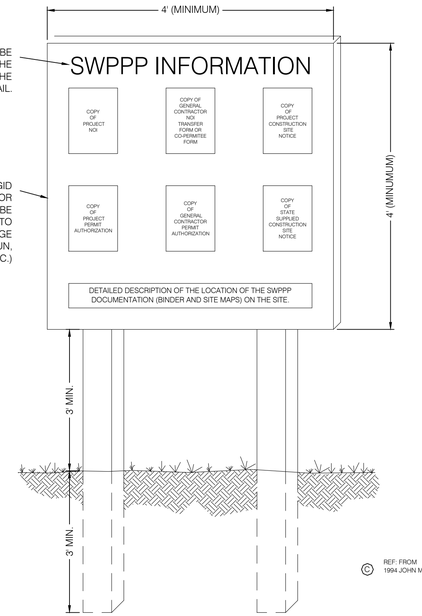
NO.	DATE	BY	REVISIONS

DATE: OCTOBER 2014
DRAWN: JLS
CHECKED: NSN

PROJECT / LOCATION: CLEARFIELD CITY STANDARDS

TITLE: BEST MANAGEMENT PRACTICES (BMPS)

CLIENT: CLEARFIELD CITY
PROJECT NUMBER: CITY STANDARDS
FILE: 17_BMPs.dwg
SHEET: 17 of 17



"SWPPP INFORMATION" MUST BE DISPLAYED PROMINENTLY ACROSS THE TOP OF THE SIGN, AS SHOWN IN THE DETAIL.

SIGN TO BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS PLYWOOD OR OUTDOOR SIGN BOARD. SIGN MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.)

NOTES:
1) THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE CONSTRUCTION EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE AND VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.

2) ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-TO TERMINATION (NOT) IS FILED FOR THE PERMIT.

3) CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCY.

4) SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.

5) CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY IF THE SWPPP INFORMATION SIGN.

© REF: FROM 1994 JOHN McCULLAH

SWPPP INFORMATION SIGN 8
SCALE: NTS

No.	DATE	DESCRIPTION
1	07/08/2020	REVISED PER CITY COMMENTS

DRAWN BY: JHO
CHECKED BY: AGA
FIELD CREW: SURVEY
DATE: 05/22/20
SURV. FILE: 2004092_SITE

SCALE MEASURES 1INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS
1" 0.5 0

PRELIMINARY PLAN

PROFESSIONAL ENGINEER
7/8/20
No. 11356633
ALLISON G. ALBERT
STATE OF UTAH

NOT FOR CONSTRUCTION

BENCHMARK ENGINEERING & LAND SURVEYING
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SANDY, UTAH 84070 (801) 542-7192
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THE DEPOT TOWNHOMES
305 E 700 S
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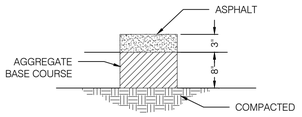
PROJECT NO. 2004092

EROSION CONTROL DETAILS

CEP.02
7 OF 10

ALTERNATE: STANDARD

CONCRETE 5"
GRAVEL BASE 4"

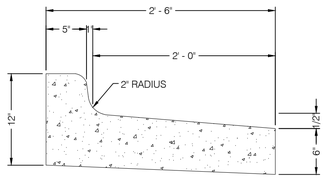


STANDARD DUTY PAVEMENT

PAVEMENT SECTIONS (1)

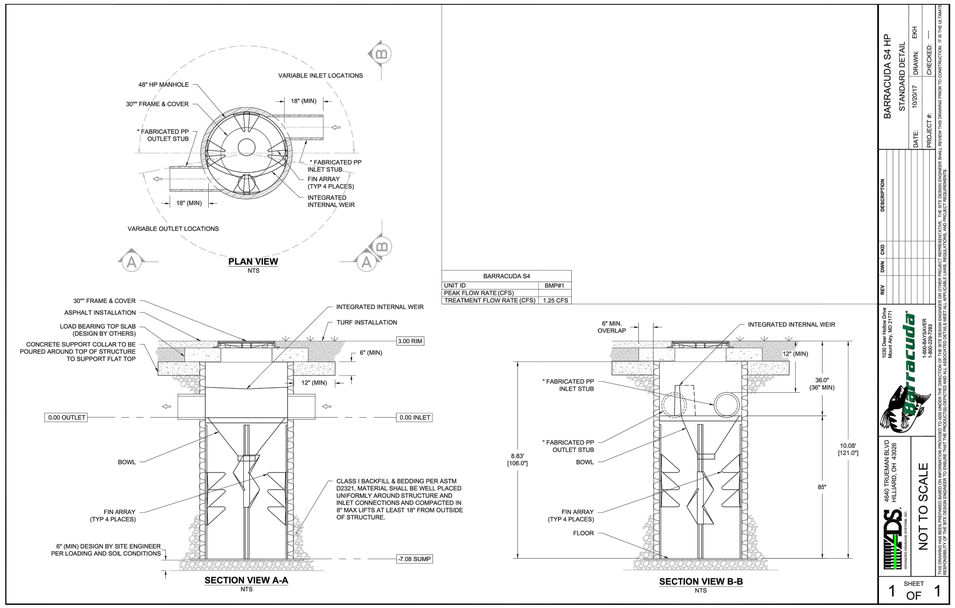
SCALE: NTS

NOTE: 6" MIN. OF UNTREATED BASE COURSE REQ'D UNDER CURB AND GUTTER. COMPACT TO 95% ASSHTO T-180 - METHOD D.



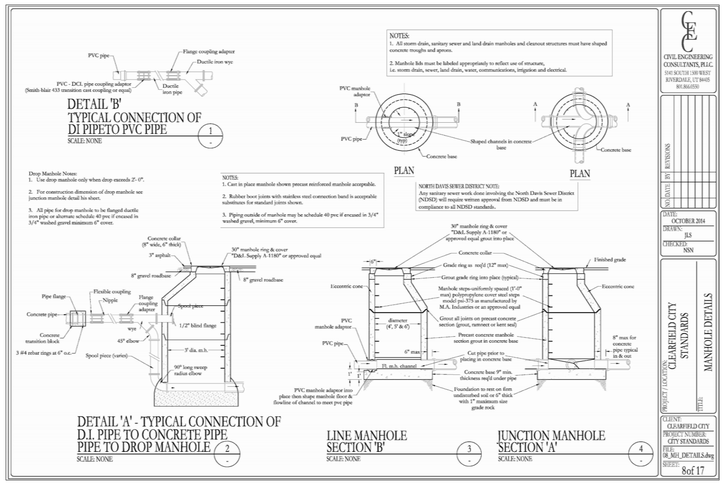
TYPICAL RELEASE CURB & GUTTER (2)

SCALE: NTS



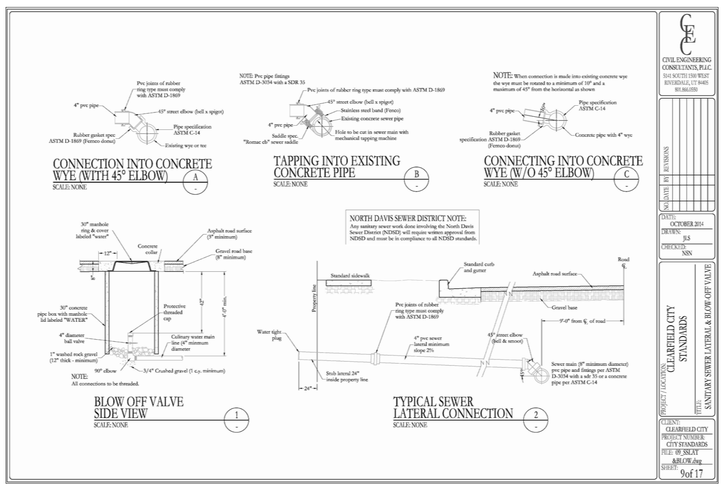
NEW OIL WATER SEPERATOR (S6 BARRACUDA) (3)

SCALE: NTS



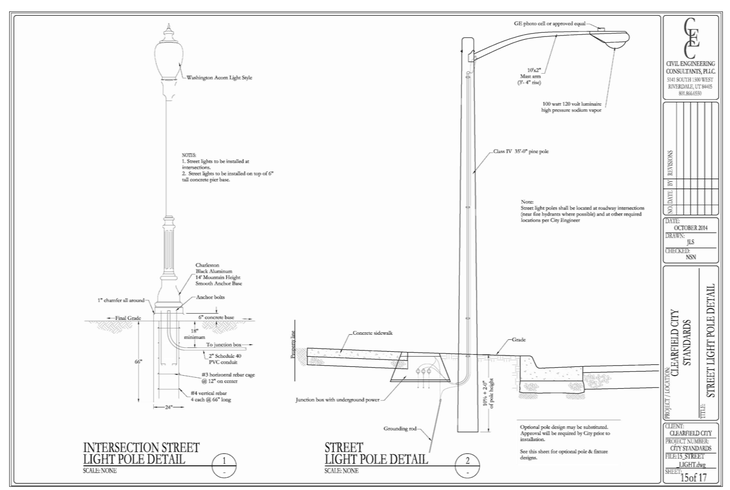
SEWER MANHOLE (4)

SCALE: NTS



4" SEWER LATERAL (5)

SCALE: NTS



ACORN STREET LIGHT (6)

SCALE:

No.	DATE	DESCRIPTION
1	07/08/2020	REVISED PER CITY COMMENTS

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

DRAWN BY: JHO
CHECKED BY: AGA
FIELD CREW: SURVEY
DATE: 05/22/20
SURV. FILE: 2004092_SITE

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

PROFESSIONAL ENGINEER
7/8/20
No. 11366633
ALLISON G. ALBERT
STATE OF UTAH

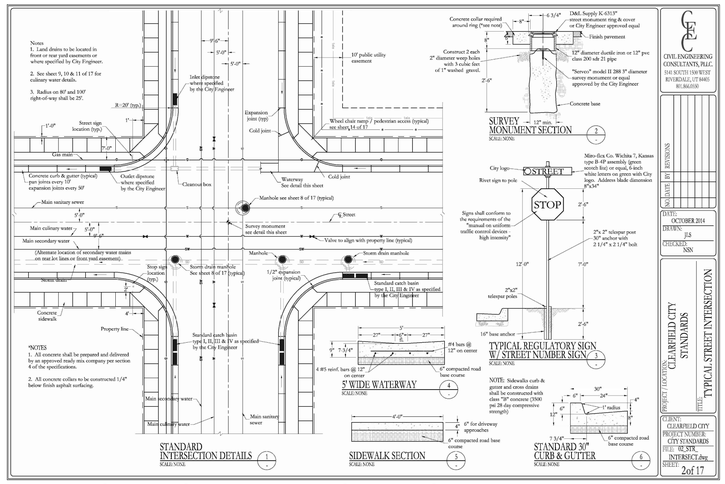
BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

THE DEPOT TOWNHOMES
305 E 700 S
CLEARFIELD, UTAH

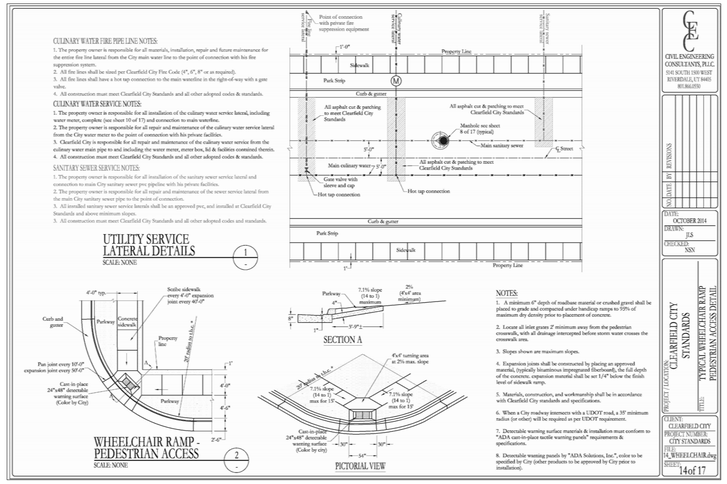
PROJECT NO. 2004092

DETAIL SHEET

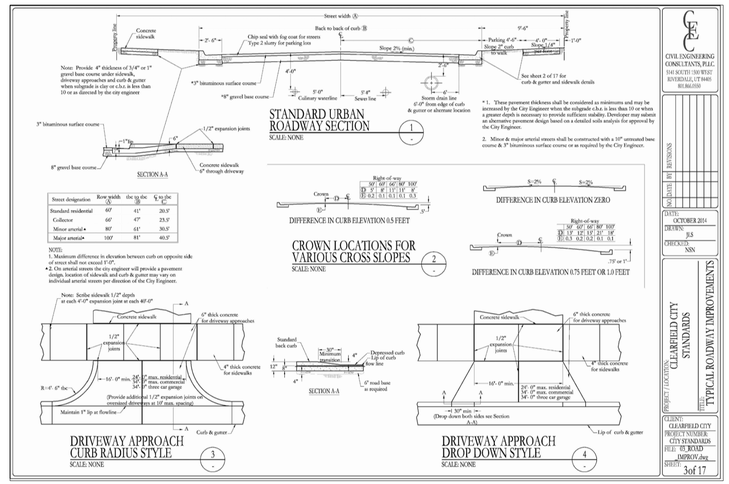
CDT.01
9 OF 10



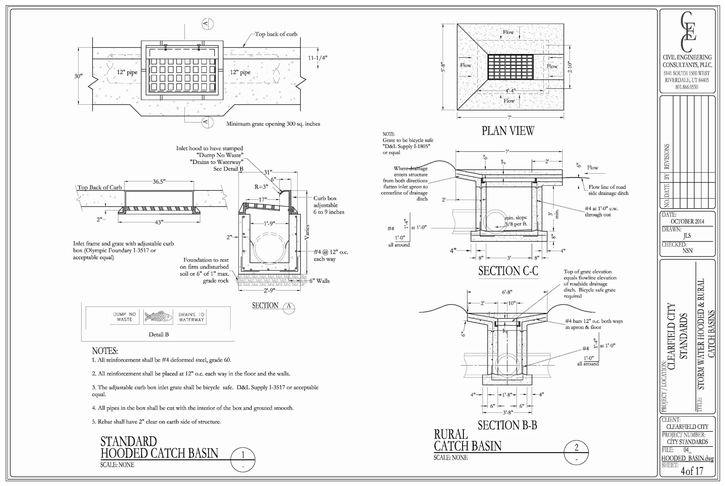
STREET SIDEWALK AND CURB & GUTTER 1
SCALE:



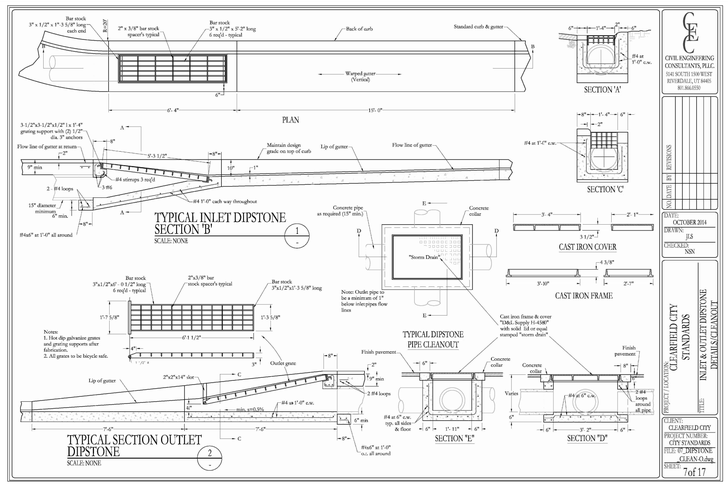
ADA RAMP 2
SCALE:



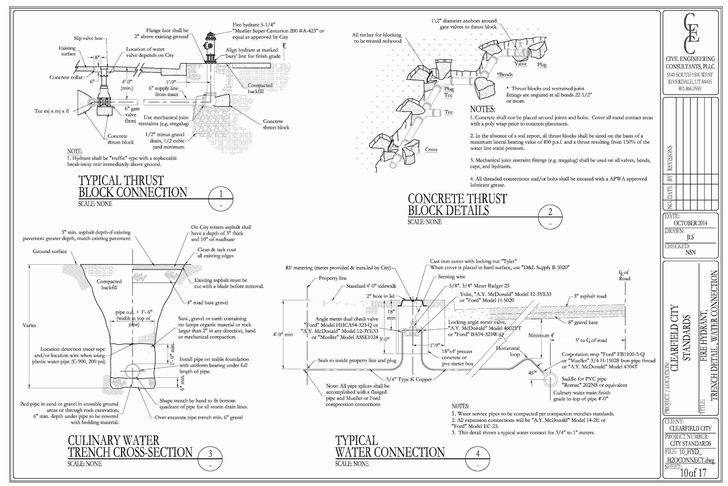
DRIVE APPROACH 3
SCALE:



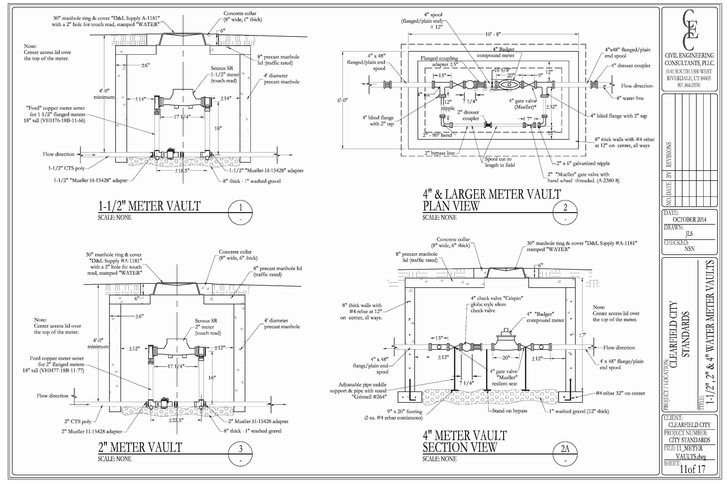
STORM DRAIN BOXES 4
SCALE:



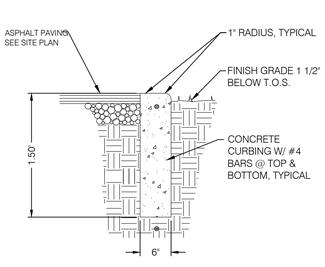
FLARED END SECTION 5
SCALE:



CULINARY WATER DETAILS 6
SCALE:



4" WATER METER & VAULT 7
SCALE:



NOTE: 6" MIN. OF UNTREATED BASE COURSE REQ'D UNDER CURB AND GUTTER. COMPACT TO 95% AASHTO T-180 - METHOD D.

TYPICAL CONCRETE MOW STRIP SECTION 8
SCALE: N.T.S.

No.	DATE	DESCRIPTION
1	07/08/2020	REVISED PER CITY COMMENTS

DRAWN BY: JHO
CHECKED BY: AGA
FIELD CREW: SURVEY
DATE: 05/22/20
DWG FILE: 2004092_SITE

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS
0 0.5 1

PRELIMINARY PLAN
PROFESSIONAL ENGINEER
7/8/20
No. 11366633
ALLISON G. ALBERT
STATE OF UTAH
NOT FOR CONSTRUCTION

BENCHMARK ENGINEERING & LAND SURVEYING
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www.benchmarkcivil.com

THE DEPOT TOWNHOMES
305 E 700 S
CLEARFIELD, UTAH

PROJECT NO. 2004092
DETAIL SHEET
CDT.02
10 OF 10



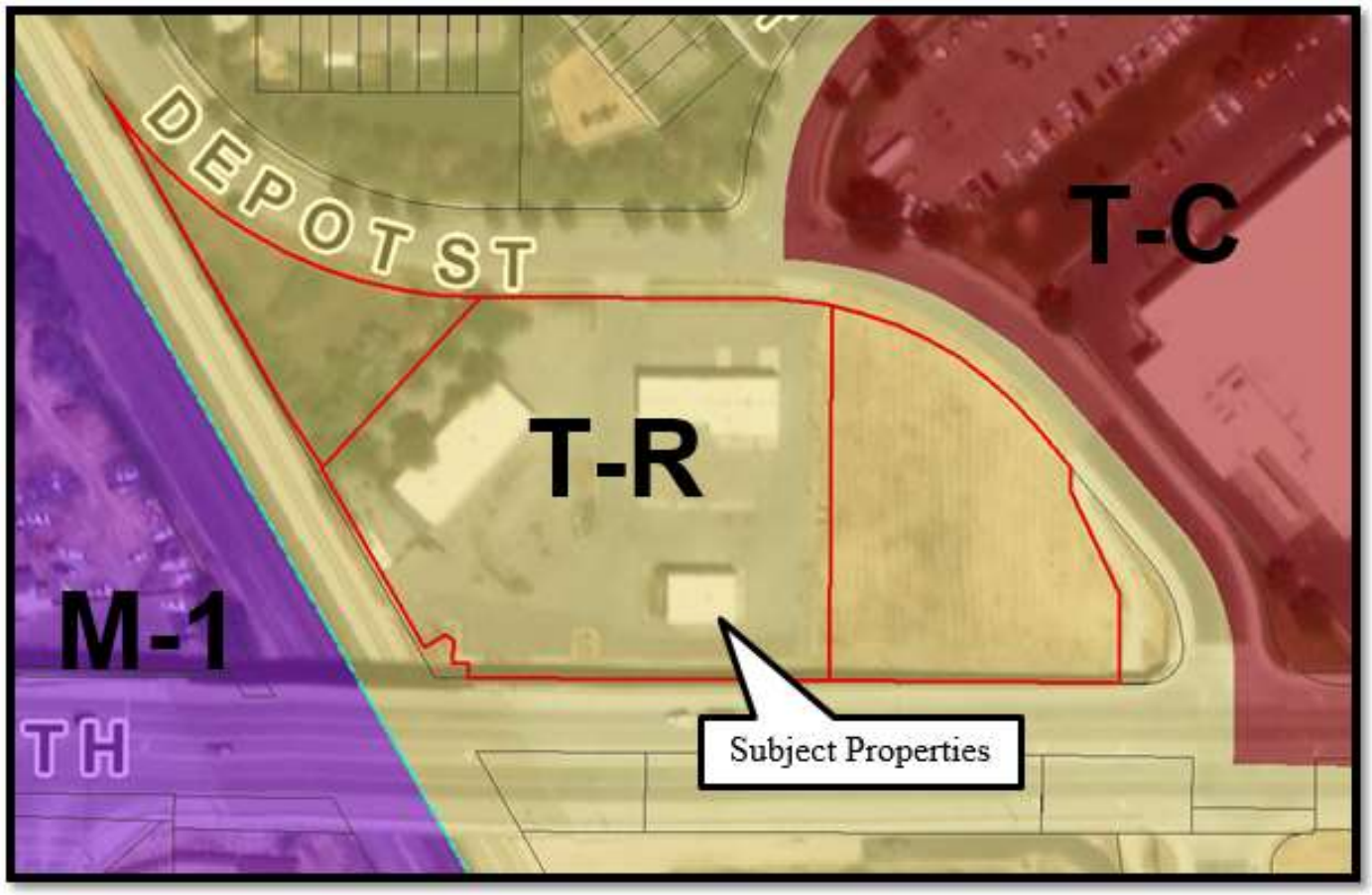
THE UNION TOWNHOMES
Final Subdivision Plat, FSP 2020-070020



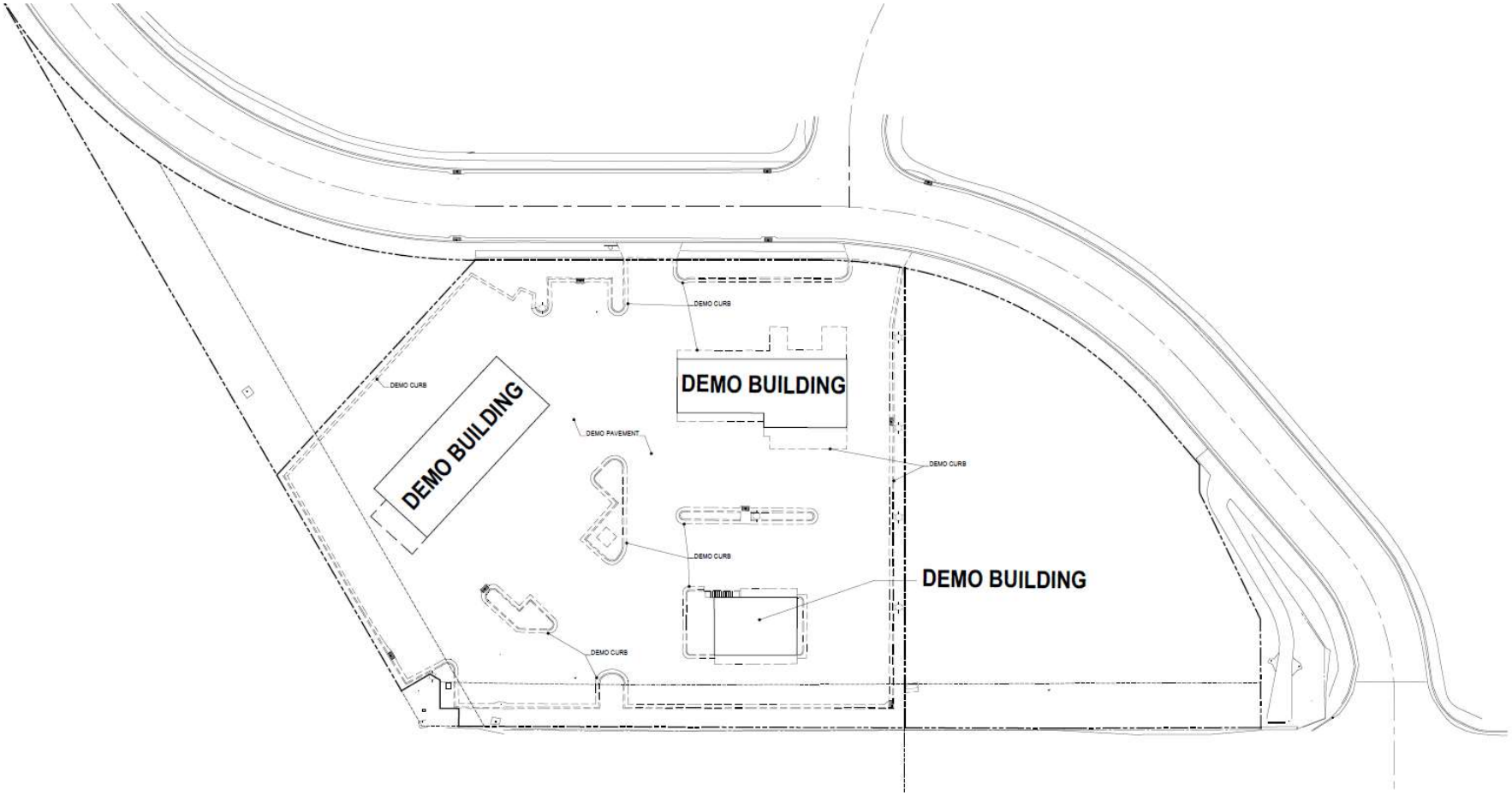
Background Information

- Former car wash and auto repair location.
- Site plan and preliminary plat approval granted on June 17, 2020.
- 61 townhomes originally. Down to 58 townhomes.
- Modifications made to comply with form-based code standards.

Aerial Image & Zoning

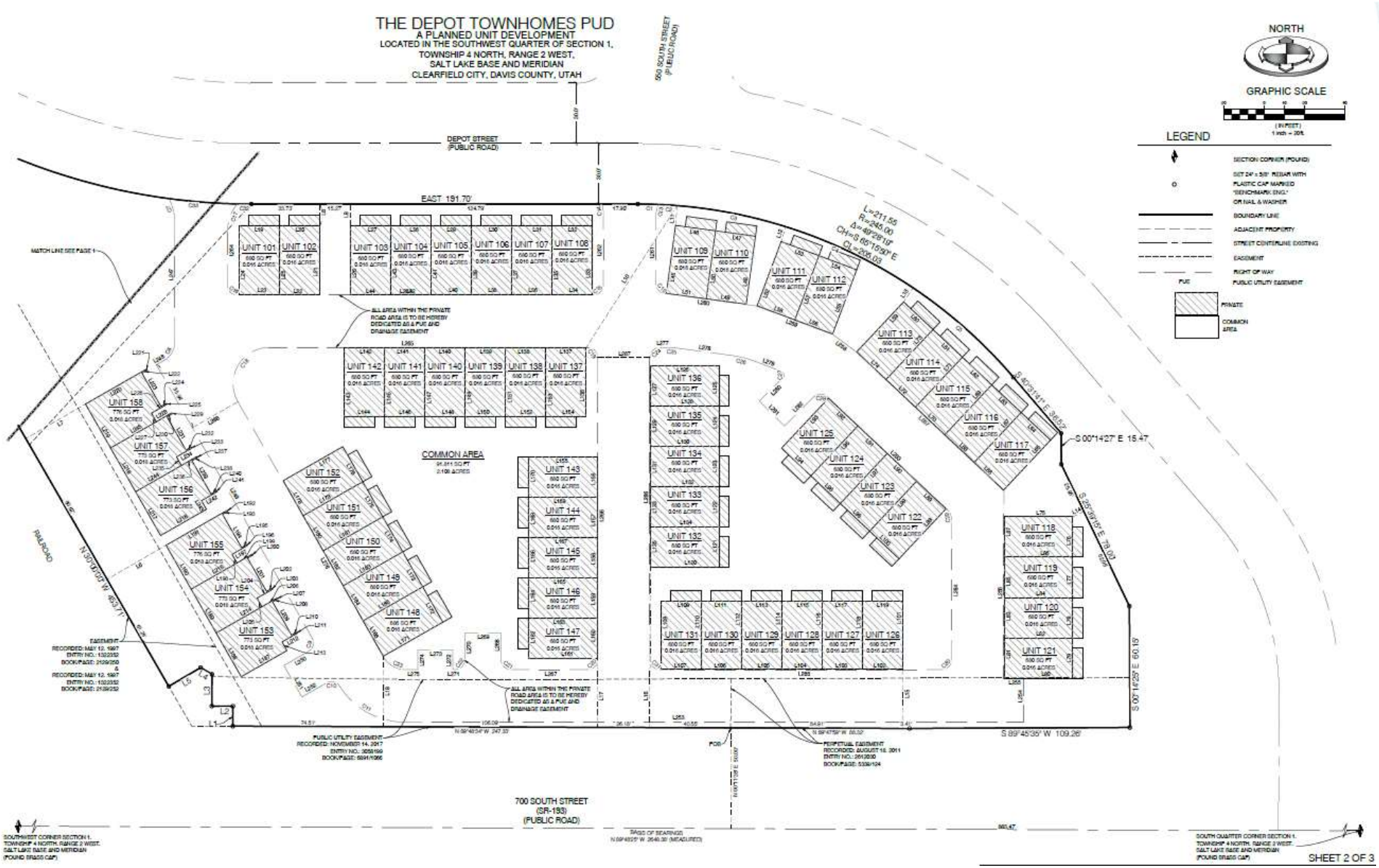


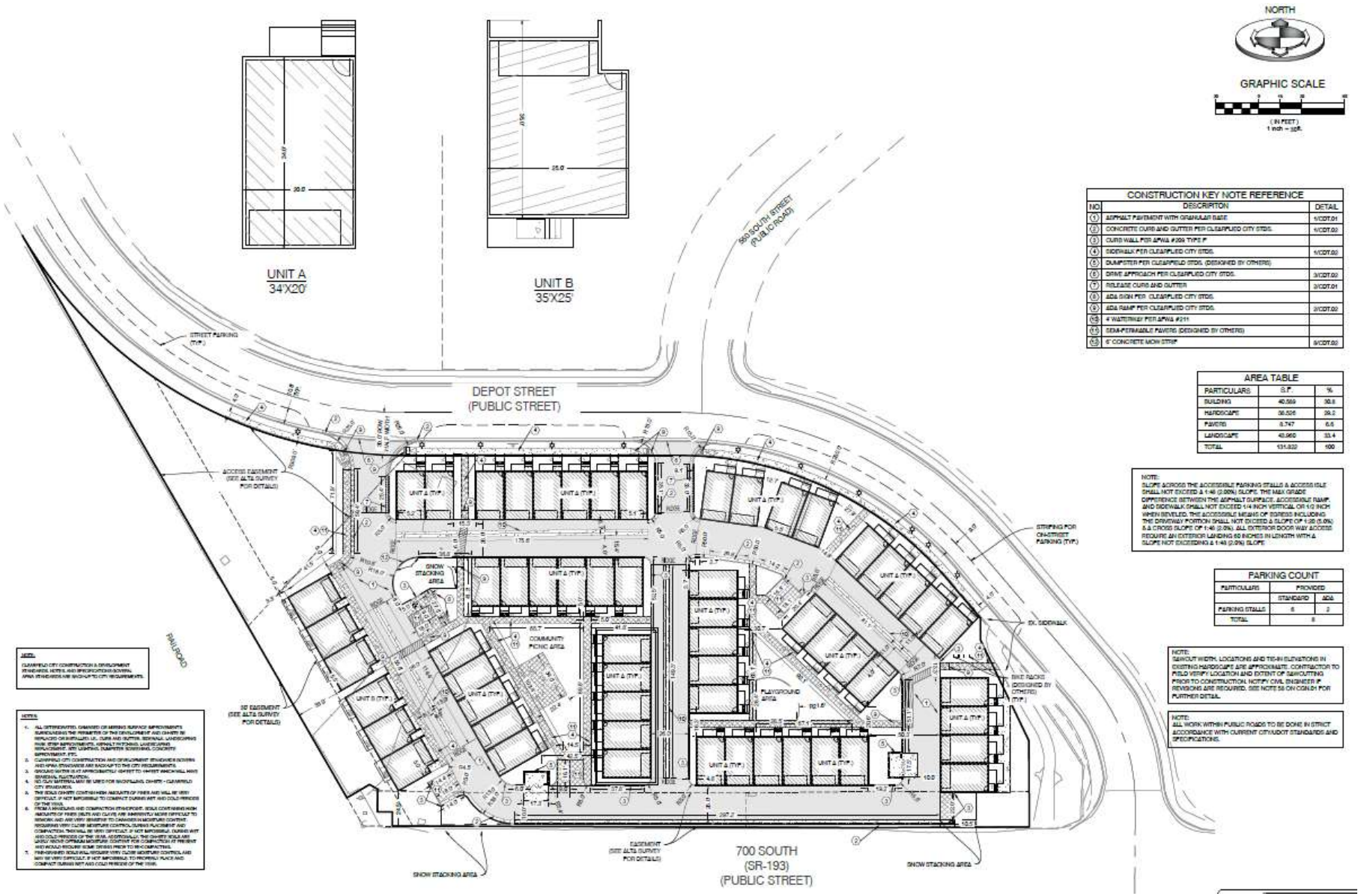
Demolition Plan



THE DEPOT TOWNHOMES PUD

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





CONSTRUCTION KEY NOTE REFERENCE		
NO.	DESCRIPTION	DETAIL
1	ASPHALT PAVEMENT WITH GRANULAR BASE	1/CDT.01
2	CONCRETE CURB AND GUTTER PER CLEARFIELD CITY STDS.	1/CDT.02
3	CURB WALL PER APWA #209 TYPE F	
4	SIDEWALK PER CLEARFIELD CITY STDS.	1/CDT.02
5	DUMPSTER PER CLEARFIELD STDS. (DESIGNED BY OTHERS)	
6	DRIVE APPROACH PER CLEARFIELD CITY STDS.	3/CDT.02
7	RELEASE CURB AND GUTTER	3/CDT.01
8	ADA SIGN PER CLEARFIELD CITY STDS.	5/CDT.02
9	ADA RAMP PER CLEARFIELD CITY STDS.	6/CDT.02
10	4' WATERWAY PER APWA #211	
11	SEMI-PERMABLE PAVERS (DESIGNED BY OTHERS)	
12	6" CONCRETE MOW STRIP	8/CDT.02

AREA TABLE		
PARTICULARS	S.F.	%
BUILDING	40,599	30.8
HARDSCAPE	36,526	28.2
PAVERS	8,747	6.6
LANDSCAPE	45,950	33.4
TOTAL	131,822	100

NOTE:
SLOPE ACROSS THE ACCESSIBLE PARKING STALLS & ACCESS ISLE SHALL NOT EXCEED ± 1:48 (2.00%) SLOPE. THE MAX GRADE DIFFERENCE BETWEEN THE ASPHALT SURFACE, ACCESSIBLE RAMP, AND SIDEWALK SHALL NOT EXCEED 1/4 INCH VERTICAL OR 1/2 INCH WHEN BEVELED. THE ACCESSIBLE MEANS OF EGRESS INCLUDING THE DRIVEWAY PORTION SHALL NOT EXCEED A SLOPE OF 1:20 (5.0%) & A CROSS SLOPE OF 1:48 (2.0%). ALL EXTERIOR DOOR WAY ACCESS REQUIRE AN EXTERIOR LANDING 60 INCHES IN LENGTH WITH A SLOPE NOT EXCEEDING ± 1:48 (2.0%) SLOPE.

PARKING COUNT		
PARTICULARS	PROVIDED	
	STANDARD	ADA
PARKING STALLS	6	2
TOTAL	8	

NOTE:
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS IN EXISTING HARDSCAPE ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION AND EXTENT OF SAWCUTTING PRIOR TO CONSTRUCTION. NOTIFY CIVIL ENGINEER IF REVISIONS ARE REQUIRED. SEE NOTE 5B ON CGN.01 FOR FURTHER DETAIL.

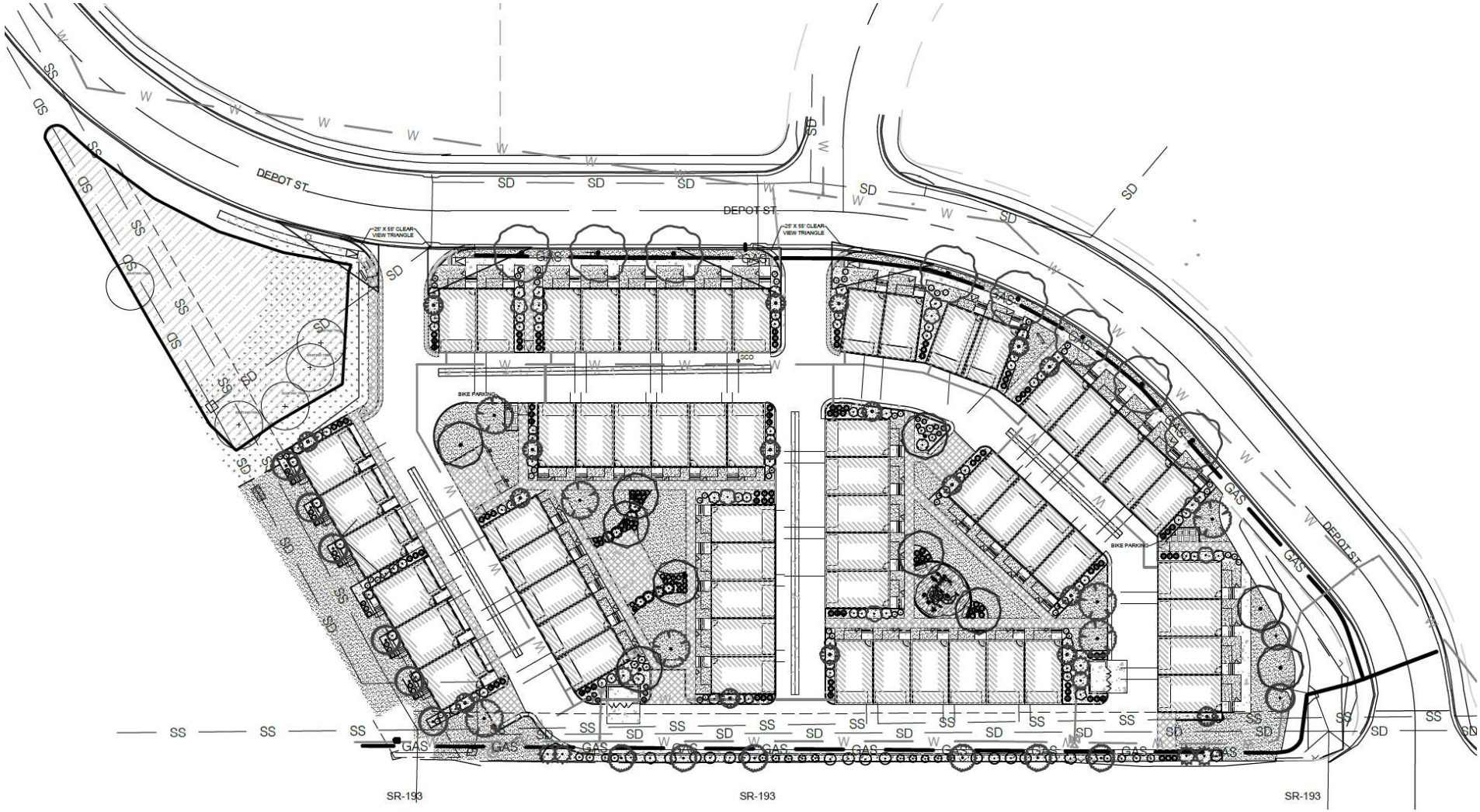
NOTE:
ALL WORK WITHIN PUBLIC ROADS TO BE DONE IN STRICT ACCORDANCE WITH CURRENT CITY/UDOT STANDARDS AND SPECIFICATIONS.

NOTE:
CLEARFIELD CITY CONSTRUCTION & DEVELOPMENT STANDARDS, NOTES, AND SPECIFICATIONS GOVERN. APWA STANDARDS ARE BACK-UP TO CITY REQUIREMENTS.

NOTES:
1. ALL DETERIORATED, DAMAGED OR MISSING SURFACE IMPROVEMENTS SURROUNDING THE PERIMETER OF THIS DEVELOPMENT AND CHAPEL BE REPLACED OR INSTALLED I.E., CURB AND GUTTER, SIDEWALK, LANDSCAPING RAMP, STRIP IMPROVEMENTS, ASPHALT PATCHING, LANDSCAPING REPLACEMENT, ETC. LIGHTING, DUMPSTER SCREENING, CONCRETE IMPROVEMENT, ETC.
2. CLEARFIELD CITY CONSTRUCTION AND DEVELOPMENT STANDARDS SHOWN AND APWA STANDARDS ARE BACK-UP TO THE CITY REQUIREMENTS.
3. GROUND WATER IS AT APPROXIMATELY (DEPTH TO WATER WHICH WILL MAY SEASONAL FLUCTUATION.
4. NO CLAY MATERIAL MAY BE USED FOR BACKFILLING ON-SITE - CLEARFIELD CITY STANDARDS.
5. THE SOILS ON-SITE CONTAIN HIGH AMOUNTS OF FINES AND WILL BE VERY DIFFICULT, IF NOT IMPOSSIBLE TO COMPACT DURING WET AND COLD PERIODS OF THE YEAR.
6. FROM A HANDLING AND COMPACTION STANDPOINT, SOILS CONTAINING HIGH AMOUNTS OF FINES (SILTS AND CLAYS) ARE INHERENTLY MORE DIFFICULT TO REMOVE AND ARE VERY SENSITIVE TO CHANGES IN MOISTURE CONTENT. REQUIRING VERY CLOSE MOISTURE CONTROL DURING PLACEMENT AND COMPACTION. THEY WILL BE VERY DIFFICULT, IF NOT IMPOSSIBLE, DURING WET AND COLD PERIODS OF THE YEAR. ADDITIONALLY, THE ON-SITE SOILS ARE LIKELY ABOVE OPTIMUM MOISTURE CONTENT FOR COMPACTION AT PRESENT AND WOULD REQUIRE SOME DRYING PRIOR TO RE-COMPACTING.
7. THE ON-SITE SOILS WILL REQUIRE VERY CLOSE MOISTURE CONTROL AND MAY BE VERY DIFFICULT, IF NOT IMPOSSIBLE, TO PROPERLY PLACE AND COMPACT DURING WET AND COLD PERIODS OF THE YEAR.


THE
UNION
TOWNHOMES
Axis Architects




DEPOT ST.
DEPOT ST.
DEPOT ST.
25' X 55' CLEAR VIEW TRIANGLE
25' X 55' CLEAR VIEW TRIANGLE
BIKE PARKING
BIKE PARKING
SCO
SD
SS
W
GAS
SR-193
SR-193
SR-193



Staff Recommendation – Final Subdivision Plat

On August 5, 2020 the Planning Commission forwarded a recommendation of APPROVAL to the Clearfield City Council for FSP 2020-070020, a final subdivision plat request by Pierre Langue with Axis Architects, for a 58-unit townhome subdivision for the properties located at 305, 315, & 325 East 700 South (TIN: 12-003-0214, 12-003-0212, & 12-003-0254). This recommendation is based on the discussion and findings in the Staff Report and is subject to the following conditions of approval:

1) The subdivision plat and improvement drawings shall be revised to address Clearfield City Engineering requirements prior to final approval.
2) The project shall include the creation of a Homeowners Association (HOA) to maintain all of the private common spaces of the project, including but not limited to: landscaping, snow removal, building maintenance, trash collection, and open space areas. The proposed CC&Rs shall be revised to provide the needed information required by City Code and outlined in this report.
3) The project shall comply with all development and design standards of the Downtown Clearfield Form-Based Code prior to signature approvals on the final subdivision plat.
4) The applicant is responsible for the replacement or repair of deteriorated, damaged or missing surface improvements surrounding the perimeter of the subdivision. This includes, but is not limited to: curb and gutter, sidewalks, landscaping park strip improvements, driveways, etc.
5) An escrow or cash bond agreement as required by Section 12-9-2 of the Subdivision Ordinance shall be provided and will be subject to approval by the City Engineer and City Attorney. The agreement for the public improvements shall be established prior to obtaining any permits for the properties or plat being recorded.

STAFF REPORT

To: Mayor Shepherd and City Council Members

From: Rich Knapp, Finance Manager

Meeting Date: August 25, 2020

Subject: Military Installation Development Authority (MIDA) Agreement Update

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Recommended Action

Staff recommends the City Council approve changes to the MIDA Agreement

Description / Background

Clearfield City provides certain services to MIDA, at Falcon Hill, subject to an Agreement entered between the parties in 2013. The most recent renewal of this Agreement occurred on July 1, 2016. All fees charged by the City through the Agreement to MIDA tie to a direct cost, except for the Storm Sewer Utility Fee. The Storm Water Utility Fee is based solely on total impervious surface within MIDA, and results in a monthly fee of $193.

MIDA recently approached the City regarding the Storm Water Utility Fee based on their recent determination that all storm runoff from the impervious surface is handled by MIDA from within MIDA's boundaries. Based on MIDA's determination, ***MIDA is respectfully requesting that the City no longer charge the monthly Storm Water Utility Fee of $193.***

Staff determined that there is no overhead or ongoing and regular costs incurred by the City related to MIDA's storm water. Therefore, staff recommends discontinuing the above described Storm Water Utility Fee of $193 per month ($2,320 annually).

Consistent with the terms of the Agreement, the City will continue to bill MIDA for storm cleaning, management, maintenance and repairs, but only as those costs are incurred.

Corresponding Policy Priorities

Staff believes that proposed change to the Agreement is consistent with the City's Policy Priorities by ensuring that we continue to provide quality municipal services to MIDA in a manner that is fiscally responsible, transparent, and ethical.

Fiscal Impact

The discontinuance of the Storm Water Utility Fee will result in a yearly reduction in revenue of $2,320.

Schedule / Time Constraints

None

List of Attachments

- Proposed MIDA Agreement

AGREEMENT
between
CLEARFIELD CITY
and
MILITARY INSTALLATION DEVELOPMENT AUTHORITY
(Revised August 25, 2020)

This Interlocal Cooperation Agreement ("Agreement") is made and entered into as of July 1, 2016 by and between CLEARFIELD CITY ("Clearfield"), a municipal corporation of the State of Utah, and the MILITARY INSTALLATION DEVELOPMENT AUTHORITY ("MIDA"), an independent, nonprofit, separate body corporate and politic of the State of Utah. Clearfield and MIDA are sometimes referred to collectively as the "Parties," and either may be referred to individually as a "Party."

W I T N E S S E T H:

WHEREAS, pursuant to Chapter 1, Title 63H Utah Code Annotated 1953, as amended ("MIDA Act"), MIDA created the Falcon Hill Project Area; and

WHEREAS, pursuant to the MIDA Act, MIDA exercises "exclusive police power within a project area" but may "enter into an agreement with a political subdivision of the state under which the political subdivision provides one or more municipal services within a project area"; and

WHEREAS, the Parties previously entered into a three-year Interlocal Cooperation Agreement to provide such services that expires on June 30, 2016 and the Parties are interested in continuing the relationship by entering into this Agreement:

WHEREAS, MIDA has jurisdiction over a road that enters into Hill Air Force Base at the Clearfield exit from I-15 and certain property in the vicinity of the road, as more particularly shown in Exhibit A, attached and incorporated herein ("Service Area") and which may be amended, as provided herein;

WHEREAS, Clearfield is willing to provide certain municipal services to MIDA in the Service Area on an as needed basis at the rates shown in Exhibit B, attached and incorporated herein ("Municipal Services") which may be amended, as provided herein;

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements hereafter set forth, the mutual benefits to the Parties to be derived, and for other valuable consideration, the receipt and sufficiency of which the Parties acknowledge, it is hereby agreed as follows:

1. **Municipal Services.**

a. Clearfield will provide the Municipal Services to the Service Area when requested by MIDA or for public safety services, when dispatched to an incident in the Service Area.

b. Clearfield may update the pricing for services prior to each fiscal year by providing MIDA with an updated Exhibit B by February 1 of each year that will be effective on the following July 1 for that fiscal year. The new Exhibit B will be attached to this Agreement

c. In Exhibit B under "Other Services" for building plan review, building permits and inspections, demolition permits, excavation permits, and business licensing MIDA shall receive the initial applications and charge a fee sufficient to include Clearfield's fee. MIDA shall submit the application and Clearfield's fee to Clearfield. If the application meets the requirements Clearfield shall issue the license or permit.

i. For a business license, Clearfield will issue the business license certificate stamped with MIDA's stamp.

ii. Business license renewals shall be handled directly between the business and Clearfield, without any additional review, processing, or fees from MIDA.

iii. For land use permits, Clearfield shall deal directly with the applicant during the execution of the applicant's project. If Clearfield incurs any third party costs (e.g. specialized plan review or inspections), Clearfield shall invoice the applicant directly for reimbursement of those costs without any markup or processing by MIDA.

2. **Invoicing.** Clearfield will invoice MIDA once a month for any services provided. MIDA shall pay the invoice within 30 days of receipt of the invoice. Late payments shall incur an interest rate of 10% per annum.

3. **Courts.** Any citations issued or other criminal actions taken by the Clearfield police department shall be processed in the same manner and through the same courts as if the incident occurred in Clearfield. Clearfield shall be entitled to retain any fines or other penalties assessed and MIDA shall not be invoiced for court or prosecution services.

4. **Term.** This Agreement shall run for five years beginning July 1, 2016 and shall automatically renew for two additional five year terms unless earlier terminated by either Party. Either Party may terminate this Agreement by providing 90 days' written notice to the other Party.

5. **Service Area Change.** If MIDA assumes responsibility for a larger area, MIDA shall update the Service Area Exhibit A and provide written notice to Clearfield with a new Exhibit A map which shall be attached to this Agreement.

6. **Notices.** All notices or other communications to be given pursuant to this Agreement shall be in writing and shall be effective upon personal delivery to the other Party;

upon being sent by certified mail, return receipt requested, postage prepaid; or, by email with a reply that it has been received. The notice shall be sent to:

To Clearfield:	With a Copy to:
Clearfield City Corporation Attn: City Manager 55 S. State St., Suite 307 Clearfield, UT 84015	Clearfield City Attorney's Office 55 S. State St., Suite 332 Clearfield, UT 84015
To MIDA:	**With a Copy to:**
Ron Richins MIDA Executive Director 450 Simmons Way, Suite 400 PO Box 112 Kaysville, UT 84037-0967 richinsron@gmail.com	Paul Morris MIDA General Counsel 5110 S. Ivybrook Circle Murray, UT 84123 paultmorris@outlook.com

Either Party may change its mailing address or email address for purposes of this Agreement by giving written notice to the other Party.

7. **Liability and Indemnification.** Clearfield shall, defend, indemnify and hold MIDA harmless, including each of MIDA's officers, directors, managers, employees, agents, representatives, heirs, and assigns from any and all claims, demands, liabilities, damages, costs, expenses, rights, attorneys' fees, lawsuits and actions, of whatever kind or nature ("Liability"), resulting from Clearfield's providing of Municipal Services under this Agreement, except to the extent the negligence or willful acts of MIDA, its officers, directors, managers, employees, agents, representatives, heirs, or assigns, either cause or contribute to the Liability.

8. **Governmental Immunity.** Both Parties acknowledge they are local Governmental Entities under the Governmental Immunity Act of Utah (the "Act") and nothing in this Agreement shall be construed so as to waive any immunity, as it relates to third parties, enjoyed or bestowed upon either Clearfield or MIDA.

9. **Amendments.** This Agreement may be amended, changed, modified or altered only by an instrument in writing and signed by both Parties.

10. **Assignment.** Neither Party may assign this Agreement without the written consent of the other Party.

11. **Disputes.** Any disagreement, dispute or claim arising out of or relating to this Agreement which cannot be settled by the Parties shall first be attempted to be settled through mediation before any Party may file an action in court.

12. **Counterparts.** This Agreement may be executed in counterparts by Clearfield and MIDA.

13. **Governing Law.** This Agreement shall be governed by the laws of the State of Utah.

14. **Entire Agreement.** This Agreement contains the entire agreement between the Parties, with respect to the subject matter, and no statements, promises, or inducements made by either Party or agents for either Party that are not contained in this written Agreement shall be binding or valid; and this Agreement may not be enlarged, modified or altered except in writing and signed by the Parties.

15. **Severability.** If any portion of this Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Agreement is invalid or unenforceable, but that by limiting such provision, it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

16. **Agreement Administration**. The Clearfield City Manager and the MIDA Executive Director have the authority to administer this Agreement and provide the updated Exhibits and notices.

IN WITNESS WHEREOF, the Parties have subscribed their names and seals the day and year first above written.

CLEARFIELD CITY

_____
Mark Shepherd, Mayor

ATTEST:

_____
City Recorder

Approved and reviewed as to proper form
and compliance with applicable law:

_____
City Attorney

MILITARY INSTALLATION DEVELOPMENT AUTHORITY

_____

Ron Richins, Executive Director

ATTEST:

_____

MIDA Staff

Approved and reviewed as to proper form and compliance with applicable law:

_____

MIDA General Counsel

Exhibit A
Service Area

Exhibit B
Municipal Services

PUBLIC WORKS LABOR:	
Engineering	Billed amount plus 5%
Hourly Rate	$45.00 / man hour
Overtime Rate and After Hours	$60.00 / man hour
STREETS:	
Street Maintenance	
Pothole Repair:	Hourly Rate (OT/After Hours if applicable) + Materials
Seal Coating:	Billed amount plus 10%
Concrete Repair:	Hourly Rate (OT/After Hours if applicable) + Materials
Street Striping and Markings:	Billed amount plus 10%
Street Sign Management:	Hourly Rate (OT/After Hours if applicable) + Materials
Snow Removal:	
Without De-icing	$248.25 / hr. (incl. labor, equipment, and materials)
With De-icing	$293.25 / hr. (incl. labor, equipment, and materials)
CULINARY WATER:	
Setting and Reading Meters:	Hourly Rate (OT/After Hours if applicable) + Materials
Routine Water Samples	Hourly Rate (OT/After Hours if applicable) + Lab Cost
Flushing Lines and Hydrants:	Hourly Rate (OT/After Hours if applicable)
Repairing Water Leaks:	Hourly Rate (OT/After Hours if applicable) + Materials
Responding to Pressure and Quality Concerns:	Hourly Rate (OT/After Hours if applicable)
SANITARY SEWER:	
Sewer Backups:	Hourly Rate (OT/After Hours if applicable)
Sewer Cleaning:	Billed amount plus 10%
STORM DRAIN:	
Storm Drain Cleaning:	Billed amount plus 10% Storm Drain
Storm Drain Management Program:	Hourly Rate (OT/After Hours if applicable)
Repair and Maintain Storm Drains:	Hourly Rate (OT/After Hours if applicable) + Materials
EQUIPMENT (PER HOUR):	
Ten Wheeler Dump Truck	$105.00
Bobtail Dump Truck	$90.00
Backhoe	$99.00
Frontend Loader	$110.00
Street Roller	$143.00
Air Compressor	$55.00
Utility Pumps	$65.00
Concrete Saw	$125.00
Tack oil Machine	$85.00
MISCELLANEOUS PUBLIC WORKS SERVICES:	
Blue Stakes Markings:	Hourly Rate (OT/After Hours if applicable)
Emergency and After Hour Callouts:	Overtime/After Hours Rate + Materials

PUBLIC SAFETY SERVICES:

Emergency incident response (call for service):	$138.00 / call (first hour only)
All Other Police Services (traffic, emergency incident response after first hour, criminal investigations, etc.):	$60.44 / man hour
Overtime Rate and After Hours:	$71.72 / man hour

OTHER SERVICES:

Building plan review	Amount in Clearfield Consolidated Fee Schedule
Building permits and inspections	Amount in Clearfield Consolidated Fee Schedule
Demolition permits	Amount in Clearfield Consolidated Fee Schedule
Excavation permits	Amount in Clearfield Consolidated Fee Schedule
Business licensing	Amount in Clearfield Consolidated Fee Schedule
Any other service requested by MIDA	If not in Clearfield Consolidated Fee Schedule, then the amount mutually agreed upon in writing before the service is provided.

CLEARFIELD CITY RESOLUTION 2020R-13

A RESOLUTION AUTHORIZING AND APPROVING AN AMENDMENT TO THE INTERLOCAL COOPERATION AGREEMENT WITH THE MILITARY INSTALLATION DEVELOPMENT AUTHORITY TO PROVIDE MUNICIPAL SERVICES ON AN AS NEEDED BASIS AT FALCON HILL

WHEREAS, the Military Installation Development Authority ("MIDA") is an independent, nonprofit, separate body corporate and politic of the State of Utah; and

WHEREAS, MIDA is developing a project known as "Falcon Hill" located at the Clearfield exit and I-15; and

WHEREAS, MIDA may enter into an agreement with a political subdivision of the State to provide one or more municipal services within its project areas; and

WHEREAS, Clearfield City is willing to provide certain municipal services to MIDA for Falcon Hill on an as needed basis; and

WHEREAS, MIDA proposed an amendment to the storm sewer utility fee; and

NOW, THEREFORE, be it resolved by the Clearfield City Council that the attached Amendment to the Interlocal Cooperation Agreement between Clearfield City and the Military Installation Development Authority for some municipal services in the project area known as "Falcon Hill" is approved and the Mayor is authorized to execute the agreement.

DATED this 25th day of August, 2020.

CLEARFIELD CITY CORPORATION

_____
Mark R. Shepherd, Mayor

ATTEST:

_____
Nancy R. Dean, City Recorder

VOTE OF THE COUNCIL

AYE:

NAY:

STAFF REPORT

TO:	Mayor Shepherd and City Council Members
FROM:	Braden Felix, City Engineer/Public Works Deputy Director
MEETING DATE:	August 25, 2020
SUBJECT:	Award of Bid – Waterline Improvement Project on State Street between 700 South and 1450 South.

RECOMMENDED ACTION

Approve the contract between Clearfield City and Paragon Construction Systems to replace our existing 4" ductile-iron waterline on State Street between 700 South and 1450 South with a 10" PVC waterline. The contracted amount is $1,273,641.48 with a contingency of $258,010.30 for a total amount of $1,531,651.78.

DESCRIPTION / BACKGROUND

In our continuing effort to meet demands of future development and growth of our city, we are upgrading our existing 4" ductile-iron waterline on State Street between 700 South and 1450 South with a 10" PVC waterline. To reduce impact to State Street, this waterline has been designed to be installed under the sidewalk. The line will be approximately 4,890 feet in length and will connect to the existing water system in 9 locations. This project will help ensure we are able to supply water along State Street after larger developments come.

CORRESPONDING POLICY PRIORITY (IES)

Providing Quality Municipal Services

- With future growth from Clearfield Station, Lotus, and other high-density developments coming, the upsizing of the waterline will help ensure more consistent supply and meet demands.

- Replacing the older pipe that has a history of leaking with a better product will help us as a Public Works Department reduce the amount of time and money spent on repairing leaks. Recent calculations from our utility foreman show that his crew spend on average 80% of their time repairing water leaks.

Improving Clearfield's Image, Livability and Economy

- On April 23rd of this year, the valve for this 4" waterline at State Street and 1000 East was shut to accommodate a connection for another project. The force to shut the valve cracked the valve casing causing continuous flow out of the valve box for several weeks wasting thousands of gallons and causing concern with multiple residents. An aged system will have these kinds of issues if it is not upgraded periodically.

FISCAL IMPACT

- Our previous estimates were not true to actual costs. We originally had **$473,000.00** budgeted (515110 673001) for Phase 1 and **$500,000** (515110 673001) for phase 2 for a total of **$973,000.00**. As part of this contract approval request, we ask that the budget be increased by **$559,000.00** for a total of **$1,532,000**.

SCHEDULE / TIME CONSTRAINTS

The project is anticipated to begin in August of 2020 and continue until completed in April 2021. UDOT will not normally allow work within their road after October 15th. They have made exceptions depending on good weather, but we also anticipate most of the work taking place within the sidewalk which is not subject to the October deadline.

LIST OF ATTACHMENTS

- Project Area Map
- Bid tab letter of recommendation
- Bid results
- Bid tab

Project Area Map



Project begins near intersection of State Street and 700 South.

Project ends near intersection of State Street and 1450 South.

CIVIL ENGINEERING CONSULTANTS, PLLC.

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

22 July 2020

Clearfield City
55 South State Street
Clearfield, Utah 84015

Attn: Mayor Mark Shepherd and City Council
Proj: **Waterline Improvement Project on State Street (SR-126) from 700 South (SR-193) to 1450 South**
Subj: Bid Results, Bid Proposal Tabulation & Recommendation

Dear Mark Shepherd and Council Members,

The "Bid Opening" for the above referenced project was conducted this afternoon. The lowest responsible bidder is Paragon Construction Systems of Marriott-Slaterville, Utah.

Enclosed are the "Bid Results" and "Bid Proposal Tabulation". Paragon Construction's bid was reviewed and found to meet the bidding conditions required in the Contract Documents.

Since Paragon Construction's bid is the low bid for the advertised project, and their bid meets the conditions of the Contract Documents, I herewith recommend award of the above referenced project in the amount of $1,273,641.48 to Paragon Construction Systems.

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

Sincerely,
CEC, Civil Engineering Consultants, PLLC.

R. Todd Freeman

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

cc: Adam Favero – Clearfield City Public Works Director
Braden Felix - Clearfield City Deputy Public Works Director

BID RESULTS

Waterline Improvement Project on State Street (SR-126) from 700 South (SR-193) to 1450 South

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

BID DATE: Wednesday, July 22, 2020
TIME: 2:30 PM

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

BIDDERS NAME	ADDENDUM #1	BID BOND	BID AMOUNT
Paragon Construction Systems	X	5%	$1,273,641.48*
SkyView Excavation & Grading, Inc.	X	5%	$1,747,195.00

* Denotes discrepancy from bid opening

BID PROPOSAL TABULATION

WATERLINE IMPROVEMENT PROJECT ON STATE STREET (SR-126) FROM 700 SOUTH (SR-193) TO 1450 SOUTH

BID DATE: 22 July 2020
OWNER: CLEARFIELD CITY
PUBLIC WORKS DIRECTOR: ADAM FAVERO

Bid Item	Description	Quantity	Unit	Paragon Construction Systems 1262 West 1450 South Marriott-Slaterville, UT 84404		SkyView Excavation & Grading, Inc. PO Box 726 Morgan, UT 84050	
				Unit Price	Total Amount	Unit Price	Total Amount
1.	Mobilization, SWPPP and traffic control.	1	ls.	$94,130.61	$94,130.61	$150,000.00	$150,000.00
2.	Saw cutting, removal and disposal of asphalt surfacing and roadbase to sub-base grade.	1,200	sy.	$18.13	$21,756.00 *	$7.00	$8,400.00
3.	Removal and disposal of old concrete road beneath asphalt.	1,400	sf.	$1.59	$2,226.00 *	$15.00	$21,000.00
4.	Removal and disposal of existing curb and gutter.	300	lf.	$2.66	$798.00 *	$4.00	$1,200.00
5.	Removal and disposal of 4-foot wide concrete sidewalk.	950	lf.	$1.69	$1,605.50 *	$6.00	$5,700.00
6.	Removal and disposal of 5-foot wide concrete sidewalk.	2,620	lf.	$2.03	$5,318.60 *	$6.00	$15,720.00
7.	Removal and disposal of 6-foot wide concrete sidewalk.	250	lf.	$2.65	$662.50 *	$8.00	$2,000.00
8.	Removal and disposal of concrete flatwork.	2,000	sf.	$0.52	$1,040.00 *	$6.00	$12,000.00
9.	Remove and salvage valve and fire hydrant.	5	ea.	$684.07	$3,420.35 *	$3,500.00	$17,500.00
10.	Furnish and install concrete curb and gutter.	300	lf.	$40.12	$12,036.00 *	$80.00	$24,000.00
11.	Furnish and install 6" curb wall.	50	lf.	$27.15	$1,357.50	$40.00	$2,000.00
12.	Furnish and install 4-inch thick, 4-foot wide concrete sidewalk.	210	lf.	$34.50	$7,245.00 *	$48.00	$10,080.00

Bid Item	Description	Quantity	Unit	Paragon Construction Systems 1262 West 1450 South Marriott-Slaterville, UT 84404		SkyView Excavation & Grading, Inc. PO Box 726 Morgan, UT 84050	
				Unit Price	Total Amount	Unit Price	Total Amount
13.	Furnish and install 4-inch thick, 5-foot wide concrete sidewalk.	2,850	lf.	$33.90	$96,615.00 *	$60.00	$171,000.00
14.	Furnish and install 6-inch thick, 5-foot wide concrete sidewalk.	520	lf.	$35.26	$18,335.20 *	$65.00	$33,800.00
15.	Furnish and install 4-inch thick, 6-foot wide concrete sidewalk.	180	lf.	$41.18	$7,412.40 *	$72.00	$12,960.00
16.	Furnish and install 6-inch thick, 6-foot wide concrete sidewalk.	70	lf.	$53.17	$3,721.90 *	$78.00	$5,460.00
17.	Furnish and install 4-inch thick concrete flatwork.	100	sf.	$8.20	$820.00 *	$12.00	$1,200.00
18.	Furnish and install 6-inch thick concrete flatwork.	100	sf.	$11.43	$1,143.00 *	$13.00	$1,300.00
19.	Furnish and install 4-inch thick stamped & colored concrete flatwork.	1,800	sf.	$8.65	$15,570.00 *	$17.00	$30,600.00
20.	Furnish and install handicap ramp (yellow in color).	10	ea.	$2,588.35	$25,883.50 *	$1,400.00	$14,000.00
21.	Furnish and install 10-inch diameter C-900 DR18 pvc culinary waterline.	4,380	lf.	$67.61	$296,131.80 *	$110.00	$481,800.00
22.	Furnish and install 8-inch diameter C-900 DR18 pvc culinary waterline.	180	lf.	$104.56	$18,820.80 *	$95.00	$17,100.00
23.	Furnish and install fire hydrant.	5	ea.	$6,129.41	$30,647.05 *	$6,500.00	$32,500.00
24.	Furnish and install 4-inch gate valve.	1	ea.	$1,688.10	$1,688.10	$1,100.00	$1,100.00
25.	Furnish and install 6-inch gate valve.	3	ea.	$2,139.02	$6,417.06 *	$1,600.00	$4,800.00
26.	Furnish and install 8-inch gate valve.	11	ea.	$2,362.26	$25,984.86 *	$2,400.00	$26,400.00

Bid Item	Description	Quantity	Unit	Paragon Construction Systems 1262 West 1450 South Marriott-Slaterville, UT 84404		SkyView Excavation & Grading, Inc. PO Box 726 Morgan, UT 84050	
				Unit Price	Total Amount	Unit Price	Total Amount
27.	Furnish and install 10-inch gate valve.	18	ea.	$3,142.20	$56,559.60 *	$3,100.00	$55,800.00
28.	Waterline connection at Sta 0+68 LT 30' ±.	1	ls.	$2,881.67	$2,881.67	$6,000.00	$6,000.00
29.	Waterline connection at Sta 6+17.35 LT 5'±.	1	ls.	$1,431.91	$1,431.91	$6,000.00	$6,000.00
30.	Waterline connection at Sta 8+10 LT 7'±.	1	ls.	$2,163.41	$2,163.41	$6,000.00	$6,000.00
31.	Waterline connection at Sta 12+06 LT 6' ±.	1	ls.	$1,865.84	$1,865.84	$6,000.00	$6,000.00
32.	Waterline connection at Sta 12+59 LT 6'±.	1	ls.	$1,865.84	$1,865.84	$6,000.00	$6,000.00
33.	Waterline connection at Sta 16+17 LT 6.5'±.	1	ls.	$1,865.84	$1,865.84	$6,000.00	$6,000.00
34.	Waterline connections at station 19+41 LT 7' ±.	1	ls.	$2,396.70	$2,396.70	$6,000.00	$6,000.00
35.	Waterline connections at station 19+41 RT 75' ±.	1	ls.	$1,272.26	$1,272.26	$6,000.00	$6,000.00
36.	Waterline connection at Sta 24+83 LT 7' ±.	1	ls.	$2,224.45	$2,224.45	$6,000.00	$6,000.00
37.	Waterline connection at Sta 27+54 RT 8' ±.	1	ls.	$1,225.92	$1,225.92	$6,000.00	$6,000.00
38.	Waterline connection at Sta 32+70 RT 10' ±.	1	ls.	$1,225.92	$1,225.92	$6,000.00	$6,000.00
39.	Waterline connection at Sta 37+47 LT 53' ±.	1	ls.	$3,060.06	$3,060.06	$6,000.00	$6,000.00
40.	Waterline connection at Sta 38+17 LT 3' ±.	1	ls.	$2,500.47	$2,500.47	$6,000.00	$6,000.00
41.	Waterline connection at Sta 41+09 LT 6' ±.	1	ls.	$2,541.71	$2,541.71	$6,000.00	$6,000.00
42.	Waterline connection at Sta 48+98 LT 7' ±.	1	ls.	$2,937.87	$2,937.87	$6,000.00	$6,000.00
43.	Remove existing water vault and install new 4" meter vault.	1	ls.	$20,275.72	$20,275.72	$12,000.00	$12,000.00

Bid Item	Description	Quantity	Unit	Paragon Construction Systems 1262 West 1450 South Marriott-Slaterville, UT 84404		SkyView Excavation & Grading, Inc. PO Box 726 Morgan, UT 84050	
				Unit Price	Total Amount	Unit Price	Total Amount
44.	Furnish and install 3" RP Station with concrete pad and locking cover.	1	ls.	$27,547.83	$27,547.83	$16,000.00	$16,000.00
45.	Disconnect existing 4" waterline at Sta -0+58.65 LT 22'±.	1	ls.	$1,278.93	$1,278.93	$1,100.00	$1,100.00
46.	Disconnect existing 6" waterline at Sta 6+18 RT 70' ±.	1	ls.	$1,284.56	$1,284.56	$1,200.00	$1,200.00
47.	Disconnect existing 8" waterline at Sta 8+00 RT 70' ±.	1	ls.	$1,284.56	$1,284.56	$2,400.00	$2,400.00
48.	Disconnect existing 6" waterline at Sta 12+04 RT 75' ±.	1	ls.	$1,293.15	$1,293.15	$2,200.00	$2,200.00
49.	Disconnect existing 6" waterline at Sta 12+61 RT 75' ±.	1	ls.	$1,293.15	$1,293.15	$2,200.00	$2,200.00
50.	Disconnect existing 6" waterline at Sta 16+15 RT 72' ±.	1	ls.	$1,293.15	$1,293.15	$2,200.00	$2,200.00
51.	Disconnect existing 4" waterline at Sta 17+92 RT 95' ±.	1	ls.	$783.56	$783.56	$2,200.00	$2,200.00
52.	Connecting the culinary water service lateral to the main line and existing meter.	19	ea.	$502.44	$9,546.36 *	$2,000.00	$38,000.00
53.	Furnish 1" diameter clean gravel pipe bedding materials.	2,450	ton	$30.03	$73,573.50 *	$30.00	$73,500.00
54.	Furnish UDOT approved trench backfill.	5,500	ton	$18.51	$101,805.00 *	$18.00	$99,000.00
55.	Furnish and install UDOT approved flowable fill for trench backfill.	480	cy.	$171.11	$82,132.80 *	$140.00	$67,200.00
56.	Furnish and install UDOT untreated roadbase materials.	500	ton	$21.79	$10,895.00 *	$21.00	$10,500.00
57.	Furnish and install bituminous asphalt paving materials UDOT PG Grade 64-34.	575	ton	$145.53	$83,679.75 *	$125.00	$71,875.00
58.	Furnish and install UDOT microsurfacing.	1,000	sy.	$1.83	$1,830.00 *	$10.00	$10,000.00

Bid Item	Description	Quantity	Unit	Paragon Construction Systems 1262 West 1450 South Marriott-Slaterville, UT 84404		SkyView Excavation & Grading, Inc. PO Box 726 Morgan, UT 84050	
				Unit Price	Total Amount	Unit Price	Total Amount
59.	Adjust valve box ring and cover to finish grade.	20	ea.	$837.41	$16,748.20 *	$700.00	$14,000.00
60.	Adjust manhole ring and cover to finish grade.	1	ea.	$989.66	$989.66	$1,400.00	$1,400.00
61.	Remove and replace all landscaping improvements, public/private damaged during construction.	24,200	sf.	$1.18	$28,556.00 *	$2.00	$48,400.00
62.	Install roadway striping and roadway messages.	1	ls.	$7,115.25	$7,115.25	$16,000.00	$16,000.00
63.	Removal and disposal of trees 24" or bigger in diameter.	2	ea.	$1,796.93	$3,593.86 *	$2,000.00	$4,000.00
64.	Removal and disposal of trees less than 24" in diameter.	1	ea.	$3,593.85	$3,593.85	$1,500.00	$1,500.00
65.	Furnish and Install of trees minimum of 2.5" in diameter.	3	ea.	$1,480.48	$4,441.44 *	$300.00	$900.00
	TOTAL BID:				**$1,273,641.48 ***		**$1,747,195.00**
	Surety Company			The Ohio Casualty Insurance Company		The Guarantee Company of North America USA	
	City, State			Brentwood, TN		Southfield, MI	
	Bid Security - Bid Bond Amount			5%		5%	
	Contractor's License Number			8652137-5501		4724835-5501	

* Denotes discrepancy from submitted bid proposal.

STAFF REPORT

To: Mayor Shepherd and City Council Members

From: Rich Knapp, Finance Manager

Meeting Date: Aug 25, 2020

Subject: Fiscal Year 2020 Year End Finance Update

Recommended Action

Presentation and discussion only.

Description / Background

The year-end accounting is not complete, and expenses are still coming out of last year. These are draft numbers. We may have June Sales tax for the Aug 25 meeting. Energy tax continues to be down over last year and will probably end up $65k lower than last year but still above budget. Building permits are much higher than normal, $110k higher than last year and $193k higher than budget. However, this is not a final number and hope to have that finalized by the 25th. As we expected, Aquatic and Rec were down $337k year over year and $450k less than budget, but there were expense savings that helped some. Fines/Forfeitures were down $57k over last year and Court Fees are down $75k over last year. Lastly, Community Service Rentals are down $62k over last year.

The numbers with comments are attached, but the presentation will come later.

Schedule / Time Constraints

List of Attachments

- FY20 Year-end Draft Revenues and Expenditures

Revenues

100% of Fiscal Year Complete - Year end accounting not complete

Account Title	Jun FY18	Jun FY19	Jun FY20	Variance Prior Yr	FY20 Budget	% of Budget	Clarification Notes
General Fund - 10		*a*	*b*	*b-a*	*c*	*b/c*	
Taxes							
Current Property Tax	$ 1,681,136	$ 1,583,670	$ 1,683,956	$ 100,286	$ 1,641,297	103%	
Vehicle Value Based Tax	165,518	135,928	116,041	(19,886)	115,000	101%	
Delinquent Taxes Prior Yr	160,604	145,729	49,680	(96,049)	55,000	90%	
Sales & Use Taxes	4,486,220	4,647,589	4,979,629	332,040	4,500,000	111%	June Projected
Energy Use Tax	2,548,154	2,838,491	2,774,246	(64,245)	2,750,000	101%	June Projected
PARAT Tax	252,762	259,536	290,045	30,509	225,000	129%	June Projected
CaTV Franchise Taxes	163,422	158,415	159,163	748	150,000	106%	
Utility Franchise Taxes	479,437	478,725	491,048	12,323	470,000	104%	
Muni Telecom Tax	246,630	206,532	181,403	(25,129)	220,000	82%	
Transient Room Tax	7,928	8,894	7,745	(1,149)	7,000	111%	
Taxes Total	**10,191,812**	**10,463,509**	**10,732,955**	**269,447**	**10,133,297**	**106%**	599,658
Licenses & Permits							
Business Licenses	108,203	97,938	151,616	53,678	100,000	152%	
Landlord Registration	58,312	52,639	15,784	(36,856)	51,500	31%	
Sign Permits	1,545	1,075	1,100	25	2,200	50%	
Building Permits	129,380	278,541	388,982	110,441	195,000	199%	West Sqr C, Tru Hotel, Maverick, Junction
Excavation Permits	1,900	2,430	9,060	6,630	1,600	566%	Sinclair, Depot Crossing, Landons Corner
Demolition Permits	450	1,350	1,050	(300)	900	117%	
Inspection Fees	5,405	2,773	6,072	3,299	4,000	152%	
Cemetery & Burial Permits	23,950	21,300	20,600	(700)	22,000	94%	
Licenses & Permits Total	**329,145**	**458,046**	**594,264**	**136,218**	**377,200**	**158%**	
Intergovernmental							
General Federal Grants			358,155	358,155		#DIV/0!	CARES monies used
CDBG Grant Revenue	41,899	388,341	124,524	(263,817)	197,625	63%	
State Grants	79,882	101,124	196,494	95,370	250,477	78%	
Class C Roads	977,906	1,048,626	1,047,976	(650)	1,050,000	100%	May & June Projected
Liquor Fund Allotment	31,515	32,268	34,454	2,186	31,130	111%	
County Transportation	351,939	367,173	452,417	85,243	349,000	130%	June Projected
Intergov Total	**1,483,139**	**1,937,532**	**2,214,020**	**276,487**	**1,878,232**	**118%**	
Charges for Services							
Zoning & Subdivision	22,801	78,875	64,706	(14,169)	30,000	216%	
Plan Checking Fee	28,562	76,243	118,318	42,075	28,000	423%	
Special Police Services	39,129	38,802	55,497	16,695	34,000	163%	
Davis SD Police Protection	71,000	71,000	71,000	-	65,000	109%	
DUI/Seatbelt (Overtime Re	30,274	20,051	17,787	(2,264)	20,000	89%	
E-911 Service Fees	300,700	298,230	316,018	17,788	295,000	107%	June projected
Dispatch Services	85,008	85,008	79,394	(5,614)	85,000	93%	
Metro Narcotics Ovt	11,387	13,617	6,725	(6,891)	14,000	48%	
MIDA Revenue	8,811	13,291	10,538	(2,753)	10,000	105%	
Aquatic Center	1,292,045	1,187,243	849,430	(337,813)	1,300,000	65%	June over June 15% down
Recreation	310,428	328,763	216,042	(112,721)	350,000	62%	
Cemetery Plots	16,654	11,200	13,060	1,860	11,000	119%	
Charges for Services Total	**2,227,632**	**2,222,462**	**1,818,515**	**(403,947)**	**2,244,000**	**81%**	

Revenues

100% of Fiscal Year Complete - Year end accounting not complete

Account Title	Jun FY18	Jun FY19	Jun FY20	Variance Prior Yr	FY20 Budget	% of Budget	Clarification Notes
General Fund - 10 Continued							
Fines & Forfeitures							
Fines/Forfeitures	491,952	469,214	411,230	(57,984)	475,000	87%	-12%
Code Enforcement Fines	1,275	5,323	16,517	11,194	9,000	184%	
Fees/Costs/Contempt	257,615	267,877	192,637	(75,241)	250,000	77%	COVID
Court Security Fees	18,598	17,587	14,542	(3,046)	18,000	81%	
Misc Court Cost Reimb	110	73	1,103	1,030	1,000	110%	
Fines & Forf Total	**769,550**	**760,075**	**636,028**	**(124,046)**	**753,000**	**84%**	
Miscellaneous							
Interest Earnings	117,030	211,464	127,517	(83,947)	60,000	213%	
Unrealized Gains & Losses	(119,409)	158,783	(189,582)	(348,365)	-	#DIV/0!	
Community Service Rentals	93,325	120,591	58,134	(62,457)	90,000	65%	
Rent/Lease	1,250	17,906	15,504	(2,402)	-		Cell Tower
Misc Revenues	76,559	80,758	50,125	(30,633)	65,000	77%	
Donation Revenue	112,576	71,152	64,322	(6,830)	77,000	84%	
Return Check Fees	700	694	1,540	846	750	205%	
One Time Misc Revenue	50,412	7,070	108,364	101,294	-		
Commercial Fire Protect	111,048	114,127	117,252	3,126	100,000	117%	
Miscellaneous Total	**7,720,566**	**837,437**	**353,573**	**(483,864)**	**392,750**	**90%**	
Other Sources of Funds							
TRNF CDRA Sales Tax Bond	767,803	772,482	774,208	1,726	774,208	100%	2016 Bond Payment
TRNF EF Sales Tax Bond	156,148	157,099	156,678	(421)	156,678	100%	
TRNF City Water Costs	90,899	93,717	99,104	5,387	105,000	94%	
TRNF from CDRA	170,867	211,276	233,359	22,083	207,431	112%	
EF(S) Overhead Allocation	1,028,347	1,065,132	1,166,765	101,633	1,166,764	100%	
Pay In Lieu Davis County	4,004	3,955	4,351	396	4,000	109%	
Other Sources Total	**2,218,067**	**2,303,661**	**2,434,465**	**130,804**	**2,414,081**	**101%**	
Total General Fund	**$ 24,939,912**	**$ 18,982,721**	**$ 18,783,820**	**$ (198,901)**	**$ 18,192,560**	**103%**	

$ 17,516,120

Revenues

100% of Fiscal Year Complete - Year end accounting not complete

Account Title	Jun FY18	Jun FY19	Jun FY20	Variance Prior Yr	FY20 Budget	% of Budget	Clarification Notes
CDRA - 20							
EDA #3 - ATK	217,335	1,101,843	1,169,758	67,915	774,374	151%	
RDA #6	243,238	227,326	232,970	5,644	201,041	116%	
RDA # 7	184,839	245,755	258,755	13,000	243,537	106%	
RDA # 8	211,716	251,991	311,024	59,033	251,529	124%	
RDA # 9	331,267	368,477	442,415	73,938	341,201	130%	
RDA # 10	304,154	333,417	401,550	68,133	332,184	121%	
CDA #1 - Clfd Station	0	66,239	154,859	88,620	274,233		
Local Grants	-	25,000	-		-	#DIV/0!	
Interest	99,818	156,763	143,715	(13,048)	75,000	192%	
Rent Revenues	4,000	-	-	-	-	#DIV/0!	
Sale of Assets	-	(77,636)			-	#DIV/0!	Sale of land for Clearfield Junction
Misc Revenues	2,200	(1,225)		1,225	-	#DIV/0!	
CDRA Fund	**$ 1,598,567**	**$ 2,697,950**	**$ 3,115,046**	**$ 417,096**	**$ 2,493,099**	**125%**	
GO Debt Service - 31							
Current General Property	827,448	776,977	707,561	(69,416)	707,576	100%	
TRNF from EF	356,850	358,739	348,249	(10,490)	348,249	100%	
Park Capital Improvement - 40							
Park Impact Fees	53,484	324,225	216,880	(107,345)	60,000	361%	
Interest Earnings	13,307	24,784	17,589	(7,195)	3,000	586%	
Capital Improvement - 45							
Interest Earnings	31,954	71,818	34,910	(36,908)	15,000	233%	
Transfer from GF	1,382,200	1,660,491	2,270,715	610,224	2,250,715	101%	

Revenues

100% of Fiscal Year Complete - Year end accounting not complete

Account Title	Jun FY18	Jun FY19	Jun FY20	Variance Prior Yr	FY20 Budget	% of Budget	Clarification Notes
Utility Admin - 50							
Interest Earnings	22,776	35,802	23,402	(12,400)	20,000	117%	
Late Fees/Penalty	152,905	150,636	127,631	(23,005)	140,000	91%	
Water Service Fees	17,765	17,580	11,573	(6,007)	20,000	58%	
TRNF from EF	148,978	213,615	236,668	23,053	236,398	100%	
Utility Admin Fund	**$ 342,423**	**$ 417,633**	**$ 399,274**	**$ (18,359)**	**$ 416,398**	**96%**	
Water - 51							
Water Impact Fees	24,390	34,241	27,448	(6,793)	25,000	110%	
Interest Earnings	83,301	94,284	69,549	(24,735)	30,000	232%	
Water Charges	3,542,516	3,472,795	3,630,230	157,435	3,550,000	102%	
kgals	1,624,133	1,485,071	1,585,190				6.7%
Water Meter Fee	9,551	16,781	22,706	5,925	13,000	175%	
Water Charges - City	90,899	93,717	99,104	5,387	100,000	99%	
Water Fund	**$ 3,750,658**	**$ 3,711,818**	**$ 3,849,037**	**$ 137,219**	**$ 3,718,500**	**104%**	
Sewer - 52							
Sewer Impact Fees	24,002	50,546	59,430	8,884	40,000	149%	
Interest Earnings	39,762	52,160	34,740	(17,420)	17,000	204%	
Sewer Charges	4,471,947	4,547,552	4,598,204	50,652	4,535,000	101%	
Sewer Fund	**$ 4,535,711**	**$ 4,650,258**	**$ 4,692,375**	**$ 42,117**	**$ 4,592,000**	**102%**	
Storm Water - 53							
Storm Sewer Impact Fees	1,732	9,198	11,731	2,533	3,500	335%	
MIDA	2,319	2,319	2,319	-	2,320	100%	
Interest Earnings	58,347	71,313	56,014	(15,299)	10,000	560%	
Misc Revenue	206	47,561	-	(47,561)	-		
Storm Water Charges	1,021,895	1,067,671	1,120,311	52,640	1,060,000	106%	
Storm Fund	**$ 1,084,499**	**$ 1,198,063**	**$ 1,190,376**	**$ (7,687)**	**$ 1,075,820**	**111%**	
Garbage - 54							
Interest Earnings	20,624	23,338	18,048	(5,291)	4,000	451%	
Garbage Charges	1,413,770	1,416,655	1,637,773	221,118	1,617,000	101%	$2 increase pass through
Solid Waste Fund	**$ 1,434,395**	**$ 1,439,993**	**$ 1,655,821**	**$ 215,828**	**$ 1,621,000**	**102%**	

Revenues

100% of Fiscal Year Complete - Year end accounting not complete

Account Title	Jun FY18	Jun FY19	Jun FY20	Variance Prior Yr	FY20 Budget	% of Budget	Clarification Notes
Fleet Management - 61							
Fleet Charges GF	145,488	144,120	144,127	7	157,136	92%	
Fleet Charges Water	32,657	28,923	28,925	2	32,163	90%	
Fleet Charges Sewer	14,723	13,039	13,040	1	14,500	90%	
Fleet Charges Storm	8,171	7,236	7,240	4	8,047	90%	
Consum. Chrgs GF	203,748	187,756	177,235	(10,521)	247,825	72%	fleet exps incurred by the GF, amounts fluxu
Consum. Chrgs Water	35,010	34,685	57,807	23,122	51,000	113%	fleet exps incurred by the GF, amounts fluxu
Consum. Chrgs Sewer	17,469	20,610	23,315	2,705	24,000	97%	fleet exps incurred by the GF, amounts fluxu
Consum. Chrgs Storm	5,428	8,945	25,080	16,135	16,500	152%	
Consum. Chrgs Outside Ser	975	4,742	-	(4,742)	6,000	0%	
Vehicle Replace GF	359,500	303,664	217,460	(86,204)	330,201	66%	
Vehicle Replace Water	31,500	60,816	254,402	193,586	261,700	97%	
Vehicle Replace Sewer	31,500	36,936		(36,936)	-	#DIV/0!	
Vehicle Replace Storm	-	273,418		(273,418)	-	#DIV/0!	
Fuel Charges	14,247	17,143	21,876	4,733	12,000	182%	
Fleet Management Fund	**$ 900,416**	**$ 1,142,034**	**$ 970,507**	**$ (171,527)**	**$ 1,161,073**	**84%**	
Risk Management - 63							
Risk Charges - GF	192,512	171,951	171,951	-	227,689	76%	
Risk Charges - Water	29,377	27,239	27,239	-	37,147	73%	
Risk Charges - Sewer	14,901	14,985	14,985	-	20,994	71%	
Risk Charges - Storm	5,484	5,837	5,837	-	8,937	65%	
Risk Charges - Fleet	2,801	2,360	2,360	-	3,111	76%	
Risk Charges - Garba	6,288	5,549	5,549	-	8,558	65%	
Misc Revenue			-	-			
Claims & Damages	5,114	-	4,520	4,520			
Risk Management Fund	**$ 251,362**	**$ 227,920**	**$ 232,440**	**$ 4,520**	**$ 306,436**	**76%**	
Perpetual Cemetery - 70							
Perpetual Care	15,300	11,000	13,050	2,050	9,000	145%	
Interest Earnings	2,562	6,279	4,170	(2,109)	1,200	348%	
Cemetery Fund	**$ 17,862**	**$ 17,279**	**$ 17,220**	**$ (59)**	**$ 10,200**	**169%**	
				-			
Total	**$ 41,563,938**	**$ 37,702,704**	**$ 38,501,820**	**$ 799,116**	**$ 36,971,626**	104%	

Draft Expenditures

100% of Fiscal Year Complete - final accounting not complete

Division	Jun FY18	Jun FY19 *a*	Jun FY20 *b*	Variance Prior Yr *b-a*	FY20 Budget *c*	% of Budget *b/c*	Clarification Notes
General Fund - 10							
General Government							
Mayor & Council	$ 242,521	$ 252,646	$ 245,716	$ (6,930)	$ 283,410	87%	
Justice Court	455,752	460,599	441,431	(19,168)	494,441	89%	
City Manager	382,102	390,735	408,579	17,844	438,206	93%	
City Recorder	196,673	210,218	217,128	6,910	221,498	98%	
Legal	342,645	366,333	488,248	121,914	551,034	89%	
Human Resources	289,131	251,772	292,003	40,230	321,267	91%	
Information Technologies	661,710	772,062	581,054	(191,008)	752,439	77%	annual maintenance
Finance	386,529	459,023	464,438	5,415	511,601	91%	
Customer Service Center	320,398	354,718	342,321	(12,396)	371,603	92%	
Interdepartmental Service	1,353,493	768,660	890,097	121,438	1,789,401	50%	CARES Spending
Buildings & Plants	492,656	546,759	843,908	297,149	928,304	91%	capital spending over last year
Elections	15,450	-	32,887	32,887	38,500	85%	
Public Safety							
Police Admin	$ 632,186	$ 693,488	$ 716,030	$ 22,543	$ 722,386	99%	
Patrol & Investigations	2,889,436	3,196,718	3,402,477	$ 205,759	3,565,171	95%	
Emergency Services	14,602	28,586	29,148	$ 562	48,013	61%	
Dispatch	623,353	629,744	675,483	$ 45,739	727,195	93%	
Public Works							
Public Works Admin	$ 86,250	$ 118,314	$ 102,204	$ (16,110)	$ 109,692	93%	
Streets	625,093	684,037	575,288	(108,750)	711,513	81%	
Community Services							
Community Svcs Admin	$ 407,264	$ 295,670	$ 328,304	$ 32,635	$ 328,571	100%	
4th of July	10,857	86,376	92,046	5,670	111,100	83%	
Parks	731,033	855,948	882,950	27,002	1,350,937	65%	
Open Space	149,804	201,524	171,907	(29,617)	197,422	87%	misallocation payroll
Recreation	692,472	747,082	572,823	(174,260)	768,060	75%	
Aquatics Center	1,682,861	1,619,072	1,505,478	(113,593)	1,880,223	80%	
PARAT	220,880	201,209	571,863	370,654	700,000	82%	One-time capital project-pickleball
Cemetery	111,400	104,459	86,593	(17,865)	106,442	81%	

Draft Expenditures

100% of Fiscal Year Complete - final accounting not complete

Division	Jun FY18	Jun FY19	Jun FY20	Variance Prior Yr	FY20 Budget	% of Budget	Clarification Notes
		a	*b*	*b-a*	*c*	*b/c*	
General Fund - 10							
Community & Econ Development							
CED Administration	$ 5,020,911	$ 1,021,988	$ 380,339	$ (641,649)	$ 1,390,182	27%	Mabey Place
Communications	104,713	173,476	205,025	31,549	271,410	76%	
Code Enforcement	567	123,078	127,413	4,336	150,253	85%	
CDBG	50,368	178,175	136,533	(41,642)	198,184	69%	
Planning & Zoning	242,840	329,361	376,317	46,956	480,130	78%	
Inspections	102,447	104,522	202,150	97,628	201,685	100%	
Sales Tax Bond '03&'16	$ 927,450	$ 933,081	$ 928,735	$ (4,346)	$ 931,660	100%	
Transfers to Other Funds	$ 1,382,200	$ 1,640,491	$ 2,250,715	610,224	2,250,715	100%	overage transfer to Capital Fund
General Fund Exp Totals	$ 21,891,163	$ 18,800,029	$ 19,567,631	$ 767,602	$ 23,902,647	82%	

Draft Expenditures

100% of Fiscal Year Complete - final accounting not complete

Clarification Notes

Division	Jun FY18	Jun FY19	Jun FY20	Variance Prior Yr	FY20 Budget	% of Budget
		a	*b*	*b-a*	*c*	*b/c*
CDRA - 20						
CED Administration	$ 22,776	$ 82,294	$ 73,402	$ (8,892)	$ 124,000	59%
RDA #9	270,000	260,000	263,800	3,800	263,800	100%
RDA #6	25,000	25,000	25,000		25,000	
RDA #7	1,228,328	229,524	222,891	(6,633)	232,450	96%
RDA #8	140,000	160,000	150,000	(10,000)	150,000	100%
RDA #10	250,000	335,000	330,000	(5,000)	330,000	100%
EDA #3	189,081	949,787	1,026,506	76,719	1,147,706	89%
CDA #1 Clearfield Station		-	221,098		337,233	66%
CDRA Fund	$ 2,125,185	$ 2,041,605	$ 2,312,697	$ 49,994	$ 2,610,189	89%
GO Bond Debt Service - 31						
GO Bond	1,080,277	1,086,100	1,055,800	(30,300)	1,055,825	100%
GO Bond Debt Service Fund	$ 1,080,277	$ 1,086,100	$ 1,055,800	$ (30,300)	$ 1,055,825	100%
Park Capital Improvement - 40						
Capital Improvements Park	39,996	298,157	78,682	(219,475)	250,000	31%
Park Capital Improvements	$ 39,996	$ 298,157	$ 78,682	$ (219,475)	$ 250,000	31%
Capital Improvement - 45						
Cap Proj - Buildings	$ 755,460	$ 127,997	$ 2,987	$ (125,010)	$ 20,000	15%
Cap Proj - Streets	1,875,431	809,957	1,313,817	503,860	3,025,817	43%
Cap Proj - Parks		97,344	102,494		413,768	25%
Capital Improvements Fund	$ 2,630,890	$ 1,035,298	$ 1,419,298	$ 378,850	$ 3,459,585	41%

Draft Expenditures

100% of Fiscal Year Complete - final accounting not complete

Clarification Notes

Division	Jun FY18	Jun FY19	Jun FY20	Variance Prior Yr	FY20 Budget	% of Budget	
		a	*b*	*b-a*	*c*	*b/c*	
Utility Admin - 50							
Utility Administration	$ 341,628	$ 368,976	$ 400,268	$ 31,292	$ 416,398	96%	
Utility Admin	$ 341,628	$ 368,976	$ 400,268	$ 31,292	$ 416,398	96%	
Water - 51							
Water Department	$ 3,527,679	$ 3,783,123	$ 4,171,030	$ 387,907	$ 4,394,195	95%	
Water Capital Projects	1,703,092	1,151,523	1,054,064	(97,459)	3,452,850	31%	
Water Fund	$ 5,230,771	$ 4,934,646	$ 5,225,094	$ 290,448	$ 7,847,045	67%	
Sewer - 52							
Sewer Department	$ 4,755,985	$ 4,881,513	$ 4,776,627	$ (104,885)	$ 5,105,720	94%	
Sewer Capital Projects	781,394	484,342	41,476	(442,866)	1,987,450	2%	
Sewer Fund	$ 5,537,379	$ 5,365,855	$ 4,818,104	$ (547,751)	$ 7,093,170	68%	
Storm Water - 53							
Storm Water	$ 1,291,665	$ 1,548,665	$ 1,330,227	$ (218,438)	$ 1,416,328	94%	
Storm Water Capital Prjct	1,127,261	355,358	397,406	42,048	2,679,950	15%	
Strom Water Fund	$ 2,418,926	$ 1,904,024	$ 1,727,634	$ (176,390)	$ 4,096,278	42%	
Solid Waste & Recyclables- 54							
Solid Waste	$ 1,259,278	$ 1,328,854	1,506,985	$ 178,131	$ 1,600,618	94%	
Solid Waste Capital	763,698	24,420	9,767	(14,653)	48,950	20%	
Solid Waste Fund	$ 1,259,278	$ 1,353,274	$ 1,516,752	$ 178,131	$ 1,649,568	92%	
Fleet Management - 61							
Fleet Management	851,385	1,527,543	1,319,719	(207,825)	899,449	147%	capital asset accounting not done yet
Fleet Management Fund	$ 851,385	$ 1,527,543	$ 1,319,719	$ (207,825)	$ 899,449	147%	
Risk Management - 63							
ISF - Risk Management	251,362	293,464	253,742	(39,722)	306,435	83%	
Risk Management Fund	$ 251,362	$ 293,464	$ 253,742	$ (39,722)	$ 306,435	83%	
Perpetual Cemetery - 70							
Perpetual Cemetery Fund	-	-	-	-	-		
Cemetery Fund	$ -	$ -	$ -	$ -	$ -		