CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
November 3, 2020 – WORK SESSION

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

State Public Health Order 2020-17 dated October 14, 2020 declares a statewide public health emergency; therefore, the public's participation in the City Council meeting will only be available through the Zoom meeting link below because attendance may present a substantial risk to the health and safety of others. No other physical meeting location will be available for the general public. The public is invited to monitor or listen to the open portions of the meeting electronically by following the instructions below.

Public Participation – Join Work Session Zoom Meeting
https://us02web.zoom.us/j/86182104860

Meeting ID: 861 8210 4860

Dial by your location
1 (346) 248 7799
1 (669) 900 6833

Multipurpose Room
55 South State Street
Second Floor
Clearfield, Utah

6:00 P.M. WORK SESSION

Update on the City's Violence Against Women Act (VAWA) Program

Update on the City's Victim Services and Davis Area Victim Housing Assistance Programs

Discussion on a Change Order for the Legend Hills Utility Infrastructure Project

Discussion on the Purchase Agreement with Jerry Byington for Property Located at Approximately 921 South 1000 West for 1000 West Infrastructure Improvements

Discussion on the Clearfield Station Master Development Plan and Agreement

Open Meeting Training

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

Dated this 28th day of October, 2020.

/s/Nancy R. Dean, City Recorder

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

STAFF REPORT

TO:	Mayor Shepherd and City Council Members
FROM:	Lt. Scott Manookin and Officer Heather Arnell
	Police Department
MEETING DATE:	November 3, 2020
SUBJECT:	VAWA Program Update

RECOMMENDED ACTION

N/A – This report is an information update.

CORRESPONDING POLICY PRIORITY (IES)

Providing Quality Municipal Services & Maintaining a Highly Motivated and Well Trained Workforce

DESCRIPTION / BACKGROUND

Upon Chief Bennett's appointment as the Chief of Police of the Clearfield City Police Department he set a goal to improve victim services by being a more victim centered agency. Victim centered, means putting an emphasis and concerted effort on providing the best possible law enforcement services to victims by providing well trained officers to meet the needs of victims in our community.

The STOP Violence Against Women's Act (VAWA) is a grant distributed by the State of Utah Office for Victims of Crime. The funds are provided by the federal government VAWA program of 1994.

In 2019 the Department applied for the VAWA grant to fund 50% of a new officer to focus on victims of Clearfield City, primarily focusing on domestic violence issues. Clearfield City was awarded the grant in December of 2019 which funds 50% of an officer from January 2020 through December 2020.

Three main goals were set for the Clearfield Police VAWA Program:

- The VAWA Investigator will collaborate with allied agencies to improve services to victims of our community
- The VAWA Investigator will work to improve victim's confidence and trust in law enforcement
- The VAWA Investigator will work collaboratively with allied agencies to provide training to agencies serving VAWA eligible victims

In addition to these goals the VAWA program must have three measurable objectives for how the program will meet the said goals.

FISCAL IMPACT

The VAWA grant funds 50% of the salary of the Clearfield VAWA officer and Clearfield City provides the other 50% of the VAWA officer salary.

ALTERNATIVES

N/A

SCHEDULE / TIME CONSTRAINTS

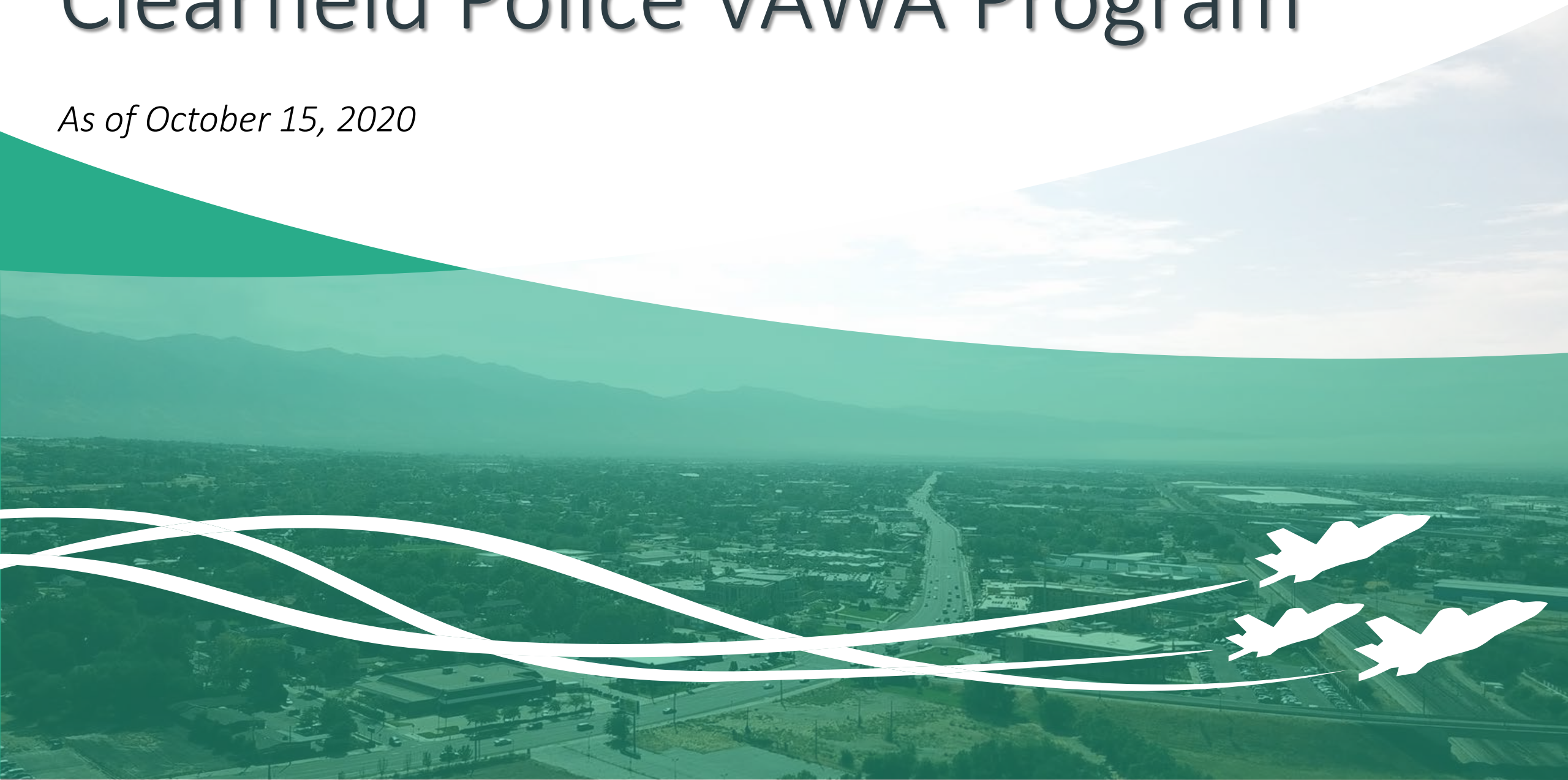
The Department recently submitted the application for a renewal for the VAWA grant for the next two years (VAWA FY 2021 and 2022)

LIST OF ATTACHMENTS

PowerPoint Presentation

Clearfield Police VAWA Program

As of October 15, 2020



Clearfield Police VAWA Program

- *VAWA = Violence Against Women Act*
- *50% Grant Funded*
- *Consists of 1 VAWA Officer (currently Officer Arnell)*
- *Supervised by ASD Sergeant (Due to staffing changes currently Lt. Manookin)*

Clearfield Police VAWA Program Goals

- *Collaborate with allied agencies to improve services to victims of our community*
- *The VAWA Investigator will work to improve victim's confidence and trust in law enforcement*
- *The VAWA Investigator will work collaboratively with allied agencies to provide training to agencies serving VAWA eligible victims*

VAWA Stats (Jan 1 – Oct 15, 2020)

- *Total Cases Reviewed* *502*
- *Victims Referred to Other Services/Programs* *422*
- *Cases Screened with Prosecutors* *69*
- *Protective Order Assistance* *201*
- *Victims Referred to DBH, DCFS, etc.* *51*

VAWA Collaboration & Training

- *Assisted in Policy Change with the Jail*
- *Implemented JRA Procedures*
- *Provided all CPD Officers with 4 hour Mandatory Training*
- *Provided DV Training for Other Agencies*

Success Story

- *Offender: Jayden Peterson*
- *Victim: S.T.*

STAFF REPORT

TO: Mayor Shepherd and City Council Members

FROM: Teresa Allen, Victim Services Coordinator
Melissa Kometscher, Victim Housing Advocate
Stuart Williams, City Attorney

MEETING DATE: 11/3/2020

SUBJECT: Program Updates for Victim Services and Davis Area Victim Housing Assistance (DAVHA)

RECOMMENDED ACTION

N/A - This report is an information update.

DESCRIPTION / BACKGROUND

As part of our Victims of Crime Act (VOCA) grant requirements, we are required to periodically give presentations to our governing board. This presentation is an overview on the activity and services to date for both the Victim Services and DAVHA programs.

Goals of the current Victim Services VOCA grant:

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

Goals of the new DAVHA VOCA grant:

- Provide victim centered housing assistance to victims of crime in the Davis County area
- Maximize effectiveness of victim housing assistance through community engagement

CORRESPONDING POLICY PRIORITY (IES)

Providing Quality Municipal Services & Maintaining a Highly Motivated and Well Trained Workforce

FISCAL IMPACT

There is not fiscal impact at this time. Both of these programs are grant funded from July 2019- June 2021.

ALTERNATIVES

N/A

SCHEDULE / TIME CONSTRAINTS

We will reapply for both grants in April of 2021

LIST OF ATTACHMENTS

Power point

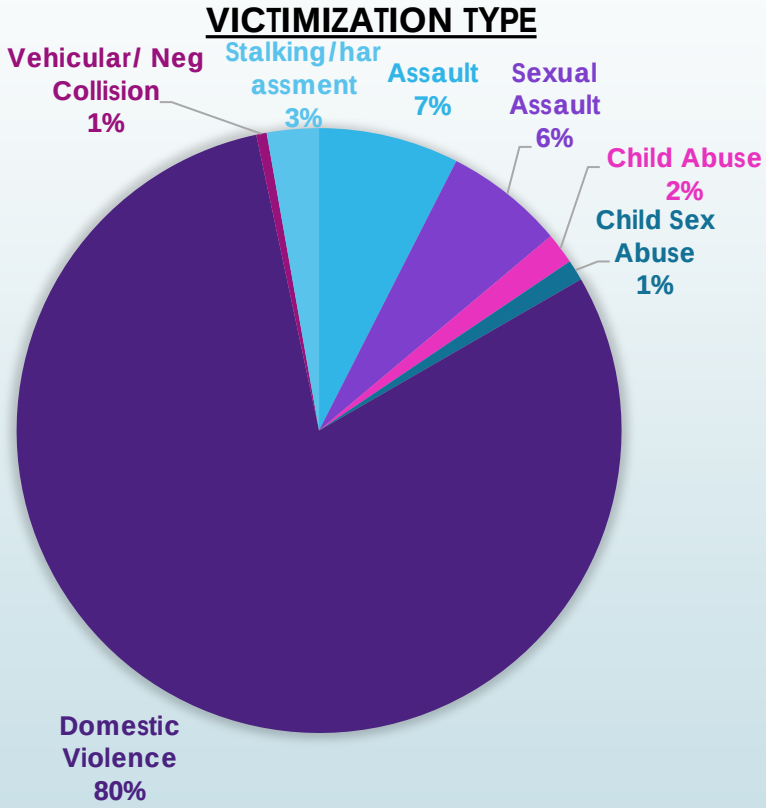
Clearfield City Victim Services Program

Stuart Williams-Program Director

Teresa Vigil Allen- Program Coordinator

Service Statistics for 2019-2020

# Served	Type of Service
658	Individual Victims
1568	Direct Victim Contacts
677	Provided Case Notification /Update
43	Crisis Assistance
25	Protection Order Assistance
52	Crime Victims Reparation Assistance



Davis Area Victim Housing Assistance D.A.V.H.A.

Stuart Williams- Program Director

Teresa Vigil Allen- Program Supervisor

Melissa Kometscher-Housing Advocate

Service Statistics for 2019-2020

# Served	Type of Service
129	Individual Victims
277	Direct Victim Contacts
57	Flexible funding assistance $44,191.70
27	Mobile services provided
95	Referrals received



STAFF REPORT

TO: Mayor Shepherd and City Council Members

FROM: Adam Favero, Public Works Director

MEETING DATE: November 3, 2020

SUBJECT: Towers at Legend Hills Culinary Water and Storm Water Piping Project-Change Order

---

RECOMMENDED ACTION

Acknowledge and give consent to move forward with the change order for the Towers at Legend Hills Culinary Water and Storm Water project to Great Basin Development from Mantua, Utah for the change order amount of $237,331.00 with contingency and engineering cost of $47,466.20 for a total price of $284,797.20.

DESCRIPTION / BACKGROUND

Approximate project location: 1850 East 1400 South

The original scope of the project, as outlined in the staff report on March 3rd:

> Identified in the City's Culinary Water Capital Facilities Plan as "Project #19 Phase 3 Legend Hills Transmission Waterline", this project will include upgrades to the City's Culinary Water System and installation of additional storm drain lines to the Storm Drain System for current and future growth. The project will entail upgrading the current 16" culinary water main in the area to an 18" main line and installation of a new 18" storm drain line. This project was initially scheduled to begin at a later date, as stated in the Water CFP, however, due to the timeline of new development in the Legend Hills area, an earlier starting date is essential.
>
> Due to the timing of all of the development in the Legend Hills area, this project must be broken into two phases, Phase A and B. Phase A has been outlined above, and Phase B will include the installation of the remaining new storm drain infrastructure. We have been working with the Bravada 193 Development Group to establish what is needed for Phase B, and those details will be presented to city council at a later date.

Scope of "Phase B" change order:

As described in the original staff report on March 3, 2020 and in the paragraph above, Public Works is now ready to start construction on Phase B of the Towers at Legend Hills Culinary Water and Storm Water Piping Project. Since presenting the original contract in March, Public Works has been working with the Bravada 193 Development Group to design a Storm Water detention pond adequate in size to hold the appropriate amount of storm water during wet weather events.

The change order consists of: earth work around the current detention pond to increase its capacity, installation of new 18" reinforced concrete piping, installation of several storm water boxes, open canal construction, construction of inlet and outlet structures of pond, and the reconstruction of walking trail where the project will cross.

CORRESPONDING POLICY PRIORITY (IES)

Providing Quality Municipal Services

The upgrades and additions to the culinary water and storm drain systems are vital to serve current and future development in the Legend Hills area. This project is necessary to continue making Clearfield City a place where people want to be.

FISCAL IMPACT

Change Order Bid Proposal:

Storm Drain Improvements:	$237,331.00
Contingency and Engineering:	$47,466.20
Total Cost:	$284,797.20

Current Budgeted Amounts:

- Storm Drain: 535310-673001 Project #225 $550,000.00 budgeted.
  $450,524.00 remaining budget.

Even with the additional expense of the change order, we will be well under the amount outlined in the Storm Water budget.

SCHEDULE / TIME CONSTRAINTS

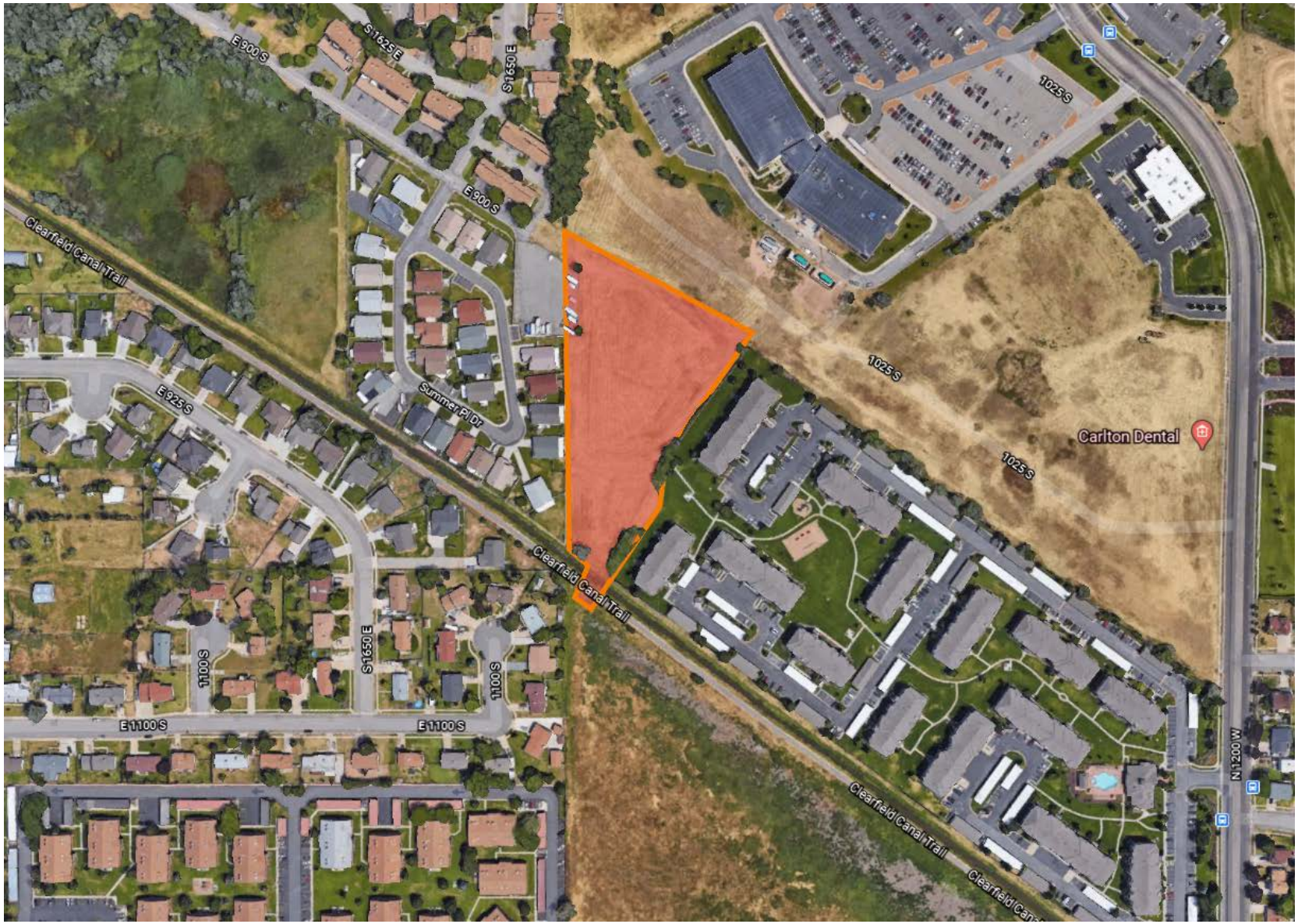
The city is coordinating with the developer on this project. The contractor plans on starting the change order mid-November and is planning on a 6-8 week build time, weather pending.

The only time constraint in relation to this project is to have the work completed before the Bravada 193 Development needs to tie into the detention pond.

LIST OF ATTACHMENTS

- Map of project area
- Change Order Quote
- Contract Drawings

Towers at Legend Hills Culinary Water and Storm Water Piping Project-Change Order Location



DOCUMENT 00400

BID PROPOSAL

A. PROJECT NAME: Towers detention pond addition

B. PROPOSAL CONDITIONS: In compliance with the Advertisement for Bids, the undersigned bidder proposes to perform all Work in accordance with the Contract Documents.

C. PROJECT COMPLETION TIME: The undersigned bidder agrees and acknowledges that in his opinion all proposed Work can and will be completed within the time stated for project completion, as contained in the Contract Documents. The bidder further acknowledges that he understands all conditions relative to liquidated damages and delay charges.

D. INDEPENDENT BIDDING: The undersigned Bidder certifies that his bid has been generated solely and independently, without consultation with other Bidders relating to the proposed Work.

E. ADDENDUM: The undersigned Bidder herewith acknowledges the following Addendum:

_____ (Acknowledge all addendums here)

F. BID SCHEDULE:

No.	Item	Quantity	Unit	Unit Price	Total Amount
1.	Mobilization.	1	ls.	$3,900.00	$3,900.00
	Bond	1	ls	$3,507.00	$3,507.00
	Swppp	1	ls	$2,000.00	$2,000.00
	Grubbing	1	ls	$2,850.00	$2,850.00
2.	Remove and Dispose of existing curb and gutter.	250	lf.	$6.00	$1,500.00

3.	Remove and Dispose of old storm water catch basin box.	3	ea.	$950.00	$2,850.00
4.	Remove and dispose existing storm water pipe.	540	lf.	$8.00	$4,320.00
5.	Furnish and install 5-foot diameter storm water junction manhole with troughs.	5	ea.	$3,098.00	$15,490.00
6.	Furnish and install 15-inch diameter class III RCP storm water pipe.	30	lf.	$88.00	$2,640.00
7.	Furnish and install 18-inch diameter class III RCP storm water pipe.	850	lf.	$52.00	$44,200.00
	18" Flared end section w/ trash rack	1	ea.	$1,152.00	$1,152.00
8.	Furnish and install a cast-in-place hooded storm water inlet catch basin box with troughs.	2	ea.	$2,475.00	$4,950.00
9.	Furnish and install bituminous asphalt paving materials – 3" thick.	15	ton	$343.00	$5,145.00 CONCRETE
10.	Furnish and install concrete curb and gutter .	250	lf.	$50.00	$12,500.00
11.	Furnish and install granular borrow material.	1,250	ton	$15.00	$18,750.00
12.	Furnish 1" diameter clean gravel pipe bedding.	250	ton	$22.00	$5,500.00
13.	Furnish and install a cast-in-place combination manhole and hooded storm water inlet catch basin box with troughs.	3	ea.	$4,981.00	$14,943.00
14.	Furnish and install overflow spillway.	1	ls.	$3,372.00	$3,372.00
15.	Furnish and install Inlet/Outlet Structure.	1	ls.	$10,697.00	$10,697.00

16.	Furnish and install 2-foot deep by 6-foot wide open flow water way with fabric and rocks.	60	lf.	$327.00	$19,620.00
16a	Concrete waterway	360	sf	$14.00	$5,040.00
17.	Furnish and install 2-foot tall by 5-foot wide by 16-foot long box culvert under walking trail.	16	lf.	$1,171.00	$18,736.00
18.	Furnish and install 4-foot square grated top storm water drop manhole.	1	ea.	$4,786.00	$4,786.00
19.	Grading of pond including pond floor and berms	1	ls.	$28,883.00	$28,883.00
	TOTAL BID PROPOSAL AMOUNT:				$237,331.00

G. BID PROPOSAL SIGNATURES:

We the undersigned Bidder herewith submit this bid for consideration. We certify we are in full understanding of the Contract Documents and have complied with the conditions stated in the Contract Documents, to submit this Bid.

Bidder's Signature: J. Call

Bidder's Name: Jeremy Call
(Print Name)

Bidder's Company Name: Great Basin Development

Bidder's Address: 42 South 200 West

Manti, UT 84324

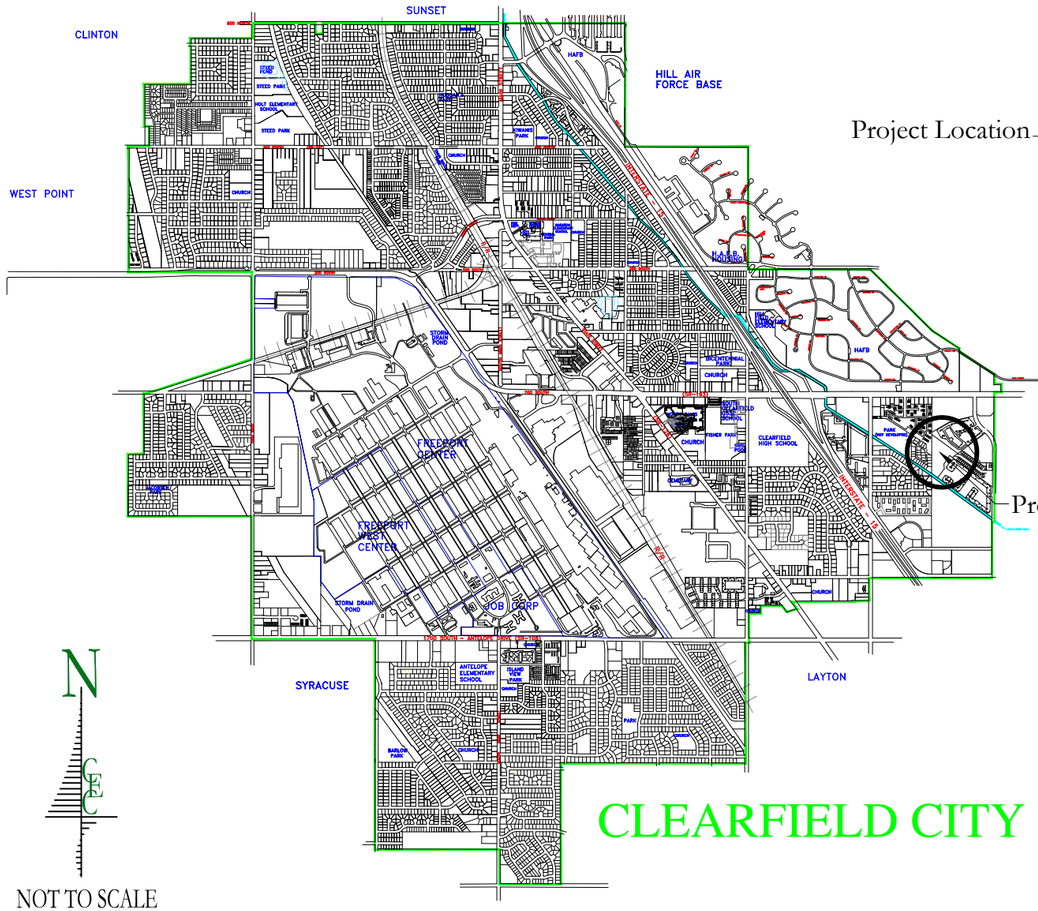
Bidder's Telephone Number:	(435) 730-5889
Bidder's License:	
Classification:	E100
License Number:	6509978-5501
Submittal Date:	10/13/20

END OF DOCUMENT

TOWERS DETENTION BASIN IMPROVEMENT PROJECT (#225)

CLEARFIELD CITY, DAVIS COUNTY, UTAH

PUBLIC WORKS DIRECTOR
ADAM FAVERO





N

NOT TO SCALE

LEGEND AND SYMBOLS

- Centerline of road
- Contour line 1234
- Curb & gutter
- Easement line
- Fence
- Lot line
- Phase/boundary line
- Right of way line
- Section corner & line
- Culinary water manhole & pipe
- Fiber optic box & line
- Gas manhole & line
- Irrigation manhole and pipe
- Land drain manhole & pipe
- Power pole and line
- Sanitary sewer manhole & pipe
- Storm water manhole & pipe
- Telephone pedestal & line
- Fire hydrant
- Storm water catch basin
- Street sign
- Street light
- Water meter
- Water valve

*Note:
All existing features will be in a shaded line

SHEET INDEX	
1 OF 13	COVER
2 OF 13	NOTES
3 OF 13	IMPROVEMENT PLAN
4 OF 13	PLAN & PROFILE: STA 0+00 - 3+00
5 OF 13	PLAN & PROFILE: STA 3+00 - 6+00
6 OF 13	PLAN & PROFILE: STA 6+00 - 9+00
7 OF 13	PLAN & PROFILE: STA 9+00 - 9+50
8 OF 13	DETAILS
9 OF 13	DETAILS
10 OF 13	DETAILS
11 OF 13	DETAILS
12 OF 13	DETAILS
13 OF 13	DETAILS

PRELIMINARY
NOT FOR
CONSTRUCTION

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

NO. | DATE | BY | REVISIONS

DATE: OCTOBER 2020
DRAWN: JLS
CHECKED: NSN / RTF

PROJECT / LOCATION: TOWERS DETENTION BASIN (#225) IMPROVEMENT PROJECT CLEARFIELD CITY, UTAH

TITLE: COVER

CLIENT: CLEARFIELD CITY
PROJECT NUMBER: CC.19011
FILE: cover.dwg
SHEET: 1 of 13

EROSION CONTROL NOTES

1. During construction, the contractor shall be responsible for preventing and controlling soil erosion due to wind and water runoff. The contractor shall be sole responsible for constructing and maintaining the erosion control facilities. All surrounding streets shall be kept clean of debris from traffic from the project site.

2. The contractor shall comply with the requirements of the "best management practices" for storm water protection. This requirement may include protecting all inlet boxes, catch basins, drainage ditches, etc. during construction. The contractor shall protect all surrounding properties and streets from site runoff as required. Approved storm water protection methods and drainage provisions must be used to protect adjoining properties during construction.

3. The contractor shall use vehicle tracking control best management practices at all locations where vehicles will enter or exit the site. Control facilities must be maintained while construction work is in progress, adjusted when necessary, and removed from the site when the project is completed.

4. The contractor shall install storm water inlet protection devices immediately upon all individual storm water inlets becoming functional.

5. All wash water from construction vehicles (concrete trucks, vehicle cleaning, etc.) shall be disposed in a manner that prevents contact with natural storm water discharges from the site.

6. All construction materials spilled, dropped, washed or tracked from vehicles onto City roadways or into storm drainage facilities must be removed immediately.

7. No rubbish, trash, garbage or other such materials shall be discharged into drainage ditches or storm water runoff channels.

8. The contractor shall adhere to all conditions of the "Utah State Storm Water Pollution and Prevention Plan" adopted for this project. The contractor shall be responsible for adjusting the erosion control measures (silt fences, straw bales, etc.) due to grade changes or other unforeseen conditions during development of the project.

GENERAL CONSTRUCTION NOTES

1. The utilities shown on the drawings are for informational purposes only. The contractor shall locate all underground utilities, contact blue stakes and other applicable utilities prior to laying pipe within 200 feet of said utilities which may be exposed, damaged or crossed as shown on the drawings or as "blue staked". The contractor shall coordinate with the utility company to move the utility if necessary. The contractor shall not modify grade of project lines in order to go over and around existing utilities. The contractor shall pothole for the location of utilities prior to excavation.

2. The contractor shall review and verify all dimensions shown on the drawings. The contractor must bring to the attention of the Engineer any errors, discrepancy or conflicts found on any drawings of items that are located on the site.

3. The contractor shall be responsible to provide appropriate signing and barricading. All flagging, signage and barricades and all traffic control required shall be in compliance with the current "manual on uniform traffic control devices".

4. All public and private roadways must be cleaned daily, or as often as required, of all loose dirt, mud, gravel and all debris as a result of the construction work. This requirement shall apply continuously throughout the duration of the project and shall not be limited to normal construction working hours.

5. All dust on project site shall be controlled by sweeping and watering the construction area.

6. The contractor shall be completely responsible for the job site conditions during the course of construction, including safety of all persons and adjoining property. This requirement shall apply continuously throughout the duration of the project and not be limited to normal construction working hours.

7. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify project engineer of any discrepancies or conflicts prior to any connections being made.

8. The contractor shall be responsible for meeting all of the requirements established for safe trenching. (See OSHA and UOSHA requirements, latest editions).

9. Specific information provided in the contract documents shall supersede items covered in these drawings.

10. The contractor shall contact and coordinate all utility connections with the utility owner.

11. All construction to comply with specifications contained and with Clearfield City standards and specifications.

CALL BEFORE YOU DIG.
IT'S FREE &
IT'S THE LAW. 811
(TOLL FREE)
1-800-662-4111
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org

CAUTION NOTICE TO CONTRACTOR

The contractor is herewith instructed 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 shown is not to be relied on as being exact or complete. The contractor is required to call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. Is the sole responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the drawings.

The contractor 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. This requirement shall apply continuously and not be limited to the normal working hours; and the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from sole negligence of the owner or the engineer.

ABBREVIATIONS USED IN DRAWINGS

adj	adjust	elec	electrical	in	inch	pp	power pole	swmh	storm water manhole
arv	air release valve	eg	existing grade/ground	inv	invert	pr	proposed	sy	square yard
bw	back of walk	elev	elevation	irr	irrigation	prc	point of reverse curve	tc	top of concrete
bvce	beginning vertical curve elev.	eoc	edge of concrete	ld	land drain	prv	pressure reducing valve	tbc	top back of curb
bvcs	beginning vertical curve station	ep	edge of pavement	lf	linear foot	pt	point of tangency	tele	telephone
bw	both ways	evce	end vertical curve elev.	lip	lip of curb	pue	public utility easement	toa	top of asphalt
cb	catch basin	evcs	end vertical curve station	lp	low point	pvc	polyvinyl chloride pipe	toe	toe of slope
chord	chord bearing	ew	each way	ls	lump sum	r	radius	top	top of slope
cl	centerline	exist	existing	lt	left	rc	rebar & cap	tow	top of wall
cmp	corrugated metal pipe	ff	finished floor elevation	max	maximum	row	right of way	tow	top of walk
co	clean out	fg	finished grade	mh	manhole	rt	right	typ	typical
conc	concrete	fh	fire hydrant	min	minimum	sec cor	section corner	w	water
cw	culinary water	fl	flow line	mon	monument	ser	south end radius	wm	water meter
da	delta angle	fo	fiber optic	nts	not to scale	sf	square foot	wmh	water manhole
det	detail	ft	foot	oc	on center	ss	sanitary sewer	wv	water valve
dia	diameter	gb	grade break	ohp	over head power	smh	sanitary sewer manhole		
dip	ductile iron pipe	hdpe	high density poly ethylene	pc	point of curvature	sta	station		
dwg	drawing	hp	high point	pi	point of intersection	std	standard		
ea	each	hyd	hydrant	pl	property line	sw	storm water		

PRELIMINARY
NOT FOR
CONSTRUCTION

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

NO.	DATE	BY	REVISIONS

DATE: OCTOBER 2020
DRAWN: JLS
CHECKED: NSN / RTF

PROJECT / LOCATION:
TOWERS DETENTION BASIN (#225)
IMPROVEMENT PROJECT
CLEARFIELD CITY, UTAH

TITLE: NOTES

CLIENT: CLEARFIELD CITY
PROJECT NUMBER: CC.19011
FILE: cover.dwg
SHEET: 2 of 13

Property of Sundowner Homeowners Association

Sta 9+73.22
Remove catch basin & install storm water combination box with hooded catch basin
top=4568.73
18" S inv=4563.89

Install 18" RCP Class III storm water pipe l=100.4' sl=1.05%

Sta 8+55.40
Install storm water hooded catch basin
top=4564.10
15" SW inv=4562.79

Install 15" RCP Class III storm water pipe l=12.8' sl=0.40%

Sta 8+67.03 Install 5' storm water manhole
top=4566.01
18" E inv=4562.73
15" NE inv=4562.73
18" N inv=4562.78

Grade area to allow proper cover on new storm water improvements

SUMMER PLACE DRIVE

Protect fence

Property of Clearfield 888 LLC

Install 18" RCP Class III storm water pipe l=99.7' sl=0.40%

Sta 7+62.82 Install storm water combination box with hooded catch basin
top=4565.25
18" E inv=4562.27
18" W inv=4562.32

Install 18" RCP Class III storm water pipe l=77.8' sl=0.40%

Sta 6+81.03 Install storm water combination box with hooded catch basin
top=4565.97
18" SE inv=4561.89
18" W inv=4561.94

Install 18" RCP Class III storm water pipe l=98.8' sl=0.40%

Sta 5+80.41 Install storm water hooded catch basin
Connect to storm water pipe to the Northeast
top=4567.19
15" S inv=4564.90
12" NE inv=4564.90

Install 15" RCP Class III storm water pipe l=18.1' sl=14.68%

Sta 5+77.16 Install 6' storm water manhole
Connect to storm water pipe to the Northeast
top=4567.30
18" SW inv=4561.42
15" N inv=4561.57
18" NW inv=4561.47
12" NE inv=4561.76

Property of Clearfield Community Development and Renewal Agency

Proposed contours

Existing contours

Sta 5+14.57
Remove storm water box
top=4562.45
12" inv=4559.18

Install 18" RCP Class III storm water pipe l=223.2' sl=0.40%

Remove storm water pipe

Sta 3+48.48 Remove storm water box
top=4560.45
12" inv=4558.33

Sta 3+48.48 Install 5' storm water manhole
top=4566.97
18" S inv=4560.45
18" NE inv=4560.51

Property of HRA Mountain View Owner LLC

Install 18" RCP Class III storm water pipe l=82.6' sl=0.40%

Sta 2+60.91 Install 5' storm water manhole
top=4565.98
18" SW inv=4560.05
18" N inv=4560.10

Install 18" RCP Class III storm water pipe l=115.0' sl=0.41%

Remove storm water pipe

Sta 1+35.99 Install storm water inlet/outlet structure with 11" orifice
top=4564.31
18" S inv=4559.37
18" NE inv=4559.57

Install 18" RCP Class III storm water pipe l=24.7' sl=0.42%

Sta 0+93.54 Protect storm water box
Cap & plug pipe to the Northeast
top=4559.31
12" inv=4555.94

Construct 6' wide open channel with 2' tall side slopes at 3:1 minimum l=54'±

Construct 6' wide open channel with 2' tall side slopes at 3:1 minimum l=6'±

Protect water vault & valve boxes top=4560

Summer Place PUD

DAVIS / WEBER CANAL TRAIL

Install flared end section at end of 18" pipe with grate covering

Install 2'x5' storm water culvert under trail
l=16.0' sl=1.63%

Sta 0+27.11 Install 4'x4' storm water inlet box
Connect to existing 18" storm pipe West
top=4559.14
18" SW inv=4552.20

Construct 3:1 berm around West/South/East sides of inlet box

Sta 0+00.00 Storm water manhole
top=4557.83
18" S inv=4552.00
18" NE inv=4552.00

Phyllis Subdivision

18" storm

University Ridge Subdivision

1025 SOUTH STREET

University Ridge Subdivision

NOTE:
The Contractor shall protect all existing trees and repair all existing sprinkler systems damages from improvements of this project.

PRELIMINARY
NOT FOR
CONSTRUCTION

N

0 20 40 80

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

NO.	DATE	BY	REVISIONS

DATE: OCTOBER 2020
DRAWN: JLS
CHECKED: NSN / RTF

PROJECT / LOCATION:
TOWERS DETENTION BASIN (#225)
IMPROVEMENT PROJECT
CLEARFIELD CITY, UTAH

TITLE: IMPROVEMENT PLAN

CLIENT: CLEARFIELD CITY
PROJECT NUMBER: CC.19011
FILE: ~cc19011.dwg

NOTE:
The Contractor shall protect all existing trees and repair all existing sprinkler systems damages from improvements of this project.

Protect water vault top=4560

Protect fence

18" water

Matchline

DAVIS / WEBER CANAL TRAIL

Install boulders to grade sides of culvert box (typical)
75%: 18" - 24" diameter
25%: 12" - 15" diameter

Sta 0+00.00
Protect storm water manhole
top=4557.83
18" S inv=4552.00
18" NE inv=4552.00

Remove & replace asphalt trail
150 sf
Match existing

Install 18" RCP Class III storm water pipe l=24.7' sl=0.42%

Protect 18" water

Install 2'x5' storm water culvert under trail
l=16.0' sl=1.63%

Install detention pond
Required: 2.62 acres
Provided: 3.96 acres
top of pond elev=4564
top of freeboard elev=4565

Install 18" RCP Class III storm water pipe
l=82.6' sl=0.40%

Sta 1+35.99
Install storm water inlet/outlet structure with 11" orifice
top=4564.31
18" S inv=4559.37
18" NE inv=4559.57

Remove storm water pipe

Proposed contours

Existing contours

Construct spillway at elev=4564.50

7' wide access along top of detention pond

Protect 18" storm

Protect 18" water

Protect 18" storm

Construct 3:1 berm around West/South/East sides of inlet box
Sta 0+27.11
Install 4'x4' storm water inlet box
Connect to existing 18" storm pipe West
top=4559.14
18" SW inv=4552.20

Install flared end section at end of 18" pipe with grate covering

Sta 0+93.54 Protect storm water box
Cap & Plug pipe to the Northeast
top=4559.31

Install 18" RCP Class HH storm water pipe
l=115.0' sl=0.41%

Sta 2+60.91
Install 5' storm water manhole
top=4565.98
18" SW inv=4560.05
18" N inv=4560.10

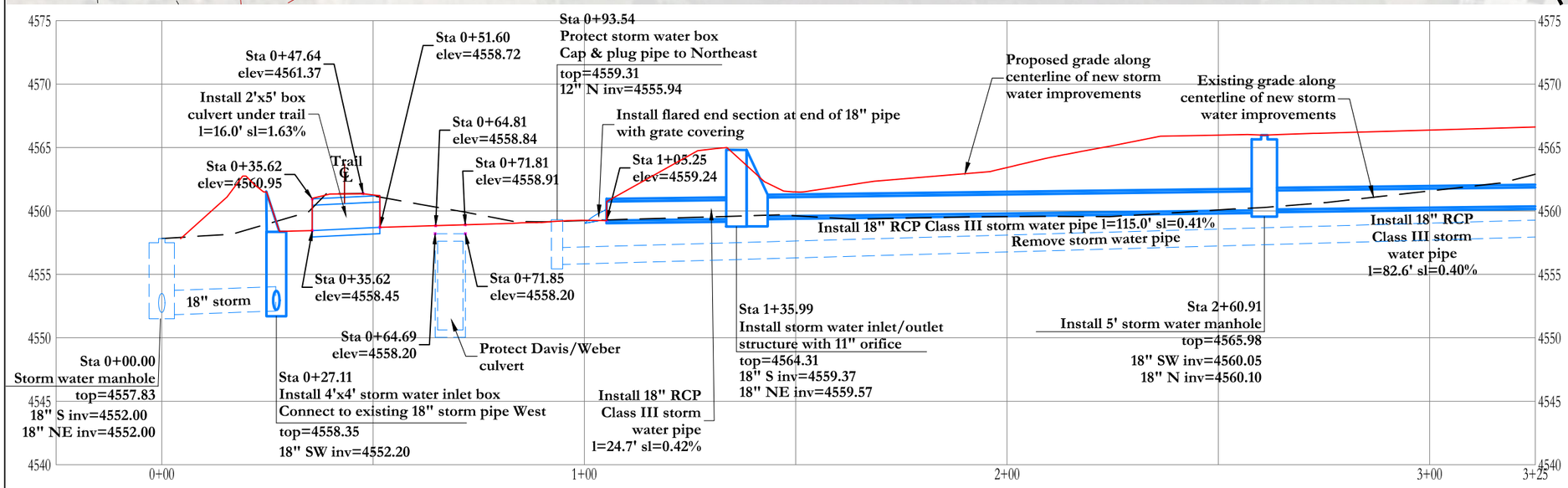
Install boulders to grade sides of culvert box (typical)
75%: 18" - 24" diameter
25%: 12" - 15" diameter

Construct 6' wide open channel with 2' tall side slopes with rip-rap at 3:1 minimum l=54'±
Open channel to be 6'x6" concrete waterway (See detail)

Construct 6' wide open channel with 2' tall side slopes at 3:1 minimum l=6'±

See sheet 5 of 13

0 15 30



NOTE:
Reconstruct trail over 2'x5' culvert (3" thick asphalt & 8" roadbase). The slope of the trail shall not exceed 1:12.

PRELIMINARY
NOT FOR
CONSTRUCTION

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

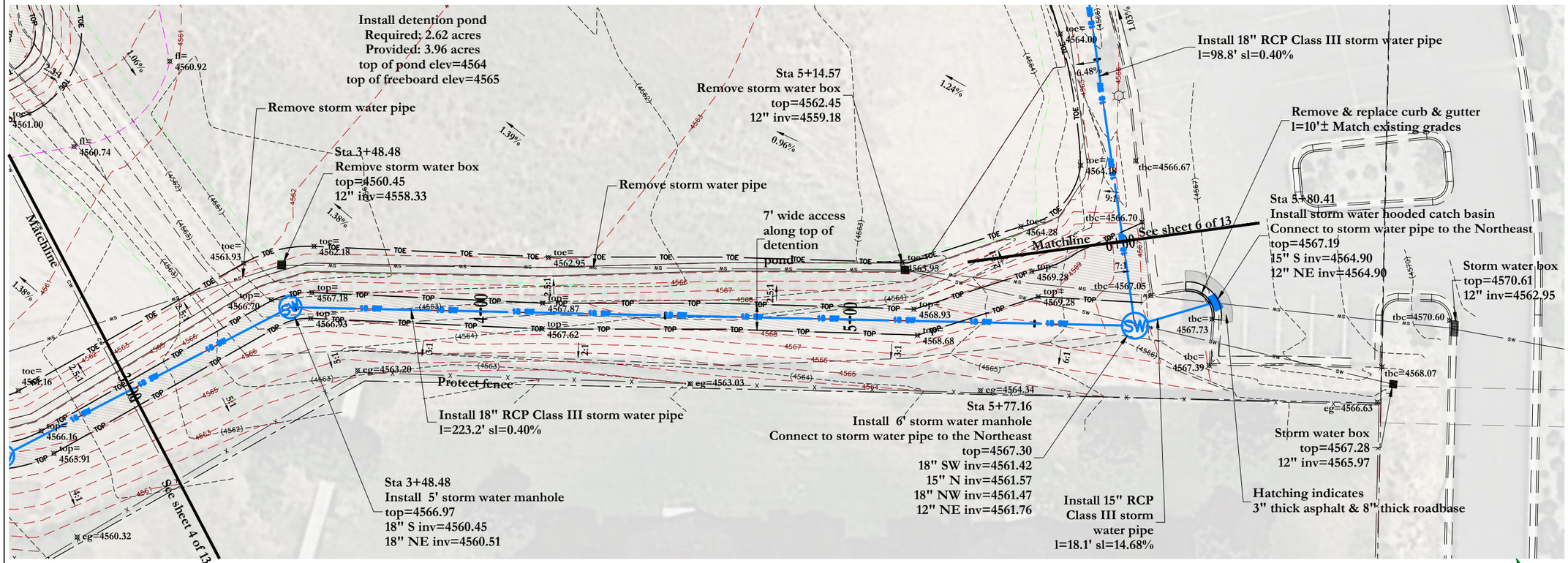
NO.	DATE	BY	REVISIONS

DATE: OCTOBER 2020
DRAWN: JLS
CHECKED: NSN / RTF

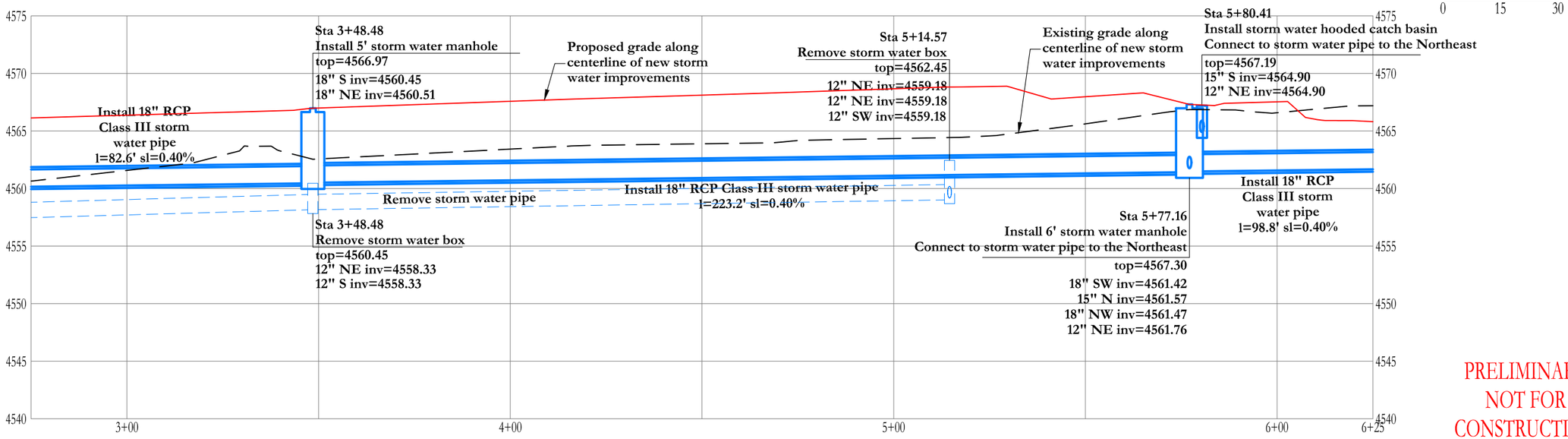
PROJECT / LOCATION:
TOWERS DETENTION BASIN (#225)
IMPROVEMENT PROJECT
CLEARFIELD CITY, UTAH

TITLE:
PLAN & PROFILE: STA 0+00 - 3+00

CLIENT: CLEARFIELD CITY
PROJECT NUMBER: CC.19011
FILE: ~cc19011.dwg
SHEET: 4 of 13



NOTE:
The Contractor shall protect all existing trees and repair all existing sprinkler systems damages from improvements of this project.



PRELIMINARY
NOT FOR
CONSTRUCTION

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

NO.	DATE	BY	REVISIONS

DATE: OCTOBER 2020
DRAWN: JLS
CHECKED: NSN / RTF

PROJECT / LOCATION:
TOWERS DETENTION BASIN (#225)
IMPROVEMENT PROJECT
CLEARFIELD CITY, UTAH

TITLE:
PLAN & PROFILE: STA 3+00 - 6+00

CLIENT: CLEARFIELD CITY
PROJECT NUMBER: CC.19011
FILE: ~cc19011.dwg
SHEET: 5 of 13

Install detention pond
Required: 2.62 acres
Provided: 3.96 acres
top of pond elev=4564
top of freeboard elev=4565

Grade area to allow proper cover on new storm water improvements

Remove concrete slab

Install 18" RCP Class III storm water pipe
l=98.8' sl=0.40%

Remove concrete slab

Remove concrete slab

Install light pole

Remove & install 30" standard curb & gutter
l=26' Match existing

Remove & install 30" standard curb & gutter
l=82' Match existing

Hatching indicates
3" thick asphalt & 8" thick roadbase

Remove & install 30" standard curb & gutter
l=94' Match existing

Install 18" RCP Class III storm water pipe
l=99.7' sl=0.40%

Install 18" RCP Class III storm water pipe
l=77.8' sl=0.40%

Sta 6+81.03
Install storm water combination box with hooded catch basin
top=4565.97
18" SE inv=4561.89
18" W inv=4561.94

Sta 7+62.82
Install storm water combination box with hooded catch basin
top=4565.25
18" E inv=4562.27
18" W inv=4562.32

Sta 8+67.03
Install 5' storm water manhole
top=4566.01
18" E inv=4562.73
15" NE inv=4562.73
18" N inv=4562.78

Install 15" RCP Class III storm water pipe
l=12.8' sl=0.40%

Sta 8+55.40
Install storm water hooded catch basin
top=4564.10
15" SW inv=4562.79

Remove 18" storm water pipe

Remove storm water pipe

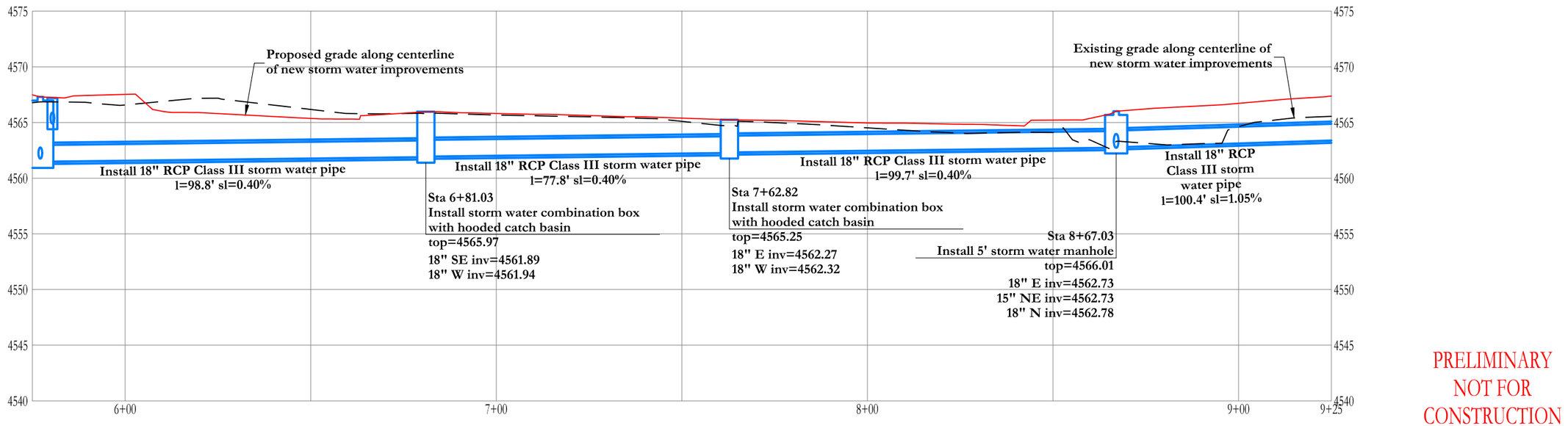
Matchline

Matchline

See sheet 5 of 13

See sheet 7 of 13

NOTE:
The Contractor shall protect all existing trees and repair all existing sprinkler systems damages from improvements of this project.



PRELIMINARY
NOT FOR
CONSTRUCTION

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

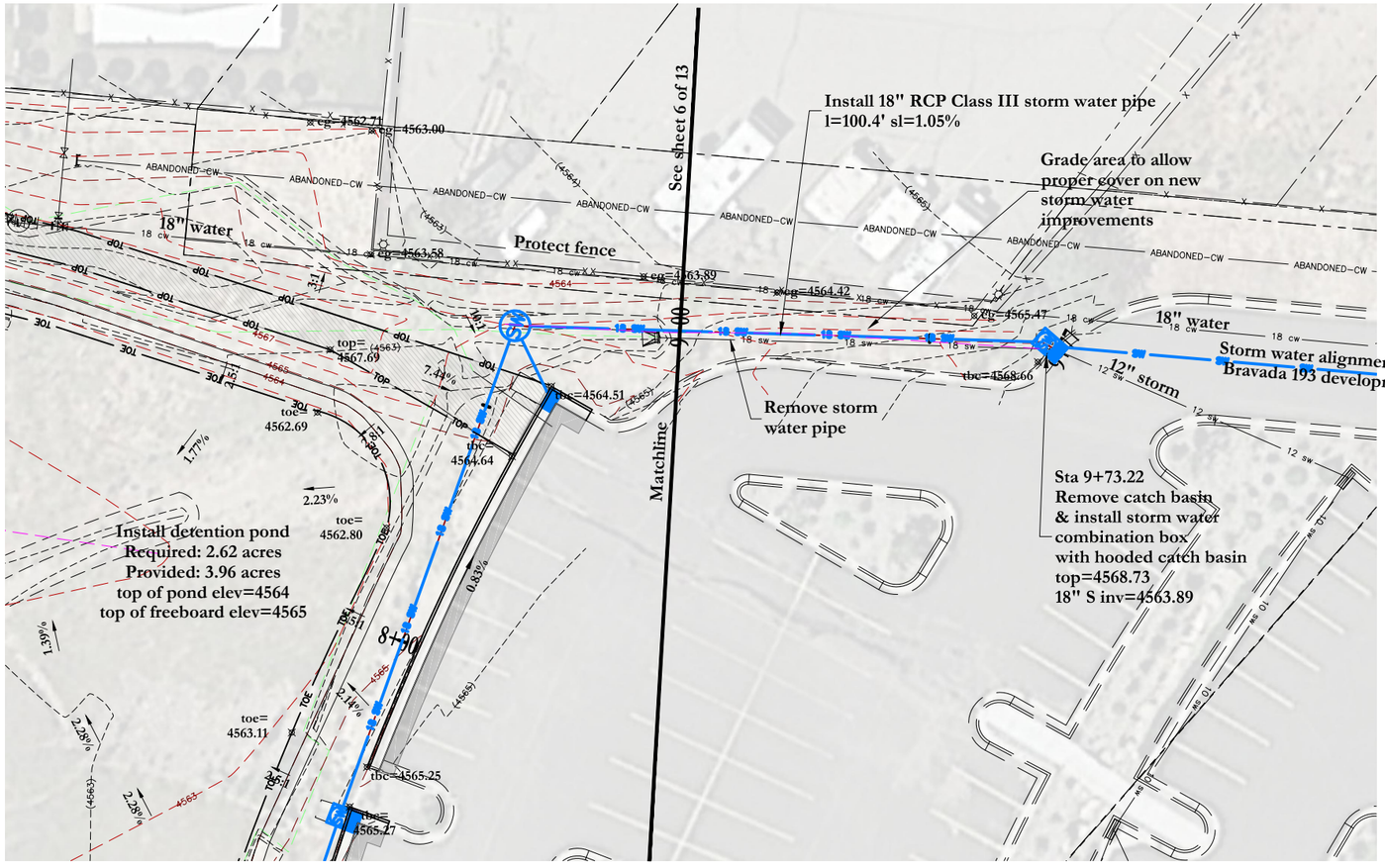
NO.	DATE	BY	REVISIONS

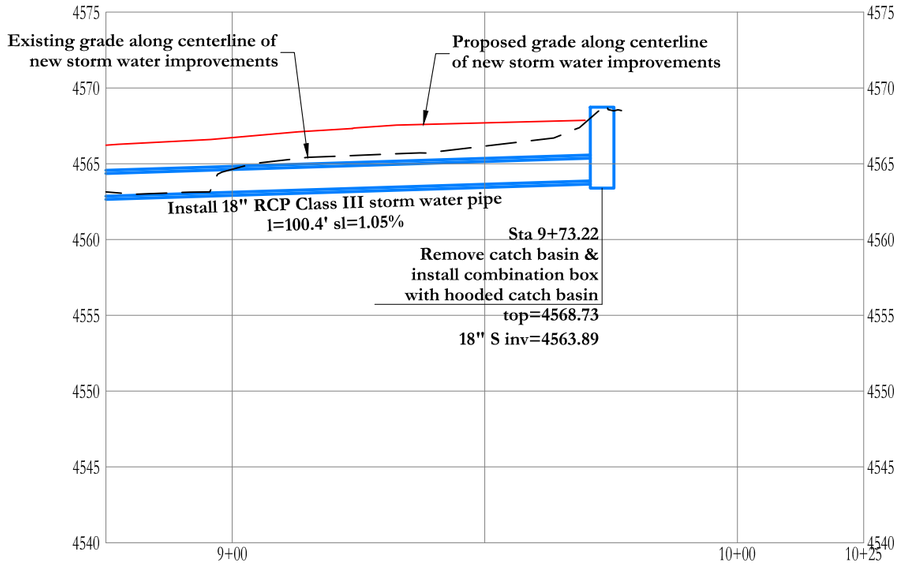
DATE: OCTOBER 2020
DRAWN: JLS
CHECKED: NSN / RTF

PROJECT / LOCATION:
TOWERS DETENTION BASIN (#225)
IMPROVEMENT PROJECT
CLEARFIELD CITY, UTAH

TITLE:
PLAN & PROFILE: STA 6+00 - 9+00

CLIENT: CLEARFIELD CITY
PROJECT NUMBER: CC.19011
FILE: ~cc19011.dwg
SHEET: 6 of 13





NOTE:
The Contractor shall protect all existing trees and repair all existing sprinkler systems damages from improvements of this project.

N

0 15 30

PRELIMINARY
NOT FOR
CONSTRUCTION

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

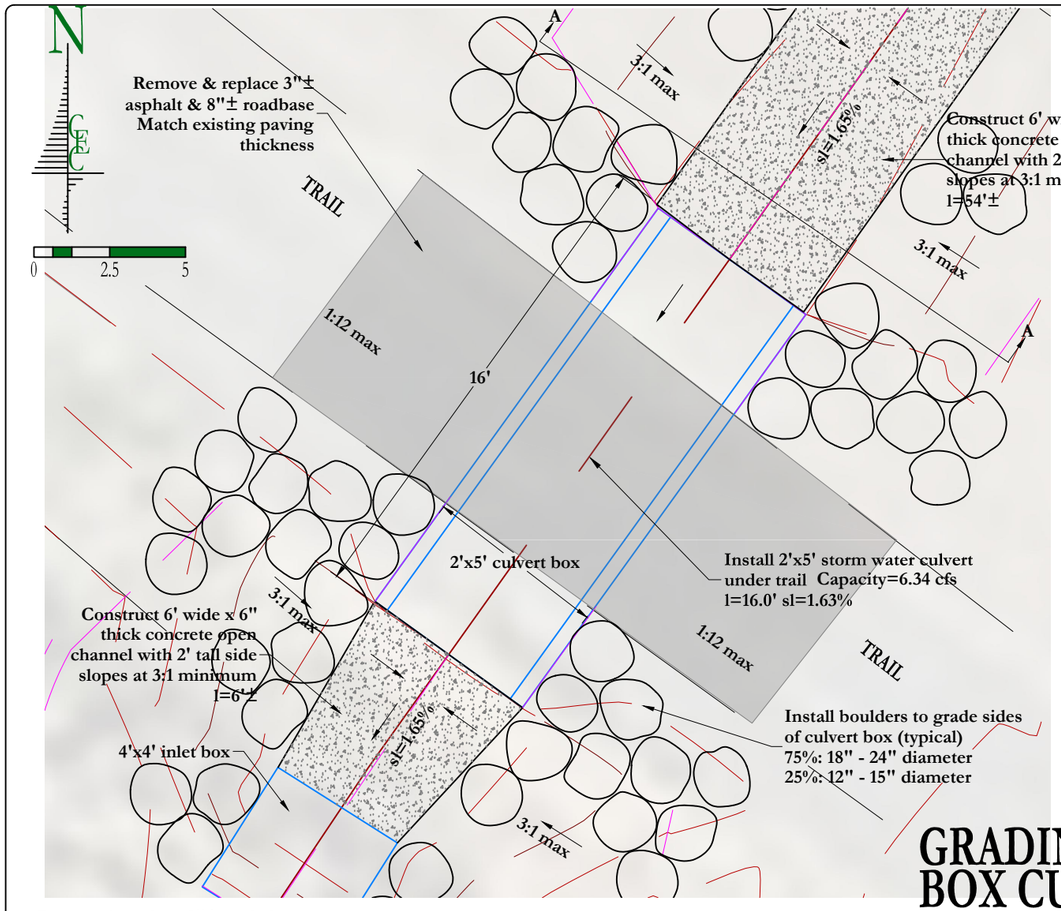
NO.	DATE	BY	REVISIONS

DATE: OCTOBER 2020
DRAWN: JLS
CHECKED: NSN / RTF

PROJECT / LOCATION:
TOWERS DETENTION BASIN (#225)
IMPROVEMENT PROJECT
CLEARFIELD CITY, UTAH

TITLE:
PLAN & PROFILE: STA 90+00 - 10+00

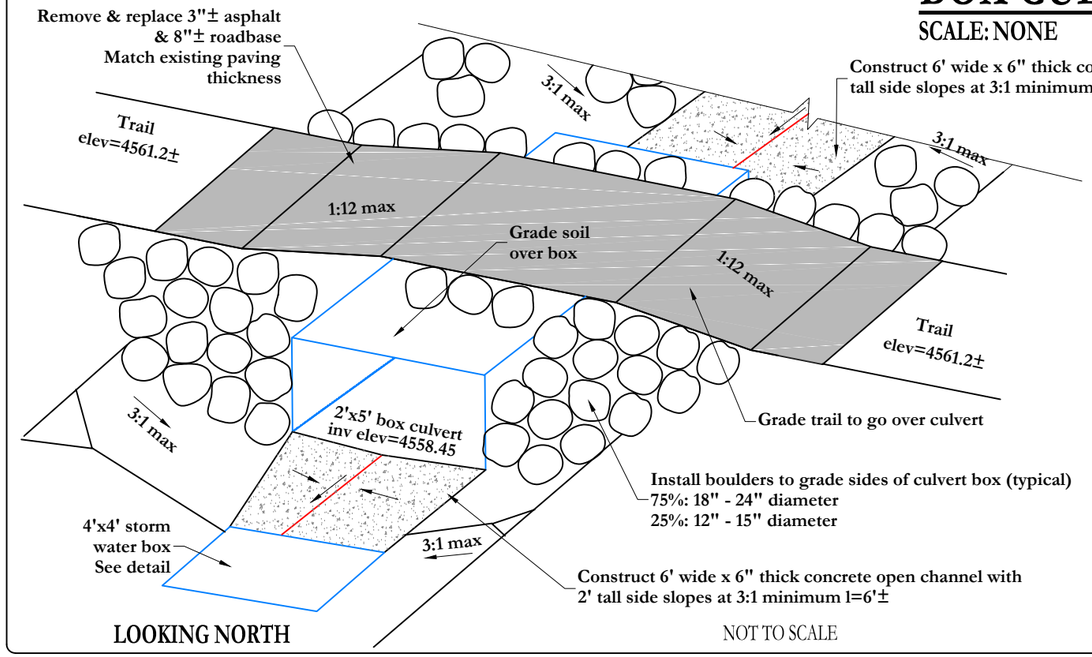
CLIENT: CLEARFIELD CITY
PROJECT NUMBER: CC.19011
FILE: ~cc19011.dwg
SHEET: 7 of 13



GRADING & BOX CULVERT DETAIL

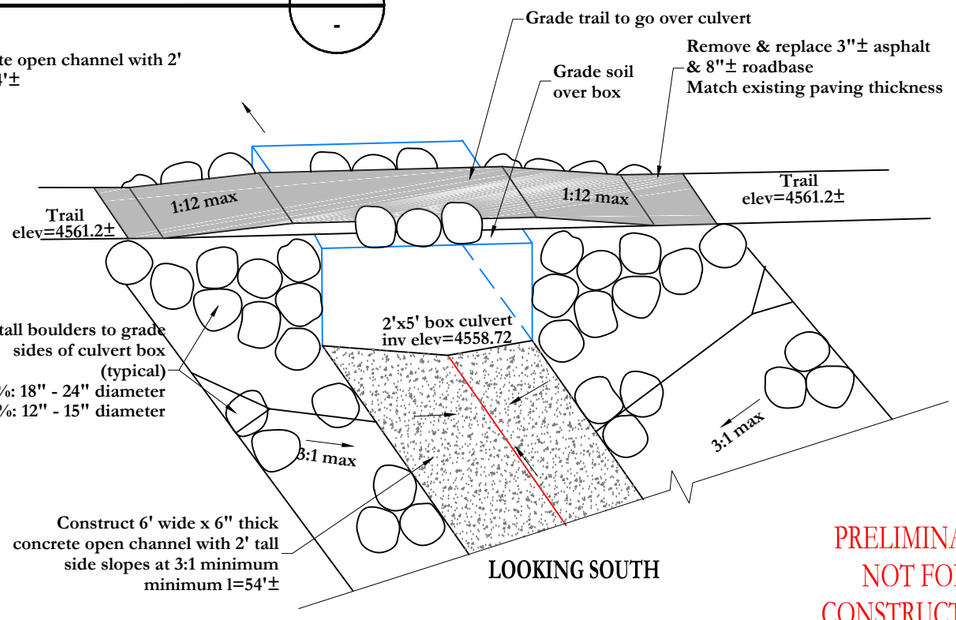
1
-

SCALE: NONE



LOOKING NORTH

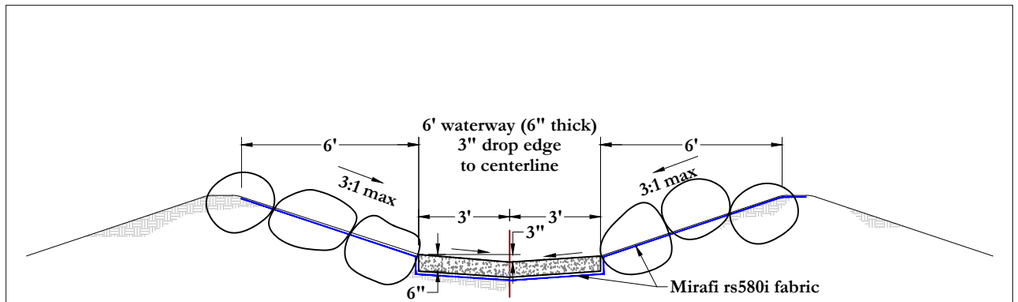
NOT TO SCALE



LOOKING SOUTH

NOT TO SCALE

NOTE:
Reconstruct trail over 2'x5' culvert (3" thick asphalt & 8" roadbase). The slope of the trail shall not exceed 1:12.



OPEN CHANNEL CROSS-SECTION A-A

Scale: 1"=5'

PRELIMINARY NOT FOR CONSTRUCTION

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

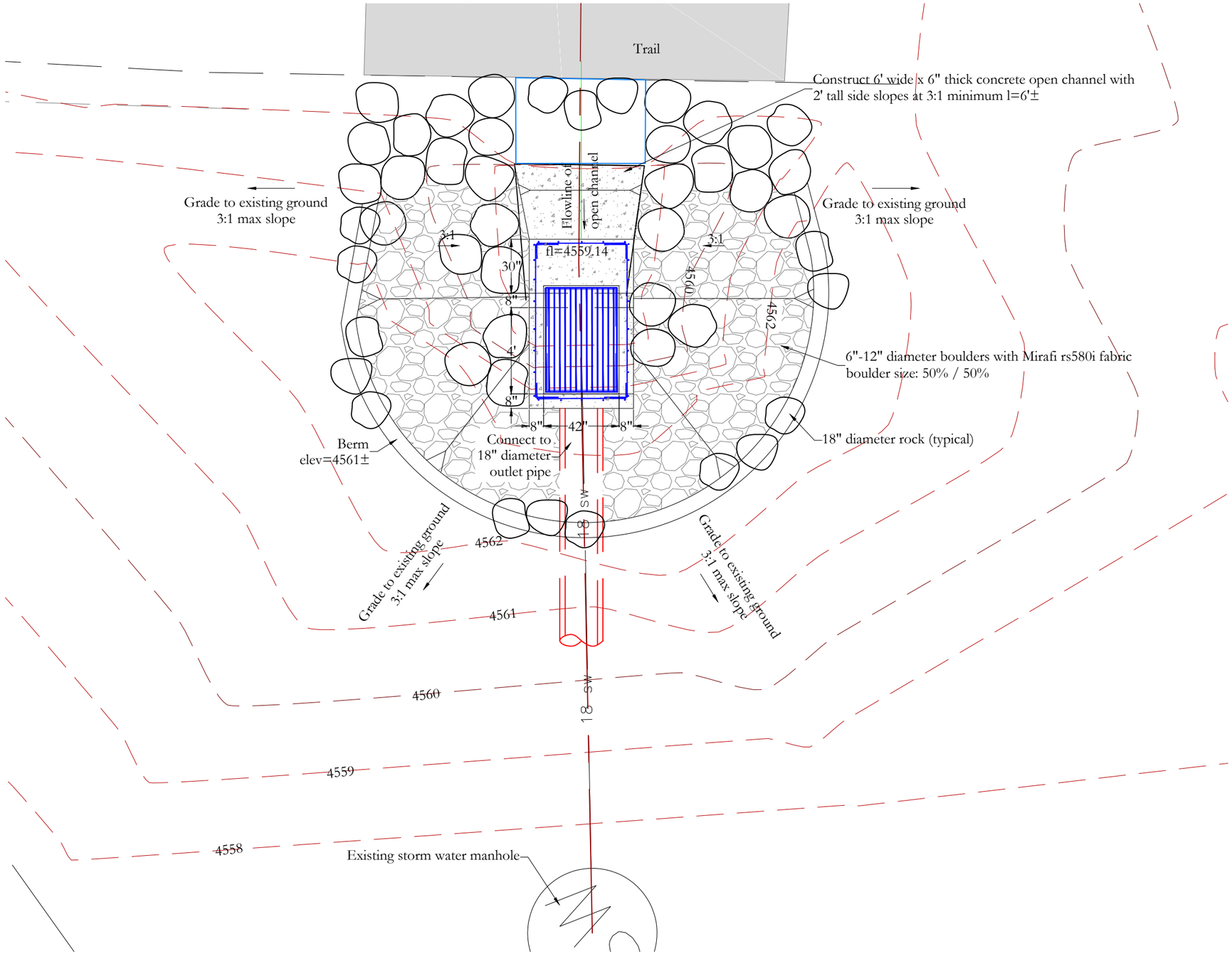
NO.	DATE	BY	REVISIONS

DATE: OCTOBER 2020
DRAWN: JLS
CHECKED: NSN / RTF

PROJECT / LOCATION: TOWERS DETENTION BASIN (#225) IMPROVEMENT PROJECT CLEARFIELD CITY, UTAH

TITLE: DETAILS

CLIENT: CLEARFIELD CITY
PROJECT NUMBER: CC.19011
FILE: ~cc19011.dwg
SHEET: 8 of 13



4' X 4' STORM WATER INLET PLAN VIEW

1
-

SCALE: 1" = 5'

PRELIMINARY
NOT FOR
CONSTRUCTION

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

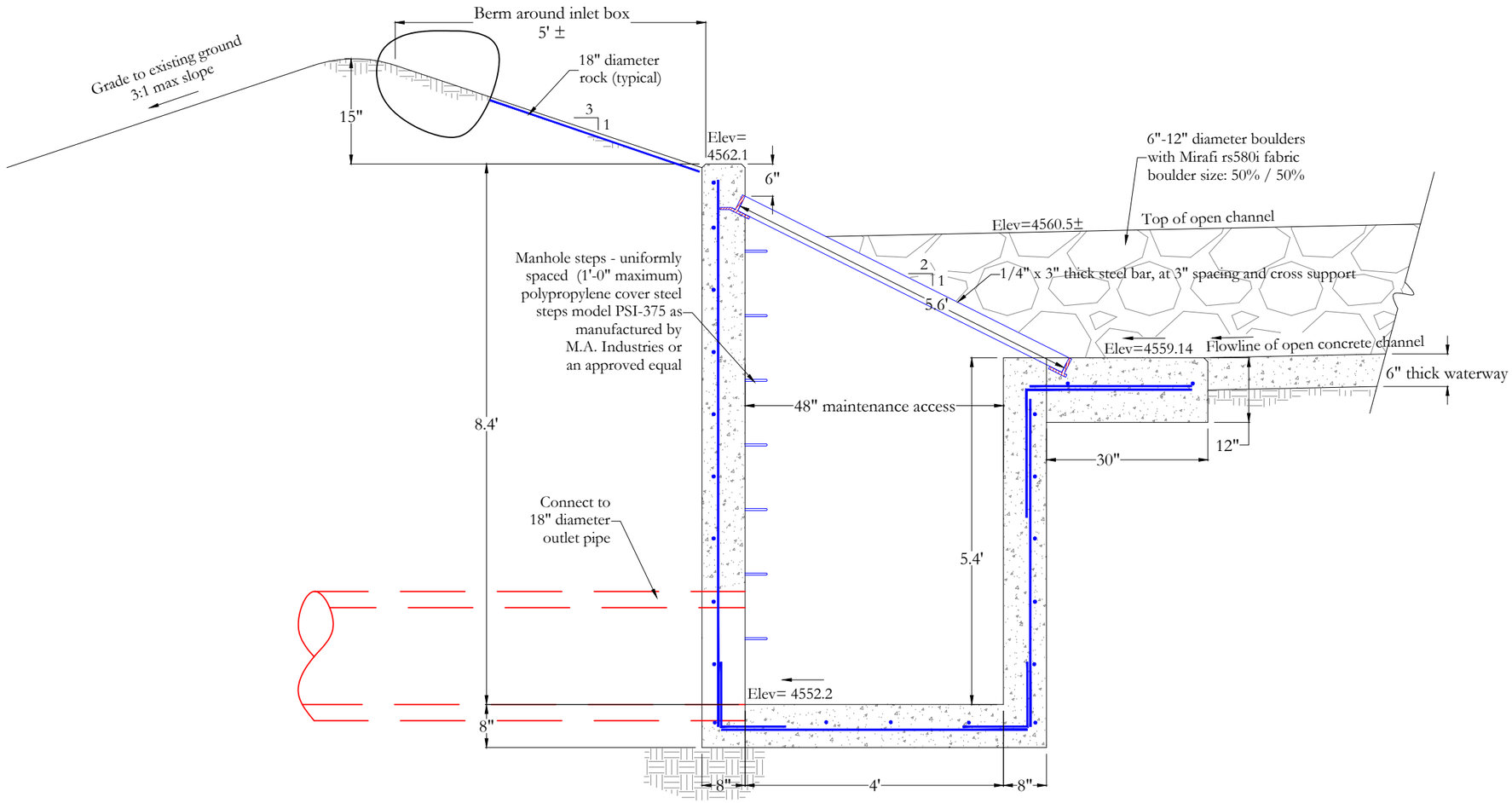
NO.	DATE	BY	REVISIONS

DATE: OCTOBER 2020
DRAWN: JLS
CHECKED: NSN / RTF

PROJECT / LOCATION:
TOWERS DETENTION BASIN (#225)
IMPROVEMENT PROJECT
CLEARFIELD CITY, UTAH

TITLE: DETAILS

CLIENT: CLEARFIELD CITY
PROJECT NUMBER: CC.19011
FILE: details.dwg
SHEET: 9 of 13



4' X 4' STORM WATER INLET SECTION VIEW

1
-

SCALE: 1" = 2'

PRELIMINARY
NOT FOR
CONSTRUCTION

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

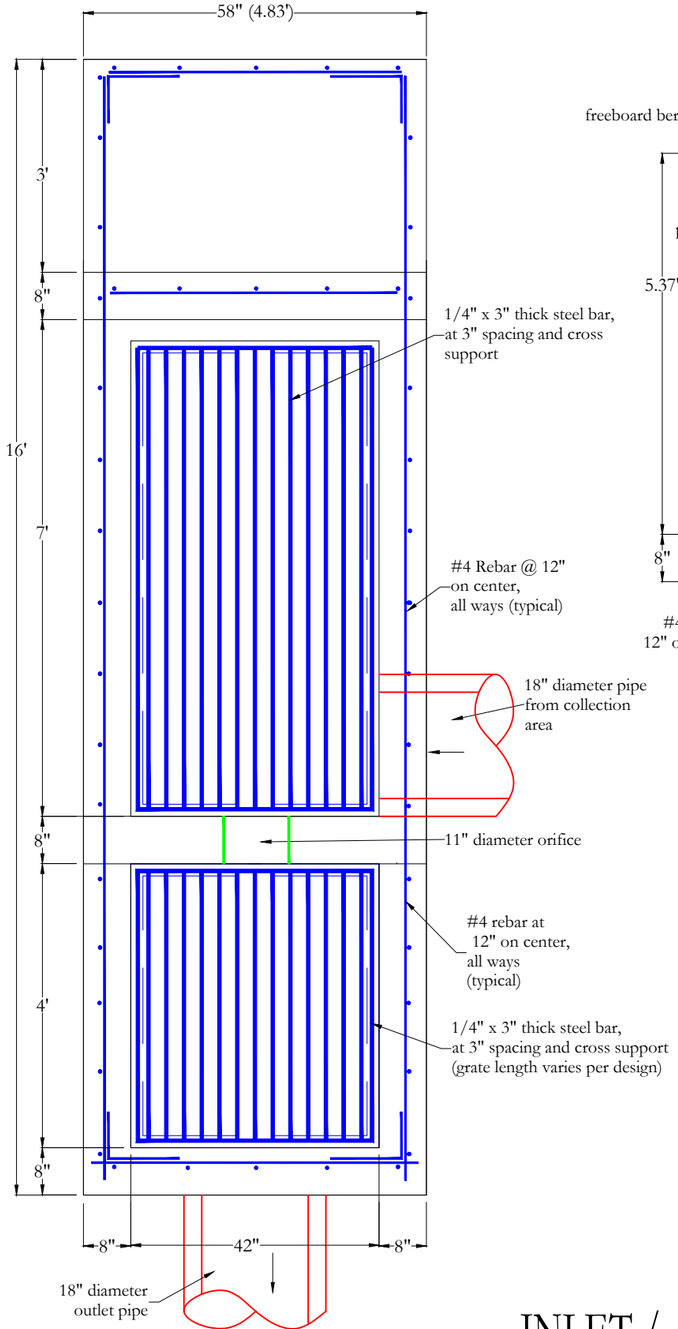
NO.	DATE	BY	REVISIONS

DATE: OCTOBER 2020
DRAWN: JLS
CHECKED: NSN / RTF

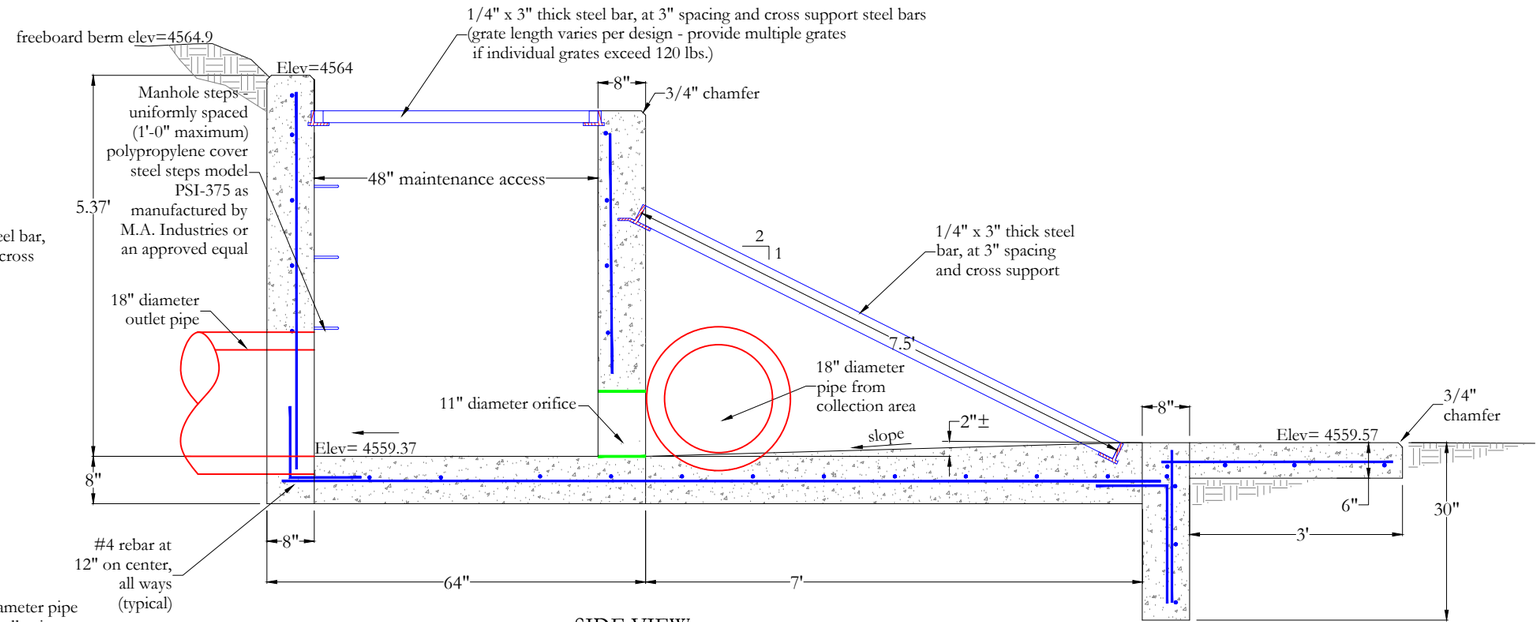
PROJECT / LOCATION:
TOWERS DETENTION BASIN (#225)
IMPROVEMENT PROJECT
CLEARFIELD CITY, UTAH

TITLE: DETAILS

CLIENT: CLEARFIELD CITY
PROJECT NUMBER: CC.19011
FILE: details.dwg
SHEET: 10 of 13

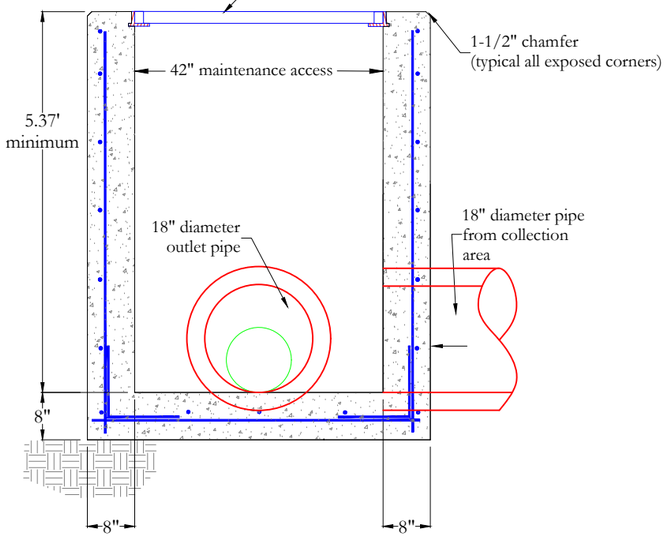


PLAN VIEW



SIDE VIEW

NOTE:
All exposed concrete corners to have a 3/4" chamfered corner



SECTION VIEW

INLET / OUTLET STRUCTURE

SCALE: NONE

1
-

PRELIMINARY
NOT FOR
CONSTRUCTION

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

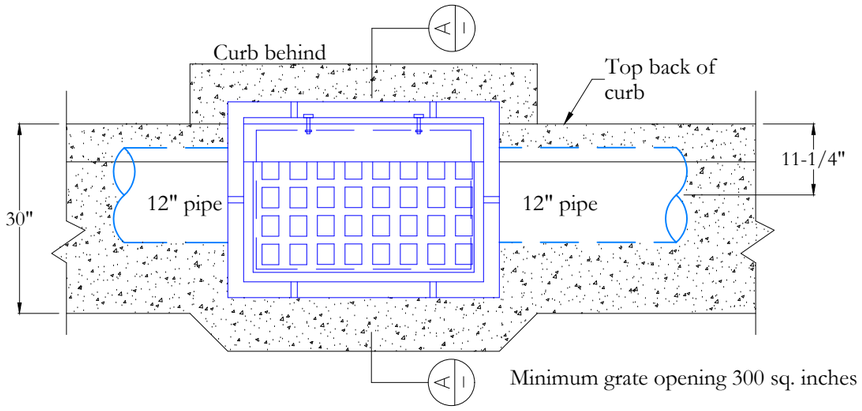
NO.	DATE	BY	REVISIONS

DATE: OCTOBER 2020
DRAWN: JLS
CHECKED: NSN / RTF

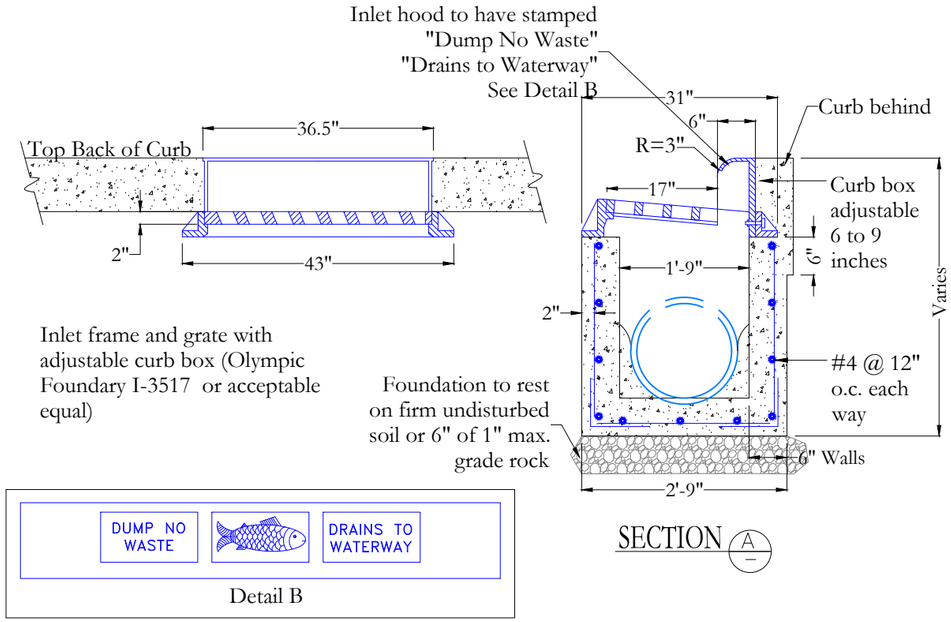
PROJECT / LOCATION:
TOWERS DETENTION BASIN (#225)
IMPROVEMENT PROJECT
CLEARFIELD CITY, UTAH

TITLE: DETAILS

CLIENT: CLEARFIELD CITY
PROJECT NUMBER: CC.19011
FILE: details.dwg
SHEET: 11 of 13



Minimum grate opening 300 sq. inches



Inlet frame and grate with adjustable curb box (Olympic Foundary I-3517 or acceptable equal)

Foundation to rest on firm undisturbed soil or 6" of 1" max. grade rock

SECTION A

Detail B

NOTES:

1. All reinforcement shall be #4 deformed steel, grade 60.

2. All reinforcement shall be placed at 9" o.c. each way in the floor and the walls.

3. The adjustable curb box inlet grate shall be bicycle safe. D&L Supply I-3517 or acceptable equal.

4. All pipes in the box shall be cut with the interior of the box and grouted smooth.

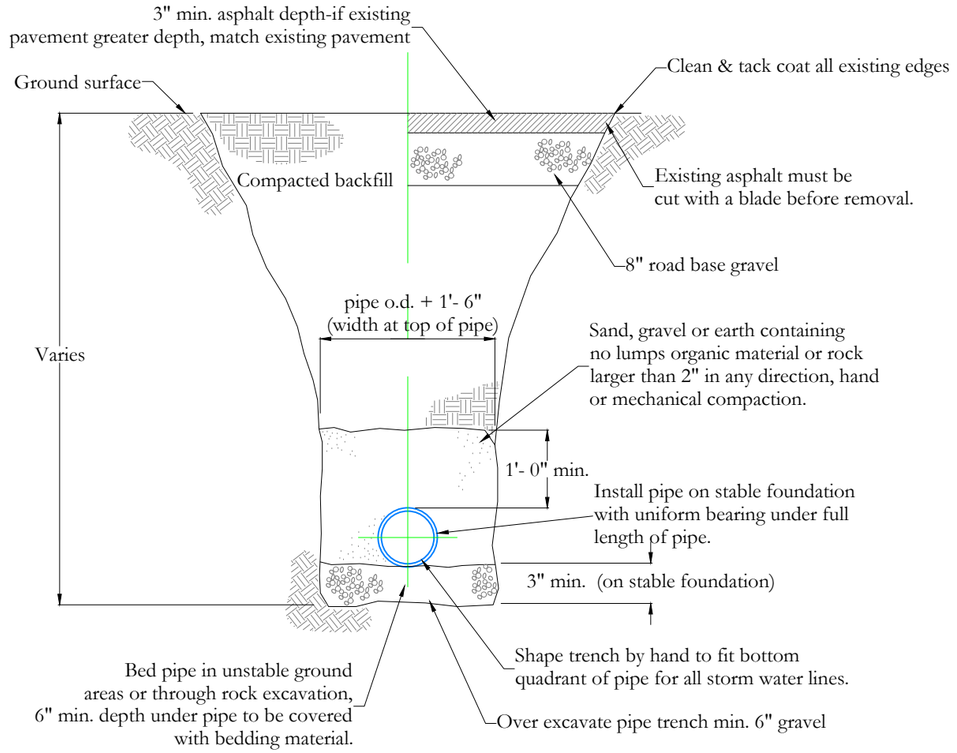
5. Rebar shall have 2" clear on earth side of structure.

HOODED INLET BOX

SCALE: NONE

1

-



NOTES:

1. The contractor shall be responsible for meeting all current OSHA and UOSH requirements for trench safety.

2. Contractor shall locate all underground utilities before laying pipe within 50' of said utilities which may be exposed, damaged or crossed as shown on the drawings or as "blue staked" the contractor will make arrangements with the utility company to move the utility if necessary or obtain permission from the project engineer to modify grade of pipeline in order to go around utilities.

3. Testing: All new storm water systems to be cleaned, "videotaped", and necessary repairs made before acceptance. All lines shall be pressure tested to 3.5 psi (min.) for 5 minutes. a mandrel or ball can be used to verify deformation of a pipe as determined from the videotape.

4. All storm water lines to be installed in roadway or under curb and gutter with approval by city engineer.

5. Minimum pipe size for storm water pipe is 15" diameter and must be concrete.

6. Minimum depth of storm water pipe shall be 24" cover over top of pipe bell for standard backfill material, or as approved by city engineer.

STORM WATER TRENCH CROSS-SECTION

SCALE: NONE

2

-

PRELIMINARY
NOT FOR
CONSTRUCTION

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

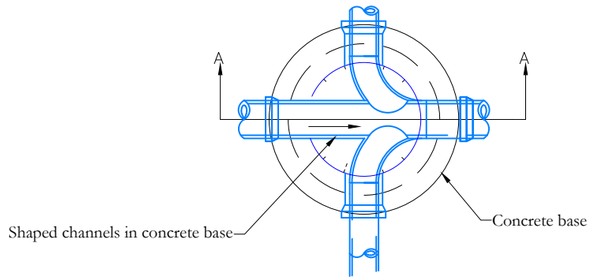
NO.	DATE	BY	REVISIONS

DATE: OCTOBER 2020
DRAWN: JLS
CHECKED: NSN / RTF

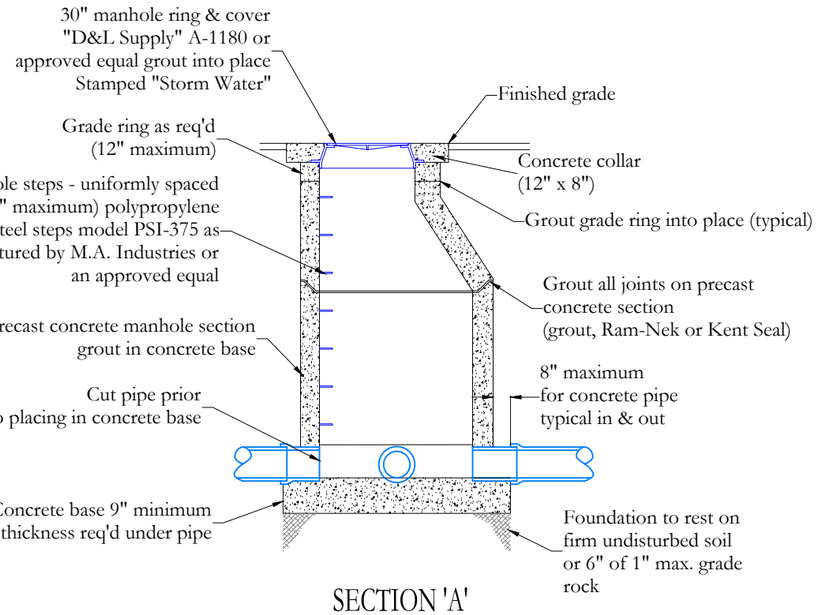
PROJECT / LOCATION:
TOWERS DETENTION BASIN (#225)
IMPROVEMENT PROJECT
CLEARFIELD CITY, UTAH

TITLE: DETAILS

CLIENT: CLEARFIELD CITY
PROJECT NUMBER: CC.19011
FILE: details.dwg
SHEET: 12 of 13



PLAN



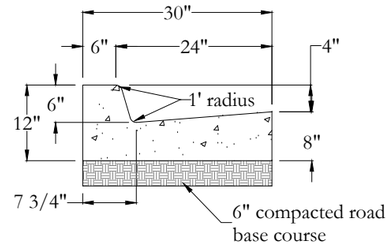
SECTION 'A'

NOTE:
Cast in place manhole shown precast reinforced manhole acceptable.

STANDARD STORM WATER MANHOLE

SCALE: NONE

1
-



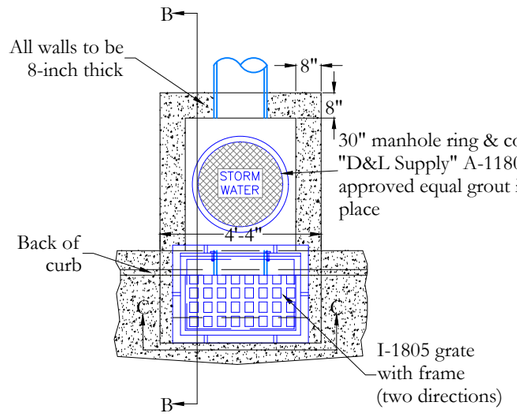
STANDARD 30" CURB & GUTTER

SCALE: NONE

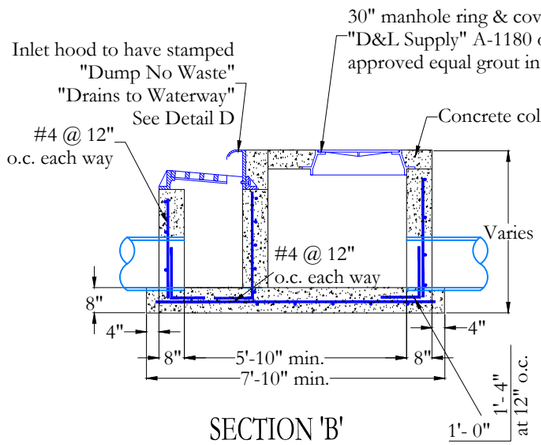
2
-



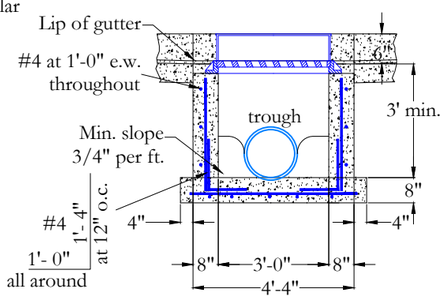
Detail D



PLAN



SECTION 'B'



SECTION 'C'

NOTES:
1. Details here are for "cast-in-place" box.
2. Box to have trough.

COMBINATION BOX

SCALE: NONE

3
-

PRELIMINARY
NOT FOR
CONSTRUCTION

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

NO.	DATE	BY	REVISIONS

DATE: OCTOBER 2020
DRAWN: JLS
CHECKED: NSN / RTF

PROJECT / LOCATION: TOWERS DETENTION BASIN (#225) IMPROVEMENT PROJECT CLEARFIELD CITY, UTAH

TITLE: DETAILS

CLIENT: CLEARFIELD CITY
PROJECT NUMBER: CC.19011
FILE: details.dwg
SHEET: 13 of 13

STAFF REPORT

TO:	Mayor Shepherd and City Council Members
FROM:	Braden Felix, City Engineer/Public Works Deputy Director
MEETING DATE:	November 3, 2020
SUBJECT:	Purchasing Agreement with Jerry Byington for 1000 West Roadside Improvements

---

RECOMMENDED ACTION

Approve the agreement and purchase of the property from Jerry Byington of 921 South 1000 West for the purpose of city-maintained right-of-way. The purchasing amount agreed upon is $6,253.67.

DESCRIPTION / BACKGROUND

As a vital step for the construction of curb, gutter, and sidewalk in front of residences on 1000 West, we have worked with Jerry and Nichole Byington to purchase the necessary property for the road dedication to be a 66' right-of-way.

Historically, the recorded property line was down the middle of 1000 West. We had a survey performed to find the property corners and where the existing road lies. After finding the square footage of property necessary, we excluded the prescriptive use (city-maintained road) to find the true amount to purchase from the resident. Using county assessor records, an appraisal was calculated and agreed upon by Jerry Byington and Braden Felix as the City Engineer.

CORRESPONDING POLICY PRIORITY (IES)

Providing Quality Municipal Services

The purchase will ensure that we can install the curb, gutter, and sidewalk needed on this minor collector road for better drainage, road maintenance, and pedestrian safety.

Improving Clearfield's Image, Livability and Economy

This stretch of roadside improvements will improve the image along this frontage by filling the 390-foot gap that is currently there. As a Safe Route to School path, these improvements will make this area a better place to raise children.

FISCAL IMPACT

- Streets_ 454410-673001 Project #272

  This is a one-time purchase is for $6,253.67.

SCHEDULE / TIME CONSTRAINTS

There are no time constraints with this project.

LIST OF ATTACHMENTS

- Right-Of-Way Contract
- Quit Claim Deed 1
- Quit Claim Deed 1 Exhibit
- Quit Claim Deed 2
- Quit Claim Deed 2 Exhibit

Public Works
55 South State Street
Clearfield, Utah 84015
Phone: 801-525-4419

Clearfield City
Right of Way Contract

Parcel Number: 120510058

Property Address: 921 South 1000 West, Clearfield, UT 84015

Owner's Address: 921 South 1000 West, Clearfield, UT 84015

Primary Phone: 801-628-3718

Owner/Grantor (s): Jerry & Nicole Byington

Grantee: Clearfield City

IN CONSIDERATION of the foregoing and other considerations hereinafter set forth, it is mutually agreed by the parties as follows:
The Grantor hereby agrees to convey and sell by Quit Claim Deed a parcel(s) of land as outlined in the attached Exhibit A, "Boundary Description." This contract is to be returned to:

Braden Felix
City Engineer c/o Clearfield City
55 S. State Street
Clearfield, UT 84015

1. Grantor will transfer property free of all liens and encumbrances except recorded easements.
2. Grantor agrees to transfer property free of all debris and any hazardous materials (including paint or other household products.)
3. Grantor shall leave the property in the same condition as it is when this contract was signed. No work, improvement, or alteration will be done to the property other than what is provided for in the agreement. Grantor agrees to maintain the property until Clearfield City takes possession.
4. Grantor agrees to pay any and all taxes assessed against this property to the date of closing.
5. Clearfield City shall pay the Grantor and or other parties of interest for the real property in the deed(s) and/or easement(s) referenced above.
6. "Transportation Purposes" is defined as follows: The public use for which property or property right is being acquired herein, may include interchanges, entry and exit ramps, frontage roads, bridges, overpasses, rest areas, buildings, signs and traffic control devices, placement of utilities, clear zones, maintenance facilities, detention or retention ponds, environmental mitigation, maintenance stanchions, material storage, bio fuel production, slope protections, drainage appurtenance, noise abatement, landscaping, transit, project caused statutory relocations, and other related transportation uses.

Public Works
55 South State Street
Clearfield, Utah 84015
Phone: 801-525-4419

7. The Grantor(s) is aware that Utah Code Ann. Sec. 78B-6-520.3 provides that in certain circumstances, the seller of property which is being acquired for a particular public use, is entitled to receive an offer to repurchase the property at the same price that the seller received, before the property can be put to a difference use. Grantor(s) waives any right grantor may have to repurchase the property being acquired herein, and waives any rights Grantor(s) may have under Utah Code Ann. Sect. 78B-6-520.3.
8. Grantor shall indemnify and hold harmless Grantee from and against any and all claims, demands and actions, including costs, from lien holders or lessees of the property.
9. Upon execution of this contract by the parties, Grantor grants the City, its contractors, permitees, and assigns, including but not limited to, utilities and their contractors, the right to immediately occupy and commence construction or other necessary activity on the property acquired for the state transportation project.

Additional Terms:

10. Any improvements on the property, except those included in the compensation estimate, that are damaged or disturbed during construction will be restored or replaced by the contractor at no cost to the Grantor.
11. During construction, the contractor will reconfigure the sprinkling system and ensure that they are in working condition.
12. Grantor grants permission for the contractor to access the property to restore the landscaping.
13. During construction, the Contractor will protect-in-place all Dominion Energy, CenturyLink, and Comcast appurtenances in front of the home. If any of these appurtenances are damaged during construction, they will be restored or replaced by the contractor at no cost to the Grantor.
14. During Construction, the contractor will install a new mailbox or relocate the existing mailbox at no cost to the Grantor.
15. During construction, the Contractor will form lowered curb sections for two accesses to the property:
    a. One access to the property will measure 19 feet in width and be adjacent to the existing driveway.
    b. The second access will total 5 feet in width beginning on the southern border of the property and will be mirrored with another 5 foot length for the purpose of creating a 10 foot total length entrance centered on the property line between the property referenced in this agreement and the property directly south.
16. Grantor permits the contractor to access the property, as necessary, to complete the conveyance of property described in the Quit Claim Deed and to perfect the above "Additional Terms."
17. The contractor or its designee will notify the Grantor three (3) days prior to working on Grantor's property.

Total Selling Price $6,253.67

Public Works
55 South State Street
Clearfield, Utah 84015
Phone: 801-525-4419

Grantor's Initials

Grantor understands this agreement is an option until approved by the City Council. Grantors acknowledge and accept the percent of ownership listed below and agree that the portion of the total selling price they each receive will correspond with their respective percent of ownership.

This Contract may be signed in counterparts by use of counterpart signature pages, and each counterpart signature page shall constitute a part of this Contract as if all Grantors signed on the same page.

Percent		Date
100 %	Nicole Byington	22 OCT 2020

Right of Way Agents

	22 OCT 2020
Braden Felix / City Engineer	
Approved by City Council	

QUIT CLAIM DEED

Jerry & Nicole Byington, grantor of 921 South 1000 West, Clearfield City, County of Davis, State of Utah, hereby QUIT-CLAIM(s) to Clearfield City Corporation, grantees of 55 South State Street, Clearfield City, County of Davis, State of Utah for the sum of _____ DOLLARS and other good and valuable considerations, the following described tract(s) of land in Davis County, State of Utah:

A part of the South Half of the Northeast Quarter of Section 10, Township 4 North, Range 2 West, Salt Lake Base & Meridian and more particularly described as follows:

Beginning at a point which is South 188.00 feet along the Section Line from the Northeast Corner of the South 1/2 of the Northeast Quarter of said Section 10 and running: Thence South 102.00 feet; Thence West 33.00 feet; Thence North 102 feet; Thence East 33.00 feet to the point of beginning.

Contains: 3,366 sq. ft.

WITNESS the hand of said grantor(s) this 19 day of October, 2020

Jerry K Byington }

Nicole K Byington }

State of Utah }
County of Davis } ss.

On the 19 day of October, 2020 personally appeared before me Jerry Byington and Nicole Byington the signer(s) of the foregoing instrument, who duly acknowledged that he/she/they acknowledged the same.

Brook Jordan
Notary Public

Stamp

BROOK JORDAN
NOTARY PUBLIC • STATE OF UTAH
COMMISSION NO. 710150
COMM. EXP. 01/21/2024

ACCEPTED BY:
Clearfield City

_____
_____, Mayor

ATTESTED BY:

_____
_____, City Recorder

State of Utah }
County of Davis } ss

On the _____ day of _____, 20__ personally appeared before me, _____ _____, Mayor and _____City Recorder, who duly acknowledged that they acknowledged the same and say that they are the officials in fact duly appointed of the Clearfield City Municipal Corporation, the Corporation described in and which executed the above instrument; and that they signed their names thereto by authority of said Corporation.

_____
Notary Public

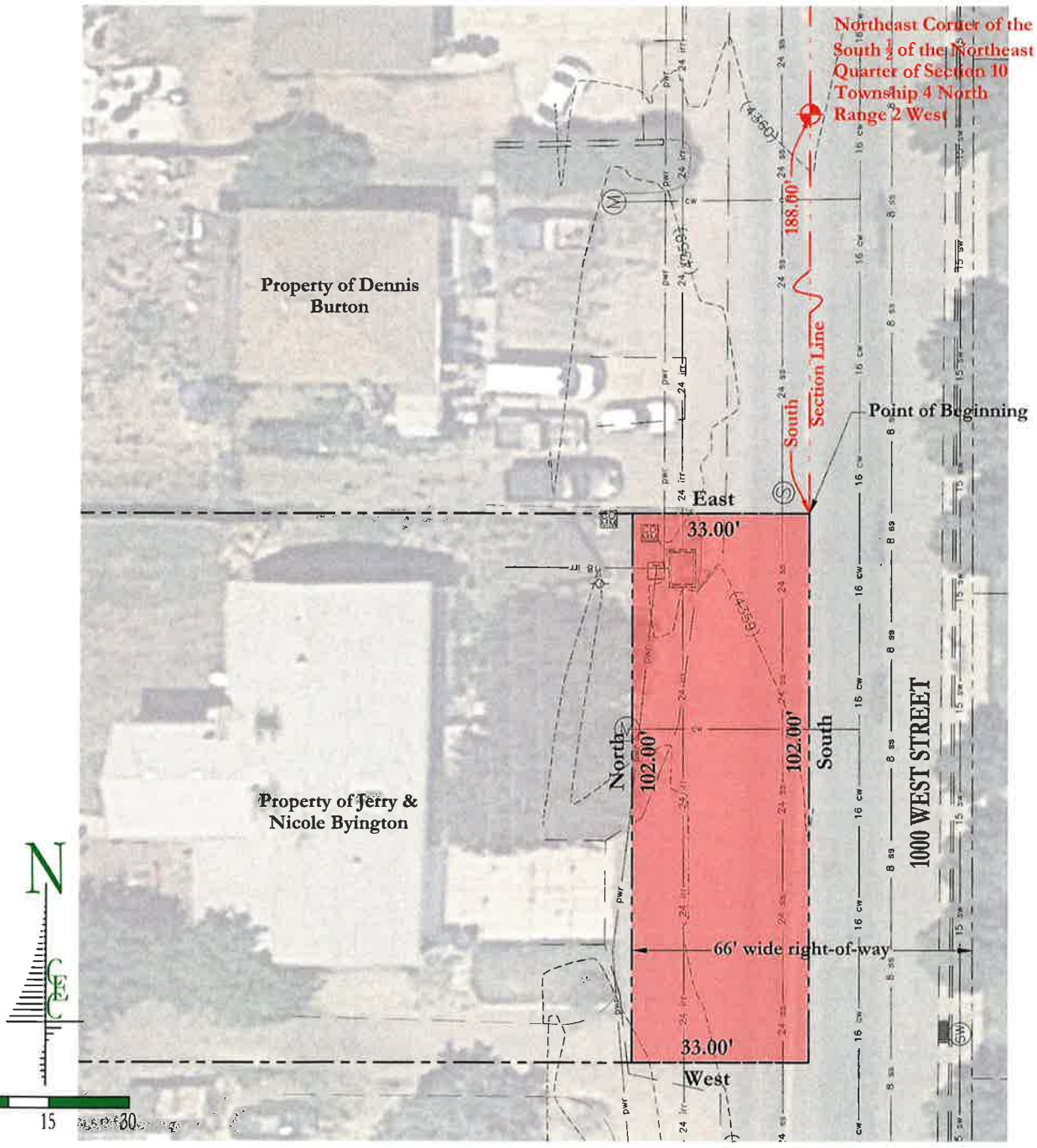
Stamp

BOUNDARY DESCRIPTION

A part of the South Half of the Northeast Quarter of Section 10, Township 4 North, Range 2 West, Salt Lake Base & Meridian and more particularly described as follows:

Beginning at a point which is South 188.00 feet along the Section Line from the Northeast Corner of the South ½ of the Northeast Quarter of said Section 10 and running: Thence South 102.00 feet; Thence West 33.00 feet; Thence North 102 feet; Thence East 33.00 feet to the point of beginning.

Contains: 3,366 sq. ft.



CLIENT: CLEARFIELD CITY	PROJECT / LOCATION: PROPERTY OF JERRY & NICOLE BYINGTON	DATE: MARCH 2020	NO. DATE BY REVISIONS	CIVIL ENGINEERING CONSULTANTS, PLLC. 5141 SOUTH 1500 WEST RIVERDALE, UT 84405 801.866.0550
PROJECT NUMBER: CC1906		DRAWN: JLS		
FILE: QC DEEDS.dwg	TITLE: QUIT CLAIM DEED - DRAWING	CHECKED: RTF / NSN		
SHEET: 1 OF 1				

QUIT CLAIM DEED

Jerry & Nicole Byington, grantor of 921 South 1000 West, Clearfield City, County of Davis, State of Utah, hereby QUIT-CLAIM(s) to Clearfield City Corporation, grantees of 55 South State Street, Clearfield City, County of Davis, State of Utah for the sum of _____ DOLLARS and other good and valuable considerations, the following described tract(s) of land in Davis County, State of Utah:

A part of the South Half of the Northeast Quarter of Section 10, Township 4 North, Range 2 West, Salt Lake Base & Meridian and more particularly described as follows:

Beginning at a point which is South 187.00 feet along the Section Line from the Northeast Corner of the South 1/2 of the Northeast Quarter of said Section 10 and running: Thence South 1.00 feet; Thence West 33.00 feet; Thence North 1.00 feet; Thence East 33.00 feet to the point of beginning.

Contains: 33 sq. ft.

WITNESS the hand of said ~~grantor~~(s) this 19 day of October, 2020

Jerry Byington }

Nicole Byington }

State of Utah }
County of Davis } ss.

On the 19 day of October, 2020 personally appeared before me Jerry Byington and Nicole Byington the signer(s) of the foregoing instrument, who duly acknowledged that he/she/they acknowledged the same.

Brook Jordan
Notary Public

Stamp

BROOK JORDAN
NOTARY PUBLIC • STATE OF UTAH
COMMISSION NO. 710150
COMM. EXP. 01/21/2024

ACCEPTED BY:
Clearfield City

_____
_____, Mayor

ATTESTED BY:

_____
_____, City Recorder

State of Utah }
County of Davis } ss

On the _____ day of _____, 20__ personally appeared before me, _____ _____, Mayor and _____City Recorder, who duly acknowledged that they acknowledged the same and say that they are the officials in fact duly appointed of the Clearfield City Municipal Corporation, the Corporation described in and which executed the above instrument; and that they signed their names thereto by authority of said Corporation.

_____
Notary Public

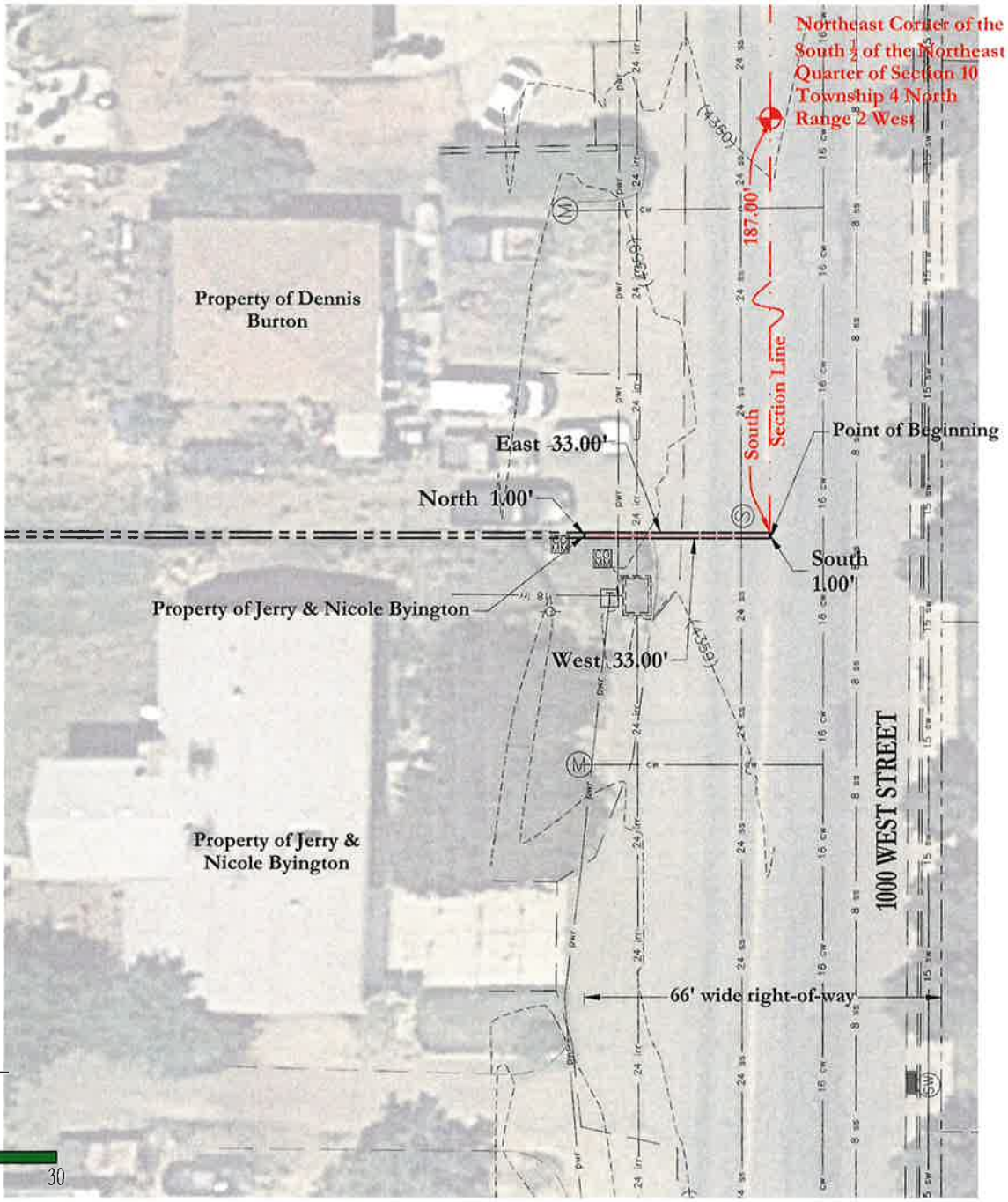
Stamp

BOUNDARY DESCRIPTION

A part of the South Half of the Northeast Quarter of Section 10, Township 4 North, Range 2 West, Salt Lake Base & Meridian and more particularly described as follows:

Beginning at a point which is South 187.00 feet along the Section Line from the Northeast Corner of the South $\frac{1}{2}$ of the Northeast Quarter of said Section 10 and running: Thence South 1.00 feet; Thence West 33.00 feet; Thence North 1.00 feet; Thence East 33.00 feet to the point of beginning.

Contains: 33 sq. ft.



CLIENT: CLEARFIELD CITY	PROJECT LOCATION: PROPERTY OF JERRY & NICOLE BYINGTON	DATE: MARCH 2020	NO.	DATE	BY / REVISIONS
PROJECT NUMBER: CC.19006		DRAWN: JLS			
FILE: QC DEEDS.dwg	TITLE: QUIT CLAIM DEED - DRAWING	CHECKED: RTF / NSN			
SHEET: 1 OF 1					

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