CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
March 26, 2013 – REGULAR SESSION
Revised: March 22, 2013

City Council Chambers
55 South State Street
Third Floor
Clearfield, Utah

Mission Statement: To provide leadership in advancing core community values; sustain safety, security and health; and provide progressive, caring and effective services. We take pride in building a community where individuals, families and businesses can develop and thrive.

6:00 P.M. WORK SESSION

Discussion on the Request for Proposal (RFP) for Insurance Brokerage Services
Discussion on an Amended Final Subdivision Plat known as Ninigret Field

Discussion on a Final Subdivision Plat known as Davis North Dental Center Condominium

Discussion on the Appointment to the Planning Commission
Discussion on Procedures for Council Projects

(Any items not addressed prior to the Policy Session will be addressed in a Work Session immediately following the Policy Session.)

7:00 P.M. REGULAR SESSION

CALL TO ORDER:	Mayor Wood
OPENING CEREMONY:	Councilmember Young
APPROVAL OF THE MINUTES:	February 5, 2013 – Work Session February 26, 2013 – Work Session

PRESENTATION:

1. PRESENTATION TO BRANDON STANGER FOR HIS SERVICE AS A MEMBER OF THE PLANNING COMMISSION

BACKGROUND: Brandon Stanger has served the City as a member of the Planning Commission and recently submitted a letter of resignation. The Mayor and City Council desire to recognize Mr. Stanger for his service to the City.

PUBLIC HEARINGS:

2. *PUBLIC HEARING TO RECEIVE COMMENT ON ADOPTING A NEW PARKS AND RECREATION CAPITAL FACILITIES PLAN, ADOPTING A NEW PARKS AND RECREATION IMPACT FEE FACILITIES PLAN AND ANALYSIS, AND AMENDING THE CURRENT PARKS AND RECREATION IMPACT FEES BY ADOPTING NEW FEES BASED UPON THE UPDATED PLANS AND ANALYSIS*

BACKGROUND: Staff has been working to revise the Park & Recreation Impact Fee Facilities Plan and Analysis and the Park & Recreation Capital Facilities Plan. It recently completed a RFP

(Request for Proposal) and contracted with Lewis Young Robertson and Burningham (LYRB) and JUB Engineering to complete both analyses. The findings were presented to the City Council during the January 22, 2013 work session and discussed by the Council during the February 5, 2013 work session. The Public Hearing has been continued from the February 26, 2013 meeting.

RECOMMENDATION: Receive public comment.

3. PUBLIC HEARING TO RECEIVE COMMENT FOR AN AMENDMENT TO THE NINIGRET FIELD SUBDIVISION PLAT LOCATED AT APPROXIMATELY 700 SOUTH 1000 WEST

BACKGROUND: Ninigret Construction North has requested an amendment to subdivide a 2.847 acre lot into two parcels. The site is located in the vicinity of the Clearfield and Syracuse City limits, approximately 660 feet north of 700 South and west of 1000 West. The property is zoned M-1, Manufacturing.

RECOMMENDATION: Receive public comment.

4. PUBLIC HEARING TO RECEIVE COMMENT FOR A FINAL SUBDIVISION PLAT FOR A FOUR UNIT OFFICE CONDOMINIUM LOCATED AT APPROXIMATELY 1500 SOUTH 1500 EAST

BACKGROUND: The request is for an existing medical office building located at the Clearfield and Layton City limits, south of 1450 South and on the west side of 1500 East. The building is two stories of approximately 14,500 square feet on an 0.73 acre developed parcel with completed site improvements (including sidewalks, infrastructure, etc.).

RECOMMENDATION: Receive public comment.

SCHEDULED ITEMS:

5. CITIZEN COMMENTS

6. *CONSIDER APPROVAL OF ORDINANCE 2013-04 ADOPTING A NEW PARKS AND RECREATION CAPITAL FACILITIES PLAN, ADOPTING A NEW PARKS AND RECREATION IMPACT FEE FACILITIES PLAN AND ANALYSIS, AND AMENDING THE CURRENT PARKS AND RECREATION IMPACT FEES BY ADOPTING NEW FEES BASED UPON THE UPDATED PLANS AND ANALYSIS*

RECOMMENDATION: Approve Ordinance 2013-04 adopting a new Parks and Recreation Capital Facilities Plan, adopting a new Parks and Recreation Impact Fee Facilities Plan and Analysis, and amending the current Parks and Recreation Impact Fees by adopting the new fees based upon the updated plans and analysis and authorize the Mayor's signature to any necessary documents.

7. CONSIDER APPROVAL OF THE AMENDMENT TO THE NINIGRET FIELD SUBDIVISION PLAT LOCATED AT APPROXIMATELY 700 SOUTH 1000 WEST

RECOMMENDATION: Approve the amendment to the Ninigret Field Subdivision Plat located at approximately 700 South 1000 West and authorize the Mayor's signature to any necessary documents.

8. CONSIDER APPROVAL OF A FINAL SUBDIVISION PLAT FOR A FOUR UNIT OFFICE CONDOMINIUM LOCATED AT APPROXIMATELY 1500 SOUTH 1500 EAST

RECOMMENDATION: Approve the Final Subdivision Plat for a four unit office condominium located at approximately 1500 South 1500 East and authorize the Mayor's signature to any necessary documents.

CONSENT AGENDA:

9. CONSIDER APPROVAL OF THE AWARD OF PROPOSAL FOR INSURANCE BROKERAGE AND CONSULTNG SERVICES TO OLYMPUS INSURANCE

BACKGROUND: Staff recently solicited proposals for Insurance Brokerage and Consulting Services. Four companies submitted proposals and were invited to make presentations to the City.

RECOMMENDATION: Approve the award of proposal for Insurance Brokerage and Consulting Services to Olympus Insurance and authorize the Mayor's signature to any necessary documents.

10. CONSIDER APPROVAL OF THE AWARD OF BID TO STAKER PARSON COMPANIES FOR THE 2013 ROADWAY IMPROVEMENT PROJECT

BACKGROUND: Bids were received from six construction companies for improvements to various roads throughout the City. The project includes applying a chip seal and crack seal asphalt surface treatments to various streets throughout the City and installing an asphalt overlay to 1000 East/Frontage Road from 200 South to 700 South, 150 South Street from 1000 West to 1250 West and 150 North 1300 West, 150 South 1300 West and 150 North 1250 West cul-de-sacs. The lowest responsible bid was received from Staker Parson Companies with the bid of $559,337.00.

RECOMMENDATION: Approve the award of bid to Staker Parson Companies for the 2013 Roadway Improvement Project for a bid amount of $559,337.00 and approve funding of the project for the bid amount of $559,337.00 with contingency and engineering costs of $112,163.00 for a total project cost of $671,500.00; and authorize the Mayor's signature to any necessary documents.

11. CONSIDER APPROVAL OF THE AWARD OF CONTRACT FOR THE DESIGN AND INSTALLATION OF A SUPERVISORY CONTROL AND DATA ACQUISITION SYSTEM (SCADA) ON THE CITY CULINARY WATER STORAGE RESERVOIRS AND WELLS TO DORSETT TECHNOLOGIES

BACKGROUND: Proposals were received from three vendors to design and install a Supervisory Control and Data Acquisition System (SCADA) on the City water storage reservoirs and wells. The City staff reviewed the proposals and recommend awarding the contract to Dorsett Technologies for the cost of $60,802.00.

RECOMMENDATION: Approve the award of contract for the design and installation of a Supervisory Control and Data Acquisition System (SCADA) to Dorsett Technologies for the proposed bid amount of $60,802.00 and approve funding the project for the bid amount of $60,802.00 with contingency of $4,198.00 for a total project cost of $65,000.00; and authorize the Mayor's signature to any necessary documents.

12. CONSIDER THE APPROVAL OF THE AWARD OF CONTRACT TO GERBER CONSTRUCTION FOR REPAIRS TO THE FREEPORT WATER RESERVOIR

BACKGROUND: Proposals were received from four construction companies to repair the Freeport one million gallon culinary water reservoir. The City Engineers, State Division of Water Quality, and City staff reviewed the proposals and recommend awarding the contract to Gerber Construction. Gerber Construction's bid amount is $121,052.00 to repair the interior and exterior concrete walls, and $27,450.00 to install a surface color coating to the exterior concrete wall; for a total project cost of $148,502.00.

RECOMMENDATION: Approve the award of contract to Gerber Construction for repairs to the Freeport Water Reservoir to Gerber Construction with the proposed bid amount of $148,502.00 and approve funding of the project for the bid amount of $148,502.00 with contingency and engineering costs of $51,498.00 for a total project cost of $200,000.00; and authorize the Mayor's signature to any necessary documents.

13. CONSIDER APPROVAL OF RESOLUTION 2013R-04 APPROVING THE INTERLOCAL AGREEMENT WITH DAVIS COUNTY FOR ASSISTANCE WITH THE 2012 MUNICIPAL ELECTION

BACKGROUND: The City Recorder is recommending that this year's municipal election be conducted using electronic voting equipment. Davis County provided pricing for the equipment, programming and poll worker training and recruitment which fits within the City's election budget. This agreement outlines the County's and the City's responsibilities for the election.

RECOMMENDATION: Approve Resolution 2013R-04 approving the Interlocal Agreement with Davis County for assistance with the 2012 Municipal Election and authorize the Mayor's signature to any necessary documents.

COMMUNICATION ITEMS:

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

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

CDRA WORK SESSION IMMEDIATELY FOLLOWING THE CITY COUNCIL MEETING

(TENTATIVE) The CDRA will consider a motion to enter into a Closed Session for the purpose of a strategy session to discuss the purchase, exchange, or lease of real property. Utah Code Ann. § 52-4-204 and §52-4-205(1)(d)

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

Dated this 21st day of March, 2013.

/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.

CLEARFIELD CITY COUNCIL MEETING MINUTES
6:00 P.M. WORK SESSION
February 5, 2013

PRESIDING:	Don Wood	Mayor
PRESENT:	Kent Bush	Councilmember
	Kathryn Murray	Councilmember
	Mike LeBaron	Councilmember
	Mark Shepherd	Councilmember
	Bruce Young	Councilmember
STAFF PRESENT:	Adam Lenhard	City Manager
	JJ Allen	Assistant City Manager
	Brian Brower	City Attorney
	Scott Hodge	Public Works Director
	Greg Krusi	Police Chief
	Eric Howes	Community Services Director
	Curtis Dickson	Community Services Deputy Dir.
	Bob Wylie	Administrative Services Director
	Steve Guy	City Treasurer
	Nancy Dean	City Recorder
	Kim Read	Deputy City Recorder

VISITORS: There were no visitors.

Mayor Wood called the meeting to order 6:10 p.m.

DISCUSSION ON THE PARK CAPITAL FACILITIES PLAN AND PARK IMPACT FEE ANALYSIS

Eric Howes, Community Services Director, reminded the Council of the presentation given during the January 22, 2013 work session and emphasized impact fees were based upon the Capital Facilities Plan which looked at the City's current level of service based on the existing park and trail acreage and amenities. He continued that information was then compared to the City's current population to determine a number symbolizing the level of service which would be used to project future growth. He stated the goal was determine the additional development of parks/trails which was needed to maintain the current level of service based upon the estimated future growth.

Mr. Howes reminded the Council Lewis Young Robertson & Burningham (LYRB) had presented three separate approaches and reviewed each with the Council: the facilities approach, the level of investment approach and the hybrid approach. He suggested the Council determine which approach it was most comfortable with and then work on designating an appropriate number from there.

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Mr. Howes explained the facilities approach was based on an estimated cost per acre of $218,744. He continued the estimate was based on the current sales of property located within the general area per acre and pointed out the difficulties in estimating park acreage costs. He stated the level of investment approach was based on historical information; the original cost per acre was low and the improvement cost per acre was approximately $90,236. He explained the final approach was the hybrid which was a combination of both previous approaches in which the estimated current land cost of $218,744 was combined with the improvement costs based on historical figures. He requested the Council express its preference then determine if the costs per acre needed to be adjusted with a figure the Council was more comfortable with.

Mr. Howes reviewed the proposed impact fee schedule and pointed out figures were the maximum and could be decreased if the Council desired. He emphasized the figures were based upon the City maintaining the current levels of service and pointed out if the level of service was decreased in order to lower the dollar figure there were consequences to consider: the first would be a reduction in the level of service and the second would be the existing residents would be paying for future park development.

Councilmember Young inquired about the differences between the level of investment and the hybrid approaches specific to flexibility. Mr. Howes expressed his opinion there would be more flexibility in spending impact fee funds with both the level of investment and the hybrid approach.

Councilmember Bush announced the hybrid approach would be his preference because of the flexibility with potentially using the funds for both facilities and purchasing property. Mr. Howes stated the hybrid approach would be his recommendation because it would meet the anticipated future needs.

Councilmember LeBaron inquired as to what area of the City the future residents would be residing at build out. Mr. Howes responded it was anticipated they would be living in housing developed with the TOD (Transit Oriented Development). Councilmember LeBaron expressed concern about the costs associated with that specific area and suggested the City consider not acting at this time but consider a wait and see approach. Councilmember Shepherd believed the City could require the developer of the housing component to include a park with the development.

Mr. Howes pointed out recent changes to State Code had precipitated the need to complete the impact fee analysis and capital facilities plan. Mr. Lenhard emphasized all figures in the proposed options were the maximum. Councilmember Young believed current residents shouldn't be impacted by new housing development and based on that expressed his opinion the impact fee should be increased. He believed if the developer was willing to contribute a park facility the value could be decreased or eliminated from the impact fee. Mr. Howes emphasized the ordinance would need to be written with verbiage reflecting that action. Mr. Lenhard

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emphasized the developer probably wouldn't complete a park to the City's standards and therefore believed those residents would impact the City's current park facilities. A discussion took place.

Councilmember Shepherd suggested implementing the hybrid approach while matching Layton City's impact fee and nothing higher. He expressed concern a higher impact fee could potentially discourage residential development. Councilmember Young pointed out park impact associated with multi family was greater because of the number of potential residents. A discussion took place specific to the amount of the impact fee and percentages based on the consultant's recommended impact fee. Mr. Howes pointed out the consultant recommended the City apply the percentage of the proposed fee equally and consistently specific to single family or multi family.

Brian Brower, City Attorney, stated he didn't want to suggest the Council adopt less than the consultant's recommendation; however, he believed it would be in the best interest of the City to not implementing the highest recommended fee and suggested it would illustrate the City's intentions of being reasonable in determining its impact fee.

Councilmember LeBaron stated he could support the hybrid approach. Councilmember Young stated he desired flexibility. He continued if a developer donated park land the City should have the option to apply its value toward any park impact fee. Mayor Wood expressed his opinion the $218,000 per acre was excessive and shared his experiences associated with purchasing property for North Davis Corridor and Wasatch Integrated. Curtis Dickson, Community Services Deputy Director, explained the consultant determined that cost based upon zip code and believed the majority of the property was associated with development in Clinton City.

Mr. Howes requested direction from the Council. A discussion took place regarding desired levels of service specific to the City's park facilities and the proposed impact fees. Mayor Wood emphasized the City needed to determine if the current level of service being provided was sufficient. Mr. Howes responded there was never enough space for the City's recreation programs. The Council determined the hybrid approach would in the best interest of the City.

Mr. Lenhard explained whatever impact fee the Council adopted could always be revisited in the future and suggested the Council consider a tiered approach for the impact fees and shared some examples. Councilmember Bush commented the tiered approach suggested by Mr. Lenhard would also allow for development of the rail stop. Councilmember Shepherd stated the housing component would be developed first and pointed out it the importance of adopting an appropriate impact fee. Councilmember Young believed the City should have a fee in place ahead of the rail stop development. He suggested the City adopt a fee of a lesser dollar amount and allow the fee to be comparable to neighboring cities.

Mr. Howes indicated he would work on figuring the proposed numbers and present it at a later time during the meeting.

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DISCUSSION ON THE 2013/2014 FISCAL YEAR BUDGET

Bob Wylie, Administrative Services Director, indicated a large portion of the budget would be presented during tonight's meeting. He distributed a copy of the Consolidated Fee Schedule and emphasized this was an itemized list of everything the City assessed fees for and pointed out the Council had input on these fees.

Steve Guy, City Treasurer, referred to the handout reflecting previous Fiscal Years' revenues. A discussion took place specific to sales tax, business licenses, building permits and donations. Mr. Wylie emphasized the Council had some discretion in assessing most of these fees. Councilmember Young inquired how the Class C road funds were calculated. Mr. Wylie explained it was based upon the number of miles of roads within the city. Mr. Lenhard reported there was some proposed legislation specific to an increase in gas tax at the State level.

REPORT ON THE PROPOSED IMPACT FEE

Eric Howes, Community Services Director, explained using a figure of $130,000 per acre didn't have much of a significant impact as originally thought because there was no "buy in" for existing amenities. A discussion took place specific to the "buy in" for existing park facilities. Mr. Howes pointed out the current impact fees had not been changed since 1997. Curtis Dickson, Community Services Deputy Director, pointed out some of our neighboring communities had a lower level of service as they didn't have an aquatic center.

Councilmember Shepherd proposed basing the impact fee at seventy five percent of the $130,000 per acre calculation as it would be defendable but not the maximum amount. The Council was in agreement with that proposal and directed Mr. Howes to proceed with that formula in figuring an impact fee.

The Council took a break at 7:15 p.m.
The meeting resumed at 7:26 p.m.

DISCUSSION ON CAPITAL PROJECTS AND EQUIPMENT

Bob Wylie, Administrative Services Director, referred to the handout identifying proposed Capital Equipment purchases for the 2013/2014 budget year. He reviewed the capital equipment notes with the Council.

- Chief Krusi distributed a handout explaining the mobile forensics device which can access information from cell phones which could be used in police investigations
- Postage machine
- Vehicle replacement fund
- Court security door
- Bleachers for Steed and Kiwanis Parks

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- Storm sewer replacement grates

- Eric Howes, Community Services Director and Scott Hodge, Public Works Director, reviewed the proposed fleet equipment purchases

Mr. Wylie requested Eric Howes, Community Services Director, review the requested capital projects with the Council

- Entry upgrade at the Community Arts Center
- Replace stucco soffits at Community Arts Center
- Wood paneling replacement in the theater
- PA system for City Office Building
- Barlow and West Park Village Parks projects

Scott Hodge, Public Works Director, reviewed the requested capital projects associated with Public Works with the Council.

- Phase 1 of Public Works Facility
- Street overlays
- Street seal coating
- Traffic signal 700 South 1000 West

The Council determined the proposed traffic signal could wait until the 200 South road configuration was completed associated with the SR 193 extension and requested it be eliminated from the budget at this time.

- CDBG 450 W – 2225 S to 2300 S
- Check valve and vault – 25 S 1000 W
- Water line 1000 E
- Close the Wood Cross Cannery well
- Freeport water tank repair
- HAFB well building ventilation
- Public works facility phase 1
- Transfer water rights from 750 East well to HAFB
- Bruce Street sewer upgrade project
- Sewer Line 1000 E
- Freeport 3rd street sewer upgrade

Mr. Wylie asked if there any questions. Mr. Lenhard pointed out additional projects had been identified and would be addressed at a later date. Mr. Wylie informed the Council it was anticipated to present a tentative budget to the Council in April.

Councilmember Murray requested clarification regarding the expenditure in the General Fund, water, sewer, storm sewer and solid waste funds. Mr. Lenhard explained the total cost was an estimate and staff had divided that figure amongst the five accounts.

The meeting adjourned at 8:10 p.m.

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CLEARFIELD CITY COUNCIL MEETING MINUTES
6:30 P.M. WORK SESSION
February 26, 2013

PRESIDING:	Don Wood	Mayor
PRESENT:	Kent Bush	Councilmember
	Kathryn Murray	Councilmember
	Mike LeBaron	Councilmember
	Bruce Young	Councilmember
PRESENT: VIA TELEPHONE:	Mark Shepherd	Councilmember
STAFF PRESENT:	Adam Lenhard	City Manager
	JJ Allen	Assistant City Manager
	Brian Brower	City Attorney
	Scott Hodge	Public Works Director
	Greg Krusi	Police Chief
	Eric Howes	Community Services Director
	Curtis Dickson	Community Services Deputy Dir.
	Bob Wylie	Administrative Services Director
	Valerie Claussen	Development Services Manager
	Natalee Flynn	Youth City Council Advisor
	Nancy Dean	City Recorder
	Kim Read	Deputy City Recorder

VISITORS: Makenna Hill – Youth City Council Mayor,

Mayor Wood called the meeting to order at 6:32 p.m.

DISCUSSION ON THE YOUTH CITY COUNCIL (YCC)

Councilmember Young explained the Youth City Council (YCC) although successful, had struggled with support and attendance from its members the past few years. He reported the majority of the members of the YCC had not been attending and participating in the meetings this year and were not in compliance with the bylaws. He believed he understood the vision of what the YCC could be and its value by representing the youth of the City. He emphasized it provided the members with a great leadership experience; however, the YCC was lacking commitment. He expressed his opinion if there was not an increase in involvement it would no longer be beneficial to continue the YCC.

Mayor Wood inquired how many of the current members were returning from previous years. Makenna Hill, YCC Mayor, reported the majority of the Council were returning members and explained there were only four “active” members.

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Councilmember Young reported discussions had taken place between Natalee Flynn, YCC Advisor, and Makenna Hill, YCC Mayor, and they recommended the following: begin enforcement of the current bylaws, releasing members and implement an ongoing recruitment. He continued if the YCC membership couldn't successfully turn the program around it would then be his recommendation to dissolve the YCC and become more involved with the Student Government at North Davis Jr. High and Clearfield High Schools. He emphasized the YCC was an asset to the City and expressed his desire for it to be successful.

Councilmember Murray commented she had also experienced challenges regarding commitment and involvement in the past regarding the Fourth of July float with the YCC members. She emphasized she would need the float's them/ideas by April because of vacation plans during the month of June.

Mayor Wood inquired about the context of the YCC meetings to determine if they are meaningful meetings. Councilmember Young responded the YCC had been unable to have a successful meeting due to lack of attendance. He shared some recent successes experienced by a select few of those participating and reported the YCC had recently decided to have a Constitutional Moment in which small sections of the Constitution would be discussed at the beginning portion of every meeting. He reported on other suggestions which had been attempted in the past but were unsuccessful due to lack of participation and attendance.

Mayor Wood requested clarification it was Councilmember Young's suggestion to excuse those that had not met the attendance requirement stated in the bylaws and replacing them. He inquired how the recruitment for next year would take place. Councilmember Young suggested implementing an ongoing recruitment which would allow the YCC to accept new members when it became necessary to eliminate those based on attendance.

Ms. Hill expressed agreement with Councilmember Young's recommendation. She reported she had expressed her frustrations to Natalee Flynn, Advisor, and Councilmember Young at the lack of commitment by the members. She explained the difficulty in trying to accomplish something when members can't even attend the meeting.

Mayor Wood inquired how many members attended the field trip to the Legislature. Councilmember Young responded there were approximately nine participants.

Councilmember LeBaron inquired if the mandatory parent meeting had taken place at the beginning of the year in which expectations of the participants had been explained. Councilmember Young responded a parent meeting had not taken place; however, both the parent and the participant were required to sign an agreement which outlined expectations.

Councilmember LeBaron suggested meeting with members of the YCC and a parent explaining the lack of commitment and requesting the parents' influence and involvement in order for the YCC to succeed. Councilmember Young indicated that would be in line with the bylaws.

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Councilmembers Bush and Shepherd expressed agreement with Councilmember LeBaron's suggestion. Mayor Wood directed Councilmember Young to proceed with Councilmember LeBaron's suggestion of requesting a meeting with the participant and a parent to determine the participant's commitment and whether he/she can or desire to continue with the YCC.

DISCUSSION ON FUTURE CDBG INFRASTRUCTURE PROJECTS

Valerie Claussen, Development Services Manager, distributed a handout identifying proposed infrastructure projects which could be completed using CDBG funds. She explained staff was preparing the CDBG one year action plan and would need direction from the Council. She stated the City Engineer had estimated a cost for the 450 West from 2225 South to 2300 South and staff was proposing this project be completed this year. She pointed out the Action Plan would be presented to the Council March 12, 2013 and the comment period would begin.

Councilmember Murray requested clarification regarding the proposed costs reflected on the handout and asked where the additional funds to complete the project would come from if the City Engineer's figures were accurate. Scott Hodge, Public Works Director, responded the City wouldn't know the actual costs until the bid process was completed; the reflected figures were only an estimate on behalf of the City Engineer.

The Council expressed support of the project.

Scott Hodge, Public Works Director, was excused at 6:50 p.m.

DISCUSSION ON AN ENTRANCE DESIGN FOR THE CLEARFIELD COMMUNITY ARTS CENTER

Eric Howes, Community Services Director, distributed a handout reflecting completed projects, projects in process, and proposed projects at the Community Arts Center. He pointed out the repainting and carpet replacement had taken place on the first floor and theatre seating had been completed. He stated the signage would be completed in April 2013 and the costs to complete landscaping and window replacement had been allocated during the reopening of the budget. He directed the Council to the handout and reviewed the proposed projects with the Council:

- Replace stucco soffits with metal panel soffits
- Design work for entry vestibule
- Entry Upgrade
- Wall treatment for the Little Theatre

He directed the Council to the portion of the handout illustrating the signage and the entry upgrade. He emphasized the design costs to complete the entry improvements were minimal and requested direction from the Council.

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Mayor Wood clarified the projected costs had been proposed in the 2013/2014 Fiscal Year Budget.

Mr. Howes pointed out the aluminum soffits would be compatible with the City Building and Wasatch Elementary. Mr. Lenhard explained the design work associated with the entry would need to be timed with the window replacement and suggested the design work would need to begin as soon as possible. He emphasized the design work was not currently in the budget but if the Council had no reservations regarding the proposed work, the design could begin at this time and could be included in the reopen of the budget in June. The Council expressed support for the beginning the design for the entry at the Community Arts Center.

The meeting adjourned at 6:55 p.m.

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Community Development

Planning & Zoning, Building Inspections,
Business Licensing, and CDBG Administration

TO: **THE HONORABLE MAYOR AND CITY COUNCIL**

FROM: **Valerie Claussen, MPA, AICP**
Development Services Manager
vclaussen@clearfieldcity.org or (801) 525-2785

MEETING DATE: **March 26, 2013**

SUBJECT: Public Hearing, Discussion and Possible Action on **FSP 1302-0008**, a request by Eric Rice, on behalf of Ninigret Construction North, for an amendment to the Ninigret Field Subdivision Plat, to subdivide a 2.847 acre lot into two parcels. The site is located in the vicinity of the Clearfield and Syracuse city limits, approximately 660 feet north of 700 South and west of 1000 West (TIN: 12-766-0001). The property is zoned M-1 (Manufacturing).

RECOMMENDATION

Move to **approve** FSP 1302-0008, an Amended Final Subdivision Plat known as Ninigret Field Amended, based on the discussion and findings provided in the Planning Commission Staff Reports, and authorize the Mayor's signature to any necessary documents.

EXECUTIVE SUMMARY

Planning Commission Recommendation
The Planning Commission heard this item at their March 6, 2013 Planning Commission meeting and unanimously recommends approval to the City Council.

Background
The Planning Commission Staff Report and related exhibits are attached to this report *(See Attachment 1)*.

ATTACHMENTS

1. March 6, 2013 Planning Commission Staff Report

Clearfield City we've got it made	**PLANNING COMMISSION** **STAFF REPORT**	AGENDA ITEM **#9**

TO: **Planning Commission**

FROM: **Valerie Claussen, MPA, AICP**
Development Services Manager
vclaussen@clearfieldcity.org (801) 525-2785

MEETING DATE: **March 6, 2013**

SUBJECT: Public Hearing, Discussion and Possible Action on **FSP 1302-0008**, a request by Eric Rice, on behalf of Ninigret Construction North, for an amendment to the Ninigret Field Subdivision Plat, to subdivide a 2.847 acre lot into two parcels. The site is located in the vicinity of the Clearfield and Syracuse city limits, approximately 660 feet north of 700 South and west of 1000 West (TIN: 12-766-0001). The property is zoned M-1 (Manufacturing).

RECOMMENDATIONS

Move to recommend to the City Council **approval** of FSP 1302-0008, an Amended Final Subdivision Plat, known as Ninigret Field Amended, based on the discussion and findings provided in the Staff Report.

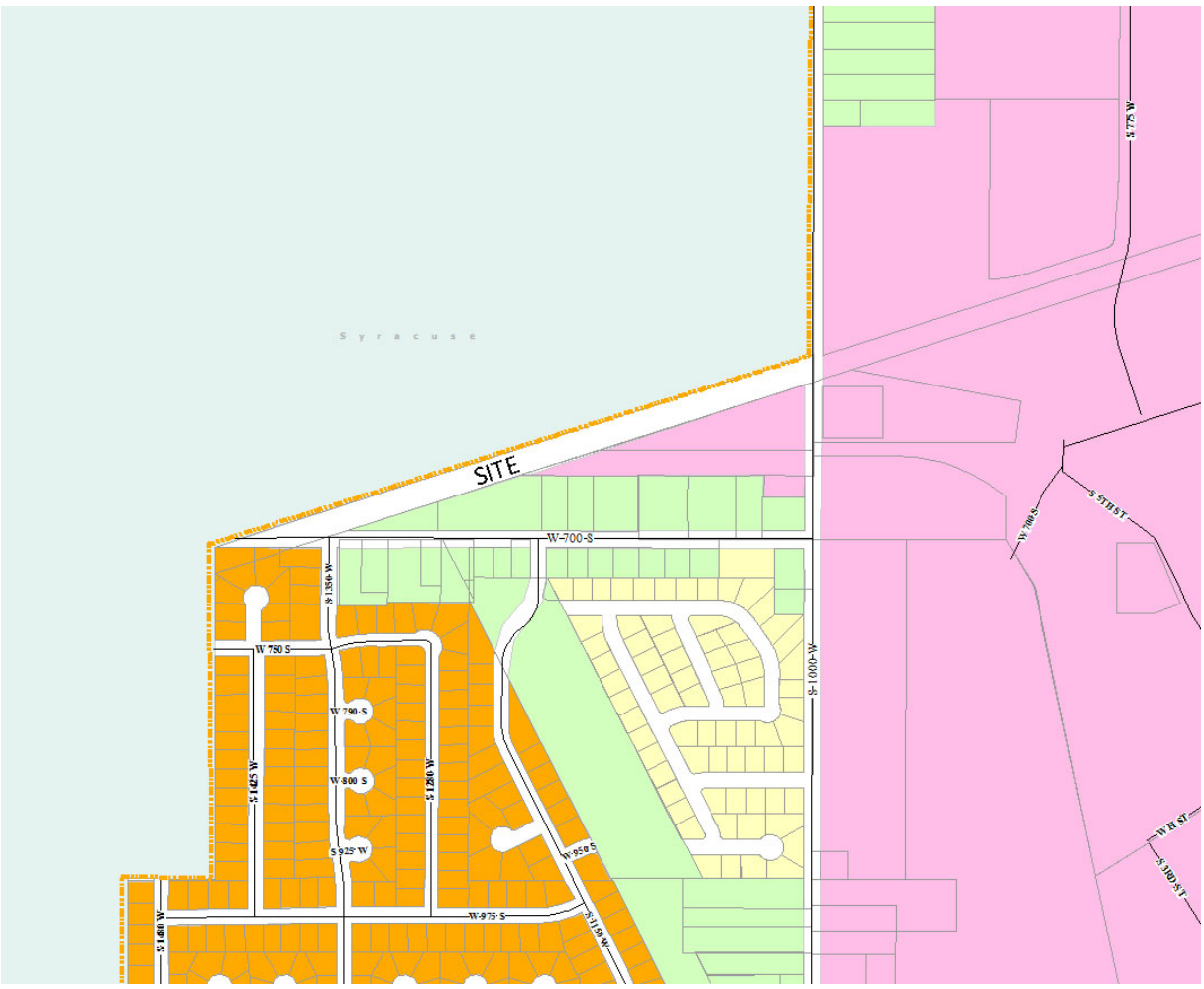
PROJECT SUMMARY

Project Information	
Project Name	Ninigret Field Amended
Site Location	Vicinity of the Clearfield and Syracuse city limits, approximately 660 feet north of 700 South and west of 1000 West
Tax ID Number	12-766-0001
Applicant	Eric Rice Ninigret Construction North, LLC
Owner	Randolph G Abood Ninigret North 4
Proposed Actions	Amended Final Subdivision Plat
Current Zoning	M-1 (Manufacturing)
Land Use Classification	Manufacturing

Gross Site Area	2.847 acres
Lot 1A	2.061 acres (89,777 SF)
Lot 3A	0.786 acres (34,238 SF)

Surrounding Properties and Uses:		Current Zoning District	Comprehensive Plan Land Use Classification
North	Syracuse City	Syracuse City	Syracuse City
East	Freeport Center	M-1 (Manufacturing)	Manufacturing
South	World Wide Packing	M-1 (Manufacturing)	Manufacturing
West	Syracuse City	Syracuse City	Syracuse City

Vicinity and Zoning Map



HISTORY

Prior to 2012	Railroad right-of-way for the "Syracuse Lead"; Undeveloped property

ANALYSIS

Background

The request is for an amended final plat approval for the subdivision of Lot 1 in the recorded Ningret Field Subdivision located at the Clearfield and Syracuse city line (*See Attachment 1: Amended Final Plat)*. Lot 1 is proposed to be divided into two parcels, creating Lot 3A that is approximately 0.786 acres, with remaining Lot 1A consisting of 2.061 acres. These lots are a very small southern portion of what is part of a larger industrial subdivision development that is located in Syracuse City limits. Lot 3A is anticipated to be sold to the southern adjacent property owners (World Wide Packing).

Master Plan and Zoning

The parcels are master planned Manufacturing. The subject parcels are adjacent to M-1 zoning and as the property was previously railroad right-of-way (known as the "Syracuse Lead"), the zoning of the subject property would be the same zoning as the adjacent property which is M-1[1].

Subdivision Plat Approval

The proposed parcels meet minimum lot size requirements in the M-1 zoning districts. An Engineering review was completed and determined the requests meet City standards. The improvement plan drawings for the driveway approach will be submitted, reviewed and approved prior to plat recordation.

At the time of development, the parcels are subject to Site Plan approval. Impacts on the City's infrastructure and services, setbacks, and other development standards will be reviewed and ensured through the Site Plan approval process and subsequent building permit construction drawing submittals.

Public Comment

No public comment has been received to date.

[1] Pursuant to zone boundary interpretation, Title 11, Chapter 7, Section D.

CONDITIONS OF APPROVAL

1) The final engineering design (Improvement Plans) shall meet City standards and be to the satisfaction of the City Engineer, by meeting the requirements set forth in the letter dated March 1, 2013.

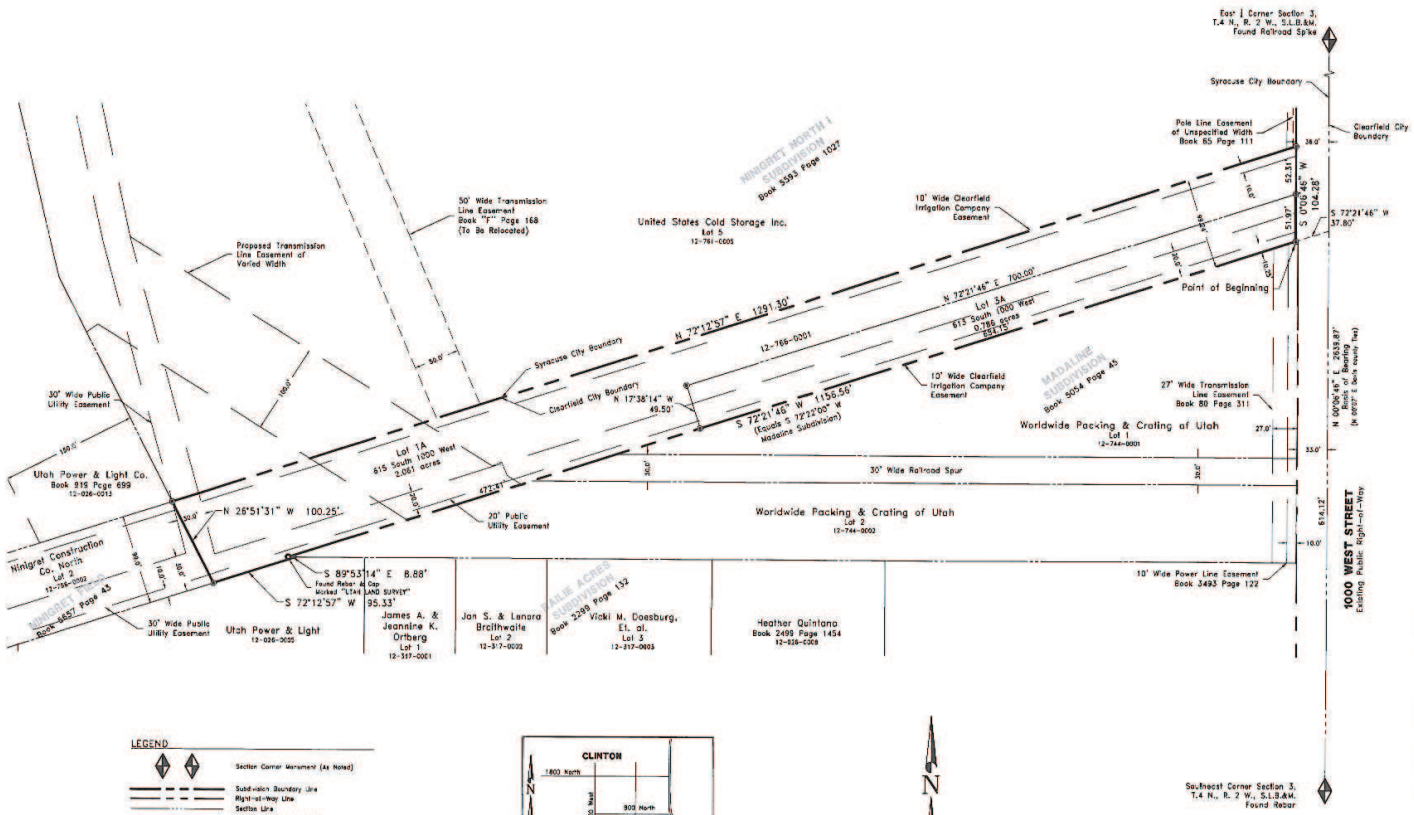
2) Pursuant to the Subdivision Ordinance 12-4-5, an estimate of public improvements (as outlined in 12-4-6), shall be submitted, reviewed and approved by the City Engineer prior to obtaining building permits. An Escrow agreement will be subject to approval by the City Engineer and City Attorney and an escrow account shall be established prior to recordation of the Final Plat.

ATTACHMENTS

1. Ninigret Field Amended Plat
2. Engineer Review Letter, dated March 1, 2013

NINIGRET FIELD AMENDED LOT 1

A Commercial Subdivision Located in the Southeast Quarter of Section 3,
Township 4 North, Range 2 West, Salt Lake Base & Meridian
Clearfield City, Davis County, Utah



Sheet 1 of 1

SURVEYOR'S CERTIFICATE

I, Mark N Gregory, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah and that I hold certificate number 334576 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act, I further certify that I have completed a survey of the property described on this plat in accordance with Section 17-23-17, Utah Code, and have verified measurements shown, and have subdivided said property into 2 lots hereafter to be known as NINIGRET FIELD AMENDED LOT 1 and that the same has been surveyed and monuments have been placed on the ground as shown hereon.

BOUNDARY DESCRIPTION

All of Lot 1, Ninigret Field a subdivision recorded November 29, 2012 as Entry No. 2703467 in Book 5857 of Page 43 of the Davis County records.

Date: _____

PROFESSIONAL LAND SURVEYOR LICENSE #334576 MARK N GREGORY STATE OF UTAH

Mark N Gregory, PLS.
License No. 334576

NARRATIVE

The purpose of this plat amendment is to create a new lot (3A) out of a portion of Lot 1, Ninigret Field to facilitate the sale of Lot 3A to the southerly adjoining property owner.

OWNERS DEDICATION AND CERTIFICATION

Know to all persons that this document presents, that Nin North 4 L.C., a Utah limited liability company acknowledged by the undersigned designated representative of said corporation, that Nin North 4 L.C. and Ninigret Construction Company North L.C. the owner of the above described tract of land, having caused same to be subdivided into lots, hereby set apart and subdivide the same tract into lots as shown on this plat, hereafter known as Ninigret Field Amended Lot 1, and do hereby dedicate for the public use all those portions of said tract of land designated as public utility easements forever, for the public access and public utility use, and warrant, defend and save the City harmless against any encumbrances on the easements, which interfere with the City's use, operation, and maintenance.

_____
Randolph G. Abood
Nin North 4 L.C.

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } ss

On this _____ day of _____, 2013 personally appeared before me, Randolph G. Abood who being duly sworn, acknowledged to me that he is the Manager of Nin North 4 L.C., and that the foregoing instrument was signed on behalf of said Corporation and said Manager acknowledged to me that said Corporation executed the same.

WITNESS my hand and official seal.

Signature of Notary _____

My Commission Expires: Notary Seal

NINIGRET FIELD AMENDED LOT 1

A Commercial Subdivision Located in the Southeast Quarter of Section 3,
Township 4 North, Range 2 West, Salt Lake Base & Meridian
Clearfield City, Davis County, Utah

PREPARED BY:

Dominion Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

ROCKY MOUNTAIN POWER	CLEARFIELD CITY ATTORNEY	CLEARFIELD CITY PLANNING COMMISSION	CLEARFIELD CITY ENGINEER	CLEARFIELD CITY COUNCIL	DAVIS COUNTY RECORDER # _____
Approved this _____ day of _____, 2013 by Rocky Mountain Power.	Approved as to form this _____ day of _____, 2013.	Approved this _____ day of _____, 2013 by the Clearfield City Planning Commission.	This is to certify that the requirements of all applicable statutes and Ordinances prerequisite to City Engineering's approval of the foregoing plat and dedications have been complied with.	This is to certify that this plat and the dedication of all easements were duly approved and accepted by the City Council of Clearfield this _____ day of _____, 2013.	State of Utah, County of Davis, recorded and filed at the request of _____ Date _____ Time _____ Book _____ Page _____ $ _____ Fees
_____ Rocky Mountain Power	_____ Clearfield City Attorney	_____ Chairman, Clearfield City Planning Commission	_____ Clearfield City Engineer Date	Attest: _____ Clearfield City Mayor City Recorder	_____ Davis County Recorder

P:\NINIGRET - SYRACUSE 1891\SURVEY\dwg\Ninigret Field Amended Plat.dwg

CIVIL ENGINEERING CONSULTANTS, PLLC.

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

1 March 2013

City of Clearfield
55 South State Street
Clearfield City, Utah 84015

Attn: Valerie Claussen, Development Services Manager
Proj: **Ninigret Field Amended Lot 1 - Subdivision**
Subj: Amended Plat Review - Approval

Dear Valerie,

I recently reviewed the above referenced project amended Plat and find the Plat meeting the requirements of Clearfield City and herewith recommend approval of the Plat.

Per our meeting yesterday with the developer and his engineer, they committed to submit the improvement drawings within the next several days. Upon receipt and approval of the improvement drawings, the Plat may then be signed.

As a reminder to the developers, an electronic copy of the amended Plat and improvement drawings must be submitted to the GIS Department via our office for record keeping upon completion and approval of the amended Plat drawings:

Should you have any questions, feel free to contact our office.
Sincerely,

CEC, Civil Engineering Consultants, PLLC.

N. Scott Nelson, P.E.
City Engineer

Cc. Scott Hodge, Clearfield City Public Works Director
Dan Schuler, Clearfield City Public Works Inspector
Michael McDonald, Clearfield City Building Official
Corbin Bennion, P.E., Dominion Engineering Associates, LC.
Eric A Rice, Ninigret Construction

Community Development

Planning & Zoning, Building Inspections,
Business Licensing, and CDBG Administration

TO: **THE HONORABLE MAYOR AND CITY COUNCIL**

FROM: **Valerie Claussen, MPA, AICP**
Development Services Manager
vclaussen@clearfieldcity.org or (801) 525-2785

MEETING DATE: **March 26, 2013**

SUBJECT: Public Hearing, Discussion and Possible Action on **FSP 1302-0011**, a request by Von Hill, on behalf of Davis North Management LLC, for a final subdivision plat for a four unit office condominium at 1500 S 1500 East (TIN: 09-022-0128) which is located in the C-1 zoning district.

RECOMMENDATIONS

1.) Open the Public Hearing.

2.) Move to **continue** FSP 1302-0011, a Final Subdivision Plat known as Davis North Dental Center Condominium Plat, to the April 23, 2013 Council meeting.

EXECUTIVE SUMMARY

Planning Commission Recommendation
The Planning Commission heard this item at their March 6, 2013 Planning Commission meeting and unanimously recommends approval to the City Council. However, in a final review of the latest plat, Staff recommends a date-specific continuance of this item to the April 23, 2013 Council meeting to allow the opportunity to make the necessary final corrections before obtaining final approvals. The public hearing should be opened and also continued to the April 23, 2013 meeting.

Background
The Planning Commission Staff Report and related exhibits are attached to this report *(See Attachment 1)*.

ATTACHMENTS

1. March 6, 2013 Planning Commission Staff Report

Clearfield City we've got it made	***PLANNING COMMISSION*** **STAFF REPORT**	AGENDA ITEM **#10**

TO: **Planning Commission**

FROM: **Valerie Claussen, MPA, AICP**
Development Services Manager
vclaussen@clearfieldcity.org (801) 525-2785

MEETING DATE: **March 6, 2013**

SUBJECT: A.) Public Hearing, Discussion and Possible Action on PSP 1302-0010, a request by Von Hill, on behalf of Davis North Management LLC, for a preliminary subdivision plat for a four unit office condominium at 1500 S 1500 East (TIN: 09-022-0128) which is located in the C-1 zoning district.

B.) Public Hearing, Discussion and Possible Action on FSP 1302-0011, a request by Von Hill, on behalf of Davis North Management LLC, for a final subdivision plat for a four unit office condominium at 1500 S 1500 East (TIN: 09-022-0128) which is located in the C-1 zoning district.

RECOMMENDATIONS

A.) Move to **approve** PSP 1302-0010, a Preliminary Subdivision Condominium Plat known as Davis North Dental Center Condominiums, based on the discussion and findings in the Staff Report.

B.) Move to recommend to the City Council **approval** of FSP 1302-0011, a Final Subdivision Plat, known as Davis North Dental Center Condominiums, based on the discussion and findings provided in the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	Davis North Dental Center Condominiums
Site Location	1500 S 1500 East
Tax ID Number	09-022-0128
Applicant	Von Hill Hill and Argyle
Owner	Mark Nelson Davis North Management, LLC
Proposed Actions	Preliminary Subdivision Condo Plat Final Subdivision Condo Plat
Current Zoning	C-1 (Commercial)
Land Use Classification	Commercial
Gross Site Area	0.73 acres
Number of Units	4 units

Surrounding Properties and Uses:		Current Zoning District	Comprehensive Plan Land Use Classification
North	Medical Offices	C-1 (Commercial)	Commercial
East	1500 East (*Known as 1700 West in Layton)*, then *Medical Offices*	*Layton (Public/Quasi Public)*	*Layton (Commercial)*
South	Medical Offices	C-1 (Commercial)	Commercial
West	State Government Offices	C-1 (Commercial)	Commercial

Vicinity and Zoning Map

HISTORY

Circa 1985 County records indicate development originally occurred in 1985

ANALYSIS

Background

The requests are for a preliminary and final subdivision plats for an existing medical office building located at the Clearfield and Layton city limits, just south of 1450 S and on the west side of 1500 East. The building is two stories of approximately 14,500 square feet on an 0.73 acre developed parcel with completed site improvements (including sidewalks, infrastructure, etc.)

Master Plan and Zoning
The parcels are master planned and zoned Commercial. The existing medical building is consistent with the lighter C-1 commercial zoning. The creation of condominium offices is consistent with the master plan and the zoning.

Subdivision Plat Approval
Preliminary and final plat approvals are required as the property has never previously been platted. The office condominium plat proposes four separate units, and the delineation of shared common area for the parking lot and landscape, and portions of the front entrance of the building *(See Attachment 1: Davis North Dental Center Condo Plat)*. The proposal meets engineering standards, with a few minor items to be addressed as outlined in the comments generated in the review *(See Attachment 2: Engineer Review Letter)*. Condominium plats also require the review and approval of the building official as the creation of condominiums must meet specific building code standards. The building official determined the requests meet the applicable building regulations.

PRIVATE COVENANTS AND RESTRICTIONS
The request is also subject to Title 11, Chapter 13, Section 24 review of the condominium CC & R's documents. The CC & R's are private contracts between the property owner association and the individual condominium owners; the City is not a party to them. Therefore, the term approved used in context of the code is an opportunity for review by the City Attorney, Planning Commission and the City Council, that the required elements and items are included in the documents that will be recorded with the County at the same time as the plat, and run with the land. Final review is subject to the City Attorney's comments prior to plat recordation.

A cursory review of the submitted CC&R's indicates that the required provisions have been included and are outlined below:

	Specific Provision	Inclusion in CC&R's
All covenants, conditions and restrictions shall include management policies which shall set forth the quality of maintenance that will be performed and who is to be responsible for said maintenance within said condominium development. Said document shall, at a minimum, contain the following:		
1)	The establishment of a private association or corporation responsible for all maintenance, which shall levy the cost thereof as an assessment to each unit owner within the condominium development.	Included. Condominium to be identified as "Davis North Dental Center Condominiums, A Condominium Project".

2)	The establishment of a management committee, with provisions setting forth the number of persons constituting the committee, the method of selection and the powers and duties of said committee and including the person, partnership or corporation with property management expertise and experience who shall be designated to manage the maintenance of the common areas and facilities in an efficient and quality manner.	Included. Management Committee established. Further provisions included in the By-Laws, adopted by exhibit to the Declaration.
3)	The method of calling a meeting of the members of the corporation or association, with the members thereof that will constitute a quorum authorized to transact business.	Included. Meetings of the Association established in the By-Laws, adopted by exhibit to the Declaration.
4)	The manner of collection from unit owners for their share of common expenses and the method of assessment.	Included. “Assessments” section includes the provisions for the collection from unit owners.
5)	Provisions as to percentage of votes by unit owners which shall be necessary to determine whether to rebuild, repair and restore or sell property in the event of damage or destruction of all or part of the project.	Included. Several paragraphs under “Damage to Property” include percentage of votes to make determinations.
6)	The method and procedure by which the declaration may be amended.	Included. The vote of at least 75% of the undivided ownership interest. Recordation of instrument executed by the Management Committee of amendment.

Public Comment
No public comment has been received to date.

CONDITIONS OF APPROVAL

1) The final condominium plat shall meet City standards and be to the satisfaction of the City Engineer, by meeting the requirements set forth in the letter dated March 4, 2013, prior to recordation.

2) Final review of the private covenants and restriction documents shall be completed by the City Attorney and any comments generated be appropriately addressed, prior to recordation of the associated documents and of the plat.

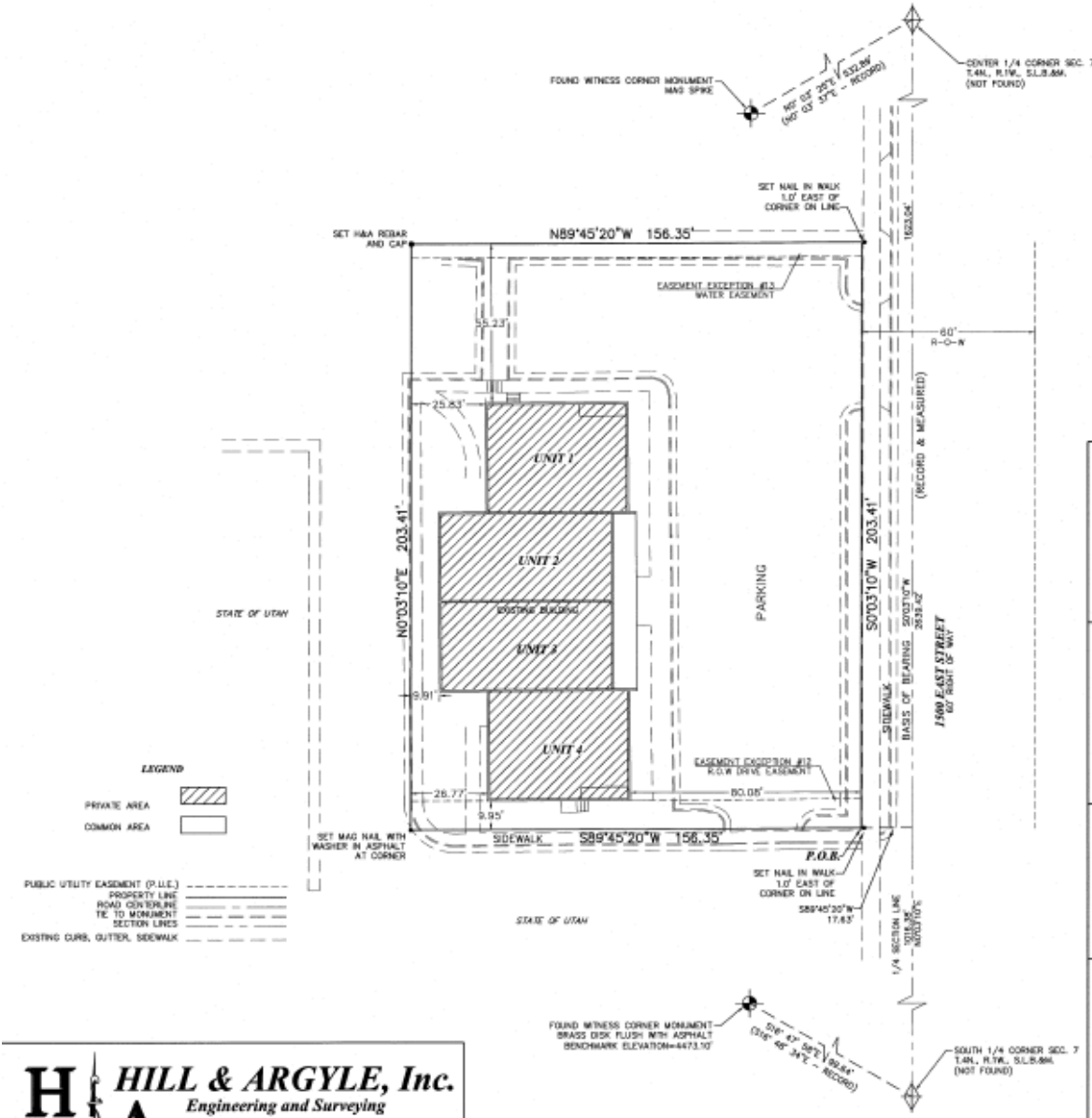
3) The private covenants and restrictions required (pursuant to 11-13-24 of the City Land Use Ordinance), any amendment, and any instrument affecting the property or any unit therein, shall be approved by the city attorney, planning commission, and city council, and shall be recorded with the county recorder.

ATTACHMENTS

1. Davis North Dental Center Condominium Plat
2. Engineer Review Letter, dated March 4, 2013

DAVIS NORTH DENTAL CENTER CONDOMINIUMS

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, SLB&M
CLEARFIELD CITY, DAVIS COUNTY, UTAH



FEBRUARY 2013

SURVEYOR'S CERTIFICATE

I, VON R. HILL, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 166385 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH AND IN COMPLIANCE WITH PROVISIONS OF SECTION 57-8-13(1) OF THE UTAH CONDOMINIUM ACT, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE AN ACCURATE SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREINTH AND HAVE SUBDIVIDED SAID TRACT OF LAND HEREAFTER TO BE KNOWN AS DAVIS NORTH DENTAL CENTER CONDOMINIUMS, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AS SHOWN ON THIS PLAT.

VON R. HILL

No. 166385 VON R. HILL

DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH0°03'10"E 1016.38 FEET ALONG THE QUARTER SECTION LINE AND SOUTH89°45'20"WEST 17.63 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH AND RUNNING THENCE SOUTH 89°45'20"WEST 156.35 FEET; THENCE NORTH0°03'10"EAST 203.41 FEET; THENCE NORTH89°45'20"EAST 156.35 FEET TO THE WEST LINE OF A ROAD; THENCE SOUTH0°03'10"WEST 203.41 FEET ALONG SAID ROAD TO THE POINT OF BEGINNING, CONTAINING 0.730 ACRES.

EASEMENT EXCEPTIONS

THE FOLLOWING EXCEPTIONS ARE NOTED IN THE TITLE REPORT PROVIDED BY THE ASPEN TITLE INSURANCE AGENCY, TITLE REPORT DOCUMENT NO. 020894, ISSUED FEBRUARY 1, 2013 AT 8:00 A.M.

11. EASEMENT AGREEMENT BY AND BETWEEN MICHAEL D. WASHBURN AND JAMES W. LIPSCOMB, RECORDED JANUARY 22, 1991, AS ENTRY NO. 914505, IN BOOK 1392, AT PAGE 181, OF OFFICIAL RECORDS. BLANKET EASEMENT OVER ENTIRE PROPERTY.
12. RIGHT OF WAY AND EASEMENT GRANT, RIGHT OF WAY DRIVE EASEMENT RECORDED JANUARY 31, 1991, AS ENTRY NO 916302, IN BOOK 1393, AT PAGE 952, OF OFFICIAL RECORDS.
13. RIGHT OF WAY AND EASEMENT GRANT, WATER EASEMENT NO. 2 RECORDED JANUARY 31, 1991, AS ENTRY NO 916303, IN BOOK 1393, AT PAGE 954, OF OFFICIAL RECORDS.

CLEARFIELD CITY ENGINEER

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE CLEARFIELD CITY ENGINEER DATED THIS ____DAY OF_____, 20__.

SIGNATURE

CLEARFIELD CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE CLEARFIELD CITY PLANNING COMMISSION DATED THIS ____DAY OF_____, 20__.

SIGNATURE

CLEARFIELD CITY ATTORNEY

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE ATTORNEY OF THE FOREGOING PLAT HAVE BEEN COMPLIED WITH. DATED THIS ____DAY OF_____, ____.

ATTORNEY

CLEARFIELD CITY ACCEPTANCE

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT AND THE DEDICATION OF THIS PLAT WAS ACCEPTED BY THE MAYOR AND THE CITY COUNCIL OF CLEARFIELD CITY, DAVIS COUNTY, UTAH BY RESOLUTION PASSED ON THE_____ DAY OF_____, ____

IN WITNESS WHEREOF I HERE UNTO SET MY HAND AND AFFIX THE CORPORATE SEAL OF CLEARFIELD CITY.

APPROVED THIS _____ DAY OF _____, ____.

MAYOR

ATTEST:

CITY RECORDER

OWNER'S CONSENT TO RECORD

PURSUANT TO THE UTAH CONDOMINIUM OWNERSHIP ACT, THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED HEREON, HEREBY CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT, AND DEDICATE TO CLEARFIELD CITY FOR PERPETUAL PUBLIC USE ALL COMMON SPACE AS PUBLIC UTILITY EASEMENTS AS SHOWN FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF ANY AND ALL UTILITIES INCLUDING, BUT NOT LIMITED TO ELECTRICITY, WATER, SEWER AND STORM DRAIN LINES NECESSARY TO SERVE THIS AREA OR ADJOINING AREAS.

ACKNOWLEDGMENT

ON THIS_____ DAY OF_____, 20_____ THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNER'S DEDICATION _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC

RESIDENCE

COMMISSION EXPIRES

DAVIS NORTH DENTAL CENTER CONDOMINIUMS

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, SLB&M CLEARFIELD CITY, DAVIS COUNTY, UTAH

SHEET 1 OF 2

RECORDED #
STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF:

Date _____ Time _____ Book _____ Page _____

Fee $ _____ COUNTY RECORDER

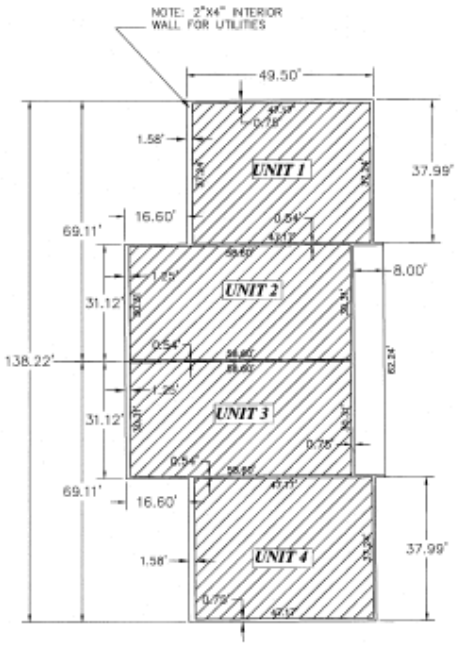
HILL & ARGYLE, Inc.
Engineering and Surveying
181 North 200 West, Suite #4, Bountiful, Utah 84010
(801) 298-2236 Phone, (801) 298-5983 Fax

H&A PROJECT NO. 12-293 PLAT 02/13/13

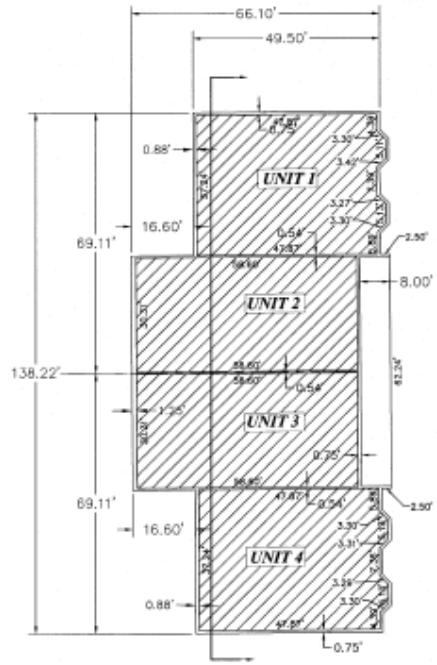
DAVIS NORTH DENTAL CENTER CONDOMINIUMS

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, SLB&M
CLEARFIELD CITY, DAVIS COUNTY, UTAH

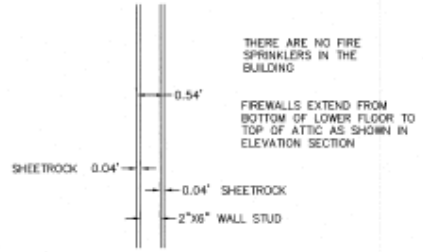
SCALE: 1" = 20'



LOWER FLOOR



MAIN FLOOR



FIREWALL DETAIL NTS

NOTES FROM BUILDING PLANS:

1. FIRESTOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS, BOTH VERTICAL AND HORIZONTAL, AND SHALL FORM AN EFFECTIVE BARRIER AND SHALL BE USED IN SPECIFIC LOCATIONS AS FOLLOWS:

A. IN EXTERIOR OR INTERIOR STUD WALLS AT CEILING AND FLOOR LEVELS

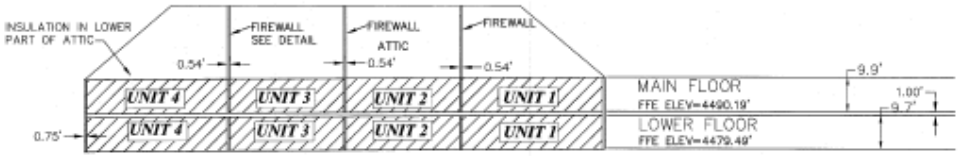
B. IN ALL STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES SO PLACED THAT THE MAXIMUM DIMENSION OF ANY CONCEALED SPACE IS NOT OVER 10 FEET

C. AROUND TOP, BOTTOM, SIDES AND ENDS OF SLIDING DOOR POCKETS

D. ANY OTHER SPACES NOT SPECIFICALLY MENTIONED SUCH AS HOLES FOR PIPES, SHAFTING, BEHIND FURRING STRIPS AND OTHER SIMILAR PLACES WHICH COULD AFFORD A PASSAGE FOR FLAMES

2. FIRESTOPS WHEN OF WOOD SHALL BE 2 INCH NOMINAL THICKNESS

3. FIRESTOPS MAY ALSO BE OF GYPSUM BOARD, CEMENT,ASBESTOS BOARD, MINERAL WOOL OR OTHER APPROVED NONCOMBUSTIBLE MATERIAL. (MINERAL WOOL IS ONLY TO BE USED IN DOUBLE FRAMED COMMON WALLS



ELEVATION AND SECTION

BENCHMARK ELEV=4473.10'
(SEE SHEET 1 OF 2)

LEGEND

PRIVATE AREA

COMMON AREA

HILL & ARGYLE, Inc.
Engineering and Surveying
181 North 200 West, Suite #4, Bountiful, Utah 84010
(801) 298-2236 Phone, (801) 298-5983 Fax

H&A PROJECT NO. 12-293 PLAT 02/13/13

SHEET 2 OF 2

RECORDED #
STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF:

Date _____ Time _____ Book _____ Page _____

FEE $ _____ COUNTY RECORDER

CIVIL ENGINEERING CONSULTANTS, PLLC.

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

4 March 2013

City of Clearfield
55 South State Street
Clearfield City, Utah 84015

Attn: Valerie Claussen, Development Services Manager
Proj: **Davis North Dental Center Condominiums**
Subj: Plat Review

Dear Valerie,

I recently reviewed the Plat and discussed various issues in regards to this project with Scott Hodge, the City Public Works Director. Attached is my review of the above referenced project with the following items, which will need to be addressed in order to receive Engineering approval:

General Plat Issues

1. An "Electronic Copy" of the Condominium Plat and all improvement plans of the existing and proposed facilities must be submitted, to our office upon final approval and prior to the approval signatures on the Plat.

2. All deteriorated or damaged curb & gutter, sidewalk or other existing City facilities along the property frontage of the 1500 East Street right-of-way, will need to be brought to current Clearfield City standards, with the approval of this project. Please place a note on the drawings to reflect this requirement.

3. A "Vicinity Map" should be placed on the Plat to show the location of the proposed Condominium project in the City.

4. Show the location of all existing utilities and easements on the plans.

5. The building address with the unit addresses are required on the Plat. The building address should contain a North/South address number in addition to the 1500 East Street.

6. The "Legend Area" needs to define what is allowed in the various areas – specifically in the common area.

7. All stairways, halls, walkways, porches and closets, utility rooms need to be shown on the Plat and the ownership declared.

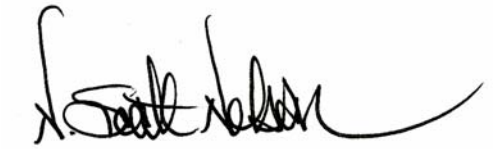
8. The name of the owners signing the Plat need to have their names printed on the Plat below the signature line.

9. The Covenant, Conditions and Restriction (CC & R's) need to be submitted for review and must specifically explain the various utilities, the common areas and their use and maintenance.

10. Show all common facilities on site, i.e., parking stalls, utilities, storm water detention facilities, curbs and sidewalk, lighting, fences, landscaping, other facilities existing or proposed on the site.

11. Please re-submit for review.

Should you have any questions, feel free to contact our office.
Sincerely,
CEC, Civil Engineering Consultants, PLLC.



N. Scott Nelson, PE.
City Engineer

Cc. Scott Hodge, Public Works Director
Kim Dabb, Operations Manager
Dan Schuler, Public Works Inspector and Storm Water Manager
Michael McDonald, Building Official

CLEARFIELD CITY ORDINANCE 2013-04

AN ORDINANCE ADOPTING A NEW PARKS AND RECREATION CAPITAL FACILITIES PLAN, ADOPTING A NEW PARKS AND RECREATION IMPACT FEE FACILITIES PLAN AND ANALYSIS, AND AMENDING THE CURRENT PARKS AND RECREATION IMPACT FEES BY ADOPTING NEW FEES BASED UPON THE UPDATED PLANS AND ANALYSIS.

PREAMBLE: After the required properly noticed public hearings, and upon careful consideration, discussion and deliberation of a proposed new Parks and Recreation Capital Facilities Plan as well as a proposed new Parks and Recreation Impact Fees Facilities Plan and Analysis which were both prepared for the City by professional consultants, the City Council has determined that adjustments to the City's current Parks and Recreation Impact Fees are warranted and shall be enacted as outlined below. The Cities comprehensive Impact Fee Ordinance (as set forth in Title 10, Chapter 2 of the Clearfield City Code) remains in effect, except as specifically amended herein, and the general provisions of said Chapter regarding service areas, exemptions, offsets or adjustments, appeals, etc. shall still be applicable to the newly amended Parks and Recreation Impact Fees.

BE IT ORDAINED BY THE CLEARFIELD CITY COUNCIL:

Section 1. Enactment:

The City hereby adopts the following:

1) the 2012 Parks and Recreation Capital Facilities Plan prepared for the City by JUB Engineers, Inc. attached hereto as Exhibit "A"; and

2) the December 2012 Parks and Recreation Impact Fee Facilities Plan and Impact Fee Analysis prepared for the City by Lewis Young Robertson & Burningham, Inc. and JUB Engineers, Inc. attached hereto as Exhibit "B"; and

3) new and updated Parks and Recreation Impact Fees as set forth below which are based upon the data collected, information provided, findings and conclusions reached in the documents listed above, as well as careful consideration thereof by the City Council.

Title 10, Chapter 2, Section 5, Paragraph B, 1 of the Clearfield City Code is hereby amended to read as follows:

1. Parks and Recreation Impact Fee Schedule (see also the Consolidated Fee Schedule as set forth in Title 2, Chapter 5 of this Code):

Single Family Dwelling	$2,339.00
Multi Family Dwelling (per residential unit)	$1,441.00

The pertinent portion of Title 2, Chapter 5, Section 1 of the Clearfield City Code (the City's Consolidated Fee Schedule) is hereby amended to read as follows in order to reflect the changes to the Parks and Recreation Impact Fees set forth above:

Development Impact Fees	2013
Residential:	
Single-family (includes attached and detached):	
Parks and Recreation Impact Fee	$ 2,339 .00
Storm water	1,432 .00
Water	3,822 .00
Sewer	2,072 .00
All others (per housing unit):	
Parks and Recreation Impact Fee	$ 1,441.00
Storm water	1,432 .00
Water	3,822 .00
Sewer	2,072 .00

Section 2. Effective Date: This Ordinance shall become effective July 1, 2013.

Section 3. Repealer: Any Ordinance or sections or portions of ordinances previously enacted by the Clearfield City Council which are in conflict with the provisions of this Ordinance are hereby repealed and replaced by this Ordinance.

Dated this 26th day of March, 2013, at the regularly scheduled meeting of the Clearfield City Council.

CLEARFIELD CITY CORPORATION

_____

Donald W. Wood, Mayor

ATTEST

_____

Nancy R. Dean, City Recorder

VOTE OF THE COUNCIL

AYE:

NAY:

Clearfield City

Ordinance 2013-04

Exhibit “A”

PARKS AND RECREATION

CAPITAL FACILITIES PLAN

2012

Prepared by

J-U-B ENGINEERS, INC.

GATEWAY MAPPING INC.
a J-U-B Company

TABLE OF CONTENTS

Executive Summary

Section 1: Introduction

Section 2: City Demographics

Section 3: Recreation System Classifications & Definitions

Section 4: Inventory

Section 5: Analysis

Section 6: Recommendations

Section 7: Funding

Appendix: Exhibits

EXECUTIVE SUMMARY

The Capital Facilities Plan looks closely at recreational opportunities and amenities provided by Clearfield City to its residents. This was accomplished by conducting a complete inventory and condition assessment to determine exactly what those opportunities were, and what the City recreation classifications were and how they were defined. All the collected data was entered into a GIS database, and used to not only develop maps, but perform rather robust analyses of the data. The current level of service provided by the existing amenities was determined, and the deficiencies and surpluses of these amenities (meaning their relative distribution throughout the City to be used by residents) were identified. The potential demand on recreation as the City reached build-out was also examined.

The basic findings of this exercise were that the existing level of service was relatively low when compared to a dozen or so other cities in Utah for whom we have prepared similar plans. Those tended to have levels of service between 4 and 6 acres per 1,000 population. The fact that Clearfield is very close to build-out tends to be a contributing factor to the lower level of service number. The overall distribution of the City's recreational amenities was adequate. As is shown in the study, most areas of the City are adequately served, and only two specific areas have significant deficiencies. Some of the statistical findings were as follows:

- Acres of existing parks: 86.9 acres
- Current population (2010 Census): 30,095
- Current level of service (all parks): 2.9 acres/1,000 population
- Residents within 1 mile of a park: 29,943 or 99.5% of the population
- Residents within ½ mile of a park (walkable): 20,204 residents or 67.1% of the population

The areas of the City not well served by parks are those east of I-15, and the very western-most part of the City (west of 1000 West). The City currently has land available for park development on the east, but must acquire land on the west.

Clearfield City is nearly built out with respect to population growth, and there are not a lot of undeveloped areas left within the City boundaries. Projections put the population at 34,369 at build-out, which is an increase of 12.4% over the current level. Most of this is attributed to multi-family dwelling development, with few traditional single family homes being built. The overall increase in demand for existing recreation facilities is small, but it does require some additional parks be constructed. Approximately 12.4 acres of new park space will be necessary to maintain the current 2.9 acres/1,000 population level of service.

Specific recommendations for improving recreational service include:

- Develop a neighborhood park east of I-15 on existing City property (Pinnacle Park, 3.26 acres).
- Develop a second neighborhood park on the west of the City (±4.5 acres).
- Develop a community gathering place of approximately 4.6 acres near the center of town. The Mabey Pond area presents such an opportunity, especially if it is identified as a Redevelopment Area and associated funds and strategies are used to make the necessary changes. This improvement will be a capital improvement project, and hence the RDA consideration.
- Incorporate the changes with improvements planned for the downtown area (i.e. State Street upgrades, other RDA projects) to maximize the efficiency of each funding source available.

In summary, Clearfield City does offer a modest measure of recreational opportunities and amenities to its citizens when compared to other neighboring Utah communities. Its level of service is 2.9 acres per 1,000 population as compared to the 4.0 – 6.0 range that other similar communities with which we are familiar have. Clearfield has the ability to maintain that level of service without significant land acquisition or other expenses. However, with careful planning and execution, the City can add a community recreation treasure that will connect important City facilities and create a truly unique town center.

SECTION 1: Introduction

Lewis Young Robertson & Burningham, Inc. and J-U-B ENGINEERS, Inc. teamed together to prepare three separate documents for Clearfield City in November 2012. These documents were: Capital Facilities Plan (CFP), Impact Fee Facilities Plan (IFFP), and Impact Fee Analysis (IFA). These plans will provide a comprehensive look at the recreation potential of Clearfield City, along with an organized and thoughtful approach to recommending impact fees and user fees for the City's long-range infrastructure and financial planning efforts.

This report, along with the accompanying GIS database and maps, is the CFP and is, in effect, a master plan identifying the recreation amenities that are currently offered in the City of Clearfield, and projecting what additional recreation equipment and facilities will be required in the future to meet the City's growth needs. It establishes a base line of service, and quantifies the types of recreational improvements needed to maintain that base level of service.

The process used to develop this CFP is straight forward and easy to follow. Its steps include:

1. *City Demographics* – A quick study of the demographics of Clearfield in order to better understand its makeup and gather data for statistical calculations.

2. *Recreation System Classification & Definitions* – Identify the park and trail classification system used by the City to provide recreational amenities to its citizens. This includes definitions for each park type, trail type, and the various amenities included in each one.

3. *Inventory* – Identify all of the parks and trails currently existing within the City's boundaries, but focusing on City-owned amenities. Inventory each park's specific amenities and their current condition.

4. *Analysis* – Evaluate level of service, area of service, walkability , deficiencies and surpluses (in terms of proximity to residents and to each other), potential growth areas and the demands they will place on City parks and trails in the future, and the people being served.

5. *Recommendations* – Based on findings from the analysis, provide recommendations for capital improvement projects that will provide the additional recreational facilities required to maintain the established level of service. Also address the desires of the City to improve or raise their level of service by recommending projects that increase recreational opportunities in the community. Respond to goals and objectives listed in the City's Vision 2020 10-year strategic plan.

6. *Funding* – Provide potential sources of funding to assist the City in getting the resources to implement the recommendations.

SECTION 2: City Demographics

Clearfield is a city in Davis County, Utah. It is a principal city of the Ogden–Clearfield, Utah Metropolitan Statistical Area, which includes all of Davis, Morgan, and Weber counties. The City was settled in 1877. On November 3, 1907, an LDS Church ward was created in Clearfield, separate from the one in Syracuse. This was an outgrowth of the building of a cannery a few months before that had caused many people to move to the town. Clearfield had 799 residents in 1930. It officially incorporated as a City March 21, 1946. The City grew drastically during the 1940s with the formation of Hill Air Force Base, and in the 1950s with the nation-wide increase in suburb and "bedroom" community populations. It has been steadily growing since then. As of the U.S. Census Bureau census of 2010, there were 30,112 people, 9,361 households, and 7,163 families residing in the City.

According to the United States Census Bureau, the City has a total area of 7.8 square miles (20.1 km²), all of it land. The population density was 3,950.2 people per square mile (1,294.0/km²). There were 10,062 housing units.

The racial makeup of Clearfield was 81.6% White, 3.1% African American, 0.8% Native American, 2.6% Asian, 0.7% Pacific Islander, 6.9% from other races, and 4.4% from two or more races. Hispanic or Latino of any race were 16.1% of the population. There were 9,361 households, out of which 47.5% had children under the age of 18 living with them, 56.0% were married couples living together, 15.0% had a female householder with no husband present, and 18.9% were non-families. 18.9% of all households were made up of individuals and 4.7% had someone living alone who was 65 years of age or older.

In the City, the population age distribution was spread out, with 36.2% under the age of 18, 16.0% from 18 to 24, 30.6% from 25 to 44, 11.4% from 45 to 64, and 5.7% who were 65 years of age or older (see Table 1 below). The median age was 24 years. For every 100 females there were 103.0 males. For every 100 females age 18 and over, there were 100.8 males.

The median income for a household in the City was $38,946, and the median income for a family was $39,902. Males had a median income of $30,336 versus $21,407 for females. The per capita income for the City was $13,945. About 8.7% of families and 12.2% of the population were below the poverty line, including 11.3% of those under age 18 and 9.8% of those age 65 or over.

The major employers in Clearfield include Hill Air Force Base, Lifetime Products, and Utility Trailer Manufacturing Company.

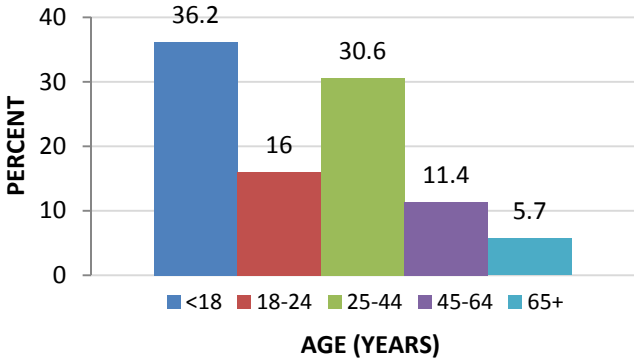


Table 1: Population Age Distribution

SECTION 3: Recreation System Classifications & Definitions

The City of Clearfield has identified and defined the types of recreation amenities that it is currently able to offer to its citizens. These amenities include parks, trails, special-use areas, open space, and other recreation features that are either private or public (but not owned by the City). The City's intent is to provide continuing recreation opportunities in the form of well-maintained and strategically placed neighborhood and community parks. Each will have reasonable walkable access for the area it serves. The following descriptions outline the specific amenities that can be found in each recreational offering.

PARK CLASSIFICATIONS

Pocket Park – This is the smallest existing park designation, designed to serve a very small residential neighborhood or portion thereof. It is less than 1 acre in size, and has a service radius of ¼ mile. Clearfield has no plans to offer pocket parks throughout the City, other than the ones that currently are in place. They are not considered a part of the recreation level of service for the City.
Amenities include:

Required Park Elements
- Turf
- Trees
- Irrigation System
- Benches
- Park Sign
- Playground
- Trash Receptacles

Other optional amenities
- Pavilion/Picnic Shelter
- Picnic Table

Mini Park – These are small residential parks centrally located within a neighborhood. The size is between 1 and 2 acres, with a service radius of ¼ mile. As with pocket parks, Clearfield has no plans to continue developing mini parks throughout the City, excepting to maintain those currently in place. Mini parks are not considered a part of the recreation level of service for the City.
Typical amenities include:

Required Park Elements
- Turf
- Trees
- Irrigation System
- Benches
- Park Sign
- Playground
- Trash Receptacles
- Pavilion
- Picnic Tables
- Walking trail or perimeter sidewalk

Other Optional Amenities
- Sports Court
- Swings

Neighborhood Park – Neighborhood parks are medium sized, between 2 and 6 acres. They are easily accessible to surrounding neighborhoods, and have a service radius of ½ mile. A maximum of twenty percent of the site area should be used for storm water detention. Amenities include:

Required Park Elements
- Turf
- Trees
- Irrigation System
- Benches
- Park Sign
- Playground
- Trash Receptacles
- Pavilion
- Picnic Tables
- Walking trail or perimeter sidewalk
- Restroom
- Parking

*Selected Amenities (at least one)**
- Sports Court (volleyball, tennis, pickle ball, basketball, etc.)
- Sports Field (baseball, softball, football, soccer, lacrosse, etc.)
- Passive Open Space

Other Optional Amenities
- Swings
- Horseshoe Pit
- Storage Facility
- Fire Pit
- Bleachers

* A minimum of one of the above listed courts or one field should be included in a Neighborhood Park. The type of court or field depends upon the demographics of the area served by the park as well as the distribution of these amenities throughout the City.

Community Park – This is the largest park designation, and is designed to serve a large section of the City. The recommended size is 6 acres or more, with a service radius of 1 mile. Park features include:

Required Park Elements
- Turf
- Trees
- Irrigation System
- Benches
- Park Sign
- Playground
- Trash Receptacles
- Pavilion
- Picnic Tables
- Walking trail or perimeter sidewalk
- Restroom
- Parking

*Selected Amenities (at least two)**
- Sports Court (volleyball, tennis, pickle ball, basketball, etc.)
- Sports Field (baseball, softball, football, soccer, lacrosse, etc.)
- Passive Open Space

Other Optional Amenities
- Swings
- Horseshoe Pit
- Storage Facility
- Fire Pit
- Concessions
- Lighted Fields
- Scorekeeper Tower
- Skate Park
- Amphitheater
- Bleachers

* A minimum of one of the above listed courts and one field or passive open space should be included in a Community Park. Type of court or field depends upon demographic of the area serviced by the park as well as the distribution of these amenities throughout the City.

SPECIAL-USE FACILITIES

Special-use facilities are public recreation facilities set aside for specific purposes. Typical uses include: civic offices; community recreation center; swimming pool; gymnasium; art center; rodeo grounds; golf course; large performance amphitheater; etc. Special-use facilities are not considered in the impact fee level of service. Special-use facilities are not included in the recreation level of service calculations.

SPECIAL-USE AREAS

Special-use areas are miscellaneous city lands available for general public use. Typical uses of these areas include: small specialty landscaped areas (city entry monuments or signs); detention/retention basins; ponds; cemeteries; community gardens; streetscapes; scenic viewpoints; historic sites; etc. Special-use areas are not considered in the impact fee level of service.

SPECIAL-USE AREAS

These areas may include wetlands, steep slopes, hazardous lands, wildlife habitat or viewing areas. Minimal disturbance to these areas is desirable.

PRIVATE PARKS

While these areas serve city residents, they are not included in the City level of service. Private recreation facilities may be considered when evaluating new amenity needs and their location within the City, but are not included in the overall recreation level of service.

SCHOOL DISTRICT LAND

While these areas serve city residents, they are not included in the City level of service, unless the City has purchased equipment or invested in improvements of the land.

OPEN SPACE

Open space can include sensitive areas within the City such as wetlands or parcels having steep slopes. Open space can be categorized into two types: passive and natural.

Passive Open Space: These are areas that may or may not have had improvements, and are set aside, dedicated, designated, or reserved for public or private use. They usually accommodate activities such as picnicking, informal play, hiking, bicycling, equestrian, walking, dog park or “off-leash” running areas, neighborhood electric vehicle areas, gardening, agriculture, and aesthetics, etc. Typical amenities include plazas, greenbelts, buffers, landscaped parkways, peripheral landscape tracts, water or lake features, entrances into the City, or other similar areas. Subject to City Council approval, passive open space may be used for a secondary purpose of satisfying storm-water retention requirements. Passive open space is property that is not considered sensitive lands.

Natural Open Space: Natural open spaces are unimproved areas in their natural state and set aside, dedicated, designated, or reserved for public or private use. Minimal improvements are allowed in natural open spaces for trails, natural interpretive areas, and limited re-vegetation or landform alterations for trail maintenance, aesthetics, visual relief, and environmental, public safety, and/or emergency purposes (so long as the areas disturbed are restored to their natural appearance after necessary improvements are implemented). Natural open spaces shall not be used for improved drainage purposes. Typical natural open space includes wetlands, ponds and other water features, washes, riverbanks, and other similar areas.

TRAIL CLASSIFICATIONS

Trails are linear routes on land with protected status and public access for recreation or transportation purposes such as walking jogging, hiking, bicycling, horseback riding, mountain biking, etc. Trails can be included within open spaces or landscaped areas. They often follow stream corridors, abandoned railroads, power line easements, or other linear features.

Natural Trail: Unpaved, primitive paths intended for pedestrians and mountain bike use, created in the existing dirt and rock environment. They are usually in open, natural areas not following roadways.

Pedestrian: Individuals or groups who use a trail for walking, jogging, running, and roller blading for recreation or transportation. These may or may not include paving.

Bikeways: Bike lanes and routes use vehicle roadways for bicyclists only to access local facilities and connect to other trails. These lanes and routes should also meet AASHTO bikeway standards:

1. *Class I- Bike and Pedestrian Trails (paths)* – Paved, hard-surface paths, with a minimum 10-feet-wide tread, and requiring a minimum separation of 5 feet from the roadway. AASHTO standards should be used as design guidelines.
2. *Class II - Bike Lane* – Striped lanes adjacent to the curb on a roadway.
3. *Class III - Bike Routes* – Existing streets with signage for on-street bicycle use.

Equestrian: Dirt or stabilized dirt is the preferred surface. An equestrian trail should be at least three to six feet away from a hard surface trail for bikes and pedestrians, and have at least a 5 foot width for horses. Vertical clearance for equestrians should be at least ten feet, with a horizontal clearance of at least five feet.

Trailheads: Trailheads are used as staging areas along a trail and may be accompanied by various public facilities such as parking areas, restroom, directional and information signs, benches, and picnic tables. Trailheads are an important link to trails as they provide access for walkers and bikers to enter and exit the trail system, parking, resting and picnicking areas, and other features that promote further enjoyment of the trail system.

SECTION 4: Inventory

To determine the type, quantity, and quality of recreation facilities and opportunities that are currently available in Clearfield City, an inventory was conducted by City Staff and J-U-B. The City provided a list of all the parks and the amenities found in each one (see Appendix). J-U-B then prepared a spreadsheet showing those listings, and the City staff used that to assess the quantity and condition of each park amenity. Based on the City's evaluations, J-U-B compiled the data and entered it into the GIS data base. That information is now spatially linked to each park map, and is available for recall and updating whenever changes are made. It provides an accurate and current "picture" of what is at each park.

For results of the inventory, please see Figure 1: Existing Parks, and Figure 2: Existing Trails, along with the Repair and Replacement Schedule (Page 6-8).

SECTION 5: Analysis

After collecting and inputting the inventory data into the GIS model, an analysis of the level of service, park and trail surpluses and deficiencies, and growth and demand on services was performed. To conduct this analysis, certain assumptions, observations, and considerations were made. These were based on City direction and preference, common sense, and access to accurate data. These included:

- Use of 2010 Census data for demographic calculations.
- The presence of physical barriers within the City that limit, impede, or virtually eliminates reasonable walking access to the existing parks and trails. Such barriers include: railroad, I-15 Freeway, rail trail, Freeport Center.
- Distances greater than ½ mile is considered outside a reasonably "walkable" distance.
- Areas used for storm water detention or retention have been identified as special-use areas and not as parks.

LEVEL OF SERVICE

Clearfield Population (2010 Census) – 30, 095; projected future build-out population – 34,369

Parks

Pocket Parks – 3 parks with a combined total of 1.3 acres (Hoggan, 200 South, Chelmes).

- *Level of Service* – 1,714 residents or 5.7% of the population are within a ¼ mile radius of a pocket park.
- *Barriers* – Streets, rail trail, and poor connectivity.

Mini Parks – 4 parks with a combined total of 6.1 acres (Train Watch, Thornock, Central, Jacobsen).

- *Level of Service* – 3,591 residents or 11.9% of the population are within a ¼ mile radius of mini parks.
- *Barriers* – Streets, rail road, rail trail, Freeport Center.

Neighborhood Parks – 4 parks with a combined total of 17.9 acres (Kiwanis, Bicentennial, Island View, Fox Hollow).

- *Level of Service* – 13,089 residents or 43.5% of the population are within a ½ mile radius of neighborhood parks.
- *Barriers* – I-15, streets, rail road.

Community Parks (drivable) – 3 parks with a combined total of 61.4 acres (Steed (north and south combined), Fisher, Jessie D. Barlow).

- *Level of Service* – 27,996 residents or 93% of the population are within a 1 mile radius of community parks. 1 mile is generally considered farther than the majority of people are willing to walk and is not as accessible as a ½ mile service area.
- *Barriers* – All citizens can access these parks if driving is considered, even though the barriers require extended routes to be used.

All Parks – 15 parks with a combined total of 86.9 acres

- *Level of Service* – 29,943 residents or 99.5% of the population are within a 1 mile radius of community parks, ½ mile radius of neighborhood parks, ¼ mile radius of mini and pocket parks.

- *Barriers* – When driving is considered, there are really no barriers that prevent people from using the parks. Their driving routes may be affected by barriers, but access is still possible.

All Parks (walkable) – 14 parks with a combined total of 86.9 acres.

- *Level of Service* – 20,204 residents or 67.1% of the population are within a ½ mile radius of a park. This assumes a ½ mile service radius for the Community parks, which is drivable but not considered walkable.
- *Barriers* – I-15, streets, rail road.

When evaluating all parks together, the overall level of recreational service is 2.9 acres of park per 1,000 residents (86.9 acres/30,095 residents x 1000 = 2.90)

For the purposes of this capital facilities analysis, only the neighborhood and community parks were used for the level of service calculation for the City. Again, the reason for this is that only these two classifications of parks will continue to be developed in the future. All existing parks will be maintained, but pocket and mini parks will not be developed further. Based on this reasoning, the current level of service for the City parks is 2.64 acres of parks (neighborhood and community) per 1,000 residents (79.4 acres / 30,095 residents x 1,000 = 2.64).

Note that when impact fee eligible level of service is properly calculated, the number decreases significantly due to the use of grant funds to develop two of the community parks. See IFFP and IFA analyses for explanation and results.

Trails

There are a total of 6.76 miles of completed trail and 17.6 miles of proposed trail. Approximately 11,660 residents are within a ¼ mile of existing trails, and 22,333 residents are within a ½ mile of exiting trails. There are about 0.22 miles of existing trail per 1,000 residents.

Figure 2: Exiting Trails shows where the two completed trails are located within the City boundaries. They cut two north/south paths through the City, but do not readily tie into or connect with the existing parks. Nor do they connect to each other. Distinct barriers prevent this from happening. These barriers include I-15, railroads, and some major streets. Also, there is a lack of east/west connector trails.

The level of service these trails currently provide is compromised because of this lack of interconnectivity (east/west trails).

DEFICIENCIES AND SURPLUSES

Parks

This analysis examines the distribution of the Neighborhood and Community parks within the City, and identifies the areas and numbers of citizens either under-served or over-served by the parks. Figures 3 through 8 show the service areas of each classification of park, and clearly demonstrate the areas that are over-served and under-served.

Note that while there are existing pocket and mini parks, they are not included in the calculation of the City's overall level of service to its citizens. These parks are not in the classifications that City recreation officials feel are in the best interests of the City to continuing to develop. The existing parks will be maintained, but no new parks of these two types (pocket and mini) are expected due to limited resources for maintenance and minimal recreational value in return.

Based on the evaluation of Figures 3 thru 8, a few significant observations can be made:

- Most of the existing parks are located in the older, northern part of the City.
- Clearfield residents east of I-15 are not served at all by an existing park.
- Driving provides virtually all citizens with access to one or more parks, particularly community parks.
- Walkability significantly alters the level of service of the community parks.
- The west part of the City is underserved, and very hard to access without passing through adjacent communities.
- While a fair amount of residential area on Hill Air Force Base property is technically within City limits, access to that area is cut off, as is the ability to provide recreational amenities.

Trails

As observed in the previous trails analysis, only two trails currently exist in the City: the Rail Trail and the Canal Trail, both of which run north/south the length of the City, and do not necessarily connect to each other except at certain road crossings. Other observations include:

- Lack of east/west paths that connect the north/south trails.
- Accessibility of residents to trails.
- Limited connectivity between trails and parks.

POPULATION GROWTH AND DEMAND ANALYSIS

The future of Clearfield City is somewhat unique in that the City is relatively close to being built out. There are few areas left that have not been subdivided and platted, and most of those properties that have been subdivided already have homes built on them. Only a small percentage of the potential residential sites and developed lots are not built out.

There may be areas of the City that experience some redevelopment or change in zoning and/or use. New apartment complexes or other similar high-density or mixed use development may be planned in areas not currently identified. One exception to this is the development planned for the Clearfield Transportation Hub. Current plans show this area to have approximately 550 housing units, or 1,694 people. This is included in our calculations.

Figure 9 shows where future build-out areas are located within the City limits. Table 2 below shows the population number and percentage served by each park classification, currently and at build-out.

	Current		Build-Out		Change	
Population	30,095		34,369		4274	
Pocket (1/4 mi.)	1,714	5.7%	1780	5.2%	-0.5%	66
Mini (1/4 mi.)	3,591	11.9%	3846	11.2%	-0.7%	255
Neighborhood (1/2 mi.)	13,089	43.5%	13839	40.3%	-3.2%	750
Community (1 mi.)	27,996	93.0%	30099	87.6%	-5.4%	2103
Community (1/2 mi.)	10,336	34.3%	11542	33.6%	-0.8%	1206
All Parks	29,943	99.5%	32310	94.0%	-5.5%	2367
All Parks (Walkable)	20,204	67.1%	21842	63.6%	-3.6%	1638

Table 2: Number and Percentage of Residents Served by Parks

SECTION 6: Recommendations

After closely analyzing the data gathered from the inventory of the City's demographics and recreational amenities, recommendations can now be made. In making these recommendations, both capital improvement projects and repair-and-replacement schedules were considered. Also a part of the recommendations were projects that reflect the City's long term planning goals and desires. To be brief in writing, highly detailed descriptions of proposed projects and/or maintenance work are limited, and short lists have been prepared. These provide direction without imposing limitations or excessive detail that should best be determined by City staff and maintenance personnel in the field.

Since increasing walkability for citizens is an established City goal, it is recommended that the ½ mile service radius be used to definitively determine deficiencies and surpluses in the park service areas.

Figure 10: Proposed Trails provides a plan of where the City hopes to develop new trails, and how these will interconnect with parks and other recreational amenities. As can be seen, these proposed trials provide the connectivity needed to increase citizen access and create a network of trails that allow the interested citizen to safely move throughout the City and access a majority of the parks and other recreational amenities.

CAPITAL IMPROVEMENT PROJECTS

Parks

System Improvements

- Develop 12.4 acres of park land to meet future build out demand (see Table 3 on the following page for an opinion of probable construction cost on 2 neighborhood parks).
- Acquire land in areas that are underserved by existing neighborhood, mini, and pocket parks on the east side of I-15.
- Develop a new community park for city gathering. The RDA potential adjacent to Mabey Pond may account for the balance of the recommended additional park land (±4.66 acres).
- Improve accessibility to parks by acquiring easements and constructing paths (especially to Steed Park from Barlow Street).

Project Improvements

Note: The following comments refer to "Level 1, 2, and 3 amenities." These are "condition" evaluations. Level 1 is very poor, Level 2 is poor, Level 3 is fair, Level 4 is good, and Level 5 is very good. See also page 6 – 8 for the Repair and Replacement Schedule.

- Construct and install amenities that do not exist in existing parks to meet the desired current level of service.
- Upgrade level 1 & 2 amenities in parks within 1-2 years.
- Evaluate and upgrade level 3 amenities within the next 3-5 years.

Pocket Parks

- Hoggan
  - Needs benches
  - Repair and replace park sign in 3-5 years
  - Repair and replace park playground in 3-5 years
  - Repair and replace trash receptacles in 3-5 years
  - On-going irrigation repairs, re-evaluate system in 3-5 years

Future East Side Park - 3.26 Neighborhood Park

Description	Unit	Qty	Unit Price	Total
Mobilization	LS.	1	$ 20,000	$ 20,000
Park Sign	EA.	2	$ 6,000	$ 12,000
Utilities (Sewer, Potable Water, Secondary Water, Power)	LS.	1	$ 30,000	$ 30,000
Mass Grading	AC.	3.26	$ 7,000	$ 22,820
Planting and Irrigation	SF.	105,985	$ 3.50	$ 370,946
Benches	EA.	6	$ 1,200	$ 7,200
Trash Receptacles	EA.	4	$ 750	$ 3,000
Dumpster (with enclosure)	LS.	1	$ 15,000	$ 15,000
Restroom	LS.	1	$ 150,000	$ 150,000
Drinking Fountain	EA.	1	$ 3,000	$ 3,000
Pavillion	EA.	1	$ 75,000	$ 75,000
Picnic Tables	EA.	10	$ 750	$ 7,500
BBQ	EA.	2	$ 750	$ 1,500
Playground	LS.	1	$ 100,000	$ 100,000
Walking Path	SF.	12,056	$ 4.50	$ 54,252
Court (Tennis price used)	LS.	1	$ 65,000	$ 65,000
Parking Lot (40 Stalls)	SF.	13,365	$ 3.25	$ 43,436
Bridge (30' Span, 8' Wide, plus abutments)	LS.	1	$ 30,000	$ 30,000
Storage	LS.	1	$ 25,000	$ 25,000
			SubTotal	$ 1,035,654
			Contigency (20%)	$ 207,131
			Design (10%)	$ 124,279
			GRAND TOTAL	$ 1,367,064

*Land is currently owned by the City.

Future 4.48 Acre Neighborhood Park

Description	Unit	Qty	Unit Price	Total
Mobilization	LS.	1	$ 20,000	$ 20,000
Park Sign	EA.	1	$ 6,000	$ 6,000
Utilities (Sewer, Potable Water, Secondary Water, Power)	LS.	1	$ 30,000	$ 30,000
Mass Grading	AC.	4.48	$ 7,000	$ 31,360
Planting and Irrigation	SF.	150,064	$ 3.50	$ 525,223
Benches	EA.	6	$ 1,200	$ 7,200
Trash Receptacles	EA.	4	$ 750	$ 3,000
Dumpster (with enclosure)	LS.	1	$ 15,000	$ 15,000
Restroom	LS.	1	$ 150,000	$ 150,000
Drinking Fountain	EA.	1	$ 3,000	$ 3,000
Pavillion	EA.	1	$ 75,000	$ 75,000
Picnic Tables	EA.	10	$ 750	$ 7,500
BBQ	EA.	2	$ 750	$ 1,500
Playground	LS.	1	$ 100,000	$ 100,000
Walking Path	SF.	42,240	$ 4.50	$ 190,080
Court (Tennis price used)	LS.	1	$ 65,000	$ 65,000
Parking Lot (40 Stalls)	SF.	13,365	$ 3.25	$ 43,436
Storage	LS.	1	$ 25,000	$ 25,000
			SubTotal	$ 1,298,300
			Contigency (20%)	$ 259,660
			Design (10%)	$ 155,796
			GRAND TOTAL	$ 1,713,755

*Land is not currently owned by City.

Table 3: Planning Level Opinion of Probable Construction Costs

- 200 South
  - Needs benches
  - Needs a sign
  - Needs a playground
  - Needs trash receptacles
  - On-going irrigation repairs, re-evaluate system in 3-5 years

- Chelmes
  - Needs a benches
  - Upgrade playground in 1-2 years
  - Upgrade sign in 3-5 years
  - Upgrade Trash Receptacles in 3-5 tears

Mini Parks

- Train Watch
  - Needs benches
  - Needs a playground
  - Needs a drinking fountain
  - Needs a walking path
  - Repair or replace park sign in 3-5 years
  - Repair and replace pavilion in 3-5 years
  - Repair and replace picnic tables in 3-5 years
  - On-going irrigation repairs, re-evaluate system in 3-5 years
  - Ongoing maintenance on trash receptacles

- Thornock
  - Needs trash receptacles
  - Needs a drinking fountain
  - Needs a pavilion
  - Needs a walking path
  - Repair or replace playground in 1-2 years
  - Repair or replace picnic tables in 1-2 years
  - Repair or replace sign in 3-5 years
  - Repair or replace benches in 3-5 years
  - On-going irrigation repairs, re-evaluate system in 3-5 years

- Central
  - Needs a park sign
  - Needs irrigation system (under construction)
  - Needs a playground
  - Needs benches
  - Needs trash receptacles
  - Needs drinking fountain
  - Needs picnic tables
  - Needs walking path
  - On-going maintenance on pavilion

- Jacobsen
  - Needs a pavilion
  - Repair or replace benches in 1-2 years
  - Repair or replace large pavilion in 1-2 years
  - Repair or replace picnic tables in 1-2 years
  - Repair or replace park sign in 3-5 years
  - Repair or replace playground in 3-5 years
  - On-gong maintenance on irrigation system
  - On-gong maintenance on trash receptacles
  - On-gong maintenance on walking path

Neighborhood Parks

- Kiwanis
  - Needs drinking fountain
  - Needs a walking path
  - Repair or replace irrigation system
  - Repair or replace playground in 1-2 years
  - Repair or replace parking lot in 1-2 years
  - Repair or replace tennis court in 1-2 years
  - Repair or replace swings in 1-2 years
  - Repair or replace equipment storage in 1-2 years
  - Repair or replace horseshoe pit in 1-2 years
  - Repair or replace sign in 3-5 years
  - Repair or replace trash receptacles in 3-5 years
  - Repair or replace basketball court in 3-5 years
  - Repair or replace bleachers in 3-5 years

- Island View
  - Repair or replace large pavilion in 1-2 years
  - Repair or replace drinking fountain in 1-2 years
  - Repair or replace playground in 1-2 years
  - Repair or replace parking lot in 1-2 years
  - Repair or replace sign in 3-5 years
  - Repair or replace trash receptacles in 3-5 years
  - Repair or replace basketball court in 3-5 years
  - On-going irrigation repairs, re-evaluate system in 3-5 years

- Fox Hollow Park & Arboretum
  - Repair or replace small pavilion in 1 year
  - Repair or replace large pavilion in 1 year
  - Repair or replace bleachers in 1 year
  - Repair or replace irrigation system in 1-2 years
  - Repair or replace benches in 1-2 years
  - Repair or replace drinking fountain in 1-2 years
  - Repair or replace picnic tables in 1-2 years
  - Repair or replace walking path in 1-2 years
  - Repair or replace BBQ in 1-2 years Repair or replace parking lot in 1-2 years
  - Repair or replace restroom in 1-2 years

  - Repair or replace equipment storage in 1-2 years
  - Repair or replace sign in 3-5 years
  - Repair or replace small playground in 3-5 years
  - Repair or replace trash receptacles in 3-5 years
  - Repair or replace basketball court in 3-5 years

- Bicentennial Park
  - Needs drinking fountain
  - Needs playground
  - Needs a court or field
  - Repair or replace large pavilion in 1 year
  - Repair or replace walking path in 1-2 years
  - Repair or replace parking lot in 1-2 years
  - Repair or replace benches in 3-5 years
  - Repair or replace medium pavilion in 3-5 year
  - Repair or replace sign in 3-5 years
  - Repair or replace picnic tables in 3-5 years
  - Repair or replace trash receptacles in 3-5 years
  - Repair or replace BBQ in 3-5 years
  - Repair or replace restroom in 3-5 years
  - On-going irrigation repairs, re-evaluate system in 3-5 years

Community Parks

- Steed Park
  - Repair or replace parts of irrigation system within 1 year
  - Repair or replace tennis court and ball field lighting in 1-2 years
  - Repair or replace benches in 1-2 years
  - Repair or replace medium pavilion in 1-2 year
  - Repair or replace drinking fountain in 1-2 years
  - Repair or replace parking lot in 1-2 years
  - Repair or replace bleachers in 1-2 years
  - Repair or replace scorekeeping tower in 1-2 years
  - Repair or replace small pavilion in 3-5 year
  - Repair or replace sign in 3-5 years
  - Repair or replace picnic tables in 3-5 years
  - Repair or replace trash receptacles in 3-5 years
  - Repair or replace BBQ in 3-5 years
  - Repair or replace tennis court in 3-5 years
  - Repair or replace volleyball court in 3-5 years
  - Repair or replace equipment storage in 3-5 years

- Fisher Park
  - Needs pavilion
  - Needs walking path
  - Needs BBQ
  - Repair or replace skate park and soccer field lighting in 1-2 years
  - Repair or replace benches in 1-2 years

  - Repair or replace drinking fountain in 1-2 years
  - Repair or replace large playground in 1-2 years
  - Repair or replace picnic tables in 1-2 years
  - Repair or replace trash receptacles in 1-2 years
  - Repair or replace parking lot in 1-2 years
  - Repair or replace basketball court in 1-2 years
  - Repair or replace bleachers in 1-2 years
  - Repair or replace equipment storage in 1-2 years
  - Repair or replace scorekeeping tower in 1-2 years
  - Repair or replace sign in 3-5 years
  - Repair or replace restroom in 3-5 years

- Barlow Park
  - Repair or replace benches in 1 year
  - Repair or replace walking path in 1-2 years
  - Repair or replace drinking fountain in 1-2 years
  - Repair or replace large playground in 1-2 years
  - Repair or replace picnic tables in 1-2 years
  - Repair or replace BBQ in 1-2 years
  - Repair or replace parking lot in 1-2 years
  - Repair or replace basketball court in 1-2 years
  - Repair or replace equipment storage in 1-2 years
  - Repair or replace sign in 3-5 years
  - Repair or replace trash receptacles in 3-5 years
  - Repair or replace restroom in 3-5 years

Trails

System Improvements

- Develop east/west paths.
- Install Class II "Bike Lane" striping on proposed roads.
- Install Class III "Bike Route" Signs on all proposed bike paths.
- Increase connectivity between parks and trails.

LONG TERM CITY GOALS

In addition to the recommendations derived from this analysis of the Clearfield's recreational system, there are desires for other improvements to the recreational amenities offered by the City. Specifically referencing the City's Vision 2020 document, the following information is seen:

ECONOMIC ENVIRONMENT

GOAL: Improve and expand the City's shopping, dining, and entertainment options for resident and visitors by creating unique, destination-oriented developments.

Area of Emphasis: Downtown Clearfield

Strategy: Develop an intimate, walkable, vibrant, urban and unique downtown environment.

- *Tactic*: Revitalize/facelift rundown downtown properties using redevelopment money, federal grants, etc.
- *Tactic*: Traffic calm State Street from Center Street to 700 South with landscaped medians, streetscapes and decorative street lighting.

- *Tactic*: Through zoning, identify and implement downtown thematic elements via signage, setbacks and architectural standards and development guidelines.
- *Tactic*: Develop a central plaza area and a gathering space for festivals, ceremonies and other special events.

This specific language from the City's 10 year strategic plan ties directly into an additional recommendation we make in conjunction with providing increased recreational opportunities for residents and visitors.

Recommendation
Develop a new community park that can function as this gathering spot for the community and accommodate a central plaza. The location recommended is adjacent to Mabey Pond along State Street. The size needs to be approximately 4.6 acres. Specific reasons for this recommendation include:

- Meets identified goals, area emphasis, and tactics of Vision 2020
- Takes advantage of existing amenity (Mabey Pond) that needs upgrading
- Pond can provide significant context and background for a gathering space
- Addresses rundown properties and undesirable businesses in the downtown
- Provides opportunity for mixed use development and increased density in the downtown
- Ties in beautifully with plans for State Street improvements
- Can be accomplished using redevelopment strategies and funding
- Multiple funding sources may be available
- Ready access to needed infrastructure (electrical, water, sanitary sewer, storm water, etc.)

Types of recreational amenities that could be accommodated in the community park:

- Green Space
- Central Plaza
- Adjacent shopping and specialty stores
- Passive or informal areas for impromptu gatherings
- Large urban space for planned events
- Playground (double as an art feature if done correctly)
- Display art (sculptures)
- Picnicking
- Paths and walkways (maybe a boardwalk along the pond shore)

SECTION 7: Funding

Over the past four years funding for parks and recreation projects has been limited and will continue to be limited based on the economic climate that the nation is facing. Communities have had to get very creative to find grants that will help build parks and recreational facilities. Grant funding for these types of facilities require advanced planning and at least 2 years of making application in order to be successful. Below are funding sources for both park and trail development.

PARKS

City Funding - General Fund or Bonding: The City can fund parks directly from its general fund or can bond for park development and spread the cost over many years. Because of the amounts needed to fund parks development, bonding is a reasonable approach.

Park and Recreation Impact Fees: The City is currently in the process of updating its impact fee program.

Private Fundraising: While not addressed as a specific strategy for individual recreation facilities, it is not uncommon that public monies be leveraged with private donations. Examples in the Salt Lake Valley include the Sorenson Aquatic Center and Glendale Youth Recreation Center and the Steiner Aquatic Center in Salt Lake City. Private funds will most likely be attracted to high-profile facilities such as a cultural facility, and generally require aggressive promotion and management by the local parks and recreation department or city administration.

Service Organizations: Many service organizations and corporations have funds available for park and recreation facilities. Recently, Salt Lake City and local and international Rotary Clubs combined resources to develop a universally accessible playground in Liberty Park, which was dedicated at the opening of the Paralympic Winter Games. Other organizations such as Lions Clubs, Shriners and Home Depot are often willing to partner with local communities in the development of playground and other park and recreation equipment and facilities.

Land and Water Conservation Fund: This Federal money is made available to states. In Utah, it is administered by the Utah State Division of Parks and Recreation. Funds are matched with local funds for acquisition of park and recreation lands, redevelopment of older recreation facilities, trails, improvements to accessibility, and other recreation programs and facilities that provide close-to-home recreation opportunities for youth, adults, senior citizens, and persons with physical and mental disabilities.

TRAILS

Federal Funding

The funding programs created under the New Transportation ACT of 2012 include walking and bicycle facilities and programs as eligible activities. Most federally funded projects and activities require a State or local match. Federal sources that may be available to Clearfield City through the Utah Department of Transportation, or Wasatch Front Regional Council include:

Surface Transportation Program (STP): This program gives states flexibility to invest in a variety of transportation activities, including highways, transit, transportation demand management, and safety. Pedestrian walkways and bicycle transportation facilities are specifically listed as eligible activities and

include the provision of sidewalks and crosswalks, bike lanes, trails, bicycle parking, and modifications of public sidewalks to comply with the American with Disabilities Act. Non-construction projects that relate to safe walking and biking are also eligible.

Transportation Alternatives (TA): Funds may be used for construction, planning, and design of on-road and off-road trail facilities. They may be used for pedestrians, bicyclists, and other non-motorized forms of transportation, including sidewalks, bicycles infrastructure, pedestrian and bicycle signals, traffic calming techniques, lighting and other safety- related infrastructure that will provide safe routes.

Congestion Mitigation and Air Quality Programs (CMAQ): These funds were established under ISTEA to assist metropolitan areas in attaining Clean Air Act Amendments air quality standards. Use of these funds is therefore limited to projects that benefit air quality within non-attainment areas. Pedestrian and bicycle projects are eligible activities. The current program is called TEA-21, which expires in 2013. Efforts are currently underway to reauthorize this funding under the name of TEA-3.

State Funding Opportunities
The State of Utah also has programs in place that can provide funding for bicycle and pedestrian facilities and programs.

Safe Routes to School and the Safe Sidewalk Program: This funding is for construction of sidewalks on State roads with an emphasis on providing sidewalks used by children walking to school. UDOT administers this program; a twenty-five percent local match is required.

Non-Motorized Trails and River Enhancement Programs: The Division of Utah Parks and Recreation has two funding programs for trails: the Non-motorized Trails program and the Riverway Enhancement program. The former provides funds for signing, trails, and right-of-way. The latter provides funding for projects along rivers and streams. The maximum contribution is 50 percent, requiring a local match by the sponsoring jurisdiction.

Private and Corporate Foundations
This is a great way to get local businesses involved in promoting walking and bicycling and giving back to the community. To receive provide funds, the project must be designed and planned out to allow the project to be marketable. A few private foundations that have been known to participate in these types of projects include: Bikes Belong, the Regence Foundation, Eccles Foundation, Hemmingway Foundation and Robert Wood Johnson Foundation.

In-Kind and Donated Services or Funds
Several options for local initiatives are possible to further the implementation of the trails plan. These include:

- Adopt a trail, whereby a service organization or group either raises funds or constructs a given facility with in-kind services.
- Corporate sponsorships, whereby businesses or large corporations provide funding for a particular facility, similar to adopt-a–trail.
- Public trail construction programs, in which local citizens donate their time and effort to trail construction and/or maintenance.

These kinds of programs would require the City to implement a proactive recruiting initiative to generate interest and sponsorship.

APPENDIX: Exhibits

Figure 1: Existing Parks

Figure 2: Existing Trails

Figure 3: Existing Service Area – Pocket Parks

Figure 4: Existing Service Area – Mini Parks

Figure 5: Existing Service Area – Neighborhood Parks

Figure 6: Existing Service Area – Community Parks

Figure 7: Existing Service Area – All Parks

Figure 8: Existing Service Area – All Walkable Parks

Figure 9: Population Growth

Figure 10: Population Growth showing All Walkable Park Service Areas

Figure 11: Areas Not Served by Walkable Parks

Figure 12: Proposed Capital Improvements

Figure 13: All Future Park Service Areas

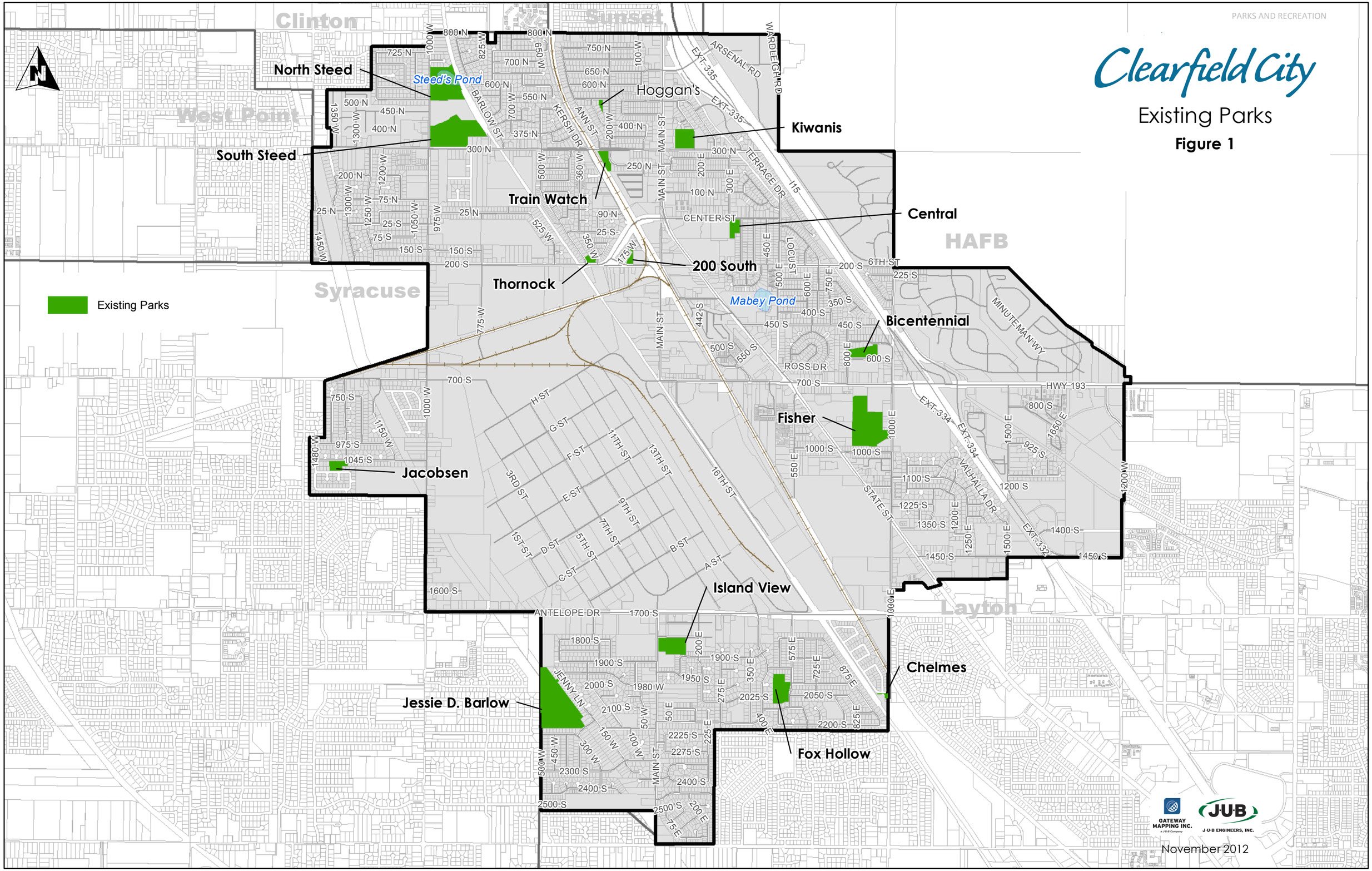
Figure 14: Proposed Trails

PARKS AND RECREATION

Clearfield City

Existing Parks

Figure 1

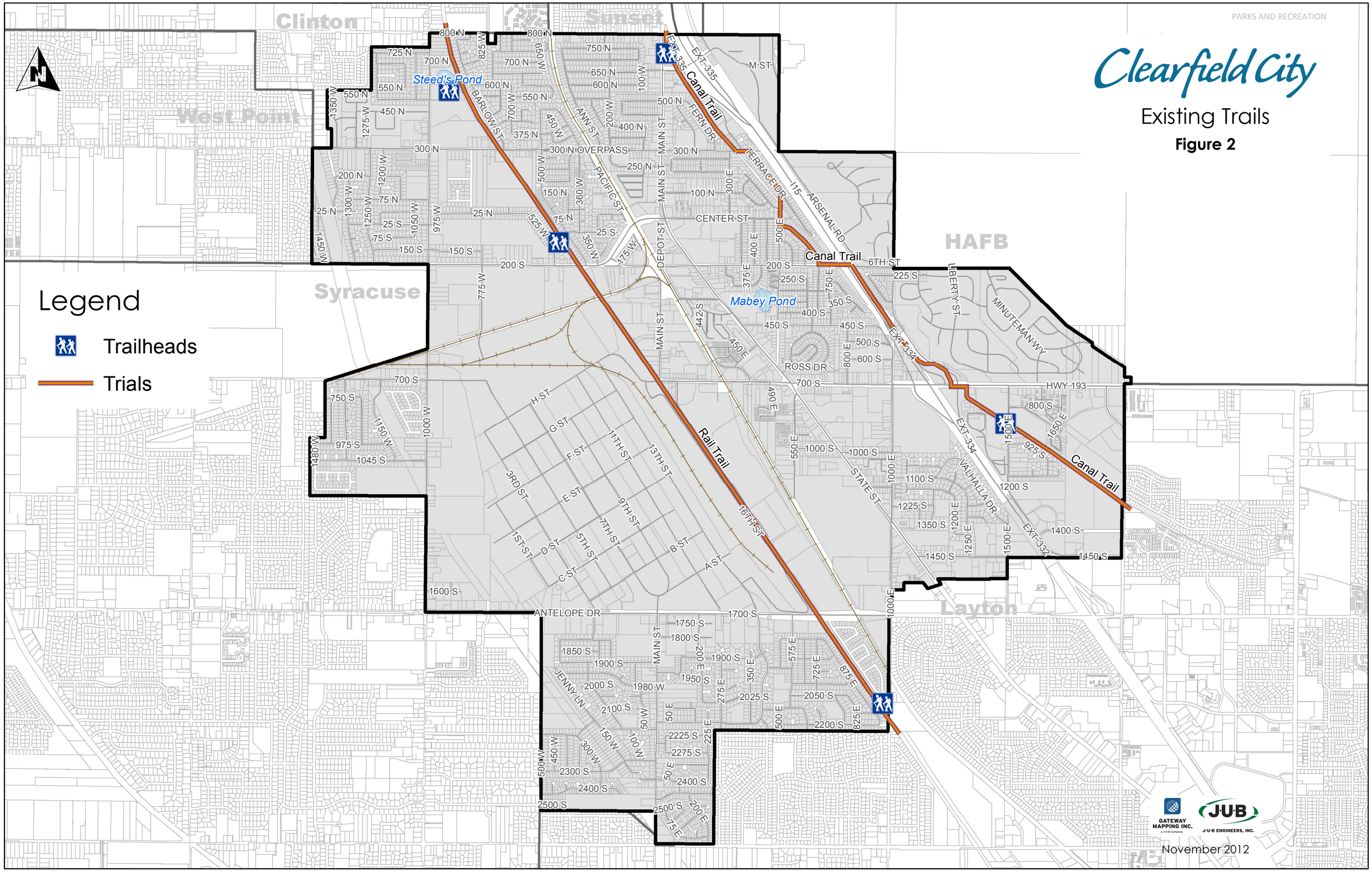


PARKS AND RECREATION

Clearfield City

Existing Trails

Figure 2



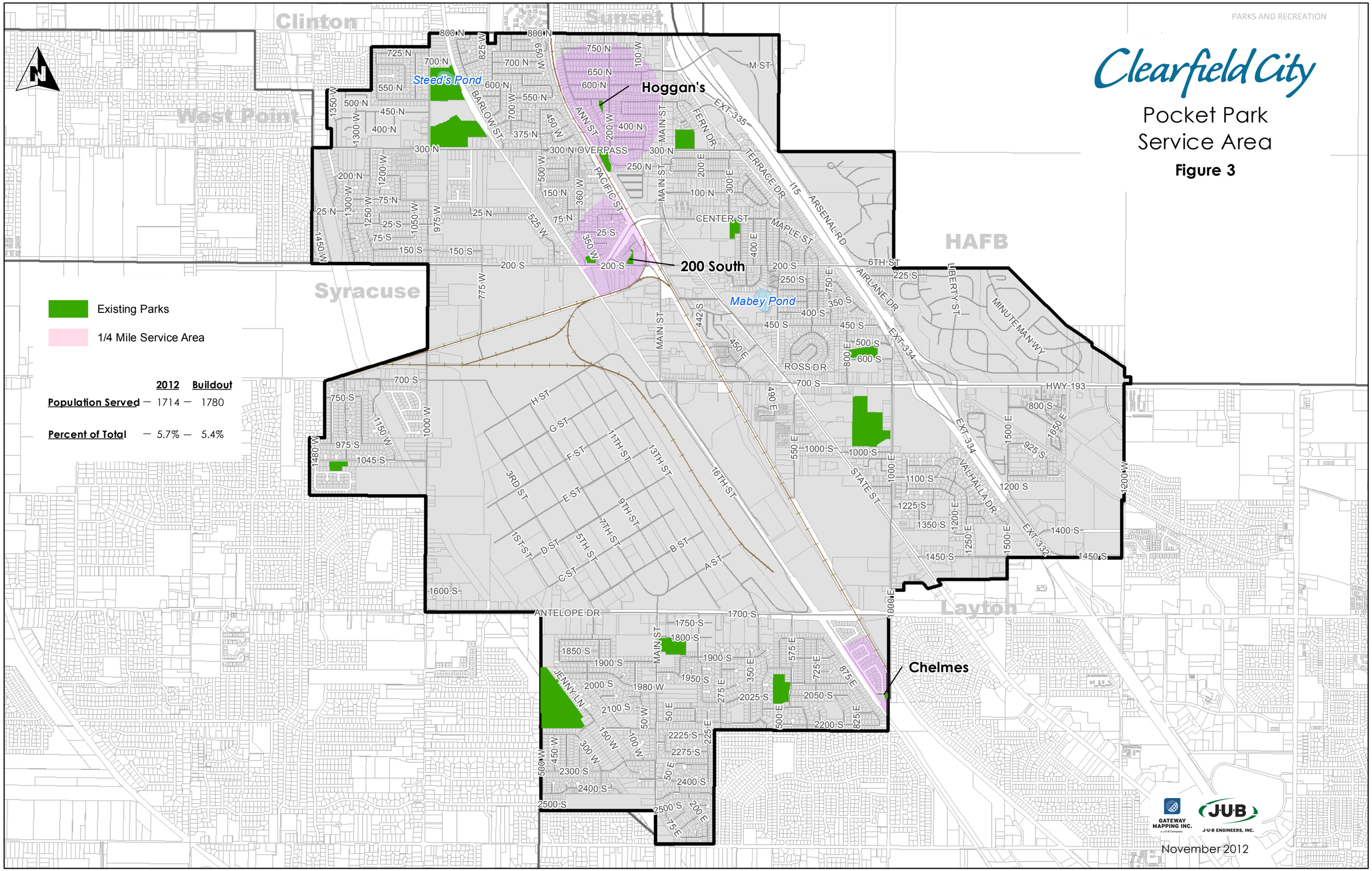
November 2012

PARKS AND RECREATION

Clearfield City

Pocket Park Service Area

Figure 3

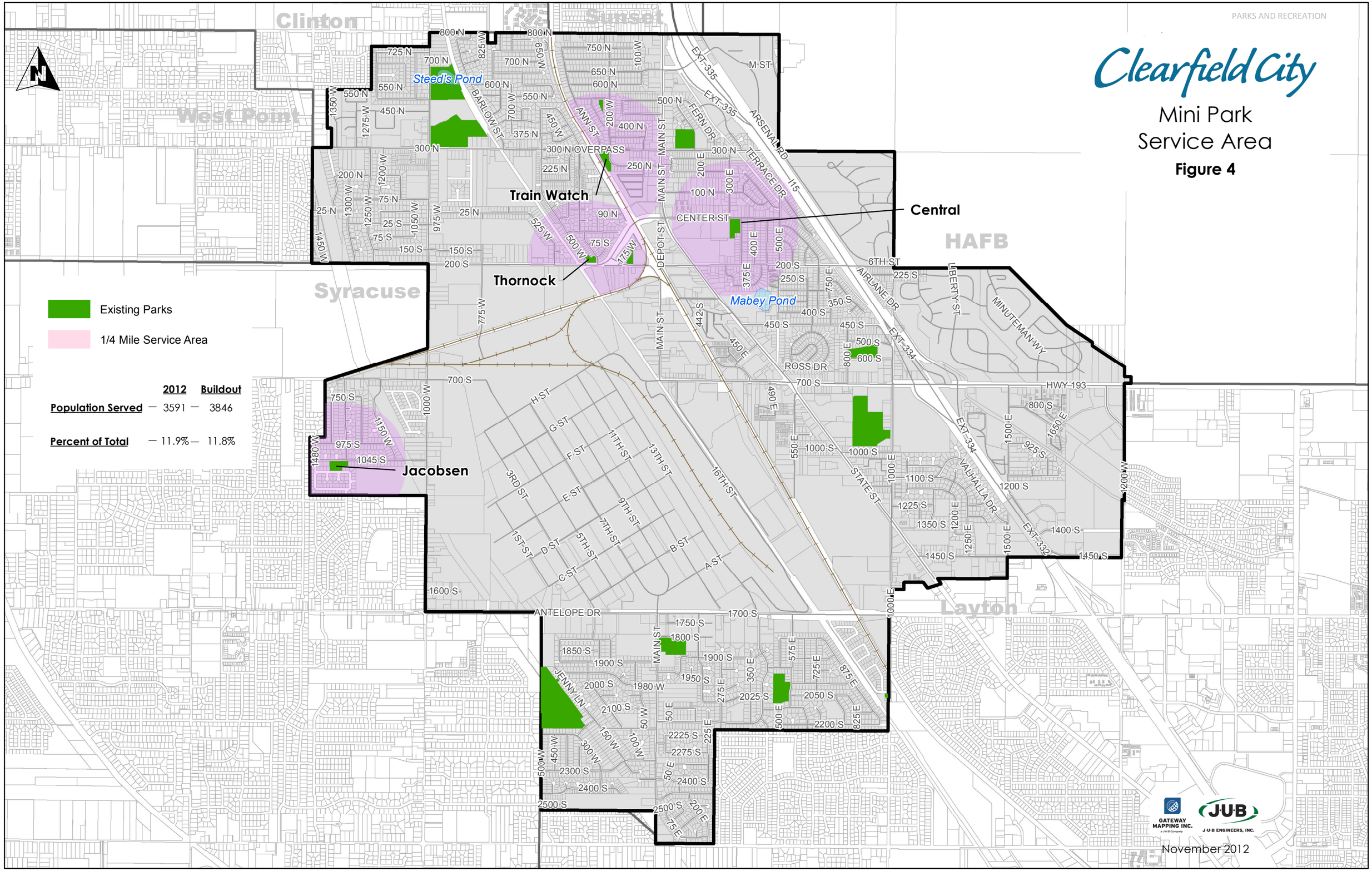


PARKS AND RECREATION

Clearfield City

Mini Park Service Area

Figure 4

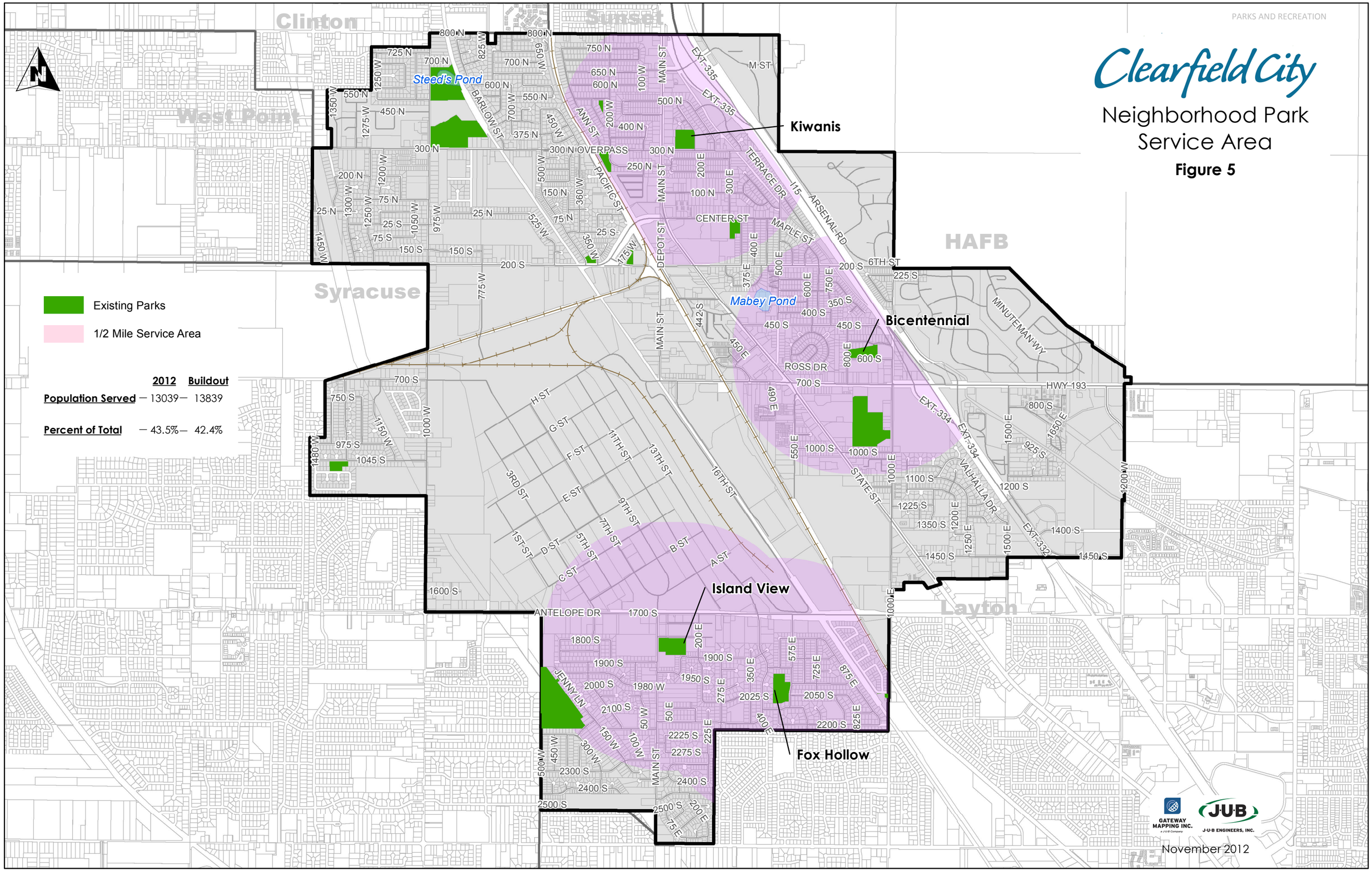


PARKS AND RECREATION

Clearfield City

Neighborhood Park Service Area

Figure 5

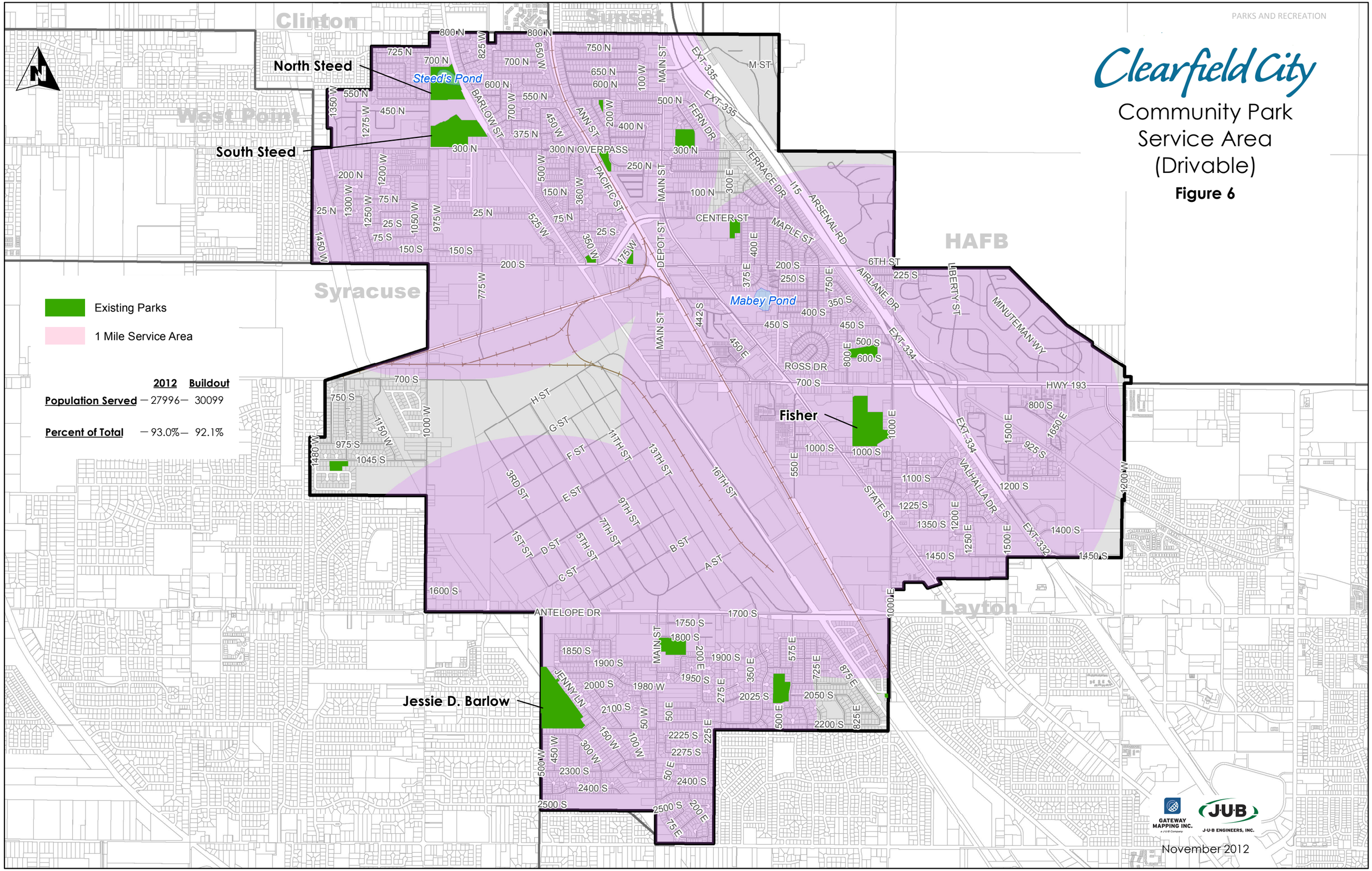


PARKS AND RECREATION

Clearfield City

Community Park Service Area (Drivable)

Figure 6

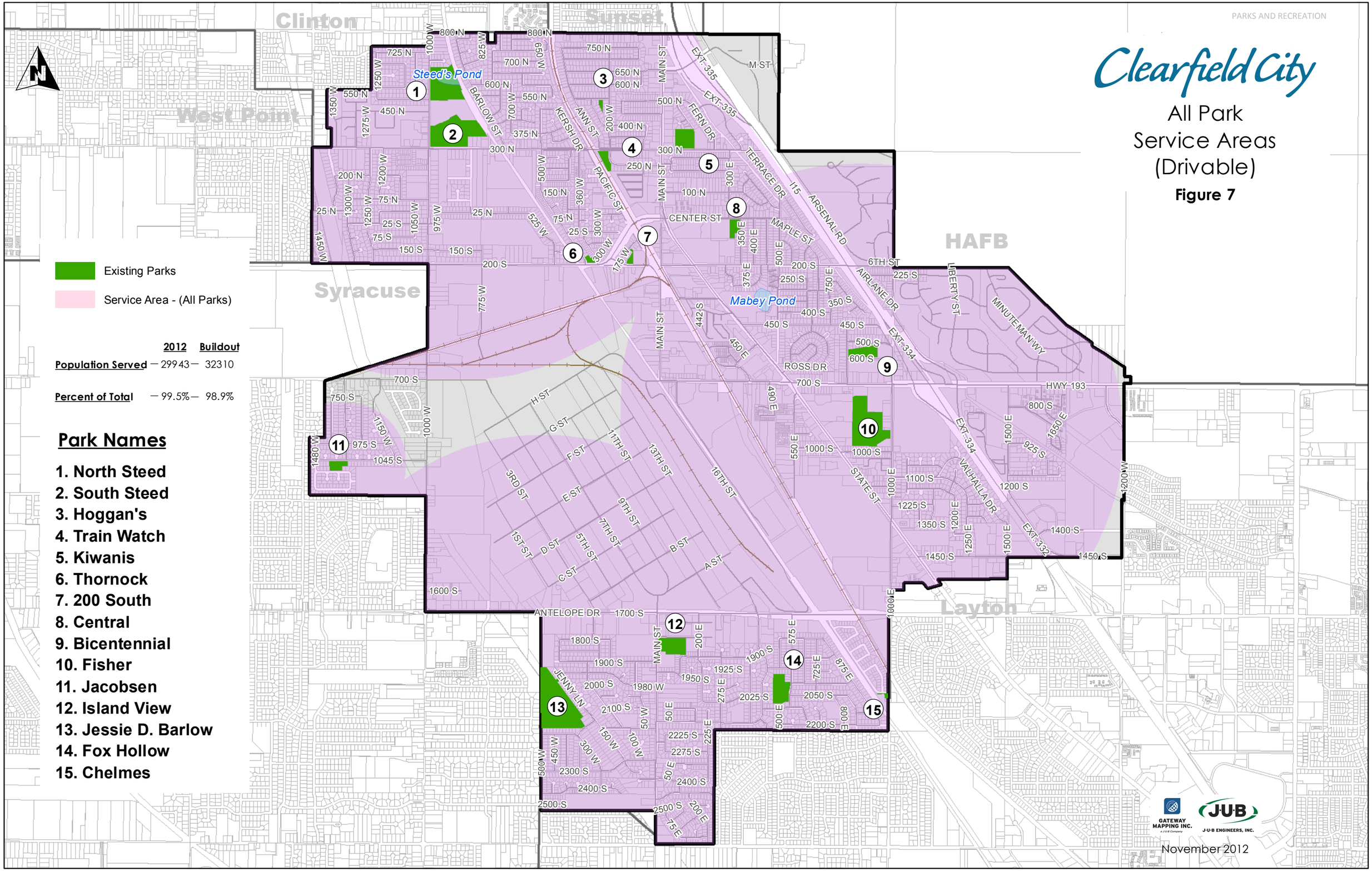


PARKS AND RECREATION

Clearfield City

All Park Service Areas (Drivable)

Figure 7

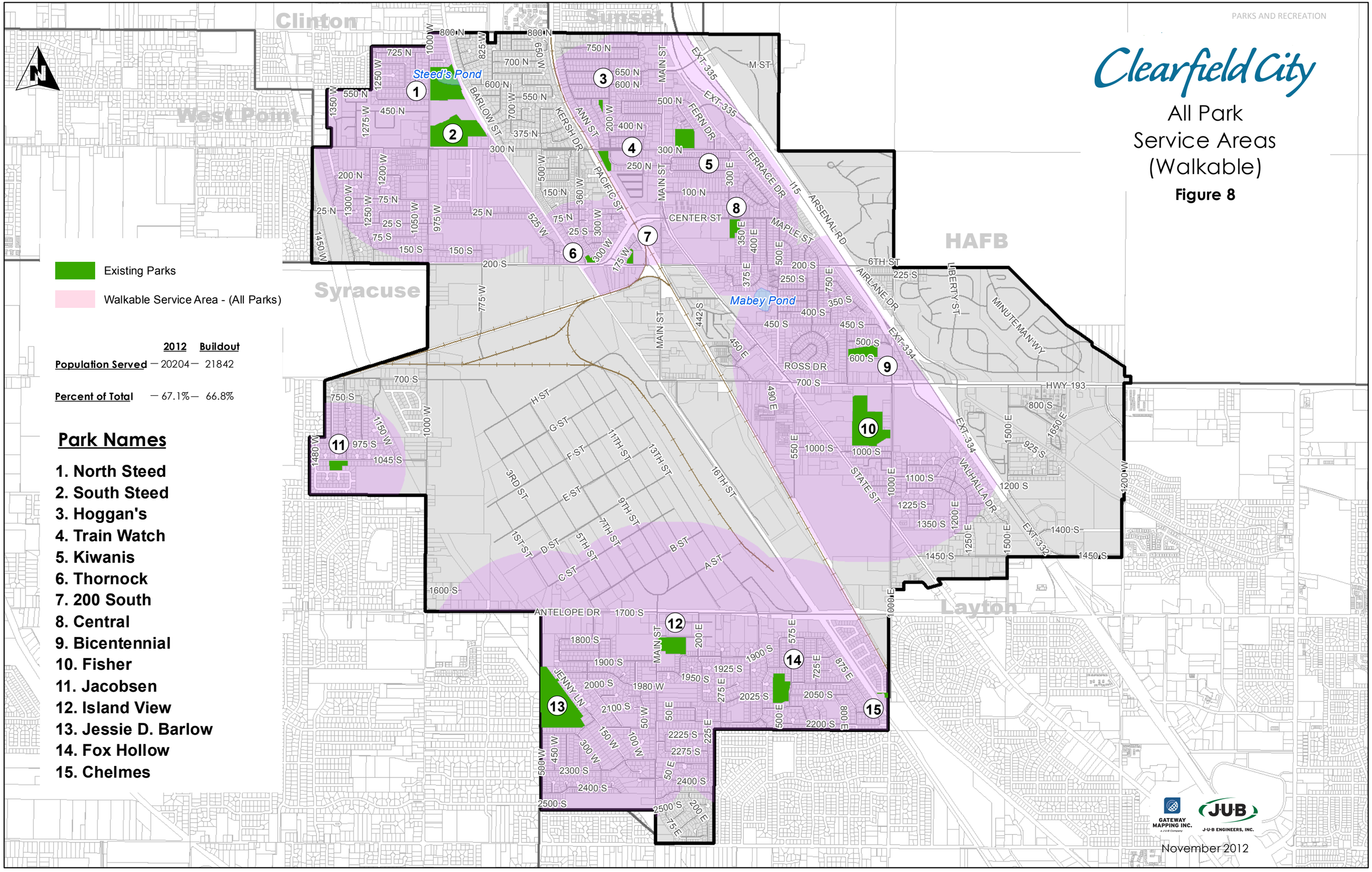


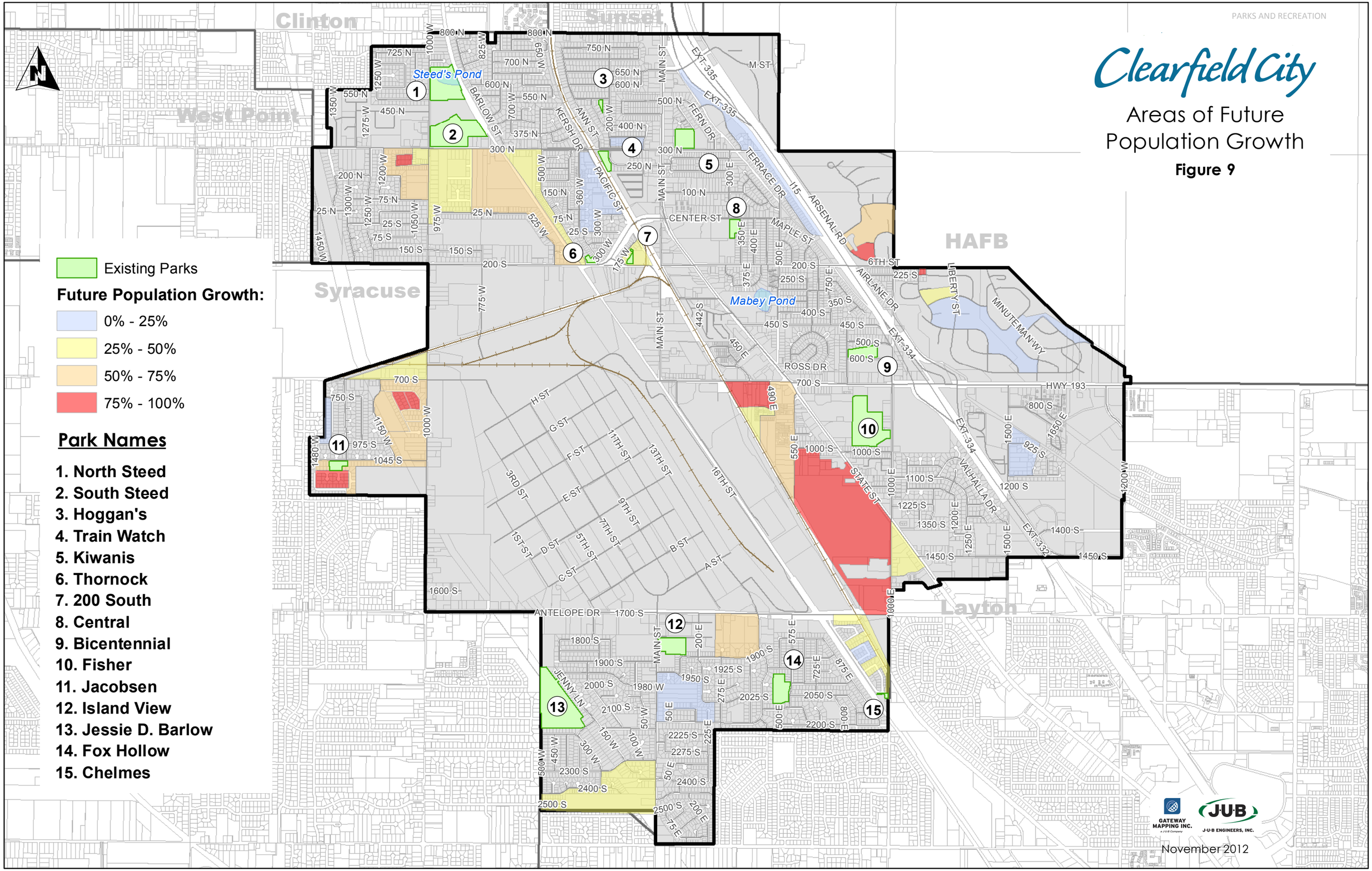
PARKS AND RECREATION

Clearfield City

All Park Service Areas (Walkable)

Figure 8




PARKS AND RECREATION
Clearfield City
Areas of Future Population Growth
Figure 9
Clinton
Sunset
West Point
Syracuse
HAFB
Layton
Steed's Pond
Mabey Pond
Existing Parks
Future Population Growth:
0% - 25%
25% - 50%
50% - 75%
75% - 100%
Park Names
1. North Steed
2. South Steed
3. Hoggan's
4. Train Watch
5. Kiwanis
6. Thornock
7. 200 South
8. Central
9. Bicentennial
10. Fisher
11. Jacobsen
12. Island View
13. Jessie D. Barlow
14. Fox Hollow
15. Chelmes
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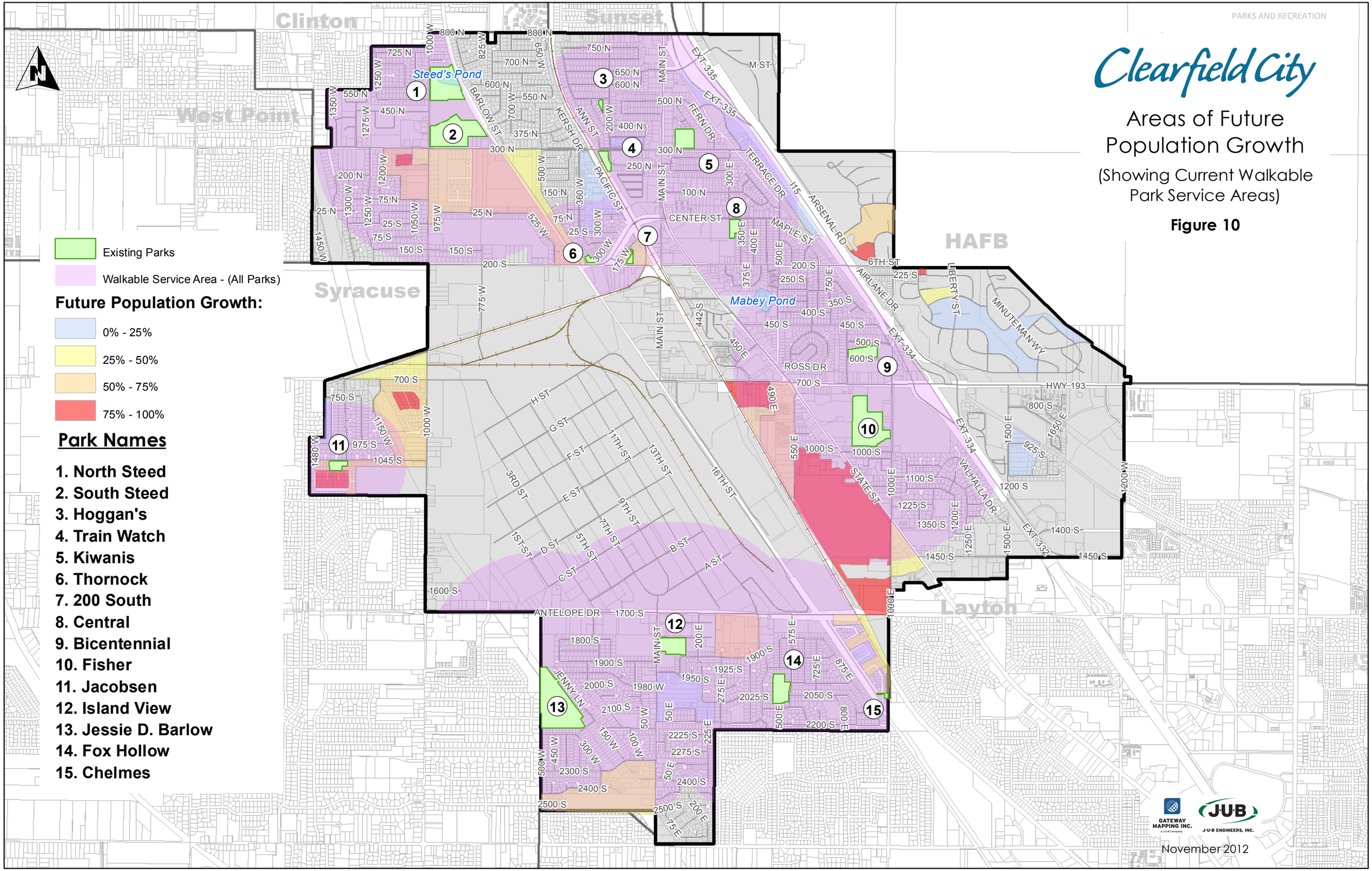
PARKS AND RECREATION
Clearfield City
Areas of Future Population Growth
(Showing Current Walkable Park Service Areas)
Figure 10
Existing Parks
Walkable Service Area - (All Parks)
Future Population Growth:
0% - 25%
25% - 50%
50% - 75%
75% - 100%
Park Names
1. North Steed
2. South Steed
3. Hoggan's
4. Train Watch
5. Kiwanis
6. Thornock
7. 200 South
8. Central
9. Bicentennial
10. Fisher
11. Jacobsen
12. Island View
13. Jessie D. Barlow
14. Fox Hollow
15. Chelmes
Clinton
Sunset
West Point
Syracuse
HAFB
Layton
Steed's Pond
Mabey Pond
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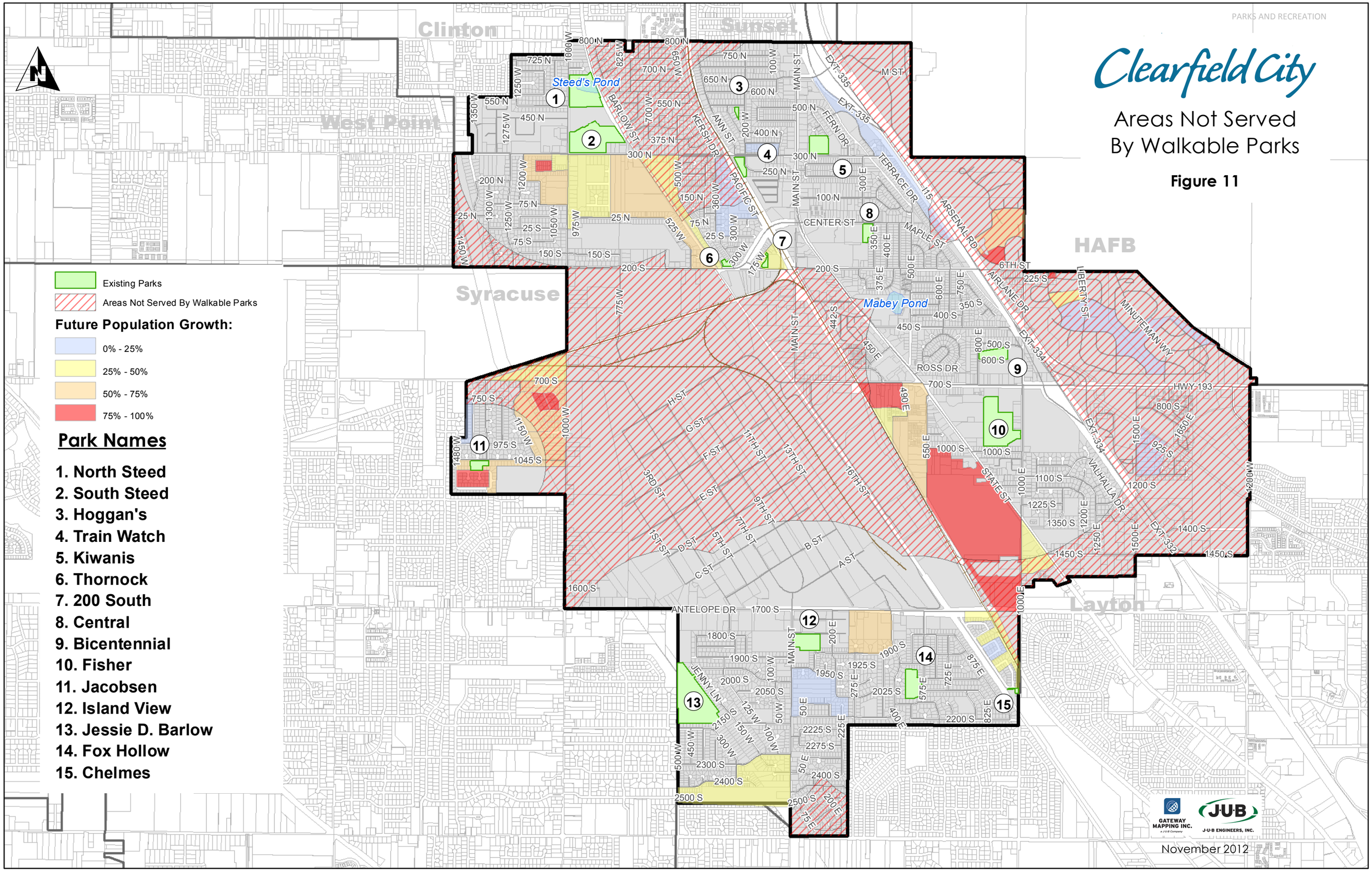
PARKS AND RECREATION
Clearfield City
Areas Not Served
By Walkable Parks
Figure 11
Clinton
Sunset
West Point
Syracuse
HAFB
Layton
Steed's Pond
Mabey Pond
Existing Parks
Areas Not Served By Walkable Parks
Future Population Growth:
0% - 25%
25% - 50%
50% - 75%
75% - 100%
Park Names
1. North Steed
2. South Steed
3. Hoggan's
4. Train Watch
5. Kiwanis
6. Thornock
7. 200 South
8. Central
9. Bicentennial
10. Fisher
11. Jacobsen
12. Island View
13. Jessie D. Barlow
14. Fox Hollow
15. Chelmes
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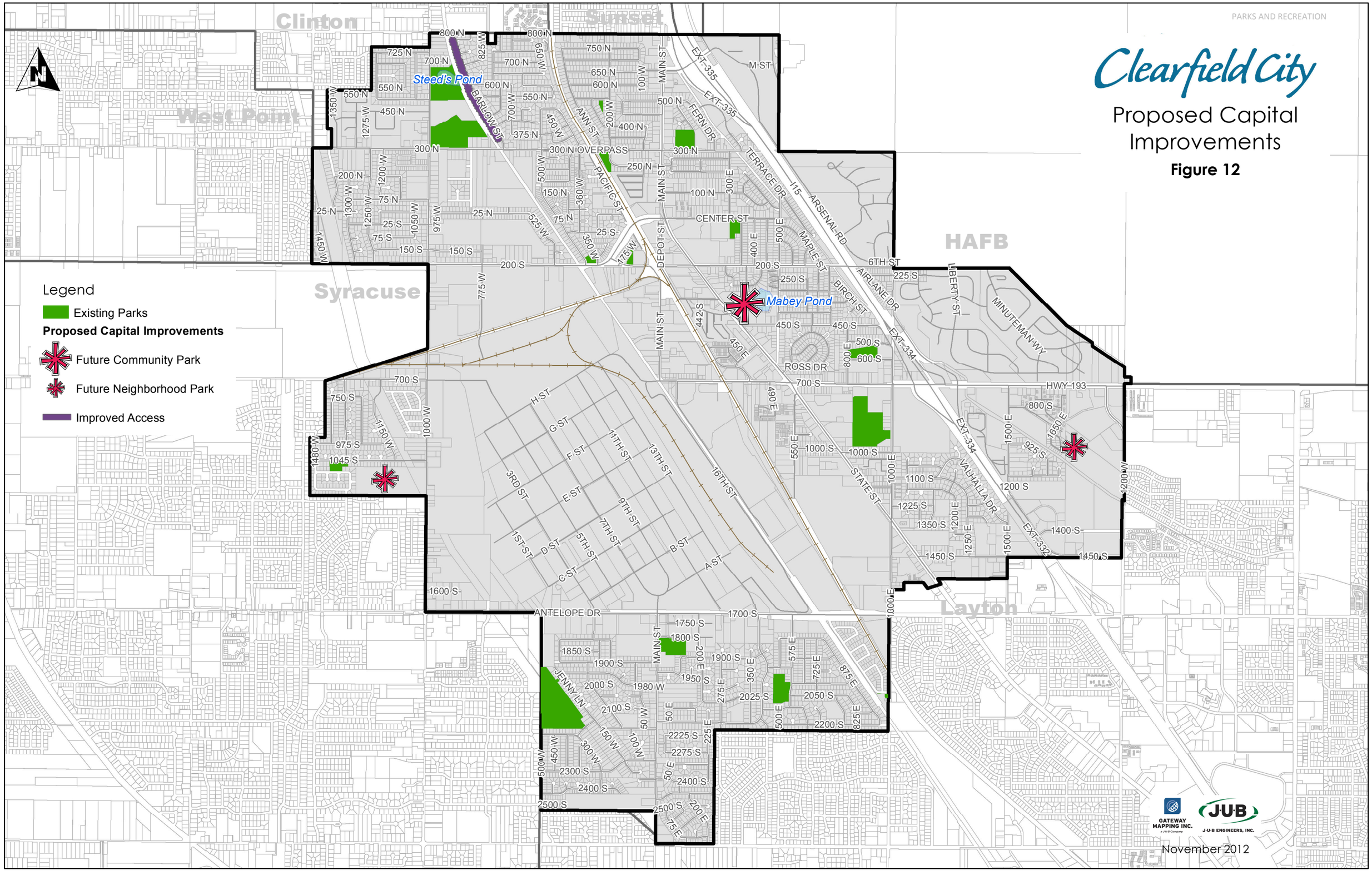
PARKS AND RECREATION

Clearfield City

Proposed Capital Improvements

Figure 12



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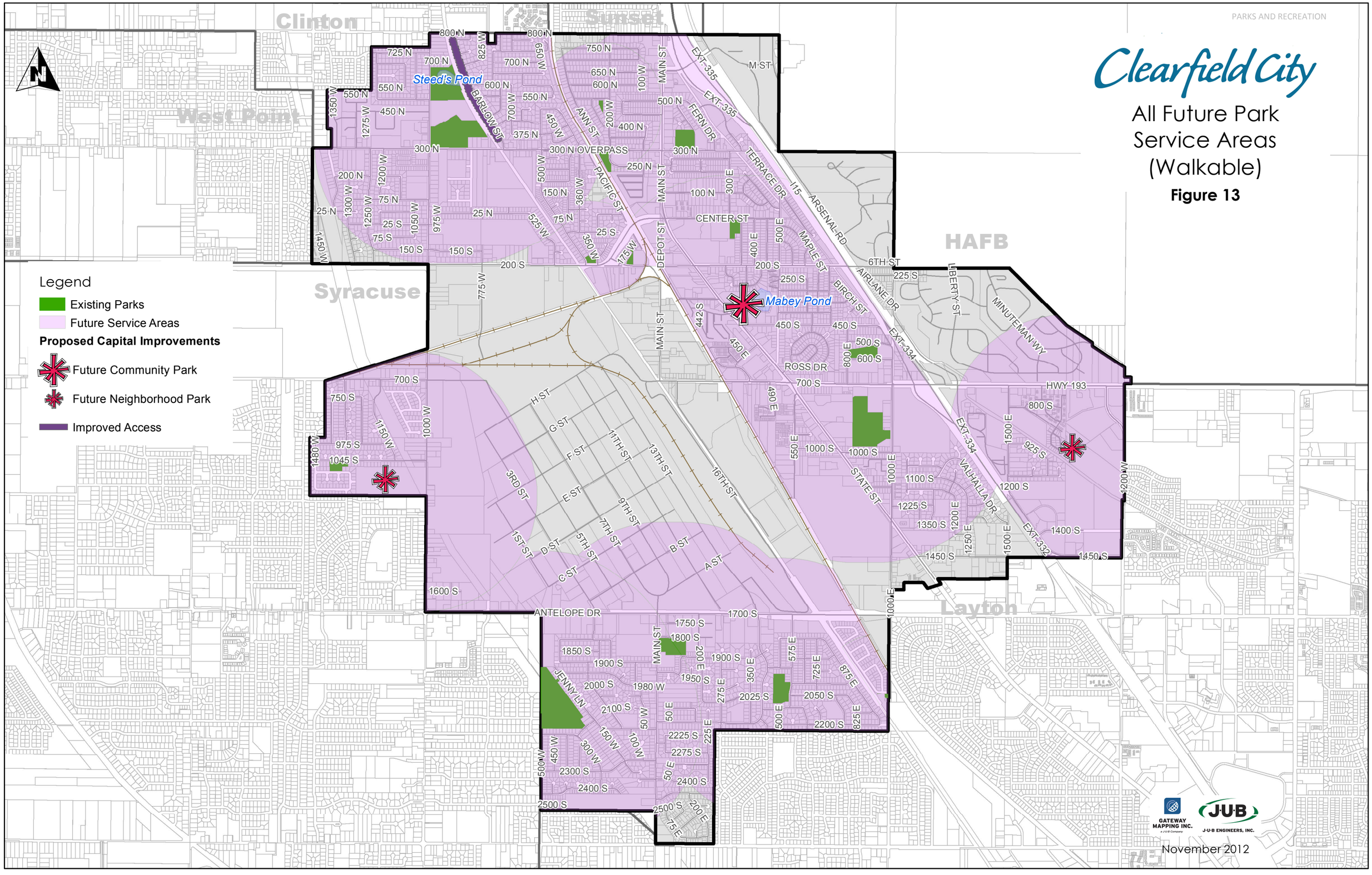
J-U-B ENGINEERS, INC.

November 2012


PARKS AND RECREATION
Clearfield City
All Future Park Service Areas (Walkable)
Figure 13
Legend
Existing Parks
Future Service Areas
Proposed Capital Improvements
Future Community Park
Future Neighborhood Park
Improved Access
Clinton
Sunset
West Point
Syracuse
HAFB
Layton
Steed's Pond
Mabey Pond
BARLOW ST
PACIFIC ST
ANN ST
MAIN ST
DEPOT ST
FERN DR
TERRACE DR
I15
ARSENAL RD
MAPLE ST
BIRCH ST
AIRLANE DR
EXT-335
EXT-334
EXT-332
LIBERTY ST
MINUTEMAN WY
HWY 193
ROSS DR
STATE ST
VALHALLA DR
CENTER ST
6TH ST
M ST
H ST
G ST
F ST
E ST
D ST
C ST
B ST
A ST
1ST ST
3RD ST
5TH ST
7TH ST
9TH ST
11TH ST
13TH ST
16TH ST
ANTELOPE DR
JENNY LN
300 N OVERPASS
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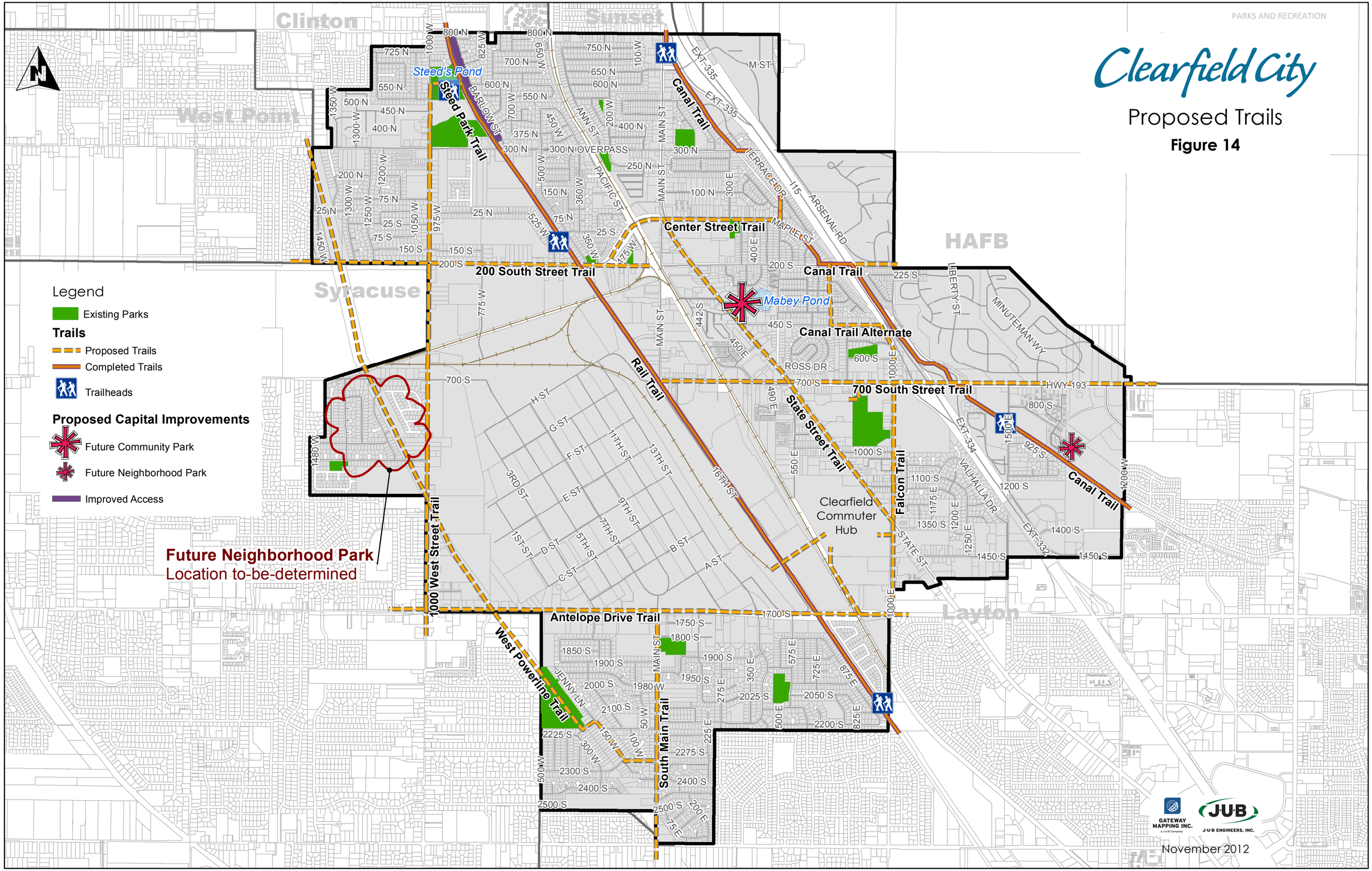
PARKS AND RECREATION
Clearfield City
Proposed Trails
Figure 14
Legend
Existing Parks
Trails
Proposed Trails
Completed Trails
Trailheads
Proposed Capital Improvements
Future Community Park
Future Neighborhood Park
Improved Access
Future Neighborhood Park
Location to-be-determined
Clinton
Sunset
West Point
Syracuse
HAFB
Layton
Steed's Pond
Mabey Pond
Clearfield Commuter Hub
Steed Park Trail
Canal Trail
Center Street Trail
200 South Street Trail
Canal Trail Alternate
Rail Trail
700 South Street Trail
State Street Trail
Falcon Trail
1000 West Street Trail
Antelope Drive Trail
West Powerline Trail
South Main Trail
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November 2012

Clearfield City

Ordinance 2013-04

Exhibit “B”

CLEARFIELD CITY, UTAH

PARKS & RECREATION IMPACT FEE FACILITES PLAN AND IMPACT FEE ANALYSIS

FEBRUARY 2013

PREPARED BY:
LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.
& J-U-B ENGINEERS, INC.

Certification for Park Impact Fee Facilities Plans and Impact Fee Analysis Prepared February 2013

IFFP Certification

LYRB certifies that the attached impact fee facilities plans prepared for Parks & Recreation facilities:

1. includes only the costs of public facilities that are:
    a. allowed under the Impact Fees Act; and
    b. actually incurred; or
    c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. does not include:
    a. costs of operation and maintenance of public facilities;
    b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
    c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement; and,
3. complies in each and every relevant respect with the Impact Fees Act.

IFA Certification

LYRB certifies that the attached impact fee analysis prepared for Parks & Recreation facilities:

1. includes only the costs of public facilities that are:
    a. allowed under the Impact Fees Act; and
    b. actually incurred; or
    c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. does not include:
    a. costs of operation and maintenance of public facilities;
    b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
    c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement;
3. offsets costs with grants or other alternate sources of payment; and,
4. complies in each and every relevant respect with the Impact Fees Act.

LYRB makes this certification with the following caveats:

1. All of the recommendations for implementations of the IFFP made in the IFFP documents or in the Impact Fee Analysis documents are followed by City Staff and elected officials.
2. If all or a portion of the IFFP or Impact Fee Analysis are modified or amended, this certification is no longer valid.
3. All information provided to LYRB is assumed to be correct, complete, and accurate. This includes information provided by the City as well as outside sources.

LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.

TABLE OF CONTENTS

SECTION I: EXECUTIVE SUMMARY 4
PARK IMPACT FEES 4

SECTION 2: GENERAL IMPACT FEE METHODOLOGY 6

SECTION 3: OVERVIEW OF CLEARFIELD CITY AND SERVICE AREA 8
SERVICE AREA 8
DEMOGRAPHICS 8

SECTION 4: DEMAND ANALYSIS 9
DEMAND UNITS 9
FUTURE DEMAND 9

SECTION 5: EXISTING FACILITIES INVENTORY 10
PARK CLASSIFICATIONS 10
PARK INVENTORY 11

SECTION 7: EXCESS CAPACITY AND CAPITAL FACILITY ANALYSIS 14

SECTION 8: SYSTEM VS. PROJECT IMPROVEMENTS 16

SECTION 9: CONSIDERATION OF ALL REVENUE SOURCES 17
HISTORIC FUNDING OF FACILITIES 17
FUNDING OF FUTURE FACILITIES 17
EQUITY OF IMPACT FEES 17

SECTION 10: PARKS AND RECREATION IMPACT FEE ANALYSIS 19
DEMAND ANALYSIS 19
EXISTING FACILITIES INVENTORY 19
MANNER OF FINANCING EXISTING PUBLIC FACILITIES 19
LEVEL OF SERVICE ANALYSIS: PARKS & RECREATION 19
FUTURE CAPITAL FACILITIES 19
CALCULATION OF IMPACT FEES 19
PROPOSED PARK IMPACT FEES 20
EXPENDITURE OF IMPACT FEES 20
COST OF EXISTING PUBLIC FACILITIES – 201(5)(B)(I) 21
PROPOSED CREDITS OWED TO DEVELOPMENT 21
GROWTH-DRIVEN EXTRAORDINARY COSTS 21
TIME PRICE DIFFERENTIAL 21

APPENDIX A: EXISTING FACILITIES INVENTORY 22

SECTION I: EXECUTIVE SUMMARY

The purpose of the Parks & Recreation Impact Fee Facilities Plan ("IFFP"), with supporting Impact Fee Analysis ("IFA"), is to fulfill the requirements established in Utah Code Title 11 Chapter 36a, the "Impact Fees Act," and help Clearfield City (the "City") plan necessary capital improvements for future growth. The following summarizes the inputs utilized in this analysis.

- **Service Area:** The service area includes all areas within the City's boundaries. This IFFP identifies capital projects that will help to maintain the current and established level of service enjoyed by existing residents into the future.

- **Demand Analysis:** The demand unit used in this analysis is population. The City's current population is approximately 30,621. Based on conservative growth estimates provided by the City, the service area should reach a buildout population of approximately 34,369 residents by 2021. As a result of new growth, the City will need to construct additional parks and trails to maintain the existing level of service (LOS).

- **Level of Service:** The LOS is calculated using a blended approach that includes park acres per 1,000 residents and a historic level of amenity investment per acre. In general, the level of service is: **1.54 park acres per 1,000 residents; 0.22 miles of trails per 1,000 residents; and amenities investment of $90,236 per acre of park land.** Detailed tables showing the level of service are provided in **SECTION 6**.

- **Excess Capacity and Capital Facilities Analysis:** Based on the expected changes in population over the planning horizon, the City will need to acquire and develop an additional 5.73 acres of park land and approximately 0.83 miles of trail way. Table 7.3 details the City's capital improvements through 2020.

IMPACT FEE ANALYSIS

The methodology utilized in this analysis is based on the increase, or growth, in demand. The growth-driven method utilizes the existing level of service and perpetuates that level of service into the future. Impact fees are then calculated to provide sufficient funds for the entity to expand or provide additional facilities, as growth occurs within the community. Under this methodology, impact fees are calculated to ensure new development provides sufficient investment to maintain the current LOS standards within the Service Area.

PROPOSED PARK IMPACT FEES

The park impact fees proposed in this analysis will be assessed within all areas of the City's boundaries, as defined previously as the Service Area. The methodology for calculating the impact fee utilizes a blended approach that includes park acres per 1,000 residents and a historic level of amenity investment per acre.
In this approach, the per capita investment is approximately $850. This is based on the City financial records which show a value of $4,255,309 in existing improvements. This value is then divided by the total city owned and improved park acres (approximately 47.16 acres)[1] to get a value per acre of $90,236 for parks and $81,256 for trails. There are approximately 7 miles of trails with an improvement value of $552,538.

[1] This does not include undeveloped park land.

TABLE 1.1: ESTIMATE OF IMPACT FEE COST PER PERSON

TYPE OF IMPROVEMENT	EXISTING LOS PER 1,000	LAND COST PER ACRE	COST OF IMPROVEMENTS PER ACRE	TOTAL COST PER ACRE	PER 1,000 POPULATION	PER CAPITA
PARKS						
Community Parks	0.95	$130,000	$90,236	$220,236	$209,999	$210
Neighborhood Parks	0.59	$130,000	$90,236	$220,236	$129,174	$129
TYPE OF IMPROVEMENT	**EXISTING LOS PER 1,000**	**LAND COST PER ACRE**	**COST OF IMPROVEMENTS PER MILE**	**TOTAL COST PER MILE**	**PER 1,000 POPULATION**	**PER CAPITA**
TRAILS						
Trail ways - Paved	0.22	$0	$81,256	$81,256	$18,044	$18
ADDITIONAL COSTS						
Estimate of Buy-In on Existing Facilities					$16,804,706	$489
Estimate of Professional Expense[2]					$14,013	$4
Estimate of Impact Fee Per Capita						**$850**

The Cost per 1,000 Population is calculated by multiplying the Existing LOS per 1,000 by the total cost per acre.

Based on the per capita fee, the proposed impact fee per household is illustrated in Table 1.2. The City has chosen to assess only 75% of the maximum impact fee.

TABLE 1.2: PARK IMPACT FEE SCHEDULE

IMPACT FEE PER HH	PERSONS PER HH	MAXIMUM FEE PER HH	75% OF MAX TO BE IMPLEMENTED	EXISTING FEE PER HH
Single Family	3.67	$3,119	**$2,339**	$853
Multi Family	2.26	$1,921	**$1,441**	$604

NON-STANDARD PARK IMPACT FEES

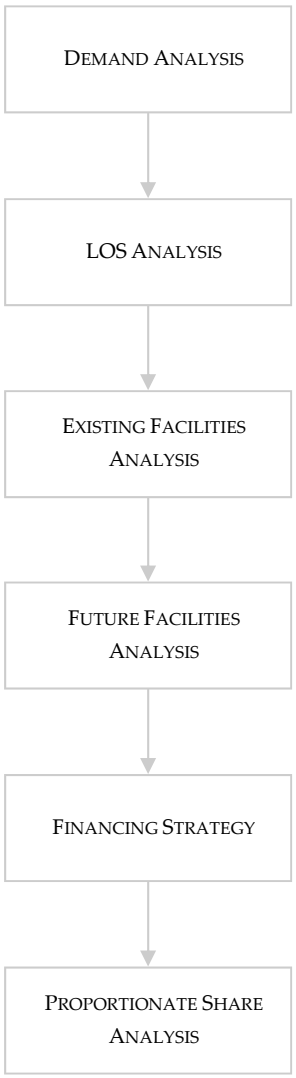
The proposed fees are based upon population growth. The City reserves the right under the Impact Fees Act to assess an adjusted fee that more closely matches the true impact that the land use will have upon park facilities.[3] This adjustment could result in a lower or higher impact fee if the City determines that a particular user may create a different impact than what is standard for its land use.

[2] This is the cost to provide the IFFP and IFA.
[3] UC 11-36a-402(1)(c)

SECTION 2: GENERAL IMPACT FEE METHODOLOGY

The purpose of this study is to fulfill the requirements of the Impact Fees Act regarding the establishment of an IFFP and IFA. The IFFP is designed to identify the demands placed upon the City's existing facilities by future development and evaluate how these demands will be met by the City. The IFFP is also intended to outline the improvements which are intended to be funded by impact fees. The IFA is designed to proportionately allocate the cost of the new facilities and any excess capacity to new development, while ensuring that all methods of financing are considered. Each component must consider the historic level of service provided to existing development and ensure that impact fees are not used to raise that level of service. The following elements are important considerations when completing an IFFP and IFA.

FIGURE 2.1: IMPACT FEE METHODOLOGY



DEMAND ANALYSIS

The demand analysis serves as the foundation for the IFFP. This element focuses on a specific demand unit related to each public service – the existing demand on public facilities and the future demand as a result of new development that will impact public facilities.

LEVEL OF SERVICE ANALYSIS

The demand placed upon existing public facilities by existing development is known as the existing "Level of Service" ("LOS"). Through the inventory of existing facilities, combined with the growth assumptions, this analysis identifies the level of service which is provided to a community's existing residents and ensures that future facilities maintain these standards. Any excess capacity identified within existing facilities can be apportioned to new development. Any demand generated from new development that overburdens the existing system beyond the existing capacity justifies the construction of new facilities.

EXISTING FACILITY INVENTORY

In order to quantify the demands placed upon existing public facilities by new development activity, the Impact Fee Facilities Plan provides an inventory of the City's existing **system** facilities. To the extent possible, the inventory valuation should consist of the following information:

- Original construction cost of each facility;
- Estimated date of completion of each future facility;
- Estimated useful life of each facility; and,
- Remaining useful life of each existing facility.

The inventory of existing facilities is important to properly determine the excess capacity of existing facilities and the utilization of excess capacity by new development.

FUTURE CAPITAL FACILITIES ANALYSIS

The demand analysis, existing facility inventory and LOS analysis allow for the development of a list of capital projects necessary to serve new growth and to maintain the existing system. This list includes any excess capacity of existing facilities as well as future **system improvements** necessary to maintain the level of service. Any demand generated from new development that overburdens the existing system beyond the existing capacity justifies the construction of new facilities.

FINANCING STRATEGY – CONSIDERATION OF ALL REVENUE SOURCES

This analysis must also include a consideration of all revenue sources, including impact fees, future debt costs, alternative funding sources and the dedication of system improvements, which may be used to finance system improvements.[4] In conjunction with this revenue analysis, there must be a determination that impact fees are necessary to achieve an equitable allocation of the costs of the new facilities between the new and existing users.[5]

PROPORTIONATE SHARE ANALYSIS

The written impact fee analysis is required under the Impact Fees Act and must identify the impacts placed on the facilities by development activity and how these impacts are reasonably related to the new development. The written impact fee analysis must include a proportionate share analysis, clearly detailing each cost component and the methodology used to calculate each impact fee. A local political subdivision or private entity may only impose impact fees on development activities when its plan for financing system improvements establishes that impact fees are necessary to achieve an equitable allocation to the costs borne in the past and to be borne in the future (UCA 11-36a-302).

[4] 11-36a-302(2)
[5] 11-36a-302(3)

SECTION 3: OVERVIEW OF CLEARFIELD CITY AND SERVICE AREA

Clearfield is a well-established city which is approaching buildout. The City will need to expand its existing services to maintain the current level of service through the buildout horizon.

SERVICE AREA

Utah Code requires the impact fee enactment to establish one or more service areas within which impact fees will be imposed.[6] This service area includes all areas within the City. This document identifies capital projects that will help to maintain the same level of service enjoyed by existing residents into the future.

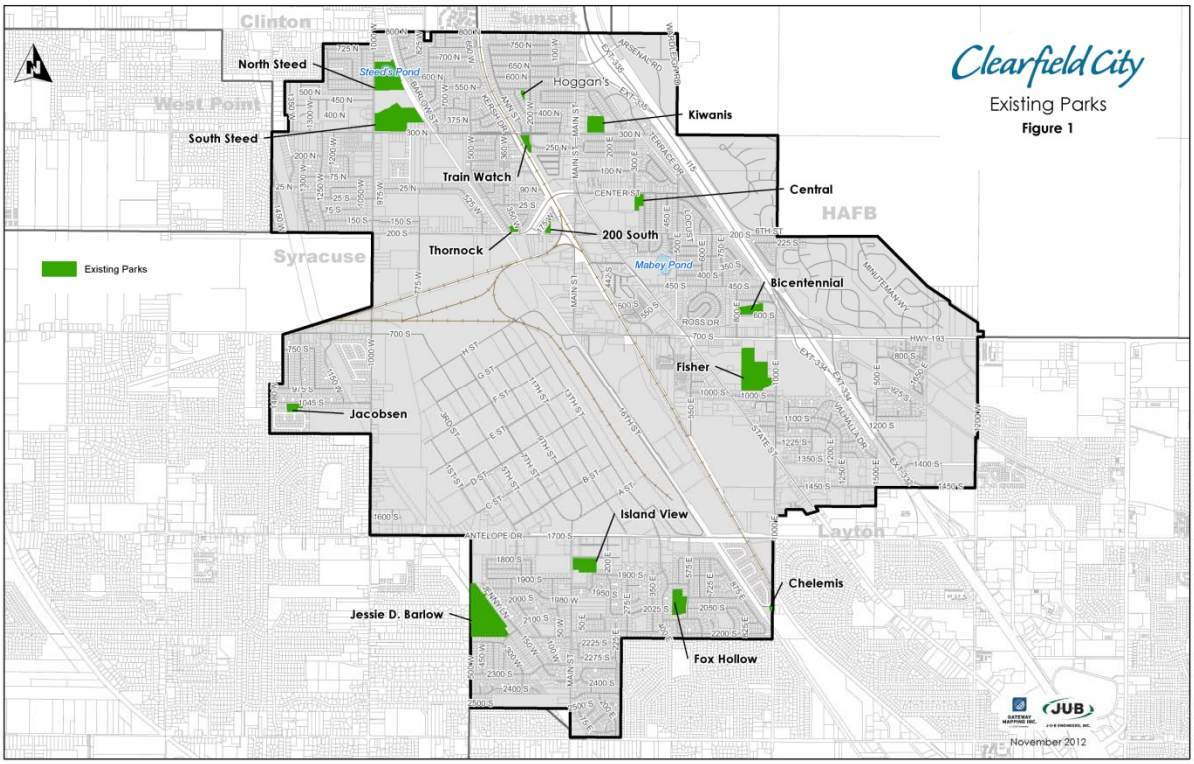
It is anticipated that the growth projected over the next six to ten years will impact the City's existing services. Parks will need to be expanded in order to maintain the existing level of service. The IFFP, in conjunction with the impact fee analysis, is designed to accurately assess the true impact of additional users upon the City's infrastructure.

DEMOGRAPHICS

POPULATION

According to 2010 Census data, the total population for Clearfield in 2010 was approximately 30,112. Using Census data for 2000 and 2010, average annual growth was estimated at 1.49 percent. An analysis of building permit data obtained from the University of Utah's Bureau of Economic and Business Research (BEBR) resulted in a growth rate of approximately 1.44 percent. The more conservative estimate of 1.44 percent was used in future growth projections for this model.

ILLUSTRATION 3.1: MAP OF SERVICE AREA AND EXISTING PARKS



[6] UC 11-36a-402(a)

SECTION 4: DEMAND ANALYSIS

The purpose of this document is to establish a LOS based on the facilities and amenities provided for development in the City within the service area. The current LOS for parks and recreation is based on the City's residential population, divided into two components – the land value (or the cost to purchase the land) and the improvement value of each type of park improvement.

DEMAND UNITS

The demand unit used in this analysis is population. The population projections are based on several sources including building permit and Census data. According to these projections, the City's current population, and the existing service area demand, is approximately 30,621.

TABLE 4.1: ILLUSTRATION OF EXISTING DEMAND ASSUMPTIONS

	2010	2011	2012
Existing Population	**30,112**	**30,185**	**30,621**
Buildout Population	**34,369**		
Average household size	3.08		
Average family size	3.54		
Average HH Size: Owner Occupied	3.24		
Average HH Size: Renter Occupied	2.86		

Source: 2010 Census, Clearfield City

FUTURE DEMAND

The future population in Clearfield City is used to determine the additional parks and recreation needs. The level of service standards for each of these types of improvements has been calculated, and a blended level of service determined for the future population, giving the City flexibility to provide future residents the types of improvements that are desired. The City will update the parks and recreation projections, the IFFP, and the impact fees, as land use planning changes.

TABLE 4.2: FUTURE DEMAND PROJECTIONS

Year	City Proper Population	% Added Annually
2012	30,621	
2013	31,063	1.44%
2014	31,511	1.44%
2015	31,966	1.44%
2016	32,427	1.44%
2017	32,895	1.44%
2018	33,370	1.44%
2019	33,851	1.44%
2020	34,340	1.44%
2021	34,369	

Using the conservative estimate of 1.44 percent annual growth, the service area should reach a buidout population of approximately 34,369 residents by 2021. As a result of this growth, the City will need to construct additional parks and recreation facilities to maintain the existing level of service.

SECTION 5: EXISTING FACILITIES INVENTORY

PARK CLASSIFICATIONS

The City's park classification system is summarized in the following paragraphs.[7]

COMMUNITY PARKS

Community parks are defined as public parks that are owned by the City and designed to serve multiple neighborhoods. They typically contain recreational amenities such as playgrounds, restrooms, sitting benches, picnic shelters, walking paths, and possibly recreation structures for large gatherings or special events. It is not uncommon for community parks to contain natural resource areas, unique landscapes, undeveloped open spaces, environmental features, duplicate amenities, and or athletic field space. The number of amenities is generally determined by its size, surrounding environment, and park layout. Community parks are intended to have active and passive uses. These parks are typically 6 acres or more, with a service radius of 1 mile.

NEIGHBORHOOD PARKS

Neighborhood parks are defined as public parks that are owned by the City and typically designed to serve an area that may encompass several residential blocks. Typical amenities for a neighborhood park may include depending on size, a restroom, playground, sitting benches, picnic shelters, and walking paths. Neighborhood parks are intended to have active as well as passive uses. These parks are typically between 2 and 6 acres, with a ½ mile service radius.

MINI PARKS

Mini parks are defined as public land that is owned and maintained by the City which vary in size, but generally have very limited amenities on them. Some mini parks are in final development stage and provide nothing more than a sitting bench and manicured turf or trees for shade and beautification. Some mini parks may not be in final development stage, but contain manicured turf areas, and or amenities, although such amenities will be limited in scope and quantity. In general, mini parks feature more passive uses than active uses. Mini parks are not considered to be system improvements thus they are not included in the impact fee. They are typically between 1 and 2 acres, with a service radius of ¼ mile.

POCKET PARKS

Pocket parks are defined as public land that is either owned and maintained by the City, or privately owned parcels that have mutually agreed upon conditions that serve the interests of the parties involved and the general public. In either case, the properties are generally maintained but have limited improvements on them. Such improvements may include manicured turf, trees, walkways, and sitting benches. Pocket park size may vary in acreage, but are generally less than 1 acre in size. Pocket parks are not intended to have restrooms structures. In general, pocket parks feature more passive uses than active uses. Pocket parks are not considered to be system improvements, thus they are not included in the impact fee.

SPECIAL USE PARKS/FACILITIES

Special use parks/facilities are defined as public land that is owned by the City or open to public access through permits granted to the City. Where applicable, the City maintains these areas. Size and shape of special use parks/facilities will vary based on location and intended use. Special use parks/facilities generally contain activity-specific uses such as cemeteries, community gardens, streetscapes, scenic viewpoints, historic sites, fishing piers, and may be located next to natural resource areas, contain environmental features, unique landscapes, and or undeveloped open spaces. In general, special use parks/facilities feature both passive and active uses.

[7] As defined by Clearfield City's CFP, 2012.

INDEPENDENT TRAIL WAYS

Independent trail ways are defined as public trails that are improved and maintained by the City for the perpetual use of the public. These trails can vary in length and may be paved or have a gravel surface. These trail ways begin or end at a city park but may not pass through or connect to a city park.

PARK INVENTORY

The City's existing park inventory for park acres by type is shown in Table 5.1 and 5.2. See **Appendix A** for a detailed list of park facilities and amenities. This inventory is used to help calculate the LOS in the City that will need to be perpetuated as additional residents locate in the City. The improvement costs for parks and recreation are based on the historic value of existing amenities. According to the City's asset and depreciation schedules, existing City amenities have a total value of $4,255,309. This value excludes any amenities that are not part of system improvements, or that were donated to the City.

TABLE 5.1: ACREAGE OF EXISTING PARKS, TRAILS, AND OPEN SPACES

PARKS	TOTAL ACREAGE	LESS DETENTION	LESS GIFTED	FINAL ACRES/MILES	CITY OWNED ACRES
Community Parks	61.44	0.00	32.24	29.20	29.20
Neighborhood Parks	17.96	0.00	0.00	17.96	17.96
Undeveloped Park Land	2.00	0.00	2.00	0.00	0.00
Total Parks	**81.40**	**0.00**	**34.24**	**47.16**	**47.16**
TRAILS	**TOTAL MILES**	**LESS DETENTION**	**LESS GIFTED**	**FINAL ACRES/MILES**	**CITY OWNED MILES**
Trail Ways	6.80	0.00	0.00	6.80	6.80
Total Trail Ways	**6.80**	**0.00**	**0.00**	**6.80**	**6.80**

Existing parks include a variety of services including: baseball fields, basketball courts, pavilion and picnic spaces, restrooms and other amenities as listed below.

TABLE 5.1: EXISTING PARK FACILITY IMPROVEMENTS

	TOTAL AMENITIES	MEASUREMENT
Improved Turf	79.40	Acre
Park Sign	10.00	Each
Barbecues	16.00	Each
Drinking Fountain (May-September)	9.00	Each
Parking Stalls (Off Street)	674.00	Each
Pavilion (1 Table)	14.00	Each
Pavilion (2-9 Tables)	8.00	Each
Pavilion (10+ Tables)	3.00	Each
Picnic Tables	85.00	Each
Benches	39.00	Each
Bleachers (Movable)	4.00	Each
Bleachers (Fixed)	16.00	Each
Concessions Stand	2.00	Each
Amphitheater	1.00	Each
Playground (25+ Kids)	3.00	Each
Playground (<25 Kids)	4.00	Each
Restrooms (May-September)	8.00	Each
Basketball Court	5.00	Each
Soccer Field	4.00	Each
Baseball Field	9.00	Each
Multi-Use Field	7.00	Each
Tennis Court	5.00	Each
Volleyball Pit	3.00	Each
Horseshoe Pit	4.00	Each
Trails (miles)	2.34	Mile

In addition to the park acreage and amenities mentioned above, the City also supports several special use facilities that are utilized by existing residents and will continue to serve the City through buildout. Future residents need to buy into the capacity of these facilities at a proportional rate. To do this, the total value of the amenities has been divided by the buildout population, thus creating an equal and proportionate cost for all residents served by these special use facilities. Buy-in to excess capacity is more fully discussed in Section 7.

It is noted that current costs are used strictly to determine the actual cost, in today's dollars, of duplicating the current level of service for future development in the City, and does not reflect the value of the existing improvements within the City. The assumptions utilized for estimation of land values are shown below. LYRB compared recent land sales in the Clearfield area zip code. The Wasatch Front Multiple List Service (MLS), showed an average commercial land value of $292,490 per acre and an average residential land value of $144,998 per acre. It is equally likely that the future land purchased by the City for parks will be commercial vs. residential, so an average of the two ($218,744) would be an appropriate estimate of costs for future acres to be purchased. To be conservative, the City has chosen to use a lower land estimate of $130,000 per acre in the analysis.

TABLE 5.3: LAND VALUE ASSUMPTIONS

ASSUMPTIONS	
Average Market Land Prices	$218,744
Land Value per Acre used in IFA	$130,000

TABLE 5.4: COMPARABLE OF RECENT LAND SALES

ADDRESS	SOLD/LIST PRICE	ACRES	PRICE/ACRE
Commercial (zero sold in past 2 years, data is list price for zip 84015)			
4133 W 1800 N, West Point	$99,900	2.00	$49,950
1800 N 859 W, Clinton	$230,000	1.00	$230,000
1760 S Main, Clearfield	$299,000	0.81	$369,136
125 S 3000 W, West Point	$380,000	2.82	$134,752
1963 N Main, Sunset	$395,000	1.45	$272,414
868 N 200 W, Clinton	$475,000	0.98	$484,694
17 N Main, Clearfield	$775,000	2.34	$331,197
938 S University Park Blvd, Clearfield	$904,305	3.46	$261,360
2118 N 2000 W, Clinton	$913,000	1.83	$498,907
Commercial Average			$292,490
Residential (properties sold in 84015 zip within past year)			
4420 W 800 N, West Point	$43,000	1.00	$43,000
1655 N 4700 W, West Point	$50,000	0.53	$94,340
1628 N 4700 W, West Point	$45,000	0.40	$112,500
4678 W 1650 N, West Point	$50,000	0.43	$116,279
2189 W 470 N, West Point	$55,000	0.21	$261,905
413 N 2200 W, West Point	$55,000	0.33	$166,667
2177 W 375 N, West Point	$59,000	0.26	$226,923
3209 W 1680 N, Clinton	$75,000	0.59	$127,119
1574 N 4700 W, West Point	$87,500	0.56	$156,250
Residential Average			$144,998
Commercial/Residential Average			$218,744
Target Price for Future Park Land (City Policy Decision)			***$130,000***

Source: Wasatch Front Regional MLS on 11/9/2012
Search Criteria: Status is sold or active or under contract, Zip is 84015, 720 days back, Property type is Commercial.
Search Criteria: Status is sold, Zip is 84015, 360 days back, Property type is Residential.

SECTION 6: LEVEL OF SERVICE ANALYSIS

LEVEL OF SERVICE STANDARDS

The costs used in this analysis will not be based on a list of specific future facilities by size and type. Rather, amenity costs will be calculated in historic dollars and based on the existing park amenities in the City. It is assumed that the City will maintain, at a minimum, the current set level of service standard.

The existing level of service standards for park land and trails are 1.54 park acres per 1,000 residents and 0.22 miles of trails per 1,000 residents. The level of service standard for park amenities is $90,236 of investment per acre of park land.

The level of service standards are based on the existing park acres per 1,000 persons and the value of existing improvements per acre using the original book value of each improvement (instead of the actual cost to build each amenity in the future). While this ***reduces*** the impact fee, it allows the City the flexibility to meet the needs of changing demographics, as new development will construct facilities based on the same investment from existing development.

The calculation of impact fees relies upon the information contained in this analysis. The timing of construction for development-related park facilities will depend on the rate of development and the availability of funding. For purposes of this analysis, a specific construction schedule is not required. The construction of park facilities can lag behind development without impeding continued development activity. We have assumed that construction of needed park facilities will proceed on a pay-as-you-go basis, and have assumed a standard annual dollar amount the City should anticipate collecting and plan to expend on park improvements. Impact fees are calculated based on many variables centered on proportionality and level of service.

PARK FACILITIES LOS

Table 6.1 below shows the cost per acre for park amenities in the defined service area, broken down by type of park. This is based on the City financial records which show a value of $4,255,309 in existing improvements. This value is then divided by the total city owned and improved park acres (approximately 47.16 acres)[8] to get a value per acre of $90,236 for parks and $81,256 for trails. There are approximately 7 miles of trails with an improvement value of $552,538. No land value has been included for trails because a majority of the trails run in rights of way or the land was donated.

TABLE 6.1: COST PER ACRE TO MAINTAIN LOS

TYPE OF IMPROVEMENT	ACRES PER 1,000	LAND COST PER ACRE	IMPROVEMENT COST PER ACRE	TOTAL COST PER ACRE
PARKS				
Combined Parks	1.54	$130,000	$90,236	$220,236
Community Parks	0.95	$130,000	$90,236	$220,236
Neighborhood Parks	0.59	$130,000	$90,236	$220,236
Undeveloped Park Land	0.00	$130,000	$0	$0
TRAILS				
Trail Ways (miles)	0.22	$0	$81,256	$81,256

[8] This does not include undeveloped park land.

SECTION 7: EXCESS CAPACITY AND CAPITAL FACILITY ANALYSIS

When calculating the aforementioned parks LOS, special use facilities were excluded. This is because those facilities are built to serve the buildout population and the City does not wish to have new growth pay for to add additional capacity to those facilities. Instead, new growth will buy into the existing facilities. To do this, the full cost of the facilities (less grants and RDA haircut funding) is divided by the total buildout population of the city to arrive at the cost per capita. Table 7.1 illustrates this calculation.

TABLE 7.1: PER CAPITA BUY-IN FOR EXISTING SPECIAL USE FACILITIES

FACILITY	ORIGINAL CONSTRUCTION	POPULATION SERVED	PER CAPITA COST
Aquatic Center	$9,311,139	34,369	$271
Aquatic/Skate (Interest & Financing Costs)	$5,507,376	34,369	$160
Skate Park	$996.000	34,369	$29
Senior Center	$710,648	34,369	$21
Youth Center	$279,543	34,369	$8
Total	$16,804,706		**$489**

Future planning for park land is an ongoing process, based on the changes in population and community preference. The City will purchase and improve parks and recreational facilities to maintain the level of service defined in this document. A summary of the City's desired improvements is found below, which includes projects that will enhance the existing parks and add to the existing inventory, while maintaining the current level of service. Actual future improvements will be determined as development occurs, and the opportunity to acquire and improve park land arises.

Based on the expected change in population of 3,719 persons through 2020, the City will need to acquire and develop an additional 5.73 acres of parkland and approximately 0.83 miles of trail way. **The City should be aware that these acres and miles are in addition to existing City inventory and does not contemplate the development of undeveloped park land that is not replaced. Should the City desire to develop the undeveloped park land without replacing these acres with additional undeveloped land, the level of service will decrease, triggering a need to re-evaluate the impact fees.**

TABLE 7.2: ILLUSTRATION OF NEW PARK ACRES NEEDED TO MAINTAIN LOS

TYPE OF IMPROVEMENT	UNIT OF MEASURE	CURRENT LOS PER 1,000	POPULATION INCREASE IFFP HORIZON	NEW PARK ACRES/MILES NEEDED
PARKS				
Community Parks	Acres	0.95	3,719	3.55
Neighborhood Parks	Acres	0.59	3,719	2.18
Undeveloped Park Land	Acres	0.00	3,719	0.00
Total		1.54		**5.73**
TRAILS				
Trail Ways	Miles	0.22	3,719	0.83
Total		0.22		**0.83**

The table below illustrates some of the City's capital improvements through 2020 which will be used to maintain the existing level of service through land acquisition, park development, and improvements. Actual future improvements will be determined as development occurs, and the opportunity to acquire and improve park land arises. Impact fees will only be assessed the proportionate fee to maintain the existing level of service.

TABLE 7.3: ILLUSTRATION OF CLEARFIELD CITY PARKS AND RECREATION CAPITAL IMPROVEMENTS FROM CFP, 2012

PROJECT	ESTIMATED COST
Develop park land to meet future demand	$3,080,819
Acquire land in underserved areas	N/A
Develop a new community park for city gathering	N/A
Utilize RDA potential near Maybe Pond	N/A
Improve accessibility to parks through additional connecting trails	N/A

SECTION 8: SYSTEM VS. PROJECT IMPROVEMENTS

System improvements are defined as existing and future public facilities designed and intended to provide services to service areas within the community at large.[9] Project improvements are improvements and facilities that are planned and designed to provide service for a specific development (resulting from a development activity) and considered necessary for the use and convenience of the occupants or users of that development.[10] The Impact Fee Analysis may only include the costs of impacts on system improvements related to new growth within the proportionate share analysis.

Only park facilities that serve the entire community are included in the level of service. The following park facility types are considered system improvements, as defined in Section 5:

- Community Parks;
- Neighborhood Parks;
- Special Use Parks/Facilities;
- Undeveloped Park Land; and
- Trail Ways.

Mini Parks and Pocket Parks are considered to be project improvements and are thus not included in the level of service and impact fee analysis.

[9] UC 11-36a-102(20)
[10] UC 11-36a102(13)

SECTION 9: CONSIDERATION OF ALL REVENUE SOURCES

The IFFP must also include a consideration of all revenue sources, including impact fees and the dedication of system improvements, which may be used to finance system improvements.[11] In conjunction with this revenue analysis, there must be a determination that impact fees are necessary to achieve an equitable allocation of the costs of the new facilities between the new and existing users.[12]

HISTORIC FUNDING OF FACILITIES

GENERAL FUND REVENUES

The City's existing parks & recreation infrastructure has been funded through general fund revenues and grants and donations. General fund revenues include a mix of property taxes, sales taxes, federal and state grants, and any other available general fund revenues.

GRANT FUNDING

The City has received some grants monies and donations to fund parks & recreation facilities. All park land and improvements funded through grant monies and donations have been excluded in the impact fee calculations.

FUNDING OF FUTURE FACILITIES

GENERAL FUND REVENUES

It is anticipated that the general fund will continue to be a source of revenue for future park improvements, maintenance and operations of parks, and level of service improvements. Impact fees will be necessary to help maintain the existing level of service for new development. Where general fund monies are used to pay for growth related improvements, impact fees can be used as a repayment mechanism to replace these funds.

GRANTS AND DONATIONS

This analysis has removed all funding that has come from federal grants and donations to ensure that none of those infrastructure items are included in the level of service. Therefore, the City's existing "level of service" standards have been funded by the City's existing residents. Funding the future improvements through impact fees places a similar burden upon future users as that which has been placed upon existing users through impact fees, property taxes, user fees, and other revenue sources.

IMPACT FEE REVENUES

Impact fees will be charged to ensure that new growth pays its proportionate share of the costs for the development of public infrastructure if the revenues are used to maintain an existing level of service. Increases to an existing level of service will not be funded with impact fee revenues.

DEBT FINANCING

In the event the City has not amassed sufficient impact fees to pay for the construction of time sensitive or urgent capital projects needed to accommodate new growth, the City must look to revenue sources other than impact fees for funding. The Impact Fees Act allows for the costs related to the financing of future capital projects to be legally included in the impact fee. This allows the City to finance and quickly construct infrastructure for new development and reimburse itself later from impact fee revenues for the costs of issuing debt. This analysis does consider debt financing related to the construction of the Aquatics building and skate park, which new growth will buy into.

NECESSITY OF IMPACT FEES

An entity may only impose impact fees on development activity if the entity's plan for financing system improvements establishes that impact fees are necessary to achieve parity between existing and new

[11] UC 11-36a-302(2)
[12] UC 11-36a-302(3)

development. This analysis has identified the improvements to public facilities and the funding mechanisms to complete the suggested improvements. Impact fees are identified as a necessary funding mechanism to help offset the costs of new capital improvements related to new growth.

EQUITY OF IMPACT FEES

Impact fees are intended to recover the costs of capital infrastructure that relate to future growth. The impact fee calculations are structured for impact fees to fund 100% of the growth-related facilities identified in the proportionate share analysis as presented in the impact fee analysis. Even so, there may be years that impact fee revenues cannot cover the annual growth-related expenses. In those years, other revenues such as general fund revenues will be used to make up any annual deficits. Any borrowed funds are to be repaid in their entirety through impact fees.

SECTION 10: PARKS AND RECREATION IMPACT FEE ANALYSIS

DEMAND ANALYSIS

The demand unit used in this analysis is population. The City's current population and existing service area demand is approximately 30,621. Based on conservative growth estimates, the service area should reach a population of approximately 34,340 residents by 2020. As a result of this growth, the City will need to construct additional parks and recreation facilities to maintain the existing level of service. See Section 3 for additional details.

EXISTING FACILITIES INVENTORY

The City owned acreage and estimated improvement value is shown in Section 5, Table 5.1. Existing parks include a variety of amenities including: baseball fields, basketball courts, pavilion and picnic spaces, restrooms and other amenities.

MANNER OF FINANCING EXISTING PUBLIC FACILITIES

The City has funded its existing capital infrastructure through a combination of different revenue sources, including general fund revenues, property taxes, and grant monies. This analysis has removed all funding that has come from federal grants and donations from non-resident citizens to ensure that none of those infrastructure items are included in the level of service. Therefore, the City's existing "level of service" standards have been funded by the City's existing residents. Funding the future improvements through impact fees places a similar burden upon future users as that which has been placed upon existing users through property taxes, user fees, and other revenue sources.

LEVEL OF SERVICE ANALYSIS: PARKS & RECREATION

The City will define its level of service for parks & recreation as follows:

- The City will maintain its existing level of service standards of **1.54 park acres per 1,000 residents; 0.22 miles of trails per 1,000 residents; and amenities investment of $90,236 per acre of park land.**

Table 6.1 in Section 6 further details the LOS calculations and methodology.

FUTURE CAPITAL FACILITIES

Based on the expected changes in population over the planning horizon, the City will need to acquire and develop an additional 5.73 acres of parkland and approximately 0.83 miles of trail ways. This assumes the City will grow by 3,719 persons through 2020. See Section 7 for illustration of new park acres and trail ways needed by type to maintain the existing LOS.

Section 7 also illustrates some of the City's capital improvements planned, according to the CFP, which will be used to maintain the existing level of service through land acquisition, park development and improvements. Impact fees will only be assessed the proportionate fee to maintain the existing level of service.

CALCULATION OF IMPACT FEES

The calculation of impact fees relies upon the information contained in this analysis. Impact fees are calculated based on many variables centered on proportionality and level of service. The following paragraphs briefly discuss the methodology for calculating impact fees.

IFFP METHODOLOGY - EXPANSION BASED

The methodology utilized in this analysis is based on the increase in residential demand. The growth driven method utilizes the existing level of service and perpetuates that level of service into the future. Impact fees are then calculated to provide sufficient funds for the entity to expand or provide additional facilities, as growth occurs within the community. Under this methodology, impact fees are calculated to ensure new development

contributes the same level of investment as existing development while maintaining the current LOS standards in the community. This approach is often used for public facilities that are not governed by specific capacity limitations and do not need to be built before development occurs (i.e. park facilities).

PROPOSED PARK IMPACT FEES

The park impact fees proposed in this analysis will be assessed within all areas of the City. Utilizing the estimated land cost per acre by park type and the cost per acre to provide the same level of improvements (see Section 5) the total fee per capita is $850.

TABLE 10.1: ESTIMATE OF IMPACT FEE COST PER PERSON

TYPE OF IMPROVEMENT	EXISTING LOS PER 1,000	LAND COST PER ACRE	COST OF IMPROVEMENTS PER ACRE	TOTAL COST PER ACRE	PER 1,000 POPULATION	PER CAPITA
PARKS						
Community Parks	0.95	$130,000	$90,236	$220,236	$209,999	$210
Neighborhood Parks	0.59	$130,000	$90,236	$220,236	$129,174	$129
TYPE OF IMPROVEMENT	**EXISTING LOS PER 1,000**	**LAND COST PER ACRE**	**COST OF IMPROVEMENTS PER MILE**	**TOTAL COST PER MILE**	**PER 1,000 POPULATION**	**PER CAPITA**
TRAILS						
Trail ways - Paved	0.22	$0	$81,256	$81,256	$18,044	$18
ADDITIONAL COSTS						
Estimate of Buy-In on Existing Facilities					$16,804,706	$489
Estimate of Professional Expense[13]					$14,013	$4
Estimate of Impact Fee Per Capita						**$850**

The Cost per 1,000 Population is calculated by multiplying the Existing LOS per 1,000 by the total cost per acre.

Based on the per capita fee, the proposed impact fee per household is illustrated in Table 1.2. The City has chosen to assess only 75% of the maximum impact fee.

TABLE 10.2: RECOMMENDED PARK IMPACT FEE SCHEDULE

IMPACT FEE PER HH	PERSONS PER HH	MAXIMUM FEE PER HH	75% OF MAX TO BE IMPLEMENTED	EXISTING FEE PER HH
Single Family	3.67	$3,119	**$2,339**	$853
Multi Family	2.26	$1,921	**$1,441**	$604

NON-STANDARD PARK IMPACT FEES

The proposed fees are based upon population growth. The City reserves the right under the Impact Fees Act to assess an adjusted fee that more closely matches the true impact that the land use will have upon park facilities.[14] This adjustment could result in a lower impact fee if the City determines that a particular user may create a different impact than what is standard for its land use.

EXPENDITURE OF IMPACT FEES

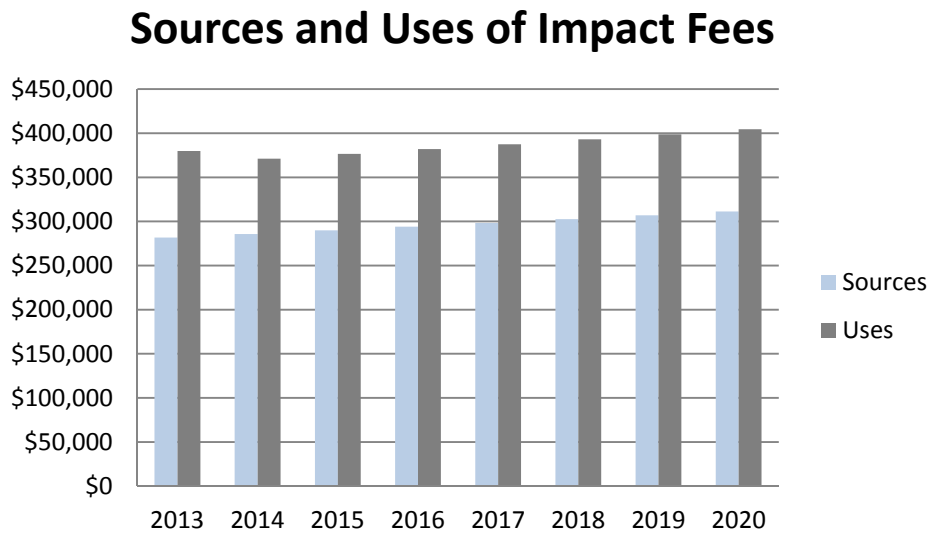
Legislation requires that impact fees should be spent or encumbered with six years after each impact fee is paid. Impact fees collected in the next five to six years should be spent only on those projects outlined in the CFP to maintain the LOS.

Table 10.3 below illustrates the projected sources and uses of impact fee funds during the plan horizon. Sources of funds are impact fees collected by the City as new growth occurs and uses include expenditures on additional

[13] This is the cost to provide the IFFP and IFA.
[14] 11-36a-402(1)(c)

park land, park amenities, buy-in to existing facilities and professional expenses as listed in the IFA with are attributable to new growth.

TABLE 10.3: CASH FLOW OF PROJECTED IMPACT FEES



COST OF EXISTING PUBLIC FACILITIES – 201(5)(B)(I)

The City has parks and trails that provide service to all developed property within the City. The level of service standard has been set by the City's parks department and is based on actual improvements available to the residents in the Service Area. The expansion to these facilities will maintain the established level of service for all future development.

PROPOSED CREDITS OWED TO DEVELOPMENT

To the extent that a developer constructs improvement(s) included in the CFP, the developer will be eligible for an impact fee credit. This situation does not apply to developer exactions, minimum standards required by the developer or project improvements.

GROWTH-DRIVEN EXTRAORDINARY COSTS

The City does not anticipate any extraordinary costs necessary to provide services to future development.

TIME PRICE DIFFERENTIAL

The time price differential of amounts paid at different times may be handled through an annual adjustment being made to the impact fees, based on an index as determined by City Council and enacted each year in a regular Council Meeting.

APPENDIX A: EXISTING FACILITIES INVENTORY

I. Existing Park Inventory

Park Type	City Parks System	Accessible Park	Total Acreage	Less Detention	Donated Land	Final Acreage	% City Owned	% City Funded	City Owned Acreage	Status	Land Value	Improved Turf	Park Sign	Barbecues	Drinking Fountain (May-September)	Parking Stalls (Off Street)	Pavilion (1 Table)	Pavilion (2-9 Tables)	Pavilion (10+ Tables)	Picnic Tables	Benches	Bleachers (Movable)	Bleachers (Fixed)	Concessions Stand	Amphitheater	Playground (25+ Kids)	Playground (<25 Kids)	Restrooms (May-September)	Basketball Court	Soccer Field	Baseball Field	Multi-Use Field	Tennis Court	Skate Park	Volleyball Pit	Horseshoe Pit	Paved Trails (miles)	Unpaved Trails (miles)	Total Improvements
Average Cost per Unit											**$218,744**	**$45,000**	**$750**	**$555**	**$4,000**	**$1,000**	**$15,000**	**$23,399**	**$45,989**	**$1,200**	**$750**	**$2,500**	**$4,000**	**$53,134**	**$60,000**	**$40,000**	**$50,000**	**$104,467**	**$20,000**	**$62,319**	**$132,759**	**$62,319**	**$75,000**	**$996,000**	**$10,000**	**$300**	**$81,256**		
Community Parks																																							
Cost per Unit											**$218,744**	**$45,000**	**$750**	**$555**	**$4,000**	**$1,000**	**$15,000**	**$23,399**	**$45,989**	**$1,200**	**$750**	**$2,500**	**$4,000**	**$53,134**	**$60,000**	**$40,000**	**$50,000**	**$125,000**	**$20,000**	**$62,319**	**$132,759**	**$62,319**	**$75,000**	**$996,000**	**$10,000**	**$300**	**$89,549**	**$47,309**	
C	Fisher - 920 South 1000 East	Yes	15.60			15.60	100%	100%	15.60	Existing	$3,412,405	15.60	2		2	179				6	8		8	1		1		1	1	2	4	1		0				
C	North Steed - 30 North 1000 West	Yes	11.07		5.22	5.85	100%	100%	5.85	Existing	$1,280,708	11.07	1	2		112		1		8	5		8				1	1				1			3		0.30		
C	Jessie D. Barlow - 2100 South 500 West	Yes	20.13		20.13	-	100%	100%	0.00	Existing	$0	20.13	1	1	3	142				10	14					1		1	1	2		1					0.66		
C	South Steed - 300 North 1000 West	Yes	14.64		6.90	7.74	100%	100%	7.74	Existing	$1,693,727	14.64	2		2	112	5			5				1				1			3	1	4					0.60		
	SUBTOTAL COMMUNITY PARKS		61.44	-	32.24	29.20			29.20			61.44	6	3	7	545	5	1	0	29	27	0	16	2	0	2	1	4	2	4	7	4	4	0	3	0	1.56	0	
											$6,386,840	$2,764,800	$4,500	$1,665	$28,000	$545,000	$75,000	$23,399	$0	$34,800	$20,250	$0	$64,000	$106,268	$0	$80,000	$50,000	$500,000	$40,000	$249,276	$929,313	$249,276	$300,000	$0	$30,000	$0	$139,954	$0	$6,235,501
Neighborhood Parks																																							
Cost per Unit											**$218,744**	**$45,000**	**$750**	**$555**	**$4,000**	**$1,000**	**$15,000**	**$23,399**	**$45,989**	**$1,200**	**$750**	**$2,500**	**$4,000**	**$53,134**	**$60,000**	**$40,000**	**$50,000**	**$125,000**	**$20,000**	**$62,319**	**$132,759**	**$62,319**	**$75,000**	**$996,000**	**$10,000**	**$300**	**$89,549**	**$47,309**	
N	Bicentennial - 931 East 600 South	Yes	3.58			3.58	100%	100%	3.58	Existing	$783,103	3.58	1	3		74		3		6	6				1			1								2	0.19		
N	Kiwanis - 300 North Vine Street	Yes	4.25			4.25	100%	100%	4.25	Existing	$929,662	4.25	1	6		17		4	1	15	2	2					1	1	1		2	1	1			2			
N	Island View - 1800 South Main	Yes	5.05			5.05	100%	100%	5.05	Existing	$1,104,657	5.05	1	2	1	30	8		1	21	2						2	1	1			1					0.23		
N	Fox Hollow Park & Arboretum - 2050 South 575 Eas	Yes	5.08			5.08	100%	100%	5.08	Existing	$1,111,219	5.08	1	2	1	8	1		1	14	2	2				1		1	1			1					0.36		
	SUBTOTAL NEIGHBORHOOD Parks		17.96	0	0	17.96			17.96			17.96	4	13	2	129	9	7	3	56	12	4	0	0	1	1	3	4	3	0	2	3	1	0	0	4	0.78	0	
											$3,928,641	$808,200	$3,000	$7,215	$8,000	$129,000	$135,000	$163,793	$137,967	$67,200	$9,000	$10,000	$0	$0	$60,000	$40,000	$150,000	$500,000	$60,000	$0	$265,518	$186,957	$75,000	$0	$0	$1,200	$69,604	$0	$2,886,654
											$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Undeveloped Park Land																																							
Cost per Unit											**$218,744**	**$45,000**	**$750**	**$555**	**$4,000**	**$1,000**	**$15,000**	**$23,399**	**$45,989**	**$1,200**	**$750**	**$2,500**	**$4,000**	**$53,134**	**$60,000**	**$40,000**	**$50,000**	**$125,000**	**$20,000**	**$62,319**	**$132,759**	**$62,319**	**$75,000**	**$996,000**	**$10,000**	**$300**	**$89,549**	**$47,309**	
C	Jessie D. Barlow - 2100 South 500 West		2.00		2.00	-	100%	100%	-	Future Park	$0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	SUBTOTAL UNDEVELOPED PARK LAND		2.00	-	2.00	-			-			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
											$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Trail Ways		Total Paved Trail Miles	Donated Trails	Final Paved Trail Miles	% City Funded	Total City Owned Paved Trail Miles	Total Unpaved Trail Miles	Donated Trails	Final Unpaved Trail Miles	% City Funded	Total City Owned Unpaved Trail Miles	
Cost per Unit						**$81,256**						
T	Rail Trail	3.7	0	3.70	100%	3.70	-	0	-	100%	-	-
T	Canal Trail	3.1	0	3.10	100%	3.10	-	0	-	100%	-	-
	SUBTOTAL TRAILWAYS	6.80	-	6.80		6.80	-	-	-		-	-
						$552,538					$0	$0

TOTALS		**81.40**	**0.00**	**34.24**	**47.16**		**47.16**				**10.00**	**16.00**	**9.00**	**674.00**	**14.00**	**8.00**	**3.00**	**85.00**	**39.00**	**4.00**	**16.00**	**2.00**	**1.00**	**3.00**	**4.00**	**8.00**	**5.00**	**4.00**	**9.00**	**7.00**	**5.00**	**0.00**	**3.00**	**4.00**	**2.34**	**0.00**	
									$10,315,481	**$3,573,000**	**$7,500**	**$8,880**	**$36,000**	**$674,000**	**$210,000**	**$187,192**	**$137,967**	**$102,000**	**$29,250**	**$10,000**	**$64,000**	**$106,268**	**$60,000**	**$120,000**	**$200,000**	**$1,000,000**	**$100,000**	**$249,276**	**$1,194,831**	**$436,233**	**$375,000**	**$0**	**$30,000**	**$1,200**	**$209,558**	**$0**	**$9,122,155**

Parks Removed from Impact Fees

Mini Parks																																					
Cost per Unit											**$218,744**	**$45,000**	**$750**	**$555**	**$4,000**	**$1,000**	**$15,000**	**$23,399**	**$45,989**	**$1,200**	**$750**	**$2,500**	**$4,000**	**$53,134**	**$60,000**	**$40,000**	**$50,000**	**$53,134**	**$20,000**	**$62,319**	**$132,759**	**$62,319**	**$75,000**	**$996,000**	**$10,000**	**$300**	**$89,549**	**$47,309**	
M	Central - 800 South 2000 East		1.98			1.98	100%	100%	1.98	Existing	$433,113																												
M	Train Watch - 200 West 250 North		1.66			1.66	100%	100%	1.66	Existing	$363,115	1.66	1				4			4																			
M	Jacobsen - 1045 South 1350 West		1.77			1.77	100%	100%	1.77	Existing	$387,177	1.77	1					1		1	2					1			1								0.2		
M	Thornock - 200 South 500 West		0.73			0.73	100%	100%	0.73	Existing	$159,683	0.73	1								3						1												
	SUBTOTAL MINI PARKS		6.14			6.14			6.14			4.16	3	0	0	0	4	1	0	5	5	0	0	0	0	1	1	0	1	0	0	0	0	0	0	0			
									$1,343,088	$187,200	$2,250	$0	$0	$0	$60,000	$23,399	$0	$6,000	$3,750	$0	$0	$0	$0	$0	$40,000	$50,000	$0	$20,000	$0	$0	$0	$0	$0	$0	$0	$0			$392,599
Pocket Parks																																					
Cost per Unit											**$218,744**	**$45,000**	**$750**	**$555**	**$4,000**	**$1,000**	**$15,000**	**$23,399**	**$45,989**	**$1,200**	**$750**	**$2,500**	**$4,000**	**$53,134**	**$60,000**	**$40,000**	**$50,000**	**$53,134**	**$20,000**	**$62,319**	**$132,759**	**$62,319**	**$75,000**	**$996,000**	**$10,000**	**$300**	**$89,549**	**$47,309**	
P	Hoggan's -= 234 West 550 North	Yes	0.42			0.42	100%	100%	0.42	Existing	$91,872	0.42	1					1		2							1												
P	Chelemes - 2100 South 1000 East		0.26			0.26	100%	100%	0.26	Existing	$56,873	0.26	1		1		1										1												
P	Rose Garden - 400 North		0.52			0.52	100%	100%	0.52	Existing	$113,747	0.52	1																										
P	200 South - 200 South	Yes	0.64			0.64	100%	100%	0.64	Existing	$139,996	0.64								1																			
P	*SUBTOTAL POCKET PARKS*		1.84			1.84			1.84			1.84	3	0	1	0	1	1	0	3	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0			

Other Parks

O

O

CIVIL ENGINEERING CONSULTANTS, PLLC.

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

13 March 2013

Clearfield City
55 South State Street
Clearfield, Utah 84015

Attn: Mayor Don Wood and City Council
Proj: **2013 Roadway Improvement Project**
Subj: Bid Results, Bid Proposal Tabulation & Recommendation

Dear Mayor Wood and Council Members,

The "Bid Opening" for the above referenced project was conducted yesterday afternoon. The lowest responsible bidder is Staker Parson Companies of Ogden, Utah.

Enclosed are the "Bid Results" and "Bid Proposal Tabulation". Staker Parson Companies' bid was reviewed and found to meet the bidding conditions required in the Contract Documents.

Since Staker Parson Companies' bid is the low bid for the advertised project, and their bid meets the conditions of the Contract Documents, I herewith recommend award of the above referenced project in the amount of $559,337.00 to Staker Parson Companies.

Should you have any questions or desire additional information concerning the contractor or his bid, please feel free to contact our office at your earliest convenience.

Sincerely,
CEC, Civil Engineering Consultants, PLLC.

R. Todd Freeman

R. Todd Freeman, P.E.
City Engineer

cc: Scott Hodge – Clearfield Public Works Director
Kim Dabb – Clearfield City Operations Manager

CIVIL ENGINEERING CONSULTANTS, PLLC.

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

BID RESULTS

2013 Roadway Improvement Project

OWNER: CLEARFIELD CITY
ENGINEER: CEC, CIVIL ENGINEERING CONSULTANTS

BID DATE: March 12, 2013
TIME: 2:00 PM
BID LOCATION: Clearfield City Offices
55 South State Street; 3rd Floor
Clearfield, UT 84015

PLAN HOLDER NAME	ADDENDUM	BID BOND	BID AMOUNT
Staker Paving and Construction		5%	$559,337.00
Advanced Paving & Construction		5%	$568,020.00
Consolidated Paving and Concrete, Inc.		5%	$572,223.36
Intermountain Slurry		??	$574,348.56
Post Asphalt & Construction		5%	$625,191.00
Geneva Rock		5%	$652,480.00

BID PROPOSAL TABULATION

2013 ROADWAY IMPROVEMENT PROJECT

BID DATE: 12 MARCH 2013
OWNER: CLEARFIELD CITY
PUBLIC WORKS DIRECTOR: SCOTT HODGE

Bid Item	Description	Quantity	Unit	Staker Parson Companies 2350 South 1900 West Ogden, UT 84401		Advanced Paving & Const. P.O. Box 12847 Ogden, UT 84412		Consolidated Paving & Conc. 1705 West 2450 South Ogden, UT 84341	
				Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
Schedule A - Chip Seal and Fog Coat & Mobilization									
A1.	Mobilization.	1	ls	$22,445.00	$22,445.00	$13,028.00	$13,028.00	$13,338.00	$13,338.00
A2.	Chip Seal and Fog Coat - 2500 South Street, from 125 East to South Main Street (approximately 2,175 sy).	1	ls	$4,063.00	$4,063.00	$4,200.00	$4,200.00	$4,067.25	$4,067.25
A3.	Chip Seal and Fog Coat - 200 East, from Gordon Street to 2450 South (approximately 5,880 sy).	1	ls	$10,985.00	$10,985.00	$11,300.00	$11,300.00	$10,995.60	$10,995.60
A4.	Chip Seal and Fog Coat - 2525 South Street, from 200 East to End (approximately 1,555 sy).	1	ls	$2,895.00	$2,895.00	$3,000.00	$3,000.00	$2,907.85	$2,907.85
A5.	Chip Seal and Fog Coat - 2450 South Street, from South Main Street to 250 East (approximately 5,500 sy).	1	ls	$10,275.00	$10,275.00	$10,500.00	$10,500.00	$10,285.00	$10,285.00
A6.	Chip Seal and Fog Coat - 2325 South Street, from 225 East to 50 East (approximately 3,880 sy).	1	ls	$7,248.00	$7,248.00	$7,400.00	$7,400.00	$7,255.60	$7,255.60
A7.	Chip Seal and Fog Coat - 2275 South Street, from 50 East to 225 East (approximately 5,250 sy).	1	ls	$9,807.00	$9,807.00	$10,000.00	$10,000.00	$9,817.50	$9,817.50
A8.	Chip Seal and Fog Coat - 2225 South Street, from 50 East to 225 East (approximately 3,610 sy).	1	ls	$6,744.00	$6,744.00	$6,900.00	$6,900.00	$6,750.70	$6,750.70
A9.	Chip Seal and Fog Coat - 2200 South Street, from South Main Street to 250 East (approximately 6,060 sy).	1	ls	$11,320.00	$11,320.00	$11,500.00	$11,500.00	$11,332.20	$11,332.20

Bid Item	Description	Quantity	Unit	Staker Parson Companies 2350 South 1900 West Ogden, UT 84401		Advanced Paving & Const. P.O. Box 12847 Ogden, UT 84412		Consolidated Paving & Conc. 1705 West 2450 South Ogden, UT 84341	
				Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
A10.	Chip Seal and Fog Coat - 2100 South Street, from 50 East to 175 East and 150 East Street from 2100 South to End (approximately 2,620 sy).	1	ls	$4,894.00	$4,894.00	$5,000.00	$5,000.00	$4,899.40	$4,899.40
A11.	Chip Seal and Fog Coat - 50 East Street, from 2225 South to 2275 South and 2250 South Street from 50 East to South Main Street (approximately 2,865 sy).	1	ls	$5,352.00	$5,352.00	$5,500.00	$5,500.00	$5,357.55	$5,357.55
A12.	Chip Seal and Fog Coat - 50 East Street, from 2200 South to 2050 South (approximately 1,670 sy).	1	ls	$3,120.00	$3,120.00	$3,200.00	$3,200.00	$3,122.90	$3,122.90
A13.	Chip Seal and Fog Coat - 1800 South Street, from 200 East to South Main Street (approximately 2,675 sy).	1	ls	$4,997.00	$4,997.00	$5,100.00	$5,100.00	$5,002.25	$5,002.25
A14.	Chip Seal and Fog Coat - 1800 South Street, from 200 West to 425 West (approximately 4,280 sy).	1	ls	$7,995.00	$7,995.00	$8,200.00	$8,200.00	$8,003.60	$8,003.60
A15.	Chip Seal and Fog Coat - 300 West, from 1800 South to 1700 South (approximately 2,455 sy).	1	ls	$4,586.00	$4,586.00	$4,700.00	$4,700.00	$4,590.85	$4,590.85
A16.	Chip Seal and Fog Coat - 425 West Street, from 1800 South to 1900 South (approximately 2,205 sy).	1	ls	$4,119.00	$4,119.00	$4,200.00	$4,200.00	$4,123.35	$4,123.35
A17.	Chip Seal and Fog Coat -1850 South Street, from 250 West to 425 West (approximately 3,550 sy).	1	ls	$6,631.00	$6,631.00	$6,800.00	$6,800.00	$6,638.50	$6,638.50
A18.	Chip Seal and Fog Coat - Jenny Lane, from 2150 South to 1900 South (approximately 5,995 sy).	1	ls	$11,200.00	$11,200.00	$11,400.00	$11,400.00	$11,210.65	$11,210.65
A19.	Chip Seal and Fog Coat - 1980 South Street, from South Main Street to Jenny Lane (approximately 8,900 sy).	1	ls	$16,625.00	$16,625.00	$16,900.00	$16,900.00	$16,643.00	$16,643.00
A20.	Chip Seal and Fog Coat - 1980 South Street, from 160 West to Cul-de-sac (approximately 910 sy).	1	ls	$1,700.00	$1,700.00	$1,800.00	$1,800.00	$1,701.70	$1,701.70

Bid Item	Description	Quantity	Unit	Staker Parson Companies 2350 South 1900 West Ogden, UT 84401		Advanced Paving & Const. P.O. Box 12847 Ogden, UT 84412		Consolidated Paving & Conc. 1705 West 2450 South Ogden, UT 84341	
				Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
A21.	Chip Seal and Fog Coat - 2200 South Street, from 350 East to 250 East (approximately 4,025 sy).	1	ls	$7,519.00	$7,519.00	$7,700.00	$7,700.00	$7,526.75	$7,526.75
A22.	Chip Seal and Fog Coat - 250 West Street, from 1900 South to 1800 South (approximately 1,880 sy).	1	ls	$3,512.00	$3,512.00	$3,600.00	$3,600.00	$3,515.60	$3,515.60
A23.	Chip Seal and Fog Coat - 200 West Street, from 1900 South to 1800 South (approximately 2,125 sy).	1	ls	$3,970.00	$3,970.00	$4,100.00	$4,100.00	$3,973.75	$3,973.75
A24.	Chip Seal and Fog Coat - 100 East Street, from Gordon Street to 2675 South (approximately 565 sy).	1	ls	$1,055.00	$1,055.00	$1,100.00	$1,100.00	$1,056.55	$1,056.55
A25.	Chip Seal and Fog Coat - 2675 South Street, from 75 East to 200 East (approximately 2,370 sy).	1	ls	$4,427.00	$4,427.00	$4,500.00	$4,500.00	$4,431.90	$4,431.90
A26.	Chip Seal and Fog Coat - 2600 South Street, from 75 East to 200 East (approximately 2,670 sy).	1	ls	$4,988.00	$4,988.00	$5,100.00	$5,100.00	$4,992.90	$4,992.90
A27.	Chip Seal and Fog Coat - 150 East Street, from 2675 South to End (approximately 955 sy).	1	ls	$1,784.00	$1,784.00	$1,800.00	$1,800.00	$1,785.85	$1,785.85
A28.	Chip Seal and Fog Coat - 75 East Street, from 2675 South to 2500 South (approximately 3,110 sy).	1	ls	$5,810.00	$5,810.00	$5,900.00	$5,900.00	$5,815.70	$5,815.70
A29.	Chip Seal and Fog Coat - 225 East Street, from 2100 South to 2400 South (approximately 7,075 sy).	1	ls	$13,215.00	$13,215.00	$13,500.00	$13,500.00	$13,230.25	$13,230.25
A30.	Chip Seal and Fog Coat - 2400 South Street, from 50 East to 225 East (approximately 3,745 sy).	1	ls	$6,996.00	$6,996.00	$7,200.00	$7,200.00	$7,003.15	$7,003.15
A31.	Chip Seal and Fog Coat - 50 East Street, from 2325 South to 2400 South (approximately 2,345 sy).	1	ls	$4,380.00	$4,380.00	$4,500.00	$4,500.00	$4,385.15	$4,385.15
A32.	Chip Seal and Fog Coat - 2400 South Street, from South Main Street to 50 East (approximately 1,095 sy).	1	ls	$2,045.00	$2,045.00	$2,100.00	$2,100.00	$2,047.65	$2,047.65

Bid Item	Description	Quantity	Unit	Staker Parson Companies 2350 South 1900 West Ogden, UT 84401		Advanced Paving & Const. P.O. Box 12847 Ogden, UT 84412		Consolidated Paving & Conc. 1705 West 2450 South Ogden, UT 84341	
				Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
A33.	Chip Seal and Fog Coat - 125 East Street, from 2500 South to 2550 South (approximately 1,025 sy).	1	ls	$1,915.00	$1,915.00	$2,000.00	$2,000.00	$1,916.75	$1,916.75
A34.	Chip Seal and Fog Coat - 2550 South Street, from 75 East to 125 East (approximately 1,665 sy).	1	ls	$3,110.00	$3,110.00	$3,200.00	$3,200.00	$3,113.55	$3,113.55
A35.	Chip Seal and Fog Coat - 100 East Street, from 2450 South to 2400 South (approximately 975 sy).	1	ls	$1,821.00	$1,821.00	$1,900.00	$1,900.00	$1,823.25	$1,823.25
A36.	Chip Seal and Fog Coat - 1900 South Street, from South Main Street to 450 West (approximately 9,335 sy).	1	ls	$17,440.00	$17,440.00	$17,800.00	$17,800.00	$17,456.45	$17,456.45
A37.	Chip Seal and Fog Coat - 100 West Street, from 1980 South to 1900 South (approximately 2,030 sy).	1	ls	$3,792.00	$3,792.00	$3,900.00	$3,900.00	$3,796.10	$3,796.10
A38.	Chip Seal and Fog Coat - 300 West Street, from 1980 South to 1900 South (approximately 955 sy).	1	ls	$1,784.00	$1,784.00	$1,800.00	$1,800.00	$1,785.85	$1,785.85
A39.	Chip Seal and Fog Coat - Fern Drive, from 300 North to North Main Street (approximately 6,590 sy).	1	ls	$12,310.00	$12,310.00	$12,500.00	$12,500.00	$12,323.30	$12,323.30
A40.	Chip Seal and Fog Coat - 175 East Street, from 2100 South to 2200 South (approximately 1,420 sy.).	1	ls	$2,653.00	$2,653.00	$2,700.00	$2,700.00	$2,655.40	$2,655.40
A41.	Chip Seal and Fog Coat - 1450 West Street, from 25 North to 200 South (approximately 4,500 sy).	1	ls	$8,406.00	$8,406.00	$8,600.00	$8,600.00	$8,415.00	$8,415.00
A42.	Chip Seal and Fog Coat - 1250 West Street, from 525 North to 725 North (approximately 3,920 sy).	1	ls	$7,323.00	$7,323.00	$7,500.00	$7,500.00	$7,330.40	$7,330.40
A43.	Chip Seal and Fog Coat - North Villa Drive, from North Main Street to West Villa Drive (approximately 2,155 sy).	1	ls	$4,026.00	$4,026.00	$4,100.00	$4,100.00	$4,029.85	$4,029.85

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				Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
A44.	Chip Seal and Fog Coat - South Villa Drive, from North Main Street to West Villa Drive (approximately 2,100 sy).	1	ls	$3,923.00	$3,923.00	$4,000.00	$4,000.00	$3,927.00	$3,927.00
A45.	Chip Seal and Fog Coat - West Villa Drive, from South Villa Drive to North Villa Drive (approximately 1,300 sy).	1	ls	$2,428.00	$2,428.00	$3,500.00	$3,500.00	$2,431.00	$2,431.00
A46.	Chip Seal and Fog Coat - Vine Street, from Fern Drive / 500 North to 300 North (approximately 4,345 sy).	1	ls	$8,116.00	$8,116.00	$8,300.00	$8,300.00	$8,125.15	$8,125.15
A47.	Chip Seal and Fog Coat - Vine Circle, from Vine Street to the end (approximately 835 sy).	1	ls	$1,560.00	$1,560.00	$1,600.00	$1,600.00	$1,561.45	$1,561.45
A48.	Chip Seal and Fog Coat - North Lakeview, from 300 East to West Lakeview (approximately 3,120 sy).	1	ls	$5,828.00	$5,828.00	$5,900.00	$5,900.00	$5,834.40	$5,834.40
A49.	Chip Seal and Fog Coat - South Lakeview, from 300 East to West Lakeview (approximately 3,190 sy).	1	ls	$5,959.00	$5,959.00	$6,100.00	$6,100.00	$5,965.30	$5,965.30
A50.	Chip Seal and Fog Coat - 200 East Street, from North Lakeview to South Lakeview (approximately 1,000 sy).	1	ls	$1,868.00	$1,868.00	$2,000.00	$2,000.00	$1,870.00	$1,870.00
A51.	Chip Seal and Fog Coat - West Lakeview, from North Lakeview to South Lakeview (approximately 2,100 sy).	1	ls	$3,923.00	$3,923.00	$4,000.00	$4,000.00	$3,927.00	$3,927.00
A52.	Chip Seal and Fog Coat - Lakeview, from North Main Street to West Lakeview (approximately 730 sy).	1	ls	$1,364.00	$1,364.00	$1,400.00	$1,400.00	$1,365.10	$1,365.10
A53.	Chip Seal and Fog Coat - Center Street, from State Street to 500 East (approximately 9,120 sy).	1	ls	$17,035.00	$17,035.00	$17,400.00	$17,400.00	$17,054.40	$17,054.40
A54.	Chip Seal and Fog Coat - 350 East Street, from Center Street to 200 South (approximately 3,185 sy).	1	ls	$5,950.00	$5,950.00	$6,100.00	$6,100.00	$5,955.95	$5,955.95

Bid Item	Description	Quantity	Unit	Staker Parson Companies 2350 South 1900 West Ogden, UT 84401		Advanced Paving & Const. P.O. Box 12847 Ogden, UT 84412		Consolidated Paving & Conc. 1705 West 2450 South Ogden, UT 84341	
				Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
A55.	Chip Seal and Fog Coat - 400 East Street, from Center Street to 200 South (approximately 3,115 sy).	1	ls	$5,819.00	$5,819.00	$6,000.00	$6,000.00	$5,825.05	$5,825.05
A56.	Chip Seal and Fog Coat - 450 East Street, from Center Street to 200 South (approximately 3,130 sy).	1	ls	$5,847.00	$5,847.00	$6,000.00	$6,000.00	$5,853.10	$5,853.10
A57.	Chip Seal and Fog Coat - 300 East Street, from Center Street to 300 North (approximately 4,540 sy).	1	ls	$8,481.00	$8,481.00	$8,700.00	$8,700.00	$8,489.80	$8,489.80
A58.	Chip Seal and Fog Coat - Airlane Drive, from 222 South to 364 South (approximately 4,660 sy).	1	ls	$8,705.00	$8,705.00	$8,900.00	$8,900.00	$8,714.20	$8,714.20
A59.	Chip Seal and Fog Coat - 225 South Street, from 1000 East to the end (approximately 1,855 sy).	1	ls	$3,465.00	$3,465.00	$3,600.00	$3,600.00	$3,524.95	$3,524.95
A60.	Chip Seal and Fog Coat - South Main Street, from 2450 South to Gordon Avenue (approximately 3,740 sy).	1	ls	$6,986.00	$6,986.00	$7,100.00	$7,100.00	$5,123.80	$5,123.80
	Subtotal - Schedule A:				**$378,539.00**		**$378,328.00**		**$368,002.20**
Schedule B: Crack Sealing									
B1.	Crack Seal - North Villa Drive, from North Main Street to West Villa Drive (approximately 2,155 sy).	1	ls	$1,286.00	$1,286.00	$1,400.00	$1,400.00	$1,293.00	$1,293.00
B2.	Crack Seal - South Villa Drive, from North Main Street to West Villa Drive (approximately 2,100 sy).	1	ls	$1,286.00	$1,286.00	$1,400.00	$1,400.00	$1,302.00	$1,302.00
B3.	Crack Seal - West Villa Drive, from South Villa Drive to North Villa Drive (approximately 1,300 sy).	1	ls	$837.00	$837.00	$900.00	$900.00	$845.00	$845.00
B4.	Crack Seal - Vine Street, from Fern Drive / 500 North to 300 North (approximately 4,345 sy).	1	ls	$6,536.00	$6,536.00	$2,900.00	$2,900.00	$6,604.40	$6,604.40

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				Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
B5.	Crack Seal - Vine Circle, from Vine Street to the end. (approximately 835 sy).	1	ls	$1,135.00	$1,135.00	$700.00	$700.00	$1,143.95	$1,143.95
B6.	Crack Seal - North Lakeview, from 300 East to West Lakeview (approximately 3,100 sy).	1	ls	$1,303.00	$1,303.00	$2,100.00	$2,100.00	$1,302.00	$1,302.00
B7.	Crack Seal - South Lakeview, from 300 East to West Lakeview (approximately 3,120 sy).	1	ls	$1,462.00	$1,462.00	$2,100.00	$2,100.00	$1,466.40	$1,466.40
B8.	Crack Seal - 200 East Street, from North Lakeview to South Lakeview (approximately 1,000 sy).	1	ls	$313.00	$313.00	$700.00	$700.00	$320.00	$320.00
B9.	Crack Seal - West Lakeview, from North Lakeview to South Lakeview (approximately 2,100 sy).	1	ls	$632.50	$632.50	$1,400.00	$1,400.00	$630.00	$630.00
B10.	Crack Seal - Lakeview, from North Main Street to West Lakeview (approximately 730 sy).	1	ls	$260.50	$260.50	$500.00	$500.00	$262.80	$262.80
B11.	Crack Seal - Center Street, from State Street to 500 East (approximately 9,120 sy).	1	ls	$7,836.00	$7,836.00	$6,100.00	$6,100.00	$7,934.40	$7,934.40
B12.	Crack Seal - 350 East Street, from Center Street to 200 South (approximately 3,185 sy).	1	ls	$836.00	$836.00	$2,200.00	$2,200.00	$828.10	$828.10
B13.	Crack Seal - 400 East Street, from Center Street to 200 South (approximately 3,115 sy).	1	ls	$1,225.00	$1,225.00	$2,100.00	$2,100.00	$1,246.00	$1,246.00
B14.	Crack Seal - 450 East Street, from Center Street to 200 South (approximately 3,130 sy).	1	ls	$800.00	$800.00	$2,100.00	$2,100.00	$813.80	$813.80
B15.	Crack Seal - 300 East Street, from Center Street to 300 North (approximately 4,540 sy).	1	ls	$4,783.00	$4,783.00	$3,100.00	$3,100.00	$4,812.40	$4,812.40
B16.	Crack Seal - Airlane Drive, from 222 South to 364 South (approximately 4,660 sy).	1	ls	$2,060.00	$2,060.00	$3,100.00	$3,100.00	$2,097.00	$2,097.00
B17.	Crack Seal - 225 South Street, from 1000 East to the end (approximately 1,855 sy).	1	ls	$1,844.00	$1,844.00	$1,300.00	$1,300.00	$1,855.00	$1,855.00

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				Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
B18.	Crack Seal - 1450 West Street, from 25 North to 200 South (approximately 4,500 sy).	1	ls	$6,651.00	$6,651.00	$3,000.00	$3,000.00	$6,705.00	$6,705.00
B19.	Crack Seal - 1250 West Street, from 525 North to 725 North (approximately 3,920 sy).	1	ls	$1,507.00	$1,507.00	$2,700.00	$2,700.00	$1,528.80	$1,528.80
	Subtotal - Schedule B:				**$42,593.00**		**$39,800.00**		**$42,990.05**
Schedule C: Bituminous Asphalt Overlays									
C1.	150 North Cul-de-sac at 1300 West Street. (approx. 9,000 sq ft).	130	ton	$61.05	$7,936.50	$71.80	$9,334.00	$67.44	$8,767.20
C2.	150 North Cul-de-sac at 1200 West Street. (approx. 9,000 sq ft).	130	ton	$61.05	$7,936.50	$71.80	$9,334.00	$67.44	$8,767.20
C3.	150 South Cul-de-sac at 1300 West Street. (approx. 9,600 sq ft).	150	ton	$61.05	$9,157.50	$71.80	$10,770.00	$67.44	$10,116.00
C4.	1250 West Street, from 200 South to 143 South and 150 South Street, from 1250 West to 1000 West. (approximately 57,600 sq ft).	800	ton	$57.00	$45,600.00	$63.10	$50,480.00	$67.44	$53,952.00
C5.	Frontage Road / 1000 East Street, from 200 South to 700 South. (approximately 112,000 sq ft).	800	ton	$57.00	$45,600.00	$63.10	$50,480.00	$67.44	$53,952.00
	Subtotal - Schedule C:				**$116,230.50**		**$130,398.00**		**$135,554.40**
Schedule D: Striping of roadway									
D1.	Frontage Road / 1000 East Street, from 200 South to 700 South.	1	ls	$1,286.00	$1,286.00	$1,300.00	$1,300.00	$1,296.00	$1,296.00
D2.	Center Street, from State Street to 500 East.	1	ls	$965.00	$965.00	$1,000.00	$1,000.00	$972.00	$972.00

Bid Item	Description	Quantity	Unit	Staker Parson Companies 2350 South 1900 West Ogden, UT 84401		Advanced Paving & Const. P.O. Box 12847 Ogden, UT 84412		Consolidated Paving & Conc. 1705 West 2450 South Ogden, UT 84341	
				Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
D3.	West intersection of 1900 South Street/South Main Street.	1	ls	$268.00	$268.00	$30.00	$30.00	$27.00	$27.00
D4.	South intersection of 300 West Street/Antelope Drive.	1	ls	$300.00	$300.00	$300.00	$300.00	$302.40	$302.40
D5.	2200 South Street, from South Main Street to 350 East Street.	1	ls	$450.00	$450.00	$500.00	$500.00	$453.60	$453.60
	Subtotal - Schedule D:				**$3,269.00**		**$3,130.00**		**$3,051.00**
Schedule E: Miscellaneous									
E1.	Furnish and install curb and gutter (along Frontage Road).	200	lf	$18.20	$3,640.00	$24.00	$4,800.00	$19.80	$3,960.00
E2.	Furnish and install 6" concrete flatwork for driveway approach.	1	sf	$16.00	$16.00	$14.00	$14.00	$8.91	$8.91
E3.	Raise valve boxes to grade.	9	ea	$247.00	$2,223.00	$280.00	$2,520.00	$486.00	$4,374.00
E4.	Raise manhole to grade.	13	ea	$359.50	$4,673.50	$390.00	$5,070.00	$804.60	$10,459.80
E5.	Raise storm drain junction box to grade.	1	ea	$708.00	$708.00	$760.00	$760.00	$1,026.00	$1,026.00
E6.	Remove asphalt (along Frontage Road).	100	sy	$33.00	$3,300.00	$7.00	$700.00	$5.60	$560.00
E7.	Asphalt and roadbase patching (along Frontage Road).	100	sy	$41.45	$4,145.00	$25.00	$2,500.00	$22.37	$2,237.00
	Subtotal - Schedule E:				**$18,705.50**		**$16,364.00**		**$22,625.71**

Bid Item	Description	Quantity	Unit	Staker Parson Companies 2350 South 1900 West Ogden, UT 84401		Advanced Paving & Const. P.O. Box 12847 Ogden, UT 84412		Consolidated Paving & Conc. 1705 West 2450 South Ogden, UT 84341	
				Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
	Subtotal - Schedule A:				**$378,539.00**		**$378,328.00**		**$368,002.20**
	Subtotal - Schedule B:				**$42,593.00**		**$39,800.00**		**$42,990.05**
	Subtotal - Schedule C:				**$116,230.50**		**$130,398.00**		**$135,554.40**
	Subtotal - Schedule D:				**$3,269.00**		**$3,130.00**		**$3,051.00**
	Subtotal - Schedule E:				**$18,705.50**		**$16,364.00**		**$22,625.71**
	TOTAL BID:				**$559,337.00**		**$568,020.00**		**$572,223.36**
	Surety Company			Fidelity & Deposity Co. of Maryland		Fidelity & Deposity Co. of Maryland		The Cincinnati Ins. Co.	
	City, State			Baltimore, MD		Schaumburg, IL		Fairfield, OH	
	Bid Security - Bid Bond Amount			5%		5%		5%	
	Contractor's License Number			4910822-5501		251738-5551		261386-5501	

***** Denotes Error in Bid

BID PROPOSAL TABULATION

2013 ROADWAY IMPROVEMENT PROJECT

BID DATE: 12 MARCH 2013
OWNER: CLEARFIELD CITY
PUBLIC WORKS DIRECTOR: SCOTT HODGE

Bid Item	Description	Quantity	Unit	Intermountain Slurry Seal 520 North 400 West NSLC, UT 84054		Post Asphalt & Construction 1762 West 1350 South Ogden, UT 84401		Geneva Rock Products 302 West 5400 South Ste. 201 Murray, UT 84107	
				Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
Schedule A - Chip Seal and Fog Coat & Mobilization									
A1.	Mobilization.	1	ls	$44,954.06	$44,954.06	$4,500.00	$4,500.00	$52,000.00	$52,000.00
A2.	Chip Seal and Fog Coat - 2500 South Street, from 125 East to South Main Street (approximately 2,175 sy).	1	ls	$4,023.75	$4,023.75	$4,785.00	$4,785.00	$4,655.00	$4,655.00
A3.	Chip Seal and Fog Coat - 200 East, from Gordon Street to 2450 South (approximately 5,880 sy).	1	ls	$10,878.00	$10,878.00	$12,936.00	$12,936.00	$12,583.00	$12,583.00
A4.	Chip Seal and Fog Coat - 2525 South Street, from 200 East to End (approximately 1,555 sy).	1	ls	$2,876.75	$2,876.75	$3,421.00	$3,421.00	$3,330.00	$3,330.00
A5.	Chip Seal and Fog Coat - 2450 South Street, from South Main Street to 250 East (approximately 5,500 sy).	1	ls	$10,175.00	$10,175.00	$12,100.00	$12,100.00	$11,770.00	$11,770.00
A6.	Chip Seal and Fog Coat - 2325 South Street, from 225 East to 50 East (approximately 3,880 sy).	1	ls	$7,178.00	$7,178.00	$8,536.00	$8,536.00	$8,300.00	$8,300.00
A7.	Chip Seal and Fog Coat - 2275 South Street, from 50 East to 225 East (approximately 5,250 sy).	1	ls	$9,712.50	$9,712.50	$11,550.00	$11,550.00	$11,235.00	$11,235.00
A8.	Chip Seal and Fog Coat - 2225 South Street, from 50 East to 225 East (approximately 3,610 sy).	1	ls	$6,678.50	$6,678.50	$7,942.00	$7,942.00	$7,725.00	$7,725.00
A9.	Chip Seal and Fog Coat - 2200 South Street, from South Main Street to 250 East (approximately 6,060 sy).	1	ls	$11,211.00	$11,211.00	$13,332.00	$13,332.00	$13,000.00	$13,000.00

Bid Item	Description	Quantity	Unit	Intermountain Slurry Seal 520 North 400 West NSLC, UT 84054		Post Asphalt & Construction 1762 West 1350 South Ogden, UT 84401		Geneva Rock Products 302 West 5400 South Ste. 201 Murray, UT 84107	
				Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
A10.	Chip Seal and Fog Coat - 2100 South Street, from 50 East to 175 East and 150 East Street from 2100 South to End (approximately 2,620 sy).	1	ls	$4,847.00	$4,847.00	$5,764.00	$5,764.00	$5,600.00	$5,600.00
A11.	Chip Seal and Fog Coat - 50 East Street, from 2225 South to 2275 South and 2250 South Street from 50 East to South Main Street (approximately 2,865 sy).	1	ls	$5,300.25	$5,300.25	$6,303.00	$6,303.00	$6,130.00	$6,130.00
A12.	Chip Seal and Fog Coat - 50 East Street, from 2200 South to 2050 South (approximately 1,670 sy).	1	ls	$3,089.50	$3,089.50	$3,674.00	$3,674.00	$3,570.00	$3,570.00
A13.	Chip Seal and Fog Coat - 1800 South Street, from 200 East to South Main Street (approximately 2,675 sy).	1	ls	$4,948.75	$4,948.75	$5,885.00	$5,885.00	$5,725.00	$5,725.00
A14.	Chip Seal and Fog Coat - 1800 South Street, from 200 West to 425 West (approximately 4,280 sy).	1	ls	$7,918.00	$7,918.00	$9,416.00	$9,416.00	$9,200.00	$9,200.00
A15.	Chip Seal and Fog Coat - 300 West, from 1800 South to 1700 South (approximately 2,455 sy).	1	ls	$4,541.75	$4,541.75	$5,401.00	$5,401.00	$5,250.00	$5,250.00
A16.	Chip Seal and Fog Coat - 425 West Street, from 1800 South to 1900 South (approximately 2,205 sy).	1	ls	$4,079.25	$4,079.25	$4,851.00	$4,851.00	$4,720.00	$4,720.00
A17.	Chip Seal and Fog Coat -1850 South Street, from 250 West to 425 West (approximately 3,550 sy).	1	ls	$6,567.50	$6,567.50	$7,810.00	$7,810.00	$7,600.00	$7,600.00
A18.	Chip Seal and Fog Coat - Jenny Lane, from 2150 South to 1900 South (approximately 5,995 sy).	1	ls	$11,090.75	$11,090.75	$13,189.00	$13,189.00	$12,900.00	$12,900.00
A19.	Chip Seal and Fog Coat - 1980 South Street, from South Main Street to Jenny Lane (approximately 8,900 sy).	1	ls	$16,465.00	$16,465.00	$19,580.00	$19,580.00	$19,000.00	$19,000.00
A20.	Chip Seal and Fog Coat - 1980 South Street, from 160 West to Cul-de-sac (approximately 910 sy).	1	ls	$1,683.50	$1,683.50	$2,002.00	$2,002.00	$2,000.00	$2,000.00

Bid Item	Description	Quantity	Unit	Intermountain Slurry Seal 520 North 400 West NSLC, UT 84054		Post Asphalt & Construction 1762 West 1350 South Ogden, UT 84401		Geneva Rock Products 302 West 5400 South Ste. 201 Murray, UT 84107	
				Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
A21.	Chip Seal and Fog Coat - 2200 South Street, from 350 East to 250 East (approximately 4,025 sy).	1	ls	$7,446.25	$7,446.25	$8,855.00	$8,855.00	$8,600.00	$8,600.00
A22.	Chip Seal and Fog Coat - 250 West Street, from 1900 South to 1800 South (approximately 1,880 sy).	1	ls	$3,478.00	$3,478.00	$4,136.00	$4,136.00	$4,025.00	$4,025.00
A23.	Chip Seal and Fog Coat - 200 West Street, from 1900 South to 1800 South (approximately 2,125 sy).	1	ls	$3,931.25	$3,931.25	$4,675.00	$4,675.00	$4,550.00	$4,550.00
A24.	Chip Seal and Fog Coat - 100 East Street, from Gordon Street to 2675 South (approximately 565 sy).	1	ls	$1,045.25	$1,045.25	$1,243.00	$1,243.00	$1,210.00	$1,210.00
A25.	Chip Seal and Fog Coat - 2675 South Street, from 75 East to 200 East (approximately 2,370 sy).	1	ls	$4,384.50	$4,384.50	$5,214.00	$5,214.00	$5,070.00	$5,070.00
A26.	Chip Seal and Fog Coat - 2600 South Street, from 75 East to 200 East (approximately 2,670 sy).	1	ls	$4,939.50	$4,939.50	$5,874.00	$5,874.00	$5,710.00	$5,710.00
A27.	Chip Seal and Fog Coat - 150 East Street, from 2675 South to End (approximately 955 sy).	1	ls	$1,766.75	$1,766.75	$2,101.00	$2,101.00	$2,050.00	$2,050.00
A28.	Chip Seal and Fog Coat - 75 East Street, from 2675 South to 2500 South (approximately 3,110 sy).	1	ls	$5,753.50	$5,753.50	$6,842.00	$6,842.00	$6,655.00	$6,655.00
A29.	Chip Seal and Fog Coat - 225 East Street, from 2100 South to 2400 South (approximately 7,075 sy).	1	ls	$13,088.75	$13,088.75	$15,565.00	$15,565.00	$15,150.00	$15,150.00
A30.	Chip Seal and Fog Coat - 2400 South Street, from 50 East to 225 East (approximately 3,745 sy).	1	ls	$6,928.25	$6,928.25	$8,239.00	$8,239.00	$8,015.00	$8,015.00
A31.	Chip Seal and Fog Coat - 50 East Street, from 2325 South to 2400 South (approximately 2,345 sy).	1	ls	$4,338.25	$4,338.25	$5,159.00	$5,159.00	$5,020.00	$5,020.00
A32.	Chip Seal and Fog Coat - 2400 South Street, from South Main Street to 50 East (approximately 1,095 sy).	1	ls	$2,025.75	$2,025.75	$2,409.00	$2,409.00	$2,350.00	$2,350.00

Bid Item	Description	Quantity	Unit	Intermountain Slurry Seal 520 North 400 West NSLC, UT 84054		Post Asphalt & Construction 1762 West 1350 South Ogden, UT 84401		Geneva Rock Products 302 West 5400 South Ste. 201 Murray, UT 84107	
				Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
A33.	Chip Seal and Fog Coat - 125 East Street, from 2500 South to 2550 South (approximately 1,025 sy).	1	ls	$1,896.25	$1,896.25	$2,255.00	$2,255.00	$2,200.00	$2,200.00
A34.	Chip Seal and Fog Coat - 2550 South Street, from 75 East to 125 East (approximately 1,665 sy).	1	ls	$3,080.25	$3,080.25	$3,663.00	$3,663.00	$3,560.00	$3,560.00
A35.	Chip Seal and Fog Coat - 100 East Street, from 2450 South to 2400 South (approximately 975 sy).	1	ls	$1,803.75	$1,803.75	$2,145.00	$2,145.00	$2,100.00	$2,100.00
A36.	Chip Seal and Fog Coat - 1900 South Street, from South Main Street to 450 West (approximately 9,335 sy).	1	ls	$17,269.75	$17,269.75	$20,537.00	$20,537.00	$20,000.00	$20,000.00
A37.	Chip Seal and Fog Coat - 100 West Street, from 1980 South to 1900 South (approximately 2,030 sy).	1	ls	$3,755.50	$3,755.50	$4,466.00	$4,466.00	$4,350.00	$4,350.00
A38.	Chip Seal and Fog Coat - 300 West Street, from 1980 South to 1900 South (approximately 955 sy).	1	ls	$1,766.75	$1,766.75	$2,101.00	$2,101.00	$2,050.00	$2,050.00
A39.	Chip Seal and Fog Coat - Fern Drive, from 300 North to North Main Street (approximately 6,590 sy).	1	ls	$12,191.50	$12,191.50	$14,498.00	$14,498.00	$7,700.00	$7,700.00
A40.	Chip Seal and Fog Coat - 175 East Street, from 2100 South to 2200 South (approximately 1,420 sy.).	1	ls	$2,627.00	$2,627.00	$3,124.00	$3,124.00	$3,050.00	$3,050.00
A41.	Chip Seal and Fog Coat - 1450 West Street, from 25 North to 200 South (approximately 4,500 sy).	1	ls	$8,325.00	$8,325.00	$9,900.00	$9,900.00	$9,630.00	$9,630.00
A42.	Chip Seal and Fog Coat - 1250 West Street, from 525 North to 725 North (approximately 3,920 sy).	1	ls	$7,252.00	$7,252.00	$8,624.00	$8,624.00	$8,400.00	$8,400.00
A43.	Chip Seal and Fog Coat - North Villa Drive, from North Main Street to West Villa Drive (approximately 2,155 sy).	1	ls	$3,986.75	$3,986.75	$4,741.00	$4,741.00	$4,600.00	$4,600.00

Bid Item	Description	Quantity	Unit	Intermountain Slurry Seal 520 North 400 West NSLC, UT 84054		Post Asphalt & Construction 1762 West 1350 South Ogden, UT 84401		Geneva Rock Products 302 West 5400 South Ste. 201 Murray, UT 84107	
				Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
A44.	Chip Seal and Fog Coat - South Villa Drive, from North Main Street to West Villa Drive (approximately 2,100 sy).	1	ls	$3,885.00	$3,885.00	$4,620.00	$4,620.00	$4,500.00	$4,500.00
A45.	Chip Seal and Fog Coat - West Villa Drive, from South Villa Drive to North Villa Drive (approximately 1,300 sy).	1	ls	$2,405.00	$2,405.00	$2,860.00	$2,860.00	$2,800.00	$2,800.00
A46.	Chip Seal and Fog Coat - Vine Street, from Fern Drive / 500 North to 300 North (approximately 4,345 sy).	1	ls	$8,038.25	$8,038.25	$9,559.00	$9,559.00	$9,300.00	$9,300.00
A47.	Chip Seal and Fog Coat - Vine Circle, from Vine Street to the end (approximately 835 sy).	1	ls	$1,544.75	$1,544.75	$1,837.00	$1,837.00	$1,800.00	$1,800.00
A48.	Chip Seal and Fog Coat - North Lakeview, from 300 East to West Lakeview (approximately 3,120 sy).	1	ls	$5,772.00	$5,772.00	$6,864.00	$6,864.00	$6,700.00	$6,700.00
A49.	Chip Seal and Fog Coat - South Lakeview, from 300 East to West Lakeview (approximately 3,190 sy).	1	ls	$5,901.50	$5,901.50	$7,018.00	$7,018.00	$6,800.00	$6,800.00
A50.	Chip Seal and Fog Coat - 200 East Street, from North Lakeview to South Lakeview (approximately 1,000 sy).	1	ls	$1,850.00	$1,850.00	$2,200.00	$2,200.00	$2,140.00	$2,140.00
A51.	Chip Seal and Fog Coat - West Lakeview, from North Lakeview to South Lakeview (approximately 2,100 sy).	1	ls	$3,885.00	$3,885.00	$4,620.00	$4,620.00	$4,500.00	$4,500.00
A52.	Chip Seal and Fog Coat - Lakeview, from North Main Street to West Lakeview (approximately 730 sy).	1	ls	$1,350.50	$1,350.50	$1,606.00	$1,606.00	$1,560.00	$1,560.00
A53.	Chip Seal and Fog Coat - Center Street, from State Street to 500 East (approximately 9,120 sy).	1	ls	$16,872.00	$16,872.00	$20,064.00	$20,064.00	$19,500.00	$19,500.00
A54.	Chip Seal and Fog Coat - 350 East Street, from Center Street to 200 South (approximately 3,185 sy).	1	ls	$5,892.25	$5,892.25	$7,007.00	$7,007.00	$6,800.00	$6,800.00

Bid Item	Description	Quantity	Unit	Intermountain Slurry Seal 520 North 400 West NSLC, UT 84054		Post Asphalt & Construction 1762 West 1350 South Ogden, UT 84401		Geneva Rock Products 302 West 5400 South Ste. 201 Murray, UT 84107	
				Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
A55.	Chip Seal and Fog Coat - 400 East Street, from Center Street to 200 South (approximately 3,115 sy).	1	ls	$5,762.75	$5,762.75	$6,853.00	$6,853.00	$6,700.00	$6,700.00
A56.	Chip Seal and Fog Coat - 450 East Street, from Center Street to 200 South (approximately 3,130 sy).	1	ls	$5,790.50	$5,790.50	$6,886.00	$6,886.00	$6,700.00	$6,700.00
A57.	Chip Seal and Fog Coat - 300 East Street, from Center Street to 300 North (approximately 4,540 sy).	1	ls	$8,399.00	$8,399.00	$9,988.00	$9,988.00	$9,715.00	$9,715.00
A58.	Chip Seal and Fog Coat - Airlane Drive, from 222 South to 364 South (approximately 4,660 sy).	1	ls	$8,621.00	$8,621.00	$10,252.00	$10,252.00	$10,000.00	$10,000.00
A59.	Chip Seal and Fog Coat - 225 South Street, from 1000 East to the end (approximately 1,855 sy).	1	ls	$3,431.75	$3,431.75	$4,081.00	$4,081.00	$4,000.00	$4,000.00
A60.	Chip Seal and Fog Coat - South Main Street, from 2450 South to Gordon Avenue (approximately 3,740 sy).	1	ls	$6,919.00	$6,919.00	$8,228.00	$8,228.00	$8,000.00	$8,000.00
	Subtotal - Schedule A:				**$397,619.56**		**$423,886.00**		**$453,853.00**
Schedule B: Crack Sealing									
B1.	Crack Seal - North Villa Drive, from North Main Street to West Villa Drive (approximately 2,155 sy).	1	ls	$862.00	$862.00	$1,293.00	$1,293.00	$850.00	$850.00
B2.	Crack Seal - South Villa Drive, from North Main Street to West Villa Drive (approximately 2,100 sy).	1	ls	$840.00	$840.00	$1,260.00	$1,260.00	$850.00	$850.00
B3.	Crack Seal - West Villa Drive, from South Villa Drive to North Villa Drive (approximately 1,300 sy).	1	ls	$520.00	$520.00	$780.00	$780.00	$565.00	$565.00
B4.	Crack Seal - Vine Street, from Fern Drive / 500 North to 300 North (approximately 4,345 sy).	1	ls	$1,738.00	$1,738.00	$2,607.00	$2,607.00	$4,250.00	$4,250.00

Bid Item	Description	Quantity	Unit	Intermountain Slurry Seal 520 North 400 West NSLC, UT 84054		Post Asphalt & Construction 1762 West 1350 South Ogden, UT 84401		Geneva Rock Products 302 West 5400 South Ste. 201 Murray, UT 84107	
				Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
B5.	Crack Seal - Vine Circle, from Vine Street to the end. (approximately 835 sy).	1	ls	$334.00	$334.00	$501.00	$501.00	$565.00	$565.00
B6.	Crack Seal - North Lakeview, from 300 East to West Lakeview (approximately 3,100 sy).	1	ls	$1,240.00	$1,240.00	$1,860.00	$1,860.00	$1,415.00	$1,415.00
B7.	Crack Seal - South Lakeview, from 300 East to West Lakeview (approximately 3,120 sy).	1	ls	$1,248.00	$1,248.00	$1,872.00	$1,872.00	$1,415.00	$1,415.00
B8.	Crack Seal - 200 East Street, from North Lakeview to South Lakeview (approximately 1,000 sy).	1	ls	$400.00	$400.00	$600.00	$600.00	$285.00	$285.00
B9.	Crack Seal - West Lakeview, from North Lakeview to South Lakeview (approximately 2,100 sy).	1	ls	$840.00	$840.00	$1,260.00	$1,260.00	$285.00	$285.00
B10.	Crack Seal - Lakeview, from North Main Street to West Lakeview (approximately 730 sy).	1	ls	$292.00	$292.00	$438.00	$438.00	$285.00	$285.00
B11.	Crack Seal - Center Street, from State Street to 500 East (approximately 9,120 sy).	1	ls	$3,648.00	$3,648.00	$5,472.00	$5,472.00	$6,360.00	$6,360.00
B12.	Crack Seal - 350 East Street, from Center Street to 200 South (approximately 3,185 sy).	1	ls	$1,274.00	$1,274.00	$1,911.00	$1,911.00	$285.00	$285.00
B13.	Crack Seal - 400 East Street, from Center Street to 200 South (approximately 3,115 sy).	1	ls	$1,246.00	$1,246.00	$1,869.00	$1,869.00	$565.00	$565.00
B14.	Crack Seal - 450 East Street, from Center Street to 200 South (approximately 3,130 sy).	1	ls	$1,252.00	$1,252.00	$1,878.00	$1,878.00	$565.00	$565.00
B15.	Crack Seal - 300 East Street, from Center Street to 300 North (approximately 4,540 sy).	1	ls	$1,816.00	$1,816.00	$2,724.00	$2,724.00	$5,660.00	$5,660.00
B16.	Crack Seal - Airlane Drive, from 222 South to 364 South (approximately 4,660 sy).	1	ls	$1,864.00	$1,864.00	$2,796.00	$2,796.00	$1,130.00	$1,130.00
B17.	Crack Seal - 225 South Street, from 1000 East to the end (approximately 1,855 sy).	1	ls	$742.00	$742.00	$1,113.00	$1,113.00	$2,830.00	$2,830.00

Bid Item	Description	Quantity	Unit	Intermountain Slurry Seal 520 North 400 West NSLC, UT 84054		Post Asphalt & Construction 1762 West 1350 South Ogden, UT 84401		Geneva Rock Products 302 West 5400 South Ste. 201 Murray, UT 84107	
				Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
B18.	Crack Seal - 1450 West Street, from 25 North to 200 South (approximately 4,500 sy).	1	ls	$1,800.00	$1,800.00	$2,700.00	$2,700.00	$3,450.00	$3,450.00
B19.	Crack Seal - 1250 West Street, from 525 North to 725 North (approximately 3,920 sy).	1	ls	$1,568.00	$1,568.00	$2,352.00	$2,352.00	$2,120.00	$2,120.00
	Subtotal - Schedule B:				**$23,524.00**		**$35,286.00**		**$33,730.00**
Schedule C: Bituminous Asphalt Overlays									
C1.	150 North Cul-de-sac at 1300 West Street. (approx. 9,000 sq ft).	130	ton	$65.00	$8,450.00	$78.00	$10,140.00	$77.70	$10,101.00
C2.	150 North Cul-de-sac at 1200 West Street. (approx. 9,000 sq ft).	130	ton	$65.00	$8,450.00	$78.00	$10,140.00	$77.70	$10,101.00
C3.	150 South Cul-de-sac at 1300 West Street. (approx. 9,600 sq ft).	150	ton	$65.00	$9,750.00	$78.00	$11,700.00	$77.70	$11,655.00
C4.	1250 West Street, from 200 South to 143 South and 150 South Street, from 1250 West to 1000 West. (approximately 57,600 sq ft).	800	ton	$65.00	$52,000.00	$70.00	$56,000.00	$68.30	$54,640.00
C5.	Frontage Road / 1000 East Street, from 200 South to 700 South. (approximately 112,000 sq ft).	800	ton	$65.00	$52,000.00	$70.00	$56,000.00	$68.30	$54,640.00
	Subtotal - Schedule C:				**$130,650.00**		**$143,980.00**		**$141,137.00**
Schedule D: Striping of roadway									
D1.	Frontage Road / 1000 East Street, from 200 South to 700 South.	1	ls	$2,400.00	$2,400.00	$2,400.00	$2,400.00	$3,070.00	$3,070.00
D2.	Center Street, from State Street to 500 East.	1	ls	$1,300.00	$1,300.00	$1,290.00	$1,290.00	$1,100.00	$1,100.00

Bid Item	Description	Quantity	Unit	Intermountain Slurry Seal 520 North 400 West NSLC, UT 84054		Post Asphalt & Construction 1762 West 1350 South Ogden, UT 84401		Geneva Rock Products 302 West 5400 South Ste. 201 Murray, UT 84107	
				Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
D3.	West intersection of 1900 South Street/South Main Street.	1	ls	$130.00	$130.00	$140.00	$140.00	$24.00	$24.00
D4.	South intersection of 300 West Street/Antelope Drive.	1	ls	$500.00	$500.00	$510.00	$510.00	$306.00	$306.00
D5.	2200 South Street, from South Main Street to 350 East Street.	1	ls	$850.00	$850.00	$870.00	$870.00	$715.00	$715.00
	Subtotal - Schedule D:				**$5,180.00**		**$5,210.00**		**$5,215.00**
Schedule E: Miscellaneous									
E1.	Furnish and install curb and gutter (along Frontage Road).	200	lf	$25.00	$5,000.00	$18.00	$3,600.00	$27.50	$5,500.00
E2.	Furnish and install 6" concrete flatwork for driveway approach.	1	sf	$275.00	$275.00	$4.00	$4.00	$20.00	$20.00
E3.	Raise valve boxes to grade.	9	ea	$275.00	$2,475.00	$350.00	$3,150.00	$270.00	$2,430.00
E4.	Raise manhole to grade.	13	ea	$375.00	$4,875.00	$475.00	$6,175.00	$395.00	$5,135.00
E5.	Raise storm drain junction box to grade.	1	ea	$1,200.00	$1,200.00	$750.00	$750.00	$780.00	$780.00
E6.	Remove asphalt (along Frontage Road).	100	sy	$17.75	$1,775.00	$4.50	$450.00	$8.80	$880.00
E7.	Asphalt and roadbase patching (along Frontage Road).	100	sy	$17.75	$1,775.00	$27.00	$2,700.00	$38.00	$3,800.00
	Subtotal - Schedule E:				**$17,375.00**		**$16,829.00**		**$18,545.00**

Bid Item	Description	Quantity	Unit	Intermountain Slurry Seal 520 North 400 West NSLC, UT 84054		Post Asphalt & Construction 1762 West 1350 South Ogden, UT 84401		Geneva Rock Products 302 West 5400 South Ste. 201 Murray, UT 84107	
				Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
	Subtotal - Schedule A:				**$397,619.56**		**$423,886.00**		**$453,853.00**
	Subtotal - Schedule B:				**$23,524.00**		**$35,286.00**		**$33,730.00**
	Subtotal - Schedule C:				**$130,650.00**		**$143,980.00**		**$141,137.00**
	Subtotal - Schedule D:				**$5,180.00**		**$5,210.00**		**$5,215.00**
	Subtotal - Schedule E:				**$17,375.00**		**$16,829.00**		**$18,545.00**
	TOTAL BID:				**$574,348.56**		**$625,191.00**		**$652,480.00**
	Surety Company			Federal Insurance Co.		Old Republic Surety		Travelers Casualty & Surety	
	City, State			Santa Cruz, CA		Brookfield, WI		Connecticut	
	Bid Security - Bid Bond Amount			5%		5%		5%	
	Contractor's License Number			231265-5501		321927-5501		239696-5501	

* Denotes Error in Bid

CLEARFIELD CITY RESOLUTION 2013R-04

A RESOLUTION AUTHORIZING AN INTERLOCAL AGREEMENT WITH DAVIS COUNTY PROVIDING THE TERMS FOR ASSISTING THE CITY WITH ITS MUNICIPAL ELECTION

WHEREAS, Clearfield City is authorized to hold municipal elections in each odd-number year; and

WHEREAS, Chapter 5, Title 20A, Utah Code Ann. (1953) as amended allows the election officer to employ and agent professional services to assist with conducting an election; and

WHEREAS, Davis County has equipment and resources needed to carry out an election and is willing to make those resources available for the City's needs during its municipal elections; and

WHEREAS, the parties are authorized by the Utah Interlocal Cooperation Act as set fort in Chapter 13, Title 11, Utah Code Ann. (1953) as amended, to enter into an agreement.

NOW, THEREFORE, be it resolved by the Clearfield City Council that the attached Interlocal Agreement with Davis County for assistance with election services is approved and the Mayor is authorized to execute the agreement.

Passed and adopted by the City Council at its regular meeting on the 26th day of March, 2013.

ATTEST	CLEARFIELD CITY CORPORATION
_____	_____
Nancy R. Dean, City Recorder	Donald W. Wood, Mayor

VOTE OF THE COUNCIL

AYE:

NAY:

EXCUSED:

AGREEMENT

This Agreement is made and entered into this ____ day of _____, 2013 by and between DAVIS COUNTY, a body politic of the State of Utah, hereinafter referred to as "County," and CLEARFIELD CITY, a municipal corporation of the State of Utah, hereinafter referred to as "City."

WITNESSETH:

WHEREAS, pursuant to Section 20A-1-201.5 and 20A-1-202, *Utah Code Ann.* (1953) as amended, City is authorized and required to hold municipal elections in each odd-numbered year; and

WHEREAS, County has equipment and resources needed to carry out an election and is willing to make available the resources and equipment to assist City in holding its municipal primary and general elections in 2013 upon the following terms and conditions; and

WHEREAS, the parties are authorized by the *Utah Interlocal Cooperation Act* as set forth in Chapter 13, Title 11, and Section 20A-5-400.1 of the *Utah Code Ann.* (1953) as amended, to enter into this Agreement:

NOW THEREFORE, in consideration of the mutual terms and conditions set forth hereafter, the parties hereto agree as follows:

1. County agrees to provide to City if needed for the primary election in August 2013, and if needed for the general election in November 2013 the following:

   a. Test, program, assemble and make available to City voting machines and poll supplies.

   b. Provide for delivery and retrieval of voting equipment.

c. Polling location management, which includes, but is not necessarily limited to making arrangements for use, ADA compliance survey and contact information.

d. Absentee ballot processing, which includes mailing, receiving, signature verification and tabulation.

e. Provide electronic ballot files for Optical Scan Ballots printing.

f. Provide Information System assistance which includes, but is not necessarily limited to election programming, tabulation, programmers and technicians.

g. Canvass reports.

h. Electronic tabulation results transmitted to the Office of the Lieutenant Governor.

i. Provide personnel and technical assistance throughout the election process and equipment and/or supplies required specifically for electronic voting.

j. Recruit poll workers; provide training, scheduling, supplies and compensation.

k. Provide preparation and personnel for the public demonstration of the tabulation equipment.

l. If required, in cooperation with the City, conduct an election audit.

m. Store all election returns for the required twenty-two (22) months.

2. Clearfield City agrees to do the following:

a. Provide and act as the chief election officer and assume all duties and responsibilities as outlined by law.

b. Identify polling locations and assign voting precinct.

c. Enter into a polling location Hold Harmless Agreement, if needed.

d. Provide projected voter turnout.

e. Declaration of Candidacy filing.

f. Provide County with ballot information which includes, but is not necessarily limited to races, candidates and ballot issues.

g. Approve the election plan, which includes, but is not necessarily limited to accuracy of polling location and precinct assignments, voter turnout percentages, paper ballot quantities, voting machine quantities and poll worker assignments.

h. City's legislative body poll worker approval.

i. Proof and approve the accuracy of the printed and audio of ballot formats.

j. Publish all legal notices which include, but are not necessarily limited to election notice, polling locations, ballots and public demonstration.

k. Early voting administration.

l. Provisional ballot verification.

m. Arrange and conduct election canvass.

n. Prepare candidate certificates.

o. Perform all other election related duties and responsibilities not outlined in this agreement.

p. City agrees to pay County repair or replacement costs for damaged voting equipment, which occurs at the polling locations beyond the normal wear and tear.

3. Both parties agree to conduct the election according to the statutes, rules, Executive Orders, and Policies of the Lieutenant Governor as the Chief Elections Officer of the state.

4. City agrees to pay County the costs for providing the election equipment, services and supplies in accordance with the election costs schedule, attached hereto, incorporated herein, and made a part hereof as Exhibit "A". The payment shall be made within thirty (30) days of receiving the invoice prepared by the County.

5. This Agreement shall be effective as of the date of execution by all parties.

6. This Agreement shall continue in effect until December 31, 2013.

7. The individuals executing this Agreement on behalf of the parties confirm that they are duly authorized representatives of the parties and are lawfully enabled to execute this Agreement on behalf of the parties.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed in duplicate, each of which shall be deemed an original.

DAVIS COUNTY

By_____
John P. Petroff, Chair
Davis County Commission

ATTEST:

_____
Steve S. Rawlings
Davis County Clerk/Auditor

Attorney Approval

The undersigned, the authorized attorney of Davis County, approves the foregoing Agreement as to form and compatibility with State law:

_____
William K. McGuire
Deputy Davis County Attorney

CLEARFIELD CITY

By_____

ATTEST:

_____
Clearfield City Recorder

Attorney Approval

The undersigned, the authorized attorney of Clearfield City, approves the foregoing Agreement as to form and compatibility with State law:

_____
_____ City Attorney

Exhibit "A" (page 1 of 2)

DAVIS COUNTY STANDARD MUNICIPAL ELECTION EXPENSES

2010 Poll Workers Compensation Rates 20A-5-602(4)(b) Municipalities may not compensate higher than the county.	COST	
Poll Manager (PM) New	$160.00	New Poll Managers and TSTs are required to attend two training courses. Experienced Poll Managers, TSTs and other Poll Workers usually attended only one training course.
Training Course(s)	$50.00	
Touch Screen Technician (TST) New	$160.00	
Training Course(s)	$35.00	
Receiving Clerk	$135.00	
Training Course(s)	$35.00	
Poll Book Clerk	$125.00	
Training Course(s)	$25.00	
Provisional/Optical Scan Clerk	$125.00	
Training Course(s)	$30.00	
Host	$125.00	
Training Course(s)	$25.00	
Poll Worker Recruitment and Training		
Poll Worker Recruitment and Administration	$8.00	Per Poll Worker
Training Creation and Preparation (Includes equipment and preparation)	$500.00	Shared with all cities
Poll Worker Handbook and Supplies included in Training	$0.00	
Poll Worker Training per Person	$20.00	
Equipment		
Touch Screen (TSX) Includes:	$75.00	(150 voters per machine, minimum of 3 machines per location)
Testing Pre and Post election		
Security Seals		
Canister, Label, and (1) Roll of Paper		(1 per machine)
Printer Housing		(1 per machine)
VIBS--Visually Impaired Ballot Station (Keypad & Headphones)		(1 per polling location)
Voter Access Cards		(4 per machine)
Optical Scan Voting Booths (each)	$5.00	
Vote Here Signs (4 per location)	$5.00	
Laptop computers, programming, pre/post test	$75.00	(If using electronic voter check in, 1 laptop per 500 voters)
Consumable Supplies		
Paper Roll (Each additional)	$1.00	(No charge for unused and returned paper rolls)
Canister Label	$1.00	
Polling Location Supplies	$35.00	(Forms, instructions, signs, stickers, pens, pencils, name tags, etc.)
Regular Green Poll Books (per check in station)	$0.00	Included with Laptop
Provisional Orange Poll Books	$0.00	Included with Laptop
Ballot Layout and Programming		
Gems Programming/ Ballot Logic and Accuracy Testing - TSX & Optical Sc:	$800.00	Shared with all based on number of precincts
Optical Scan Ballot Set-up	$50.00	
City set-up (cities with new recorders)	$75.00	
Memory Card Programming (per card)	$15.00	
Audio Programming	$50.00	
Election Services		
Public L&A Demonstration (testing, programming & demonstration)	$300.00	Shared with all cities
Independent Rovers (training & election day) per person	$500.00	Shared with all cities
Election Night Clerk Staff Support	$1,400.00	Shared with all, based on per person per hr -- election specific
Election Night Security	$150.00	Shared with all cities
Election Night Ballot / Supply return teams	$210.00	Shared with all based on number of Polling Locations
Rover Kits (each)	$25.00	Shared with all cities
Rovers Training	$400.00	Shared with all cities
Help Desk Set-Up	$75.00	Shared with all cities
Help Desk Staff	$450.00	Shared with all, based on pre and post regular work day hrs.
Pre-Canvass Ballot Issues Audit, if needed	$300.00	Shared with all involved

Exhibit "A" (page 2 of 2)

DAVIS COUNTY STANDARD MUNICIPAL ELECTION EXPENSES

Delivery and Pickup (machines & supplies at polls)		
Delivery (per location)	$50.00	(Pending contract negotiation)
Pickup (per location)	$50.00	(Pending contract negotiation)
Counting and Canvass - IT Services		
TSX Counters	$1,125.00	Shared with all, based on # of hrs. -- election specific
Optical Scan Counters	$450.00	Shared with all, % based on # of ballots tabulated
Canvass Preparation	$150.00	Shared with all cities
Early Voting		
Fees and services not listed below apply to early vote sites same as an election day polling lc		
Early Voting Poll Worker Pay (per hour)	$10.00	(optional -- city staff may be used)
Administration Support	$30.00	if needed
Poll delivery and set up for electronic check-in	$50.00	
Early Vote on call technical support (per hour + mileage)	$75.00	
Early Vote TSX	$75.00	
Early Vote Laptop computers, programming, pre/post test	$75.00	
Early Voting Polling Location Supplies	$35.00	
Absentee/Optical Scan Ballots		
Absentee ballot envelopes (each)	$0.16	
Absentee ballot return envelopes (each)	$0.28	
Absentee Labels	$0.12	
Optical Scan Ballots (Provisional and Absentee) (each)	$0.33	(Actual printing costs)
Postage (each)	$0.44	April 17th, rates may increase
Absentee Administration (per absentee)	$1.40	
Post Election		
Provisional Verification (per hour)	$25.00	
Administration		
Election Administration Support	$45.00	
Clerk Staff (per hour) for any additional services	$25.00	
Complete Paper Voting System		
Printed Official Registers (1-3 precincts)	$30.00	
Printed Official Registers (4 or more precincts)	$60.00	
Addendums (per location)	$5.00	Only applies if Vista Local is not used for early voting
Posting List (each)	$7.00	Optional