

CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
April 13, 2021 – POLICY SESSION

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

Multipurpose Room
55 South State Street
Second Floor
Clearfield, Utah

6:00 P.M. WORK SESSION

Update from Weber Basin Water on Water Rate and Services

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 Modifying the City's Designated Truck Routes

Discussion on the Community Development Block Grant (CDBG) One-Year Action Plan for Program
Year July 1, 2021 to June 30, 2022

Update and Discussion on the City's 2021 Fourth of July Celebration

Discussion on the Fiscal Year 2022 Budget

*****ADJOURN AS THE CITY COUNCIL AND IMMEDIATELY RECONVENE
AS THE CDRA IN A WORK SESSION *****

CDRA WORK SESSION

Discussion on the CDRA Fiscal Year 2022 Budget

*****ADJOURN AS THE CDRA *****

*(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:

OPENING CEREMONY:

APPROVAL OF MINUTES:

Mayor Shepherd

Councilmember Roper

March 23, 2021 – Policy Session

PUBLIC HEARING:

1. **PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE DONATION OF THE CITY’S USED FOOTBALL EQUIPMENT TO THE UTE FOOTBALL CONFERENCE**

BACKGROUND: Clearfield City completed a comprehensive Recreation Business Plan in September 2020. The City determined the continuation of providing a youth tackle football program did not meet the goals of the Plan. The City has been working to ensure that the youth of Clearfield were provided the continued opportunity to participate in tackle football. A public hearing will be held to receive public comment about the City donating its surplus City-owned used football equipment to the Ute Football Conference.

RECOMMENDATION: Receive public comment.

SCHEDULED ITEMS:

2. **OPEN COMMENT PERIOD**

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

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

3. **CONSIDER APPROVAL OF RESOLUTION 2021R-06 AUTHORIZING THE DONATION OF SURPLUS CITY-OWNED USED FOOTBALL EQUIPMENT**

BACKGROUND: Clearfield City discontinued its youth tackle football program because it was not in line with the goals and vision of the City’s 2020 Recreation Business Plan. The parents and coaches wishing to continue in a tackle football program have decided to participate in the Ute Football Conference. The City properly noticed and held a public hearing to receive public comment about donating its surplus used football equipment to the Ute Football Conference. Resolution 2021R-06 would authorize the City’s Community Services Director to donate the City-owned used football equipment to the Ute Football Conference.

RECOMMENDATION: Approve Resolution 2021R-06 authorizing the donation of surplus City-owned used football equipment; and authorize the Mayor’s signature to any necessary documents.

4. **CONSIDER APPROVAL OF A PROCLAMATION DECLARING APRIL 2021 AS “SEXUAL ASSAULT AWARENESS MONTH” IN CLEARFIELD CITY**

BACKGROUND: “Sexual Assault Awareness Month” is intended to draw attention to the fact that sexual violence is widespread and has public health implications for every community member. Mayor Shepherd and the City Council recognize the need to work together with national, state, local partners, and every citizen actively engage in public and private efforts to

educate our community about what can be done to prevent sexual assault and how to support survivors. There is compelling evidence that the City can be successful in reducing sexual violence in Clearfield through prevention, education, increased awareness, and holding perpetrators who commit acts of violence responsible for their actions.

RECOMMENDATION: Approve the Proclamation officially declaring April 2021 as “Sexual Assault Awareness Month” in the City of Clearfield and authorize the Mayor’s signature to any necessary documents.

5. CONSIDER APPROVAL OF RESOLUTION 2021R-07 AUTHORIZING AN AMENDMENT TO THE INTERLOCAL AGREEMENT WITH SYRACUSE CITY FOR THE 500 WEST ROADWAY EXPANSION PROJECT

BACKGROUND: Clearfield City and Syracuse City entered into an Interlocal Agreement in 2019 to work together for the construction and expansion of the 500 West roadway. The project includes construction of 500 West Street from 2010 South to Antelope Drive and from Antelope Drive to C Street in the Freeport Center. Clearfield City received additional funding from Davis County’s Third Quarter Tax Grant and Wasatch Front Regional Council to assist with the costs. The additional funding necessitated an update to the original agreement’s Attachment A which outlines the financial obligations of each party.

RECOMMENDATION: Approve Resolution 2021R-07 authorizing an amendment to the Interlocal Agreement with Syracuse City for the 500 West Roadway Expansion Project; and authorize the Mayor’s signature to any necessary documents.

6. CONSIDER ORDINANCE 2021-07 REZONING PROPERTY LOCATED AT APPROXIMATELY 1598 SOUTH 1000 EAST (TINS: 12-066-0096, 12-066-0097, AND 12-066-0098) FROM A-1 (AGRICULTURAL) TO C-2 (COMMERCIAL) FOR 1.899 ACRES AND FROM A-1 (AGRICULTURAL) TO R-3 (MULTI-FAMILY RESIDENTIAL) FOR 5.739 ACRES

BACKGROUND: A public hearing was held on March 23, 2021 to receive public comment on the rezone request of the property located at 1598 South 1000 East from A-1 (Agricultural) to C-2 (Commercial) for 1.899 acres and from A-1 (Agricultural) to R-3 (Multi-family Residential) for 5.739 acres. A motion to approve the request failed; however, the Council tabled consideration and set additional time to consider the request on April 13, 2021.

RECOMMENDATION: After careful consideration of the information presented, the Clearfield City Council moves to:

1. Approve Ordinance 2021-07 rezoning the property located at approximately 1598 South 1000 East (TINs: 12-066-0096, 12-066-0097, and 12-066-0098) from A-1 (Agricultural) to C-2 (Commercial) for 1.899 acres and from A-1 (Agricultural) to R-3 (Multi-family Residential) for 5.739 acres and authorize the Mayor’s signature to any necessary documents.
2. Deny Ordinance 2021-07 rezoning the property located at approximately 1598 South 1000 East (TINs: 12-066-0096, 12-066-0097, and 12-066-0098) from A-1 (Agricultural) to C-2 (Commercial) for 1.899 acres and from A-1 (Agricultural) to R-3 (Multi-family Residential) for 5.739 acres.
3. Table consideration of Ordinance 2021-07 rezoning the property located at approximately 1598 South 1000 East (TINs: 12-066-0096, 12-066-0097, and 12-066-0098) from A-1

(Agricultural) to C-2 (Commercial) for 1.899 acres and from A-1 (Agricultural) to R-3 (Multi-family Residential) for 5.739 acres and set additional time to consider the request.

COMMUNICATION ITEMS:

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

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

Dated this 7th day of April, 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: Adam Favero, Public Works Director
MEETING DATE: April 13, 2021
SUBJECT: Water Conservation Planning in Response to the State of Utah's Current Drought Conditions

RECOMMENDED ACTION

N/A – Discussion providing Mayor and City Council with information on the State's current drought conditions and City staff's intention to conserve water.

DESCRIPTION / BACKGROUND

On March 17, 2021, Governor Cox issued an Executive Order declaring a state of emergency due to the State's current drought conditions, which are currently fluctuating between severe and extreme.

Darren Hess from Weber Basin Water Conservancy District (WBWCD) will be presenting information about the current drought conditions the night of this work session.

A team of staff members from the Public Works, Administrative, and Community Services Departments are committed to finding ways to abide by the State's water conservation efforts.

The Parks Division has begun installing master valves and flow sensors on all irrigation connections throughout the City to better monitor the water usage and provide vital information to make the proper adjustments to the systems. Further, a more conservative approach will be taken pertaining to the amount of water used in parks and open spaces while maintaining our crews' ability to provide quality recreation services and beautiful landscapes.

The Communications Division will be providing the tools and resources necessary to educate our residents on the topic. This educational outreach will emphasize the State's drought conditions and stress the importance of conserving water. Unfortunately, the arrangement of the City's water system makes it a challenge to conserve water. There is no fiscal separation between the potable and non-potable water systems, and City staff does not have the option of suspending water service because of high usage. The goal is to take a proactive approach by educating residents rather than letting water usage reach a point beyond our control.

The Public Works Department's role in this effort will be devoting time to monitoring water systems and tracking water usage. Public Works will then relay this information to the Communications



Division to educate the public. To conserve water, the Water Division will postpone their plan to flush fire hydrants this spring and summer.

These are just some examples of City staff working to save water for the months and years to come. It is not easy to predict mother nature, and we are all hopeful for moisture. If trends continue, we may have to explore other water conservation tactics.

CORRESPONDING POLICY PRIORITY (IES)

Providing Quality Municipal Services Through Well-Planned Facilities and Infrastructure.

FISCAL IMPACT

- Due to the City's water conservation efforts, we are expecting a decrease in demand. From this, enterprise revenues are anticipated to decrease as well. The City's contract with WBWCD obligates the City to pay the District for a set amount of acre feet of water regardless of the amount supplied to the City.
- Enterprise operational expenses will increase if necessary, to supplement WBWCD supply with the City's well sources.

PERSONNEL IMPACT

- The Public Works, Administrative, and Community Services Department staff will reprioritize to execute these conservation efforts.

HEDGEHOG ANALYSIS

N/A - legally required to provide and conserve water.

SCHEDULE / TIME CONSTRAINTS

Education through marketing campaigns need to start now to preserve water. Staff at WBWCD and the City are hopeful about wetter weather patterns but must begin implementing conservation efforts without delay to avoid depleting our water supply.

The irrigation season will begin April 15 but will end October 1st rather than October 15th.



LIST OF ATTACHMENTS

- Governor Cox's
- Weber Basin Conservancy District Slide Show Presentation

MARCH 2021 – WATER REPORT

Reservoir	Total Capacity (AF)	Conservation or Dead Storage (AF)	Active Capacity (AF)	District Capacity (AF)	Current Reservoir Content				Historical Reservoir Content		
					Accrued To District to Date (AF)	% of District Capacity	Total as of 3/22/2021 (AF)	% of Active Capacity	3/23/2020	3/23/2019	3/26/2018
Causey	7,870	1,000	6,870	6,870	4,105	60%	4,105	60%	6,280	4,060	6,600
E. Canyon	51,200	3,090	48,110	20,110	10,657	53%	32,350	67%	43,390	30,180	42,110
Echo	73,940	0	73,940	6,357	0	0%	30,420	41%	60,420	30,300	64,370
Echo Holdover Purchase Remaining in Echo (estimate)					2,378	-					
Lost Creek	22,510	2,500	20,010	20,010	12,480	62%	12,480	62%	15,590	12,540	16,700
Pineview	110,150	0	110,150	66,228	49,478	75%	59,050	54%	64,610	64,170	83,590
Smith-More	8,351	751	7,600	6,560	791	12%	1,831	24%	4,600	1,640	4,250
Wanship	62,120	1,260	60,000	60,000	37,030	62%	37,030	62%	49,300	34,010	55,520
Willard	247,302	25,029	222,273	222,273	144,975	65%	144,975	65%	197,640	157,890	183,020
Total	583,443	33,630	548,953	408,408	261,894	64%	322,241	59%	441,830	334,790	456,160
						62%	<-Last Month->	55%			

% Dist. Upstream Storage: 63%

Last Month: 61%

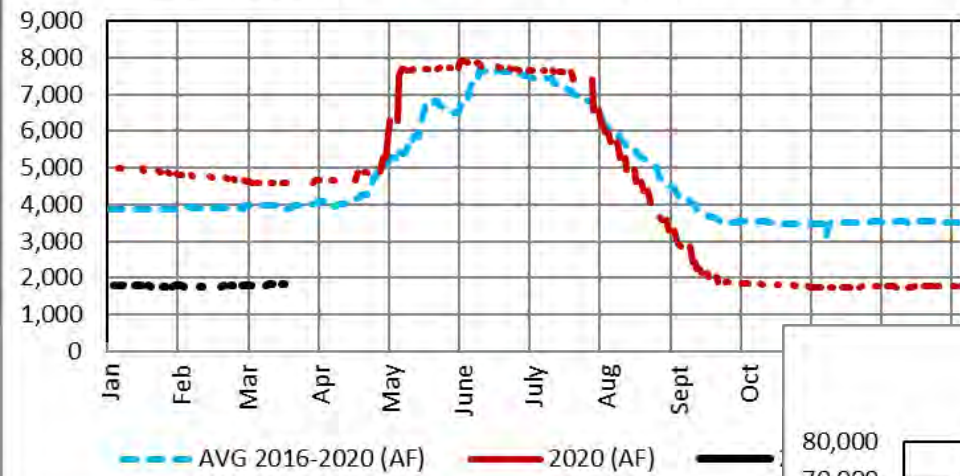
* Note: 100% Is Equivalent To a Two Year Water Supply

Storage by Drainage				
Drainage	District Capacity	Accrued To District To Date (AF)	% of District Capacity	Last Month
Weber	113,037	60,958	54%	53%
Ogden	73,098	53,583	73%	73%
Willard	222,273	144,975	65%	63%

MARCH 2021 – WATER REPORT

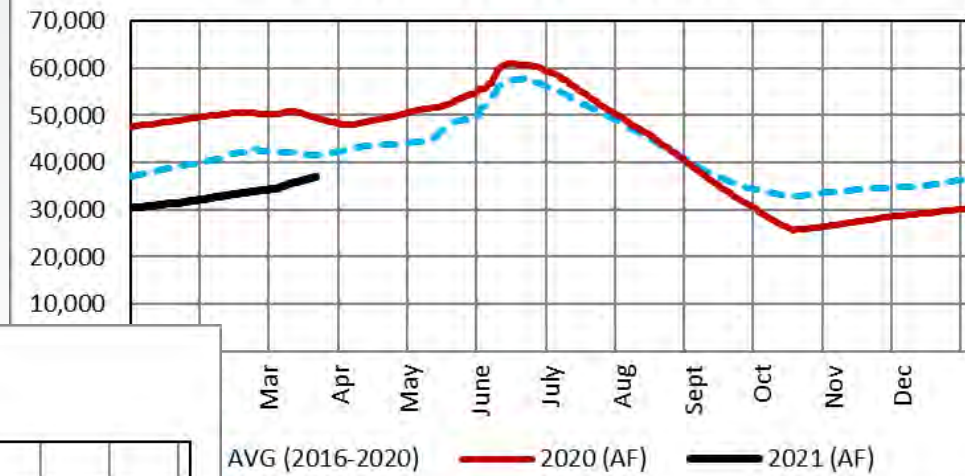
SNOTEL (3/23/21)					
Site	Site Elevation (ft)	Snow Water Equivalent (in)	% Median for this date	Median Peak Date	Current % Median Peak
Trial Lake	9,992	16.7	83%	29-Apr	73%
Thaynes Canyon	9,230	15.6	76%	11-Apr	65%
Chalk Creek #1	9,171	15.6	72%	15-Apr	63%
Monte Cristo	8,932	18.0	73%	11-Apr	65%
Dry Bread	8,302	13.7	79%	7-Apr	75%
Chalk Creek #2	8,208	12.7	86%	7-Apr	77%
Horse Ridge	8,199	12.2	58%	10-Apr	56%
Farmington	7,902	21.6	65%	5-Apr	61%
Ben Lomond Peak	7,689	25.4	70%	2-Apr	69%
Smith Morehouse	7,631	8.7	65%	16-Mar	64%
Parleys Summit	7,585	14.3	99%	1-Apr	95%
Hardscrabble	7,250	14.6	83%	19-Mar	80%
Ben Lomond Trail	5,972	11.8	62%	23-Mar	62%
OVERALL BASIN AVERAGE:			75%		69%
			77%	<-Last Month->	59%

SMITH & MOREHOUSE (2016-2021)

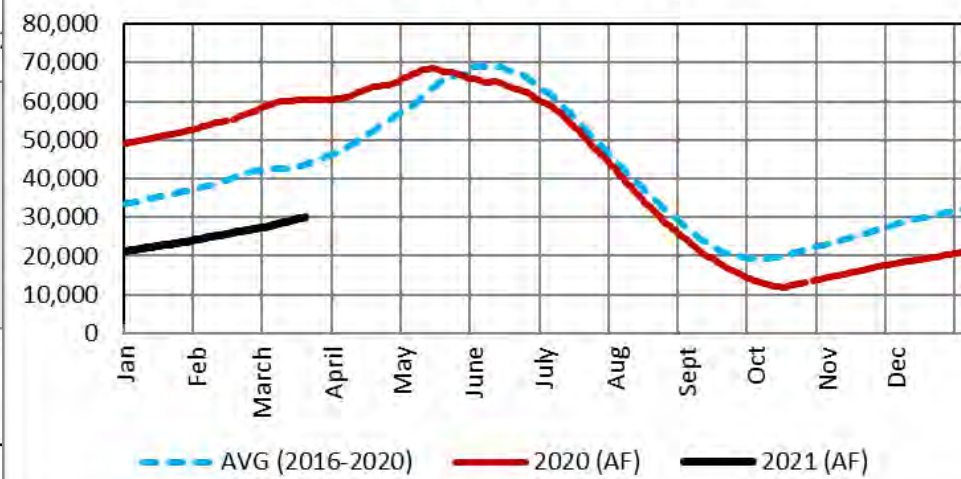


WEBER RIVER STORAGE

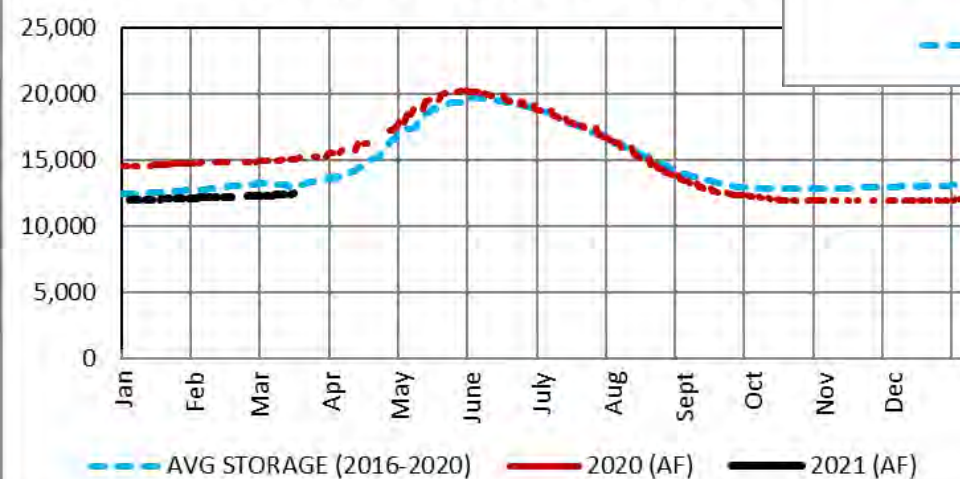
WANSHIP/ROCKPORT (2016-2021)



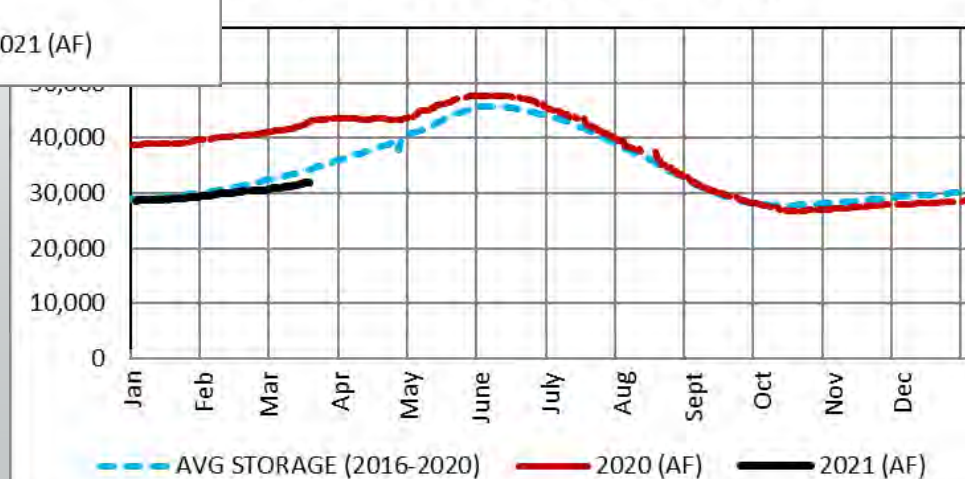
ECHO (2016-2021)



LOST CREEK (2016-2021)

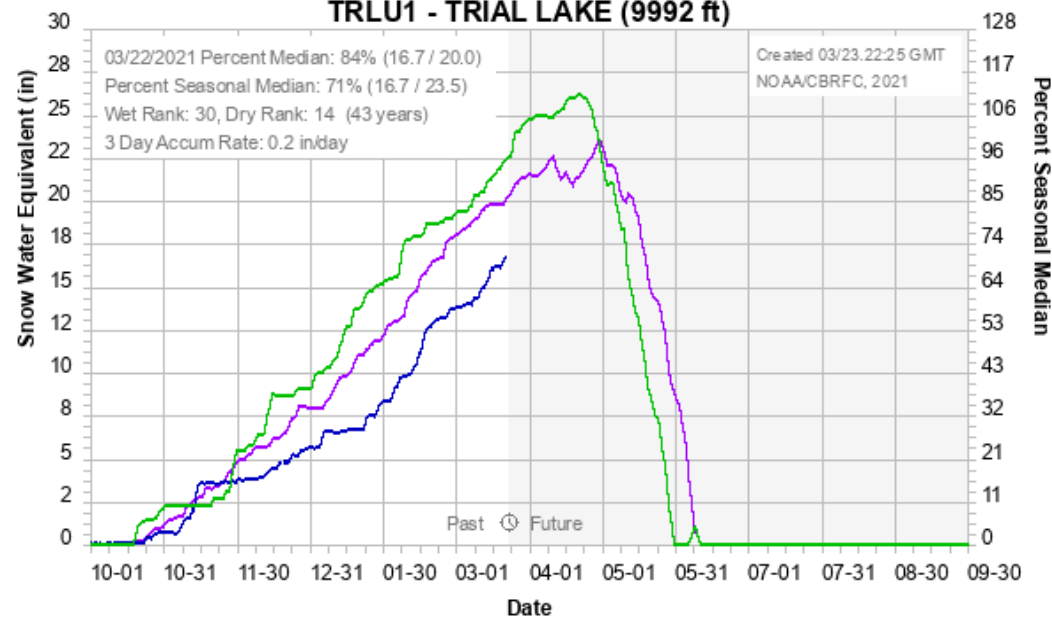


EAST CANYON (2016-2021)



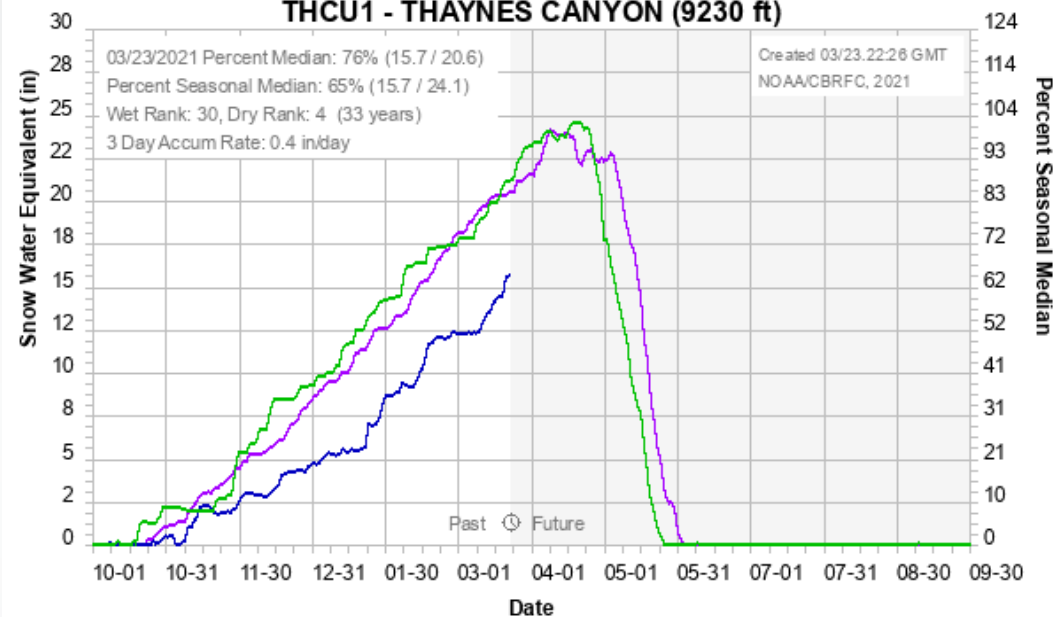
Colorado Basin River Forecast Center

TRLU1 - TRIAL LAKE (9992 ft)



Colorado Basin River Forecast Center

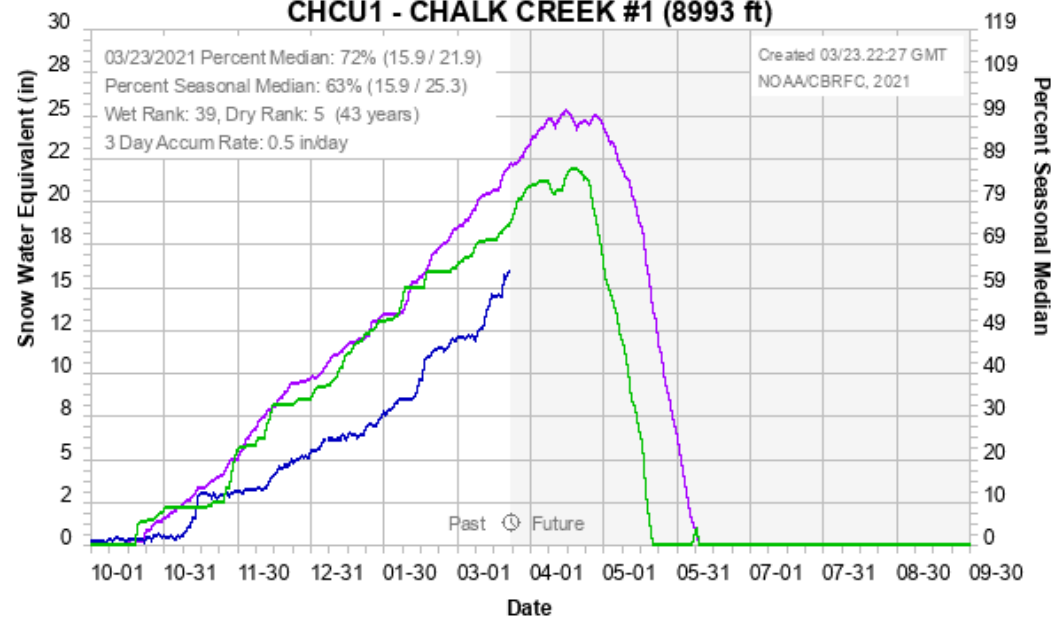
THCU1 - THAYNES CANYON (9230 ft)



WEBER RIVER DRAINAGE SNOWPACK

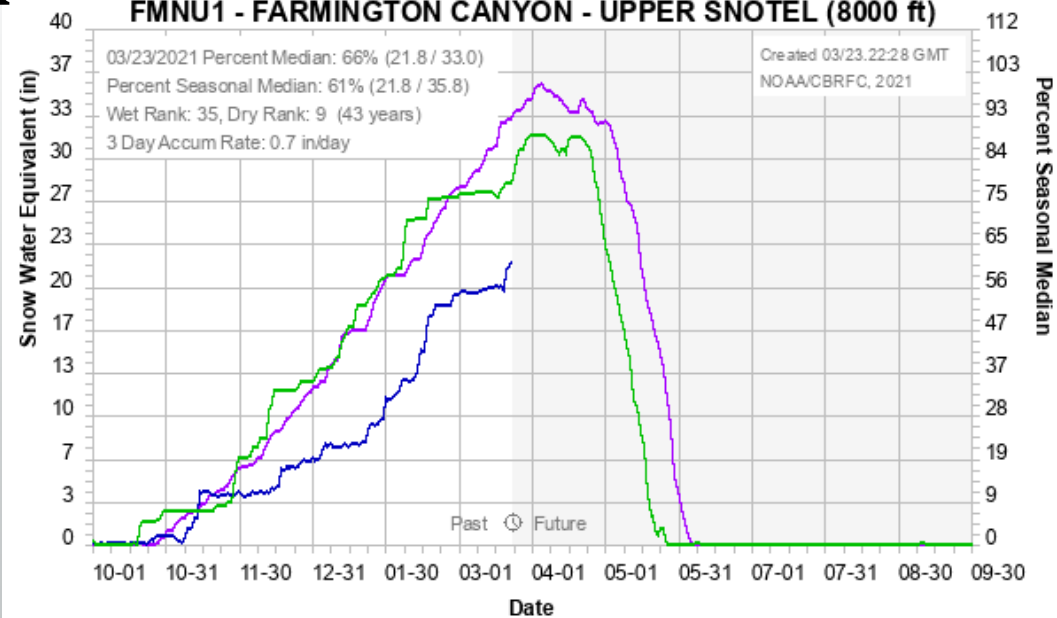
Colorado Basin River Forecast Center

CHCU1 - CHALK CREEK #1 (8993 ft)



Colorado Basin River Forecast Center

FMNU1 - FARMINGTON CANYON - UPPER SNOTEL (8000 ft)



SOIL MOISTURE

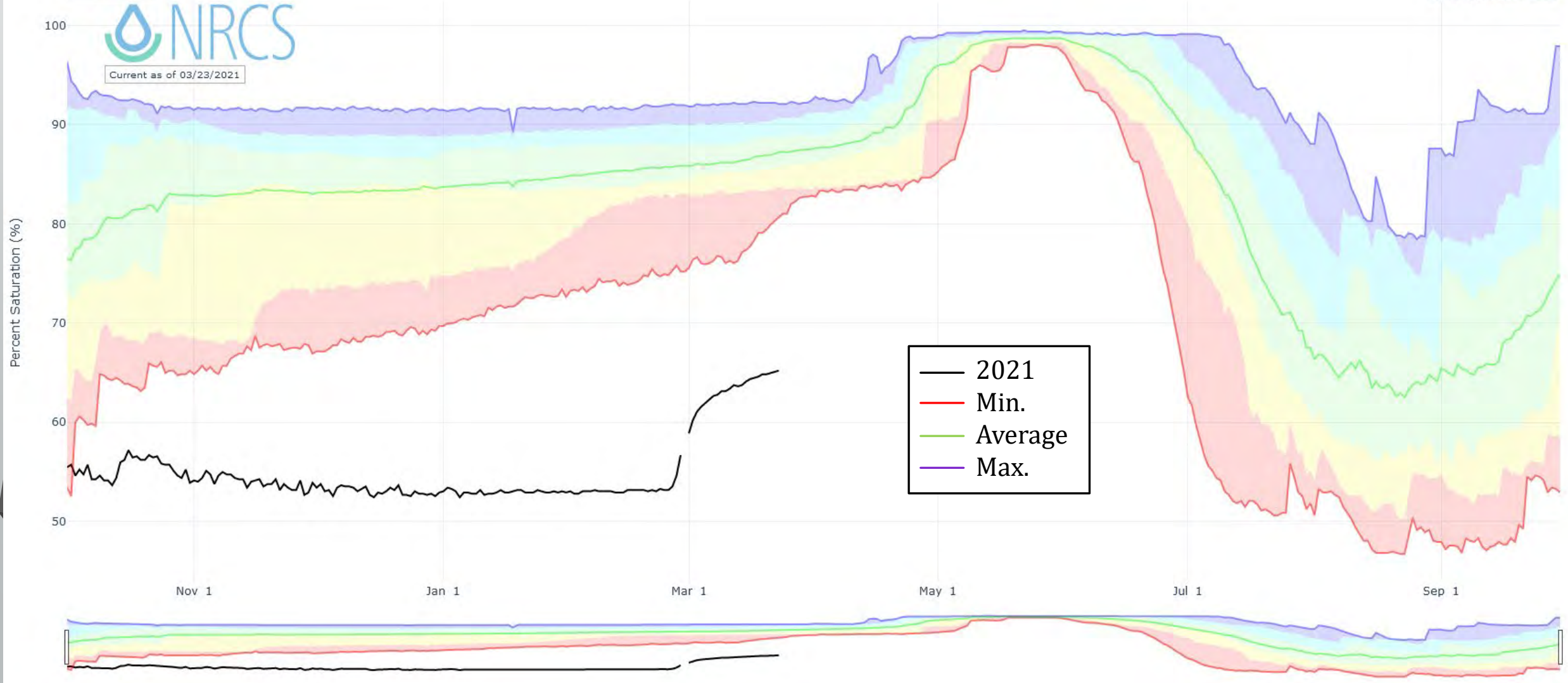
DEPTH AVERAGED SOIL SATURATION AT
CHALK CREEK #1

Reset Range

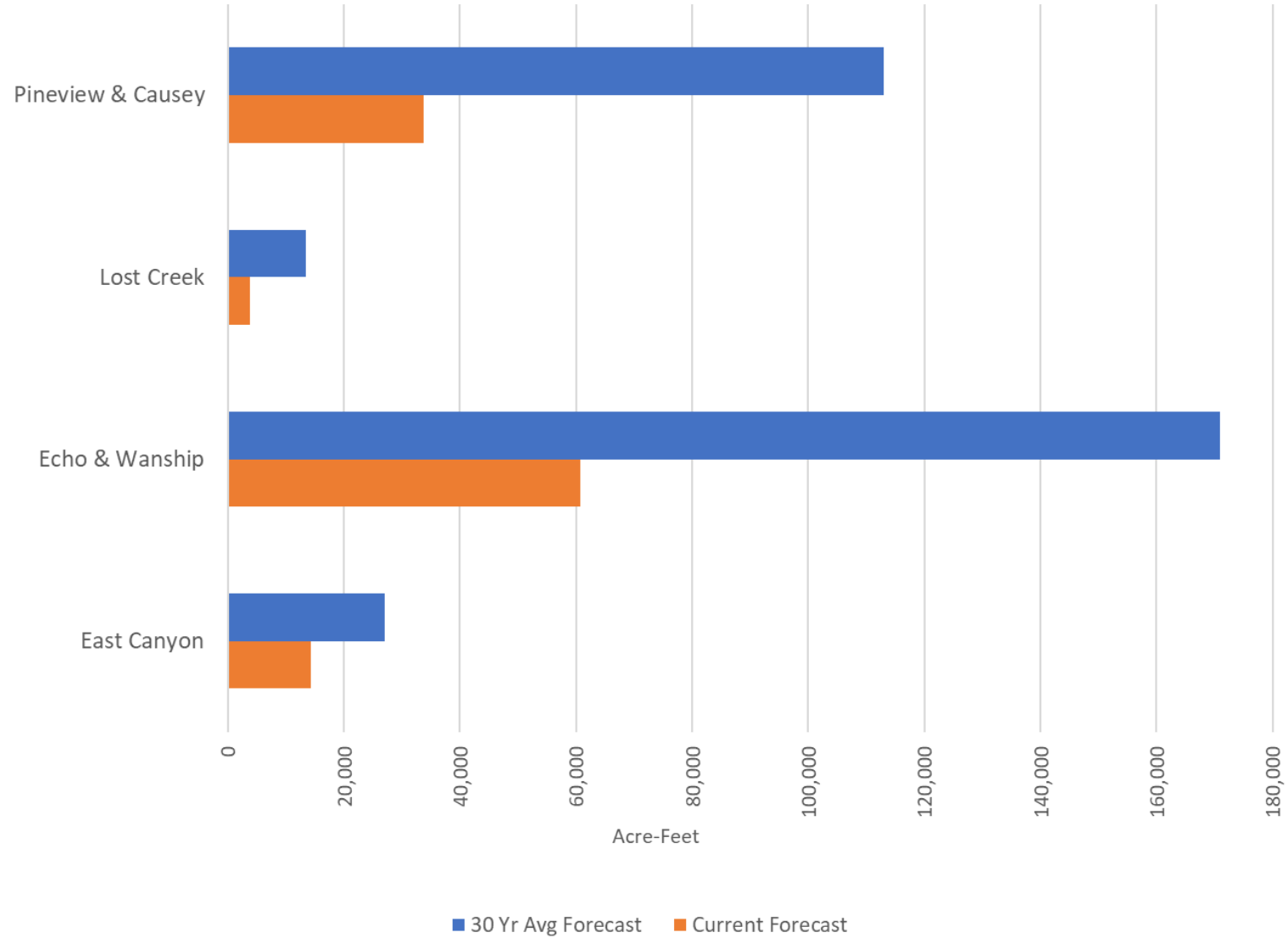
[Link to data: CSV / JSON](#)



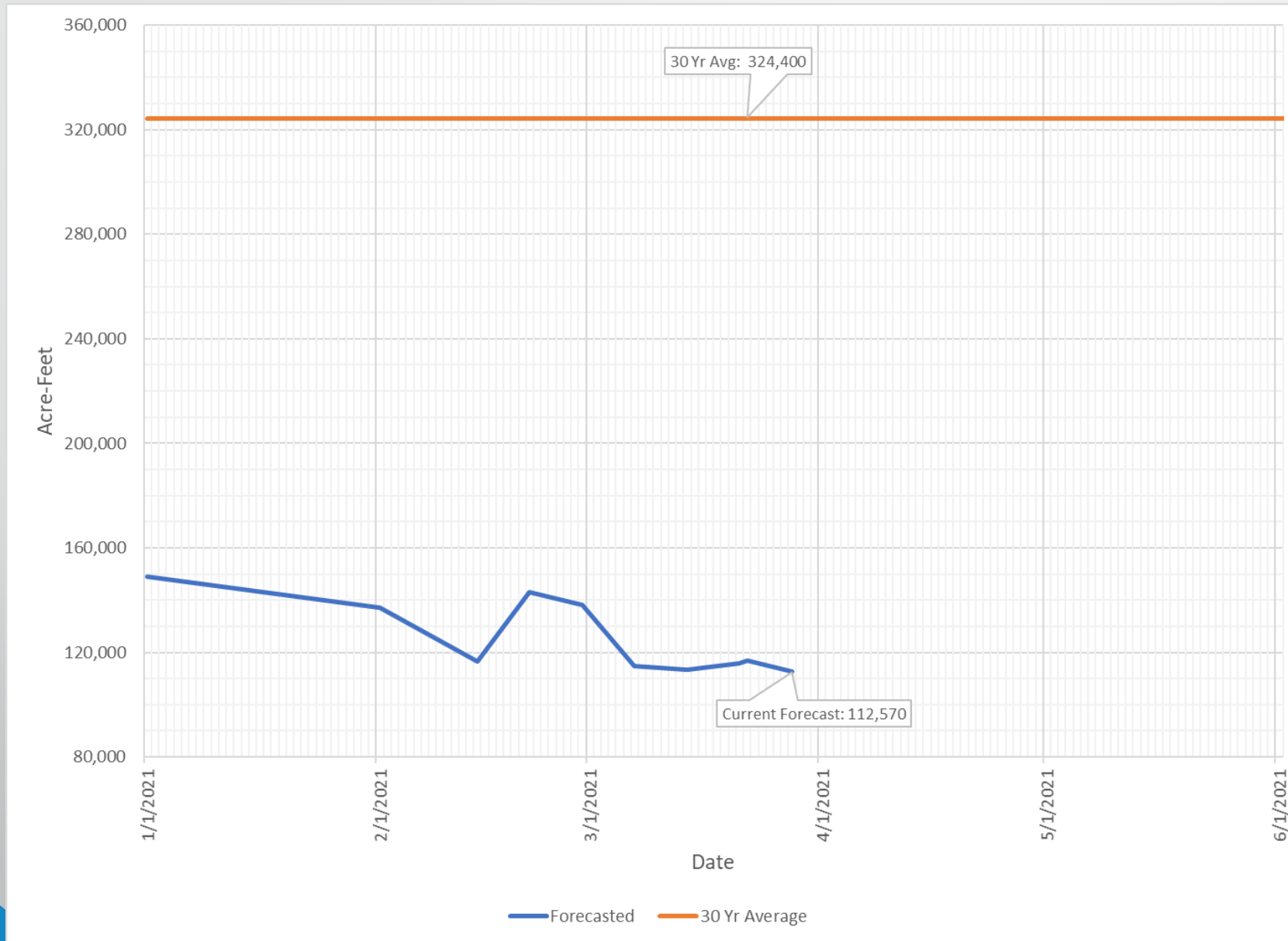
Current as of 03/23/2021



FORECASTED RUNOFF

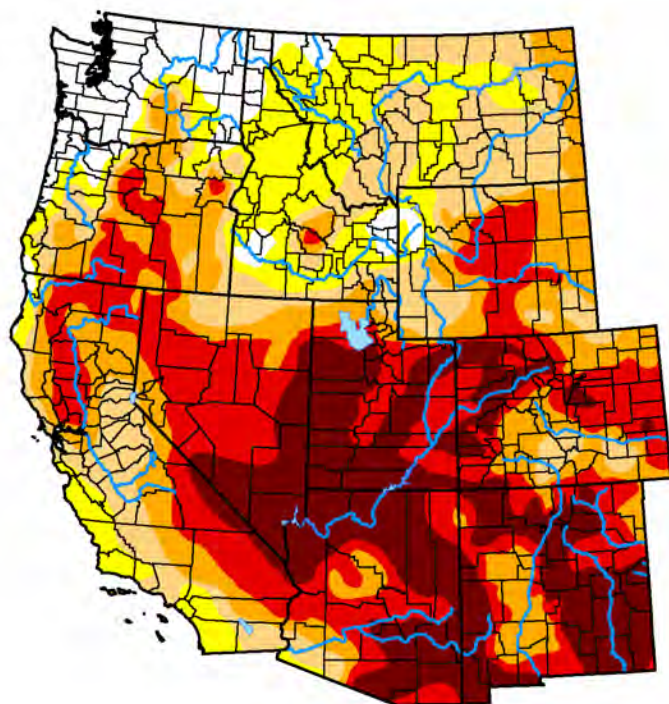


TOTAL FORECASTED RUNOFF



U.S. Drought Monitor West

February 16, 2021
(Released Thursday, Feb. 18, 2021)
Valid 7 a.m. EST



Intensity:

- None
- D0 Abnormally Dry
- D1 Moderate Drought
- D2 Severe Drought
- D3 Extreme Drought
- D4 Exceptional Drought

The Drought Monitor focuses on broad-scale conditions. Local conditions may vary. For more information on the Drought Monitor, go to <https://droughtmonitor.unl.edu/About.aspx>

Author:

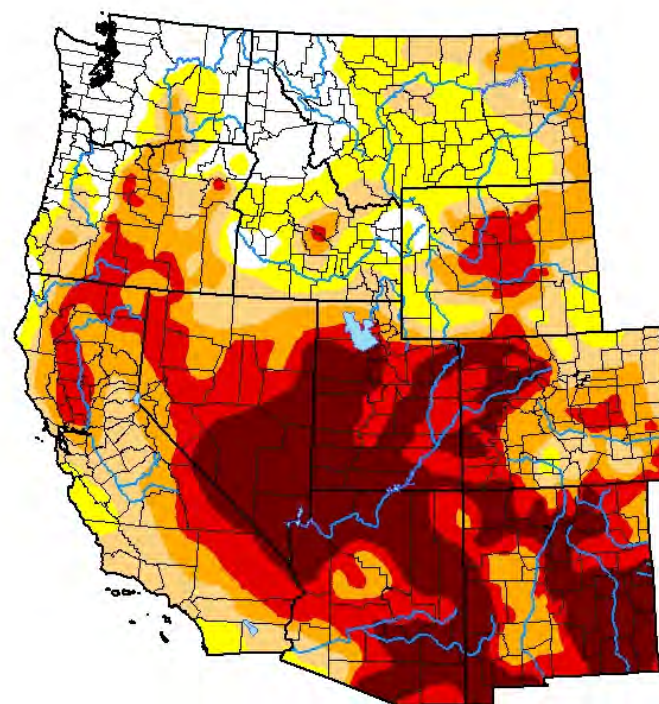
David Miskus
NOAA/NWS/NCEP/CPC



droughtmonitor.unl.edu

U.S. Drought Monitor West

March 16, 2021
(Released Thursday, Mar. 18, 2021)
Valid 8 a.m. EDT



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Author:

Brad Pugh
CPC/NOAA



droughtmonitor.unl.edu

Gov. Cox issues Drought Executive Order



SPENCER J. COX
GOVERNOR

STATE OF UTAH
OFFICE OF THE GOVERNOR
SALT LAKE CITY, UTAH
81114-3220

DEIDRE M. HENDERSON
FIRST DEPUTY GOVERNOR

FOR IMMEDIATE RELEASE
March 17, 2021

Contact:
Rossina Lake
Office of the Governor
(385) 303-4383, rlake@utah.gov

Gov. Cox Issues Drought Executive Order

Water conservation critical as Utah's water supply dwindles

Salt Lake City (March 17, 2021) – With 100% in the moderate drought category and 90% of the state experiencing extreme drought, today Gov. Spencer J. Cox issued an Executive Order declaring a state of emergency due to drought conditions. This declaration allows drought-affected communities, agricultural producers and others to officially begin the process that may provide access to state or federal emergency resources.

At its March 15 meeting, the [Drought Review and Reporting Committee](#) recommended the governor issue a drought declaration, which activates the [Drought Response Committee](#). Brian Steed, executive director of the Utah Department of Natural Resources, chairs both committees.

"We've been monitoring drought conditions carefully and had hoped to see significant improvement from winter storms," said Gov. Cox. "Unfortunately, we have not received enough snow to offset the dry conditions. I ask Utahns to evaluate their water use and find ways to save not only because of current drought conditions but also because we live in one of the driest states in the nation."

Following a record dry summer and fall, this winter's snowpack is about 70% of average for the year. For snowpack to reach average, Utah's mountains would need to receive the remaining 30% before it starts to melt significantly, typically the first week in

Recommendations from Gov. Ex. Order

- Water suppliers and irrigation companies should delay the start of the irrigation season or end it early
- Encourage efficient landscape watering
- Water Suppliers, Cities and Counties should consider developing and implementing water restriction plans for the upcoming irrigation season

Drought Level Triggers

Total Storage: 322,241 AF

Upper Basin Storage: 177,266 AF

Forecasted Runoff: ???

Drought Levels		⁴ Drought Level Triggers		
Response Level	Water Shortage Description	¹ Projected June 1st Total Basin Storage (Acre Feet)	² Projected June 1st Total Upstream Basin Storage (Acre Feet)	³ U.S. Drought Monitor Intensity Classification
1	Normal	Greater than 380,000	Greater than 245,000	No Drought Intensity Classification or D0 (Abnormally Dry)
2	Advisory	Greater than 380,000	Greater than 245,000	D1 (Moderate Drought) or more severe
3	Moderate	380,000 to 340,000	245,000 to 200,000	U.S. Drought Monitor is not a trigger for this response level
4	Severe	340,000 to 280,000	200,000 to 160,000	U.S. Drought Monitor is not a trigger for this response level
5	Extreme	Less than 280,000	Less than 160,000	U.S. Drought Monitor is not a trigger for this response level

¹Active storage (Total Basin Storage)

²Active storage excluding Willard Bay (Total Upstream Basin Storage)

³National Drought Mitigation Center:

<http://drought.unl.edu/monitoringtools/usdroughtmonitor.aspx>

⁴See Section 4.3.4 through 4.3.6 for detailed explanations of how the three triggers are used together to determine the drought level

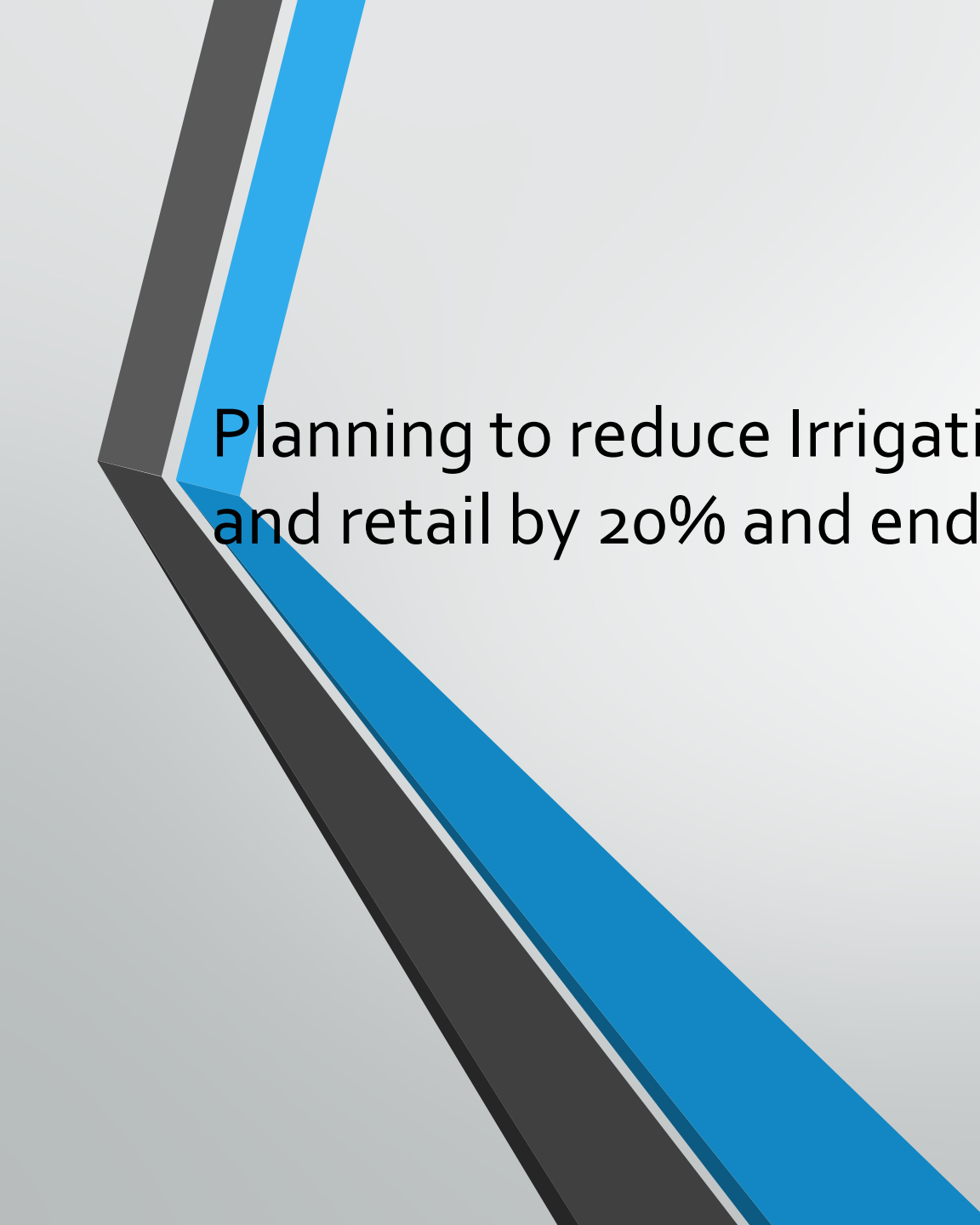
Demand reduction targets

Demand Reduction Targets

Drought Levels		Demand Reduction Targets				
RESPONSE LEVEL	WATER SHORTAGE DESCRIPTION	SECONDARY WATER ⁴	AGRICULTURAL IRRIGATION ⁵	M&I CULINARY OUTDOOR WATER ⁴	M&I CULINARY INDOOR WATER ⁴	TOTAL YEAR 2020 DEMAND REDUCTION (ACRE-FEET) ⁵
1	Normal	0%	0%	0%	0%	0
2	Advisory	Reduce demands through messaging and general water conservation				0 to 43,000
3	Moderate	20%	20%	20%	0%	43,000
4	Severe	60%	40%	60%	10%	123,000
5	Extreme	95%	70%	95%	25%	206,000

⁴Assumed that water use reductions will be met across the entire WBWCD service area

⁵Assumed that only WBWCD agricultural supplies will be reduced. Does not include agricultural demands in the basin that are not managed by the District



Planning to reduce Irrigation Contracts both wholesale
and retail by 20% and end the Irrigation Season Oct. 1st

SPENCER J. COX
GOVERNOR


STATE OF UTAH
OFFICE OF THE GOVERNOR
SALT LAKE CITY, UTAH
84114-2220

DEIDRE M. HENDERSON
LIEUTENANT GOVERNOR

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“We’ve been monitoring drought conditions carefully and had hoped to see significant improvement from winter storms,” said Gov. Cox. “Unfortunately, we have not received enough snow to offset the dry conditions. I ask Utahns to evaluate their water use and find ways to save not only because of current drought conditions but also because we live in one of the driest states in the nation.”

Following a record dry summer and fall, this winter’s snowpack is about 70% of average for the year. For snowpack to reach average, Utah’s mountains would need to receive the remaining 30% before it starts to melt significantly, typically the first week in April. There is around a 10% chance of this occurring.

Current soil moisture is also at the lowest levels since monitoring began in 2006.

“Extremely dry soils mean that when we do receive precipitation, the ground will soak it up first and reduce the runoff that typically fills reservoirs, lakes and streams,” said Steed. “We urge people to consider ways they can save water and help be part of the solution. The state also offers water-saving and money-saving [rebates](#) to help with both indoor and outdoor conservation.”

The last time conditions warranted a drought declaration was when former Gov. Gary Herbert issued an executive order on Oct. 15, 2018. At that time, 99% of the state was in a moderate drought, with over 76% of Utah experiencing at least severe drought conditions.

[Learn more](#) about current drought conditions and impacts in Utah.

Additional Background

Water-saving Recommendations

Gov. Cox asks Utahns to use water wisely year-round. Find water-saving tips at [SlowTheFlow.org](#).

- Fix leaks
- Run full loads (dishwashers and washing machines)
- Turn off the water while brushing teeth, shaving, soaping up, doing dishes or rinsing vegetables
- Reduce showers by at least one minute
- Wait to water
- Plan now for the irrigation season and consider implementing water-wise landscaping or purchasing a [smart irrigation controller](#)

Committees recommend drought action

The Division of Water Resources is tasked with monitoring the state’s water supply availability. This is done through regular drought webinars and monitoring conditions throughout the state. As conditions failed to improve, the division recommended the Drought Review and Reporting Committee consider additional actions, including recommending an official drought declaration, which activates the Drought Response Committee. The [Utah Drought Response Plan](#) outlines the process.

###



STAFF REPORT

TO: Mayor Shepherd and City Council Members
FROM: Chief Kelly Bennett and Officer Heather Arnell
MEETING DATE: April 13, 2021
SUBJECT: VAWA Program Update

RECOMMENDED ACTION

N/A – This is a quarterly update regarding the VAWA Program.

DESCRIPTION / BACKGROUND

The Clearfield Police Department was awarded the Stop Violence Against Women's Act (VAWA) grant in January of 2020. The grant funds 50% of an officer's wage as well as allows for training and equipment. Clearfield City provides an in-kind match for some of the equipment and training. The department recently received notification that the grant will continue through the next two calendar years and we intend on applying for the grant again in December of 2022. The VAWA program meets the department's goal of improving victim services and becoming a more victim centered agency. This means our investigations focus on the needs of the victims, providing better training to officers on trauma informed investigations, and meeting the needs of victims of domestic violence.

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.

HEDGEHOG ANALYSIS

Recently, the Police Department Command Staff reviewed the VAWA Program and scored the program as a High Value (score of 21).

CORRESPONDING POLICY PRIORITY (OR PRIORITIES)

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



FISCAL IMPACT

The VAWA grant funds 50% of the Clearfield VAWA officer's salary and the other portion is funded by the General Fund.

ALTERNATIVES

N/A

SCHEDULE / TIME CONSTRAINTS

N/A

LIST OF ATTACHMENTS

PowerPoint Slides

Clearfield Police VAWA Program

April 13, 2021



Clearfield Police VAWA Program

- *VAWA = Violence Against Women Act*
- *50% Grant Funded*
- *Consists of 1 VAWA Officer (currently Officer Arnell)*
- *Supervised by Sergeant Ferreira*

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 (Oct 15, 2020 – Mar 15, 2021)

○ <i>Total Cases Reviewed</i>	<i>311</i>
○ <i>Victims Referred to Other Services/Programs</i>	<i>220</i>
○ <i>Cases Screened with Prosecutors</i>	<i>17</i>
○ <i>Protective Order Assistance</i>	<i>91</i>
○ <i>Victims Referred to DBH, DCFS, etc.</i>	<i>8</i>

VAWA Collaboration & Training

- *Davis County Jail policies (JRA & State Codes)*
- *Davis County District Victims Advocate Meeting*
- *Implemented changes to DV packets (Waiver & DV Notice)*
- *All CPD Officers received updated Domestic Violence Training*

Success Story / VAWA Benefits

- *Offender: Skyler Dowdy – (Plea deal)*
- *Victim: S.J.*



Questions?



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: 4/13/2021

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
- 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

HEDGEHOG ANALYSIS

The Legal department ran Victim Services Program through the Hedgehog Prioritization Tool it scored a 21.

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 be combining the grants into one Victim Services VOCA grant and reapplying on April 20, 2021.

LIST OF ATTACHMENTS

Power point



Clearfield City Victim Services Program & Davis Area Housing Assistance

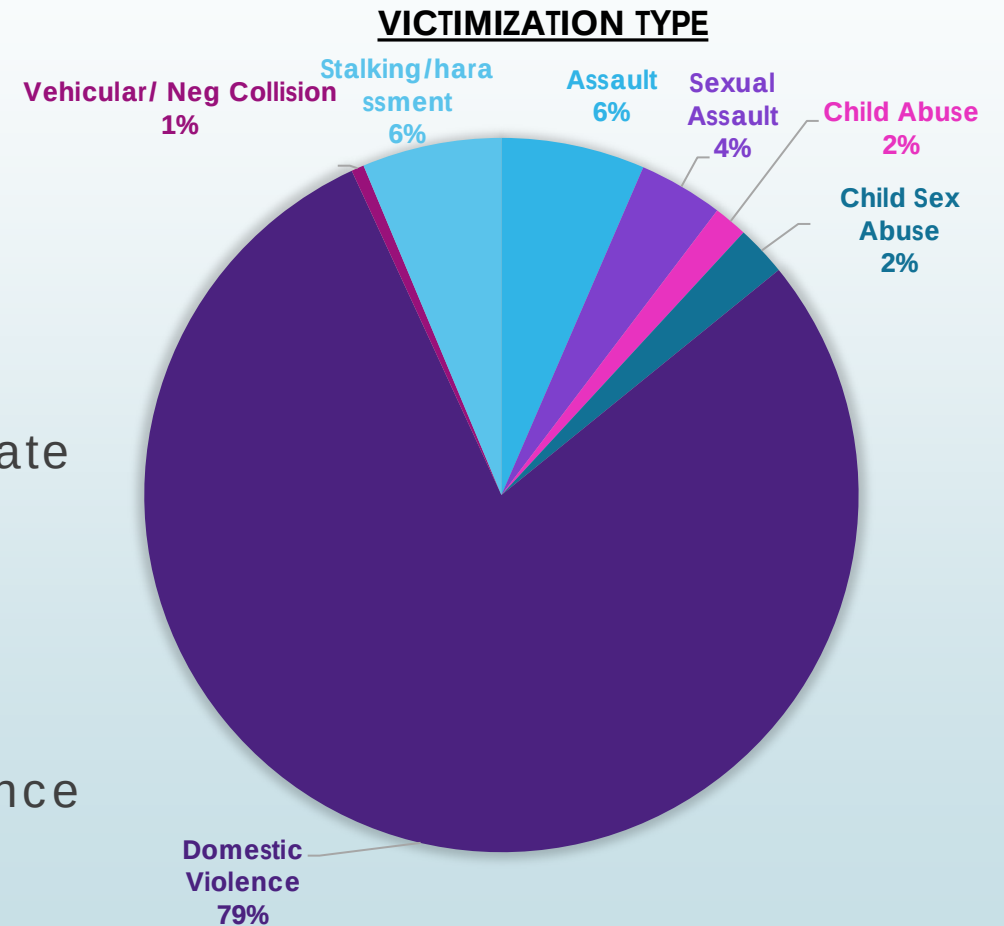
Stuart Williams-Program Director

Teresa Vigil Allen- Program Coordinator

Melissa Kometscher-Housing Advocate

Service Statistics for 2020

<u># Served</u>	<u>Type of Service</u>
516	Individual Victims
1605	Direct Victim Contacts
730	Provided Case Notification /Update
37	Crisis Assistance
65	Housing Assistance Awards
38	Crime Victims Reparation Assistance





STAFF REPORT

TO: Mayor Shepherd and City Council Members
FROM: Chief Kelly Bennett
MEETING DATE: April 13, 2021
SUBJECT: Clearfield City Truck Routes Discussion

RECOMMENDED ACTION

N/A – Discussion

DESCRIPTION / BACKGROUND

During a recent city council meeting, approximately ten residents expressed their concern regarding semi trucks traveling on 1000 West. The primary concern, from the residents, was the amount of semi trucks using 1000 West to access Utility Trailer as well as other businesses in the area. The residents indicated there have been accidents or near accidents involving semi trucks around 300 North 1000 West. The City Council requested a work session discussion relevant to trucks routes within Clearfield City as well as the enforcement of Clearfield City Code.

In November of 2017, the Clearfield City Code was updated to designated truck routes throughout Clearfield City. At that time, the police department provided recommendations for the truck routes including consideration of the business districts, residential access, speed limits, pedestrian traffic, and access to the businesses using heavily traveled roadways. After this assessment, 1000 West was designated a truck route in the Code update.

As a reminder, last year the police department received complaints regarding an alleged increase in motor vehicle accidents on 1000 West as well as “speeders” along 1000 West. A Clearfield City resident requested data regarding traffic accidents on 1000 West between 800 North and 1700 South. A spreadsheet including the location of the accidents and the contributing factors was created and presented to the resident. In summary, speed was not a primary contributor in the accidents, nor was the type of vehicle (semi trucks).

As part of the discussion surrounding the current 1000 West truck route designation, Council may want to consider the following:



Maintain current truck route designation:	Modifying current truck route designation:
Allows for accessibility to the businesses located around 300 North 1000 West.	Will limit accessibility to businesses located around 300 North and 1000 West.
Allows for accessibility to other businesses west of 1000 West (neighboring cities).	Limits accessibility to businesses west of 1000 West (neighboring cities).
Removes enforcement related questions.	Will create enforcement concerns relative to verifying deliveries or purpose on roadways not defined as designated truck routes.
Corresponds with Clearfield City General Streets Plan.	Will require an update to the General Plan.

Community Development staff is currently in the process of updating the General Plan and has requested the consultant provide some guiding principles for designating truck routes within the City. The Council may want to consider maintaining the current truck route designation until these recommendations for the General Plan are completed and then assess 1000 West's compatibility with these recommended principles.

HEDGEHOG ANALYSIS

Chief Kelly Bennett, Community Development Director Spencer Brimley, and Public Works Director Adam Favero conducted a Hedgehog analysis for *maintaining* the truck route currently defined by Clearfield City Code. The score indicated a high value with a score of 19.

CORRESPONDING POLICY PRIORITY (OR PRIORITIES)

As this issue has been reviewed and discussed staff believes the corresponding policy priority for this analysis is, **Providing quality municipal services through well-planned facilities and infrastructure.**

FISCAL IMPACT

There is potentially a minimal fiscal impact relevant to the purchase of street signs that will need to be posted along the designated truck routes.

ALTERNATIVES

After this discussion Council could direct staff to do a formal study of truck routes that could lead to the possibility of new truck routes designations within Clearfield City.

SCHEDULE / TIME CONSTRAINTS

N/A

LIST OF ATTACHMENTS

Clearfield City Code Title 7, Chapter 4 (Trucks, Dynamic Braking Systems)

CHAPTER 4

TRUCKS, DYNAMIC BRAKING SYSTEMS, AND RESTRICTED VEHICLES

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7-4-1: Definitions

7-4-2: Parking Of Trucks

7-4-3: Truck Routes

7-4-4: Loads To Be Covered

7-4-5: Dynamic Braking Systems

7-4-6: Penalty

7-4-1: DEFINITIONS:

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7-4-2: PARKING OF TRUCKS:

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7-4-3: TRUCK ROUTES:

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7-4-4: LOADS TO BE COVERED:

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7-4-5: DYNAMIC BRAKING SYSTEMS:

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7-4-6: PENALTY:

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STAFF REPORT

TO: Mayor Shepherd and City Council Members
FROM: Brad McIlrath, Senior Planner/CDBG Coordinator
MEETING DATE: Tuesday, April 13, 2021
SUBJECT: Review the Draft 2021-2022 CDBG One-Year Action Plan

DESCRIPTION / BACKGROUND

Attached is a copy of the draft 2021-2022 Community Development Block Grant (CDBG) One Year Action Plan for review and discussion by the City Council. As required, the mandatory 30-day comment period was noticed and begins on April 11, 2021. The City Council will hold a public hearing to receive public comments and close the public comment period on May 11, 2021 and review the final plan. Citizens will be given the opportunity to review the One Year Action Plan at the Customer Service Center from April 11, 2021 until the May 11, 2021 public hearing. The final copy of the plan will be presented to the City Council on May 11, 2021 as part of the public hearing. It is important to note that the appendices will not be attached as those minutes and certifications must be completed following the adoption of the plan by the City Council.

Applications for funding were received and reviewed by the CDBG Funding Committee on February 22, 2021. The committee included Mayor Shepherd and the following City staff: JJ Allen (City Manager), Summer Palmer (Assistant City Manager), Spencer Brimley (Community Development Director), Brad McIlrath (Senior Planner), Brie Brass (Assistant City Attorney) and Melissa Kometschker (Housing Advocate). With the funding grant amount of \$206,947, and \$120,467.36 of funds to be reprogramed; a total of \$327,414.36 is available for allocations during the upcoming program year. The committee recommends the following allocations:

- **Open Doors - \$14,042** Circles Program for low-income families to obtain job skills.
- **Davis Community Learning Center - \$12,000** The funds will help fund two part-time Family Support Specialists (FSS) at Holt and Wasatch Elementary. The FFS work directly with school principals and families in need or crisis to address needs and provide assistance.
- **Safe Harbor - \$5,000** Case management, self-sufficiency support, educational and supportive groups, life skills classes, and connections to other resource agencies.
- **Open Doors - \$10,000** These funds are to support upgrades to the Family Support Program playground. Funds are also being provided by Davis County and Layton City for the upgrades.
- **Housing Rehabilitation - \$122,492** Funds will be used towards a housing rehabilitation program for Clearfield residents.

- 
- **Down Payment Assistance - \$122,491.36** – Funds will be used towards the down payment assistance program for Clearfield residents.
 - **Administration - \$41,389** Administrative expenses for staffing, noticing, and advertising of programs.

Modifications to these proposed allocations can be recommended by the City Council.

IMPACT

a. **FISCAL** – The proposed allocations are based on funding granted by the United States Department of Housing and Urban Development and previously allocated funds that need to be reprogrammed. No local funds are required to provide the assistance.

b. **OPERATIONS / SERVICE DELIVERY**- No Impact.

ALTERNATIVES

No alternatives are being presented at this time.

SCHEDULE / TIME CONSTRAINTS

A notice was posted on March 28, 2021 that the required 30-day comment would begin on April 11, 2021 and conclude with the public hearing to be held on May 11, 2021. Following that comment period, the City Council will be able to act on the plan at the policy session held on May 11, 2021.

LIST OF ATTACHMENTS

- 2021-2022 CDBG One Year Action Plan
- Davis County Point-in-Time Count Information
- Public Hearing Notice

CDBG ONE YEAR ACTION PLAN



2021-2022

2021-2022
ANNUAL ACTION PLAN

COMMUNITY DEVELOPMENT BLOCK
GRANT (CDBG) PROGRAM



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Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

Clearfield City will receive **\$206,947** in Community Development Block Grant (CDBG) funds for the **July 1, 2021 to June 30, 2022** funding cycle and program year. This is based on a letter from the Department of Housing and Urban Development indicating the available funds for the 2021-2022 program year. In addition to the annual allocation, **\$120,467.36** of unused funds from prior program years will be reallocated for use during this program year. The total amount of funding that will be used during this program year is **\$327,414.36**. No other federal, state or county funds are anticipated. Over the next year CDBG funds will be utilized as follows:

- **Open Doors - \$14,042** Circles Program for low-income families to obtain job skills.
- **Davis Community Learning Center - \$12,000** The funds will help fund two part-time Family Support Specialists (FSS) at Holt and Wasatch Elementary. The FFS work directly with school principals and families in need or crisis to address needs and provide assistance.
- **Safe Harbor - \$5,000** Case management, self-sufficiency support, educational and supportive groups, life skills classes, and connections to other resource agencies.
- **Open Doors - \$10,000** These funds are to support upgrades to the Family Support Program playground. Funds are also being provided by Davis County and Layton City for the upgrades.
- **Housing Rehabilitation - \$122,492** Funds will be used towards a housing rehabilitation program for Clearfield residents.
- **Down Payment Assistance - \$122,491.36** – Funds will be used towards the down payment assistance program for Clearfield residents.
- **Administration - \$41,389** Administrative expenses for staffing, noticing, and advertising of programs.

2. Summarize the objectives and outcomes identified in the Plan

The Strategic Plan outlines the following priority needs. These needs are based on the information from the needs assessment and market analysis that was conducted in 2020.

Consolidated Plan Priority Needs:

- Provide De cent Housing
- Create a Suitable Living Environment
- Expand Opportunities for Low and Moderate Income (LMI) Persons

3. Evaluation of past performance

Each year, Clearfield City reports its progress in meeting the five-year and annual goals in the Consolidated Annual Performance Evaluation Report (CAPER). The most recent CAPER was for the 2019-2020 program year which was part of the 2015 Consolidated Plan. The CAPER is submitted to HUD within 90 days after the start of each new program year. At that time, HUD reviews the CAPER report and feedback is provided. The most recent feedback provided as the 2019 Annual Community Assessment indicated "the activities undertaken" by Clearfield City "are consistent with your HUD-approved Consolidated Plan, and the City continues to make progress in meeting its housing and community development goals."

4. Summary of Citizen Participation Process and consultation process

Clearfield City has adopted a Citizen Participation Plan that is implemented in conjunction with the One Year Action Plan. The Citizen Participation Plan is designed to provide for public input into the allotment of CDBG funds granted to Clearfield City. Notice of the public hearing is published in the Ogden Standard-Examiner, which is the local newspaper. Anyone can freely attend the public hearing and give comment on the One Year Action Plan. The City Council reviewed a draft of the One Year Action Plan on April 13, 2021. The required 30 public comment period was held from April 11, 2021 until the public hearing with the City Council on May 11, 2021. The City Council reviewed the final draft of the One Year Action Plan for approval and adoption on May 11, 2021.

The notice of the public hearing was published in the newspaper at least 14 days before the hearing. In addition to the publication, public notices are posted at the Clearfield Post Office, Davis North Library Branch, Freeport Center Post Office, Clearfield City Hall, and on the City's website. Prior to adoption of the One Year Action Plan, the City informed the public of the anticipated amount of federal funds expected from HUD, and the range of activities that may be undertaken, including the estimated amount that will benefit persons of low and moderate income. This information is always available in the Community Development Department of City Hall.

Residents of public and assisted housing developments, predominantly moderate or low income neighborhoods, minorities, non-English speaking persons, and persons with disabilities are especially encouraged to participate in the One Year Action Plan.

5. Summary of public comments

The public comments received through the Community Needs Assessment Survey, which was conducted in 2020, can be found in the Citizen Participation section this plan. Public comments received for this One Year Action Plan are as follows:

30-day comment period from April 11, 2021 to May 11, 2021:

- None

Public hearing held on May 11, 2021:

- None

6. Summary of comments or views not accepted and the reasons for not accepting them

Comments received are listed above.

7. Summary

This most recent Consolidated Plan used broad participation and outreach efforts in order to identify the City's future housing, community, and economic development needs. All of the comments from the Community Needs Assessment Survey, which was conducted in 2020, were reviewed and categorized into common or recurring themes in order to help establish funding priorities and goals.

This Plan also outlines a strategy for implementing the goals and objectives identified in the Plan. The City will utilize CDBG funds to leverage other public and private investments to implement priority goals.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	CLEARFIELD	Community Development/Legal Dept.

Table 1 – Responsible Agencies

Narrative (optional)

Clearfield City's Community Development Department is the lead agency for preparing and administering the Consolidated Plan, One Year Action Plans, and Consolidated Annual Performance Evaluation Reports (CAPER). Beginning the 2021-2022 Program Year, the Clearfield City Legal Department will be the lead agency for administration of the Clearfield City Community Development Block Grant program.

Consolidated Plan Public Contact Information

CURRENT CONTACT

Clearfield City Corporation
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55 South State Street
Clearfield, Utah 84015
Telephone: (801)525-2784
Email: brad.mcilrath@clearfieldcity.org

FUTURE CONTACT

Clearfield City Corporation
Legal Department
55 South State Street
Clearfield, UT 84015
Telephone: (801)525-2777
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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The City encourages a high level of agency consultation in an effort to best identify and address priority needs. This process ensures the participation of nonprofit organizations and private citizens along with public agencies in a collaborative effort. The City, in consultation with local partners, prioritized the community's needs.

The City of Clearfield conducted outreach and consultation efforts with citizens, local municipal officials, non-profit agencies, public housing agencies, governmental agencies, private organizations, and the Continuum of Care in preparing this Plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

In order to enhance coordination efforts between the City and the public housing providers, private industry, governmental health, mental health, and other service agencies, the City sought their feedback and suggestions. The City incorporated these suggestions into the Annual Action Plan.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Clearfield City is part of the Balance of State Continuum of Care. 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 are in need of 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.

Clearfield City 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.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The Clearfield City does not receive ESG funds.

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.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Refer to table 2 below.

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	DAVIS COUNTY HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Davis County Housing Authority (DCHA), is a Public Housing Authority (PHA), that has served the Davis County community since 1972. DCHA administers a wide variety of programs in a continuing effort to meet our local need for affordable housing. They own and manage several apartment complexes and single-family dwellings throughout the county, as well as administer federal housing programs for the Department of Housing and Urban Development (HUD), including the Public Housing program and Section 8 Housing Choice Vouchers. DCHA coordinates with community partners in actively seeking solutions to address the needs of individuals and families experiencing homelessness in our community. City representatives communicate regularly regarding the City's CDBG program. DCHA is a subrecipient of the Housing Rehabilitation Program and the Downpayment Assistance Program.
2	Agency/Group/Organization	Balance of State Continuum of Care
	Agency/Group/Organization Type	Housing Services-Victims of Domestic Violence Services-homeless Other government - State Continuum of Care

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth HOPWA Strategy Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City representatives met with agency representatives to discuss the Market Analysis and Needs Assessment portions of the Consolidated Plan. The City works continues to work closely with the Davis County Local Homeless Coordinating Committee.
3	Agency/Group/Organization	Davis County Health Department
	Agency/Group/Organization Type	Services-Health Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Davis County Health Department provided key information for the Market Analysis, insight into the needs of low- and moderate-income residents, and data on the County's Health Plan.
4	Agency/Group/Organization	Davis County Chamber of Commerce
	Agency/Group/Organization Type	Planning organization Business Leaders Civic Leaders Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Davis County Chamber of Commerce provided information on the economic development initiatives within the county, the needs of business owners, and the forecast for future development within the region.

5	Agency/Group/Organization	Hill Airforce Base
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Victims of Domestic Violence Services-Health Services-Education Services-Employment Services - Victims Other government - Federal Major Employer
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Hill Air Force Based provided information on the housing resources that are available on-base and the challenges that airmen face when they look to find housing in the community. Additionally, Hill Air Force Base provided information on their mental health, domestic violence, health clinics, and general information on resources available on the base.
6	Agency/Group/Organization	CLEARFIELD
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Service-Fair Housing Services - Victims Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - Local Planning organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Discussed with the City of Clearfield's Victims' Services team the available resources and support that is available through the City, police, and local non-profits for families experiencing domestic violence. City of Clearfield provided information on the need for broadband buildout in the community and the planned buildout of Utopia Fiber. They City also provided documents on the planning for natural disasters and flood prone areas.
7	Agency/Group/Organization	Archway Youth Services
	Agency/Group/Organization Type	Services-Children Child Welfare Agency Publicly Funded Institution/System of Care Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Discussed with Archway Youth Services the resources that are available to families and children who are in crisis. Archway Youth Services is a part of Utah Department of Human Services, Juvenile Justice Services. Services provided include: detention, long term secure care, case management, and day skills intervention.

8	Agency/Group/Organization	DAVIS BEHAVIORAL HEALTH
	Agency/Group/Organization Type	Health Agency Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Davis Behavioral Health began in 1972 as a Davis County mental health agency and later incorporated as a 501(c)(3) non-profit. Davis Behavioral Health provides mental and behavioral health assistance to roughly 10,000 deserving individuals who have the courage to seek help.
9	Agency/Group/Organization	FAMILY CONNECTION CENTER
	Agency/Group/Organization Type	Services-Children Services-Health Services-Education Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Family Connection Center provides a (1) crisis respite nursery, (2) parent education, (3) therapy. 24-hour Crisis/Respite Nurseries provide free and confidential emergency care day and night for children 0-11 years of age for parents in distress, giving children a safe haven while parents work to create a more stable, healthy home environment. Family Support Case Management focuses on the prevention of crisis in at-risk families through weekly visits and parent education classes, providing parenting skills, training and literacy enhancement leading to family stability and children's educational success. Therapy services provide free counseling treatment to families dealing with domestic violence, child abuse and other traumas to improve mental health, strengthen relationships, enhance functioning, and prevent re-victimization
10	Agency/Group/Organization	SAFE HARBOR
	Agency/Group/Organization Type	Housing Services - Housing Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Safe Harbor, a non-profit organization, provides shelter, supportive services and advocacy to survivors of domestic violence and sexual assault, as well as education, awareness and resources to our community.

Identify any Agency Types not consulted and provide rationale for not consulting

The City worked to consult with all agencies that are required for the Consolidated Plan process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Utah Balance of State, Continuum of Care	State of Utah Strategic Plan on Homelessness (2019). The goals of the Strategic Plan on Homelessness are (1) To make homelessness rare (2) To make homelessness brief (3) To make homelessness non-recurring (4) Collaboratively. (5) To address homelessness in all of Utah. The City of Clearfield's Consolidated Plan goals align with these goals. They City is working with Safe Harbor Crisis Center to help support domestic violence survivors and to ensure that they have access to permanent housing. The City works collaboratively with the City's in the region and Davis County to help ensure that the economic development, transportation, and other initiatives are done in a concerted way to benefit all residents.

Table 3 – Other local / regional / federal planning efforts

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

Citizen participation includes actively encouraging citizens, particularly the low and moderate-income population, to participate in the planning process for the five-year Consolidated Plan, the Annual Action Plan, the submission of Substantial Amendments and the development of the Consolidated Annual Performance Report (CAPER). All notices of public meetings relating to this process are published in the local newspaper prior to the public meeting. The Consolidated Plan and First-Year Action Plan draft was posted on the city's website, made known to grant sub-recipients, made available at the customer service center, and noticed in the local newspaper according to HUD guidelines.

All public meetings are held in a location convenient to residents, particularly those who are potential or actual beneficiaries. Meetings are held at times to provide maximum flexibility for an array of citizen schedules. Attention is given to ensure meeting times increase the probability of maximum citizen participation.

Citizen participation played a vital role in the needs assessment, market analysis, and the construction of the goals and priorities featured in the Consolidated Plan. The City provided two surveys to residents to gather input on the Consolidated Plan process and the updated Assessment of Impediments to Fair and Affordable Housing (AI). The Consolidated Plan survey had 286 responses and the AI survey had 741 responses.

Additionally, the Consolidated Plan and Action Plan can be made available, upon request, in Spanish. All Public Hearings and Comment Periods are advertised in the local newspaper of general circulation. The City held a 30-day comment period from June 7, 2020 - July 14, 2020.

Citizen Participation Outreach

See table 4 below.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	The Consolidated Plan and First-Year Action Plan draft was posted on the city's website, made known to grant sub-recipients, made available at the customer service center, and noticed in the local newspaper according to HUD guidelines. The public comment period ran from June 9, 2020 - July 14, 2020.	No Comments were received.	The City accept and records all comments. No comments were received.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Housing Survey	Non-targeted/broad community	The City utilized a housing survey to gather input from residents on the priorities, goals, and activities for the Consolidated Plan. The City received 286 unique responses.	All comments and data from the survey was received and recorded.	All comments and data from the survey was received and recorded.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Housing Survey	Non-targeted/broad community	City utilized a Fair Housing survey to gather input from residents on access to fair and affordable housing. Data was utilized for the City's updated Assessment to Fair and Affordable Housing but also help inform the Consolidated Plan process. The City received 741 unique responses.	All comments and data from the survey was received and recorded.	All comments and data from the survey was received and recorded.	
4	Public Hearing	Non-targeted/broad community	Public hearing was held on July 7, 2020.	No Comments were received.	The City accept and records all comments. No comments were received.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Hearing	Non-targeted/broad community	Public hearing was held on July 14, 2020.	No Comments were received.	The City accept and records all comments. No comments were received.	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c) (1, 2)

Introduction

The following anticipated resources from the CDBG program will be available during the 2021-2022 program year.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	206,947	0	120,467.36	327,414.36	671,417	It is difficult to project the amount of future CDBG funding. However, based on past funding appropriations, the City can expect to receive about \$200,000 per year.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Though matching funds are not required in order to receive CDBG dollars the public service projects leverage additional resources. See below for a more detailed description of the funding resources.

Open Doors total project cost for the Circles Program is \$351,405. Open Doors will leverage the \$14,042 Clearfield CDBG dollars with \$22,000 from State programs, \$44,000 from Cities and \$260,000 from private donors. In all, Open Doors leveraged \$326,000 in additional resources.

Open Doors total project cost for the playground improvements is \$52,333. Open Doors will leverage the \$10,000 Clearfield CDBG dollars with \$25,000 from Davis County, \$10,000 from Layton City, \$5,000 from the Department of Workforce Services, TANF grant funding, and \$2,333 from private donors. In all, Open Doors leveraged \$42,333.

Davis Community Learning Center's total project cost is \$24,741.74 and the Clearfield CDBG program will fund \$12,000 of the project. The additional funding will need to be leveraged with other sources or the scope of project will be adjusted to fit in with the funding amount.

Safe Harbor's total project cost is \$43,243. Safe Harbor will leverage the \$5,000 Clearfield CDBG dollars with \$11,567.82 from other federal sources, \$13,809.64 from the State of Utah, \$4,152.20 from other Cities, \$10,642.58 from private donors, and \$10,875.43 will be others. In all Safe Harbor leveraged \$51,047.67 in additional resources.

In all, the leveraged resources totaled \$419,380.67.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

Not Applicable

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Affordability and Rehabilitation	2020	2024	Affordable Housing	Citywide	Provide Decent Housing Create a Suitable Living Environment	CDBG: \$244,983.36	Homeowner Housing Rehabilitated: 20 Households Assisted Direct Financial Assistance to Homebuyers: 20 Households Assisted
2	Facility Improvements	2020	2024	Non-Housing Community Development	Citywide	Create a Suitable Living Environment	CDBG: \$10,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 210 Children

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Public Services	2020	2024	Affordable Housing Homeless Non-Homeless Special Needs	Citywide	Provide Decent Housing Create a Suitable Living Environment Expand Opportunities for LMI Persons	CDBG: \$31,287	Public service activities other than Low/Moderate Income Housing Benefit: 680 Persons
4	Administration	2020	2024	Program Administration	Citywide	Provide Decent Housing Create a Suitable Living Environment Expand Opportunities for LMI Persons	CDBG: \$41,716	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Affordability and Rehabilitation
	Goal Description	The City will continue to revitalize the community through helping to increase the availability of decent, affordable housing. • The City will continue to fund the rehab of housing occupied by LMI households and other activities that provide affordable housing to residents. • The City will help support LMI households to have stable, safe, and affordable housing. The City will help support home ownership assistance for LMI homebuyers. Outcomes • The housing rehabilitation program is anticipated to assist 20 households during the program year. • The down payment assistance program is also anticipated to assist 20 households during the program year. • The households assisted will qualify as low – and moderate-income households.
2	Goal Name	Facility Improvements
	Goal Description	The City is in continual need of updating its infrastructure, which includes ADA improvements, sidewalks, trails, curb, gutter, parks, water/sewer lines, and other projects eligible under this designation. Outcomes • Clearfield City will assist Open Doors with playground improvements for the Family Support Program located in Clearfield off 1450 South.

3	Goal Name	Public Services
	Goal Description	The City will continue to support the public services providers that provide a range of benefit to City residents that provide a wide range of benefits to City residents. Some of these services may include case management and supportive services to single, low-income persons; supporting the domestic violence shelter, and community learning. Outcomes • Open Doors – Circles Program anticipates assisting 180 individuals and families. Individuals and families will receive course training in job skills, financial literacy, etc. • Davis Community Learning Center anticipates benefitting 400 people through the funding of two resource coordinators (family support specialists). The project will assist with the administrative expenses for providing ESL, GED Completion, parent involvement classes, citizenship, and computer classes. The support specialists also connect families with food and clothing resources for those families in need of help. • Safe Harbor anticipates providing services to 100 persons and families experiencing domestic violence.
4	Goal Name	Administration
	Goal Description	Program administration may include planning, general program administration, indirect costs, public information, fair housing activities, submission of applications for Federal Programs, CDBG funding of administrative costs, and other eligible expenses under program administration.

Table 7 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

Through the Housing Rehabilitation the City estimates the following families to be served based upon the previous program year results:

Extremely Low -Income: 1

Low-Income: 4

Moderate-Income: 15

AP-35 Projects – 91.220(d)

Introduction

The following projects will be funded in 2021 using CDBG dollars:

- **Open Doors - \$14,042** Circles Program for low-income families to obtain job skills.
- **Davis Community Learning Center - \$12,000** The funds will help fund two part-time Family Support Specialists (FSS) at Holt and Wasatch Elementary. The FFS work directly with school principals and families in need or crisis to address needs and provide assistance.
- **Safe Harbor - \$5,000** Case management, self-sufficiency support, educational and supportive groups, life skills classes, and connections to other resource agencies.
- **Open Doors - \$10,000** These funds are to support upgrades to the Family Support Program playground. Funds are also being provided by Davis County and Layton City for the upgrades.
- **Housing Rehabilitation - \$122,492** Funds will be used towards a housing rehabilitation program for Clearfield residents.
- **Down Payment Assistance - \$122,491.36** – Funds will be used towards the down payment assistance program for Clearfield residents.
- **Administration - \$41,389** Administrative expenses for staffing, noticing, and advertising of programs.

#	Project
1	Open Doors Circles Program
2	Davis Community Learning Center
3	Safe Harbor
4	Open Doors Playground Improvements
5	Housing Rehabilitation
6	Down Payment Assistance
7	Administration

Table 8 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs.

The funding priorities have not changed from those outlined in the Strategic Plan. The City does not foresee any obstacles in addressing the needs of the underserved.

Projects

AP-38 Projects Summary

Project Summary Information

Table 9 – Project Summary

1	Project Name	Open Doors Circles Peer Mentoring
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$14,042
	Description	Open Doors Circles Program aids low-income individuals to carry out community economic development through job training and teaching job retention skills. The Circles Program supports low-income families and individuals with the relationship, confidence, and knowledge required to reach financial stability. The program connects community members with low-income families and individuals on their journey out of poverty. This is done by providing classes: teaching job skills, financial literacy, and how to survive not utilizing social services.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	The program intends to provide support for 180 individuals and families. A new cohort of 20 individuals begins every three months.
	Location Description	525 East 200 South and 1360 East 1450 South, Clearfield, Utah

	Planned Activities	Individuals/families will be assisted by receiving course training in job skills, financial literacy, etc.
2	Project Name	Davis Community Learning Center
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Job Creation and Retention Public Services Case Management and Supportive Services
	Funding	CDBG: \$12,000
	Description	The Davis Community Learning Center project will fund the salaries of two volunteer and resource coordinators at Wasatch and Holt Elementary schools, both Title 1 schools. The project will assist with the administrative expenses in order to offer ESL, GED completion, parent involvement classes, citizenship, and computer classes. - (05 Public Services General)
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	The Davis Community Learning Center expects to assist 400 people through this program.
	Location Description	Holt and Wasatch Elementary Schools

	Planned Activities	The project will fund two resource coordinators, one at Holt Elementary School and one at Wasatch Elementary School. Schools are Title 1 schools, Holt elementary is a "focus" school that struggles academically and was the lowest performing elementary school in the district in FY2013. The coordinators will work to support the families in crisis and increase volunteerism. They will connect families in need or crisis with various resources in the community and then follow-up with the clients to ensure they received the right services. They will work closely with the school principals to identify the needs of the families. They will provide the following services to low-income students and families: tutoring, assisting with after-school programs, tutoring English as a second language, Sub for Santa program, collection and distribution of coats, backpacks, school supplies, shoes, etc.
3	Project Name	Safe Harbor
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$5,000
	Description	The Safe Harbor project will provide funds that will allow for case management, self-sufficiency support, educational and supportive groups, life skills classes, and connections to other resource agencies to victims of domestic violence. - (05G Battered and Abused Spouses)
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Safe Harbor expects to assist 100 persons during the program year.

	Location Description	Crisis Center, 660 West Mutton Hollow Road, Kaysville, Utah
	Planned Activities	Safe Harbor will use the CDBG funds to offer support services, shelter, intervention, and education to victims of domestic violence. The Center's clients will have access to the following services: protective shelter, case management, psycho-educational groups, 24-hour crisis services, safety planning, outreach services, children's services, food, clothing, and all other services that the Center offers designed to assist in ending the cycle of domestic violence.
4	Project Name	Open Doors Playground Improvements
	Target Area	
	Goals Supported	Facility Improvements
	Needs Addressed	Facility Improvements
	Funding	CDBG: \$10,000
	Description	The City will assist Open Doors with the playground improvements needed for the Family Support Program.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Open Doors anticipates that 210 children will benefit from the playground upgrades.
	Location Description	Clearfield City
	Planned Activities	The Family Support Program assists families with crisis/respice nursery needs.
5	Project Name	Housing Rehabilitation
	Target Area	

	Goals Supported	Housing Rehabilitation
	Needs Addressed	Housing Rehabilitation
	Funding	CDBG: \$122,492.00
	Description	The City will contract with the Davis Community Housing Authority, for the administering of the housing rehab program.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	The housing rehab program is expected to assist 20 households during the program year.
	Location Description	Clearfield City
	Planned Activities	The program will assist local residents in the rehabilitation of their homes for public safety purposes and aesthetic appeal.
5	Project Name	Down Payment Assistance
	Target Area	
	Goals Supported	Housing Opportunity
	Needs Addressed	Affordable Housing - Extremely and Very Low Income
	Funding	CDBG: \$122,491.36
	Description	Clearfield City will contract with the Davis Community Housing authority for administration of the down payment assistance program. CDBG funds are leveraged with funds of homebuyers for a low to moderate income family.
	Target Date	6/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	Clearfield City expects to serve 1 household through this program.
	Location Description	Clearfield City
	Planned Activities	Clearfield City will use funds to aid in the purchase of homes for qualified low-mod income families.
7	Project Name	CDBG Administration
	Target Area	
	Goals Supported	Planning/Administration of CDBG Program
	Needs Addressed	
	Funding	CDBG: \$41,389
	Description	Clearfield City will use CDBG funds to cover the planning and administrative expenses related to administering the CDBG program.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Clearfield City will allocate \$41,389 to cover the planning and administrative expenses related to administering the CDBG program.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City did not identify a geographic target area as a basis for funding allocation priorities.

Geographic Distribution

Target Area	Percentage of Funds

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City did not identify a geographic target area as a basis for funding allocation priorities.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Clearfield City plans to prevent homelessness by assisting 100 persons fleeing domestic violence by funding the Safe Harbor program's shelter and shelter services. This program is not reflected below as the services will not support rental assistance, nor the acquisition of units, new units, or rehabilitation of units.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	20
Acquisition of Existing Units	0
Total	20

Table 12 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing – 91.220(h)

Introduction

Clearfield City does not have action items planned in 2021 to address public housing needs.

Actions planned during the next year to address the needs to public housing.

Not applicable.

Actions to encourage public housing residents to become more involved in management and participate in homeownership.

Not applicable.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance.

Not applicable.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City would like to work closely with and collaborate with the region's Local Homeless Coordinating Council and Continuum of Care.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including.

See below for the specific actions that the City will take to reduce and end homelessness.

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The homeless person Point in Time Count, which was completed in January 2020, shows the total headcount as 82, during 2019 the total headcount was 61 and in 2018 it was 63. Therefore, the total headcount has been consistent with a slight increase during the past three years. Although the latest count was in January 2020, this was prior to the COVID 19 pandemic, so the increase could not be attributed to the pandemic. The Davis County section of the 2020 State of Utah Annual Report on Homelessness is the basis of this information. Over the next year, City staff may coordinate services with the Balance of State Continuum of Care and Davis County Local Homeless Coordinating Council in order to identify and assess the individual needs of unsheltered homeless persons in the City.

Addressing the emergency shelter and transitional housing needs of homeless persons

Victims of domestic violence are the primary type of person in need of an emergency shelter and transitional housing. Therefore, the City will fund the only domestic and sexual violence service provider, Safe Harbor/Davis Citizens' Coalition Against Violence. The project will allow Safe Harbor to offer a protective shelter, case management, psycho-educational groups, crisis services, safety planning, outreach services, children's services, food, clothing, and other necessary services designed to assist this vulnerable population. In addition to the services provided by Safe Harbor, the Legal Department's Victim Advocate and Housing Advocate will continue to work together to address shelter and housing needs for those they come in contact with.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and

unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Clearfield City will work with the Davis Community Housing Authority in order to continue to assist homeless persons make the transition to permanent housing and independent living. The City will continue its efforts with victim advocacy and housing advocacy to help prevent homelessness.

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.

Clearfield City 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. Though the City continually works with these organizations, the City does not plan to allocate 2021 funding toward this activity.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

The following barriers have been identified via conversation with the local public housing authority as well as based on data from the Regional Analysis of Impediments to Fair Housing Choice - Davis County and the City's former consolidated plan.

- The current Redevelopment Agency policy no longer requires that new developments include an affordable housing piece. Only one of the three RDA programs, the Urban Renewal Areas (URA) program, whose purpose is to remove blight sets aside a portion of the tax increment financing for affordable housing.
- The City's current ordinance does not allow for group homes, nursing homes, accessory dwelling units, or single room occupancy units.
- The City does not have a standard or requirement for new housing to be accessible, i.e. accessible or 'visit-able' by persons with disabilities.

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.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

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. The City is currently 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.

The City Council has adopted or modified several ordinances to encourage moderate income housing. The single most important modification has been the addition of Form Based Code's zones which allow for higher density housing along the transportation corridors and other larger project-based developments. Clearfield City is considering an accessory dwelling unit code to allow for more dwelling units throughout the City in single family residentially zoned areas. The City currently provides tax dollars to incentivize diverse housing types, which in turn increases affordability options for a larger range of people. One unique characteristic to Clearfield City 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 has 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. 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. 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. These units are all located within walking distance to major transit corridors (bus lines). City staff continues to promote commercial development to serve these residential areas as well. The City also recently purchased a mobile home park for the purpose of infill/redevelopment. 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.

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.

Discussion:

The City does not have specific programs that deal with affordable housing, but rather has implemented programs to maintain current housing stock within the City. Additionally, the City is pursuing or is interested in pursuing programs to meet the demands for housing in the city. Being open to new programs to expand housing choices, while maintain current stock will help Clearfield to the meet existing and future needs. Below is a list of programs currently being utilized by the City.

AP-85 Other Actions – 91.220(k)

Introduction

The City plans to undertake the following activities in order to carry out the strategies outlined in the plan.

- Review the results from the AI and work toward a plan for implementation that will help address the obstacles to meeting the needs of the underserved population.
- Work with service providers from around the City and region in order to facilitate strategies that meet the needs of the underserved.
- Continue investing in the improvement and rehabilitation of older housing stock.
- Work toward creating more housing opportunities throughout the City to ensure housing is available to persons no matter their life cycles.
- Fund Open Doors which will allow the center to provide emergency food and case management to at-risk and low income families along with financial and work related training.
- Fund the Davis Community Learning Center in order to provide funding to two volunteer and resource coordinators at two Title 1 schools, Wasatch and Holt Elementary.
- Fund Safe Harbor in order to provide case management, self-sufficiency support, educational and supportive groups, life skills classes, and connections to other resource agencies to victims of domestic violence.
- Reach out to the Public Housing Agency, Davis Community Housing Authority, the Local Homeless Coordinating Committee, Open Doors, and Safe Harbor in order to create an ongoing opportunity to coordinate activities and resources.

Actions planned to address obstacles to meeting underserved needs

Clearfield City updated its Analysis of Impediments in 2020. The City is reviewing the results from the AI and working toward a plan for implementation that will help address the obstacles to meeting the needs of the underserved population. Additionally, the Community Development Department will work with service providers from around the City and region in order to facilitate strategies that meet the needs of the underserved.

Clearfield Moderate Income Housing Plan

The Housing Element of the City's General Plan is required to be updated every five years. This update also is in conformance with the new requirements imposed by SB 34, which was passed by the Utah State Legislature in their 2019 Session. Such mandate requires cities to facilitate a reasonable opportunity for a variety of housing, including moderate income housing.

The City has identified a list of identified programs or policies identified as “potential housing tools” which may be useful for future development of housing within the City.

Bonding for Infrastructure Development - Some communities use this tool to accelerate installation of or reconstruction of above and underground utilities and infrastructure (implements Goal #1-4).

Density Bonus - 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) low-income housing 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 (implements Goal #1-3).

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.

Actions planned to foster and maintain affordable housing

The City will continue investing in the improvement and rehabilitation of older housing stock, both owner and renter occupied households. The City will also work toward creating more housing opportunities throughout the City to ensure housing is available to persons no matter their life cycles.

The City does not have specific programs that deal with affordable housing, but rather has implemented programs to maintain current housing stock within the City. Additionally, the City is pursuing or is interested in pursuing programs to meet the demands for housing in the city. Being open to new programs to expand housing choices, while maintain current stock will help Clearfield to the meet existing and future needs. Below is a list of programs currently being utilized by the City.

Good Landlord Program - Clearfield City began this program in 2008. All landlords are required to obtain a rental license for their residential properties. 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.

Community Development Block Grant (CDBG) Programs - The Davis County Housing Authority assists the City with the implementation and management of 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 City 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 by 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.

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 (implements Goal #1-3). • **Land Acquisition** - Many communities use land acquisition as a means to incentivize developers 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

Actions planned to reduce lead-based paint hazards

The City will reach out to the County Health Department to identify a one-year strategy that could be implemented in 2021.

Actions planned to reduce the number of poverty-level families

The City will fund Open Doors which will allow the center to provide emergency food and case management to at-risk and low-income families. The funding will provide emergency assistance and educational efforts that will help youth, elderly, and low-income persons escape poverty and homelessness.

The City will also fund the Davis Community Learning Center in order to provide funding to two volunteer and resource coordinators at two Title 1 schools, Wasatch and Holt Elementary. The resource coordinators will connect families in need or in crisis with various resources in the community. The coordinators will then follow up with the clients to ensure they received the services they needed. Some of the services include: tutoring, After School programs, tutoring English Language learners, Sub for Santa collection and distribution of coats, backpacks, school supplies, etc.

Actions planned to develop institutional structure

The City is committed to continuing their education and understanding of HUD CDBG program funding. The City will continue to work with community stakeholders, area non-profits, residents, and City Council to ensure that funds are utilized in an efficient and effective manner. When reasonable, the City will send staff to training and participate in webinars. The City will continue to update and receive feedback from the City Council on the status of projects and the progress of meeting program goals. Institutional transparency and communication with the community are a top priority for all City projects. City staff will continue evaluating and improving programs to ensure the needs of the community are being met with the available funding and resources.

Actions planned to enhance coordination between public and private housing and social service agencies

In order to enhance the coordination between public and private housing and social service agencies, the City will reach out the Public Housing Agency, Davis Community Housing Authority, the Local Homeless Coordinating Committee, Open Doors, and Safe Harbor in order to create an ongoing opportunity to coordinate activities and resources. City staff will coordinate internally to identify programs and other resources that can be coordinated in order to achieve common goals.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction

Clearfield City plans to do the following actions in 2021:

- The City plans to prevent homelessness by assisting 100 persons fleeing domestic violence by funding the Safe Harbor program's shelter and shelter services.
- The City staff will connect and coordinate services with the Balance of State Continuum of Care and Davis County Local Homeless Coordinating Council in order to identify and assess the individual needs of unsheltered homeless persons in the City.
- The City will fund the only domestic and sexual violence service provider, Safe Harbor/Davis Citizens' Coalition Against Violence. The project will allow Safe Harbor to offer a protective shelter, case management, psycho-educational groups, crisis services, safety planning, outreach services, children's services, food, clothing, and other necessary services designed to assist this vulnerable population.
- The City will 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 2019 funding toward this activity.
- Clearfield City 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. Though the City continually works with these organizations, the City does not plan to allocate 2021 funding toward this activity.

**Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(I)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

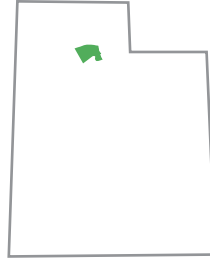
1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0.00

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

DAVIS LHCC

SYSTEM PERFORMANCE MEASURES



1 MEASURE 1: LENGTH OF TIME (LOT) PERSONS REMAIN HOMELESSNESS

This measure looks at all Emergency Shelter projects and finds the average and median days that a person was homeless in any Emergency Shelter projects in the area during the reporting period.

No data to report for Measure 1. See page 7 for more information.

2 MEASURE 2: THE EXTENT TO WHICH PERSONS WHO EXIT HOMELESSNESS TO PERMANENT HOUSING DESTINATIONS RETURN TO HOMELESSNESS

This measure evaluates how many people exited homelessness 24 months before the reporting period, then calculates how many returned to homelessness at different intervals.

	Persons who Exited to a Permanent Housing Destination (2 Years Prior)	Returns to Homelessness in Less than 6 Months		Returns to Homelessness from 6 to 12 Months		Returns to Homelessness from 13 to 24 Months		Number of Returns in 2 Years	
FFY18	FFY18	FFY18	% of Returns	FFY18	% of Returns	FFY18	% of Returns	FFY18	% of Returns
Exit was from PH	109	7	6.42%	4	3.67%	6	5.50%	17	15.60%
TOTAL Returns to Homelessness	109	7	6.42%	4	3.67%	6	5.50%	17	15.60%
FFY19	FFY19	FFY19	% of Returns	FFY19	% of Returns	FFY19	% of Returns	FFY19	% of Returns
Exit was from PH	146	7	4.79%	7	4.79%	14	9.59%	28	19.18%
TOTAL Returns to Homelessness	146	7	4.79%	7	4.79%	14	9.59%	28	19.18%

3 MEASURE 3: NUMBER OF HOMELESS PERSONS

This measure counts all people enrolled in Emergency Shelter and Transitional Housing projects during the reporting period.

No data to report for Measure 3. See page 7 for more information.

4 MEASURE 4: EMPLOYMENT AND INCOME GROWTH FOR HOMELESS PERSONS IN COC PROGRAM-FUNDED PROJECTS

This measure shows the number of persons in CoC-funded programs who increased income during the federal fiscal year 2019.

METRIC 4.3 – CHANGE IN TOTAL INCOME FOR ADULT SYSTEM STAYERS DURING THE REPORTING PERIOD

	FFY18	FFY19	Difference
Number of adults (system stayers)	2	N/A	N/A
Number of adults with increased total income	0	N/A	N/A
Percentage of adults who increased total income	0%	N/A	N/A

METRIC 4.6 – CHANGE IN TOTAL INCOME FOR ADULT SYSTEM LEAVERS

	FFY18	FFY19	Difference
Number of adults who exited (system leavers)	39	N/A	N/A
Number of adults who exited with increased total income	11	N/A	N/A
Percentage of adults who increased total income	28%	N/A	N/A

5 MEASURE 5: NUMBER OF PERSONS WHO BECOME HOMELESS FOR THE FIRST TIME

This measure counts the number of people experiencing homelessness for the first time in the reporting period.

No data to report for Metric 5.1. See page 7 for more information.

METRIC 5.2 – CHANGE IN THE NUMBER OF PERSONS ENTERING ES, TH, AND PH PROJECTS WITH NO PRIOR ENROLLMENTS IN HMIS

	FFY18	FFY19	Difference
Person with entries into ES, TH or PH during the reporting period.	186	128	-58
Of persons above, count those who were in ES, TH or any PH within 24 months prior to their entry during the reporting year.	51	31	-20
Of persons above, count those who did not have entries in ES, TH or PH in the previous 24 months. (i.e. Number of persons experiencing homelessness for the first time.)	135	97	-38

6

MEASURE 6: HOMELESSNESS PREVENTION AND HOUSING PLACEMENT OF PERSONS

This measure is not applicable to any CoC in the country.

7

MEASURE 7: SUCCESSFUL HOUSING PLACEMENT

This measure looks at people who retained Permanent Housing or exited to a permanent housing destination during the reporting period.

No data to report for Metric 7a.1 and 7b.2. See page 7 for more information.

METRIC 7B.1 – CHANGE IN EXITS TO PERMANENT HOUSING DESTINATIONS

	FFY18	FFY19	Difference
Persons in ES, TH and PH-RRH who exited, plus persons in other PH projects who exited without moving into housing	108	44	-64
Of the persons above, those who exited to permanent housing destinations	60	27	-33
Percent successful exits	55.56%	61.36%	5.81%

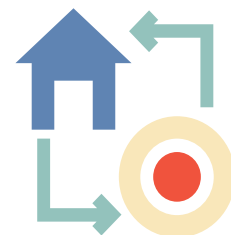


ES = Emergency Shelter
PH = Permanent Housing
RRH = Rapid Re-Housing

SO = Street Outreach
TH = Transitional Housing

2020 HOUSING INVENTORY COUNT

Davis LHCC			
Project Type	PIT Count	Total Beds	Utilization Rate
Emergency Shelter	23	33	70%
Non-Dedicated	1	1	
Domestic Violence Dedicated	22	32	
Rapid Re-Housing	56	56	100%
Non-Dedicated	56	56	
Transitional Housing	29	36	81%
Domestic Violence Dedicated	29	36	
Total	108	125	86%



2020 POINT-IN-TIME COUNT



POINT-IN-TIME COUNTY SUMMARY

Davis LHCC PIT										
Category		2018			2019			2020		
		Sheltered	Unsheltered	Total	Sheltered	Unsheltered	Total	Sheltered	Unsheltered	Total
Total	Households	26	9	35	16	15	31	21	25	46
	Individuals	54	9	63	44	17	61	52	30	82
Households of Adults and Children	Households	16	0	16	12	0	12	13	1	14
	Individuals	44	0	44	39	0	39	44	2	46
Households of Only Children	Households	0	0	0	0	0	0	0	0	0
	Individuals	0	0	0	0	0	0	0	0	0
Households Without Children	Households	10	9	19	4	15	19	8	24	32
	Individuals	10	9	19	5	17	22	8	28	36

NOTICE OF PUBLIC HEARING

Notice is hereby given that a Public Hearing will be held before the Clearfield City Council, 55 South State Street, 3rd Floor, Clearfield, Utah, on Tuesday, May 11, 2021 at 7:00 p.m. to receive public comments regarding proposed uses of the 2021-2022 Community Development Block Grant (CDBG) funds. Please call our office (801-525-2784) at least five business days in advance of the public hearing you want to attend if you need language translation, a sign language interpreter, an assistive listening device, or other reasonable accommodation.

The proposed Community Development Block Grant (CDBG) draft Action Plan for the 2021-2022 program year will be available for review beginning April 11, 2021 in the Customer Service Center, 55 South State, 1st Floor, Clearfield, Utah, Monday through Friday, 8:00 a.m. to 5:00 p.m. If there are any questions concerning the CDBG Program, please contact Brad McIlrath, CDBG Coordinator at (801)525-2784 or by TTY at 711 or 888-346-3162 for Spanish Relay Utah. Written comments are accepted from April 11, 2021 to May 11, 2021 in the Customer Service Center or by email at brad.mcilrath@clearfieldcity.org.

All interested persons present will be given the opportunity to be heard.

Dated this 28th day of March 2021.

CLEARFIELD CITY CORPORATION

Nancy R. Dean, City Recorder

AVISO DE AUDIENCIA PÚBLICA

Por la presente se notifica que se llevará a cabo una audiencia pública ante el Ayuntamiento de Clearfield, 55 South State Street, 3rd Floor, Clearfield, Utah, el martes 11 de mayo de 2021 a las 7:00 p.m. para recibir comentarios del público sobre los usos propuestos de los fondos de la Subvención en Bloque para el Desarrollo Comunitario (CDBG) 2021-2022. Llame a nuestra oficina (801-525-2784) al menos cinco días hábiles antes de la audiencia pública a la que desea asistir si necesita traducción de idiomas, un intérprete de lenguaje de señas, un dispositivo de ayuda auditiva u otra adaptación razonable.

El borrador del Plan de Acción de la Subvención en Bloque para el Desarrollo Comunitario (CDBG) propuesto para el año del programa 2021-2022 estará disponible para su revisión a partir del 11 de abril de 2021 en el Centro de Servicio al Cliente, 55 South State, 1st Floor, Clearfield, Utah, de lunes a viernes. 8:00 am a 5:00 pm Si tiene alguna pregunta sobre el Programa CDBG, comuníquese con Brad McIlrath, Coordinador de CDBG al (801)525-2784 o por TTY al 711 o al 888-346-3162 para Spanish Relay Utah. Se aceptan comentarios escritos desde el 11 de abril de 2021 hasta el 11 de mayo de 2021 en el Centro de Atención al Cliente o por correo electrónico a brad.mcilrath@clearfieldcity.org.

Se dará a todas las personas presentes que quieran hablar la oportunidad de ser escuchadas.

Fechado el día 28 de Marzo de 2021.

LA MUNICIPALIDAD DE CLEARFIELD

Nancy R. Dean, Registradora de la Municipalidad



STAFF REPORT

TO: Mayor Shepherd and City Council Members
FROM: Eric Howes, Community Services Director
MEETING DATE: April 13, 2021
SUBJECT: Update on the City's 2021 Fourth of July Celebration

RECOMMENDED ACTION

Provide staff with feedback regarding plans and progress for the Fourth of July Celebration.

DESCRIPTION / BACKGROUND

Staff has been planning for the 2021 Fourth of July Celebration since last fall. The Communications staff sent out a survey to residents to get a feel for their comfort level with the traditional elements of the event and the results are included in the agenda packet for review. Staff will review the survey results and their implications for planning of the event.

Since the 4th of July falls on a Sunday in 2021, the main celebration at Fisher Park is scheduled for Saturday, July 3rd. The Patriotic Concert is scheduled for the evening of July 4th. Finally, staff will provide updated information for the following portions of the event:

- Paint the Bridge
- Pool Bash & Movie in the Park
- Fun Run
- Pancake Breakfast
- Parade
- Celebration & Fireworks at Fisher Park
- Patriotic Concert

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 – N/A for the update.
- b. OPERATIONS / SERVICE DELIVERY-. N/A

ALTERNATIVES

To be discussed.

SCHEDULE / TIME CONSTRAINTS

N/A

LIST OF ATTACHMENTS

Survey Results

Default Report

Parade & 4th Info - Version 2

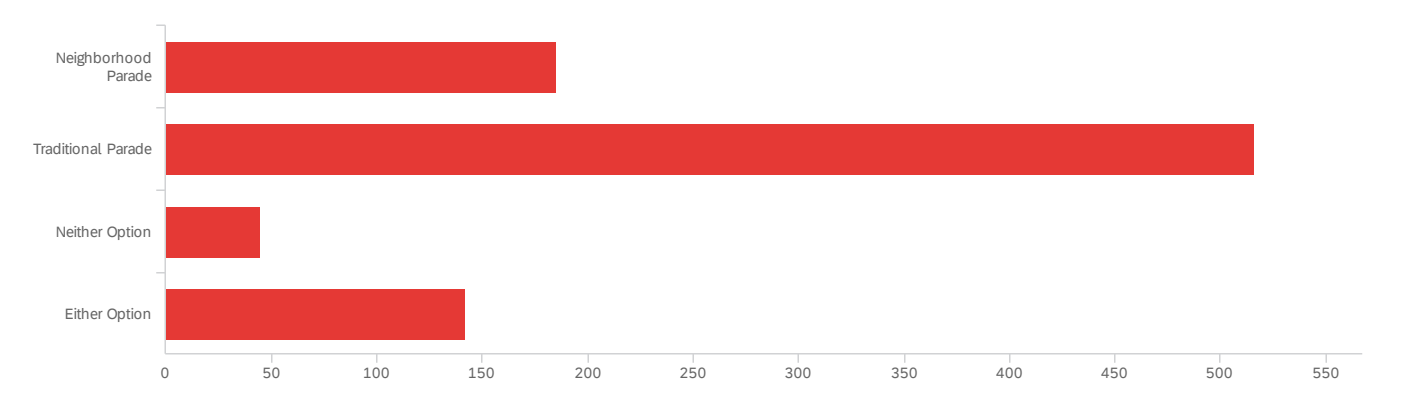
March 25, 2021 9:24 AM MDT

Q1 - Parade Options Clearfield is considering two different options for hosting a parade this year. We will either put on a neighborhood parade that will go around the city on main thoroughfares in each area, or the City will host a traditional parade along State Street and SR-193. The neighborhood parade would allow for coverage throughout the city. The length of the parade for the spectators will be approximately 3-5 and start times will vary from 9:00 AM - 1:00 PM depending on location. Residents will be able to access parade route from their homes. Business entries may be able to participate, number of entrants may be limited to control traffic flow. Walking entries would not be able to participate in a traditional manner. Easy control over health precautions with less potential concern for masks and distancing*. Candy will be given in this parade, it may be in small throwable packages from fewer parade entrants. The traditional parade will follow the normal route in our downtown. Parade could be somewhat longer for spectators than a neighborhood parade depending on entrants. Spectators will need to arrive at least 30 minutes prior to start time (9:30 AM). Parade entries may be reduced because of pandemic economic impacts. It is difficult to gauge length of parade as it depends on entries. Walking entries will be able to participate in a traditional manner. Distancing and masks may be

encouraged through local health guidelines*. Candy will be given in this parade, it may be in smaller throwable packages from fewer parade entrants. *Local health guidelines are subject to change and it is difficult to determine what mask and distancing policy will be in the summer. Rate your comfortability for each option:



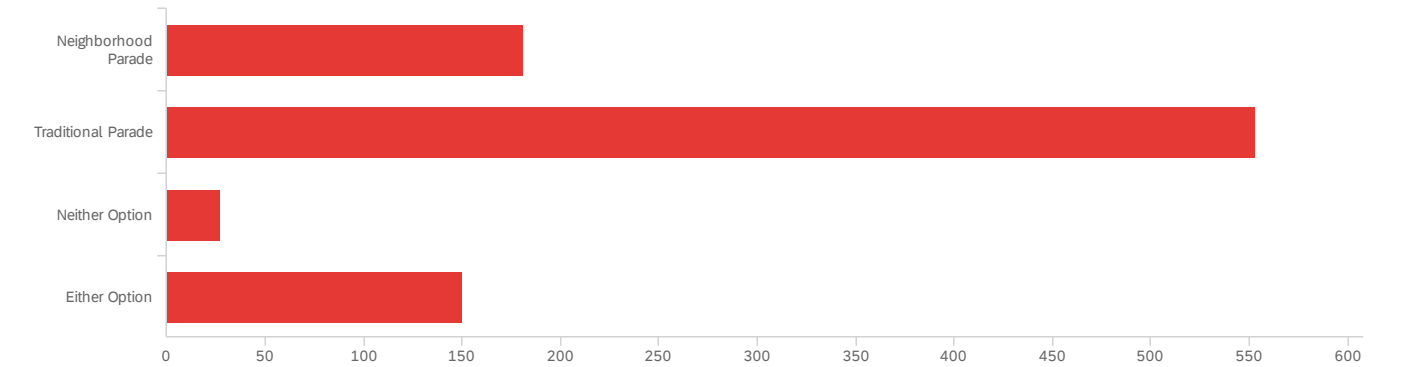
Q3 - Which option would you be more likely to attend?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Which option would you be more likely to attend?	1.00	4.00	2.16	0.93	0.87	888

#	Field	Choice Count
1	Neighborhood Parade	20.83% 185
2	Traditional Parade	58.11% 516
3	Neither Option	5.07% 45
4	Either Option	15.99% 142
		888

Q5 - Not based upon your own attendance preference, which one do you feel the City should host?



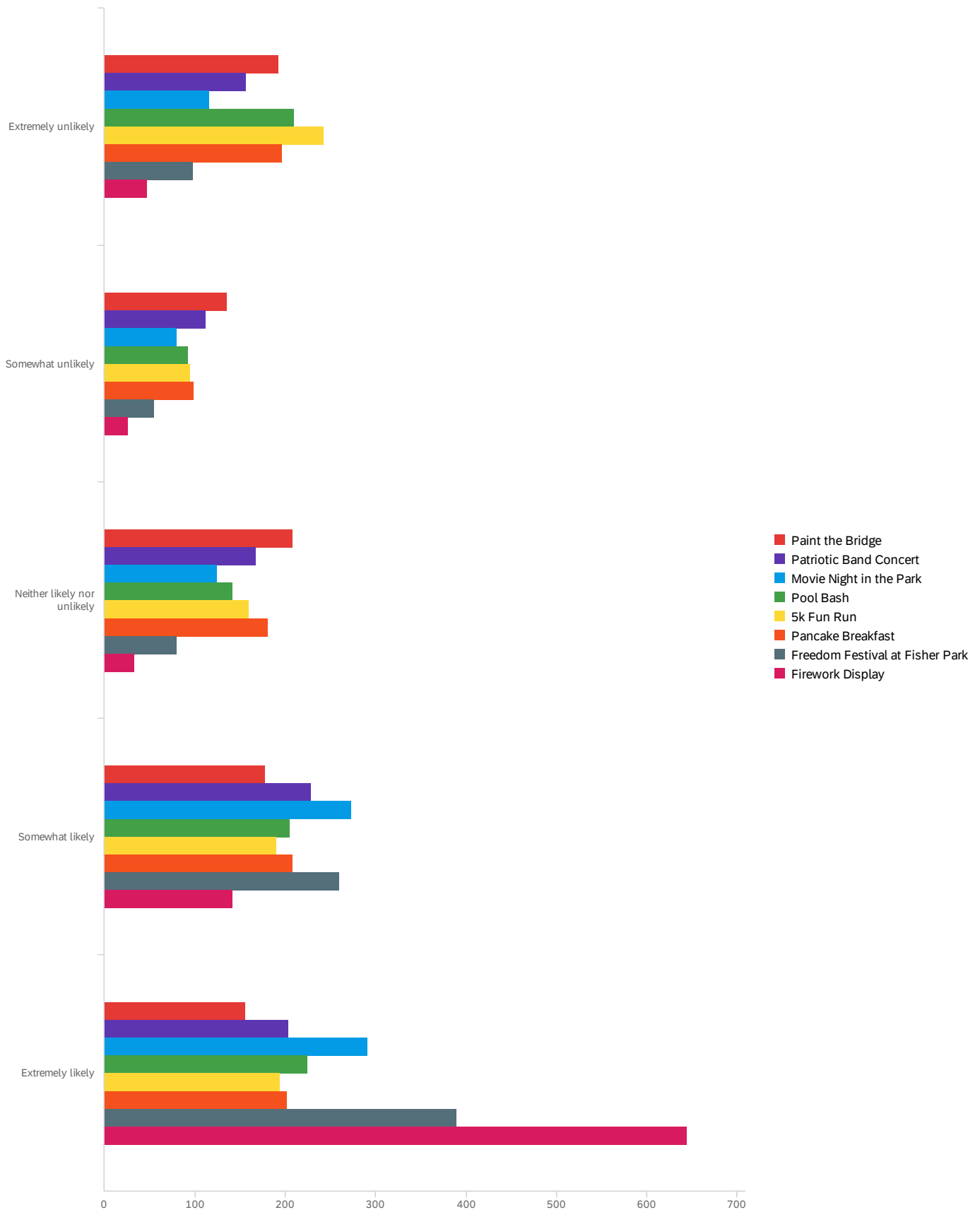
#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Not based upon your own attendance preference, which one do you feel the City should host?	1.00	4.00	2.16	0.93	0.86	911

#	Field	Choice Count
1	Neighborhood Parade	19.87% 181
2	Traditional Parade	60.70% 553
3	Neither Option	2.96% 27
4	Either Option	16.47% 150

911

Showing rows 1 - 5 of 5

Q6 - How likely are you to attend the following other events?

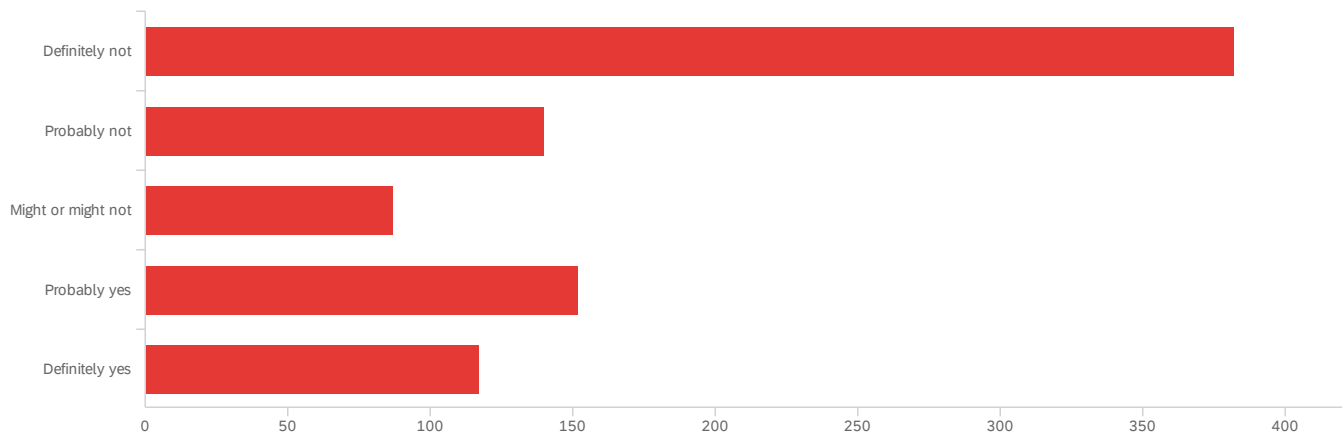


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Paint the Bridge	1.00	5.00	2.96	1.40	1.96	871
2	Patriotic Band Concert	1.00	5.00	3.24	1.41	1.99	870
3	Movie Night in the Park	1.00	5.00	3.61	1.36	1.86	885
4	Pool Bash	1.00	5.00	3.16	1.52	2.30	875
5	5k Fun Run	1.00	5.00	3.00	1.52	2.30	882
6	Pancake Breakfast	1.00	5.00	3.13	1.46	2.13	887
7	Freedom Festival at Fisher Park	1.00	5.00	3.89	1.33	1.77	883
8	Firework Display	1.00	5.00	4.47	1.06	1.13	893

#	Field	Extremely unlikely		Somewhat unlikely		Neither likely nor unlikely		Somewhat likely		Extremely likely		Total
1	Paint the Bridge	22.16%	193	15.61%	136	23.88%	208	20.44%	178	17.91%	156	871
2	Patriotic Band Concert	18.05%	157	12.87%	112	19.31%	168	26.32%	229	23.45%	204	870
3	Movie Night in the Park	13.11%	116	9.04%	80	14.12%	125	30.85%	273	32.88%	291	885
4	Pool Bash	24.00%	210	10.63%	93	16.23%	142	23.43%	205	25.71%	225	875
5	5k Fun Run	27.55%	243	10.77%	95	18.14%	160	21.54%	190	22.00%	194	882
6	Pancake Breakfast	22.21%	197	11.16%	99	20.41%	181	23.45%	208	22.77%	202	887
7	Freedom Festival at Fisher Park	11.10%	98	6.23%	55	9.06%	80	29.45%	260	44.17%	390	883
8	Firework Display	5.26%	47	2.91%	26	3.70%	33	15.90%	142	72.23%	645	893

Showing rows 1 - 8 of 8

Q8 - Is your attendance decisions based upon COVID-19 health concerns?

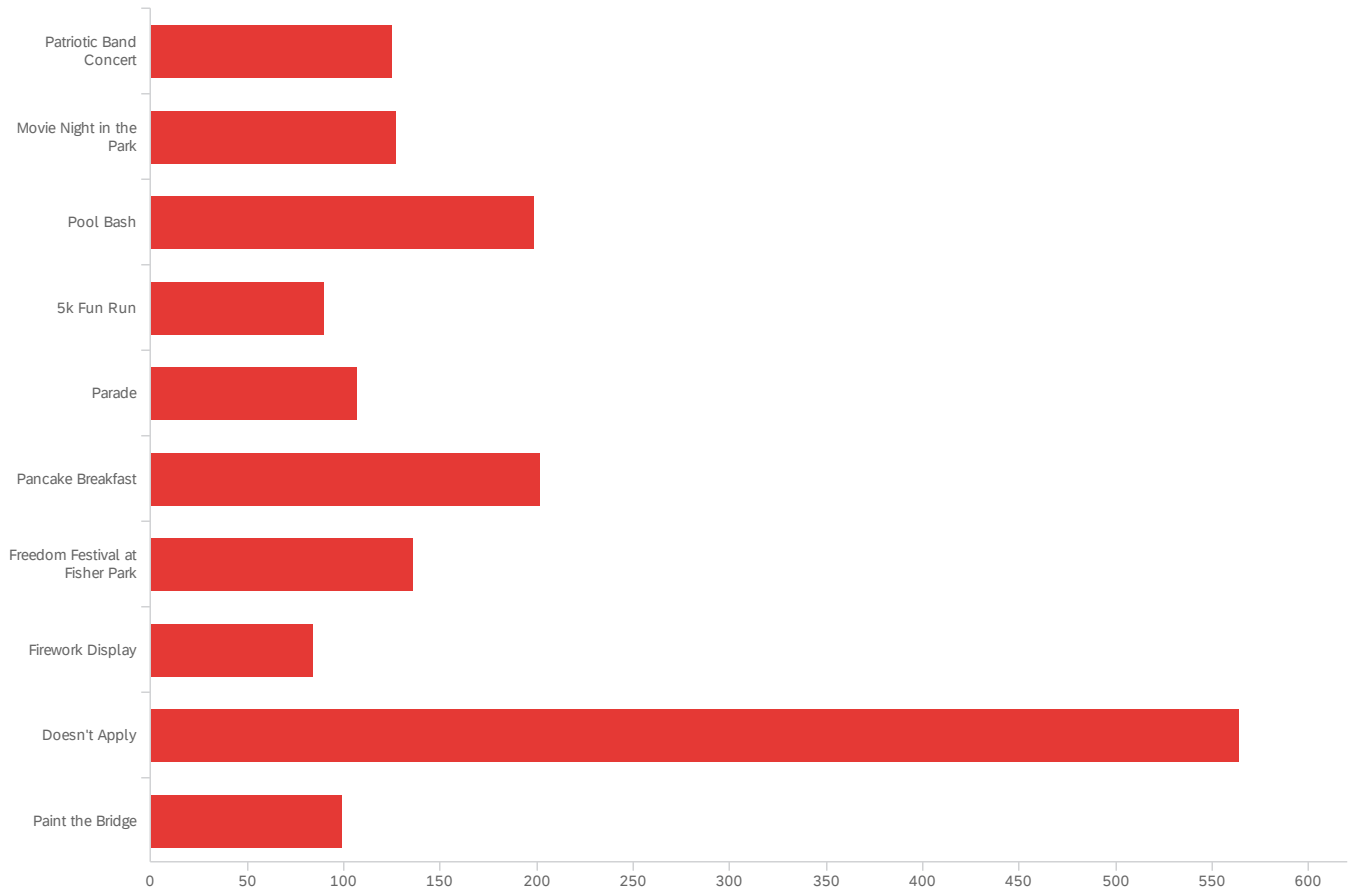


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Is your attendance decisions based upon COVID-19 health concerns?	1.00	5.00	2.41	1.50	2.26	878

#	Field	Choice	Count
1	Definitely not	43.51%	382
2	Probably not	15.95%	140
3	Might or might not	9.91%	87
4	Probably yes	17.31%	152
5	Definitely yes	13.33%	117
			878

Showing rows 1 - 6 of 6

Q7 - Check the events that you would not attend due to COVID-19 concerns. If it is not an issue, check Doesn't Apply. (Check all that apply)



#	Field	Choice Count
1	Patriotic Band Concert	7.21% 125
2	Movie Night in the Park	7.33% 127
3	Pool Bash	11.48% 199
4	5k Fun Run	5.19% 90
5	Parade	6.17% 107
6	Pancake Breakfast	11.66% 202
7	Freedom Festival at Fisher Park	7.85% 136
8	Firework Display	4.85% 84
9	Doesn't Apply	32.54% 564
10	Paint the Bridge	5.71% 99

Showing rows 1 - 11 of 11

End of Report



STAFF REPORT

To: Mayor Shepherd and City Council Members
From: Rich Knapp, Finance Manager
Meeting Date: April 13, 2021
Subject: Fiscal Year 2022 Proposed Budget- Capital and Operating Expense and CDRA

Recommended Action

Discussion only.

Description / Background

This third budget work session will focus on capital projects and operating expense changes. We will also look at changes to the net operating surplus/sustainability resulting from the second work session changes. Changes include, added personnel, moving monies from non-operating revenue to operating revenue or the partial use of Bond recapture, and the removal of debt service as result of paying off the 2018 CMHP Bond in FY21. The CDRA budget and further analysis of the Utility Funds will also be presented.

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

Future Meetings:

- 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.



STAFF REPORT

TO: CDRA Board
FROM: JJ Allen, City Manager
Summer Palmer, Assistant City Manager
MEETING DATE: April 13, 2021
SUBJECT: FY22 CDRA Draft Budget review

RECOMMENDED ACTION

Discussion only.

CORRESPONDING POLICY PRIORITY (IES)

The CDRA Board's commitment to utilizing the RDA tools provided by the state help us ***Improve Clearfield's Image, Livability and Economy*** by promoting ***high quality economic development*** throughout the city. Moreover, the efforts of the CDRA go a long way in helping to ***create a place where people want to be.***

DESCRIPTION / BACKGROUND

The Clearfield Community Development and Renewal Agency currently has seven active project areas—five Redevelopment Areas (RDAs), one Economic Development Area (EDA) and the Clearfield Station CDA, as shown on the attached map. Also, the Lifetime Products Community Reinvestment Area (CRA) has triggered this tax year. The anticipated revenues and expenditures for these project areas are shown on the attached summary chart, which we will review in the April 13 work session.

Regarding the Lifetime Products CRA, the interlocal agreements required that the project area be triggered this year. However, as you can tell, the project is not yet complete. For this reason, we don't anticipate much in the way of assessed valuation or generation of tax increment in FY22, so we are currently not budgeting any revenue or expenditure in this CRA. Also, recent legislation has made it possible to extend the life of project areas by a couple of years, if impacted by the pandemic. Our understanding is that Lifetime Products will request this extension, which will allow for more time, if necessary, to hit the incentive cap. Additional discussions on this extension will be scheduled later this year.

Since its construction, the CDRA has serviced the debt associated with the Clearfield Aquatic and Fitness Center. The CDRA is also the conduit for the incentives made to Northrop Grumman (formerly ATK), the City Centre project, the Clearfield Station project, and the Lifetime Products expansion. The transfer to the General Fund for "CDRA Administration" covers the day-to-day redevelopment and economic development efforts of staff, along with the administrative overhead of those functions.



The draft FY22 budget also includes two projects proposed to be paid for from balances that have accrued over time:

- Undergrounding the powerlines on the west side of State Street, from 350 South to 550 South (RDA 7). This was discussed in early 2020 and included in the FY21 budget, but the project has floundered and we are at Rocky Mountain Power's mercy. We have included it again in FY22 in case the project moves forward.
- Incentivizing the relocation of Argentine Corner to Clearfield Junction (RDA 8). This incentive was included in an FY21 budget amendment, but we are rolling it forward to FY22 in case the project is not complete (and the CDRA's post-performance incentive payment made) before the end of June.

Another point worth noting is that this budget assumes that the loan owed to the City's Utility Administration Fund will be forgiven, after following the correct procedure for such action. This will save the CDRA about \$20,000 per year in interest, and keep more than \$1,000,000 available for economic development and redevelopment purposes.

FINANCIAL IMPACT

Total CDRA revenues are estimated to be \$2,502,810 with expenditures at \$2,179,331 resulting in a net contribution to the CDRA's fund balance of \$323,479.

ALTERNATIVES

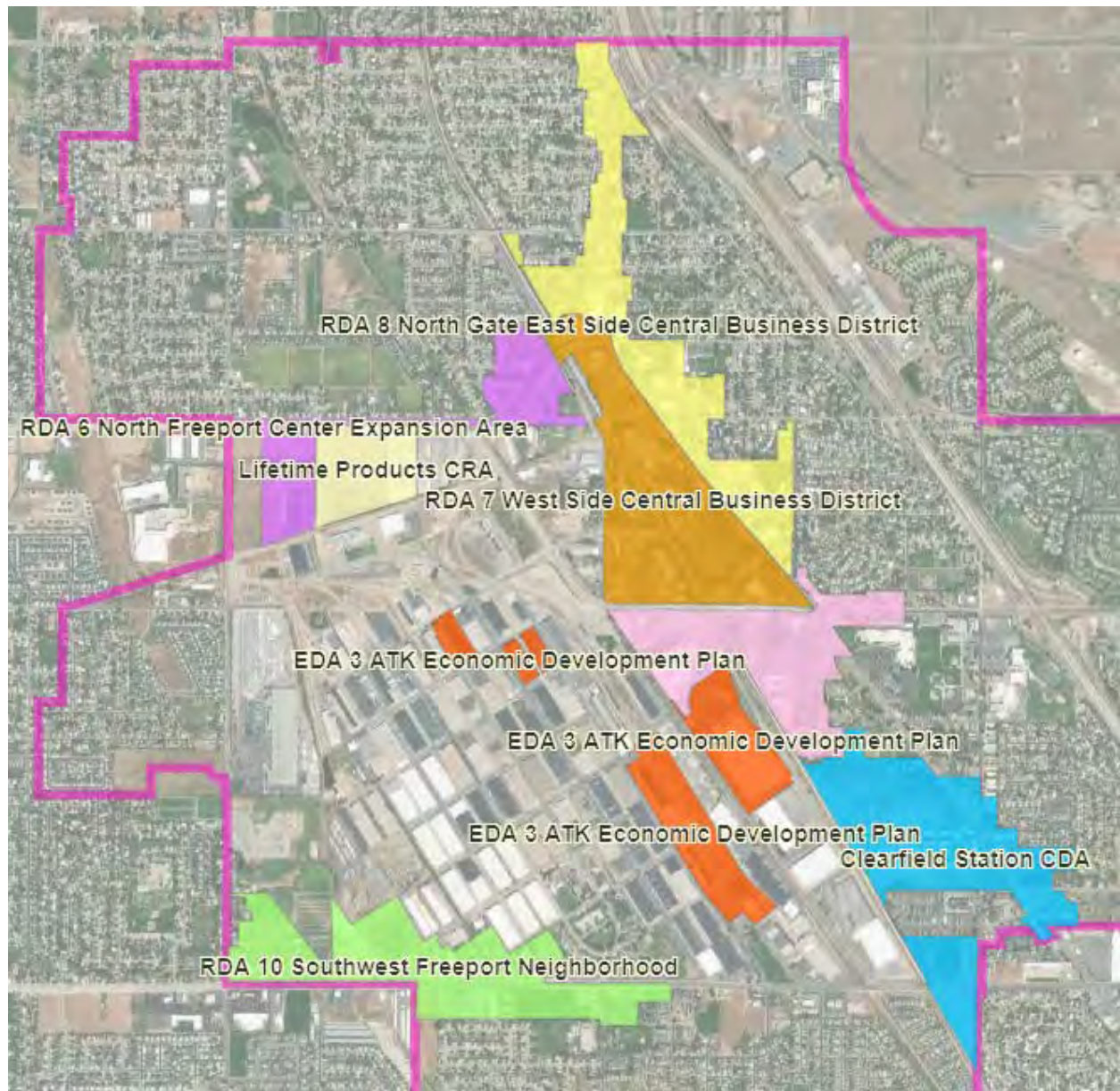
The CDRA budget is fairly straight-forward, with little wiggle room.

SCHEDULE / TIME CONSTRAINTS

Additional budget work sessions are scheduled for April 27 and May 4. Adoption of the tentative budget is required by State law at the first regular meeting in May (the 11th).

LIST OF ATTACHMENTS

- Map of CDRA project areas
- Summary chart of FY22 CDRA draft budget
- History of tax increment revenue by project area (graph)

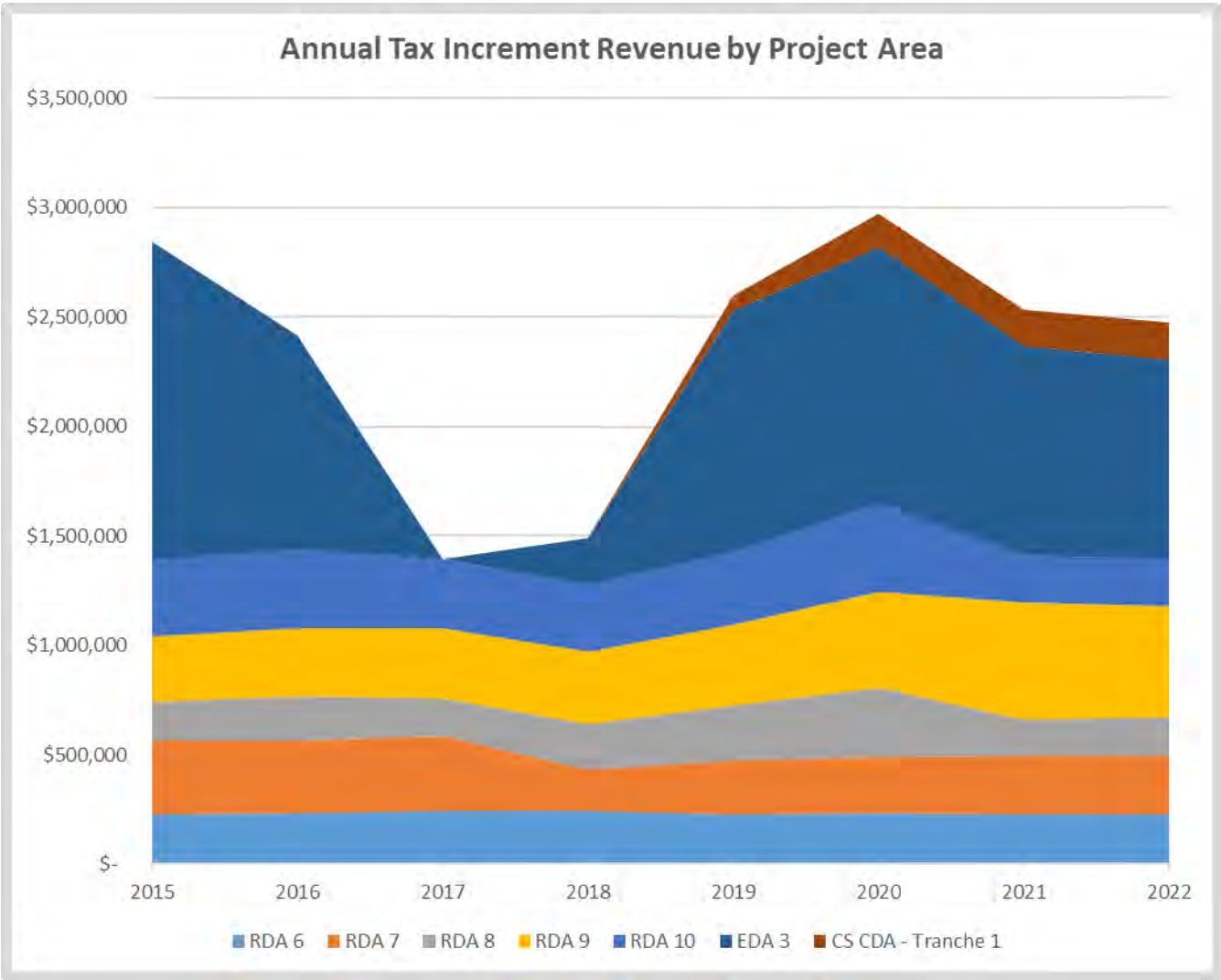


FY22 CDRA Draft Budget										
	<u>RDA 6</u>	<u>RDA 7</u>	<u>RDA 8</u>	<u>RDA 9</u>	<u>RDA 10</u>	<u>EDA 3 (ATK)</u>	<u>Cfd Stn CDA (1)</u>	<u>Lifetime Products CRA</u>	<u>General CDRA</u>	<u>Fund 20 Total</u>
<u>Revenue</u>										
Tax Increment Revenue	\$229,291	\$267,783	\$175,346	\$504,679	\$219,026	\$909,791	\$166,896			\$2,472,810
Interest Earnings									\$30,000	\$30,000
Total:	\$229,291	\$267,783	\$175,346	\$504,679	\$219,026	\$909,791	\$166,896		\$30,000	\$2,502,810
<u>Transfers and Expenditures</u>										
TRNF to GF: Sales Tax Bond Payment	\$125,000	\$132,655	\$90,000	\$233,800	\$195,000					\$776,455
TRNF to GF: CDRA Administration	\$2,000	\$25,000	\$50,000	\$30,000	\$30,000	\$45,490	\$8,345			\$190,835
Incentive Payments*		\$55,688	\$50,000			\$746,029	\$110,324			\$962,041
Other Projects**		\$250,000								\$250,000
Interest on EF Loan - FORGIVEN									\$0	\$0
Total:	\$127,000	\$463,343	\$190,000	\$263,800	\$225,000	\$791,519	\$118,669		\$0	\$2,179,331
Contribution to/(use of) Fund Balance:**	\$102,291	-\$195,560	-\$14,654	\$240,879	-\$5,974	\$118,272	\$48,227		\$30,000	\$323,479
Expiration Year (fiscal):	2031	2024	2026	2027	2027	2032	2038	2035		
* Incentive payments in FY22 will be made for City Centre (RDA 7), Argentine Corner (RDA 8), Northrop Grumman (EDA 3), and Clearfield Station Apartments (Cfd Stn CDA).										
** Other projects include powerline undergrounding (RDA 7).										
*** Fund balance from RDA project areas will accumulate over the next several years in order to core up sufficient funds to service the sales tax bond in the future.										

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***Fund balance from RDA project areas will accumulate over

***Fund balance from RDA project areas will accumulate over the next several years in order to store up sufficient funds to service the sales tax bond in the future.



CLEARFIELD CITY COUNCIL MEETING MINUTES
7:00 P.M. POLICY SESSION
March 23, 2021

City Building
55 South State Street
Clearfield City, Utah

PRESIDING:	Mark Shepherd	Mayor
PRESENT:	Kent Bush	Councilmember
	Nike Peterson	Councilmember
	Vern Phipps	Councilmember
	Tim Roper	Councilmember
	Karece Thompson	Councilmember
STAFF PRESENT:	JJ Allen	City Manager
	Summer Palmer	Assistant City Manager
	Stuart Williams	City Attorney
	Scott Manookin	Police Lieutenant
	John Meek	Emergency Preparedness Manager
	Adam Favero	Public Works Director
	Eric Howes	Community Services Director
	Spencer Brimley	Community Development Director
	Brad McIlrath	Senior Planner
	Nancy Dean	City Recorder

VISITORS: Kathryn Murray, Chris Uccardi – Planning Commission Chair, Lori Nessen, Roger Nessen, Samantha Crowther, James Wright, Craig Widmier, Kylee Bridenstine, Matt Bridenstine, Jeramy Peterson, Laurie Davies, Bryce Davies, Linda Davies, Robert Davies, Cliff Mock, Felicia Walker, Chris Walker, Brett Slater, Mabel Murray, El Moss, Con Wilcox, Burke Christensen, Cameron Rigby

Mayor Shepherd called the meeting to order at 7:02 p.m.

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

Councilmember Phipps led the opening ceremonies.

APPROVAL OF THE MINUTES FROM THE FEBRUARY 23, 2021 POLICY SESSION;
MARCH 9, 2021 WORK SESSION; AND MARCH 9, 2021 POLICY SESSION

Councilmember Peterson moved to approve the minutes from the February 23, 2021 policy session; March 9, 2021 work session; and the March 9, 2021 policy session; as written, seconded by Councilmember Phipps. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper and Thompson. Voting NO – None.

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON AMENDMENTS TO THE 2020/2021 COMMUNITY DEVELOPMENT BLOCK GRANT ONE-YEAR ACTION PLAN TO SUPPORT COVID-19 HOUSING ASSISTANCE

Brad McIlrath, Senior Planner, stated the U.S. Department of Housing and Urban Development (HUD) had allocated CARES Act funding to distribute to entitlement communities through the Community Development Block Grant (CDBG) program. He explained as an entitlement community Clearfield City had been allocated funding two of the three funding rounds. He reviewed the funding amounts and allocations to date. Mr. McIlrath mentioned the third-round funding currently available for distribution through the CDBG program totaled \$107,986. He noted this would require an amendment to the 2020/2021 CDBG One-Year Action Plan. He indicated staff recommended the full amount support housing assistance to be administered by the City's Housing Advocate to those affected by the COVID-19 pandemic.

Mayor Shepherd opened the public hearing at 7:08 p.m.

Mayor Shepherd asked for public comments.

There were no public comments.

Councilmember Roper moved to close the public hearing at 7:09 p.m. seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper and Thompson. Voting NO – None.

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A REQUEST TO AMEND THE CITY'S GENERAL PLAN FUTURE LAND USE MAP FROM COMMERCIAL TO RESIDENTIAL FOR A PORTION OF THE PROPERTIES LOCATED AT 1598 SOUTH 1000 EAST (TINS: 12-066-0096, 12-066-0097, AND 12-066-0098)

Brad McIlrath, Senior Planner, stated the applicant was requesting to amend the City's General Plan Future Land Use Map designation from Commercial to Residential for a portion of the properties located at 1598 South 1000 East (TINS: 12-066-0096, 12-066-0097, and 12-066-0098). He mentioned in conjunction with this request, the applicant was seeking a rezone of 1.899 acres from A-1 (Agricultural) to C-2 (Commercial) and for 5.729 acres from A-1 (Agricultural) to R-3 (Multi-family Residential). He noted US Development, the applicant, desired to master plan the subject properties with townhome residential to the side and rear and then commercial on the corner with a convenience store and car wash. He mentioned additionally the applicant was proposing to convert the existing storm water basin into a City park.

Mr. McIlrath reviewed the General Plan amendment and rezone requests along with the concept plan provided by the applicant. He continued the developer met with the City Council in work session on March 16, 2021 and discussed the proposed development, as well as expressed an interest in negotiating a development agreement with the City to facilitate the proposal. He provided a copy of the most recent concept plan received from the applicant to the Council and reviewed the updated changes incorporating ideas as discussed during the work session.

Mr. McIlrath acknowledged the Planning Commission reviewed the General Plan amendment as well as the rezone request on March 3, 2021 and recommended its denial because the amendment and rezone were inconsistent with the land use guidelines, goals, and objectives of the General Plan. He mentioned the applicant, as well as the partner for the commercial piece, were present and both desired to answer any questions and elaborate on the proposed requests.

Mayor Shepherd invited the applicant to address the Council. Matthew Bridenstine, US Development, thanked the Mayor and Council for the opportunity to review the project. He stated the development team had a history of working with the cities on community development projects. He mentioned the renderings for the proposed development in Clearfield were amended based on comments received during the work session on March 16, 2021. Mr. Bridenstine pointed out that Stack Development had sent a letter of support for the project to the Council. He noted some of the following points that were brought out in the letter:

- The proposed project would add a population base that could support the retail, commercial, and office uses proposed for the Clearfield Station project.
- The proposed project was not in direct competition with their products that would be offered at the Clearfield Station site.

Mr. Bridenstine stated community outreach had been ongoing and many positive comments were received specifically about a community park. Bryce Davies, real estate agent for the property, read a statement from the seller. The statement noted the historical efforts of the Kallas family in farming the property and then trying to market it commercially. Mr. Davies stated in working with the property owners there were efforts made to find a project that could be a benefit to the City, landowners, and the surrounding community. He stated the partnership with US Development was selected because they were willing to add the park for the area. He mentioned residents were contacted to get a feel if there would be support for the project and a list of over 100 signatures were obtained supporting the development and park. He spoke about contacting local residents, the current crisis of housing affordability, market trends, unforeseen economic changes due to the COVID-19 pandemic, and the benefit the proposed development would bring to the area. He presented the petition in support of the project to Mayor Shepherd.

Cameron Rigby, Holiday Oil, introduced Holiday Oil, its origin, and current locations which were currently moving to the northern portion of the state. He mentioned the company was able to obtain a verbal agreement with Utah's Department of Transportation (UDOT) about having an access to Antelope Drive for the proposed convenience store.

Craig Widmier, US Development, felt the project was a great fit for this parcel of ground. He indicated US Development prided themselves in being community builders. He explained the parcel had a commercial opportunity on the corner with visibility and accessibility; however, the back portions were challenging for a commercial piece. Mr. Widmier stated the land did present a great opportunity for a mixed-use approach to develop something that could also include an amenity for the community near its trails. He noted the development team had attended meetings and heard the concerns of the Planning Commission and Council and tried to address those concerns with modifications to the plan and concepts. Mr. Widmier acknowledged the commercial aspect was heard to be important; therefore, the concept was updated so live/work units were proposed along the frontage of 1000 East. He continued the commercial development

would happen immediately. He added the project would maximize that parcel for its best use for the City and community. Mr. Widmier indicated the residential component would be a great fit for what was coming to Clearfield Station. He stated during the work session accessibility was discussed. He pointed out that the new concept plan included an access on Antelope Drive and room for public parking at the community park.

Mr. Widmier explained the developer was trying to follow the pattern with commercial on Antelope Drive and then blend in residential components around the property. He noted the General Plan was a great guiding document; however, for this parcel it needed a second look because there was not great accessibility or visibility for commercial on the whole parcel. He requested the Council consider the amendment and rezone request because the proposed project would be a better use and fit for the area. He noted during the work session there was a discussion about whether the proposal had a retention pond or detention pond. He reported it was a detention pond so there was an access route for water to get out and the water would be easier to deal with.

Councilmember Bush questioned if the proposal were for US Development to develop the park. Mr. Bridenstine stated since the City currently owned the land for the detention pond, there would need to be a development agreement in place. He continued the developer would build the park, supply all the gear, and provide for the park's maintenance so it was not a burden on the City.

Councilmember Bush asked if it would pick up all of the storm water for the property. Mr. Bridenstine answered yes.

Mayor Shepherd opened the public hearing at 7:48 p.m.

Mayor Shepherd asked for public comments.

PUBLIC COMMENT

Chris Uccardi, Planning Commission Chair, explained the Planning Commission discussion and recommendation. He noted the R-3 zone worried the Commission because its density allowed for apartments even though the proposed plan was for townhomes. He reviewed the City's General Plan Land Use Guideline #12 and noted the proposed park did not fit within those current guidelines. He stated the Planning Commission voted six to one to recommend denial for the request because of those two reasons, although the concept presented appeared to be great.

Mayor Shepherd applauded the Planning Commission. He stated the Council had more discretion and could address a development agreement that would mandate what would be allowed under the R-3 zoning designation.

In Favor

James Wright, resident and business owner, stated he was in favor of the development. He indicated he was not in favor of apartments but loved townhomes. He mentioned the reality was

affordability and the price point for townhomes were a little more reachable for families. He felt it would be a benefit to have a more affordable way to live and for future generations to obtain a home.

Samantha Crowther, resident, stated she loved and enjoyed Clearfield. She indicated her family recently moved to the area for employment expecting to do so short term. She commented her family currently was not able to afford to stay long term; however, the type of development being proposed would help them stay and plant more roots.

Matt Bridenstine, developer, stated US Development was very open to a development agreement to clarify the type of housing being allowed because they were not trying to bait and switch anything.

Opposed

Roger Nessen, local property owner and manager in the area, stated affordable housing was a great need throughout the State. He expressed his concern that the proposal was not supporting the City's or residents' interests for commercial development. He understood through prior dealings with the City that it wanted commercial rather than residential for that area. He noted the City should expect more requests for change if the current proposal were approved. He acknowledged he was not against having a place for people to live. He mentioned asking City leaders in the past to support local businesses. He expressed his opinion that the City was doing better but still had a way to go with commercial development.

Councilmember Peterson moved to close the public hearing at 8:00 p.m. seconded by Councilmember Thompson. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper and Thompson. Voting NO – None.

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A REQUEST TO REZONE THE PROPERTIES LOCATED AT APPROXIMATELY 1598 SOUTH 1000 EAST (TINS: 12-066-0096, 12-066-0097, AND 12-066-0098) FROM A-1 (AGRICULTURAL) TO C-2 (COMMERCIAL) FOR 1.899 ACRES AND FROM A-1 (AGRICULTURAL) TO R-3 (MULTI-FAMILY RESIDENTIAL) FOR 5.739 ACRES

Mayor Shepherd acknowledged the rezone request for properties located at approximately 1598 South 1000 East was reviewed in conjunction with the previous request to amend the City's General Plan Future Land Use Map from Commercial to Residential for a portion of the same properties.

Mayor Shepherd opened the public hearing at 8:01 p.m.

Mayor Shepherd asked for public comments.

There were no public comments.

Councilmember Thompson moved to close the public hearing at 8:02 p.m. seconded by Councilmember Roper. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper and Thompson. Voting NO – None.

OPEN COMMENT PERIOD

There were no public comments.

APPROVAL OF AMENDMENTS TO THE 2020/2021 COMMUNITY DEVELOPMENT BLOCK GRANT ONE-YEAR ACTION PLAN TO SUPPORT COVID-19 HOUSING ASSISTANCE

Councilmember Phipps stated the other COVID-19 funding the City had received had an expiration date. He questioned if the funding currently being proposed for the CDBG program would also expire. Brad McIlrath, Senior Planner, answered the City would have up to six years to use the funds; however, 80 percent of the allocation had to be spent within three years of receiving it and then another three years would be allowed for spending the remaining 20 percent.

Councilmember Peterson moved to approve amendments to the 2020/2021 Community Development Block Grant (CDBG) One-Year Action Plan to support COVID-19 housing assistance and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Thompson. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper, and Thompson. Voting NO – None.

APPROVAL OF ORDINANCE 2021-06 AMENDING THE CITY'S GENERAL PLAN FUTURE LAND USE MAP DESIGNATION FOR THE PROPERTY LOCATED AT APPROXIMATELY 1598 SOUTH 1000 EAST (TINS: 12-066-0096, 12-066-0097, AND 12-066-0098) FROM COMMERCIAL TO RESIDENTIAL

Councilmember Thompson stated during the work session discussion on March 16, 2021 he had talked openly about trying to service the 60 percent median income level. He acknowledged housing affordability was concerning and there were many residents and City employees that would fall under the 60 percent threshold. He expressed empathy for the process that was involved for creating affordability opportunities. Councilmember Thompson mentioned speaking with the developer about the demographic needs and the fact that the opportunity zone was present in the area. He noted the developer wanted to work with a management company to provide some housing or scholarship opportunities. He hoped the developer would go through with those verbal commitments because that was a personal desire to have affordable options available. He expressed his opinion that a development agreement was needed for the project.

Councilmember Thompson moved to approve Ordinance 2021-06 amending the City's General Plan Future Land Use Map designation for 5.739 acres of properties located at approximately 1598 South 1000 East (TINS: 12-066-0096, 12-066-0097, and 12-066-0098) from Commercial to Residential contingent upon a development agreement and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Bush.

Councilmember Peterson appreciated the developer providing a conceptual plan because it allowed the Council to see how the development would work. She emphasized the current stage of decision making would be based on the proposed use in general; and the plan presented was only conceptual. She voiced not wanting to debate that the need for housing in the City existed. She mentioned the staff report listed one of the concerns and reasons for staff's recommendation for denial was related to utilities. She reported the General Plan called out a caution that development approval should be tied to the construction of culinary water, sewer, storm drainage, and circulation systems. She expressed her concern that the density increases might put a strain on capacity and resource availability had not been sufficiently demonstrated. She pointed out that although it could be established, she felt there would be a significant draw on the current utilities because the project had both residential and commercial components. She remarked the City had an obligation to service its existing residents. She added the park was an exciting concept; however, many questions remained about the ability to do it because of the costs and ongoing maintenance required.

Councilmember Peterson continued that 1000 East was busy all day long; additionally, the demand on Antelope Drive was expected to increase with the development of Clearfield Station and the rerouting of traffic patterns expected for 1000 East. She referenced the following two transportation guidelines included in the General Plan:

- 17 – Existing streets should be upgraded to minimize congestion. Where congestion is attributed to new construction, needed improvements should be the responsibility of the developer.
- 20 – The demands generated by private development should be equal to its participation in the street system improvements through the payment of impact fees, the dedication of land, and the construction of necessary facilities.

She expressed her hesitancy to make a change to the General Plan without further discussions about the financial burden those issues should be for the developer. She recognized addressing transportation was premature but felt it was something that should be on the table. She commented it was good that UDOT was open to the idea of allowing an access on Antelope Drive, but there could be some significant traffic issues. She expressed her concern about 1000 East handling the traffic especially with adding the ingress and egress of the proposed project. She stated the proposed project would have a lot of impact and that needed to be hammered out before she was comfortable with making an amendment to the General Plan.

Councilmember Bush agreed with Councilmember Peterson about the utilities and access. He mentioned the General Plan currently recommended a commercial designation for the property. He stated no matter how the area was developed either as commercial, or residential, or both; there would still be the impact on utilities, access, and traffic which would need to be addressed. He expressed his opinion that the parcel would never completely develop commercially because it was too deep off the street.

Councilmember Peterson stated that was a fair point and any development on the property would trigger that review. She acknowledged since the application was a General Plan amendment request the developer could argue reasons behind making changes. She asserted that the impact on the City's systems and traffic was fundamentally different for commercial versus residential.

Mayor Shepherd confirmed the motion made was subject to a development agreement. Councilmember Thompson stated that was correct.

Councilmember Phipps appreciated the comments provided by Councilmember Peterson and felt concerned about many of those same things. He appreciated the Planning Commission's comments related to the General Plan. He noted even though the Council had discretion to deviate from the Plan that should only be done upon sound repeatable reasoning. He continued the concept of high density fit the area although it deviated from the General Plan. He pointed out that there was high density to the north and more coming to the area, so it truly did fit to the area. Councilmember Phipps commented it was difficult to answer the question about whether commercial was viable at that location because the transit-oriented development (TOD) being developed to the north might change the economics that would support commercial. He expressed his opinion that the City did not need to feel pressure to rush to judgment about the commercial viability. Councilmember Phipps acknowledged he was an advocate for having a livable community. He liked the ideas of townhomes with open space and amenities to encourage raising a family in that area. He appreciated the presented concept plan because it was one that could build a sense of community and people would want to live there. He expressed his opinion if the City were desirous to build livable communities then the proposed concept would be a good model. He stated he was understanding of residents wanting a park in the area but did not see it would be an amenity for the Rail Trail. He commented he was cynical to the live-work model and did not think it was a viable option. He felt the proposal was a reasonable use of the land yet felt there were many unknowns about the park. He expressed being torn with what was in the best interest of the City in the long run.

Councilmember Roper agreed with Councilmember Bush. He voiced his opinion that residential development fit in that area. He acknowledged there were issues to work out but having residential in the area would create consistency to the traffic impact. He expressed his opinion that the proposed project greatly enhanced the Clearfield Station development and complemented it. He disagreed and felt the park there would be used even if it were not used by those on the Rail Trail.

Councilmember Phipps clarified he thought the park would be highly used but it did not need to be tied to the Rail Trail. Mayor Shepherd commented the development would add people to the Rail Trail. Councilmember Phipps remarked the usage of the Rail Trail was external from the proposed project.

Mayor Shepherd stated the live-work concept was starting to happen all over the place. He reminded the Council there was a motion and called for the vote.

The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Roper, and Thompson. Voting NO – Councilmembers Peterson, Phipps.

CONSIDERATION OF ORDINANCE 2021-07 REZONING PROPERTY LOCATED AT APPROXIMATELY 1598 SOUTH 1000 EAST (TINS: 12-066-0096, 12-066-0097, AND 12-066-0098) FROM A-1 (AGRICULTURAL) TO C-2 (COMMERCIAL) FOR 1.899 ACRES AND FROM A-1 (AGRICULTURAL) TO R-3 (MULTI-FAMILY RESIDENTIAL) FOR 5.739 ACRES

Councilmember Thompson moved to approve Ordinance 2021-07 rezoning the property located at approximately 1598 South 1000 East (TINS: 12-066-0096, 12-066-0097, and 12-066-0098) from A-1 (Agricultural) to C-2 (Commercial) for 1.899 acres and from A-1 (Agricultural) to R-3 (Multi-family Residential) for 5.739 acres contingent upon a development agreement and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Roper. The motion failed upon the following vote: Voting AYE – Councilmembers Roper and Thompson. Voting NO – Councilmembers Bush, Peterson, and Phipps.

APPROVAL OF RESOLUTION 2021R-05 SUPPORTING AND PARTICIPATING IN THE UPDATE TO THE DAVIS COUNTY PRE-DISASTER MITIGATION PLAN

John Meek, Emergency Preparedness Manager, stated Resolution 2021R-05 acknowledged the City's support and participation in the update to the Davis County Pre-Disaster Mitigation Plan. He mentioned the Council discussed it during work session on March 16, 2021. He noted the County's current plan was approved in 2016 and would expire at the end of 2021. Mr. Meek mentioned the County recently received a grant in support of its initiative to update its existing plan. He explained the updates would require a significant amount of data analysis and coordination between state agencies and municipalities in and adjacent to Davis County. He noted any emergency or federal funding would be tied to the City having a plan in place.

Councilmember Phipps expressed appreciation for Mr. Meek and his efforts that would assist the City in moving the project forward. Mr. Meek responded it was a great opportunity to be involved with the City and work with the County towards emergency preparedness. He stated staff recommended the Council approve Resolution 2021R-05 supporting and participating in the update to the Davis County Pre-Disaster Mitigation Plan.

Councilmember Phipps moved to approve Resolution 2021R-05 supporting and participating in the update to the Davis County Pre-Disaster Mitigation Plan; and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Peterson. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper, and Thompson. Voting NO – None.

APPROVAL OF THE AMENDED SUBDIVISION PLAT FOR THE SAND RIDGE VILLAGE TOWNHOMES SUBDIVISION LOCATED AT 180 SOUTH STATE (TIN: 15-038-0142)

Brad McIlrath, Senior Planner, stated a request was received by Brock Loomis to amend the Sand Ridge Village Townhomes Subdivision Plat located at 180 South State (TIN: 15-038-0142) to adjust the unit footprints to ensure each townhome unit did not cross a property line and fit within the platted unit area recorded with the County. He noted the original plat was recorded in

May of 2020. Mr. McIlrath pointed out that the modification of building footprints for the end units would add 20.10 square feet per end unit and square off the end units where previously each had a notch. He mentioned on March 3, 2021, the Planning Commission reviewed the request and recommended its approval subject to the following two conditions:

- The plat and plans shall be revised to address Clearfield City Engineering requirements with revisions noted in a response letter to obtain final approval.
- The applicant shall have prepared plat on mylar and obtain the necessary signatures prior to recording the amended plat with the Davis County Recorder's Office.

Councilmember Peterson moved to approve the amended subdivision plat for the Sand Ridge Village Townhomes Subdivision located at 180 South State (TIN: 15-038-0142) subject to the conditions approved by the Planning Commission and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Thompson. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper, and Thompson. Voting NO – None.

APPROVAL OF AND CONSENT TO THE MAYOR'S PROPOSED APPOINTMENTS OF INDIVIDUALS TO THE PLANNING COMMISSION

Mayor Shepherd stated there were some adjustments that needed to be made to the Planning Commission. He noted staff had reached out to previous applicants about filling the current vacancy but had not yet heard back. Mayor Shepherd recommended Brogan Fullmer be appointed to fill the regular member vacancy for the remainder of the term left by Nicole Bigelow ending in February of 2023; reappoint Karen Blackwood as a regular member and Bobby Austin as an alternate member of the Planning Commission with terms expiring in February 2026; and appoint Amber Brink as an alternate member and Youth Ambassador to the Commission.

Councilmember Bush asked if the City would be advertising the Planning Commission vacancies. Mayor Shepherd responded yes.

Councilmember Roper moved to approve and consent to the Mayor's appointment of Brogan Fullmer as a regular member of the Planning Commission with a term expiring in February 2023; reappointment of Karen Blackwood as a regular member of the Planning Commission with a term expiring in February 2026; reappointment of Bobby Austin as an alternate member of the Planning Commission with a term expiring in February 2026; and appointment of Amber Brink as an alternate member and Youth Ambassador to the Planning Commission; and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Thompson. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper, and Thompson. Voting NO – None.

COMMUNICATION ITEMS

Mayor Shepherd

1. Held Tuesday Morning with the Mayor at Chris' Café earlier in the day. He reported it was decided to hold those updates weekly again. He indicated next week the report would be given from Strike Fitness and the Salon so two new business in the City could be introduced.
2. Announced a letter was received from the Davis County Library indicating the name of the library would be changing to Davis County Library – Clearfield Branch. He read the letter and reported on the construction process of the new library.
3. Reported the City would hold the Easter Egg Hunt at four different parks on April 3, 2021. Mayor Shepherd stated he would attend Fisher Park; Councilmember Peterson volunteered to attend at Barlow Park, Councilmember Roper volunteered to attend at Steed Park, and Councilmember Thompson volunteered to attend Bicentennial Park.

Councilmember Bush

1. Visited Sips on Friday, March 19, 2021 to see the new building.
2. Reported the Kiwanis Club would be holding its International Convention in Salt Lake City, June 24 through 26, 2021.
3. Announced the Kiwanis golf tournament would be held Thursday, September 9, 2021.
4. Listened to a Zoom broadcast from the Walker Institute of Politics and Public Service earlier in the day entitled The Drying of The Great Salt Lake and learned more about the present and future demands on the Wasatch Front water supply and the lakes desiccation and impacts on local public health and economy.

Councilmember Peterson - commended City staff for some inclusion. She recognized March 21, 2021 was down syndrome awareness day. She appreciated comments from residents about the police department for being active in the autism community which had been encouraging. She commented some residents had expressed excitement that the City was holding an Easter Egg Hunt in 2021 and would have a place for children with special needs to participate. She thanked staff for finding small ways for people in the community to feel welcomed wherever they were with their ability levels.

Councilmember Phipps – nothing to report.

Councilmember Roper – reported the Youth Commission had a great meeting with Chief Bennett to learn more about the role of the department in City government.

Councilmember Thompson

1. Invited to attend the Unlawful Force Symposium sponsored by the Utah State Bar to be held on April 13 through 15, 2021.
2. Contacted by a resident that was a disabled Vietnam Veteran who suggested the Council address accessibility in the City especially while trying to create a walkable community.

STAFF REPORTS

JJ Allen, City Manager

1. Reported staff participated in an exercise last week where the Emergency Operations Center was activated. He thanked John Meek, Emergency Preparedness Manager for his efforts and training.
2. Indicated the earlier joint work session with the Planning Commission was good and felt more time together would benefit the group. Councilmember Bush acknowledged many of the Planning Commissioners were not in attendance and hoped more would have come.

3. Announced next week's City Council meeting would be the first budget discussion and it would be difficult and there were challenging decisions that would need to be made.
4. Reminded the Council that the tour of the water storage tank would be March 24, 2021.
5. Explained procedurally there was a unique situation earlier in the meeting. He stated there was a motion that carried on the General Plan amendment; however, when the Council considered the rezone request the motion did not carry, it failed. He stated staff understood that because the motion failed there was no action taken on the rezone request. He reported Stuart Williams, City Attorney, would explain further the action that would be necessary. He noted the Council could choose to reconsider the rezone during the current meeting or table it to a future date, since many of the public that were in attendance had left the meeting. He added the amendment to the General Plan was contingent upon a development agreement and now there would be no reason to hold to it if the Council's intent were to deny the rezone request.

Stuart Williams, City Attorney – explained Mr. Allen did a good job of summarizing what would be necessary. He stated staff understood the amendment to the General Plan considered earlier was contingent upon a development agreement. He continued the rezone request did not have a formal denial, it was the motion to approve that failed. He expressed his concern that many of the public that had been in attendance had left the meeting; therefore, he suggested the rezone be tabled so it could be re-noticed for the public's participation.

Councilmember Peterson questioned if procedurally the Council could revisit the item immediately and table it to a specific date. Spencer Brimley, Community Development Director, responded the development team would rather have the item tabled than denied. There was a discussion about what the Council should do procedurally. Mr. Brimley requested for the Council to let staff know if there was any additional information it needed that could be provided by the developer to help facilitate a discussion which would help in deciding on the matter.

Councilmember Peterson requested more discussion about the decisions. She pointed out the developer had reached out to Councilmembers individually. She noted it would be best to have open dialog during public meetings rather than responding outside of that forum. Mr. Brimley agreed.

Councilmember Bush responded since it was his vote that changed between the General Plan amendment and the rezone he would explain. He indicated the residential use was a good fit for the area, so he was comfortable with an amendment to the General Plan. He stated Councilmember Peterson had articulated many concerns related to infrastructure and traffic so he did not feel rezoning the parcel to R-3 would be the best fit until all the concerns were addressed to determine if that amount of density and impact would be a good fit on that parcel. He suggested reviewing the traffic and perhaps seeking input from public works staff so the Council could learn if there was capacity in the area for what had been proposed.

Councilmember Peterson acknowledged there was a breadth of potential for the site. She stated given the constraints of the site, there could be a great case made for having housing behind the frontage. She noted whether considering a general plan amendment or rezone she was comfortable with contingencies placed on a development agreement's execution that further defined the allowed density. She voiced she hedged on the General Plan level where core issues related to infrastructure and road right-of-way existed. She mentioned Public Works had discussed recent studies related to capacity for the area and implied there were fundamental differences on the system draw to have residential versus commercial. She indicated she would view the request very differently if it could be demonstrated capacity would not be an issue. She expressed her opinion there were exciting possibilities with the mixed-uses, but not while there were concerns regarding sewer and water capacity plus major road issues in the area. She worried about approving something that would provide entitlements and then have the developer find that cost was

prohibitive if there were capacity issues. She cautioned there were many unknowns that should be addressed before allowing an amendment to the General Plan and rezone.

Mr. Brimley pointed out that some of the concerns were the risks of the developer. He stated staff understood if the developer were allowed to move forward many of the issues could be resolved with a development agreement. He reminded the Council that many of the factors which had been discussed were handled during the site plan process. He stated although infrastructure was a consideration of the rezone process it was not a determining factor because it was not evaluated at the legislative level.

Councilmember Thompson commented he had been leaning towards keeping the property zoned C-2; however, he felt some comfort understanding that many of the issues surrounding density could be resolved through a development agreement.

Mr. Brimley understood many of the concerns addressed surrounded impacts of the proposed development. Councilmember Peterson acknowledged there were concerns among the Councilmembers about how the impacts would be addressed. Councilmember Bush indicated he was not against the project, but he shared some of the same concerns expressed by Councilmembers Peterson and Phipps.

Mr. Brimley stated it had been staff's recommendation to table the item. He indicated staff and the developer would seek to obtain some understanding and provide some clarity about the concerns that had been mentioned relative to the rezone request. There was a discussion about a date to readdress the item. Mr. Brimley identified the next public meeting where action could be taken would be April 13, 2021.

Councilmember Phipps moved to table consideration of Ordinance 2021-07 rezoning the property located at approximately 1598 South 1000 East (TINs: 12-066-0096, 12-066-0097, and 12-066-0098) from A-1 (Agricultural) to C-2 (Commercial) for 1.899 acres and from A-1 (Agricultural) to R-3 (Multi-family Residential) for 5.739 acres until April 13, 2021 at 7:00 p.m., seconded by Councilmember Peterson. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper, and Thompson. Voting NO – None.

Adam Favero, Public Works Director – reminded Mayor Shepherd and the Council of the tour scheduled for the next day, March 24, 2021 at 10:00 a.m. He requested the attendees park at the Utah Department of Transportation site at 700 South University Boulevard.

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

- Work Session on March 30, 2021
- Work Session on April 6, 2021
- Work and Policy Session on April 13, 2021
- No meeting on April 20, 2021
- Policy Session on April 27, 2021

There being no further business to come before the Council, **Councilmember Thompson moved to adjourn the policy session and reconvene in work session at 9:04 p.m., seconded by Councilmember Roper. The motion carried upon the following vote: Voting AYE – Councilmembers Bush, Peterson, Phipps, Roper, and Thompson. Voting NO – None.**

CLEARFIELD CITY COUNCIL MEETING MINUTES
10:00 A.M. WORK SESSION
March 24, 2021

City Building
55 South State Street
Clearfield City, Utah

PRESIDING:	Mark Shepherd	Mayor
PRESENT:	Kent Bush Nike Peterson Tim Roper	Councilmember Councilmember Councilmember
EXCUSED:	Vern Phipps Karece Thompson	Councilmember Councilmember
STAFF PRESENT:	JJ Allen Summer Palmer Spencer Brimley Adam Favero Braden Felix Kenny England Ryan Hamblin Dan Ross Jose Carrillo Dexter Richardson Whitney Eames Trevor Cahoon Wendy Page	City Manager Assistant City Manager Community Development Director Public Works Director City Engineer/PW Deputy Director Utilities Superintendent Utilities Maintenance Foreman Utilities Maintenance Specialist Utilities Maintenance Specialist Utilities Maintenance Specialist Public Works Admin. Assistant Communications Coordinator Deputy Recorder

TOUR OF 4 MILLION GALLON WATER TANK

Mayor Shepherd and the City Council toured the City's four-million-gallon water tank located at approximately 700 South 2000 East. The City's water tank was currently empty and in the process of being cleaned and inspected. Staff from the Public Works department provided Mayor Shepherd and the Council with an opportunity to go inside the water tank, view the cleaning efforts to date, and learn about the repairs planned for the tank before it would be filled again.

Councilmember Peterson left the tour at 11:10 a.m.

The tour concluded and the meeting adjourned at 11:15 a.m.



STAFF REPORT

TO: Mayor Shepherd and City Council Members
FROM: Eric Howes, Community Services Director
MEETING DATE: April 13, 2021
SUBJECT: Football Equipment Donation

RECOMMENDED ACTION

Consider approval of Resolution 2021R-06 authorizing the donation of surplus City-owned used football equipment to the Ute Football Conference.

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

Resolution 2021R-06

CLEARFIELD CITY RESOLUTION 2021R-06

A RESOLUTION AUTHORIZING THE DONATION OF SURPLUS CITY-OWNED USED FOOTBALL EQUIPMENT

WHEREAS, Clearfield City completed a comprehensive Recreation Business Plan in September 2020 that focused on ensuring that all recreation programs (1) create a place where people want to be by fostering respect, inclusion, skill building, excellence, unity, and professionalism; (2) meet planned participation goals; and (3) meet cost recovery goals based on the recovery of the total direct costs associated with providing the program; and

WHEREAS, Clearfield City previously acknowledged and accepted the results of the 2020 Recreation Business Plan, including the determination that the continuation of providing a youth tackle football program did not meet the goals of the 2020 Recreation Business Plan; and

WHEREAS, Clearfield City carefully considered a number of alternative measures and worked with numerous members of the community to ensure that the youth of Clearfield were provided the continued opportunity to participate in tackle football; and

WHEREAS, Clearfield City determined that the discontinuing of providing a youth tackle football program would result in a surplus of city-owned used football equipment; and

WHEREAS, Clearfield City finds that a donation of the surplus city-owned used football equipment to the Ute Football Conference would benefit the greatest number of potential residents; and

WHEREAS, Clearfield City further finds that the donation of the surplus city-owned used football equipment will help to increase the safety and health of those participating in youth tackle football, as well as provide a number of intangible benefits to the entire community from the City's support of the Ute Football Conference; and

WHEREAS, Clearfield City additionally finds an important public interest is served by providing the donation of surplus city-owned used football equipment on behalf of the community to further the opportunity for Clearfield City youth to participate in tackle football; and

WHEREAS, Clearfield City's donation of surplus city-owned used football equipment is both necessary and appropriate to accomplish the reasonable goals and objectives of the City to further the legitimate public purpose of providing opportunities for its residents that benefit the entire community;

NOW, THEREFORE, be it resolved by the Clearfield City Council that:

1. Upon approval of this Resolution, the City's Community Services Director is hereby authorized and directed to donate the surplus city-owned used football equipment shown in "Exhibit A" to the Ute Football Conference.

Passed and adopted by the City Council at its regular meeting on the 13th day of April, 2021.

ATTEST

CLEARFIELD CITY CORPORATION

Nancy R. Dean, City Recorder

Mark Shepherd, Mayor

VOTE OF THE COUNCIL

AYE:

NAY:

Exhibit A

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
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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	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

A PROCLAMATION DECLARING APRIL 2021 AS “SEXUAL ASSAULT AWARENESS MONTH”

WHEREAS, Sexual Assault Awareness Month is intended to draw attention to the fact that sexual violence is widespread and has public health implications for every community member of Clearfield City; and

WHEREAS, Rape, sexual assault, sexual harassment, and sexual violence impact our community as seen by statistics indicating that one in five women will have experienced sexual assault by the time they complete college (Fisher, Cullen, & Turner, 2000); and

WHEREAS, We must work together to educate our community about what can be done to prevent sexual assault and how to support survivors; and

WHEREAS, Staff and volunteers of anti-violence programs at and in Clearfield City encourage every person to speak out when witnessing acts of violence however small; and

WHEREAS, With leadership, dedication, and encouragement, there is compelling evidence that we can be successful in reducing sexual violence in Clearfield City through prevention, education, increased awareness, and holding perpetrators who commit acts of violence responsible for their actions; and

WHEREAS, Clearfield City strongly supports the efforts of national, state, and local partners, and of every citizen to actively engage in public and private efforts, including conversations about what sexual violence is, how to prevent it, how to help survivors connect with services, and how every segment of our society can work together to better address sexual violence.

NOW THEREFORE, BE IT RESOLVED, that I, Mark Shepherd, Mayor of Clearfield City, Utah, along with the Clearfield City Council, do hereby proclaim April 2021, as Clearfield City Sexual Assault Awareness Month.

In Witness Whereof: I have caused the Seal of the City of Clearfield City, Utah, to be affixed on this 13th day of April, 2021.



Mayor _____



STAFF REPORT

TO: Mayor Shepherd and City Council Members
FROM: Adam Favero, Public Works Director
MEETING DATE: April 13, 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 Resolution 2021R-07 approving the First Addendum to the Interlocal Cooperative Agreement between Clearfield City and Syracuse City for the 500 West Street, Roadway Extension 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

- Resolution 2021R-07
- 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

CLEARFIELD CITY RESOLUTION 2021R-07

A RESOLUTION APPROVING THE AMENDMENT TO THE INTERLOCAL AGREEMENT BETWEEN CLEARFIELD CITY AND SYRACUSE CITY REGARDING THE EXTENSION OF 500 WEST STREET; 2000 SOUTH TO ANTELOPE DRIVE (SR-108), EXTENSION PIN 14843

WHEREAS, Clearfield City and Syracuse City are local governmental units authorized by Utah's Interlocal Cooperation Act to cooperate on a mutually advantageous basis to provide services in a manner that will accord best the needs of local communities; and

WHEREAS, Clearfield City previously entered into an Interlocal Cooperation Agreement with Syracuse City regarding the Extension of 500 West Street which sets forth the terms and conditions under which said services will be provided and for the payment of the fees due for such; and,

WHEREAS, Clearfield City has received additional funding since the execution of the Original Agreement from Davis County's Third Quarter Tax Grant and Wasatch Front Regional Council; and,

WHEREAS, the additional funding will benefit the entire project; and,

WHEREAS, it is necessary to update the Original Agreement's Attachment A with the amended amount of compensation being paid by both cities for said extension; and,

WHEREAS, the Clearfield City Council has reviewed the attached Amendment to the Interlocal Cooperation Agreement and finds that it is beneficial to approve it.

NOW, THEREFORE, be it resolved by the Clearfield City Council that the attached Amendment to the Interlocal Cooperation Agreement is approved and the Mayor is authorized to execute the agreement.

DATED this 13th day of April, 2021.

ATTEST:

CLEARFIELD CITY CORPORATION

Nancy R. Dean, City Recorder

Mark R. Shepherd, Mayor

VOTE OF THE COUNCIL

AYE:

NAY:

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: Clearfield City Staff

MEETING DATE: Tuesday, April 13, 2021

SUBJECT: Possible action on **RZN 2021-020033**, a zoning map amendment request by Matthew Bridenstine with US Development to rezone 5.739 acres of the subject properties from A-1 (Agricultural) to R-3 (Residential) and 1.899 acres of the subject properties from A-1 (Agricultural) to C-2 (Commercial) **Location:** 1598 South 1000 East (TIN: 12-066-0096, 12-066-0097, & 12-066-0098). **Total Project Area:** 7.638 acres. **(Legislative Matter).**

DESCRIPTION / BACKGROUND

The City Council held a Public hearing on Tuesday, March 23, 2021 to consider two requests from Matthew Bridenstine of US Development.

Request #1: Amend the General Plan

The first item before the City Council was a request for approval of an amendment to the General Plan to change the designation of the approximately 5.739 acres from Commercial to Residential. Following discussion, Councilmember Thompson motioned to approve the amendment to the General Plan, subject to a development agreement, which was seconded by Councilmember Bush. The motion was approved by the City Council on a 3-2 vote.

Request #2: Rezone 5.739 Acres from A-1 to R-3 and 1.899 Acres for A-1 to C-2

The second request before the City Council was to consider a request to rezone 5.739 acres of the subject properties from A-1 (Agricultural) to R-3 (Residential), and 1.899 acres of the subject properties from A-1 (Agricultural) to C-2 (Commercial). Following discussion by the Council for the General Plan and some limited discussion on the rezone, Councilmember Thompson motioned to approve the rezone request, which was seconded by Councilmember Roper. Council Member Thompson's motion failed on a 3-2 vote.

After the failed motion to rezone 5.739 acres of the subject properties from A-1 (Agricultural) to R-3 (Residential), and 1.899 acres of the subject properties from A-1 (Agricultural) to C-2 (Commercial), the City Council proceeded forward to a new item on the agenda without considering an alternative motion, and City Staff failed to timely assist the City Council to reach a final determination on the action before them. Although the motion before the City Council failed, procedurally, failure of a motion does not constitute denial of the request, but rather



results in no final action on the matter. Final action requires a motion that receives a majority vote by the body.

Motion to Table Request #2

Prior to the end of the City Council Policy Session on March 23, 2021, City Staff was able to explain the above-described procedural issue to the City Council and recommended that the item be tabled. Unfortunately, this explanation came after much of the public that had participated in the hearing and were in attendance specific to this proposed development had left the City building. As such, despite the fact that it was procedurally possible to provide a motion to reconsider, deny the request, or to make a substitute motion, City Staff believed that it was in the best interest of transparency to table the matter to a date specific to ensure that the City Council conducted the business of the people in a forum where the people would be allowed to be present.

Ultimately, and after some discussion by the City Council, the request to rezone 5.739 acres of the subject properties from A-1 (Agricultural) to R-3 (Residential), and 1.899 acres of the subject properties from A-1 (Agricultural) to C-2 (Commercial) was tabled until April 13, 2021.

SUPPLEMENTAL INFORMATION

In the interim, City Planning and Public Works Staff met with the Developer to discuss issues raised during the March 23, 2021 Policy Session. Specifically, City Staff and the Developer sought to address the specific concerns expressed by the City Council related to real or perceived potential impacts on the City utility capacity, as well as the real or perceived potential traffic impacts related to the proposed development. After a careful evaluation of the available information, City Staff determined that the anticipated utility and traffic impacts from the proposed development are acceptable for a development of this type and are not a fatal impediment at this point to the proposed development. Although City Staff does not believe there are additional impacts to be addressed or mitigated at this time, City Council is reminded that the Developer will be required to comply with all requirements set forth in the Public Works Standards, Title 11, and all other applicable Federal, State, and local ordinances.

CITY COUNCIL ACTIONS – ZONING MAP AMENDMENT

The only action before the City Council tonight is regarding the request to rezone 5.739 acres of the subject properties from A-1 (Agricultural) to R-3 (Residential), and 1.899 acres of the subject properties from A-1 (Agricultural) to C-2 (Commercial). Subject to alternative direction from the City Council, City Staff provides the following procedural options for consideration:

- 
1. **Move to approve RZN 2021-020033**, a zoning map amendment request by Matthew Bridenstine with US Development to rezone 5.739 acres of the subject properties from A-1 (Agricultural) to R-3 (Residential) and 1.899 acres of the subject properties from A-1 (Agricultural) to C-2 (Commercial).
 2. **Move to deny RZN 2021-020033**, a zoning map amendment request by Matthew Bridenstine with US Development to rezone 5.739 acres of the subject properties from A-1 (Agricultural) to R-3 (Residential) and 1.899 acres of the subject properties from A-1 (Agricultural) to C-2 (Commercial).
 - a. *Must provide an articulated basis.*
 3. **Move to table RZN 2021-020033** and request additional time to consider the request.
 - a. *Must provide an articulated basis.*

LIST OF ATTACHMENTS

1. Staff Report GPA_&_RZN_2021-020033_US_Development_CC_Policy_Session



STAFF REPORT

TO: Mayor Shepherd and City Council Members

FROM: Brad McIlrath, Senior Planner

MEETING DATE: Tuesday, March 23, 2021

SUBJECT: Public Hearing and possible action on **GPA 2021-020033**, a general plan amendment request by Matthew Bridenstine with US Development to change the general plan designation for 5.739 acres of the subject properties from Commercial to Residential. **Location:** 1598 South 1000 East (TIN: 12-066-0096, 12-066-0097, & 12-066-0098). **Total Project Area:** 7.638 acres. **Staff:** Brad McIlrath (**Legislative Matter**).

Public Hearing and possible action on **RZN 2021-020033**, a zoning map amendment request by Matthew Bridenstine with US Development to rezone 5.739 acres of the subject properties from A-1 (Agricultural) to R-3 (Residential) and 1.899 acres of the subject properties from A-1 (Agricultural) to C-2 (Commercial) **Location:** 1598 South 1000 East (TIN: 12-066-0096, 12-066-0097, & 12-066-0098). **Total Project Area:** 7.638 acres. **Staff:** Brad McIlrath (**Legislative Matter**).

CITY COUNCIL ACTIONS – GENERAL PLAN AMENDMENT

1. **Move to approve GPA 2020-110029**, a general plan amendment request by John Warnick with Destination Homes to change the general plan designation for the subject properties from Commercial to Residential.
2. **Move to deny GPA 2020-110029**, a general plan amendment request by John Warnick with Destination Homes to change the general plan designation for the subject properties from Commercial to Residential.
3. **Move to table GPA 2020-110029** and request additional time to consider the request.

CITY COUNCIL ACTIONS – ZONING MAP AMENDMENT

1. **Move to approve RZN 2020-110029**, a zoning map amendment request by John Warnick with Destination Homes to rezone the subject properties from A-1 (Agricultural) and C-2 (Commercial) to R-3 (Residential).
2. **Move to deny RZN 2020-110029**, a zoning map amendment request by John Warnick with Destination Homes to rezone the subject properties from A-1 (Agricultural) and C-2 (Commercial) to R-3 (Residential).



3. **Move to table GPA 2020-110029** and request additional time to consider the request.

PLANNING COMMISSION RECOMMENDATION

On March 3, 2021, the Clearfield Planning Commission forwarded a recommendation of denial for **GPA 2021-020033** and **RZN 2021-020033** for the proposed general plan amendment and zoning map amendments as requested.

DESCRIPTION / BACKGROUND

The applicant is requesting a general plan amendment as well as two rezone requests for the subject properties. This request would permit the applicant to master plan the subject properties with townhome residential to the side and rear and commercial (Convenience Store) on the corner. Additionally, if the requests are approved the applicant is proposing to convert the existing storm water basin into a city park. The properties are designated as commercial on the future land use map of the Clearfield City General Plan. To approve the rezone request of 5.739 acres of the properties from A-1 (Agricultural) to R-3 (Residential) a general plan amendment to change the future land use designation from commercial to residential is required. The portion of the properties located at the corner of 1000 East and Antelope Drive is the area where the applicant is requesting the rezone from A-1 (Agricultural) to the C-2 (Commercial) zone which complies with the general plan with a future land use designation of commercial.

CITY COUNCIL WORK SESSION

On March 16, 2021, the City Council reviewed the application for the proposed general plan and zoning amendments. The City Council reviewed the future viability of the entire site as commercial and discussed those elements that would need to be addressed to consider approval of the request. Concerns about consistency with the general plan were discussed as well as infrastructure demands and the type of housing that could be provided here. The applicant indicated a desire to have the amendments approved subject to a development agreement that would outline all the details for the proposed project. If approved, the applicant would need to prepare more detailed plans and a development agreement that can be submitted to the City for review by the Planning Commission and City Council. Additionally, staff was provided a letter of support from the developer of the Clearfield Station Transit-Oriented Development (TOD) site. The letter indicated this project would support future commercial and retail at the station and the park would provide additional amenities for those who live within the Clearfield TOD site.



PUBLIC COMMENT

A property notice was posted on February 19, 2021 with mailed notices also sent that same day. No public comment was provided at the Planning Commission meeting and as of the date of this report, no public comment has been received.

GENERAL PLAN AND ZONING MAP AMENDMENT ANALYSIS

As outlined in Section 11-6-3 and 11-6-4 of the Clearfield City Land Use Ordinance, the Planning Commission shall review the petition to change the land use title or zoning map and provide recommendation to the City Council for each request. The Planning Commission may recommend adoption of the proposed zoning map amendment when it finds that the proposed amendment is in accordance with one of the two considerations listed in the table below.

Review Consideration	Staff Analysis
<i>The proposed amendment is in accordance with the General Plan and Map; or</i>	The overall requested amendments are inconsistent with the General Plan as this area has a future land use designation of Commercial. The rezone of the corner 1.899 acres is consistent with the General Plan, but the request would need to be made separate of the R-3 (Residential) zoning request to be considered on its own merits.
<i>Changed conditions make the proposed amendment necessary to fulfill the purposes of this Title.</i>	These properties are located south of the Clearfield Frontrunner Station which will see an increase in residential uses over the coming years as approved with the Master Development Plan for that site. Due to the increase of residential uses to the north and additional mixed-use opportunities in the Layton and Clearfield area, it is important to maintain commercial areas near these future mixed-use areas. Additionally, continued residential development to the west in Clearfield and Syracuse with access provided by the Antelope Drive corridor will better support the commercial viability of these properties. Changed conditions make it more important to provide the most appropriate commercial uses on these properties that will serve current and future residents in the area.

Development Agreement

As outlined in Section 11-9D-11 D of the Land Use Title, a development agreement may be required for all new development in the R-3 Zone. As such the application for rezone, preliminary plat, or site plan approval is conditioned upon final approval of the agreement by the City Council. The R-3 Zone allows townhomes under the definition of multi-family dwellings which are, “Three (3) or more attached dwelling units in any configuration.” The applicant is requesting the rezone to R-3 to develop the back 5.739 acres of the subject properties with townhomes. If the general plan amendment and rezone is approved, staff recommends that a development agreement be required to limit the housing type to townhomes as the multi-family dwelling units constructed on this property.

GENERAL PLAN ANALYSIS

The Clearfield City General Plan outlines the overall community vision and provides land use guidelines located in Chapter 2 - Land Use Element, which should be followed throughout the City. Chapter 3 – Transportation, addresses goals and policies to ensure balance between future transportation needs that come with future land use development. The following three sections are an analysis of the land use guidelines, the applicable land use goal and policy, and transportation aspects of the General Plan.

A. Land Use Guidelines

Land Use Guideline	Staff Analysis
1. <i>The identity of Clearfield City should be strengthened by land uses which improve the image of the community and foster a positive, healthy living environment conducive to long-term residency.</i>	Rezoning most of the land of these properties to the R-3 (Residential) zone will provide more of the same type of housing in this area. Although there is a need to provide entry level housing in the region, there is a substantial amount of housing being provided at the Frontrunner Station to the north and along the SR 126 corridor within the City.
2. <i>The relationship of planned uses should reflect consideration of existing development, environmental conditions, service and transportation needs, and fiscal impacts.</i>	It is important to provide residential supportive commercial for this area as well as the future residential uses at the Frontrunner Station.



3. <i>Redevelopment should emphasize the reuse of developed areas and existing community resources in such a way as to increase the livability and aesthetics of the City.</i>	Providing additional residential uses in this area would likely require improvements to 1000 East to maintain the standard of livability and access the residents have become accustomed to.
4. <i>The Land Use Plan should provide for a full range and mix of land uses including residential, commercial, manufacturing, and public use areas.</i>	Rezoning this property to support mostly residential will not provide additional mixing of uses but more of a continuation of the same land use pattern to the north. Additional housing units coming to the area should support additional commercial investment in the area.
5. <i>Transitions between differing land uses and intensities should be made gradually with compatible uses, particularly where natural or man-made buffers are not available. Adequate screening and design should be provided to protect existing residential areas from more intense land uses.</i>	Both medium-density residential and commercial uses in this area will support a gradual transition between land uses from higher density residential to the north and lower density residential to the south.
6. <i>Development approval should be tied to the construction of culinary water, sewer, storm drainage, and circulation systems.</i>	The current capacity of infrastructure in this area would be strained in supporting the additional residential units in the area. Improvements for infrastructure upgrades for the Frontrunner Station development are planned but are likely a few years down the road. Until that infrastructure is provided to support additional residential units, uses in this area that have a minimal impact on the existing infrastructure is recommended.
7. <i>Density increases should be considered only after adequate infrastructure and resource</i>	The increases of density on this land should only be considered in the future after infrastructure upgrades have been made to support the Frontrunner Station.



<i>availability have been sufficiently demonstrated.</i>	
<i>8. An interconnecting public open space system should be provided, including pedestrian linkages, recreational areas, natural areas, on-road cycling facilities, and drainage ways.</i>	The proposed rezone would include the intent to provide connections to and from the city park and to connect the recreational trails and park spaces along Antelope Drive and to the Frontrunner Station.
<i>9. Commercial and manufacturing uses should be highly accessible, clustered near the center of their service areas, and developed in harmony with the uses and character of surrounding districts.</i>	This guideline supports the construction of additional commercial uses in this area.
<i>10. The Land Use Plan should promote and encourage land use patterns that provide a high quality of life to all and offer choice in mobility and transportation.</i>	Medium-density residential as part of the R-23 Zone increases housing choice and offers multiple choices in mobility and transportation. Due to the location of the property, pedestrian and active transportation choices are increased to the Frontrunner Station and trail system. Improvements to 1000 East would need to be made to accommodate the increase traffic and pedestrian demands for this corner.
<i>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.</i>	The highest and best use of property is driven by market demands and realities. Development with medium-density residential uses may provide the highest and best return to the property owners, but may provide an additional impact on services for the City.
<i>12. The quality and usefulness of parks and open space should be maximized. Open spaces that are small, inaccessible, difficult to maintain, or encumbered by</i>	The retention basin is quite deep and would have excessive slopes as a park amenity. Although the area may be provided as a park, the user experience for patrons may be diminished due to the slope and use of the land for storm water storage.



<i>utilities, drainage basins, or excessive slopes should not be encouraged.</i>	
<i>13. Manufacturing and industrial activities should be limited to those areas already zoned for such uses.</i>	Not applicable.
<i>14. Properties registered with the County or State for agricultural or industrial protection should be recognized by the City to allow such land uses.</i>	The property is designated for commercial future land uses and has had the agricultural use limited in the preceding years.
<i>15. Land use decisions should be based on a comprehensive understanding of their effects on the environment and surrounding areas.</i>	Understanding the increase of residential uses at the Frontrunner Station, along SR 126, and within other areas of the city are important to consider as part of this request. Adding additional residential uses by reducing areas for future commercial uses at this location may provide a greater demand on resources while not providing needed commercial uses for current and future residents in this area.

B. Goals and Policies of Land Use

The General Plan includes four land use goals with policies and implementation measures associated with each. Out of the four goals, Goal 4 most closely aligns with the proposed rezone request and is provided as part of the following analysis.

Goal 4: *Revitalize Neighborhoods and Commercial Districts with a focus on a Downtown Core.*

Policy: *Encourage redevelopment and renovation of deteriorating neighborhoods and commercial districts.*

Implementation Measure #1: *Facilitate the redevelopment of downtown Clearfield City through public-private partnerships. Continue funding of the Façade and Site Improvement Grant program for downtown businesses. Incentivize redevelopment of the downtown area by using tax increment financing.*



Implementation Measure # 2: *Create land use ordinances that allow and encourage infill redevelopment. Envision downtown as public places that have the potential to become destinations for pedestrians.*

Implementation Measure #3: *Prioritize code enforcement and property maintenance throughout the City. Hold regular coordination meetings with code enforcement and the planning office, to ensure compliance with City ordinances.*

Implementation Measure #4: *Adopt small area (district) plans to focus on neighborhoods and provide specific goals and strategies to enhance the positives and improve upon those items of concern.*

Implementation Measure #5: *Encourage the mixing of uses along a corridor, including jobs and housing in close proximity to one another.*

This goal, policy, and implementation measure has a specific focus on creating a downtown core but also encourage redevelopment and investment to local neighborhoods and commercial districts. The policy associated with this goal is applicable to this neighborhood as there is a need to support existing and future residential uses with neighborhood commercial uses. Although families in the townhomes, mobile homes, single-family homes, and other residential uses in the area cannot be forced to support the commercial in this area, with additional housing opportunities coming to this area the viability for long-term sustainability of local businesses will increase.

CORRESPONDING POLICY PRIORITY (IES)

Improving Clearfield's Image, Livability and Economy

Denial of the proposed general plan and zoning map amendments will improve *Clearfield's Image, Livability, and Economy* by tying future land uses with the General Plan goals and objectives.

FINDINGS & CONCLUSION

Based upon analysis of this request and the Clearfield City General Plan, the following findings support denial of the proposed general plan amendment and zoning map amendments.

1. The proposed general plan and zoning map amendment is inconsistent with the land use guidelines, goals, and objectives of the Clearfield City General Plan.
2. Commercial uses are needed to support existing and planned residential increases to the north.

FISCAL IMPACT

None



ALTERNATIVES

Alternatives for this request were provided at the beginning of the Staff report.

SCHEDULE / TIME CONSTRAINTS

If the City Council chooses to table the item to direct staff to perform research for further information on this item, the item will need to be tabled to a date specific to comply with public hearing notice requirements.

LIST OF ATTACHMENTS

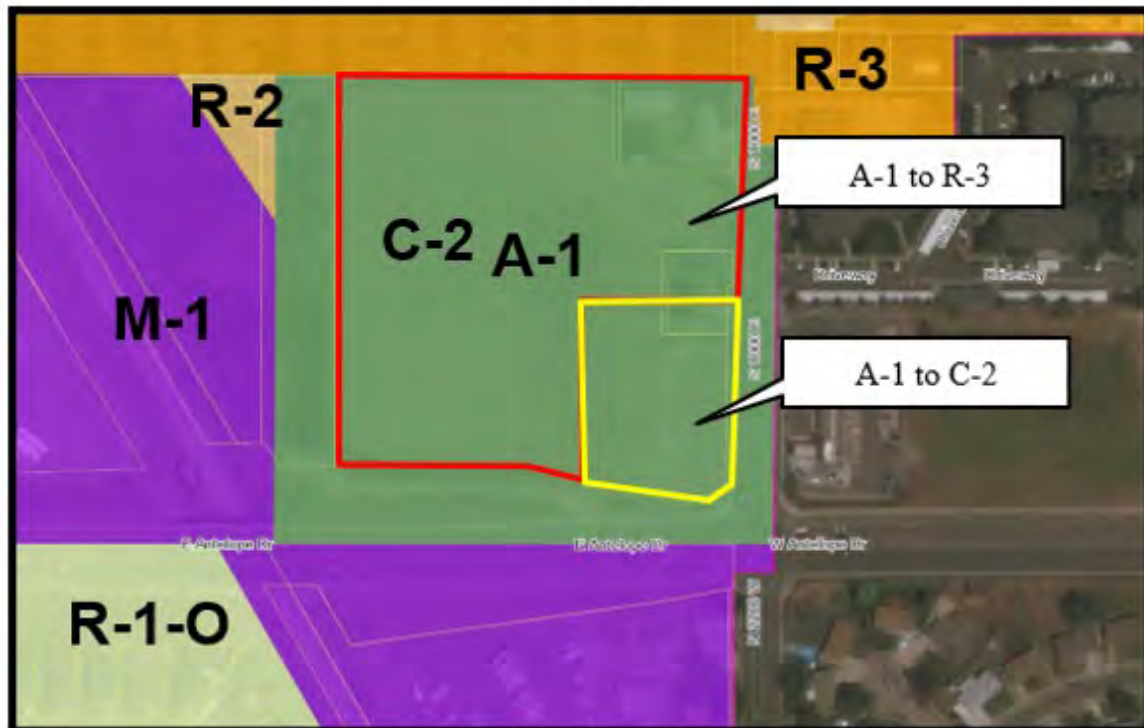
1. General Plan Map
2. Zoning Map
3. Site Exhibits



GENERAL PLAN



ZONING



CLEARFIELD CITY ORDINANCE 2021-07

AN ORDINANCE REZONING THE PROPERTIES LOCATED AT 1598 SOUTH 1000 EAST (TINS: 12-066-0096, 12-066-0097, and 12-066-0098) IN CLEARFIELD, DAVIS COUNTY, UTAH, FROM A-1 (AGRICULTURAL) TO C-2 (COMMERCIAL) FOR 1.899 ACRES AND FROM A-1 (AGRICULTURAL) TO R-3 (MULTI-FAMILY RESIDENTIAL) FOR 5.739 ACRES AND AMENDING THE CLEARFIELD CITY ZONING MAP ACCORDINGLY.

PREAMBLE: This Ordinance rezones the properties located at 1598 South 1000 East (TINs: 12-066-0096, 12-066-0097, and 12-067-0098) in Clearfield, Davis County, Utah, from A-1 (Agricultural) to C-2 (Commercial) for 1.899 acres and from A-1 (Agricultural) to R-3 (multi-family Residential) for 5.739 acres and amends the City's Zoning Map to reflect those changes. The new zoning designation set forth in this ordinance, which will only take effect after the developer meets the stated conditions precedent, is in accordance with the City's General Plan and Future Land Use Map and maintains consistency between the City's Land Use Ordinance and the General Plan.

WHEREAS, pursuant to an application received by the City's Community Development office, the City Council must consider a change in the zoning for the properties located at 1598 South 1000 East; and

WHEREAS, after a public hearing on the matter, the Clearfield City Planning Commission recommended to the Clearfield City Council that the rezone be denied because it is inconsistent with the land use guidelines, goals, and objectives of the Clearfield City General Plan; and

WHEREAS, following proper notice, as set forth by state law and the City's Land Use Ordinance, the City Council held a public hearing on the application for a change in the zoning for this properties and allowed for public comment thereon; and

WHEREAS, after the public hearing, the City Council carefully considered any comments made during the public hearing, the developer/landowner's position, the properties' location in an Opportunity Zone, as well as the Planning Commission's recommendations regarding the proposed rezone; and

WHEREAS, following its public deliberation, the City Council has determined that upon the developer meeting certain conditions precedent as set forth herein, the zoning changes listed below are in the best interests of Clearfield City and its residents and will most effectively implement the City's planning efforts while allowing the subject properties to be put to its highest and best use;

NOW THEREFORE BE IT ORDAINED by the Clearfield City Council that:

Section 1. Zoning Changes: The zoning for the following properties will be hereby changed as specified below:

After the developer has met the conditions precedent recommended by the City's Staff, including but not limited to the following: 1) approval of application GPA 2021-020033; 2) a site plan and subdivision plat for the properties being approved; 3) a development agreement with the City being approved, fully executed, and recorded against the properties as currently configured; 4) execution and completion of the project, including site and building improvements; and, 5) the applicant providing proof of having obtained and maintained all applicable local, state and federal permits; then the properties located at 1598 South 1000 East (TIN: 12-066-0096, 12-066-0097, and 12-066-0098) in Clearfield, Davis County, Utah, will be rezoned from A-1 (Agricultural) to C-2 (Commercial) for 1.899 acres and from A-1 (Agricultural) to R-3 (multi-family Residential) for 5.739 acres.

Section 2. Amendments to Zoning Map: Once the conditions precedent as set forth in Section 1 above have been met by the developer and the properties has been rezoned from A-1 (Agricultural) to C-2 (Commercial) for 1.899 acres and from A-1 (Agricultural) to R-3 (multi-family Residential), then the Clearfield City Zoning Map will be amended to reflect the changes in zoning outlined in Section 1 above and the City's Community Development Director is hereby asked to have a new Zoning Map prepared showing said rezoning.

Section 3. Effective Date: This Ordinance shall become effective only upon the developer's meeting of the conditions precedent as those set forth above and its posting in three public places within Clearfield.

Dated this 13th day of April, 2021, at the regularly scheduled meeting of the Clearfield City Council.

CLEARFIELD CITY CORPORATION

Mark R. Shepherd, Mayor

ATTEST

Nancy R. Dean, City Recorder

VOTE OF THE COUNCIL

AYE:

NAY: