

CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
April 6, 2021 – 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.

Multipurpose Room
55 South State Street
Second Floor
Clearfield, Utah

6:00 P.M. WORK SESSION

Discussion on Destination Homes' Concept Plan for a Single-Family Development Neighborhood
Located at Approximately 1550 South 1000 West

Discussion on the First Addendum to the Interlocal Cooperative Agreement with Syracuse City for the
500 West Roadway Expansion Project

Discussion on the Donation of the City's Used Football Equipment to the Ute Football Conference

Discussion on the Fiscal Year 2022 Budget

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

Dated this 31st day of March, 2021.

/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: Planning Staff
MEETING DATE: Tuesday, April 6, 2021
SUBJECT: Discussion on concept plan for Destination Homes Single-Family Development Neighborhood

DESCRIPTION

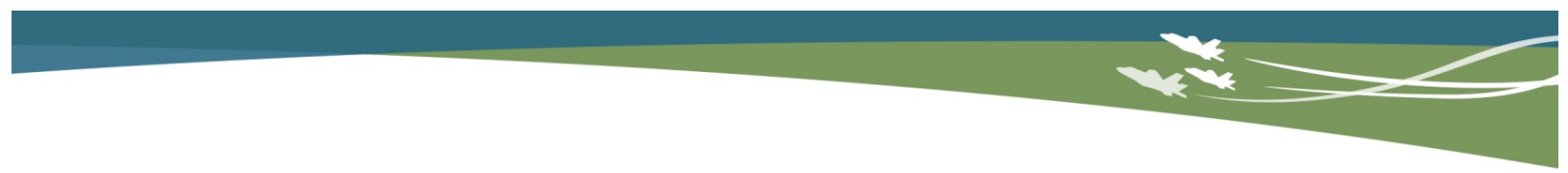
Destination Homes previously applied for a General Plan and Zoning Map Amendment for the purposes of developing the Wilcox Farms property with townhome residential. Following a work session discussion with the City Council, the applicants chose to withdraw the application to reconsider design options for the site. Based upon feedback from the City Council, Destination Homes has created a single-family concept that they believe would work well for this area. This concept includes a single-family product called the "Hartford Series," which has only been developed in Daybreak. Attached to this memo is the conceptual site planning presentation for your review. The development team is looking for feedback from the City Council prior to preparing an application for a rezone that would allow this type of development.

DEVELOPER CONCEPT

Destination Homes is proposing that the City consider the rezone of property in and around 1550 South 1000 West (Wilcox Farms) to allow for the construction of approximately 100 new single-family dwellings. This proposal includes small lot, single family homes at approximately 8.5 units to the acre. The developer is presenting this information to the City Council to obtain feedback and answer questions about the concept.

Design Aspects of the Concept Plans:

1. Lot widths would be 35-45 feet.
2. Lots would be about 2,450 square feet and contain 2-3 story single family homes.
3. 2 story homes would likely include construction into the rafters.
4. Each home would be constructed with a 2 garage.
5. This location would be the second for this product type with the first location in Daybreak.
6. Developer is proposing to include existing commercially zoned parcels on 1600 South. These parcels otherwise may be developed with similar uses (flex space, convenience, auto and fast food) that currently exist in the area, but commercial viability is limited given location and visibility.



The developer will attend this meeting to present the information included in the attached materials and answer any questions from the City Council.

LIST OF ATTACHMENTS

- Conceptual Site Planning Presentation



April 2021
Clearfield, Utah



WILCOX SITE - HARTFORD SERIES

Conceptual Site Planning

Destination Homes
delivering
exceptional homes
in
lasting communities



Hill Farms



Kays Landing



Daybreak



Hill Farms



Easy to get around



Walking & Jogging Trails



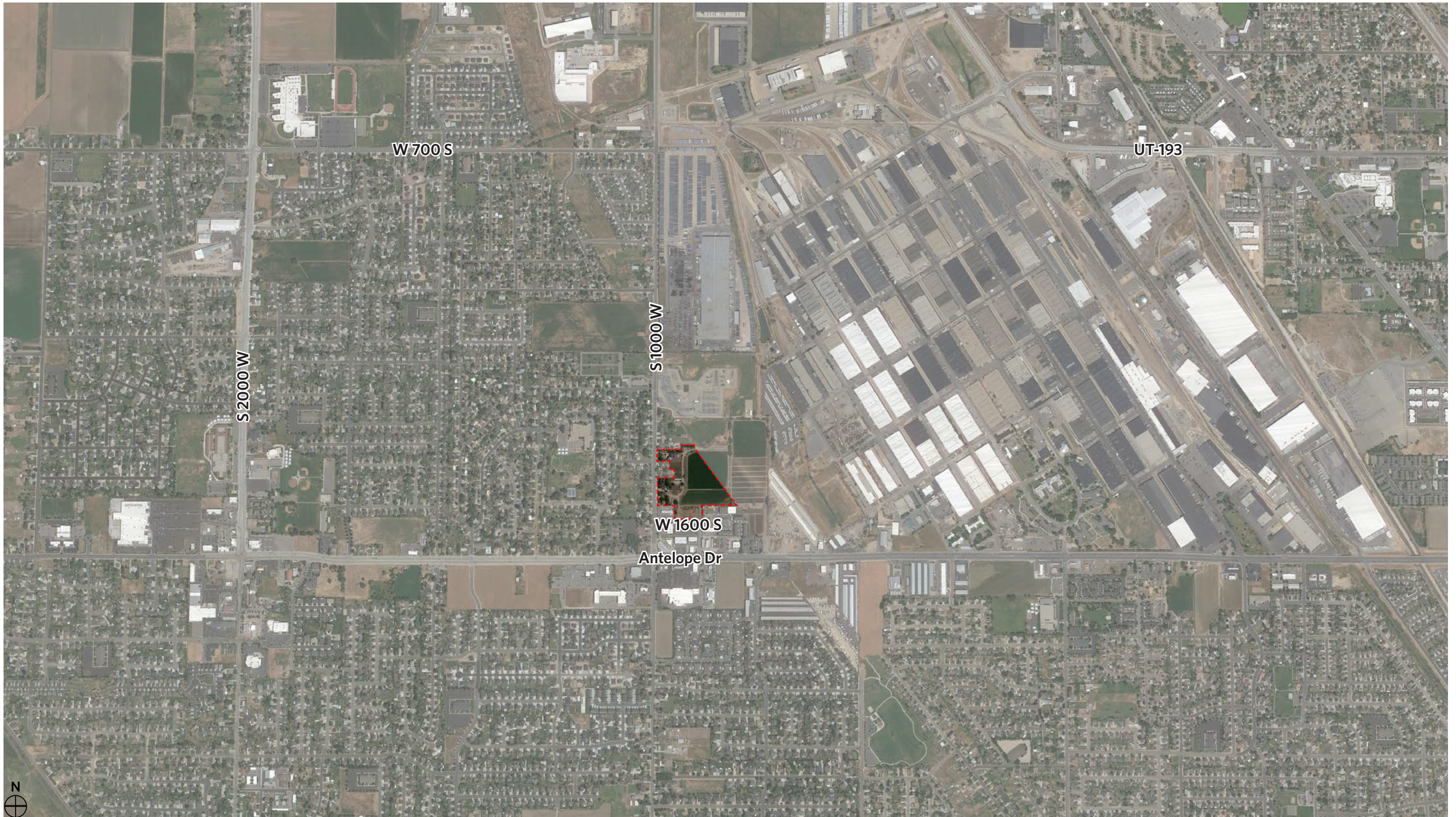
Tree-lined Streets & Parks



Active Parks & Open Space

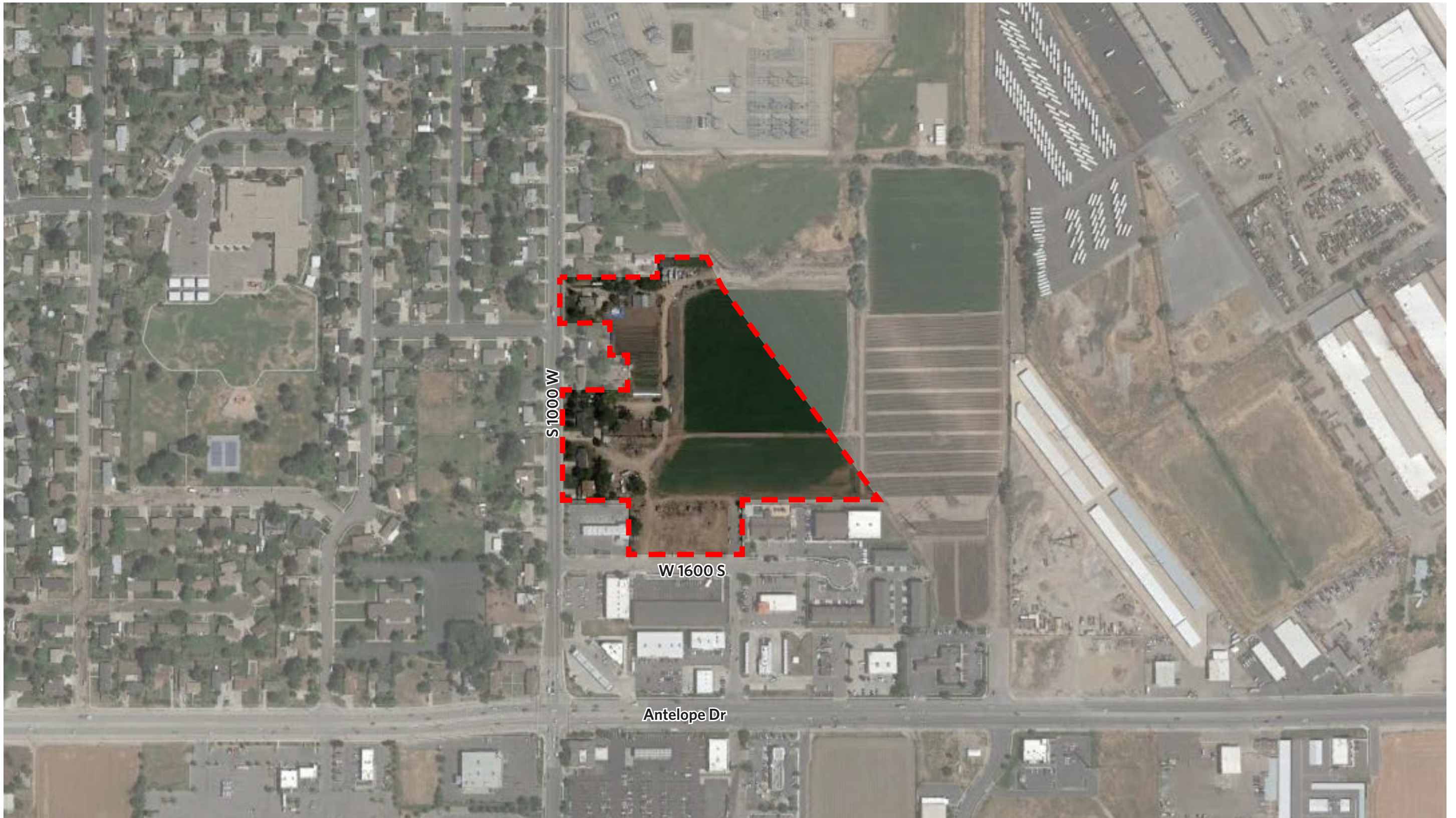


Local Architectural Inspiration



SITE LOCATION MAP

WILCOX SITE — HARTFORD SERIES / CLEARFIELD, UTAH / APRIL 2021



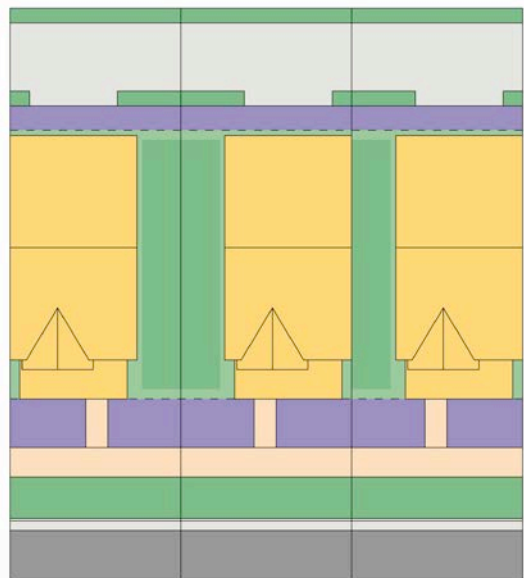
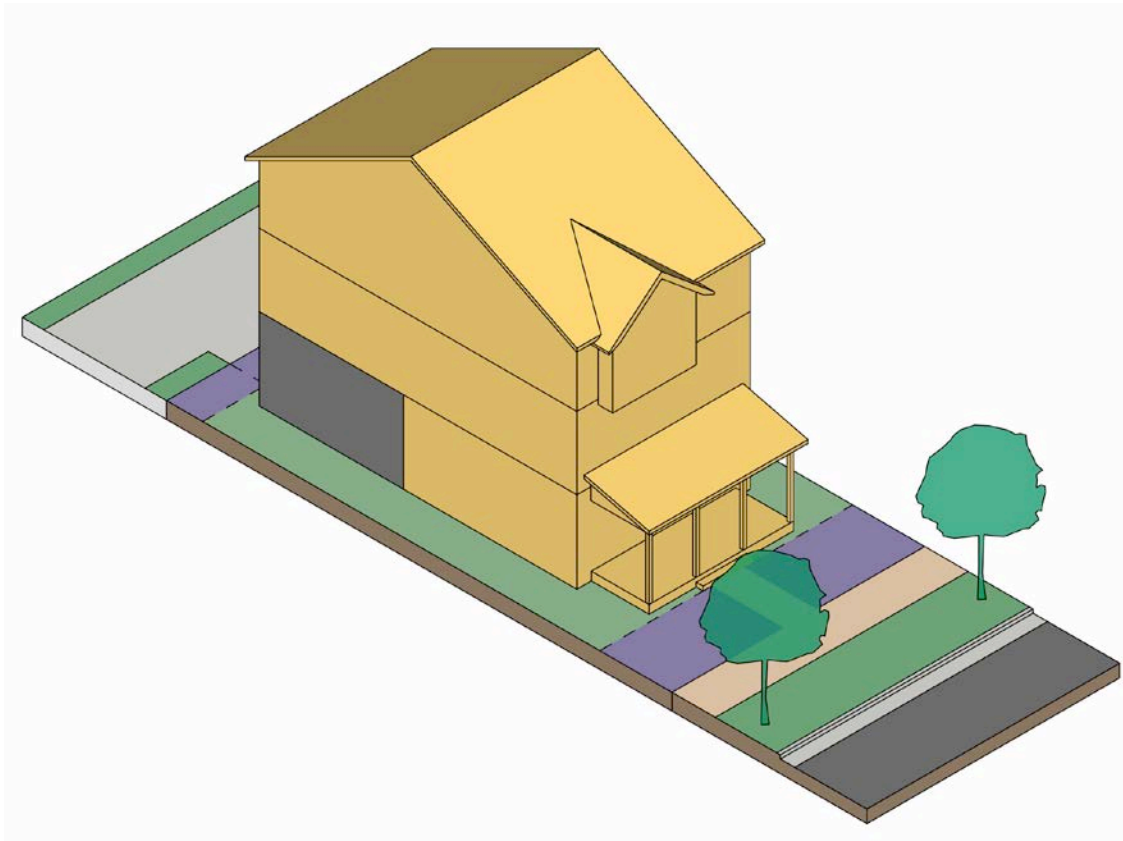
SITE LOCATION MAP



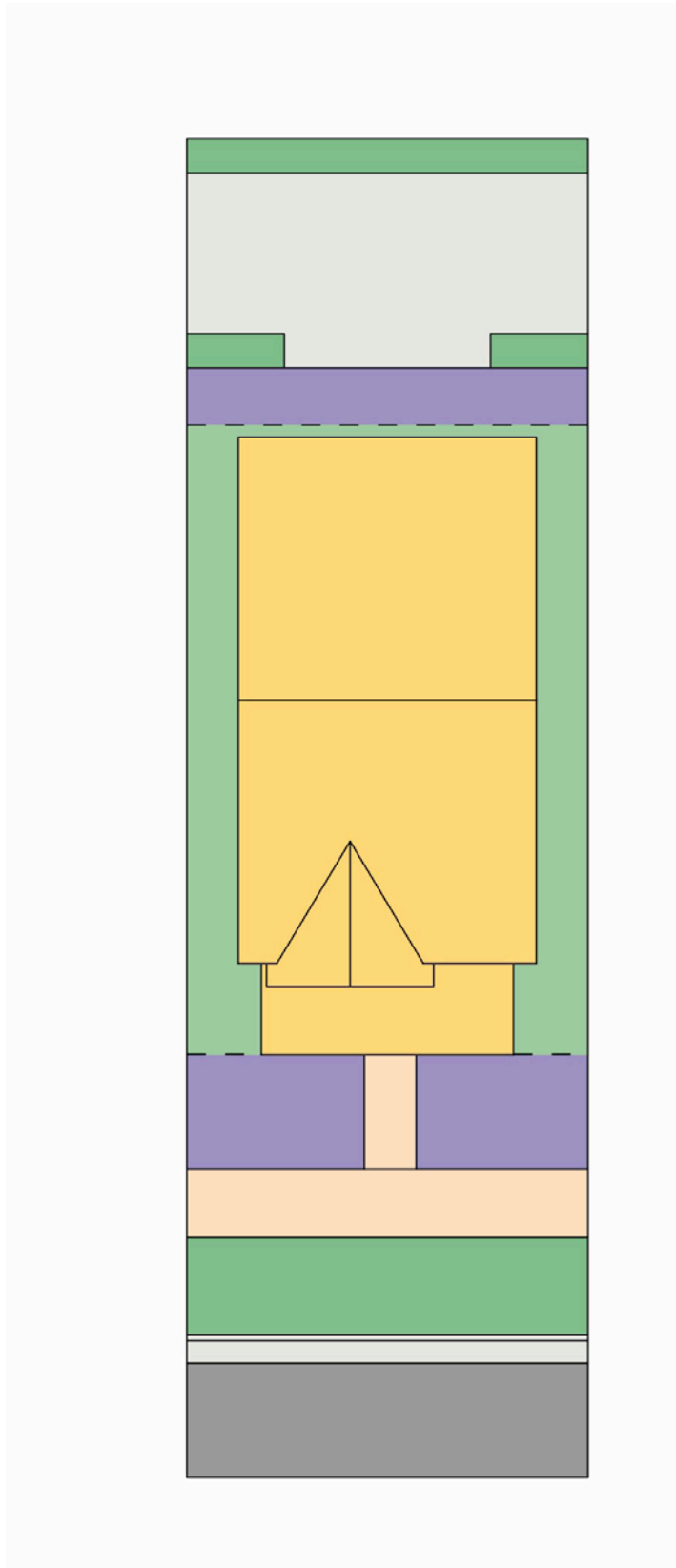
Illustrative Plan: 1" = 120'

Unit Count: 101

MASTER PLAN



FRONT & REAR SETBACKS



Single Family Examples

SINGLE-FAMILY DETACHED HOMES



Attainable Architecture for Clearfield Residents

PROPOSED ARCHITECTURE



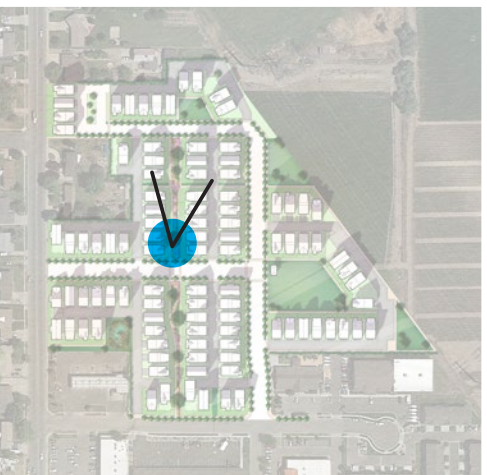
PRECEDENT IMAGES

WILCOX SITE — HARTFORD SERIES / CLEARFIELD, UTAH / APRIL 2021

SINGLE-FAMILY HOMES FRONTING S 1000 W



SINGLE-FAMILY HOMES FRONTING A PASEO



URBAN DESIGN ASSOCIATES

SINGLE-FAMILY HOMES FRONTING THE NEIGHBORHOOD PARK



URBAN DESIGN ASSOCIATES



STAFF REPORT

TO: Mayor Shepherd and City Council Members
FROM: Adam Favero, Public Works Director
MEETING DATE: April 6, 2021
SUBJECT: Consider approval of the First Addendum to the Interlocal Cooperative Agreement between Clearfield City and Syracuse City for the 500 West Street, Roadway Construction Project.

RECOMMENDED ACTION

Approve the First Addendum to the Interlocal Cooperative Agreement between Clearfield City and Syracuse City for the 500 West Street, Roadway Construction Project.

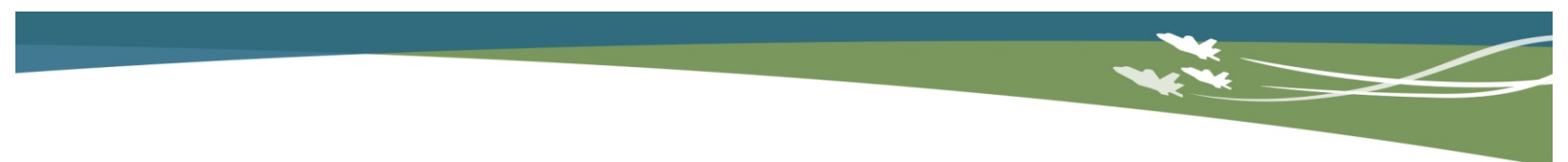
DESCRIPTION / BACKGROUND

The scope of the 500 West project includes construction of 500 West Street from 2010 South to Antelope Drive (SR-108) and from Antelope Drive to C Street in the Freeport Center. The length of the new roadway will be approximately 0.37 miles (1970 feet) by 85 feet wide. The new roadway will include two travel lanes, curb, gutter, parkstrips, and sidewalk. A signalized intersection will be constructed where 500 West will intersect with Antelope Drive. Signals at 300 West and Antelope Drive will be removed and constructed as a full movement intersection without traffic signals. The project will also include constructing roadway, curb, gutter, parkstrip, and sidewalk to connect Jenny Lane to 1900 South and 1900 South to 500 West.

The amount of money originally awarded for the 500 West project \$4,668,700.00 was not enough to cover the cost of the project. Clearfield City and Syracuse City have received additional funding for the 500 West project since the execution of the original agreement on January 22, 2019. The additional funding increased the total budget to \$8,152,043.00.

The additional funding sources include Davis County's 3rd Quarter Tax Grant and additional funding from Wasatch Front Regional Council. Wasatch Front Regional Council is the funding source for the original funding. The additional funding will benefit the entire project. As a result of the additional funding, it is necessary to update the Original Agreements, Attachment A.

The addendum to the original agreement is necessary because the awarded grant funding requires a match of \$400,000.00 for the 3rd quarter sales tax funding and an additional match of \$73,396.00 for



the Wasatch Front Regional Council funding. Both amounts will be split 50/50 between Clearfield City and Syracuse City. Clearfield City, Syracuse City, UDOT, and Wall Consultant Group are confident the addition funding will fund the project as currently designed.

CORRESPONDING POLICY PRIORITY (IES)

Provided Quality Municipal Services through well-planned facilities and infrastructure.

FISCAL IMPACT

- Staff is requesting an additional \$237,000.00 in the FY22 budget to cover the additional project funding match.

HEDGEHOG ANALYSIS

This project was approved and started prior to the Hedgehog analysis process. The Hedgehog score of 20 represents the present scope of the project.

SCHEDULE / TIME CONSTRAINTS

Syracuse City Council approved the addendum on March 9, 2021. Clearfield City staff recommends the approval of the addendum on April 13th to provide Syracuse City with written approval so they can move forward with their budget process.

LIST OF ATTACHMENTS

- Addendum to the Interlocal Cooperative Agreement Addendum between Clearfield City and Syracuse City
- First Addendum, Attachment A; to the Interlocal Agreement between Clearfield City and Syracuse City

First Addendum to the Interlocal Agreement
Between Clearfield City and Syracuse City
500 West; 2000 South to SR-108, Extension PIN 14843

This First Addendum to the Interlocal Agreement Between Clearfield City and Syracuse City 500 West; 2000 South to SR-108, Extension PIN 144853 ("First Addendum") is made effective this ____ day of _____ 2021 (the "effective date"), and is being entered into by and among Syracuse City, a Utah municipality, ("Syracuse"), and Clearfield City, a Utah municipality, ("Clearfield"), hereinafter referred to collectively as, the "Parties."

WHEREAS, the Parties entered into the Interlocal Agreement on January 22, 2019 ("Original Agreement").

WHEREAS, the Parties desire to amend Attachment A of the Original Agreement through this written First Addendum.

NOW, THEREFORE, in consideration of the mutual promises, covenants and representations contained herein, the Parties hereto agree as follows:

AGREEMENT

- (1) Recitals. The foregoing recitals are incorporated and made an integral part of this First Addendum by this reference.
- (2) Amended Language/Cause for Addendum. Clearfield has received additional funding since the execution of the Original Agreement. The additional funding sources include Davis County's 3rd Quarter Tax Grant and additional funding from Wasatch Front Regional Council. The additional funding will benefit the entire project. As a result of the additional funding, it is necessary to update the Original Agreement's, Attachment A. The Parties agree to replace "Attachment A" in the Original Agreement with the "First Addendum, Attachment A" which is incorporated herein by reference and made part of this addendum.
- (3) Original Agreement. Except for the changes reflected in paragraph 2 above, all other terms and conditions within the Original Agreement shall remain in place and applicable to the Parties.
- (4) Binding Effect. All of the provisions of this First Addendum shall inure to the benefit of and be binding upon the successors and assigns of the parties hereto.
- (5) Severability. If any part or provision of this First Addendum shall be determined to be unconstitutional, invalid, or unenforceable by a court of competent jurisdiction, then such a decision shall not affect any other part or provision of this First Addendum except that condition, covenant or other provision of this First Addendum shall be deemed invalid due to its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

(6) Miscellaneous.

- a. Legal Fees. Should any party default in any of the covenants or agreements herein contained, that defaulting party shall pay all costs and expenses, including a reasonable attorney's fee, which may arise or accrue from enforcing this First Addendum or in pursuing any remedy provided hereunder or any applicable law, whether such remedy is pursued by filing suit or otherwise. This obligation of the defaulting party to pay costs and expenses includes, without limitation, all costs and expenses, including a reasonable attorney's fee, incurred on appeal and in bankruptcy proceedings.
- b. Survival. It is expressly agreed that the terms, covenants and conditions of this First Addendum shall survive any legal act or conveyance required under this First Addendum.
- c. Headings. The section and other headings contained in this First Addendum are for reference purposes only and shall not in any way affect the meaning or interpretation of this First Addendum.

IN WITNESS WHEREOF, the parties hereto have caused this First Addendum to the Original Agreement.

CLEARFIELD CITY

SYRACUSE CITY

Mark R. Shepherd
Mayor

Mayor

Attest:

Attest:

Nancy Dean
City Recorder

City Recorder

APPROVED AS TO LEGAL FORM

Stuart Williams
City Attorney

City Attorney

FIRST ADDENDUM, ATTACHMENT A
INTERLOCAL AGREEMENT
BETWEEN CLEARIFELD CITY AND SYRACUSE CITY
500 WEST, 2000 SOUTH TO SR-108 PIN 14843

Funding Overview

Federal Funding

Total Amount	\$5,752,043.00
Federal Money	\$5,362,630.00
Local Match 6.77%	\$389,413.00
Clearfield Match	\$194,706.50
Syracuse Match	\$194,706.50

County Funding

Total Amount	\$2,400,000.00
County Money	\$2,000,000.00
Local Match 20%	\$400,000
Clearfield Match	\$200,000
Syracuse Match	\$200,000

Total Match Funding

Total Match	\$789,413.00
Clearfield Match	\$394,706.50
Syracuse Match	\$394,706.50

Environmental Evaluation

CRS Engineers	\$78,885.00
Clearfield Portion	\$39,442.50
Syracuse Portion	\$39,442.50



STAFF REPORT

TO: Mayor Shepherd and City Council Members
FROM: Eric Howes, Community Services Director
MEETING DATE: April 6, 2021
SUBJECT: Football Equipment Donation

RECOMMENDED ACTION

Review the proposed donation and consider ap

DESCRIPTION / BACKGROUND

With the changes surrounding tackle football in Clearfield, the parents and coaches wishing to continue to participate have decided to participate in the Ute Football Conference. To facilitate this change, staff is recommending that all football equipment owned by the City be donated to the Ute Conference.

Staff has completed an inventory of all the football equipment and has attached a value to each item. If all the equipment were new, the value of the donation would be \$72,220.65. With the age and condition of the equipment, 50% of the original purchase price was used to determine the estimated donation value and equates to \$36,110.32.

HEDGEHOG ANALYSIS

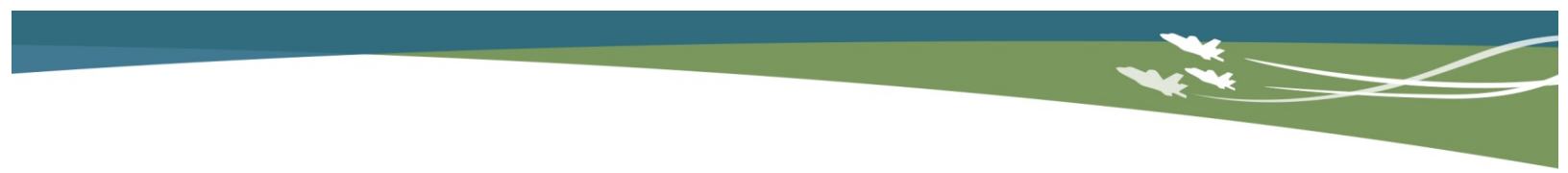
The hoglet score for this item is a 19.

CORRESPONDING POLICY PRIORITY (IES)

Improve Clearfield's Image, Livability, and Economy. Provide for high quality facilities and services.

FISCAL IMPACT

- a. **FISCAL** – The purchase of the equipment has occurred in past fiscal years. There will be no additional expenditures to support this donation.
- b. **OPERATIONS / SERVICE DELIVERY**-. N/A



ALTERNATIVES

The equipment could be sold according to the requirements of the purchasing policy.

The equipment could be retained.

SCHEDULE / TIME CONSTRAINTS

There is a 14-day public noticing requirement for this donation. A public hearing is scheduled for the April 13th policy session of the City Council.

LIST OF ATTACHMENTS

Football Equipment Inventory.

Thigh pants w/ pads			
Gold	151		
Black	0		
Youth XS	32		
Youth S	40		
Youth M	35		
Youth L	30		
Youth XL	23		
Youth 2XL	17		
Youth 3XL	24		
Adult L	11		
Adult XL	8		
Adult 2XL	1		
Adult 3XL	11		
	383	\$	25.00 \$ 9,575.00

Chains	1 set	\$	267.00	\$	267.00
Sled Pads	4	\$	49.95	\$	199.80
Tackling Wheels	3	\$	243.28	\$	729.84
Tackling Dummies	15	\$	100.00	\$	1,500.00
Small Blocking Pads	5	\$	49.95	\$	249.75
Hip/Butt Pad Sets	10	\$	2.00	\$	20.00
Hip Pads	296	\$	2.00	\$	592.00
Knee Pads	285	\$	2.00	\$	570.00
Thigh Pads	329	\$	2.00	\$	658.00
Butt Pads	318	\$	2.00	\$	636.00
Waterbottles	48	\$	3.95	\$	189.60
Chin Straps	132	\$	13.30	\$	1,755.60
Kick Off Tees	11	\$	5.00	\$	55.00

Helmet Ear Pads			
1/2	7		
3/4	22		
7/8	1		
1	8		
1 1/8	62		
5/8	2		
	102		
Set of 5	20.4	14.95	\$ 304.98
		TOTAL	\$ 17,302.57

Practice Jerseys 108 \$ 10.75 \$ 1,161.00

Game Jerseys			
Youth S	24		
Youth M	5		
Youth L	5		
Youth XL	5		
Adult S	4		
Adult XL	1		
Adult 2XL	7		
Adult 5XL	1		
	52	\$	25.00 \$ 1,300.00

Footballs	65	\$	27.00	\$	1,755.00
Ball Pump	2	\$	14.95	\$	29.90
Mouth Guards	142	\$	1.00	\$	142.00
Shoulder Pads	207	\$	70.00	\$	14,490.00
Helmets	259	\$	109.00	\$	28,231.00
Field Markers	2 sets	\$	308.00	\$	308.00
Pile on	1	\$	45.00	\$	45.00
Down Marker	1	\$	435.00	\$	435.00
Extra Face Mask	1	\$	25.95	\$	25.95
Face Mask Fasteners	56	\$	0.65	\$	36.40
T-Nuts	589	\$	0.45	\$	265.05
Screws	467	\$	0.25	\$	116.75
Buttons	311	\$	0.65	\$	202.15
T-Clips	130	\$	0.65	\$	84.50
Straps	rolls	2.5	\$	38.95	\$ 97.38

Blocking Sleds 3 \$ 2,006.00 \$ 6,018.00
Weight Scale 1 \$ 175.00 \$ 175.00

TOTAL \$ 54,918.08

COLUMN 1 TOTAL \$ 17,302.57

COLUMN 2 TOTAL \$ 54,918.08

GRAND TOTAL \$ 72,220.65

70% value \$ 50,554.45

50% Value \$ 36,110.32



STAFF REPORT

To: Mayor Shepherd and City Council Members
From: Rich Knapp, Finance Manager
Meeting Date: April 6, 2021
Subject: Fiscal Year 2022 Proposed Budget- Capital and Operating Expense

Recommended Action

Discussion only.

Description / Background

This second budget work session will focus on capital projects and operating expense changes. We will also revisit any changes from the first work session regarding sustainability, the use of reserves, and maybe unfunded personnel requests and priorities.

Staff's presentation was not ready for the packet due to the potential changes that would result from the first meeting. Staff anticipates having summary budget information and detailed notes distributed to the Mayor and Council before this meeting.

Future Meetings:

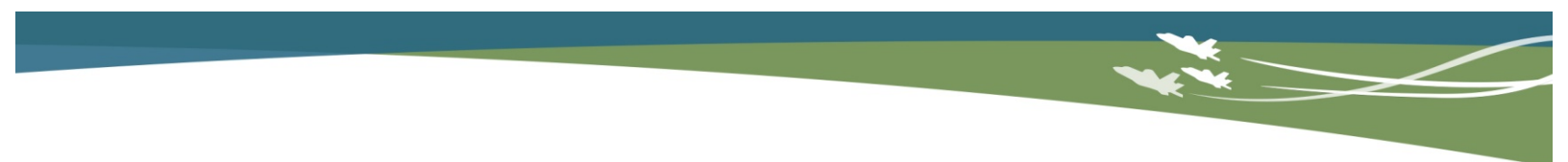
- April 13 – CDRA, general discussion
- April 27 – General discussion and review
- May 4 – If needed, General discussion
- May 11—Adopt Tentative Budget

Hedgehog Analysis

The budget is legally required, a high priority, and an essential task.

Corresponding Policy Priorities

A budget is necessary for all policy priorities.



Schedule / Time Constraints

The Tentative Budget must be approved on or before the first scheduled meeting in May, and the final budget must be approved by June 30 if there is no truth in taxation. With a truth in taxation the last opportunity to adopt the final budget is August 31.

Alternatives

There is no alternative to budgeting for FY22. The possibilities of how to allocate resources are many.