

CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA)
AND
CLEARFIELD CITY COUNCIL POLICY AND WORK SESSIONS
April 22, 2014

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.

Executive Conference Room
55 South State Street
Third Floor
Clearfield, Utah

6:00 P.M. CDRA WORK SESSION

Discussion on the Haircut Resolution

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

CITY COUNCIL WORK SESSION

Discussion on Enacting a Temporary Land Use Regulation

Justice Court Update

Discussion on the Youth Resource Center

Discussion on a Special Event Policy

City Council Updates on the Utah League of Cities and Towns Meetings

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

CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
April 22, 2014 – POLICY SESSION

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

7:00 P.M. POLICY SESSION

CALL TO ORDER:

OPENING CEREMONY:

APPROVAL OF THE MINUTES:

Mayor Shepherd

Councilmember Benson

March 25, 2014 – Work Session

April 1, 2014 – Work Session

April 8, 2014 – Work Session

April 8, 2014 – Policy Session

PRESENTATIONS:

1. PRESENTATION TO THE CLEARFIELD HIGH SCHOOL CYBERPATRIOT TEAM

BACKGROUND: AFJROTC students from Clearfield High School recently competed in the National High School Cyber Defense Championship competition in Washington DC. The competition is part of the Annual Cyber Futures Conference hosted by the National Air Force Association and is sponsored by Northrop-Grumman. There were several brackets of competition allowing teams to advance and Clearfield High's team of students and instructors placed first in the nation. Each participant on the team will receive a \$2,000 scholarship from Northrup Grumman.

2. PRESENTATION BY HILL AIR FORCE BASE (HAFB) REGARDING THE AIR SHOW

BACKGROUND: Major Long and Kevin Ireland, Military Affairs Committee Representatives, have requested time to address the City Council to talk about the Warriors Over the Wasatch Air Show scheduled for June 28 & 29 2014.

PUBLIC HEARINGS:

3. PUBLIC HEARING TO RECEIVE COMMENT ON THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ONE YEAR ACTION PLAN FOR PROGRAM YEAR JULY 1, 2014 TO JUNE 30, 2015.

BACKGROUND: Attached is a copy of the proposed 2014-2015 Community Development Block Grant (CDBG) One Year Action Plan. Citizens are given the opportunity to review the One Year Action Plan in the Community Development Department from March 12, 2014 until April 10, 2014. This Public Hearing was continued from March 11, 2014. The final copy will be presented to the Council on April 22, 2014.

RECOMMENDATION: Receive public comment and close the public hearing.

4. PUBLIC HEARING TO RECEIVE COMMENT ON A PROPOSED TEXT AMENDMENT TO CITY CODE TITLE 11, CHAPTER 13, SECTION 29 – PAYDAY LENDING ESTABLISHMENTS, WHICH INCLUDES RENAMING SECTION 29 TO NON-DEPOSITORY LENDING ESTABLISHMENTS

BACKGROUND: In January 2012, Clearfield City adopted City Code § 11-13-29 regulating payday lending establishments. The Planning Commission asked staff to further consider regulations for all types of non-depository lending institutions in an attempt to provide a fair business environment while limiting uses which may have detrimental effects to the community. Staff has prepared a zoning text amendment which would place limitations on all non-depository lending businesses as defined by the State of Utah.

RECOMMENDATION: Receive public comment and close the public hearing.

5. PUBLIC HEARING ON FSP 1403-0004 FINAL SUBDIVISION PLAT AMENDMENT TO THE JNH SUBDIVISION LOCATED AT 1651 SOUTH 300 WEST

BACKGROUND: In 2007, the former owner of North Davis Cabinets, Wayne Rasmussen, signed the JNH Subdivision Plat indicating that North Davis Cabinets property would be combined into a single Lot 7. However, the plat was not recorded until years later, after which time financial obligations were created on the lots separately. Mr. Cory Rasmussen, current owner of North Davis Cabinets, requests an amendment to Lot 7 which would revert the property back to its former configuration of three lots due to the financial obligations. This subdivision does not amend or vacate any internally existing easements nor does it dedicate or vacate any public utilities or infrastructure.

RECOMMENDATION: Receive public comment and close the public hearing.

SCHEDULED ITEMS:

6. CITIZEN COMMENTS

7. CONSIDER APPROVAL OF AND CONSENT TO THE MAYOR'S PROPOSED APPOINTMENT OF A REGULAR MEMBER TO THE PLANNING COMMISSION

BACKGROUND: The Planning Commission currently has a vacancy for a regular member. Mayor Shepherd desires to appoint Robert Browning to fill the vacancy. Mr. Browning has been serving as an alternate member since February.

RECOMMENDATION: Approve and consent to the Mayor's appointment of Robert Browning as a regular member of the Planning Commission with a term expiring February 2017 and authorize the Mayor's signature to any necessary documents.

8. CONSIDER APPROVAL OF THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ONE YEAR ACTION PLAN FOR PROGRAM YEAR JULY 1, 2014 TO JUNE 30, 2015.

RECOMMENDATION: Approve the Community Development Block Grant (CDBG) One Year Action Plan for Program Year July 1, 2014 to June 30, 2015 and authorize the Mayor's signature to any necessary documents.

9. CONSIDER APPROVAL OF ORDINANCE 2014-09 AUTHORIZING A PROPOSED TEXT AMENDMENT TO CITY CODE TITLE 11, CHAPTER 13, SECTION 29 – PAYDAY LENDING ESTABLISHMENTS, WHICH INCLUDES RENAMING SECTION 29 TO NON-DEPOSITORY LENDING ESTABLISHMENTS

RECOMMENDATION: Approve Ordinance 2014-09 authorizing a proposed text amendment to City Code Title 11, Chapter 13, Section 29 – Payday Lending Establishments, which includes renaming Section 29 to Non-depository Lending Establishments and authorize the Mayor's signature to any necessary documents.

10. CONSIDER APPROVAL OF FSP 1403-0004 FINAL SUBDIVISION PLAT AMENDMENT TO THE JNH SUBDIVISION LOCATED AT 1651 SOUTH 300 WEST

RECOMMENDATION: Approve FSP 1403-0004 a request by Cory Rasmussen, North Davis Cabinet Inc. amending the JNH Subdivision by subdividing Lot 7, located at 1651 South 300 West, and authorize the Mayor's signature to any necessary documents.

11. CONSIDER APPROVAL OF RESOLUTION 2014R-07 AUTHORIZING AN AMENDMENT TO THE ANIMAL CONTROL SERVICES CONTRACT WITH DAVIS COUNTY

BACKGROUND: Davis County provides animal control services for the City under the direction of the Animal Control Director. The Interlocal Agreement is effective on a year to year basis for five years, to be automatically renewed subject to subsequent amendments agreed to in writing by both parties.

RECOMMENDATION: Approve Resolution 2014R-07 authorizing an amendment to the Interlocal Agreement with Davis County for the Animal Control Services Contract and authorize the Mayor's signature to any necessary documents.

12. CONSIDER APPROVAL OF ORDINANCE 2014-07 AMENDING THE CITY CODE, TITLE 14, CHAPTER 2A, SECTION 1, PROVIDING REIMBURSEMENT FOR IMPROVEMENTS

BACKGROUND: The amendments to the Ordinance authorize the City to enter into reimbursement agreements with developers for improvements to water, sewer, storm water, roads, or parks which extend, expand, or improve the City's systems beyond what is required to service or benefit the subdivision or development proposed by the developer and requires future development which benefits from improvements previously installed to reimburse the City or other developers for their fair share of the cost of those improvements.

RECOMMENDATION: Approve Ordinance 2014-07 amending the City Code, Title 14, Chapter 2A, Section 1, providing reimbursement for improvements and authorize the Mayor's signature to any necessary documents.

13. CONSIDER APPROVAL OF ORDINANCE 2014-08 ENACTING A TEMPORARY LAND USE REGULATION REGARDING PARKING LOTS/FACILITIES FOR ALL OF THE AREA LOCATED WITHIN THE CITY'S GEOGRAPHIC BOUNDARIES

BACKGROUND: The City has a very limited amount of developable prime commercial property remaining within its boundaries and feels a compelling and countervailing need to protect future development on such properties in order to ensure their highest and best use. In order to accomplish this compelling and countervailing public interest for the residents and businesses in Clearfield, the ordinance enacts a temporary land use regulation which would prohibit stand-alone parking lots/facilities on commercially zoned property throughout the City which are not accessory to a lawful permitted or conditional use existing on the same parcel of land which is located entirely within the City's boundaries. This temporary land-use regulation would remain in place for a maximum time period of six months.

RECOMMENDATION: Approve Ordinance 2014-08 enacting a temporary land use regulation concerning parking lots/facilities for all of the area located within the City's geographic boundaries and authorize the Mayor's signature to any necessary documents.

14. CONSIDER APPROVAL OF RESOLUTION 2014R-08 FINDING THAT THE PROPERTY LOCATED AT APPROXIMATELY 49 EAST 200 SOUTH (PARCEL ID #12-003-0022) IS NOT A SIGNIFICANT PARCEL OF PROPERTY AND DIRECTING STAFF TO MOVE FORWARD WITH THE DISPOSAL OF SAID PROPERTY

BACKGROUND: This 0.03 acre parcel was formerly the site of the Woods Cross Well, which was recently permanently closed and covered. Clearfield City no longer has any use for the property. The owner of the adjacent commercial property desires to purchase the parcel from the City so that he can include it in the marketing of the entire parcel.

RECOMMENDATION: Approve Resolution 2014R-08 finding that the property located at approximately 49 East 200 South (Parcel ID #12-003-0022) is not a significant parcel of real property and directing staff to move forward with the disposal of said property via Quit Claim Deed to Gates Investments, LLC, an adjacent property owner, and authorize the Mayor's signature to any necessary documents.

COMMUNICATION ITEMS:

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

*****ADJOURN AS THE CITY COUNCIL AND RECONVENE AS THE CDRA*****

1. APPROVAL OF THE CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA) MINUTES FROM THE MARCH 11, 2014 REGULAR SESSION

SCHEDULED ITEMS:

2. CONSIDER APPROVAL OF RESOLUTION 2014R-08 AUTHORIZING AND DIRECTING THE SALE OF REAL PROPERTY LOCATED AT APPROXIMATELY 49 EAST 200 SOUTH (PARCEL ID #12-003-0160)

BACKGROUND: This long, narrow, landlocked 0.25 acre parcel is apparently a remnant parcel that somehow came under CDRA ownership. It is sandwiched between storage units on the south and a vacant restaurant building on the north. It is of no use to the CDRA, nor to anyone except the owner of the vacant restaurant property, who desires to purchase the parcel from the CDRA so that he can include it in the marketing of the entire parcel.

RECOMMENDATION: Approve Resolution 2014R-08 authorizing and directing the sale of real property located at approximately 49 East 200 South (Parcel ID #12-003-0022) via Quit Claim Deed to Gates Investments, LLC and authorize the Chair's signature to any necessary documents.

3. CONSIDER APPROVAL OF RESOLUTION 2014R-07 DECLARING THE INTENTION TO USE AVAILABLE TAX INCREMENT AND ADDITIONAL TAX INCREMENT TO FUND THE CONSTRUCTION OF RECREATIONAL FACILITIES IN CLEARFIELD CITY

BACKGROUND: RDA project areas typically have a 25 year life. However, Utah Code § 17C-1-403(3)(b) provides for a seven year extension. This resolution would trigger that extension for the CDRA's five RDA project areas, and formalize the CDRA's intention to utilize these additional tax increment funds (a.k.a. "haircut funds") to service the debt associated with the Clearfield Aquatic Center, as provided by Utah Code § 17C-1-403(3)(a).

RECOMMENDATION: Approve Resolution 2014R-07, declaring the intention to use available tax increment and additional tax increment to service the debt which funded the construction of recreational facilities in Clearfield City, and authorize the Chair's signature to any necessary documents.

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

Dated this 17th day of April, 2014.

/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
March 25, 2014

PRESIDING:	Mark Shepherd	Mayor
PRESENT:	Keri Benson	Councilmember
	Kent Bush	Councilmember
	Ron Jones	Councilmember
	Mike LeBaron	Councilmember
	Bruce Young	Councilmember
STAFF PRESENT:	Adam Lenhard	City Manager
	JJ Allen	Assistant City Manager
	Brian Brower	City Attorney
	Adam Malan	Police Lieutenant
	Scott Hodge	Public Works Director
	Kim Dabb	Operations Manager
	Eric Howes	Community Services Director
	Curtis Dickson	Community Services Deputy Dir.
	Shane Richards	Parks Manager
	Scott Hess	Development Services Manager
	Rich Knapp	Administrative Services Director
	Jessica Hardy	Accountant
	Nancy Dean	City Recorder
	Kim Read	Deputy City Recorder

VISITORS: Koral Vasquez, Anthony Vasquez, Kathryn Murray, David W. Hansen, Wendy Osborn

Mayor Shepherd called the meeting to order at 6:00 p.m.

PARK MAINTENANCE UPDATE

Shane Richards, Parks Manager, shared a visual presentation introducing himself and the parks crew to the City Council. Mr. Richards highlighted the following during his presentation:

- Various duties and assignments required for the day to day operations
- Informed the Council of the special projects completed last year which involved the parks department.
- Statistics illustrating the costs and processes used to maintain the City parks.
- Information specific to playground maintenance.

DISCUSSION ON THE DEPOT STREET ALIGNMENT

JJ Allen, Assistant City Manager, informed the Council that a meeting had recently taken place to inform citizens about the proposed Depot Street Realignment in conjunction with the

Clearfield Station development. He stated the city engineer had prepared a few options for consideration and Mr. Allen shared the illustrations and explained each proposal to the Council. Adam Lenhard, City Manager, added the Depot Street extension had been identified as a road improvement project several years ago.

Mr. Allen reported approximately two dozen residents attended the meeting and provided input. He stated the attendees expressed their dislike for option three of the road configuration, with the exception of the Vasquez family. He stated the city engineer also did not support option three but recommended option one as a more viable alignment. Mr. Allen explained option one would directly impact the Vasquez' property because of a recently built detached building. He reported the city engineer had made some minor adjustments to option 1 and shared a rough illustration of the new configuration, and indicated the new configuration could accommodate the Vasquez building. Mr. Allen requested direction from the Council on its preferred route and a discussion took place. The Council expressed its approval for the new proposed route of option one.

DISCUSSION ON THE REIMBURSEMENT AGREEMENT ORDINANCE

Brian Brower, City Attorney, explained the City needed to amend its reimbursement agreement ordinance. He stated infrastructure improvements completed by a developer or another property owner which then benefitted other property owners, should have an avenue process in place to assist with recouping shared improvement costs. He explained several years ago the City recognized a need for such an ordinance; however, he believed the language needed be more specific. He clarified the proposed ordinance would allow for reimbursements to the developer for any completed infrastructure improvements.

DISCUSSION ON AN ALARM FEE ORDINANCE

Brian Brower, City Attorney, reminded the Council of previous discussions specific to an alarm fee ordinance and distributed a draft ordinance to the Council for review. He stated he had made some modifications to the proposed ordinance and explained them to the Council. He explained the multiple alarm fee would be for false alarms outside of a 24 hour period over a three month time frame.

Councilmember Bush inquired how often the police department responded to false alarms. Adam Malan, Police Lieutenant, indicated ninety percent of alarms that required a response by the police department were false alarms. Mr. Brower emphasized implementation of the ordinance wasn't to penalize owners but to encourage proper alarm system maintenance. Lieutenant Malan pointed out the costs associated with time and manpower which illustrated the waste of City resources due to false alarms. Mr. Brower stated the proposed ordinance would come before the Council for consideration at its meeting scheduled for Tuesday, April 8, 2014.

Councilmember Bush moved to adjourn and reconvene in a City Council policy session at 6:54 p.m., seconded by Councilmember Benson. All voting AYE.

The work session reconvened at 7:55 p.m.

DISCUSSION ON THE COMMUNITY ARTS CENTER REMODEL DESIGN

Eric Howes, Community Services Director, distributed a handout of drawings and referred to page three of the handouts which identified the soffits and windows of the Community Arts Center building. He explained the challenges associated with wrapping the soffits with aluminum. He informed the Council that by redesigning the soffits to use stucco and aluminum products, the project would be more affordable. He reminded the Council what the windows looked like in the existing building and explained the new proposal would use windows similar to what was being used in the current City building. He explained how the entry would be redesigned to accommodate improved signage and how the northern entrance would also be reconfigured. Mr. Howes was hopeful the bids could accommodate improvements to the north entrance.

Mayor Shepherd inquired if the construction would impact use of the facility. Mr. Howes explained there would be information provided to the bidders informing them of those challenges.

DISCUSSION ON CITY CODE – TITLE 1, CHAPTER 8G – COMMUNITY SERVICES DEPARTMENT

Eric Howes, Community Services Director, suggested changes to Title 1, chapter 8G – Community Services, of the City Code. He stated the ordinance needed to be amended to reflect the changes made to the department's staffing structure as well as address the Parks and Recreation Commission. Adam Lenhard, City Manager, suggested moving the Parks and Recreation portion of the ordinance to Title 3 – Boards and Commissions. He further recommended providing a small stipend to those individuals serving on the Commission. He explained the number of hours required by the volunteers to monitor parks, participate in Take Pride in Clearfield, Boonanza, Easter Egg Hunt and other recreational activities. The Council believed a stipend was reasonable given the amount of work required of the volunteers.

DISCUSSION ON THE 2014/2015 FISCAL BUDGET

Rich Knapp, Administrative Services Director, reviewed the funds supported by the General Fund. He reviewed the proposed revenues associated with property tax, sales tax, Aquatic Center, and fines. He referred to the Capital Project budget justification notes in the budget document and Mr. Lenhard reviewed the identified requests which were proposed to be funded. Councilmember Young suggested considering other flooring options which could be more beneficial in the long term as opposed to carpeting in offices of the City building. Mr. Howes responded he would research that possibility and obtain numbers for the Council.

Mr. Lenhard explained the South Main Street rebuild was continuing to increase in cost and it appeared likely that the entire excess fund balance would be needed to complete the project. He also reviewed funding for other road improvement projects as well as other identified projects such as improvements to Steed Park. A discussion took place regarding the South Main Street improvement project and the Council concluded it was in the best interest of the City to fund the project the entire project in the upcoming budget.

Eric Howes, Community Services Director, proposed creating a concession area at the Aquatic Center in lieu of the vending machines located in the lobby. He stated the proposal was to lease the area to an operator which provide products such as a juice bar.

JJ Allen, Assistant City Manager, explained the proposed improvements for the City's gateways, Mabey Pond and Youth Resource Center.

Mr. Knapp reported the City had applied for a Safe Sidewalk grant that would provide funding for sidewalk installation from 825 West to 1000 W along 300 North. He pointed out the City's would need to add 25 percent matching funds for the project if the grant were received. He referred to the proposed \$1.4 million budgeted to complete the South Main Street improvement project.

Mr. Lenhard announced the City would be completing a water, sewer and storm sewer impact fee study and stated the NDFD (North Davis Fire District) had approached the City about being included with the City's study. He indicated the District's would pay for its portion of the study and the study would include information specific to the District's fee.

Mr. Lenhard stated there were projected expenditures included in the budget for infrastructure improvements relative to easements on the Chelemes property associated with the Clearfield Station development and the 550 East road improvement project.

Mr. Lenhard reviewed the equipment purchases proposed in the budget. He highlighted the police finger print machine and self-serve payment kiosk. Mr. Knapp reviewed the amount of funds designated for vehicle replacement and the IT server room security project. Adam Malan, Police Lieutenant, explained the proposed radar speed sign expense that would be used in conjunction with the speed trailer.

Councilmember Benson inquired about vehicle replacement. Scott Hodge, Public Works Director, explained the process used by staff to determine the need for vehicle replacement.

Mr. Lenhard reviewed the police radio replacement and reminded the Council that funding had been set aside for past few years to complete the entire purchase at one time. Mr. Knapp reviewed expenditures associated with other vehicle replacement and water meters. He also reviewed other proposed equipment purchases with the Council. Mr. Howes reviewed the equipment specific to the parks department.

A discussion took place regarding costs associated with Take Pride in Clearfield Day.

The meeting adjourned at 9:02 p.m.

CLEARFIELD CITY COUNCIL MEETING MINUTES
6:00 P.M. WORK SESSION
April 1, 2014

PRESIDING:	Mark Shepherd	Mayor
PRESENT:	Keri Benson	Councilmember
	Kent Bush	Councilmember
	Ron Jones	Councilmember
	Mike LeBaron	Councilmember
	Bruce Young	Councilmember
STAFF PRESENT:	Adam Lenhard	City Manager
	JJ Allen	Assistant City Manager
	Brian Brower	City Attorney
	Greg Krusi	Police Chief
	Scott Hodge	Public Works Director
	Kim Dabb	Operations Manager
	Curtis Dickson	Community Services Deputy Dir.
	Rich Knapp	Administrative Services Director
	Summer Palmer	Human Resource Manager
	Nancy Dean	City Recorder
	Kim Read	Deputy City Recorder
EXCUSED:	Eric Howes	Community Services Director

VISITORS: There were no visitors.

Mayor Shepherd called the meeting to order at 6:05 p.m.

DISCUSSION ON THE 2014/2015 FISCAL YEAR BUDGET

Rich Knapp, Administrative Services Director, suggested the Council review the budget notes which were included in the budget document with the agenda packet. He shared a visual presentation specific to the proposed budget and indicated the budget was not yet balanced. He stated expenditures in the General Fund would need to be cut or other revenue resources would need to be identified. He reviewed the expense categories and informed the Council that payroll and operating expenses were the biggest expenditure. He reported the potential increases specific to dental and health insurance and retirement. Adam Lenhard, City Manager, stated the City was obligated to cover any increases associated with Utah Retirement Systems and reminded the Council in recent years the City had tried to cover most of the increases for employee health insurance costs without passing any portion of that on to employees.

Mr. Knapp reviewed expenditures in General Government which had been eliminated during the budget process and was prepared to respond to questions from the Council specific to Public Safety, Community Services, Economic Development and Finance. JJ Allen, Assistant City

Manager, explained the new process for administrative costs and expenses specific to the CDRA and the General Fund. A discussion took place regarding the savings associated with the e-newsletter, CDBG funds, and appropriated funds for the Youth City Council.

Mr. Lenhard inquired if there were any questions from Councilmembers Benson or Jones relative to the budget process. Councilmember Jones expressed appreciation for the prioritization of line items included in the budget. He commented he wouldn't know how to prioritize requests from the staff and wasn't sure if he knew the appropriate questions to ask. Councilmember Benson agreed with Councilmember Jones' comments. Councilmember Jones reported a question or concern he encountered from citizens while campaigning was why the City spent so much on the Fourth of July celebration.

Mr. Lenhard, explained staff's approach in preparing the budget was identifying those things which the City was obligated to pay for and appropriate necessarily. He commented there were very little discretionary funds available for appropriation once obligations had been identified. He expressed concern about increased costs associated with retirement and health insurance. Mr. Allen pointed out that as tight as the proposed budget was for next year future years would be the same without any new sources of revenue or economic development. A discussion took place relative to economic development and proposed efficiencies for consideration.

Councilmember LeBaron expressed his opinion regarding issues specific to economic development, parks and recycling. Mr. Lenhard explained the recently hired part time employee would significantly benefit the aesthetics at the City's parks. A discussion took place regarding the City's desire to communicate and educate the citizens on happenings, policies and expectations in the future.

Councilmember Benson requested clarification about the costs associated with the Mayor and City Council budget. Mr. Knapp shared the page of the budget document specific to those expenditures and Mr. Lenhard reviewed those expenditures with the Council.

Mr. Lenhard informed the Council that the tentative budget would come before the Council during the Tuesday, May 13, 2014 policy session and reported it would be a balanced budget. He continued the budget would be adopted in June. He announced the budget had been prepared without a property tax increase and explained how the tax rate and assessed value of properties, both residential and commercial, impacted the City's budget. He pointed out the City's tax rate combined with that of the NDFD (North Davis Fire District) meant that Clearfield residents and businesses had the highest tax rate compared to other cities within the County. He explained how user fees had been adopted by other municipalities as a revenue source. He announced the CDRA budget would be discussed during a work session scheduled for Tuesday, April 22, 2014.

Mr. Knapp shared an illustration specific to the Enterprise Fund revenues and reviewed those figures with the Council. He stated there would be a proposed \$350,000 increase associated with sewer fund and reminded the Council of the fee increase recently adopted by the North Davis Sewer District.

Mr. Knapp distributed a handout specific to Enterprise Fund expenditures and reviewed those figures with the Council. Mr. Lenhard reviewed the process which had been used to identify what would need to be done to redevelop new public works and parks facilities as the current facilities were aged and deficient.

The meeting adjourned at 7:13 p.m.

DRAFT

CLEARFIELD CITY COUNCIL MEETING MINUTES
6:00 P.M. WORK SESSION
April 8, 2014

PRESIDING:	Mark Shepherd	Mayor
PRESENT:	Keri Benson	Councilmember
	Kent Bush	Councilmember
	Ron Jones	Councilmember
	Mike LeBaron	Councilmember
	Bruce Young	Councilmember
STAFF PRESENT:	Brian Brower	City Attorney
	Greg Krusi	Police Chief
	Scott Hodge	Public Works Director
	Eric Howes	Community Services Director
	Scott Hess	Development Services Manager
	Rich Knapp	Administrative Services Director
	Nancy Dean	City Recorder
	Kim Read	Deputy City Recorder
EXCUSED:	Adam Lenhard	City Manager
	JJ Allen	Assistant City Manager

VISITORS: Kathryn Murray

Mayor Shepherd called the meeting to order at 6:00 p.m.

DISCUSSION ON APPLYING FOR NON-PROFIT ART STATUS

Eric Howes, Community Services Director, reminded the Council of a previous discussion relative to establishing a foundation which would support arts and recreation programs for the City. He stated he was prepared to share information from completed research and would be looking for direction from the Council. He indicated it was important to designate a name and determine the format of the governing body for the foundation. Mr. Howes proposed the foundation be named, The Clearfield Foundation for Arts, Parks and Recreation. The Council expressed approval for the proposed name.

Mr. Howes shared possible options for the organization of the governing body. He reported the West Valley City Council served as the Board of Directors for its foundation and shared other examples of possible board options to be considered. Brian Brower, City Attorney, mentioned it took West Valley three times before it convinced the IRS (Internal Revenue Service) the foundation should receive a non-profit status. He suggested a mixture of City Council, staff and community members for the City's board.

Councilmember Bush inquired what the main function of the Board would be and believed once that was identified the Council could then determine the structure of the Board. Mr. Howes responded its main function would be to support arts, parks and recreation within the City and the foundation would be an avenue to provide a non-profit entity which could accept donations and receive a tax break. Mr. Brower pointed out once the foundation was established any donated funds would exclusively belong to the it to be used as its board of directors saw fit; the City wouldn't have any authority as to how the funds were spent.

Councilmember LeBaron inquired if the funds from the non-profit foundation would be different from those generated by the potential RAP (Recreation, Arts and Parks) tax and because of the specific delineation suggested the board consist of a mixture of Council and staff.

Councilmember Young commented he wasn't in favor of appropriating funds recognized from the RAP tax to the non-profit. Mr. Brower believed both sources would be supporting programs offered by the City; the difference being the revenue source and a discussion took place regarding how each organization and funds could specifically be used. Mr. Howes emphasized the importance in establishing control of the Board when it was initially organized.

Councilmember Benson asked if there were other municipalities other than West Valley which had created a non-profit arts foundation. Mr. Brower didn't know if there were others; he was aware that West Valley had and obtained information from its attorney's office. He expressed agreement with Mr. Howes having representation from the City Council on the Board would insure the most control. Mayor Shepherd proposed a mixed representation of City Council, staff, Parks and Recreation Chair and/or citizens. Councilmember Young expressed agreement with that suggestion.

Mr. Howes stated the Council would also need to establish bylaws and articles of incorporation for the organization which would also specify the number of Board members. Mr. Brower suggested a board consisting of an odd number and proposed a body of five or seven members.

Councilmember Bush suggested soliciting members from within the community and shared possibilities. Mayor Shepherd expressed agreement there were members of the community with a passion for the arts or familiarity with nonprofits. Councilmember Bush inquired if the board would need to be adopted by resolution or ordinance and whether the bylaws would become part of City Code. Mr. Brower cautioned the Council about involving the elected body with the approval process and suggested the Council approve a resolution authorizing staff to form the corporate entity and allowing the board to approve all articles associated with the entity. He expressed concern for having three members of the City Council on the board and asked Nancy Dean, City Recorder, if that would require noticing requirements specific to Open Meeting Law. Ms. Dean responded she would need to research City Code specific to this purpose, but believed other requirements specific to minutes would be necessary. Councilmember Young suggested, given that scenario, the board consist of two councilmembers, one member from the Parks & Recreation Commission, one member from staff and one member from the community at large. A discussion took place about that proposal and the Council directed staff to proceed.

DISCUSSION ON A PROPOSED TEXT AMENDMENT REGARDING NON-DEPOSITORY LENDING ESTABLISHMENTS

Scott Hess, Development Services Manager, reminded the Council the City adopted an ordinance regulating payday lending establishments with the intent it would cover all similar lending establishments. He explained title lending was different from payday lending. He stated he attempted to locate findings as to why these types of businesses wouldn't benefit the City. He explained how title loans worked for the consumer using the example of a car valued at \$10,000.

He proposed a zoning text amendment specific to non-depository lending establishments, a term identified by the State, which would encompass all businesses which did not operate as a Federally Insured Deposit Institution (FDIC), did not accept deposits and solely distribute money as a product. He continued this would be specific to all title lenders and payday lenders. He stated pawn shops were regulated by a separate ordinance.

Mr. Hess stated non-depository lending establishments clustered around areas which were adjacent to military bases and explained the following reasons:

- Young families in tight financial situations
- Borrowers did not pose a flight risk or could easily move, most airmen are stationed at a base for at least 24 months
- Military will make sure debt is paid in full

He pointed out the demographics of Clearfield City were similar to the above mentioned reasons such as low income and young families making it a desirable location.

He reported the City currently had nine non-depository institutions located on State Street between its two McDonald's restaurants, one on the north end of the City and the other on the south.

Mr. Hess proposed changing the term "payday lending" to "non-depository lending establishments" in the current ordinance; which only allowed one establishment per 10,000 residents (this would equal three total). He indicated this would create a number of legal non-conforming uses. He pointed out the proximity variance identified in the ordinance most likely wouldn't allow any to move to another location within the City. He emphasized once an existing business left the City, the ordinance wouldn't allow new ones to come in. He expressed his opinion the findings included in the staff report supported the amendment and believed the City wouldn't be challenged. He stated the zoning text amendment would come before the Council for consideration on Tuesday, April 22, 2014.

Brian Brower, City Attorney, believed when the ordinance was adopted in 2012 it addressed predatory lending related to payday lending and title loan companies weren't an issue. Mr. Hess explained the history associated with legislation specific to the two types of businesses and indicated they were defined individually at the State level, therefore requiring cities to regulate those types of businesses. Mr. Brower reiterated the City's justification for the zoning text amendment: clustering and the number of businesses allowed based on population.

Mayor Shepherd stated the City was saturated with these types of businesses and believed the reason payday lending businesses started near air bases was to assist the airman that only got paid once a month. Councilmember LeBaron believed the amendment was a long time coming. Councilmember Jones inquired if the language in the ordinance would be more specific to predatory lending companies and expressed concern the terms “non-depository” or “not FDIC insured” could include mortgage companies. Mr. Hess responded the ordinance included a list and also referred to State Code and the fact that mortgage companies were already highly regulated.

Mr. Hess read from the current definition which identified each type of business which the City desired to regulate. Mr. Brower stated he would work with Mr. Hess on the proposed language for the zoning text amendment.

The meeting adjourned at 6:35 p.m.

DRAFT

CLEARFIELD CITY COUNCIL MEETING MINUTES
7:00 P.M. POLICY SESSION
April 8, 2014

PRESIDING:	Mark Shepherd	Mayor
PRESENT:	Keri Benson	Councilmember
	Kent Bush	Councilmember
	Ron Jones	Councilmember
	Mike LeBaron	Councilmember
	Bruce Young	Councilmember
STAFF PRESENT:	Brian Brower	City Attorney
	Greg Krusi	Police Chief
	Scott Hodge	Public Works Director
	Scott Hess	
	Eric Howes	Community Services Director
	Rich Knapp	Administrative Services Director
	Nancy Dean	City Recorder
	Kim Read	Deputy City Recorder
EXCUSED:	Adam Lenhard	City Manager
	JJ Allen	Assistant City Manager

VISITORS: Sadie Marston – Weber State University, Peggy Jo Marston, Douglas Myers, Segen Myers, Sterling Myers, Gretchen Myers, Daylin Bissell

Mayor Shepherd called the meeting to order at 7:00 p.m.

Mayor Shepherd informed the citizens present that if they would like to comment during Public Hearings or Citizen Comments there were forms to fill out by the door.

Councilmember Young conducted the Opening Ceremony.

APPROVAL OF THE MINUTES FROM THE MARCH 11, 2014 WORK SESSION, THE MARCH 11, 2014 POLICY SESSION AND THE MARCH 25, 2014 POLICY SESSION

Councilmember LeBaron moved to approve the minutes from the March 11, 2014 work session, the March 11, 2014 policy session, and the March 25, 2014 policy session, as written, seconded by Councilmember Benson. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

PRESENTATION TO GRETCHEN MYERS FOR HER SERVICE AS THE COMMUNITY BAND DIRECTOR

Gretchen Myers was the founding director of the Clearfield Community Band consisting of approximately 35 band members. As the founding director, she solicited used band instruments, designated a music librarian and recruited an assistant whom she worked with to facilitate the band's performances. The band served as the pit orchestra for the Community Theater's productions of Hello Dolly and Anne of Green Gables. The Community Band has also participated with neighboring communities' celebrations and performances. She had faithfully served the City as the band director for eight years. Mayor Shepherd and the Council expressed appreciation for Ms. Myers' service to the City and presented her with a certificate of recognition.

Ms. Myers expressed appreciation for the opportunity to serve the Community. She shared brief comments highlighting the accomplishments of the Band and thanked her family members for their support.

CITIZEN COMMENTS

There were no citizen comments.

APPROVAL OF ORDINANCE 2014-04 ENACTING REGULATIONS FOR ALARM SYSTEMS

The police department worked with the city attorney to draft an ordinance enacting regulations for alarm systems which included addressing the number of false alarms from businesses and residences within the City. The proposed ordinance outlined the responsibilities associated with installation and utilization of alarm systems as well as fees associated with false alarms to which the City's police department responded.

Councilmember Young moved to approve Ordinance 2014-04 enacting regulations for alarm systems and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Bush. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

APPROVAL OF ORDINANCE 2014-06 AMENDING THE CONSOLIDATED FEE SCHEDULE

The Consolidated Fee Schedule was being amended to reflect the new fee structure recently adopted by the North Davis Sewer District. It also reflected the alarm fees set by Ordinance 2014-04, background check fees, sex offender DNA collection fees, as well as special promotion and marketing fees.

Councilmember Benson inquired about the Aquatic Center fees specific to group fees. She indicated she was aware of basketball organizations that left Clearfield to utilize other facilities because it was cheaper to pay a group rate elsewhere than each individual at the Aquatic Center. Eric Howes, Community Services Director, responded the City had considered a variety of

different group fees generally applicable to memberships. He commented that was something that could be considered. He announced the only changes to the fee schedule relative to Community Services were specific to marketing or promotion efforts. Councilmember Benson believed the City should do what it could to retain business within the City as opposed to organizations/teams going elsewhere.

Brian Brower, City Attorney, requested clarification about the rental of basketball courts for practicing teams. Mr. Howes responded there were rental fees specific to basketball courts but wasn't prepared to respond with how those fees compared to neighboring communities.

Councilmember Jones moved to approve Ordinance 2014-06 amending the Consolidated Fee Schedule and authorize the Mayor's signature to any necessary documents, seconded by Councilmember Benson. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

APPROVAL OF A PROCLAMATION DECLARING APRIL 25, 2014 AS ARBOR DAY IN CLEARFIELD CITY

Clearfield City was scheduled to celebrate Arbor Day on Friday, April 25, 2014. The City supported all efforts to plant and protect trees within its boundaries because trees were valuable to the City's environment. Clearfield had received the "Tree City USA" designation for the past 17 years. Community Services Director, Eric Howes, requested the date of April 25, 2014, be officially declared "Arbor Day" in the City of Clearfield.

Eric Howes, Community Services Director, announced the annual Arbor Day Celebration would take place in Fox Hollow Park beginning at 9:00 a.m. He stated the program had grown significantly over the years and indicated the event was expanding in order to accommodate the number of participants. He encouraged attendance at the event.

Councilmember Young moved to approve the Mayor's signature to the Proclamation officially declaring April 25, 2014 as Arbor Day" in the City of Clearfield and authorize the Mayor's signature to any necessary documents, seconded by Councilmember LeBaron. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

COMMUNICATION ITEMS

Mayor Shepherd – announced he would be attending the Utah League meetings in St. George for the remainder of the week.

Councilmember Benson – informed the Council she had attended the North Davis Jr. High Community Council meeting held earlier. She extended an invitation to Mayor Shepherd and the Council for a lunch event scheduled for Monday, April 21, 2014. She explained a guest author would be present and the event was being called the "Day of the Book." She indicated students were attending as a reward for reading three books during the last term as part of a special program. She announced the activity would take place during the two lunches near the commons area and it would begin at 11:40 a.m. and continue through 1:30 p.m. She stated a barbecue lunch would be served.

Councilmember Bush – reminded the Council that “Take Pride in Clearfield” day approaching. He stated flyers would be distributed next week and projects had been identified by the Beautification Committee.

Councilmember Jones – nothing to report.

Councilmember LeBaron –reported Commissioner Butcher had rendered his resignation at the Planning Commission meeting on Wednesday, April 2, 2014, because he would be moving out of the City. He complimented Commissioner Butcher for his service to the City.

Councilmember Young – nothing to report.

STAFFS’ REPORTS

Nancy Dean, City Recorder

1. Informed the Council of its upcoming meeting schedule:
 - Tuesday, April 15, 6:00 the Council would meet as the Appeal Authority to hear an appeal of the Planning Commission’s decision
 - Tuesday, April 22, 6:00 work session followed by 7:00 policy session
 - Tuesday, April 29, 6:00 work session
 - Tuesday, May 6, neighborhood meeting at Wasatch Elementary
 - Tuesday, May 13, policy session
2. Directed the Council to their email from Adam Lenhard, City Manager, for the monthly update.
3. Reminded the Council of the Easter Egg Hunt scheduled for Saturday, April 19, 2014 beginning at 9:00 a.m. at Fisher Park.
4. Stated Natalee Flynn and Marliss Scott, Marketing/Public Relations, would be advertising the neighborhood meetings.

Brian Brower, City Attorney – informed the Council he would be sending the Legal Department’s monthly report shortly.

There being no further business to come before the Council **Councilmember LeBaron moved to adjourn at 7:23 p.m., seconded by Councilmember Bush. All voting AYE.**



City Council STAFF REPORT

AGENDA ITEM
3

TO: Mayor Shepherd, City Council Members, and Executive Staff

FROM: Scott A. Hess
Development Services Manager
scott.hess@clearfieldcity.org (801) 525-2785

MEETING DATE: April 22, 2014

SUBJECT: Public Hearing, Discussion and Possible Action on the 2014-2015 CDBG One Year Annual Action Plan. A copy of the proposed 2014-2015 Community Development Block Grant (CDBG) One Year Action Plan was provided to the council in March. Citizens were given the opportunity to review the One Year Action Plan in the Community Development Department from March 12, 2014 until April 10, 2014. No written comments were received.

RECOMMENDATION

Move to **Approve**, 2014-2015 CDBG One Year Annual Action Plan as presented.

ANALYSIS

A draft copy of the 2014-2015 One Year Action Plan was presented to the city council on March 11, 2014. At that time the city had not been notified of the exact amount of funding for this program year therefore, the draft report was prepared using an estimated funding amount of \$213,877. Since then HUD has informed the city of the total grant allocation, which is \$228,652. The additional funding did not change the projects that will be funded however; two of the projects will receive additional funding as highlighted below.

<u>Projects</u>	<u>Initial Funding</u>	<u>Final Funding</u>
Clearfield Youth Resource Center	\$8,332	\$10,547
Family Connection Center	\$9,000	\$9,000
Davis Community Learning Center	\$9,750	\$9,750
Safe Harbor	\$5,000	\$5,000
Administrative Costs	\$40,000	\$40,000
400 West, Infrastructure Project	\$141,795	\$154,355
TOTAL:	\$213,877	\$228,652

ATTACHMENTS

1. 2014-2015 CDBG One Year Annual Action Plan



Fifth Program Year Action Plan

The CPMP Fifth Annual Action Plan includes the [SF 424](#) and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

Narrative Responses

GENERAL

Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

Program Year 5 Action Plan Executive Summary:

Clearfield City expects to receive approximately \$228,652 in Community Development Block Grant (CDBG) funds for the July 1, 2014 to June 30, 2015 funding cycle. This is \$8,989 less in CDBG funds than Clearfield City received from the last funding cycle. No other federal, state or county funds are anticipated. Over the next year, CDBG funds will be utilized as follows:

- Clearfield Youth Resource Center will use ~~\$8,332~~ \$10,547 towards salaries for the employees that work at the Resource Center. This center provides programs and support services that assist families and youth in Clearfield to become more successful in a safe environment. The center is located in a neighborhood where many children live. The center targets youth between 10 and 14 years old. After school many of the neighborhood youth go to a home that is unsupervised. The city provides two supervisors that are highly qualified to work with the youth. The current services provided are youth mentoring, literacy programs and services, resource referral services to families that are in crisis or need direction as well as developing partnerships with community organizations that have common goals of improving the wellbeing of children in the community.
- Family Connection Center will be given \$9,000 to help pay for salaries for the employees that work at the Food Bank. Since the economic recession, thousands of families are in a financial crisis. While the demand for food escalates, the Food Bank faces shortages of donations. Food Bank participants no longer are provided with a "box" of food, however they have the freedom of choice which means they choose what food they want. By making this change the Food Bank is utilizing more volunteers, thus cutting back on staff and participants take less food than what was provided by boxing food. Family Connection Center is constantly looking for innovative ways to cut spending. This allows them to provide participants with more direct client services.

- Davis Community Learning Center will be given \$9,750 to use towards salaries for a part-time Volunteer Coordinator. The Center provides an array of services to low-income students and families of Clearfield including the following: Adult Learning Opportunities (ESL, Adult High School Completion, Citizenship and computer classes) access to Work Force Services, emergency food and clothing, mental health counseling, case management services, parent involvement classes, counseling and resources, Utah Parent Center, childcare for adult learners, links to all community agencies including Midtown Clinic and the Volunteer Medical Clinic. The center also provides services to the children at Wasatch Elementary School including the Before and After School Program.
- Safe Harbor will be given \$5,000 to help provide supportive services which involve providing shelter, safety planning, risk management, education and goal setting. These services will be able to assist families so they can move away from violence and forward to a life free of risk. This shelter operates 24 hours a day and has in-house community advocates to assist victims at any time of crisis. All services provided are free of charge to those that are eligible for the program.

Assistance provided through sub-recipients will serve any Clearfield resident, regardless of where they live in the city. Clearfield does not have areas of minority concentration. Our estimated population is 30,112 with 81.6% White, 3.1% African American, 2.6% Asian and less than 1% of American Indian & Alaska Native and Native Hawaiian & Other Pacific Islander.

- Clearfield City will use \$40,000 towards administrative costs for the employees that work with the CDBG program. This is within the guidelines of the 20% cap allowed.
- Clearfield City will use the remaining ~~\$141,795~~ \$154,355 towards an infrastructure project on 400 West, from 2225 South to 2300 South. Clearfield City has completed several infrastructure projects using CDBG funds and staff is aware of the guidelines involved with these types of projects.

The exact funding amount for the next program year has not been determined at this time. Therefore, if the total grant amount is less than expected all of the projects above will be reduced accordingly, however, if the total grant amount is higher than anticipated the Clearfield Youth Resource Center will receive the additional amount that can be awarded to public service agencies and the remaining amount of the grant will be allocated to the 400 West infrastructure project.

HUD provided the final funding notifications on March 19, 2014. Since the funds were higher than expected, an additional \$2,215 will be allocated to the Clearfield Youth Resource Center, for a total of \$10,547 and an additional \$12,560 will be allocated to the 450 West Infrastructure Project, for a total of \$154,355.

Projects listed above correspond to the priority needs identified in the Clearfield City 5-Year Consolidated Plan.

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.
3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.
4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

Program Year 5 Action Plan General Questions response:

The last Census data indicates that the Clearfield City, Utah, population is 81.6% white. The remaining minority population is distributed over the entire city. Likewise, income levels are distributed relatively evenly. However, low and moderate income families tend to be in closer proximity to the industrial areas and the military base area. The rationale for the allocation of HUD funds and assigning priorities is based upon the areas where the greatest needs are arising. In the current economic downturn, there is shortfall of revenue and the CDBG funds are prioritized to fix failing infrastructure until the economy can improve. The failing infrastructure is located in neighborhoods that are low and moderate income.

Service programs have also been allocated funding with the highest priority to those programs that most benefit low and moderate income families in Clearfield. These programs are allocated as follows: Clearfield City Youth Resource Center, Family Connection Center, Davis Community Learning Center and Safe Harbor.

Clearfield City does not receive EMSA or HOPWA funds. There are no other federal or state resources that the City is aware of being available to the City.

To better address obstacles, Clearfield City should prepare a neighborhood revitalization strategy and identify more specific target areas.

Managing the Process

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

Program Year 5 Action Plan Managing the Process response:

Clearfield City is the lead agency and entitlement entity responsible for administering the programs under the Consolidated Plan. Other agencies administering a portion of the CDBG allotment through Clearfield City include: the Family Connection Center, Davis Community Learning Center, Clearfield Youth Resource Center and Safe Harbor. The One Year Action Plan is developed after a series of meetings with the staff and Mayor. Notices of the funds availability are sent to area entities and agencies who can submit an application to Clearfield City to receive a portion of the CDBG allotment. Applications were received from eight (8) various entities and four (4) entities were recommended to receive funding by the staff and mayor. Clearfield City appropriates its full 15% cap to the public service entities noted in this Action Plan. The City also works well with its local public service providers in order to reach as many Clearfield residents as possible. Clearfield City recognizes that the CDBG funding is an essential part to more successful local public service organizations. However, there are only limited funds that can be annually awarded which limits the barriers that the City seeks to eliminate. The City will continue to refine its application process during the next year to allow for a broad range of social services that benefit Clearfield City's moderate and low-income residents.

Citizen Participation

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

Program Year 5 Action Plan Citizen Participation response:

Clearfield City has adopted a Citizen Participation Plan that is implemented in conjunction with the One Year Action Plan. The Citizen Participation Plan is designed to provide for public input into the allotment of CDBG funds granted to Clearfield City. The Participation Plan seeks to reach out to minorities and others by putting notice of the public hearing on diverse location in the community. Also, notice of the public hearing is published in the Ogden Standard-Examiner, which is the local newspaper. Anyone can freely attend the public hearing and give comment on the One Year Action Plan. The first public hearing on the One Year Action Plan was held on March 11, 2014. Written comments were not received during the 30 day comment period. Another hearing, to adopt the final plan, was held on April 22, 2014.

The notice of the public hearing was published in the newspaper at least 14 days before the hearing. In addition to the publication, public notices are posted at the Clearfield Post Office, Davis North Library Branch, Freeport Center Post Office, Clearfield City Hall, and on the City's website. Prior to adoption of the One Year Action Plan, the City informed the public of the anticipated amount of federal funds

expected from HUD, and the range of activities that may be undertaken, including the estimated amount that will benefit persons of low and moderate income. This information is always available from the Community Development Department.

Residents of public and assisted housing developments, predominantly moderate or low income neighborhoods, minorities, non-English speaking persons, and persons with disabilities are especially encouraged to participate in the One Year Action Plan. In an effort to broaden participation, public hearing notices on the One Year Action Plan were provided to households on the utility bill, as well as posted on the City's website.

Institutional Structure

1. Describe actions that will take place during the next year to develop institutional structure.

Program Year 5 Action Plan Institutional Structure response:

Clearfield City is a municipal government duly incorporated and existing under the laws of the State of Utah. As a municipal government, the City has a 6-member council that includes a mayor, and functions under the city manager form of government. The CDBG funds received from HUD are administered by the City's Community Development Department. Within this Department, the Grant Administrator submits funding requests to the CDBG Steering Committee which has authority to review projects and make recommendations as to what agencies will receive funds and at what amount. The CDBG Steering Committee includes the Mayor, City Manager, Assistant City Manager, Development Services Manager and CDBG Coordinator.

Monitoring

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Program Year 5 Action Plan Monitoring response:

Clearfield City is divided into multiple departments. Each department oversees key aspects of municipal government. The CDBG program and grants are administered under the direction of the Clearfield City Community Development Department. This department employs a full-time Grant Administrator to monitor and oversee the grant administration of the City. The Grant Administrator works with agencies and entities using HUD funding to ensure that the proper contracts are utilized to outline the scope of work to be accomplished.

The City requires in its contracts that the City be allowed to conduct on-site inspections, review financial information, and examine records of the agency or entities receiving funding to assure matter of compliance.

Procedures that will be used to monitor our subrecipients include an on-site visit at least once during the program year. During this visit the subrecipient is asked to present documentation showing the number of people served, income verification (if necessary) as well as employee timesheets and financial documents that reflect the amount of CDBG funds requested through their program. All of these are reviewed

to make sure they are obtaining the necessary information. These documents are compared with the documents submitted to our office to make sure they are in compliance and meeting a national objective. Also, conversation is made to see how their program is being benefitted and we also ask if they have any concerns/problems that need to be addressed. Most of the feedback includes concerns with the cutback of funding. This is something that affects us as well.

In addition to our on-site monitoring visits, the contracts between the City and the Subrecipients address the quarterly reporting requirements. All subrecipients must make request for reimbursement and submit a performance report on a quarterly basis. This helps monitor their progress throughout the program year.

In order to monitor our performance in meeting our goals, the City uses a CDBG Workout Plan to ensure we are drawing down our funds in a timely manner. This spreadsheet also helps us monitor our funds to make sure we do not exceed the 1.5 times grant amount, come May 1st of the program year.

Internal monitoring is also administered by the Department and the Internal Audit process is used by Clearfield City.

Lead-based Paint

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

Program Year 5 Action Plan Lead-based Paint response:

Lead-based paint hazards in Clearfield City have been almost non-existent. There are numerous homes that were built pre-1978, which may contain lead based paint. However, if they are not reported to the appropriate agency, then it makes it difficult to determine how many homes in Clearfield may still have lead based paint.

The Davis County Health Department no longer performs lead-based paint evaluations, but does provide the public with information on hazards presented by led-based paint. Clearfield City will continue to assist in disseminating this information provided by the Davis County Health Department. No other evaluations or remediation of lead-based paint hazards will be performed by Clearfield City.

HOUSING

Specific Housing Objectives

*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.

2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 5 Action Plan Specific Objectives response:

Clearfield City is allotting \$9,000 in public service funds to the Family Connection Center to specifically support the Food Bank. The Family Connection Center also provides an emergency shelter and transitional housing assistance. This entity helps people obtain life skills training, which leads to stability and self-sufficiency in the home. Family Connection Center receives contributions of around \$1 million dollars from various federal, state, local programs, and from private sector contributions. This entity benefits a large number of Clearfield City residents and is priority for such emphasis.

Currently the city has not allocated any funds for housing projects. In the past we have funded a Down Payment Assistance Program to help first time home buyers. Even though our office does not allocate funds to a particular housing project, we are still involved with housing issues. Occasionally our office is notified of potential violations of housing codes therefore, the building inspector will conduct an on-site inspection. If a violation has occurred, a notice is sent to the property owner to inform them of the problem. These notices help assist with providing a safe home for people to live.

Needs of Public Housing

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.
2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

Program Year 5 Action Plan Public Housing Strategy response:

Clearfield City will continue to support the programs offered by the Davis Community Housing Authority over the course of the next year. The Davis Community Housing Authority operates public housing facilities, provides rental assistance, Section 8 Housing, Emergency Home Repairs, Down Payment Assistance, Family Self-Sufficiency, and other housing related programs. The Davis Community Housing Authority is not designated as "troubled" by HUD.

In November 2006 Clearfield City created a Down Payment Assistance Program for first time home buyers. This program requires repayment of grant funds if the home is sold within the first seven years. During the next program year the city anticipates receiving approximately \$7,500 in repaid funds (program income.) Any funds (program income) received will be allocated to assist future first time home buyers.

Barriers to Affordable Housing

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

Program Year 5 Action Plan Barriers to Affordable Housing response:

Conclusions and Action Plan of Analysis of Impediments (AI) plan.

As Clearfield City approaches build out, how to best use remaining available land becomes even more important. Proper planning is needed to ensure that Clearfield continues to have enough affordable and workforce housing. Clearfield's careful planning will help the community thrive and make sure that it continues to be a desirable place to both work and live.

Clearfield has a very high percentage of renters and would like to add more homeowners to the city. Creating more opportunities for home ownership would help to create a more balanced community and bring home ownership rates up closer to state and county averages.

It is important that Clearfield continue their efforts in keeping a mix of housing types available throughout the city. Providing people with a range of housing choices has many positive aspects – both for the community in general and for individual families. For the community, a variety of housing consumes relatively less land and provides housing types that can serve as the backbone for communities that are walk-able and support transit use. As individuals and families move from one stage of life to the next, a variety of housing types enables them to live in a place that suits their needs while allowing them to reside in the same community, keeping those ties and staying close to family members if they desire.

The current market conditions have created affordable home ownership opportunities that did not exist a few years ago. However, along with lower home prices came increased difficulty in qualifying for a loan and many families are struggling with unemployment right now as well.

Impediment #1: Lower than average rates of home ownership within Clearfield City.

Priority #1: Increase Home Ownership Opportunities for all income levels, especially for moderate income families.

Clearfield City recognizes a need for more homeownership opportunities for all incomes. They have funded a first-time homebuyer's down payment assistance program off and on but there is currently not enough funding to continue the program. Beginning in 2006 and ending in 2009, Clearfield was able to help 79 families become homeowners through this program. Since some of these homes were sold before the seven years, the city received program income. In turn, we were able to help 10 additional families become homeowners during 2011 and 2012 and an additional 3 families in 2013. Clearfield City would like to see funding for this program extended in the upcoming year. Clearfield would also like to increase the percentage of homeowners in their city and will work towards this goal through a variety of means.

Impediment #2: Not enough homes for median and above median income families

Priority #2: Achieve a more balanced housing supply (encourage development of homes for median and above median income families)

Clearfield City recognizes a need for more homeownership opportunities for all incomes, especially moderate income families. In Clearfield, there is a large inventory of homes to choose from for someone looking to buy a home under \$200,000. There is also a large rental market with rentals available and affordable to those almost anywhere on the income scale. But for those at or above median income looking to buy a home in Clearfield, there is not much inventory. There is a need for higher end single family homes to balance the community and keep families in the city once they're ready to move on from their first "starter home." The city council and planning commission recognize this need and are working towards this through proper zoning and planning.

Impediment #3: Group Homes and Nursing Homes restricted to certain zones

Priority #3: Plan and prepare for Growing Senior Population

Seniors will be one of the most rapidly growing segments of the population over the next several years. It is projected that the number of people at retirement age will double by 2050 and make up 17.8% of the population. The median age of Davis County will go from 27 to 34 by 2050 as this senior segment of the population expands. The housing needs of seniors are met largely through homeownership. Only 150 elderly (62 or older) households rent in Clearfield and 779 elderly households are homeowners.

Although the Davis Community Housing Authority currently has no city demand for more senior units in Clearfield, the demand for rental units that are suitable for lower income senior renters will increase as the senior population grows.

The city zoning ordinances should allow senior housing wherever possible, especially near facilities that seniors are likely to need access to – such as medical centers, grocery stores, and public transportation. Clearfield should revisit the ordinance that restricts group homes within the city. Zoning ordinances should make allowance for all types of senior housing, as well as the density necessary to make it feasible.

Accessory dwelling units should be allowed county-wide. Accessory dwelling units provide another option for seniors who desire the benefits of living in a single family neighborhood without the burden of home maintenance.

Impediment #4: Not enough visitable and accessible single family homes

Priority #4: Promote visitable and accessible housing in all new developments.

One strategy that would help with the growing senior population is to make sure that all new developments are accessible or at least visitable for someone in a wheelchair or with a walker. Developers and homebuyers need to be encouraged to use principles of universal design when building new homes. Homebuyers need to be educated on the long term advantages of building a home accessible to all. Accessibility requirements for new apartment buildings need to be enforced.

Developers are not building accessible homes because of the false perception that it costs significantly more and that the home will not be as attractive and will not sell. In fact, the changes in design required to build an accessible home or apartment do

not cost significantly more. The increased expense is in making those changes after the home is already constructed. Adapting a home to be accessible after it is built can be a very costly endeavor.

Clearfield City will encourage developers to significantly increase the number of accessible apartment units and homes over the next five years. Clearfield will continue to educate developers and the public by enforcing accessibility standards on all projects funded with CDBG money.

Impediment #5: Further outreach on Fair Housing Laws is needed

Priority #5: Continue to educate landlords and others on fair housing laws

Home-buyers, renters, landlords, architects, developers, and bankers all need to be aware of the Fair Housing Laws and comply with them. Although awareness is growing, more outreach is needed to provide information on predatory lending and discrimination. This information needs to be available in several languages to protect those populations most vulnerable to discrimination and predatory lending. Clearfield City operates a "Good Landlord" program which gives a discount on a required business license to landlords if they participate in "good landlord" training. The goal is to provide education on these Fair Housing topics. Continuing to support the "Good Landlord" program and look for other opportunities to educate the public on fair housing laws is a goal for Clearfield City.

The city also sends out a newsletter to all residents and will use this as an outreach tool in ongoing fair housing education efforts.

Need: Consistent Funding

In recent years the housing authorities and other non-profit agencies have been consistently losing the federal support dollars that they have heavily relied upon in the past. With the shortage of federal funds, it is becoming increasingly difficult or even impossible for these programs to keep providing the same level of service to the communities they serve. In addition to this, there is also the problem of other funding sources not being consistent from year-to-year. For these programs to be successful and help those they intend to serve, funding needs to be consistent. New sources of funding for housing services and programs need to be found to fill in the gap left by decreasing federal dollars.

HOME/ American Dream Down payment Initiative (ADDI)

1. Describe other forms of investment not described in § 92.205(b).
2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.
3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:

- a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
 - b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
 - c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
 - d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
 - e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.
 - f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.
4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
- a. Describe the planned use of the ADDI funds.
 - b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
 - c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

Program Year 5 Action Plan HOME/ADDI response:
Clearfield City does not receive any HOME/ADDI funding.

HOMELESS

Specific Homeless Prevention Elements

*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.

2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.
3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.
4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.
5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

Program Year 5 Action Plan Special Needs response:

The only federal funding that Clearfield City receives for homelessness is the limited allotment of CDBG funds. Currently, chronic homelessness problems are not significant in Clearfield City because the homeless populations are in the large cities such as Salt Lake City and Ogden City. Notwithstanding, Clearfield City will allocate \$34,297 to public service programs geared to prevent and help individuals and families achieve self-sufficiency. The programs supported include emergency and transitional housing, food bank assistance, emergency sheltering at local motels, permanent supportive housing, life and learning skill programs, health clinic and counseling programs. The City also uses the programs offered by the Davis Community Housing Authority for homeless prevention and uses that entity's discharge policy. One major obstacle of eliminating chronic homelessness is lack of federal funding. At this present time Clearfield City is only able to allocate \$34,297 to public service agencies.

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

Program Year 5 Action Plan ESG response:

Clearfield City does not receive any ESG funding.

COMMUNITY DEVELOPMENT

Community Development

*Please also refer to the Community Development Table in the Needs.xls workbook.

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.

2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

*Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

Program Year 5 Action Plan Community Development response:

Clearfield City will use the remaining \$154,355 towards an infrastructure project on 400 West, from 2225 South to 2300 South. Clearfield City has completed several infrastructure projects using CDBG funds and staff is aware of the guidelines involved with these types of projects. The expected number of households benefitting from the infrastructure project is 20-30 and the construction timeframe is approximately 60 to 90 days.

Antipoverty Strategy

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

Program Year 5 Action Plan Antipoverty Strategy response:

Clearfield City is funding programs to assist in the reduction of poverty level families. To best assist families, the City will use \$10,547 to fund programs offered by the Clearfield Youth Resource Center to assist at-risk youth, teach life skills, and build self-esteem. Youth will benefit through literacy programs and family referral for crisis assistance. This program helps teach youth the necessary skills so they can be contributing members of society.

Also, \$9,000 will be granted to the Family Connection Center for its programs that help reduce poverty by offering beneficial life skill programs for persons at-risk of poverty. Programs offered by this entity assist over a thousand people per year, many of whom are Clearfield residents.

Davis Community Learning Center will be given \$9,750 to use towards salaries for a part-time Volunteer Coordinator. The Center provides an array of services to low-income students and families of Clearfield including the following: Adult Learning Opportunities (ESL, Adult High School Completion, Citizenship and computer classes) access to Work Force Services, emergency food and clothing, mental health counseling, case management services, parent involvement classes, counseling and resources, Utah Parent Center, childcare for adult learners, links to all community agencies including Midtown Clinic and the Volunteer Medical Clinic. The center also provides services to the children at Wasatch Elementary School including the Before and After School Program.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs (91.220 (c) and (e))

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 5 Action Plan Specific Objectives response:

Clearfield Youth Resource Center will receive \$10,547 for support the priority of helping at-risk youth. This Center provides programs and support services that assist families and youth in Clearfield to become more successful in a safe environment. The center is located in a neighborhood where many children live. The center targets youth between 10 and 14 years old. The City provides two supervisors that are highly qualified to work with the youth. The current services provided are youth mentoring, literacy programs and services, resource referral services to families that are in crisis or need direction, and development of partnerships with community organizations that have common goals of improving the well-being of children in the community. Some of the partners created for this project are the Family Connection Center, Davis School District, United Way, Davis County Health Department, Davis Mental Health, Boys and Girls Club, Division of Wildlife Services and the Parent Education Resource Center.

The city will use \$154,355 towards an infrastructure project on 400 West, from 2225 South to 2300 South. The project cost will exceed this amount therefore; the city will use city funds to pay the additional cost.

Housing Opportunities for People with AIDS

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.
2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.
3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.
4. Report on annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for

achieving housing stability, reduced risks of homelessness and improved access to care.

5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.
6. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.
7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.
8. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.
9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

Program Year 5 Action Plan HOPWA response:
Clearfield City does not receive HOPWA funding.

Specific HOPWA Objectives

Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.

Program Year 5 Specific HOPWA Objectives response:
Clearfield City does not receive HOPWA funding.

Other Narrative

Include any Action Plan information that was not covered by a narrative in any other section.



SF 424

The SF 424 is part of the CPMP Annual Action Plan. SF 424 form fields are included in this document. Grantee information is linked from the 1CPMP.xls document of the CPMP tool.

SF 424

Complete the fillable fields (blue cells) in the table below. The other items are pre-filled with values from the Grantee Information Worksheet.

04/23/2014	Applicant Identifier	Type of Submission	
Date Received by state	State Identifier	Application	Pre-application
Date Received by HUD	Federal Identifier	<input type="checkbox"/> Construction	<input type="checkbox"/> Construction
		<input type="checkbox"/> Non Construction	<input type="checkbox"/> Non Construction
Applicant Information			
Clearfield City		UOG Code	
55 South State Street		07-301-9325	
		Municipality	
Clearfield City	Utah	Community Development Department	
84015	Country U.S.A.	0	
Employer Identification Number (EIN):		Davis	
87-6000216		7/1	
Applicant Type:		Specify Other Type if necessary:	
Local Government: City		Specify Other Type	
Program Funding		U.S. Department of Housing and Urban Development	
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding			
Community Development Block Grant		14.218 Entitlement Grant	
Infrastructure / Public Service Agencies / CDBG Administration			
\$CDBG Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$228,652			
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
\$7,500			
Total Funds Leveraged for CDBG-based Project(s)			
Home Investment Partnerships Program		14.239 HOME	
HOME Project Titles		Description of Areas Affected by HOME Project(s)	
\$HOME Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	

\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for HOME-based Project(s)			
Housing Opportunities for People with AIDS		14.241 HOPWA	
HOPWA Project Titles		Description of Areas Affected by HOPWA Project(s)	
\$HOPWA Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for HOPWA-based Project(s)			
Emergency Shelter Grants Program		14.231 ESG	
ESG Project Titles		Description of Areas Affected by ESG Project(s)	
\$ESG Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for ESG-based Project(s)			
Congressional Districts of:		Is application subject to review by state Executive Order 12372 Process?	
Applicant Districts	Project Districts		
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		<input type="checkbox"/> Yes	This application was made available to the state EO 12372 process for review on DATE
		X No	Program is not covered by EO 12372
<input type="checkbox"/> Yes	X No	X N/A	Program has not been selected by the state for review

Person to be contacted regarding this application		
Stacy		Millgate
CDBG Coordinator	801-525-2781	801-525-2865
stacy.millgate@clearfieldcity.org	www.clearfieldcity.org	
Signature of Authorized Representative		Date Signed

Project Name: Clearfield Youth Resource Center					
Description:	IDIS Project #: UOG Code: UOG Code				
Providing funding for programs at the Youth Resource Center. The center provides a safe place for the local 10-14 year old children to visit and receive tutoring, classes on fishing, gardening, scrap booking, basketball, skills, etc.					
Location: 310 South 500 East, Clearfield, Utah 84015	Priority Need Category Select one: Public Services				
Expected Completion Date: 6/30/2015	Explanation: Providing funding for youth programs that focus on learning, building self-esteem, tutoring, literacy programs and crisis referral.				
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives				
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Improve the services for low/mod income persons 2 3				
Project-level Accomplishments	01 People	Proposed	2500	Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
Proposed Outcome	Performance Measure	Actual Outcome			
Serve the youth	Number of people served	Number of people served			
05D Youth Services 570.201(e)	Matrix Codes	Matrix Codes			
Matrix Codes	Matrix Codes	Matrix Codes			
Matrix Codes	Matrix Codes	Matrix Codes			
2010-2011	CDBG	Proposed Amt.	10,000	Fund Source:	Proposed Amt.
		Actual Amount	10,000		Actual Amount
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	01 People	Proposed Units	2,000	Accompl. Type:	Proposed Units
		Actual Units	2,208		Actual Units
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units

2011-2012	CDBG	▼	Proposed Amt.	12,100	Fund Source:	▼	Proposed Amt.	
			Actual Amount	12,100			Actual Amount	
	Fund Source:	▼	Proposed Amt.		Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	01 People	▼	Proposed Units	2,000	Accompl. Type:	▼	Proposed Units	
			Actual Units	2,017			Actual Units	
	Accompl. Type:	▼	Proposed Units		Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	
2012-2013	CDBG	▼	Proposed Amt.	12,651	Fund Source:	▼	Proposed Amt.	
			Actual Amount	12,651			Actual Amount	
	Fund Source:	▼	Proposed Amt.		Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	01 People	▼	Proposed Units	3,460	Accompl. Type:	▼	Proposed Units	
			Actual Units	2,144			Actual Units	
	Accompl. Type:	▼	Proposed Units		Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	
2013-2014	CDBG	▼	Proposed Amt.	10,000	Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	Fund Source:	▼	Proposed Amt.		Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	01 People	▼	Proposed Units	2,500	Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	
	Accompl. Type:	▼	Proposed Units		Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	
2014-2015	CDBG	▼	Proposed Amt.	10,547	Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	Fund Source:	▼	Proposed Amt.		Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	01 People	▼	Proposed Units	2,500	Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	
	Accompl. Type:	▼	Proposed Units		Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	

Project Name: Family Connection Center					
Description:	IDIS Project #: UOG Code: UOG Code				
The Family Connection Center will be using funds to pay salaries for the employees that work at the Food Bank.					
Location:	Priority Need Category				
Family Connection Center, 1360 E 1450 S, Clearfield, Utah 84015	Select one: Public Services				
Explanation:					
Expected Completion Date: 6/30/2015	Provide funding to pay salaries for the employees that work at the Food Bank.				
Objective Category					
<input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity					
Specific Objectives					
Outcome Categories	1 Improve the services for low/mod income persons				
<input checked="" type="checkbox"/> Availability/Accessibility	2				
<input type="checkbox"/> Affordability	3				
<input type="checkbox"/> Sustainability					
Project-level Accomplishments	01 People	Proposed	8,200	Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
Proposed Outcome	Performance Measure	Actual Outcome			
Provide food for low-moderate income families	Number of people served	Number of people served			
05A Senior Services 570.201(e)	Matrix Codes	Matrix Codes			
Matrix Codes	Matrix Codes	Matrix Codes			
Matrix Codes	Matrix Codes	Matrix Codes			
2010-2011	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units

2011-2012	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
2011-2012	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
2012-2013	CDBG ▼	Proposed Amt.	9,000	Fund Source: ▼	Proposed Amt.	
		Actual Amount	9,000		Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
2012-2013	01 People ▼	Proposed Units	11,700	Accompl. Type: ▼	Proposed Units	
		Actual Units	2,909		Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
2013-2014	CDBG ▼	Proposed Amt.	10,000	Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
2013-2014	01 People ▼	Proposed Units	7,800	Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
2014-2015	CDBG ▼	Proposed Amt.	9,000	Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
2014-2015	01 People ▼	Proposed Units	8,200	Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

Project Name: Davis Community Learning Center					
Description:	IDIS Project #: UOG Code: UOG Code				
Funding will help pay salaries towards a part-time Volunteer Coordinator. This center provides numerous services to low-income students and families of Clearfield; including: ESL, Adult High School, access to Work Force Services, emergency food and clothing, etc.					
Location: 210 East Center Street, Clearfield, Utah 84015	Priority Need Category Select one: Public Services				
Expected Completion Date: 6/30/2015	Explanation: Funding will help pay salaries towards a part-time Volunteer Coordinator. This center provides numerous services to low-income students and families of Clearfield; including: ESL, Adult High School, access to Work Force Services, emergency food and clothing, etc.				
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives				
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Improve the services for low/mod income persons 2 3				
Project-level Accomplishments	01 People	Proposed	1,000	Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
Proposed Outcome	Performance Measure	Actual Outcome			
Service low-moderate income families	Number of people served	Number of people served			
05 Public Services (General) 570.201(e)	Matrix Codes	Matrix Codes			
Matrix Codes	Matrix Codes	Matrix Codes			
Matrix Codes	Matrix Codes	Matrix Codes			
2010-2011	CDBG	Proposed Amt.	8,250	Fund Source:	Proposed Amt.
		Actual Amount	7,253		Actual Amount
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	01 People	Proposed Units	300	Accompl. Type:	Proposed Units
		Actual Units	363		Actual Units
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units

2011-2012	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
2011-2012	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
2012-2013	CDBG ▼	Proposed Amt.	9,000	Fund Source: ▼	Proposed Amt.	
		Actual Amount	9,000		Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
2012-2013	01 People ▼	Proposed Units	500	Accompl. Type: ▼	Proposed Units	
		Actual Units	1,275		Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
2013-2014	CDBG ▼	Proposed Amt.	10,646	Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
2013-2014	01 People ▼	Proposed Units	550	Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
2014-2015	CDBG ▼	Proposed Amt.	9,750	Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
2014-2015	01 People ▼	Proposed Units	1,000	Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

Project Name: Safe Harbor				
Description:	IDIS Project #: UOG Code: UOG Code			
Safe Harbor will use \$5,000 to help pay for the cost incurred in meeting the needs of the citizens of Clearfield City that stay at the facility. This shelter houses women and children that have been victims of domestic violence. They offer a safe and secure shelter for up to 30 days per state law.				
Location:	Priority Need Category			
Safe Harbor, P.O. Box 772, Kaysville, Utah 84037	Select one: Public Services ▼			
Explanation:				
Expected Completion Date: 6/30/2015	Provide a safe and secure place for women and children to stay that have been victims of domestic violence.			
Objective Category				
<input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity				
Specific Objectives				
Outcome Categories	1 Improve the services for low/mod income persons ▼			
<input checked="" type="checkbox"/> Availability/Accessibility	2 ▼			
<input type="checkbox"/> Affordability	3 ▼			
<input type="checkbox"/> Sustainability				
Project-level Accomplishments	01 People ▼	Proposed 130	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
Proposed Outcome	Performance Measure	Actual Outcome		
Serve battered and abused women/children	Number of people served	Number of people served		
05G Battered and Abused Spouses 570.201(e) ▼	Matrix Codes ▼	Matrix Codes ▼		
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼		
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼		
2010-2011	CDBG ▼	Proposed Amt. 5,000	Fund Source: ▼	Proposed Amt.
		Actual Amount 5,000		Actual Amount
	Fund Source: ▼	Proposed Amt.	Fund Source: ▼	Proposed Amt.
		Actual Amount		Actual Amount
	01 People ▼	Proposed Units 225	Accompl. Type: ▼	Proposed Units
		Actual Units 262		Actual Units
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units

2011-2012	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
2012-2013	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
2013-2014	CDBG ▼	Proposed Amt.	5,000	Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	01 People ▼	Proposed Units	125	Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
2014-2015	CDBG ▼	Proposed Amt.	5,000	Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	01 People ▼	Proposed Units	130	Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

Project Name: Grant Administration						
Description:	IDIS Project #: UOG Code: UOG Code					
CDBG Grant Administration for program year 2014-2015.						
Location:	Priority Need Category					
Clearfield City, 55 South State Street, Clearfield, Utah 84015	Select one: Planning/Administration ▼					
Explanation:						
Expected Completion Date: 6/30/2015	Clearfield City will use these funds towards administration costs to administer the CDBG program for 2014-2015. The funds programmed are within the 20% cap that is allowed.					
Objective Category						
<input type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives					
Outcome Categories	1					
<input type="checkbox"/> Availability/Accessibility	2					
<input type="checkbox"/> Affordability	3					
<input type="checkbox"/> Sustainability						
Project-level Accomplishments	Accompl. Type: ▼ Proposed	N/A	Accompl. Type: ▼ Proposed			
	Underway		Underway			
	Complete		Complete			
	Accompl. Type: ▼ Proposed		Accompl. Type: ▼ Proposed			
	Underway		Underway			
	Complete		Complete			
	Accompl. Type: ▼ Proposed		Accompl. Type: ▼ Proposed			
	Underway		Underway			
	Complete		Complete			
Proposed Outcome	Performance Measure	Actual Outcome				
N/A	N/A	N/A				
21A General Program Administration 570.206 ▼	Matrix Codes ▼	Matrix Codes ▼				
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼				
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼				
2010-2011	CDBG ▼	Proposed Amt.	41,675	Fund Source: ▼	Proposed Amt.	
		Actual Amount	29,377		Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

2011-2012	CDBG	▼	Proposed Amt.	41,000	Fund Source:	▼	Proposed Amt.	
			Actual Amount	19,825			Actual Amount	
	Fund Source:	▼	Proposed Amt.		Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	Accompl. Type:	▼	Proposed Units		Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	
	Accompl. Type:	▼	Proposed Units		Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	
2012-2013	CDBG	▼	Proposed Amt.	25,250	Fund Source:	▼	Proposed Amt.	
			Actual Amount	17,255			Actual Amount	
	Fund Source:	▼	Proposed Amt.		Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	Accompl. Type:	▼	Proposed Units		Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	
	Accompl. Type:	▼	Proposed Units		Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	
2013-2014	CDBG	▼	Proposed Amt.	20,000	Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	Fund Source:	▼	Proposed Amt.		Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	Accompl. Type:	▼	Proposed Units		Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	
	Accompl. Type:	▼	Proposed Units		Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	
2014-2015	CDBG	▼	Proposed Amt.	40,000	Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	Fund Source:	▼	Proposed Amt.		Fund Source:	▼	Proposed Amt.	
			Actual Amount				Actual Amount	
	Accompl. Type:	▼	Proposed Units		Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	
	Accompl. Type:	▼	Proposed Units		Accompl. Type:	▼	Proposed Units	
			Actual Units				Actual Units	

Project Name: Infrastructure Project						
Description:	IDIS Project #: UOG Code: UOG Code					
Clearfield City will use \$154,355 towards an infrastructure project on 400 West, from 2225 South to 2300 South.						
Location:	Priority Need Category					
Clearfield, Utah 84015	Select one: Infrastructure					
Explanation:						
Expected Completion Date: 10/1/2015	Clearfield City will use \$154,355 towards an infrastructure project on 400 West, from 2225 South to 2300 South.					
Objective Category						
<input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity						
Specific Objectives						
Outcome Categories	1 Improve quality / increase quantity of neighborhood facilities for low-income persons					
<input checked="" type="checkbox"/> Availability/Accessibility	2					
<input type="checkbox"/> Affordability	3					
<input type="checkbox"/> Sustainability						
Project-level Accomplishments	04 Households	Proposed	20-30	Accompl. Type:	Proposed	
		Underway			Underway	
		Complete			Complete	
	Accompl. Type:	Proposed		Accompl. Type:	Proposed	
		Underway			Underway	
		Complete			Complete	
	Accompl. Type:	Proposed		Accompl. Type:	Proposed	
		Underway			Underway	
		Complete			Complete	
Proposed Outcome		Performance Measure		Actual Outcome		
Replace Infrastructure		Successful operation of replaced infrastructure				
03 Public Facilities and Improvements (General) 570.201(c)			Matrix Codes			
Matrix Codes			Matrix Codes			
Matrix Codes			Matrix Codes			
2010-2011	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
		Actual Units			Actual Units	

2011-2012	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
2012-2013	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
2013-2014	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
2014-2015	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
2014-2015	CDBG ▼	Proposed Amt.	154,355	Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
2014-2015	04 Households ▼	Proposed Units	20-30	Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	



CPMP Non-State Grantee Certifications

Many elements of this document may be completed electronically, however a signature must be manually applied and the document must be submitted in paper form to the Field Office.

- This certification does not apply.
 This certification is applicable.

NON-STATE GOVERNMENT CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about –
 - a. The dangers of drug abuse in the workplace;
 - b. The grantee's policy of maintaining a drug-free workplace;
 - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
 - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will –
 - a. Abide by the terms of the statement; and
 - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted –
 - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

8. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
9. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
10. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

04/22/2014

Signature/Authorized Official

Date

Mark Shepherd

Name

Mayor

Title

55 South State Street

Address

Clearfield, Utah 84015

City/State/Zip

(801)525-2705

Telephone Number

- | |
|---|
| <input type="checkbox"/> This certification does not apply. |
| <input checked="" type="checkbox"/> This certification is applicable. |

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

11. Maximum Feasible Priority - With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
12. Overall Benefit - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2014, 2____, 2____, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
13. Special Assessments - It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

14. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
15. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R, of title 24;

Compliance with Laws -- It will comply with applicable laws.

04/22/2014

Signature/Authorized Official

Date

Mark Shepherd

Name

Mayor

Title

55 South State Street

Address

Clearfield, Utah 84015

City/State/Zip

(801)525-2705

Telephone Number

- This certification does not apply.
 This certification is applicable.

**OPTIONAL CERTIFICATION
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities, which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

04/22/2014

Signature/Authorized Official

Date

Mark Shepherd

Name

Mayor

Title

55 South State Street

Address

Clearfield, Utah 84015

City/State/Zip

(801)525-2705

Telephone Number

- This certification does not apply.
 This certification is applicable.

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

Signature/Authorized Official Date

Name

Title

Address

City/State/Zip

Telephone Number

- This certification does not apply.
 This certification is applicable.

HOPWA Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

- | |
|--|
| <input checked="" type="checkbox"/> This certification does not apply.
<input type="checkbox"/> This certification is applicable. |
|--|

ESG Certifications

I, _____, Chief Executive Officer of **Error! Not a valid link.**, certify that the local government will ensure the provision of the matching supplemental funds required by the regulation at 24 *CFR* 576.51. I have attached to this certification a description of the sources and amounts of such supplemental funds.

I further certify that the local government will comply with:

1. The requirements of 24 *CFR* 576.53 concerning the continued use of buildings for which Emergency Shelter Grants are used for rehabilitation or conversion of buildings for use as emergency shelters for the homeless; or when funds are used solely for operating costs or essential services.
2. The building standards requirement of 24 *CFR* 576.55.
3. The requirements of 24 *CFR* 576.56, concerning assurances on services and other assistance to the homeless.
4. The requirements of 24 *CFR* 576.57, other appropriate provisions of 24 *CFR* Part 576, and other applicable federal laws concerning nondiscrimination and equal opportunity.
5. The requirements of 24 *CFR* 576.59(b) concerning the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.
6. The requirement of 24 *CFR* 576.59 concerning minimizing the displacement of persons as a result of a project assisted with these funds.
7. The requirements of 24 *CFR* Part 24 concerning the Drug Free Workplace Act of 1988.
8. The requirements of 24 *CFR* 576.56(a) and 576.65(b) that grantees develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted with ESG funds and that the address or location of any family violence shelter project will not be made public, except with written authorization of the person or persons responsible for the operation of such shelter.
9. The requirement that recipients involve themselves, to the maximum extent practicable and where appropriate, homeless individuals and families in policymaking, renovating, maintaining, and operating facilities assisted under the ESG program, and in providing services for occupants of these facilities as provided by 24 *CFR* 76.56.
10. The requirements of 24 *CFR* 576.57(e) dealing with the provisions of, and regulations and procedures applicable with respect to the environmental review responsibilities under the National Environmental Policy Act of 1969 and related

authorities as specified in 24 *CFR* Part 58.

11. The requirements of 24 *CFR* 576.21(a)(4) providing that the funding of homeless prevention activities for families that have received eviction notices or notices of termination of utility services will meet the requirements that: (A) the inability of the family to make the required payments must be the result of a sudden reduction in income; (B) the assistance must be necessary to avoid eviction of the family or termination of the services to the family; (C) there must be a reasonable prospect that the family will be able to resume payments within a reasonable period of time; and (D) the assistance must not supplant funding for preexisting homeless prevention activities from any other source.
12. The new requirement of the McKinney-Vento Act (42 *USC* 11362) to develop and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons. I further understand that state and local governments are primarily responsible for the care of these individuals, and that ESG funds are not to be used to assist such persons in place of state and local resources.
13. HUD's standards for participation in a local Homeless Management Information System (HMIS) and the collection and reporting of client-level information.

I further certify that the submission of a completed and approved Consolidated Plan with its certifications, which act as the application for an Emergency Shelter Grant, is authorized under state and/or local law, and that the local government possesses legal authority to carry out grant activities in accordance with the applicable laws and regulations of the U. S. Department of Housing and Urban Development.

Signature/Authorized Official	Date
Name	
Title	
Address	
City/State/Zip	
Telephone Number	

- This certification does not apply.
 This certification is applicable.

APPENDIX TO CERTIFICATIONS

Instructions Concerning Lobbying and Drug-Free Workplace Requirements

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code) Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 21.

Place Name	Street	City	County	State	Zip
Clearfield City Corporation	55 S. State Street	Clearfield	Davis	UT	84015

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules: "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal

criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:

- a. All "direct charge" employees;
- b. all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
- c. temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

- 1. Analysis of Impediments to Fair Housing
- 2. Citizen Participation Plan
- 3. Anti-displacement and Relocation Plan

04/22/2014

Signature/Authorized Official

Date

Mark Shepherd

Name

Mayor

Title

55 South State Street

Address

Clearfield, Utah 84015

City/State/Zip

(801)525-2705

Telephone Number

Housing Needs Table		Grantee: Clearfield City														Priority Need?	Plan to Fund?	Fund Source	Households with a Disabled Member		Disproportionate Racial/Ethnic Need?	# of Households in lead-Hazard Housing	Total Low Income HIV/AIDS Population			
		Only complete blue sections. Do NOT type in sections other than blue.																	% HSHLD	# HSHLD						
		Current % of Households	Current Number of Households	3-5 Year Quantities																				% of Goal		
Year 1				Year 2		Year 3		Year 4*		Year 5*		Multi-Year														
		Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual											
Household Income <=30% MFI	Renter	Elderly	NUMBER OF HOUSEHOLDS	100%	60														100%	1075	0	4656	16			
			Any housing problems	66.7	40	0		0		0		0		0		0	####	L	N							
			Cost Burden > 30%	66.7	40	2	0	2	0	2	0	2	2				0	####	M	Y	C					
			Cost Burden >50%	33.3	20	0		0		0		0		0		0	####	L	N							
	Renter	Small Related	NUMBER OF HOUSEHOLDS	100%	326																					
			With Any Housing Problems	78.8	257	3	0	3	0	3	0	3	3				0	####	H	Y	C					
			Cost Burden > 30%	75.8	247	2	0	2	0	2	0	2	2				0	####	H	Y	C					
			Cost Burden >50%	63.8	208	0		0		0		0		0		0	####	L	N							
	Renter	Large Related	NUMBER OF HOUSEHOLDS	100%	36																					
			With Any Housing Problems	44.4	16	0		0		0		0		0		0	####	L	N							
			Cost Burden > 30%	44.4	16	0		0		0		0		0		0	####	L	N							
			Cost Burden >50%	22.2	8	0		0		0		0		0		0	####	L	N							
	Renter	All other hshold	NUMBER OF HOUSEHOLDS	100%	130																					
			With Any Housing Problems	92.3	120	3	0	3	0	3	0	3	3				0	####	H	Y	C					
			Cost Burden > 30%	92.3	120	2	0	2	0	2	0	2	2				0	####	H	Y	C					
			Cost Burden >50%	76.9	100	1	0	1	0	1	0	1	1				0	####	M	Y	C					
	Owner	Elderly	NUMBER OF HOUSEHOLDS	100%	58																					
			With Any Housing Problems	58.6	34	0		0		0		0		0		0	####	L	N							
			Cost Burden > 30%	58.6	34	0		0		0		0		0		0	####	L	N							
			Cost Burden >50%	58.6	34	0		0		0		0		0		0	####	L	N							
		Owner	Small Related	NUMBER OF HOUSEHOLDS	100%	78																				
				With Any Housing Problems	87.2	68	2	0	2	2	2	2	2	2				4	####	H	Y	C				
				Cost Burden > 30%	82.1	64	1	0	1	1	1	1	1	1				2	####	M	Y	C				
				Cost Burden >50%	69.2	54	0		0		0		0		0		0	####	L	N						
		Owner	Large Related	NUMBER OF HOUSEHOLDS	100%	8																				
				With Any Housing Problems	100	8	0		0		0		0		0		0	####	L	N						
				Cost Burden > 30%	100	8	0		0		0		0		0		0	####	L	N						
				Cost Burden >50%	100	8	0		0		0		0		0		0	####	L	N						
Owner		All other hshold	NUMBER OF HOUSEHOLDS	100%	84																					
			With Any Housing Problems	95.2	80	2	0	2	0	2	0	2	2				0	####	H	Y	C					
			Cost Burden > 30%	95.2	80	1	0	1	0	1	0	1	1				0	####	H	Y	C					
			Cost Burden >50%	77.4	65	1	0	1	0	1	0	1	1				0	####	M	Y	C					
Owner	Elderly	NUMBER OF HOUSEHOLDS	100%	10														100%								
		With Any Housing Problems	0	0	0		0		0		0		0		0	####	L	N			0					
		Cost Burden > 30%	0	0	0		0		0		0		0		0	####	L	N								
		Cost Burden >50%	0	0	0		0		0		0		0		0	####	L	N								

MFI	Household Income	Renters	Owner	Elderly	Small Related	Large Related	All other hshold	Housing Problems										H	Y	C	L	N	%		
								1	2	3	4	5	6	7	8	9	10							11	12
50 to <=80% MFI	>30 to <=50% MFI	Renter	Small Related	NUMBER OF HOUSEHOLDS	100%	499																			
				With Any Housing Problems	60.9	304	3	0	3	0	3	0	3		3			0	####	H	Y	C			
				Cost Burden > 30%	55.9	279	3	0	3	0	3	0	3		3			0	####	H	Y	C			
				Cost Burden >50%	14	70	1	0	1	0	1	0	1		1			0	####	M	Y	C			
				NUMBER OF HOUSEHOLDS	100%	149																			
				With Any Housing Problems	59.7	89	1	0	1	0	1	0	1		1			0	####	M	Y	C			
		Cost Burden > 30%	53	79	1	0	1	0	1	0	1		1			0	####	M	Y	C					
		Cost Burden >50%	0	0	0		0	0	0	0	0		0			0	####	L	N						
		Large Related	All other hshold	NUMBER OF HOUSEHOLDS	100%	74																			
		With Any Housing Problems		66.2	49	0		0		0		0		0			0	####	L	N					
		Cost Burden > 30%		60.8	45	0		0		0		0		0			0	####	L	N					
		Cost Burden >50%		13.5	10	0		0		0		0		0			0	####	L	N					
	Owner	Elderly		NUMBER OF HOUSEHOLDS	100%	168																			
	With Any Housing Problems			32.1	54	0		0		0		0		0			0	####	L	N					
	Cost Burden > 30%		32.1	54	0		0		0		0		0			0	####	L	N						
	Cost Burden >50%		26.2	44	0		0		0		0		0			0	####	L	N						
	Small Related		All other hshold	NUMBER OF HOUSEHOLDS	100%	89																			
	With Any Housing Problems			83.1	74	1	0	1	0	1	0	1		1			0	####	M	Y	C				
	Cost Burden > 30%	71.9		64	1	0	1	0	1	0	1		1			0	####	M	Y	C					
	Cost Burden >50%	28.1		25	0		0		0		0		0			0	####	L	N						
	Large Related	All other hshold		NUMBER OF HOUSEHOLDS	100%	75																			
	With Any Housing Problems			70.7	53	0		0		0		0		0			0	####	L	N					
	Cost Burden > 30%		57.3	43	0		0		0		0		0			0	####	L	N						
	Cost Burden >50%		24	18	0		0		0		0		0			0	####	L	N						
Small Related	Elderly		NUMBER OF HOUSEHOLDS	100%	14																				
With Any Housing Problems			28.6	4	0		0		0		0		0			0	####	L	N						
Cost Burden > 30%		28.6	4	0		0		0		0		0			0	####	L	N							
Cost Burden >50%		28.6	4	0		0		0		0		0			0	####	L	N							
Large Related		All other hshold	NUMBER OF HOUSEHOLDS	100%	55																				
With Any Housing Problems			18.2	10	0		0		0		0		0			0	####	L	N						
Cost Burden > 30%	18.2		10	0		0		0		0		0			0	####	L	N							
Cost Burden >50%	0		0	0		0		0		0		0			0	####	L	N							
Small Related	Renter		NUMBER OF HOUSEHOLDS	100%	705																				
With Any Housing Problems			22.7	160	1	0	1	0	1	0	1		1			0	####	M	Y	C					
Cost Burden > 30%		12.1	85	1	0	1	0	1	0	1		1			0	####	M	Y	C						
Cost Burden >50%		0	0	0		0		0		0		0			0	####	L	N							
Large Related		other hshold	NUMBER OF HOUSEHOLDS	100%	202																				
With Any Housing Problems			26.2	53	0		0		0		0		0			0	####	L	N						
Cost Burden > 30%	2		4	0		0		0		0		0			0	####	L	N							
Cost Burden >50%	0		0	0		0		0		0		0			0	####	L	N							
Small Related	other hshold		NUMBER OF HOUSEHOLDS	100%	148																				
With Any Housing Problems			36.5	54	0		0		0		0		0			0	####	L	N						
Cost Burden > 30%		33.8	50	0		0		0		0		0			0	####	L	N							

Clearfield City						
Housing Market Analysis						
<i>Complete cells in blue.</i>						
Housing Stock Inventory	Vacancy Rate	0 & 1 Bedroom	2 Bedrooms	3+ Bedroom	Total	Substandard Units
Affordability Mismatch						
Occupied Units: Renter		765	1189	1551	3505	1010
Occupied Units: Owner		122	674	3562	4358	552
Vacant Units: For Rent	7%	24	160	52	236	76
Vacant Units: For Sale	4%	35	68	57	160	23
Total Units Occupied & Vacant		1470	2533	4954	8957	1661
Rents: Applicable FMRs (in \$s)		0	717	890		
Rent Affordable at 30% of 50% of MFI (in \$s)		582	717	986		
Public Housing Units						
Occupied Units		0	0	22	22	0
Vacant Units		0	0	0	0	0
Total Units Occupied & Vacant		0	0	22	22	0
Rehabilitation Needs (in \$s)		0	0	25,000	25,000	

Continuum of Care Homeless Population and Subpopulations Chart

Part 1: Homeless Population		Sheltered		Un-sheltered	Total	Clearfield City														
		Emergency	Transitional			Data Quality														
1.	Homeless Individuals	2	0	0	2	(E) estimates ▼														
2.	Homeless Families with Children	2	6	0	8															
	2a. Persons in Homeless with Children Families	4	16	0	20															
Total (lines 1 + 2a)		6	16	0	22															
Part 2: Homeless Subpopulations		Sheltered		Un-sheltered	Total	Data Quality														
						Data Quality														
1.	Chronically Homeless	0	0	0	0	(E) estimates ▼														
2.	Severely Mentally Ill	0	0	0	0															
3.	Chronic Substance Abuse	0	0	0	0															
4.	Veterans	0	0	0	0															
5.	Persons with HIV/AIDS	0	0	0	0															
6.	Victims of Domestic Violence	22	0	0	22															
7.	Youth (Under 18 years of age)	17	0	0	17															
Part 3: Homeless Needs Table: Individuals		Needs	Currently Available	Gap	5-Year Quantities										Total			Priority H, M, L	Plan to Fund? Y	Fund Source: CDBG, HOME, HOPWA, ESG or Other
					Year 1		Year 2		Year 3		Year 4		Year 5		Goal	Actual	% of Goal			
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete						
Beds	Emergency Shelters	2	0	2	1	1	1	0	1	0	1	0	1	0	5	1	20%	H	Y	C
	Transitional Housing	4	0	4	1	1	1	1	1	1	1	0	1	0	5	3	60%	H	Y	C
	Permanent Supportive Housing	2	0	2	1	0	1	0	1	1	1	0	1	0	5	1	20%	M	Y	C
	Total	8	0	8	3	2	3	1	3	2	3	0	3	0	15	5	33%			
Chronically Homeless		0	0															L	N	C

Part 4: Homeless Needs Table: Families		Needs	Currently Available	Gap	5-Year Quantities										Total			Priority H, M, L	Plan to Fund? Y	Fund Source: CDBG, HOME, HOPWA, ESG, or Other
					Year 1		Year 2		Year 3		Year 4		Year 5		Goal	Actual	% of Goal			
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete						
Beds	Emergency Shelters	2	0	2	1	1	1	0	1	0	1	0	1	0	5	1	20%	H	Y	C
	Transitional Housing	20	5	15	3	3	3	3	3	3	3	0	3	0	15	9	60%	H	Y	C
	Permanent Supportive Housing	20	0	20	4	0	4	0	4	0	4	0	4	0	20	0	0%	H	Y	C
	Total	42	5	37	8	4	8	3	0	3	8	0	8	0	32	10	31%			

Completing Part 1: Homeless Population. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The counts must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Completing Part 2: Homeless Subpopulations. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The numbers must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Sheltered Homeless. Count adults, children and youth residing in shelters for the homeless. "Shelters" include all emergency shelters and transitional shelters for the homeless, including domestic violence shelters, residential programs for runaway/homeless youth, and any hotel/motel/apartment voucher arrangements paid by a public/private agency because the person or family is homeless. Do not count: (1) persons who are living doubled up in conventional housing; (2) formerly homeless persons who are residing in Section 8 SRO, Shelter Plus Care, SHP permanent housing or other permanent housing units; (3) children or youth, who because of their own or a parent's homelessness or abandonment, now reside temporarily and for a short anticipated duration in hospitals, residential treatment facilities, emergency foster care, detention facilities and the like; and (4) adults living in mental health facilities, chemical dependency facilities, or criminal justice facilities.

Unsheltered Homeless. Count adults, children and youth sleeping in places not meant for human habitation. Places not meant for human habitation include streets, parks, alleys, parking ramps, parts of the highway system, transportation depots and other parts of transportation systems (e.g. subway tunnels, railroad car), all-night commercial establishments (e.g. movie theaters, laundromats, restaurants), abandoned buildings, building roofs or stairwells, chicken coops and other farm outbuildings, caves, campgrounds, vehicles, and other similar places.

Grantee Name: Clearfield City		Needs	Currently Available	GAP	3-5 Year Quantities										Total			Priority Need: H	Plan to Fund? Y/N	Fund Source: CDF
Non-Homeless Special Needs Including HOPWA					Year 1		Year 2		Year 3		Year 4*		Year 5*		Goal	Actual	% of Goal			
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete						
Housing Needed	52. Elderly	28	16	12	2	2	2	2	2	2	2	0	4	0	12	6	50%	H	Y	C
	53. Frail Elderly	8	4	4	0	0	2	0	0	0	2	0	0	0	4	0	0%	H	Y	C
	54. Persons w/ Severe Mental Illness	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	###	L	N	C
	55. Developmentally Disabled	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	###	L	N	C
	56. Physically Disabled	67	42	25	5	5	5	5	5	5	5	0	5	0	25	15	60%	H	Y	C
	57. Alcohol/Other Drug Addicted	1	1	0	0	0	0	0	1	1	0	0	0	0	0	1	###	M	Y	C
	58. Persons w/ HIV/AIDS & their families	33	33	0	0	0	0	0	0	0	0	0	0	0	0	0	###	L	N	C
	59. Public Housing Residents	90	22	68	0	0	0	0	0	0	0	0	0	0	0	0	###	L	N	C
Total		229	120	109	7	7	9	7	8	8	9	0	9	0	50	22	44%			
Supportive Services Needed	60. Elderly	2	1	0	0	0	1	0	0	0	0	0	0	0	1	0	0%	H	Y	C
	61. Frail Elderly	2	1	0	0	0	1	0	0	0	0	0	0	0	1	0	0%	H	Y	C
	62. Persons w/ Severe Mental Illness	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	###	L	N	C
	63. Developmentally Disabled	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	###	L	N	C
	64. Physically Disabled	1	0	1	0	0	0	0	1	0	0	0	0	0	1	0	0%	H	Y	C
	65. Alcohol/Other Drug Addicted	1	1	0	1	0	0	0	0	0	0	0	0	0	1	0	0%	M	N	C
	66. Persons w/ HIV/AIDS & their families	33	33	0	0	0	0	0	0	0	0	0	0	0	0	0	###	N	N	C
	67. Public Housing Residents	22	22	0	0	0	0	0	0	0	0	0	0	0	0	0	###	N	N	C
Total		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	###			

Clearfield City

Only complete blue sections.

Housing and Community Development Activities		Needs	Current	Gap	5-Year Quantities												% of Goal	Priority Need: H, M, L	Dollars to Address	Plan to Fund? Y/N	Fund Source
					Year 1		Year 2		Year 3		Year 4		Year 5		Cumulative						
					Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual					
01 Acquisition of Real Property 570.201(a)		5	0	5	1	0	1	0	1	1	1	1	1	1	5	1	20%	H		Y	C
02 Disposition 570.201(b)		5	0	5	1	0	1	1	1	1	1	1	1	1	5	2	40%	H		Y	C
Public Facilities and Improvements	03 Public Facilities and Improvements (General) 570.201(c)		10	0	10	2	1	2	1	2	2	2	2	2	10	4	40%	H		Y	C
	03A Senior Centers 570.201(c)		6	1	5	1	1	1	0	1	0	1	1	1	5	1	20%	H		N	C
	03B Handicapped Centers 570.201(c)		0	0	0										0	0	####	L		N	C
	03C Homeless Facilities (not operating costs) 570.201(c)		0	0	0										0	0	####	L		N	C
	03D Youth Centers 570.201(c)		2	1	1					1	1				1	1	100%	M		Y	C
	03E Neighborhood Facilities 570.201(c)		3	0	3			1	0	1	0	1			3	0	0%	H		Y	C
	03F Parks, Recreational Facilities 570.201(c)		20	15	5	1	0	1	0	1	0	1		1	5	0	0%	H		Y	C
	03G Parking Facilities 570.201(c)		1	0	1							1			1	0	0%	L		Y	C
	03H Solid Waste Disposal Improvements 570.201(c)		0	0	0										0	0	####	L		N	C
	03I Flood Drain Improvements 570.201(c)		5	0	5	1	0	1	0	1	0	1		1	5	0	0%	H		Y	C
	03J Water/Sewer Improvements 570.201(c)		10	0	10	2	1	2	2	2	2	2		2	10	5	50%	H		Y	C
	03K Street Improvements 570.201(c)		10	0	10	2	1	2	1	2	2	2		2	10	4	40%	H		Y	C
	03L Sidewalks 570.201(c)		10	0	10	2	1	2	1	2	2	2		2	10	4	40%	H		Y	C
	03M Child Care Centers 570.201(c)		0	0	0										0	0	####	L		N	C
	03N Tree Planting 570.201(c)		5	0	5	1	0	1	0	1	1	1		1	5	1	20%	M		Y	C
	03O Fire Stations/Equipment 570.201(c)		0	0	0										0	0	####	L		N	C
03P Health Facilities 570.201(c)		0	0	0										0	0	####	L		N	C	
03Q Abused and Neglected Children Facilities 570.201(c)		0	0	0										0	0	####	L		N	C	
03R Asbestos Removal 570.201(c)		0	0	0										0	0	####	L		N	C	
03S Facilities for AIDS Patients (not operating costs) 570.201(c)		0	0	0										0	0	####	L		N	C	
03T Operating Costs of Homeless/AIDS Patients Programs		0	0	0										0	0	####	L		N	C	
04 Clearance and Demolition 570.201(d)		5	0	5	1	0	1	0	1	0	1		1	5	0	0%	M		Y	C	
04A Clean-up of Contaminated Sites 570.201(d)		1	0	1					1					1	0	0%	L		N	C	
Public Services	05 Public Services (General) 570.201(e)		10	0	10	2	2	2	2	2	2		2	10	6	60%	H		Y	C	
	05A Senior Services 570.201(e)		5	0	5	1	1	1	0	1	0	1		1	5	1	20%	H		Y	C
	05B Handicapped Services 570.201(e)		5	0	5	1	1	1	1	1	1		1	5	3	60%	H		Y	C	
	05C Legal Services 570.201(e)		0	0	0										0	0	####	L		N	C
	05D Youth Services 570.201(e)		5	0	5	1	1	1	1	1	1		1	5	3	60%	H		Y	C	
	05E Transportation Services 570.201(e)		0	0	0										0	0	####	L		N	C
	05F Substance Abuse Services 570.201(e)		5	0	5	1	0	1	0	1	1		1	5	1	20%	H		Y	C	
	05G Battered and Abused Spouses 570.201(e)		15	0	15	3	3	3	0	3	0	3		3	15	3	20%	H		Y	C
	05H Employment Training 570.201(e)		0	0	0										0	0	####	L		N	C
	05I Crime Awareness 570.201(e)		0	0	0										0	0	####	L		N	C
	05J Fair Housing Activities (if CDBG, then subject to 570.201(e))		0	0	0										0	0	####	L		N	C
	05K Tenant/Landlord Counseling 570.201(e)		0	0	0										0	0	####	L		N	C
	05L Child Care Services 570.201(e)		0	0	0										0	0	####	L		N	C
	05M Health Services 570.201(e)		0	0	0										0	0	####	L		N	C
	05N Abused and Neglected Children 570.201(e)		5	0	5	1	1	1	1	1	1		1	5	3	60%	L		Y	C	
	05O Mental Health Services 570.201(e)		0	0	0										0	0	####	L		N	C
05P Screening for Lead-Based Paint/Lead Hazards Poison 570.201		0	0	0										0	0	####	L		N	C	
05Q Subsistence Payments 570.204		0	0	0										0	0	####	L		N	C	
05R Homeownership Assistance (not direct) 570.204		15	0	15	3	0	3	3	3	0	3		3	15	3	20%	H		Y	C	

	05S Rental Housing Subsidies (if HOME, not part of 5% 570.204	0	0	0										0	0	####	L		N	C
	05T Security Deposits (if HOME, not part of 5% Admin c	0	0	0										0	0	####	L		N	C
	06 Interim Assistance 570.201(f)	5	0	5	1	0	1	0	1	0	1	1		5	0	0%	M		Y	C
	07 Urban Renewal Completion 570.201(h)	5	0	5	1	0	1	0	1	0	1	1		5	0	0%	M		Y	C
	08 Relocation 570.201(i)	5	0	5	1	0	1	0	1	0	1	1		5	0	0%	H		Y	C
	09 Loss of Rental Income 570.201(j)	0	0	0										0	0	####	L		N	C
	10 Removal of Architectural Barriers 570.201(k)	10	0	10	2	0	2	0	2	0	2	2		10	0	0%	H		Y	C
	11 Privately Owned Utilities 570.201(l)	0	0	0										0	0	####	L		N	C
	12 Construction of Housing 570.201(m)	0	0	0										0	0	####	L		N	C
	13 Direct Homeownership Assistance 570.201(n)	25	0	25	5	0	5	5	5	0	5	5		25	5	20%	H		Y	C
	14A Rehab: Single-Unit Residential 570.202	25	0	25	5	0	5	0	5	0	5	5		25	0	0%	H		Y	C
	14B Rehab: Multi-Unit Residential 570.202	5	0	5	1	0	1	0	1	0	1	1		5	0	0%	M		Y	C
	14C Public Housing Modernization 570.202	5	0	5	1	0	1	0	1	0	1	1		5	0	0%	M		Y	C
	14D Rehab: Other Publicly-Owned Residential Buildings 570.202	5	0	5	1	1	1	0	1	0	1	1		5	1	20%	M		Y	C
	14E Rehab: Publicly or Privately-Owned Commercial/Indu 570.202	0	0	0										0	0	####	L		N	C
	14F Energy Efficiency Improvements 570.202	5	0	5	1	1	1	1	1	1	1	1		5	3	60%	M		Y	C
	14G Acquisition - for Rehabilitation 570.202	0	0	0										0	0	####	L		N	C
	14H Rehabilitation Administration 570.202	0	0	0										0	0	####	L		N	C
	14I Lead-Based/Lead Hazard Test/Abate 570.202	5	0	5	1	0	1	0	1	0	1	1		5	0	0%	M		Y	C
	15 Code Enforcement 570.202(c)	5	0	5	1	1	1	1	1	1	1	1		5	3	60%	M		Y	C
	16A Residential Historic Preservation 570.202(d)	1	0	1										1	0	0%	M		Y	C
	16B Non-Residential Historic Preservation 570.202(d)	0	0	0										0	0	####	L		N	C
	17A CI Land Acquisition/Disposition 570.203(a)	0	0	0										0	0	####	L		N	C
	17B CI Infrastructure Development 570.203(a)	0	0	0										0	0	####	L		N	C
	17C CI Building Acquisition, Construction, Rehabilitat 570.203(a)	0	0	0										0	0	####	L		N	C
	17D Other Commercial/Industrial Improvements 570.203(a)	0	0	0										0	0	####	L		N	C
	18A ED Direct Financial Assistance to For-Profits 570.203(b)	0	0	0										0	0	####	L		N	C
	18B ED Technical Assistance 570.203(b)	0	0	0										0	0	####	L		N	C
	18C Micro-Enterprise Assistance	0	0	0										0	0	####	L		N	C
	19A HOME Admin/Planning Costs of PJ (not part of 5% Ad	0	0	0										0	0	####	L		N	C
	19B HOME CHDO Operating Costs (not part of 5% Admin ca	0	0	0										0	0	####	L		N	C
	19C CDBG Non-profit Organization Capacity Building	0	0	0										0	0	####	L		N	C
	19D CDBG Assistance to Institutes of Higher Education	0	0	0										0	0	####	L		N	C
	19E CDBG Operation and Repair of Foreclosed Property	0	0	0										0	0	####	L		N	C
	19F Planned Repayment of Section 108 Loan Principal	0	0	0										0	0	####	L		N	C
	19G Unplanned Repayment of Section 108 Loan Principal	0	0	0										0	0	####	L		N	C
	19H State CDBG Technical Assistance to Grantees	0	0	0										0	0	####	L		N	C
	20 Planning 570.205	5	0	5	1	1	1	1	1	1	1	1		5	3	60%	H		Y	C
	21A General Program Administration 570.206	5	0	5	1	1	1	1	1	1	1	1		5	3	60%	H		Y	C
	21B Indirect Costs 570.206	5	0	5	1	1	1	1	1	1	1	1		5	3	60%	H		Y	C
	21D Fair Housing Activities (subject to 20% Admin cap) 570.206	0	0	0										0	0	####	L		N	C
	21E Submissions or Applications for Federal Programs 570.206	0	0	0										0	0	####	L		N	C
	21F HOME Rental Subsidy Payments (subject to 5% cap)	0	0	0										0	0	####	L		N	C
	21G HOME Security Deposits (subject to 5% cap)	0	0	0										0	0	####	L		N	C
	21H HOME Admin/Planning Costs of PJ (subject to 5% cap	0	0	0										0	0	####	L		N	C
	21I HOME CHDO Operating Expenses (subject to 5% cap)	0	0	0										0	0	####	L		N	C
	22 Unprogrammed Funds	0	0	0										0	0	####	L		N	C
PWA	31J Facility based housing – development	0	0	0										0	0	####	L		N	C
	31K Facility based housing - operations	0	0	0										0	0	####	L		N	C
	31G Short term rent mortgage utility payments	0	0	0										0	0	####	L		N	C
	31F Tenant based rental assistance	0	0	0										0	0	####	L		N	C
	31E Supportive service	0	0	0										0	0	####	L		N	C

HO	311 Housing information services	0	0	0											0	0	####	L		N	C
	31H Resource identification	0	0	0											0	0	####	L		N	C
	31B Administration - grantee	0	0	0											0	0	####	L		N	C
	31D Administration - project sponsor	0	0	0											0	0	####	L		N	C
CDBG	Acquisition of existing rental units	0	0	0											0	0	####	L		N	C
	Production of new rental units	0	0	0											0	0	####	L		N	C
	Rehabilitation of existing rental units	0	0	0											0	0	####	L		N	C
	Rental assistance	0	0	0											0	0	####	L		N	C
	Acquisition of existing owner units	0	0	0											0	0	####	L		N	C
	Production of new owner units	0	0	0											0	0	####	L		N	C
	Rehabilitation of existing owner units	0	0	0											0	0	####	L		N	C
	Homeownership assistance	0	0	0											0	0	####	L		N	C
HOME	Acquisition of existing rental units	0	0	0											0	0	####	L		N	C
	Production of new rental units	0	0	0											0	0	####	L		N	C
	Rehabilitation of existing rental units	0	0	0											0	0	####	L		N	C
	Rental assistance	0	0	0											0	0	####	L		N	C
	Acquisition of existing owner units	0	0	0											0	0	####	L		N	C
	Production of new owner units	0	0	0											0	0	####	L		N	C
	Rehabilitation of existing owner units	0	0	0											0	0	####	L		N	C
Homeownership assistance	0	0	0											0	0	####	L		N	C	
Totals		284	17	267	52	20	53	24	56	23	54	0	52	0	267	67	####				



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	
DH-1 Availability/Accessibility of Decent Housing								
DH-1 (1)	Public Housing ADA Upgrades	CDBG	Improve accesibility of public housing / shelter to persons with a disability.	2010	0	0	#DIV/0!	
				2011	1	0	0%	
		Source of Funds #2		2012	0	0	#DIV/0!	
				2013	1		0%	
		Source of Funds #3		2014	0		#DIV/0!	
		MULTI-YEAR GOAL					0	#DIV/0!
		Source of Funds #1	Performance Indicator #2	2010			#DIV/0!	
				2011			#DIV/0!	
		Source of Funds #2		2012			#DIV/0!	
				2013			#DIV/0!	
	Source of Funds #3	2014				#DIV/0!		
	MULTI-YEAR GOAL					0	#DIV/0!	
	Specific Annual Objective	Source of Funds #1	Performance Indicator #3	2010			#DIV/0!	
				2011			#DIV/0!	
		Source of Funds #2		2012			#DIV/0!	
				2013			#DIV/0!	
		Source of Funds #3		2014			#DIV/0!	
		MULTI-YEAR GOAL					0	#DIV/0!



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	
DH-2 Affordability of Decent Housing								
DH-2 (1)	Down Payment Assistance Program	CDBG	Provide down payment assistance to at least two eligible households per year.	2010	2	0	0%	
				2011	6	10	167%	
		Source of Funds #2		2012	5	0	0%	
				2013	5		0%	
		Source of Funds #3		2014	5		0%	
		MULTI-YEAR GOAL					10	#DIV/0!
		Source of Funds #1	Performance Indicator #2	2010			#DIV/0!	
				2011			#DIV/0!	
		Source of Funds #2		2012			#DIV/0!	
				2013			#DIV/0!	
	Source of Funds #3	2014				#DIV/0!		
	MULTI-YEAR GOAL					0	#DIV/0!	
	Specific Annual Objective	Source of Funds #1	Performance Indicator #3	2010			#DIV/0!	
				2011			#DIV/0!	
		Source of Funds #2		2012			#DIV/0!	
				2013			#DIV/0!	
		Source of Funds #3		2014			#DIV/0!	
		MULTI-YEAR GOAL					0	#DIV/0!



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	
DH-3 Sustainability of Decent Housing								
DH-3 (1)	Public Housing Maintenance and Repair	Source of Funds #1	Sustainable public housing / shelter in "good" condition.	2010	1	1	100%	
				2011	1	1	100%	
		Source of Funds #2		2012	1	0	0%	
				2013	1		0%	
		Source of Funds #3		2014	1		0%	
		MULTI-YEAR GOAL					2	#DIV/0!
		Source of Funds #1	Performance Indicator #2	2010			#DIV/0!	
				2011			#DIV/0!	
		Source of Funds #2		2012			#DIV/0!	
		2013				#DIV/0!		
	Source of Funds #3	2014				#DIV/0!		
	MULTI-YEAR GOAL					0	#DIV/0!	
	Specific Annual Objective	Source of Funds #1	Performance Indicator #3	2010			#DIV/0!	
				2011			#DIV/0!	
		Source of Funds #2		2012			#DIV/0!	
				2013			#DIV/0!	
		Source of Funds #3		2014			#DIV/0!	
		MULTI-YEAR GOAL					0	#DIV/0!



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	
SL-1 Availability/Accessibility of Suitable Living Environment								
SL-1 (1)	Life Skill Training and Counseling Programs.	CDBG	Maintain the current level of services.	2010	1	1	100%	
				2011	1	1	100%	
		Source of Funds #2		2012	1	1	100%	
				2013	1		0%	
		Source of Funds #3		2014	1		0%	
		MULTI-YEAR GOAL					3	#DIV/0!
		CDBG	Provide services to at least eight additional persons per year in addition to maintaining the current level of services.	2010	8	8	100%	
				2011	8	4	50%	
		Source of Funds #2		2012	8	4	50%	
				2013	8		0%	
	Source of Funds #3	2014		8		0%		
	MULTI-YEAR GOAL					16	#DIV/0!	
	Emergency Housing, Transitional Housing, Shelter Operation, and Food Bank	Source of Funds #1	Performance Indicator #3	2010			#DIV/0!	
				2011			#DIV/0!	
		Source of Funds #2		2012			#DIV/0!	
		2013				#DIV/0!		
Source of Funds #3		2014				#DIV/0!		
MULTI-YEAR GOAL					0	#DIV/0!		



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
SL-2 AvailabAffordability of Suitable Living Environment							
SL-2 (1)	Public Service: Domestice Violence Victims Assitance	CDBG	At least twenty two person served per year in addition to maintaining the current level of services.	2010	22	22	100%
				2011	22	0	0%
		Source of Funds #2		2012	22	0	0%
				2013	22		0%
		Source of Funds #3		2014	22		0%
		MULTI-YEAR GOAL					22
	Public Service: Respite Day Care	CDBG	Number of children served exceeding prior year.	2010	5	5	100%
				2011			#DIV/0!
		Source of Funds #2		2012	5	0	0%
				2013			#DIV/0!
		Source of Funds #3		2014			#DIV/0!
		MULTI-YEAR GOAL					5
		Source of Funds #1	Performance Indicator #3	2010			#DIV/0!
		Source of Funds #2		2011			#DIV/0!
		2012				#DIV/0!	
	Source of Funds #3	2013				#DIV/0!	
MULTI-YEAR GOAL			2014			#DIV/0!	
MULTI-YEAR GOAL					0	#DIV/0!	



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	
SL-3 Sustainability of Suitable Living Environment								
SL-3 (1)	Emergency Housing, Transitional Housing, Shelter Programs	CDBG	Service at least eight person per year in addition to supporting current level of services.	2010	8	8	100%	
				2011	8	4	50%	
		Source of Funds #2		2012	8	4	50%	
		Source of Funds #3		2013	8		0%	
				2014	8		0%	
		MULTI-YEAR GOAL					16	#DIV/0!
		Source of Funds #1	Performance Indicator #2	2010			#DIV/0!	
				2011			#DIV/0!	
		Source of Funds #2		2012			#DIV/0!	
				2013			#DIV/0!	
		2014				#DIV/0!		
	MULTI-YEAR GOAL					0	#DIV/0!	
	Specific Annual Objective	Source of Funds #1	Performance Indicator #3	2010			#DIV/0!	
				2011			#DIV/0!	
		Source of Funds #2		2012			#DIV/0!	
				2013			#DIV/0!	
				2014			#DIV/0!	
		MULTI-YEAR GOAL					0	#DIV/0!



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	
EO-1 Availability/Accessibility of Economic Opportunity								
EO-1 (1)	None	Source of Funds #1	Performance Indicator #1	2010			#DIV/0!	
				2011			#DIV/0!	
		Source of Funds #2		2012			#DIV/0!	
				2013			#DIV/0!	
		Source of Funds #3		2014			#DIV/0!	
		MULTI-YEAR GOAL					0	#DIV/0!
		Source of Funds #1	Performance Indicator #2	2010			#DIV/0!	
				2011			#DIV/0!	
		Source of Funds #2		2012			#DIV/0!	
		2013				#DIV/0!		
	Source of Funds #3	2014				#DIV/0!		
	MULTI-YEAR GOAL					0	#DIV/0!	
	Specific Annual Objective	Source of Funds #1	Performance Indicator #3	2010			#DIV/0!	
				2011			#DIV/0!	
		Source of Funds #2		2012			#DIV/0!	
				2013			#DIV/0!	
		Source of Funds #3		2014			#DIV/0!	
		MULTI-YEAR GOAL					0	#DIV/0!



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	
EO-2 Affordability of Economic Opportunity								
EO-2 (1)	None	Source of Funds #1	Performance Indicator #1	2010			#DIV/0!	
				2011			#DIV/0!	
		Source of Funds #2		2012			#DIV/0!	
				2013			#DIV/0!	
		Source of Funds #3		2014			#DIV/0!	
		MULTI-YEAR GOAL					0	#DIV/0!
		Source of Funds #1	Performance Indicator #2	2010			#DIV/0!	
				2011			#DIV/0!	
		Source of Funds #2		2012			#DIV/0!	
		2013				#DIV/0!		
	Source of Funds #3	2014				#DIV/0!		
	MULTI-YEAR GOAL					0	#DIV/0!	
	Specific Annual Objective	Source of Funds #1	Performance Indicator #3	2010			#DIV/0!	
				2011			#DIV/0!	
		Source of Funds #2		2012			#DIV/0!	
				2013			#DIV/0!	
		Source of Funds #3		2014			#DIV/0!	
		MULTI-YEAR GOAL					0	#DIV/0!



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	
EO-3 Sustainability of Economic Opportunity								
EO-3 (1)	None	Source of Funds #1	Performance Indicator #1	2010			#DIV/0!	
				2011			#DIV/0!	
		Source of Funds #2		2012			#DIV/0!	
				2013			#DIV/0!	
		Source of Funds #3		2014			#DIV/0!	
		MULTI-YEAR GOAL					0	#DIV/0!
		Source of Funds #1	Performance Indicator #2	2010			#DIV/0!	
				2011			#DIV/0!	
		Source of Funds #2		2012			#DIV/0!	
		2013				#DIV/0!		
	Source of Funds #3	2014				#DIV/0!		
	MULTI-YEAR GOAL					0	#DIV/0!	
	Specific Annual Objective	Source of Funds #1	Performance Indicator #3	2010			#DIV/0!	
				2011			#DIV/0!	
		Source of Funds #2		2012			#DIV/0!	
				2013			#DIV/0!	
		Source of Funds #3		2014			#DIV/0!	
		MULTI-YEAR GOAL					0	#DIV/0!



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed		
NR-1 Neighborhood Revitalization									
NR-1 (1)	Installation /Repair / Replacement of Improvements and Public Infrastructure.	CDBG	Maintain adequate infrastructure to moderate and low income neighborhoods.	2010	1	1	100%		
				2011	1	1	100%		
		Municipal - Capital Project		2012	1	1	100%		
				2013	1		0%		
		Source of Funds #3		2014	1		0%		
		MULTI-YEAR GOAL					3	#DIV/0!	
		CDBG		Target specific neighborhood problems for beautification project, or as part of code enforcement, community policing, and prevention.	2010	0	0	#DIV/0!	
					2011	1	1	100%	
		Municipal - General Fund			2012	1	1	100%	
		2013	1			0%			
	Source of Funds #3	2014	1			0%			
	MULTI-YEAR GOAL					2	#DIV/0!		
	Community Services and Code Enforcement	Performance Indicator #3	Source of Funds #1	2010			#DIV/0!		
			2011			#DIV/0!			
	Source of Funds #2		2012			#DIV/0!			
	2013				#DIV/0!				
Source of Funds #3	2014				#DIV/0!				
MULTI-YEAR GOAL					0	#DIV/0!			



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	
O-1 Other								
O-1 (1)	Community Programs: At-risk Youth Programs, Senior Center and Services, Services for Persons with Disabilities.	CDBG	Maintain current level of quality facilities, programs, and public services.	2010	1	1	100%	
				2011	1	1	100%	
		Municipal - General Fund		2012	1	1	100%	
				2013	1		0%	
				2014	1		0%	
		MULTI-YEAR GOAL					3	#DIV/0!
		CDBG	Maintain adequate parks and provide recreation programs for youth as alternative to crime.	2010	0	0	#DIV/0!	
				2011	1	1	100%	
		Source of Funds #2		2012		1	#DIV/0!	
				2013	1		0%	
		2014				#DIV/0!		
	MULTI-YEAR GOAL					2	#DIV/0!	
	Parks and Recreation	Source of Funds #1	Performance Indicator #3	2010			#DIV/0!	
				2011			#DIV/0!	
		Source of Funds #2		2012			#DIV/0!	
		2013				#DIV/0!		
Source of Funds #3		2014				#DIV/0!		
MULTI-YEAR GOAL					0	#DIV/0!		



City Council STAFF REPORT

AGENDA ITEM
4

TO: Mayor Shepherd, City Council Members, and Executive Staff

FROM: Scott A. Hess
Development Services Manager
scott.hess@clearfieldcity.org (801) 525-2785

MEETING DATE: April 22, 2014

SUBJECT: Public Hearing, Discussion and Possible Action on **ZTA 1303-0003** Zoning Text Amendment to Title 11 regarding all non-depository lending institutions within Clearfield City, and potential amendments to City Code 11-13-29 Payday Lending Establishments. This zoning text amendment would be effective across all Commercial Zones in Clearfield City.

RECOMMENDATION

- A.) Hold a public hearing on **ZTA 1303-0003**, amendment to the Land Use Ordinance of Title 11 Chapter 3 and Chapter 13.
- B.) Move to **Approve**, ZTA 1303-0003 Zoning Text Amendment to Title 11 regarding all non-depository institutions within Clearfield City, amending City Code 11-13-29 Payday Lending Establishments, as well as all applicable definitions and references. This zoning text amendment is effective across all Commercial Zones in Clearfield City.
- C.) **ALTERNATE MOTION:** Should the City Council choose to amend portions of the proposed text amendment, the reasons and findings for the modifications should be clearly articulated both in the discussion during the meeting and any motion made.

BACKGROUND

In January 2012, Clearfield City adopted 11-13-29 regulating Payday Lending Establishments. Payday Lending Establishments are specifically defined by the State of Utah. Clearfield City Code identifies only Utah Code Annotated title 7, chapter 23 Payday Lending in its regulations.

In an attempt to provide a fair business environment while limiting uses that may have detrimental effects to the community, the Planning Commission asked staff to consider regulations for all types of non-depository institutions. Staff has prepared a zoning text amendment that would place limitations all Non-Depository Lending businesses as defined by State of Utah.

ZONING TEXT AMENDMENT LANGUAGE – City Code 11-13-29 Amended

11-13-29: ~~PAYDAYNON-DEPOSITORY~~ LENDING ESTABLISHMENTS:

A. ~~Payday Non-Depository~~ Lending Establishments:

1. No ~~payday non-depository~~ lending establishment shall be located within one mile (5,280 feet) of any other ~~payday non-depository~~ lending establishment. The distance shall be measured in a straight line between the closest property lines of the lots on which they are located.
2. The number of ~~payday non-depository~~ lending establishments may not exceed one per ten thousand (10,000) of the Clearfield City population. The total population figures shall be based on the U.S. census bureau's annual estimates.

B. Establishments With Active License Before ~~May 1 February 1, 2012~~: The following shall only apply to ~~payday non-depository~~ lending establishments that had an active business license before ~~May 1 February 1, 2012~~, in Clearfield City:

1. Termination Of Business License: If any of the above listed businesses fails to renew its Clearfield City business license or vacates the premises, then the business and use is deemed terminated. Businesses that do not meet zoning and separation requirements shall be considered nonconforming and will be subject to the provisions of chapter 17 of this title.
2. Relocation Of Existing Business: Any of the above listed businesses existing before ~~May 1 February 1, 2012~~, shall only be allowed to relocate to a new site that meets the zoning and separation requirements outlined in this section. The nonconforming status of the prior site is deemed to have been terminated. (Ord. 2012-01, 1-24-2012)

Removed Definition:

PAYDAY LENDING ESTABLISHMENT: Any business involved in check cashing, deferred deposit lending, or any other similar types of businesses licensed by the state pursuant to the check cashing registration act as set forth in Utah Code Annotated title 7, chapter 23. This definition shall not include fully automated stand alone services located inside of an existing building, so long as the automated service incorporates no signage in the windows or outside of the building. Payday lending establishments shall be subject to additional regulations set forth in chapter 13 of this title.

Added Definition:

Non-Depository Lending Establishment: Any business or financial institutions subject to regulation by the State of Utah Department of Financial Institutions, which do not take deposits. These include but are not limited to payday lenders, title lenders, check cashers, and deferred deposit loan lenders as set forth in Utah Code Annotated Title 7, Chapter 23 and Chapter 24. Non-depository lending establishments shall be subject to additional regulations set forth in Chapter 13 of this Title.

ANALYSIS

Master Plan and Strategic Plan “Vision 2020”

Under Utah State Code, municipalities are granted land use authority. One element of this authority is the adoption of a General Plan and then the adoption of laws or ordinances to implement the goals of the General Plan. Clearfield Title 11 Municipal Code, or referred to as the City’s Land Use Ordinance, is the compilation of these laws whose purposes include the furthering of the goals of the General Plan. When discovering specific changes are needed in the Ordinance for better implementation of the General Plan, text amendments are consistent with the policy under the Land Use Element which states, “*Continue to update the City’s Land Use Ordinance as necessary to maintain consistency with this General Plan.*”

The proposed text amendment conforms to the City’s Master Plan, specifically the first Land Use Guideline which states “*The identity of Clearfield should be strengthened by land uses which improve the image of the community and fostering a positive, healthy living environment conducive to long-term residency.*”

Requiring separation of non-depository lending uses limits the clustering of these uses along the limited commercial corridors of the City. This standard is a tool to further implement the City’s goal of strengthening land uses that improve the image of the community, and in addition encourages a diversity of the types of commercial development for not only a physical environmental health, but an economic environmental health to the community. The economic component of this Text Amendment is also consistent with the City’s Vision 2020 Plan, which is referenced in the City’s General Plan as well. Such areas of emphasis in the Vision 2020 Plan are “*Improve Clearfield City’s demographic profile that attracts and retains quality retail establishments.*” Tactics to implement the Vision is to “*Brand the city and... foster community pride among residents and improved perception of non-residents.*”

Additional Research and Information

Staff reviewed multiple peer reviewed academic journal articles which considered the potential detrimental effects of Title Lending in addition to Payday Lending. The research concluded to Staff that Clearfield City would benefit from restrictions to the number of Non-Depository Lending establishments allowed to reside within Clearfield, and further maintains that the separation requirements found in the existing Payday Lending ordinance are fair and positive for Clearfield City.

In the February 5, 2014 Planning Commission meeting, Planning Commissioners were asked to present their findings from their reading of provided resources, as well as from their own independent research. The feeling from the Planning Commission was that Payday Lending and Title Lending were very similar in nature, and the City desired to place restrictions on all forms of non-depository lending. Both of these types of non-depository lending practices were found to be predatory on the very financial demographic population which makes up the majority of Clearfield City. In addition, findings were stated to indicate that the day to day lending practices, interest rates, and customer base were very similar between Payday Lending and Title Lending. With these findings, Clearfield City Planning Commission determined that an amendment to Title 11 Chapter 3 and Chapter 13 would be beneficial for Clearfield City.

Copies of the studies analyzed, and Planning Commission meeting minutes which lead to these conclusions have been included as part of the ZTA 1303-0003 permanent file, and may be reviewed in the Community Development Department during regular business hours.

Planning Commission Recommendation

On April 2, 2014 Clearfield City Planning Commission held a public hearing and recommended approval of Zoning Text Amendment 1303-0003 as presented with no additional changes or modifications to the amended Zoning Code language.

ATTACHMENTS

None provided with this item.

CLEARFIELD CITY ORDINANCE 2014-09

AN ORDINANCE AMENDING TITLE 11 OF THE CLEARFIELD CITY CODE

PREAMBLE: This Ordinance amends Title 11 of the Clearfield City Code by amending Chapters 3 and 13 of said title regarding the regulation of non-depository lending establishments

BE IT ORDAINED BY THE CLEARFIELD CITY COUNCIL:

Section 1. Enactment:

Title 11, Chapter 3, Section 3, Definitions – the definition for “Payday Lending Establishment” is hereby repealed.

Title 11, Chapter 3, Section 3, Definitions, is hereby amended to include the following:

Non-Depository Lending Establishment: Any business or financial institution subject to regulation by the State of Utah Department of Financial Institutions, which do not take deposits. These include, but are not limited to, payday lenders, title lenders, check cashers, and deferred deposit loan lenders as set forth in Utah Code Annotated Title 7, Chapters 23 and 24. Non-depository lending establishments shall be subject to additional regulations set forth in Chapter 13 of this Title.

Title 11, Chapter 13, Section 29, of the Clearfield City Code is hereby amended to read as follows:

11-13-29: NON-DEPOSITORY LENDING ESTABLISHMENTS:

A. Non-Depository Lending Establishments:

1. No non-depository lending establishment shall be located within one mile (5,280 feet) of any other non-depository lending establishment. The distance shall be measured in a straight line between the closest property lines of the lots upon which they are located.
2. The number of non-depository lending establishments may not exceed one per ten thousand (10,000) of the Clearfield City population. The total population figures shall be based on the U.S. census bureau's annual estimates.

B. Establishments With Active License Before May 1, 2014: The following shall only apply to non-depository lending establishments that had an active business license before May 1, 2014, in Clearfield City:

1. Termination of Business License: If any of the above listed businesses fails to renew its Clearfield City business license or vacates its premises, then the business and use is deemed terminated. Businesses which were legally and lawfully in place in the city prior to May 1, 2014

which do not meet the new zoning and separation requirements shall be considered nonconforming and will be subject to the provisions of chapter 17 of this title.

2. Relocation of Existing Business: Any of the above listed businesses legally and lawfully existing in the city before May 1, 2014, shall only be allowed to relocate to a new site that meets the zoning and separation requirements outlined in this section. The nonconforming status of the prior site is deemed to have been terminated.

Section 2. Repealer: Any provision or ordinances that are in conflict with this ordinance are hereby repealed.

Section 3. Effective Date: These amendments shall become effective immediately upon passage and posting.

Passed and adopted by the Clearfield City Council this 22nd day of April, 2014.

CLEARFIELD CITY CORPORATION

Mark R. Shepherd, Mayor

ATTEST:

Nancy R. Dean, City Recorder

VOTE OF THE COUNCIL

AYE:

NAY:

EXCUSED:



City Council STAFF REPORT

AGENDA ITEM
5

TO: Mayor Shepherd, City Council Members, and Executive Staff

FROM: Scott A. Hess
Development Services Manager
scott.hess@clearfieldcity.org (801) 525-2785

MEETING DATE: April 22, 2014

SUBJECT: Public Hearing, Discussion and Possible Action on **FSP 1403-0004** a request by Cory Rasmussen, North Davis Cabinet Inc., for Amendment to JNH Subdivision to subdivide Lot 7, located at 1651 S. 300 W. (TIN: 12-787-0007). The property is approximately 5.37 acres and lies in the M-1 (Manufacturing) zoning district.

RECOMMENDATION

Move to **Approve**, FSP 1403-0004 a request by Cory Rasmussen, North Davis Cabinet Inc., for Amendment to JNH Subdivision to subdivide Lot 7, located at 1651 S. 300 W. (TIN: 12-787-0007), based on the discussion and findings in the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	JNH Subdivision – Amended – Lot #7
Site Location	1651 S. 300 W. Freeport West
Tax ID Number	12-787-0001
Applicant	Cory Rassmussen
Owner	Cory Rassmussen
Proposed Actions	Amend existing plat – Subdivide Lot 7
Current Zoning	M-1 (Manufacturing)
Current Land Use Classification	Manufacturing – No General Plan action needed
Gross Site Area	5.37 Acres

Surrounding Properties and Uses:		Current Zoning District	Comprehensive Plan Land Use Classification
North	Manufacturing (State of Utah)	M-1 (Manufacturing)	Manufacturing
East	Manufacturing (Ace Disposal)	M-1 (Manufacturing)	Manufacturing
South	Raw Land (Harbertson Family)	M-1 (Manufacturing)	Manufacturing
West	Manufacturing (Telestial Leasing)	M-1 (Manufacturing)	Manufacturing

HISTORY

Summer 2007

JNH Subdivision initiated by property owners within subdivision. Plat was reviewed, and approved by Clearfield City. City held the plat, and recorded August 2013.

February 2014

Cory Rassmussen, owner of North Davis Cabinets, requests to have lot 7 of JNH Subdivision amended to reflect former lot lines prior to recording of plat.

ANALYSIS

Background

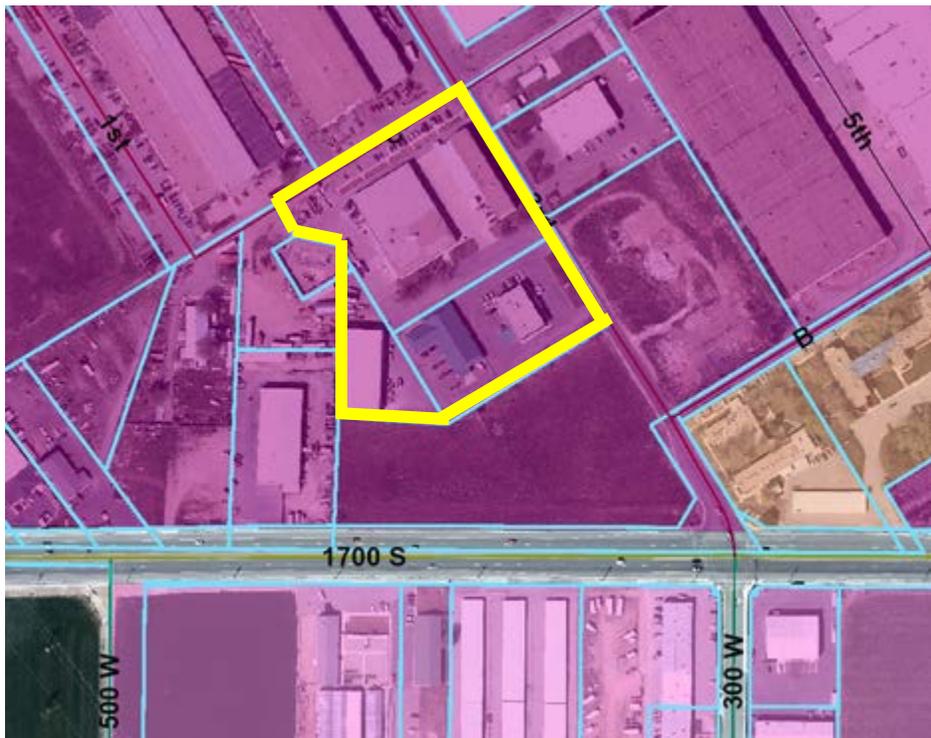
In 2007 the former owner of North Davis Cabinets, Wayne Rassmussen, signed the JNH Subdivision Plat indicating that North Davis Cabinets property would be combined into a single Lot 7. In the time between Plat approval and recording, the new owner, Cory Rassmussen, has indicated that having Lot 7 subdivided back to its former orientation of three parcels would be beneficial for his business.

In the time between property owner's signatures on the Plat and recording of the plat, financial obligations were taken out against each parcel within the recently combined Lot 7 individually. When the City recorded the Plat six years later those parcels with liens were combined. This created financial confusion and a potential hardship on the property owner. In order to clear this up, an amendment to Lot 7 has been proposed which would revert the property back to its former configuration of three lots, Lot 8, Lot 9, Lot 10.

This subdivision does not amend or vacate any internally existing easements nor does it dedicate or vacate any public utilities or infrastructure. The structures which exist on the individual lots were given building permits at their time of construction, and they meet minimum setback and zoning requirements.

Vicinity and Zoning Map:

Current Clearfield City Zoning Map: Parcels in question have been outlined in yellow. The dark purple color is M-1 (Manufacturing) zoning. The City's GIS System currently shows the former three lots that the subdivision is reverting back to as there has not been an update done to the GIS System since the Plat was recorded August 2013.



Master Plan and Zoning

No Master Plan action required with this request.

Zoning Map Amendment

No Zoning Map action required with this request.

Public Comment

No public comment has been received to date.

Planning Commission Recommendation

On April 2, 2014 Clearfield City Planning Commission held a public hearing and recommended approval of the FSP 1403-0004 for JNH Subdivision Amended as it was presented with no additional conditions or requirements.

CONDITIONS OF APPROVAL

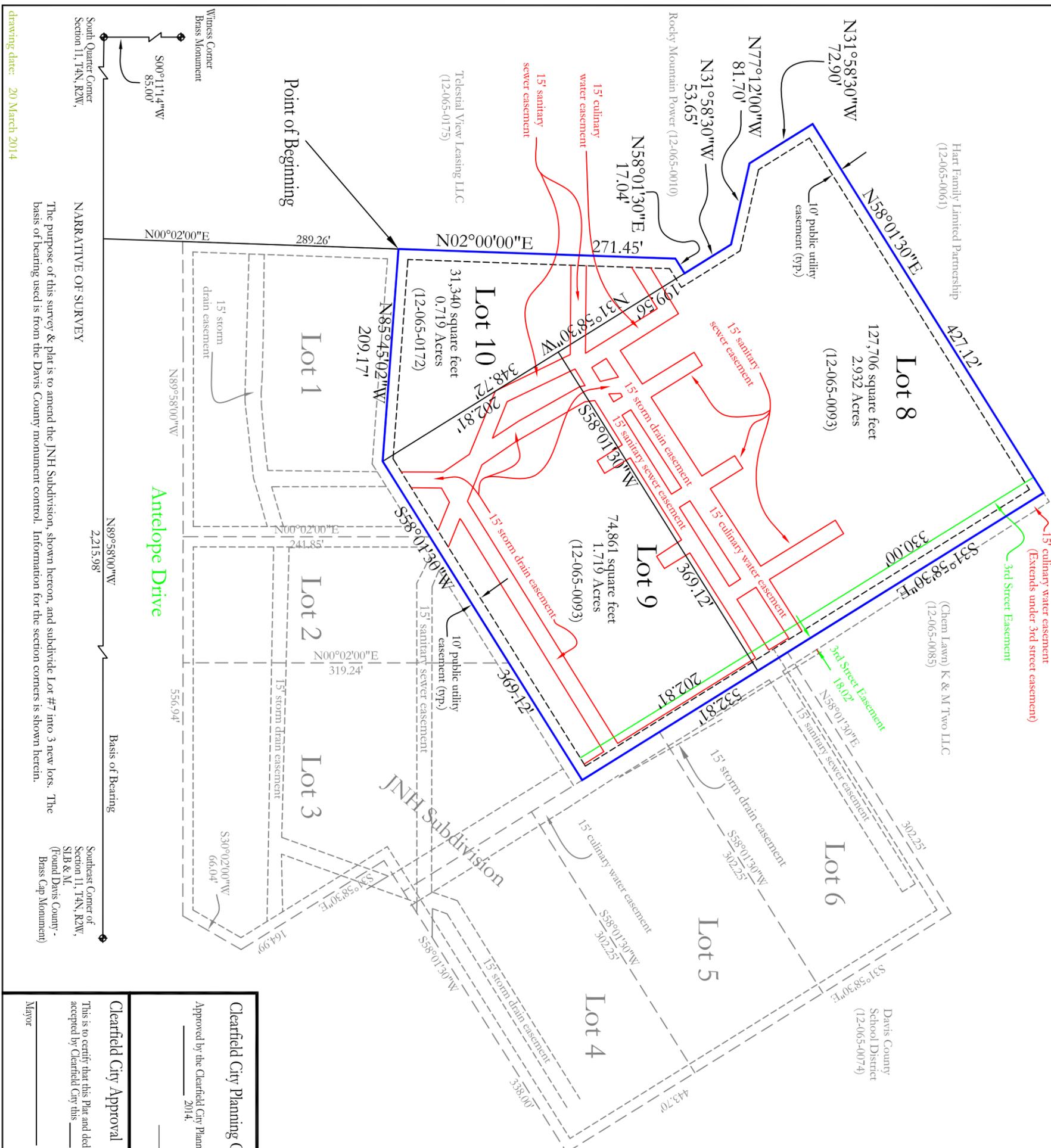
This Plat amendment does not vacate, alter, or change any existing utilities, easements, or land uses. As such, there are no conditions of approval recommended by staff. Staff recommends approval of JNH Subdivision – Amended – Lot #7 as proposed.

ATTACHMENTS

1. JNH Subdivision – Amended – Lot 7
2. JNH Subdivision Original 2007

JNH SUBDIVISION - AMENDED - LOT #7 (not to be recorded)

A Part of the Southeast 1/4 of Section 11, T4N, R2W, SLB&M,
 Clearfield City, Davis County, Utah
 March 2014



SURVEYORS CERTIFICATE

I, Dick N. Mechem, do hereby certify that I am a registered land surveyor, and that I hold license number 155649, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have directed a survey of the tract of land as shown on this plat and described below and that the referenced markers shown on this plat are located as indicated and are sufficient to retrace or restore this survey, that the information shown herein is sufficient to accurately establish that lateral boundaries of the below described tract of real property and of each of the lots, located on said tract.

Signed this ____ day of _____ 2014. _____
 Dick N. Mechem
 License No. 155649

BOUNDARY DESCRIPTION

A part of the Southeast 1/4 of Section 11, T4N, R2W., SLB & M, Clearfield City, Davis County, Utah, US Survey and more particularly described as follows:

Beginning at a point which is N89°58'00\"/>

OWNERS DEDICATION

We the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same tract into lots as shown on this plat, and name said tract JNH SUBDIVISION - AMENDED - LOT #7, and hereby dedicate, grant and convey to Clearfield City, Davis County, Utah, those certain strips designated hereon as public utility easements, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage as may be authorized by Clearfield City, with no building or structures being erected within such easements.

Signed this ____ day of _____ 2014. _____
 North Davis Cabinet Inc.
 Wayne Rassmussen - President

ACKNOWLEDGMENT

State of Utah
 County of Davis
 On the ____ day of _____ 2014 personally appeared before me, the undersigned Notary Public, the signers of the above Owners Dedication, I in number, who duly sworn acknowledged to me that he signed the dedication freely and voluntarily and for the purposes therein mentioned.

Stamp _____
 Notary Public

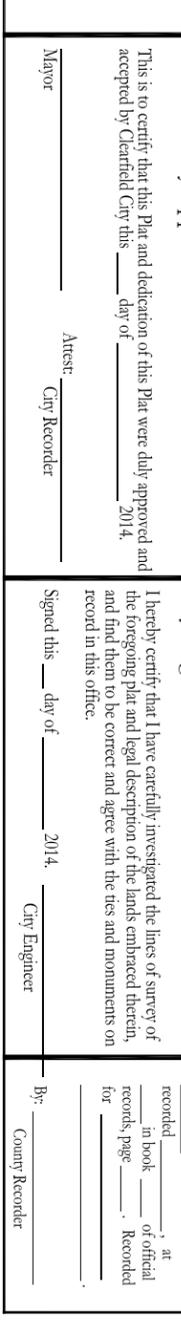
<p>Clearfield City Planning Commission</p> <p>Approved by the Clearfield City Planning Commission this ____ day of _____ 2014.</p> <p>Chairman _____</p> <p>Clearfield City Approval</p> <p>This is to certify that this Plat and dedication of this Plat were duly approved and accepted by Clearfield City this ____ day of _____ 2014.</p> <p>Attest: _____ City Recorder</p> <p>Mayor _____</p>	<p>City Attorney's Office</p> <p>I have examined the foregoing Plat and descriptions and in my opinion they conform with the Ordinance applicable thereto and now in force and effect.</p> <p>Approved by the City Attorney's Office this ____ day of _____ 2014.</p> <p>City Attorney _____</p> <p>City Engineer</p> <p>I hereby certify that I have carefully investigated the lines of survey of the foregoing plat and legal description of the lands embraced therein, and find them to be correct and agree with the ties and monuments on record in this office.</p> <p>Signed this ____ day of _____ 2014. _____ City Engineer</p>	<p>DAVIS COUNTY RECORDER</p> <p>Entry No. _____ fee paid _____</p> <p>recorded _____ in book _____ at _____ of official records, page _____. Recorded for _____</p> <p>By: _____ County Recorder</p>
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Witness Corner Brass Monument
 S00°11'14\"/>

South Quarter Corner Section 11, T4N, R2W,
 NARRATIVE OF SURVEY

The purpose of this survey & plat is to amend the JNH Subdivision, shown hereon, and subdivide Lot #7 into 3 new lots. The basis of bearing used is from the Davis County monument control. Information for the section corners is shown herein.

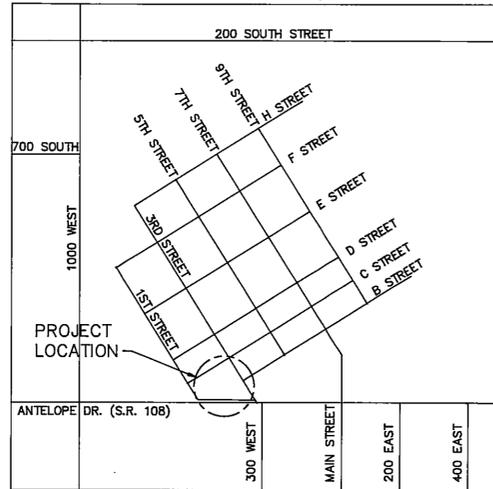
Southeast Corner of Section 11, T4N, R2W, SLB & M, (Front Davis County - Brass Cap Monument)



drawing date: 20 March 2014

5317

VICINITY MAP (NOT TO SCALE)



JNH SUBDIVISION
PART OF THE SOUTHEAST 1/4 OF SEC. 11, T4N, R2W, SLB&M,
CLEARFIELD CITY, DAVIS COUNTY, UTAH

SURVEYOR'S CERTIFICATE

O. NEIL SMITH, A REGISTERED LAND SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF JNH SUBDIVISION IN DAVIS COUNTY, UTAH HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID SUBDIVISION BASED ON DATA OBTAINED FROM RECORDS IN THE DAVIS COUNTY RECORDER'S OFFICE AND OF A SURVEY OF THE GROUND.

SIGNED THIS 10TH DAY OF OCTOBER

137231 LICENSE NO.



OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN ON THIS PLAT AND NAME SAID TRACT JNH SUBDIVISION AND ALSO DEDICATE TO CLEARFIELD CITY THOSE STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF THE PUBLIC UTILITY SERVICE LINE AND DRAINAGE AS MAY BE AUTHORIZED BY CLEARFIELD CITY.

SIGNED THIS 5 DAY OF October, 2007

Signatures and names of owners: Harbertson Family LLC, North Davis Cabinet Inc., Jolley Freeport LLC, and Davis County School District.

ACKNOWLEDGEMENT

STATE OF UTAH COUNTY OF DAVIS

ON THE 5 DAY OF October, 2007 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF DAVIS IN THE SAID STATE OF UTAH, THE SIGNERS OF THE ABOVE OWNER'S DEDICATION, 6 IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 11-09-09, 2007.

Notary signature: Shawna Welm, Notary Public.

BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST 1/4 OF SECTION 11, T4N, R2W, SLB & M, BEGINNING AT A POINT LOCATED N 89° 58' 00" W 2215.98 FEET, AND N 00° 02' 00" E 77.70 FEET FROM THE SOUTHEAST CORNER OF SECTION 11, T4N, R2W, SLB & M. RUNNING THENCE N 02° 00' 00" E 483.01 FEET, THENCE N 58° 01' 30" E 17.04 FEET, THENCE N 31° 58' 30" W 53.65 FEET, THENCE N 77° 12' 00" W 81.70 FEET, THENCE N 31° 58' 30" W 72.90 FEET, THENCE N 58° 01' 30" E 427.12 FEET, THENCE S 31° 58' 30" E 295.61 FEET, THENCE N 58° 01' 30" E 302.25 FEET, THENCE S 31° 58' 30" E 443.70 FEET, THENCE S 58° 01' 30" W 338.00 FEET, THENCE S 31° 58' 30" E 164.99 FEET, THENCE S 30° 02' 00" W 66.04 FEET, THENCE N 89° 58' 00" W 556.94 FEET, TO A POINT ON A 10,055 FOOT RADIUS CURVE TO THE LEFT 105.49 FEET (CHORD BEARS S 89° 43' 58" W 105.49 FEET) TO THE POB.

CONTAINS 12.40 ACRES.

BASIS OF BEARING IS THE N 89° 58' 00" W LINE OF THE SOUTH 1/4 CORNER OF THE SOUTHEAST SECTION 11, T4N, R2W, SLB & M.

NARRATIVE: THE PURPOSE OF THIS SURVEY IS TO PROVIDE THE NECESSARY DOCUMENTATION TO SECURE SALE OF LOTS 1 - 6. LOT 7 IS OWNED BY NORTH DAVIS CABINETS.

PREPARED BY: ONESCO ENGINEERING, INC. 105 SKYLINE DRIVE BRIGHAM CITY, UTAH 84302

NOTES:

- 1. ALL UTILITIES SHOWN ON THIS PLAT ARE APPROXIMATE LOCATION ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
2. PER CLEARFIELD CITY, ALL STREETS WITHIN THE FREEPORT WEST DEVELOPMENT, OF WHICH THE SURVEYED PROPERTY IS A PART, ARE PRIVATE ROADWAYS AND ARE NOT PUBLICLY DEDICATED RIGHT-OF-WAY. ALL OF SAID UNRECORDED PRIVATE ROADWAYS HAVE A PRESCRIPTIVE EASEMENT FOR THE BENEFIT OF THE OWNERS, TENANTS, AND ASSIGNS OVER ALL DRIVEABLE SURFACES.
3. PERIMETER AND PROPERTY LINE UTILITY EASEMENTS ARE 10 FEET.

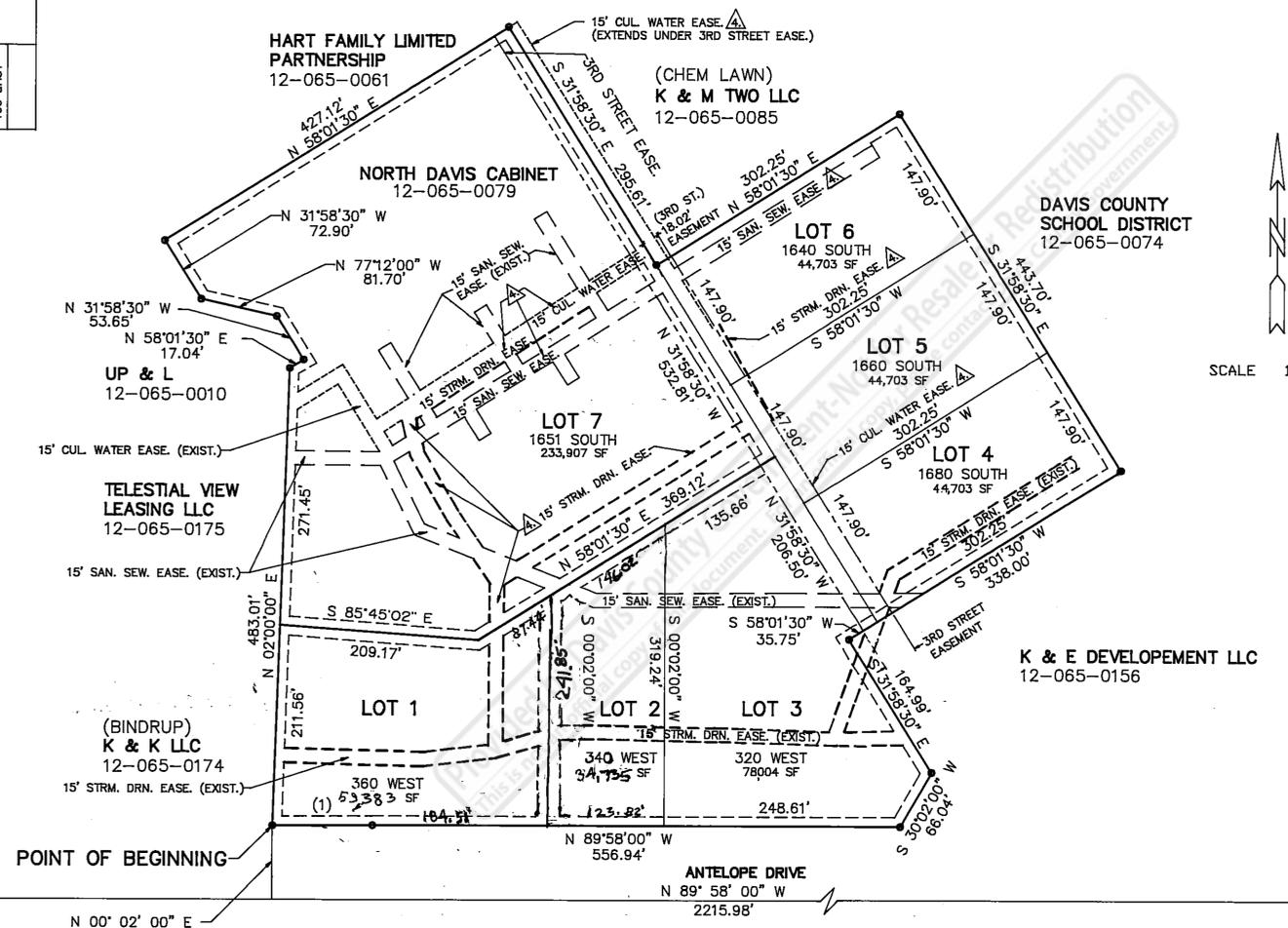
ALL EXISTING EASEMENTS ARE 15 FEET. SOME EASEMENT LINES HAVE NOT BEEN SHOWN FOR CLARITY.

WITNESS CORNER BRASS MONUMENT

S 00° 11' 14" W 85.00'

SOUTH QTR. CRNR. SECTION 11 CURVE DATA

Table with columns: NO., DELTA, RAD, ARC, TAN, CHORD, CHORD BRNG. Row 1: (1) 00° 36' 04", 10,055.00, 105.49, 52.75, 105.49, S 89° 43' 58" W



SCALE 1" = 100'

CLEARFIELD CITY PLANNING COMMISSION

APPROVED BY THE CLEARFIELD CITY PLANNING COMMISSION ON THE 15th DAY OF August, 2007.

Chairman signature.

CLEARFIELD CITY APPROVAL

THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT WERE DULY APPROVED AND ACCEPTED BY THE CITY OF CLEARFIELD, UTAH, THIS 23rd DAY OF October, 2007.



Mayor signature: Don Wood.

CLEARFIELD CITY ENGINEER

I HEREBY CERTIFY THAT I HAVE CAREFULLY INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAT AND LEGAL DESCRIPTION OF THE LAND EMBRACED THEREIN, AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINES AND MONUMENTS ON RECORD IN THIS OFFICE.

SIGNED THIS 15th DAY OF October, 2007.



CLEARFIELD CITY ATTORNEY

I HAVE EXAMINED THE FOREGOING PLAT AND DESCRIPTION OF JNH SUBDIVISION AND IN MY OPINION, THEY CONFORM WITH THE CITY ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

October 23rd, 2007 DATE

City Attorney signature: Tim Brown.

DAVIS COUNTY RECORDER

ENTRY NO. 2762305 FEE PAID \$39.00 FILED FOR RECORD AND RECORDED Aug. 23, 2013 AT 1:22PM IN BOOK 5838 OF OFFICIAL RECORDS, PAGE 627. FOR: CLEARFIELD CITY, DAVIS COUNTY RECORDER. BY: DEPUTY

CLEARFIELD CITY RESOLUTION 2014R-07

A RESOLUTION APPROVING THE AMENDMENT TO THE INTERLOCAL COOPERATION AGREEMENT BETWEEN CLEARFIELD CITY AND DAVIS COUNTY FOR ANIMAL CONTROL SERVICES

WHEREAS, the County provides animal care and control services through Davis County Animal Services; and

WHEREAS, the City desires animal care and control services from the County to enforce its Animal Control Ordinance; and

WHEREAS, Clearfield City previously entered into an Interlocal Cooperation Agreement with Davis County for Animal Control Services which sets forth the terms and conditions under which said animal control services will be provided and for the payment of the fees due for such; and

WHEREAS, Davis County proposed amendments to the amount of compensation being by the City for said services; and,

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

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

DATED this 22nd day of April, 2014.

CLEARFIELD CITY CORPORATION

Mark R. Shepherd, Mayor

ATTEST:

Nancy R. Dean, City Recorder

VOTE OF THE COUNCIL

AYE:

NAY:

EXCUSED:



Animal Care & Control

1422 East 600 North - Fruit Heights, Utah 84037
Telephone: (801) 444-2200 - TDD: (801) 451-3228 - Fax: (801) 444-2212

Dear Clearfield City,

Thank you for your continued support of Davis County Animal Care and Control. Your support is vital to insure that the County has the most efficient and cost effective method for providing animal services to the citizens of Davis County.

Enclosed you will find a contract amendment for the 2014 year. As in the past, the charges are based upon the usage of Animal Care and Control by your citizens. The two year average is divided by the grand total of averaged calls to get a percentage of the total calls. That percentage is then taken out of the total amount needed from the cities as set by Davis County. The fee paid by the city provides full 24 hour animal care and control services, including the housing and processing of stray animals. Wildlife is billed separately at a rate of \$25.75 per call. Below is a breakdown of the 2014 charges for Clearfield City:

2014 County Portion of Animal Care and Control Budget	\$1,555,567.09
2014 City Portion of Animal Care and Control Budget	\$567,206.91
2 Yr. Average for Davis County Total Billable Calls	14,748
2 Yr. Average for Clearfield Billable Calls	1,834
2013 Clearfield Usage Rate	12.44%
2014 Clearfield City Animal Service Fees	\$70,537.89
2014 Clearfield City Wildlife Calls	59
2014 Clearfield City Wildlife Fees	\$1,519.25

Please review and sign the included contract amendment. Please scan the entire signed amendment and email it back to me. Indicate in your email if you would like a signed original. You may also mail the signed amendment. If you mail the signed amendment and want an original sent back to you, please include two signed copies. If a copy of the original is satisfactory, it will be sent to you automatically.

Thank your for your cooperation and patience. It is a privilege to serve in Clearfield City. If you have any questions or concerns please contact me.

Sincerely,

Clint Thacker
Director
Davis County Animal Care & Control
1422 E 600 N
Fruit Heights, UT 84037
Office: 801-444-2204
Cell: 801-200-9325

**AMENDMENT TO INTERLOCAL COOPERATION AGREEMENT
BETWEEN DAVIS COUNTY AND THE CITY OF CLEARFIELD FOR
ANIMAL CONTROL SERVICES**

This Amendment to Interlocal Cooperation Agreement Between Davis County and the City of **CLEARFIELD** for Animal Control Services (this "Amendment") is made and entered into by and between DAVIS COUNTY, a political subdivision of the State of Utah (hereinafter the "County"), and **CLEARFIELD CITY**, a municipal corporation of the State of Utah (hereinafter the "City"). The County and the City may be collectively referred to in this Amendment as the "Parties".

RECITALS

This Amendment is made and entered into by and between the Parties based, in part, upon the following recitals:

A, The Parties previously entered into an Inter-local Cooperation Agreement Between Davis County and the City of **CLEARFIELD** for Animal Control Services, dated March 26, 2013 (the "Agreement"), which is labeled Davis County Contract No. 2013-92, and by which the County agreed to provide animal services to the City. The term of the Agreement is for the five-year period from January 1, 2013 through December 31, 2017.

B. Paragraph 5 of the Agreement specified the amount of compensation to be paid by the City to the County for the calendar year 2013 and further provided that the compensation amount shall be reviewed annually and adjusted by a written amendment to the Agreement as may be agreed upon by the County and the City. The County and the City have agreed to the adjusted compensation specified in this Amendment.

Now therefore in consideration of the terms set forth in this Amendment, the Parties

hereto do hereby agree as follows:

1. Compensation and Costs

Paragraph 5 of the Agreement is amended to read:

A. The City shall pay compensation in the amount of seventy thousand five hundred thirty seven Dollars and eighty nine Cents (\$70,537.89) to the County for the animal care services provided and performed by the County under this agreement for the Calendar Year 2014 and thereafter subject to annual review. The compensation shall be payable in twelve (12) equal monthly installments of five thousand eight hundred seventy eight Dollars and fifteen Cents (\$5,878.15) with the first monthly payment due on or before January 1, 2014, and subsequent payments due on or before the 1st day of each month thereafter until paid in full.

B. The City shall pay the County \$1,519.25 for nuisance animals picked up and/or euthanized by the County under Paragraph 1. C. of this agreement.

(1) The County shall submit quarterly invoices to the City for pick-up and euthanization of wild nuisance animals.

(2) The City shall render payment within thirty (30) days after receipt of each such invoice.

2. Continuing Effect of Contract for Services

Except to the extent specifically modified by this Amendment, the terms and conditions of the Agreement, shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties have executed this Amendment in duplicate, each of which shall be deemed an original.

Dated this ___ day of _____, 2014.

DAVIS COUNTY

By: _____

Louenda Downs, Chairperson

Davis County Board of County Commissioners

Date: _____, 2014

ATTEST:

Steven S. Rawlings
Davis County Clerk/Auditor

CITY OF CLEARFIELD

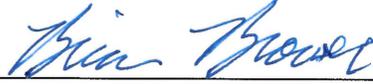
By: _____
Mayor
Date: _____, 2014

ATTEST:

City Recorder

Attorney Review

The undersigned, being the authorized attorney for the City of **CLEARFIELD**, reviewed this Amendment and found it to be in proper form and compliance with applicable law.



City Attorney

Attorney Review

The undersigned, being the authorized attorney for Davis County, reviewed this Amendment and found it to be in proper form and compliance with applicable law.

Davis County Attorney

CLEARFIELD CITY ORDINANCE 2014-07

AN ORDINANCE AMENDING TITLE 14 OF THE CLEARFIELD CITY CODE

PREAMBLE: This Ordinance amends Title 14 of the Clearfield City Code by amending Chapter 2A, Section 1.

BE IT ORDAINED BY THE CLEARFIELD CITY COUNCIL:

Section 1. Enactment:

Title 14, Chapter 2A, Section 1 of the Clearfield City Code is hereby amended to read as follows:

14-2A-1: REIMBURSEMENT FROM PROPERTY OWNERS AND/OR DEVELOPERS FOR IMPROVEMENTS

A. The city shall be entitled to collect from property owners and/or developers of property, prior to the issuance of any permit or approval, the costs of any improvements for which either the city or another developer has paid for and constructed which would constitute a project improvement to the property owner's/developer's development activity. The project improvements shall include any improvement which specifically benefits the development activity by providing improvements which would need to be installed by the property owner/developer prior to development. The property owner's/developer's reimbursement costs shall be calculated by the City Engineer, based upon the city's and/or the other developer's actual costs for property acquisition, design, construction and installation of the improvements. The city may withhold the issuance of a permit or final approval until such time as the property owner's/developer's share of the costs previously incurred by the city and/or another developer has been paid.

B. Reimbursement Agreements

1. The city is authorized to enter into reimbursement agreements with developers for improvements to water, sewer, storm water, roads, or parks which extend, expand, or improve the city's water, sewer, storm water, roads, or parks, beyond what is required to service or benefits the subdivision or development proposed by the developer. Such reimbursement agreements are not mandatory, but instead may be used at the discretion of the City Council upon advice from the City Engineer, Public Works Director, City Manager, and City Attorney. The amount to be reimbursed to the developer shall be set forth in the reimbursement agreement as determined by the City Engineer, subject to the review and approval of the City Council, giving consideration to the improvements required for and/or benefitting the developer's development as well as those

improvements which extend, expand or improve the city's water, sewer, storm water, roads, or parks beyond what is required for the development.

2. The city shall, in all cases, be immune and not liable for any payments to the developer if a reimbursement agreement is determined to be unenforceable. Unless otherwise specifically agreed to pursuant to a reimbursement agreement approved by the City Council and fully executed by all parties thereto, the responsibility for payment of costs incurred by a developer for property acquisition, design, construction and installation of the required improvements or facilities shall rest entirely with the developer. The city shall have no obligation to reimburse a developer for any amounts unless and until funds have actually been received by the city from other property owners/developers pursuant to this ordinance. Developers shall only be eligible to receive reimbursement funds for those costs actually incurred and expended by the developer for property acquisition, design, construction and installation of the required improvements or facilities which are in excess of the developer's own share of said costs, as determined by the city.
3. Reimbursement agreements shall not confer a benefit upon any third party and shall be in a form approved by the City Attorney. Prior to entering into a reimbursement agreement with a developer pursuant to this section, the City will first hold a public hearing on the matter after providing ten (10) days' written notice to the owners of property identified the agreement that would be required to reimburse either the city or another developer for improvements previously installed.

Section 2. Repealer: Any provision or ordinances that are in conflict with this ordinance are hereby repealed.

Section 3. Effective Date: These amendments shall become effective immediately upon passage and posting as prescribed by law.

Passed and adopted by the Clearfield City Council this 22nd day of April, 2014.

CLEARFIELD CITY CORPORATION

Mark R. Shepherd, Mayor

ATTEST:

Nancy R. Dean, City Recorder

VOTE OF THE COUNCIL

AYE:

NAY:

EXCUSED:

CLEARFIELD CITY ORDINANCE 2014-08

AN ORDINANCE ENACTING A TEMPORARY LAND USE REGULATION REGARDING PARKING LOTS/FACILITIES PURSUANT TO UTAH CODE ANN. § 10-9a-504 APPLICABLE TO ALL OF THE COMMERCIAL ZONED PROPERTIES LOCATED WITHIN THE CITY'S GEOGRAPHIC BOUNDARIES

PREAMBLE: This Ordinance temporarily prohibits the approval, development, erection, construction, reconstruction, installation, or alteration of any stand-alone parking lots and/or parking facilities on commercially zoned property throughout the City which are not accessory uses to a lawful permitted or conditional use existing on the same parcel of land which is located entirely within the City's boundaries.

RECITALS:

Whereas, the city of Clearfield (the "City") has very little prime commercial real estate located within its borders which either remains undeveloped or is ripe for redevelopment at this time; and

Whereas, in order to stimulate additional development and redevelopment which will both bolster the local economy in the City as well as to provide necessary revenues to help better support critical municipal services provided to the City's residents and businesses, it is in the best interests of the City's current and future residents and businesses to encourage the most desirable commercial development on the very limited remaining amount of prime, developable commercial property in the City; and

Whereas, property owners and developers in other neighboring communities adjacent to Clearfield with significantly greater commercial development pose a substantial, unacceptable threat of harm to the City and its future commercial development by way of projects which would place very desirable businesses and structures in a neighboring city while utilizing adjacent property in Clearfield merely to supply surface parking lots or other commercial parking facilities to support those development projects in adjacent cities; and

Whereas, the Clearfield City Council hereby finds that the City's need to protect the very limited amount of remaining developable prime commercial property in Clearfield for development at its highest and best use, rather than as stand-alone parking lots and/or parking facilities to support projects in an adjacent city, is indeed a compelling, countervailing public interest for the City as well as its current and future residents and businesses in Clearfield; and

Whereas, in order to protect both its current and future residents and businesses from the unfair and undesirable development of stand-alone parking lots and/or parking facilities on commercially zoned property which merely support much more desirable development and structures in neighboring cities, pursuant to Title 10, Chapter 9a, Section 509 (1)(a)(ii) of the Utah Municipal Code, as well as Title 11, Chapter 1, Section 8 of the Clearfield City Code, the City either has or will very shortly formally initiate proceedings to amend its current land use

ordinances to prohibit the development of stand-alone parking lots and/or parking facilities on commercially zoned (B-1, C-1, C-2, C-R, and D-R) property throughout the City which are not accessory uses to a lawful permitted or conditional use existing on the same parcel of land which is located entirely within the City's boundaries;

NOW THEREFORE BE IT ORDAINED BY THE CLEARFIELD CITY COUNCIL:

Section 1. Enactment:

Based upon the City Council's finding of a compelling, countervailing public interest as enumerated above, and pursuant to Title 10, Chapter 9a, Section 504 of the Utah Municipal Code, this Clearfield City Ordinance 2014-08 is hereby enacted to establish a temporary land use regulation prohibiting the approval, development, erection, construction, reconstruction, installation, or alteration of any stand-alone parking lots and/or parking facilities on any and all commercially zoned (B-1, C-1, C-2, C-R, and D-R) property throughout Clearfield's boundaries which are not accessory uses to a lawful permitted or conditional use existing on the same parcel of land which is located entirely within the City's boundaries.

Section 2. Repealer: Any provision or ordinances that are in conflict with this ordinance are hereby repealed.

Section 3. Effective Dates: This ordinance enacting a temporary land use regulation shall become effective immediately upon passage and posting as prescribed by law and shall remain in effect until it is either officially repealed by the City Council, or until a period of six months has passed since its effective date, whichever event occurs first.

Passed and adopted by the Clearfield City Council this 22nd day of April, 2014.

ATTEST:

CLEARFIELD CITY CORPORATION

Nancy R. Dean, City Recorder

Mark R. Shepherd, Mayor

VOTE OF THE COUNCIL

AYE:

NAY:

EXCUSED:

Staff Report



To: Mayor Shepherd and City Council Members
From: JJ Allen, Assistant City Manager
Date: April 17, 2014
Re: Sale of City property at approximately 49 East 200 South (Parcel ID #12-003-0022) to Gates Investments, LLC

I. RECOMMENDED ACTION

Approve Resolution 2014R-08, finding that the property located at approximately 49 East 200 South (Parcel ID #12-003-0022) is not a significant parcel of real property and directing City staff to move forward with the disposal of said property in accordance with applicable law.

II. DESCRIPTION / BACKGROUND

This 0.03 acre parcel was formerly the site of the Woods Cross Well, which was recently permanently closed and covered. Clearfield City no longer has any use for the property. The owner of the adjacent commercial property desires to purchase the parcel from the City so that he can include it in the marketing of the entire property.



Gates Investments has offered to buy the parcel for \$100. Staff feels that this is a fair price, given that the City has no use for the property, and it is not considered a "significant parcel." Utah Code 10-8-2 requires each city to define what constitutes a significant parcel, and Clearfield City Code 1-12A-2 defines a significant parcel as one that is worth at least \$75,000. Even at \$10/square foot (a very generous value for

commercial property near State Street), the parcel would be valued at \$12,410—far below the threshold for a significant parcel.

In reality, though, the parcel hardly has any value at all, for the following reasons:

- It is very small – just 1,241 square feet.
- It probably cannot be developed, due to the former presence of a well.

To properly dispose of this property, the Council must approve the attached resolution, which declares that the property is an insignificant parcel of real property and authorizes the sale to Gates Investments LLC for the sum of \$100.

III. IMPACT

a. Fiscal

Negligible (\$100).

b. Operations / Service Delivery

If the parcel is sold, City crews will no longer need to maintain the property.

IV. SCHEDULE / TIME CONSTRAINTS

The buyer is interested in completing this transaction as soon as possible so that he can include this parcel in marketing the entire property.

V. LIST OF ATTACHMENTS

- Resolution 2014R-08
- Quit Claim Deed with attached property survey (this parcel identified as “Parcel C”)

**PARCEL A
BOUNDARY DESCRIPTION**

A PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF 200 SOUTH STREET AND THE EASTERLY LINE OF THE UNION PACIFIC RAILROAD PROPERTY SAID EASTERLY LINE DEFINED AS A LINE MEASURED 100 FEET PERPENDICULAR TO THE CENTERLINE OF THE NUMBER 2 TRACK; SAID POINT BEING 66.21 FEET SOUTH 89°45'34" EAST ALONG THE QUARTER SECTION LINE AND 38.17 FEET SOUTH 29°56'00" EAST 525.09 FEET ALONG THE SOUTH LINE OF SAID STREET TO A POINT 120.00 FEET WEST OF THE WESTERLY LINE OF A STATE HIGHWAY; THENCE SOUTH 37°20'14" EAST 140.00 FEET PARALLEL TO SAID WESTERLY LINE; THENCE NORTH 89°45'34" WEST 75.70 FEET; THENCE SOUTH 37°20'14" EAST 63.41 FEET; THENCE NORTH 90°00'00" WEST 442.52 FEET; THENCE NORTH 00°14'30" EAST 1.95 FEET; THENCE NORTH 39°02'16" WEST 13.97 FEET; THENCE NORTH 83°58'00" WEST 37.06 FEET TO THE EASTERLY LINE OF THE UNION PACIFIC RAILROAD PROPERTY; THENCE NORTH 29°56'00" WEST 169.53 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING. SUBJECT TO A PERPETUAL RIGHT OF WAY FOR INGRESS AND EGRESS OF THE EASTERLY 20 FEET OF THE NORTHERLY 140 FEET OF SAID PARCEL. SAID RIGHT OF WAY SHALL BE AN APPURTENANT AND PERPETUAL BENEFIT TO THE REAL PROPERTY CONVEYED TO ROBERT E MOSS IN WARRANTY DEED RECORDED APRIL 17, 1967 AS ENTRY NO 308121 IN BOOK 364, AT PAGE 305, DAVIS COUNTY RECORDER. SAID RIGHT OF WAY IS TO PROVIDE ACCESS TO AND FROM 200 SOUTH STREET AND THE REAR OF THE PROPERTY THEREIN CONVEYED.

**PARCEL C
BOUNDARY DESCRIPTION**

A PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE EASTERLY LINE OF THE UNION PACIFIC RAILROAD PROPERTY SAID EASTERLY LINE DEFINED AS A LINE MEASURED 100 FEET PERPENDICULAR TO THE CENTERLINE OF THE NUMBER 2 TRACK; SAID POINT BEING SOUTH 29°56'00" EAST 199.45 FEET AND SOUTH 83°58'00" EAST 70.72 FEET FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE SOUTH 83°58'00" EAST 37.06 FEET; THENCE SOUTH 39°02'16" EAST 13.97 FEET; THENCE SOUTH 00°14'30" WEST 30.30 FEET; THENCE NORTH 72°08'30" WEST 25.27 FEET; TO SAID EASTERLY LINE; THENCE NORTH 29°56'00" WEST 43.04 FEET TO THE POINT OF BEGINNING. CONTAINING 1,241 SQ.FT.

**PARCEL B & C COMBINED
BOUNDARY DESCRIPTION**

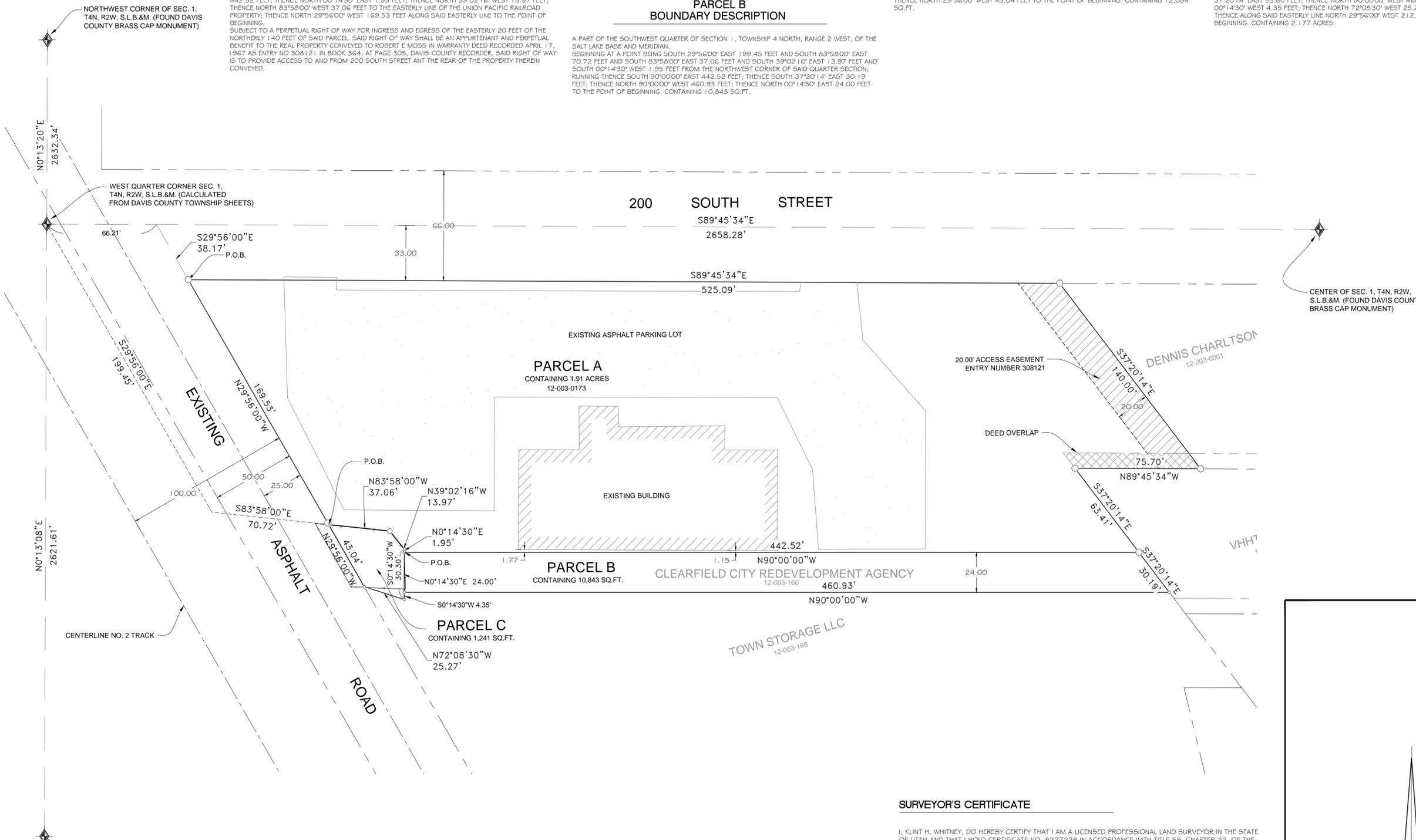
A PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE EASTERLY LINE OF THE UNION PACIFIC RAILROAD PROPERTY SAID EASTERLY LINE DEFINED AS A LINE MEASURED 100 FEET PERPENDICULAR TO THE CENTERLINE OF THE NUMBER 2 TRACK; SAID POINT BEING SOUTH 29°56'00" EAST 199.45 FEET AND SOUTH 83°58'00" EAST 70.72 FEET FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE SOUTH 83°58'00" EAST 37.06 FEET; THENCE SOUTH 39°02'16" EAST 13.97 FEET; THENCE SOUTH 00°14'30" WEST 1.95 FEET; THENCE NORTH 90°00'00" EAST 442.52 FEET; THENCE SOUTH 37°20'14" EAST 30.19 FEET; THENCE NORTH 90°00'00" WEST 460.93 FEET; THENCE SOUTH 00°14'30" WEST 4.35 FEET; THENCE NORTH 72°08'30" WEST 25.27 FEET; TO SAID EASTERLY LINE; THENCE NORTH 29°56'00" WEST 43.04 FEET TO THE POINT OF BEGINNING. CONTAINING 12,084 SQ.FT.

**PARCEL A, B, C COMBINED
BOUNDARY DESCRIPTION**

A PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF 200 SOUTH STREET AND THE EASTERLY LINE OF THE UNION PACIFIC RAILROAD PROPERTY SAID EASTERLY LINE DEFINED AS A LINE MEASURED 100 FEET PERPENDICULAR TO THE CENTERLINE OF THE NUMBER 2 TRACK; SAID POINT BEING 66.21 FEET SOUTH 89°45'34" EAST ALONG THE QUARTER SECTION LINE AND 38.17 FEET SOUTH 29°56'00" EAST FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE SOUTH 89°45'34" EAST 525.09 FEET ALONG THE SOUTH LINE OF SAID STREET TO A POINT 120.00 FEET WEST OF THE WESTERLY LINE OF A STATE HIGHWAY; THENCE SOUTH 37°20'14" EAST 140.00 FEET PARALLEL TO SAID WESTERLY LINE; THENCE NORTH 89°45'34" WEST 75.70 FEET; THENCE SOUTH 37°20'14" EAST 63.41 FEET; THENCE NORTH 90°00'00" WEST 460.93 FEET; THENCE SOUTH 00°14'30" WEST 4.35 FEET; THENCE NORTH 72°08'30" WEST 25.27 FEET; TO SAID EASTERLY LINE; THENCE ALONG SAID EASTERLY LINE NORTH 29°56'00" WEST 212.57 FEET TO THE POINT OF BEGINNING. CONTAINING 2.177 ACRES.

**PARCEL B
BOUNDARY DESCRIPTION**

A PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT BEING SOUTH 29°56'00" EAST 199.45 FEET AND SOUTH 83°58'00" EAST 70.72 FEET FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE SOUTH 90°00'00" EAST 442.52 FEET; THENCE SOUTH 37°20'14" EAST 30.19 FEET; THENCE NORTH 90°00'00" WEST 460.93 FEET; THENCE NORTH 00°14'30" EAST 24.00 FEET TO THE POINT OF BEGINNING. CONTAINING 10,843 SQ.FT.



REVISIONS	DATE	DESCRIPTION

SCALE	1"=20'
DATE	4/16/13
DESIGN	
DRAWN	KHW
CHECKED	KHW

DWG: RL2601 - MISS SURVEY 1348 - MONT GATES DAVIS COUNTY SURVEY DAVIS POS DAVIS

PROPERTY SURVEY FOR MONT GATES
200 SOUTH STREET, CLEARFIELD, UTAH
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1,
TOWNSHIP 4 NORTH, RANGE 2 WEST, S.L.B. AND M.

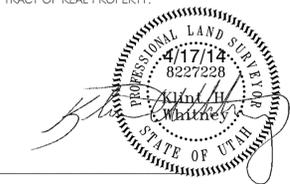
GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING

SL
1

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 17 DAY OF APRIL, 2014.

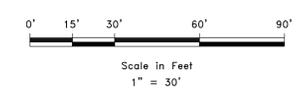


KLINT H. WHITNEY, PLS NO. 8227228

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCEL SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY MONT GATES. THE BASIS OF BEARING IS THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 89°45'34" EAST DAVIS COUNTY GRID BEARING. THE SUBJECT PROPERTY HAS A DEED OVERLAP WITH PARCEL 12-003-0084 THAT IS CREATED BY DIFFERING DISTANCES RUNNING SOUTHEASTERLY FROM THE NORTH LINE OF SAID SOUTHWEST QUARTER. OCCUPATION OF THE SUBJECT PARCEL FITS THE SUBJECT PARCEL DEED LINE HOWEVER OCCUPATION OF PROPERTIES ALONG STATE STREET RUNNING SOUTHEASTERLY FROM SAID OVERLAP ALSO FIT DEED LINES. A BOUNDARY LINE AGREEMENT IS SUGGESTED TO FIX THIS OVERLAP.

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- PROPERTY LINE
- - - ADJACENT PARCEL
- - - SECTION LINE
- ○ — EXISTING IRON PIPE FENCE
- — — EXISTING FENCE



CLEARFIELD CITY RESOLUTION 2014R-08

A RESOLUTION FINDING THAT THE PROPERTY LOCATED AT APPROXIMATELY 49 EAST 200 SOUTH (PARCEL ID #12-003-0022) IS NOT A SIGNIFICANT PARCEL OF REAL PROPERTY AND DIRECTING CITY STAFF TO MOVE FORWARD WITH THE DISPOSAL OF SAID PROPERTY IN ACCORDANCE WITH APPLICABLE LAW

WHEREAS, Clearfield City Corporation currently owns an insignificant parcel of real property (0.03 acres having a value of less than \$75,000.00 as determined in the report prepared by City staff) located at approximately 49 East 200 South (Parcel ID #12-003-0022) in Clearfield which was formerly the site of the Woods Cross Well and was recently permanently closed and covered; and

WHEREAS, the City has no current use for this small parcel of property; and

WHEREAS, retaining ownership of this parcel does not make sense for the City due to its location, size, unusual and irregular dimensions, and the fact that it provides no prospect for any practical or beneficial use to Clearfield City Corporation or its residents either now or in the foreseeable future; and

WHEREAS, the City obtained an offer from Gates Investments, LLC, an adjacent property owner, to purchase the property for a price of \$100 via Quit Claim Deed conveying the property from the City to the buyer and thereby placing this parcel on the Davis County tax rolls; and

WHEREAS, upon recommendation from staff, approval by legal counsel, and careful consideration of the benefits to the City, the Clearfield City Council hereby finds that conveying this insignificant parcel of real property located at approximately 49 East 200 South (Parcel ID # 12-003-0022) is in the public interest for Clearfield City, its residents and the surrounding community;

NOW THEREFORE BE IT RESOLVED, by the Clearfield City Council

- 1) that for the reasons set forth in the recitals above, Parcel ID #12-003-0022, consisting of 0.03 acres located at approximately 49 East 200 South in Clearfield, Davis County, Utah is hereby declared to be an insignificant parcel of real property to be conveyed to Gates Investments LLC for the sum of ONE HUNDRED DOLLARS (\$100.00) via Quit Claim Deed; and
- 2) that the Mayor and staff are hereby directed to complete the sale of said parcel as enumerated above.

Passed and adopted by the City Council at its regular meeting on April 22, 2014.

ATTEST:

CLEARFIELD CITY CORPORATION:

Nancy R. Dean, City Recorder

Mark R. Shepherd, Mayor

VOTE OF THE COUNCIL

AYE:

NAY:

EXCUSED:

Mail Tax Notice to:

Gates Investments, LLC
Attn: Mr. Warren L. Gates
325 South 800 East
Bountiful, UT 84010

QUITCLAIM DEED

For the sum of ONE HUNDRED DOLLARS (\$100.00) and other good and valuable consideration, Clearfield City Corporation ("Grantor"), a Utah Municipal Corporation, hereby quitclaims to Gates Investments, LLC ("Grantee"), a Utah Limited Liability Company, the following described tract of land located in Clearfield, Davis County, Utah, as depicted as "PARCEL C" in Exhibit "A" attached hereto (no water rights are conveyed with this parcel):

A PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE UNION PACIFIC RAILROAD PROPERTY SAID EASTERLY LINE DEFINED AS A LINE MEASURED 100 FEET PERPENDICULAR TO THE CENTERLINE OF THE NUMBER 2 TRACK; SAID POINT BEING SOUTH 29°56'00" EAST 199.45 FEET AND SOUTH 83°58'00" EAST 70.72 FEET FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE SOUTH 83°58'00" EAST 37.06 FEET; THENCE SOUTH 39°02'16" EAST 13.97 FEET; THENCE SOUTH 00°14'30" WEST 30.30 FEET; THENCE NORTH 72°08'30" WEST 25.27 FEET; TO SAID EASTERLY LINE; THENCE NORTH 29°56'00" WEST 43.04 FEET TO THE POINT OF BEGINNING. CONTAINING 1,241 SQ.FT.

DATED this ____ day of April, 2014.

CLEARFIELD CITY CORPORATION, Grantor

BY: _____
Mayor Mark R. Shepherd

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

On the ____ day of April, 2014, personally appeared before me Mr. Mark R. Shepherd, as Mayor of Clearfield City Corporation and signer of the foregoing Quitclaim Deed, who duly acknowledged to me that he executed the same.

(SEAL)

NOTARY PUBLIC

CLEARFIELD CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY
MEETING MINUTES
7:00 P.M. REGULAR SESSION
March 11, 2014

(This meeting was held following the regularly scheduled City Council Meeting.)

PRESIDING:	Bruce Young	Chair
PRESENT:	Keri Benson	Director
	Kent Bush	Director
	Ron Jones	Director
	Mike LeBaron	Director
	Mark Shepherd	Director
STAFF PRESENT:	Adam Lenhard	City Manager
	JJ Allen	Assistant City Manager
	Brian Brower	City Attorney
	Greg Krusi	Police Chief
	Scott Hodge	Public Works Director
	Eric Howes	Community Services Director
	Scott Hess	Development Services Director
	Rich Knapp	Administrative Services Director
	Natalee Flynn	Marketing/Public Relations
	Marliss Scott	Marketing/Public Relations
	Nancy Dean	City Recorder
	Kim Read	Deputy City Recorder

VISITORS: Clearfield DeMolay, Anthony Vasquez, Jayden VanDyke – Scout Troop 342, Jaren VanDyke – Scout Troop 342, Austin Webb, Jason Bennett – Scout Troop 342, Scott Boman – Scout Troop 342, Koral Vasquez, Sean McAllister, Amber Huntsman – Thackeray Garn Company, Davis Miller – Scout Troop 513, Paul Bissell, Alexis Murray, Kathryn Murray, Mark Clawson, McKenzie Clawson, Hank Furbler, Kirk Marston, Michael Phelps, Maddy Neyts, Wes Michie

Chair Young called the meeting to order at 8:19 p.m.

APPROVAL OF THE CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA) MINUTES FROM THE FEBRUARY 11, 2014 SESSION AND THE FEBRUARY 18, 2014 WORK SESSION

Director LeBaron moved to approve the Clearfield Community Development and Renewal Agency (CDRA) minutes from the February 11, 2014 policy session and the February 18, 2014 work session, as written, seconded by Director Shepherd. The motion carried upon the following vote: Voting AYE – Directors Benson, Bush, Jones, LeBaron, and Shepherd. Voting NO – None.

APPROVAL OF RESOLUTION 2014R-06 ADOPTING THE FINAL BUDGET FOR THE CLEARFIELD STATION COMMUNITY DEVELOPMENT AREA (CDA)

JJ Allen, Assistant City Manager, explained the CDRA Board had approved a draft budget for the CDA project area in October. He continued since that time all taxing entities had approved that Plan and Draft Budget; therefore, it was now necessary for the CDRA Board to approve the Final Budget. He emphasized nothing had been changed from the Draft Budget and the proposed Resolution would reflect acceptance of the Final Budget dated with the current meeting's date.

Director Shepherd moved to approve Resolution 2014R-06 adopting the Final Budget for the Clearfield Station Community Development Project Area (CDA) and authorize the Chair's signature to any necessary documents, seconded by Director LeBaron. The motion carried upon the following vote: Voting AYE – Directors Benson, Bush, Jones, LeBaron and Shepherd. Voting NO – None.

There being no further business to come before the Community Development and Renewal Agency, **Director Bush moved to adjourn as the Community Development and Renewal Agency at 8:21 p.m., seconded by Director Benson. All voting AYE.**

Staff Report



To: CDRA Board of Directors
From: JJ Allen, Assistant City Manager
Date: April 17, 2014
Re: Sale of CDRA property at approximately 49 East 200 South (Parcel ID #12-003-0160) to Gates Investments, LLC

I. RECOMMENDED ACTION

Approve Resolution 2014R-08, authorizing and directing the sale of real property located at approximately 49 East 200 South (Parcel ID #12-003-0160) in accordance with applicable law.

II. DESCRIPTION / BACKGROUND

This long, narrow, landlocked 0.25 acre parcel is apparently a remnant parcel that somehow came under CDRA ownership. It is sandwiched in between storage units on the south and a vacant restaurant building on the north. It is of no use to the CDRA, nor to anyone except the owner of the vacant restaurant property, who desires to purchase the parcel from the CDRA so that he can include it in the marketing of the entire property.



Gates Investments has offered to buy the parcel for \$100, and staff feels that this is a fair price. The CDRA has quite a bit of flexibility in its authority to purchase and sell property, and is not required to make any specific findings of "significance" such as the City is required to do.

III. IMPACT

a. Fiscal

Negligible (\$100).

b. Operations / Service Delivery

N/A

IV. SCHEDULE / TIME CONSTRAINTS

The buyer is interested in completing this transaction as soon as possible so that he can include this parcel in marketing the entire property.

V. LIST OF ATTACHMENTS

- Resolution 2014R-08
- Quit Claim Deed with attached property survey (this parcel identified as "Parcel B")

**PARCEL A
BOUNDARY DESCRIPTION**

A PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF 200 SOUTH STREET AND THE EASTERLY LINE OF THE UNION PACIFIC RAILROAD PROPERTY SAID EASTERLY LINE DEFINED AS A LINE MEASURED 100 FEET PERPENDICULAR TO THE CENTERLINE OF THE NUMBER 2 TRACK; SAID POINT BEING 66.21 FEET SOUTH 89°45'34" EAST ALONG THE QUARTER SECTION LINE AND 38.17 FEET SOUTH 29°56'00" EAST 525.09 FEET ALONG THE SOUTH LINE OF SAID STREET TO A POINT 120.00 FEET WEST OF THE WESTERLY LINE OF A STATE HIGHWAY; THENCE SOUTH 37°20'14" EAST 140.00 FEET PARALLEL TO SAID WESTERLY LINE; THENCE NORTH 89°45'34" WEST 75.70 FEET; THENCE SOUTH 37°20'14" EAST 63.41 FEET; THENCE NORTH 90°00'00" WEST 442.52 FEET; THENCE NORTH 00°14'30" EAST 1.95 FEET; THENCE NORTH 39°02'16" WEST 13.97 FEET; THENCE NORTH 83°58'00" WEST 37.06 FEET TO THE EASTERLY LINE OF THE UNION PACIFIC RAILROAD PROPERTY; THENCE NORTH 29°56'00" WEST 169.53 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING. SUBJECT TO A PERPETUAL RIGHT OF WAY FOR INGRESS AND EGRESS OF THE EASTERLY 20 FEET OF THE NORTHERLY 140 FEET OF SAID PARCEL. SAID RIGHT OF WAY SHALL BE AN APPURTENANT AND PERPETUAL BENEFIT TO THE REAL PROPERTY CONVEYED TO ROBERT E MOSS IN WARRANTY DEED RECORDED APRIL 17, 1967 AS ENTRY NO 308121 IN BOOK 364, AT PAGE 305, DAVIS COUNTY RECORDER. SAID RIGHT OF WAY IS TO PROVIDE ACCESS TO AND FROM 200 SOUTH STREET AND THE REAR OF THE PROPERTY THEREIN CONVEYED.

**PARCEL C
BOUNDARY DESCRIPTION**

A PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE EASTERLY LINE OF THE UNION PACIFIC RAILROAD PROPERTY SAID EASTERLY LINE DEFINED AS A LINE MEASURED 100 FEET PERPENDICULAR TO THE CENTERLINE OF THE NUMBER 2 TRACK; SAID POINT BEING SOUTH 29°56'00" EAST 199.45 FEET AND SOUTH 83°58'00" EAST 70.72 FEET FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE SOUTH 83°58'00" EAST 37.06 FEET; THENCE SOUTH 39°02'16" EAST 13.97 FEET; THENCE SOUTH 00°14'30" WEST 30.30 FEET; THENCE NORTH 72°08'30" WEST 25.27 FEET; TO SAID EASTERLY LINE; THENCE NORTH 29°56'00" WEST 43.04 FEET TO THE POINT OF BEGINNING. CONTAINING 1,241 SQ.FT.

**PARCEL B
BOUNDARY DESCRIPTION**

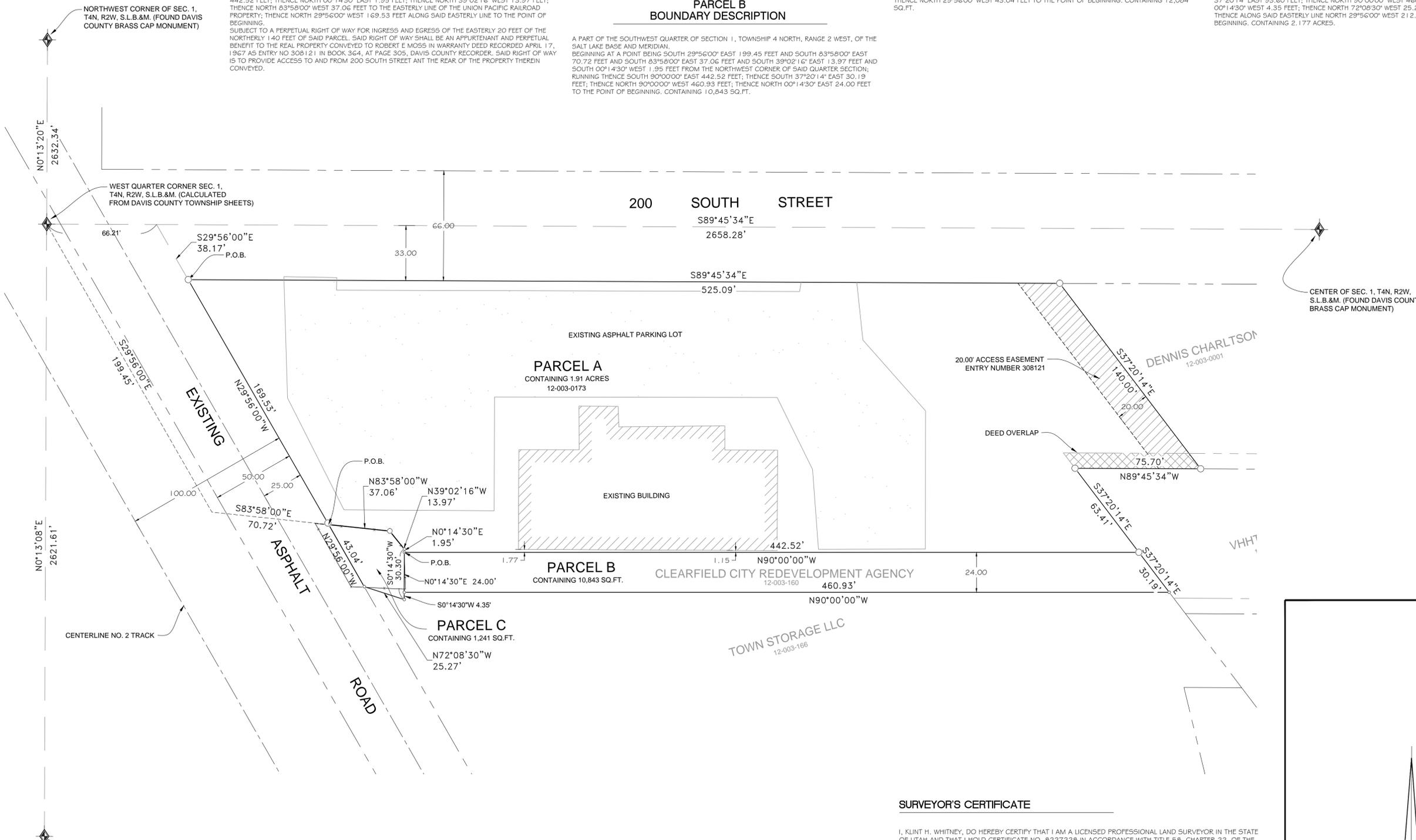
A PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT BEING SOUTH 29°56'00" EAST 199.45 FEET AND SOUTH 83°58'00" EAST 70.72 FEET FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE SOUTH 83°58'00" EAST 37.06 FEET AND SOUTH 39°02'16" EAST 13.97 FEET AND SOUTH 00°14'30" WEST 1.95 FEET FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE SOUTH 90°00'00" EAST 442.52 FEET; THENCE SOUTH 37°20'14" EAST 30.19 FEET; THENCE NORTH 90°00'00" WEST 460.93 FEET; THENCE NORTH 00°14'30" EAST 24.00 FEET TO THE POINT OF BEGINNING. CONTAINING 10,843 SQ.FT.

**PARCEL B&C COMBINED
BOUNDARY DESCRIPTION**

A PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE EASTERLY LINE OF THE UNION PACIFIC RAILROAD PROPERTY SAID EASTERLY LINE DEFINED AS A LINE MEASURED 100 FEET PERPENDICULAR TO THE CENTERLINE OF THE NUMBER 2 TRACK; SAID POINT BEING SOUTH 29°56'00" EAST 199.45 FEET AND SOUTH 83°58'00" EAST 70.72 FEET FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE SOUTH 83°58'00" EAST 37.06 FEET; THENCE SOUTH 39°02'16" EAST 13.97 FEET; THENCE SOUTH 00°14'30" WEST 1.95 FEET; THENCE NORTH 90°00'00" EAST 442.52 FEET; THENCE SOUTH 37°20'14" EAST 30.19 FEET; THENCE NORTH 90°00'00" WEST 460.93 FEET; THENCE SOUTH 00°14'30" WEST 4.35 FEET; THENCE NORTH 72°08'30" WEST 25.27 FEET; TO SAID EASTERLY LINE; THENCE NORTH 29°56'00" WEST 43.04 FEET TO THE POINT OF BEGINNING. CONTAINING 12,084 SQ.FT.

**PARCEL A, B, C COMBINED
BOUNDARY DESCRIPTION**

A PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF 200 SOUTH STREET AND THE EASTERLY LINE OF THE UNION PACIFIC RAILROAD PROPERTY SAID EASTERLY LINE DEFINED AS A LINE MEASURED 100 FEET PERPENDICULAR TO THE CENTERLINE OF THE NUMBER 2 TRACK; SAID POINT BEING 66.21 FEET SOUTH 89°45'34" EAST ALONG THE QUARTER SECTION LINE AND 38.17 FEET SOUTH 29°56'00" EAST FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE SOUTH 89°45'34" EAST 525.09 FEET ALONG THE SOUTH LINE OF SAID STREET TO A POINT 120.00 FEET WEST OF THE WESTERLY LINE OF A STATE HIGHWAY; THENCE SOUTH 37°20'14" EAST 140.00 FEET PARALLEL TO SAID WESTERLY LINE; THENCE NORTH 89°45'34" WEST 75.70 FEET; THENCE SOUTH 37°20'14" EAST 63.41 FEET; THENCE NORTH 90°00'00" WEST 460.93 FEET; THENCE SOUTH 00°14'30" WEST 4.35 FEET; THENCE NORTH 72°08'30" WEST 25.27 FEET; TO SAID EASTERLY LINE; THENCE ALONG SAID EASTERLY LINE NORTH 29°56'00" WEST 212.57 FEET TO THE POINT OF BEGINNING. CONTAINING 2.177 ACRES.



REVISIONS	DATE	DESCRIPTION

SCALE	1"=20'
DATE	4/16/13
DESIGN	
DRAWN	KHW
CHECKED	KHW

PROPERTY SURVEY FOR MONT GATES
200 SOUTH STREET, CLEARFIELD, UTAH
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1,
TOWNSHIP 4 NORTH, RANGE 2 WEST, S.L.B. AND M.

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING

G
S1
1

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 17 DAY OF APRIL, 2014.

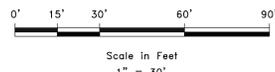


KLINT H. WHITNEY, PLS NO. 8227228

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCEL SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY MONT GATES. THE BASIS OF BEARING IS THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 89°45'34" EAST DAVIS COUNTY GRID BEARING. THE SUBJECT PROPERTY HAS A DEED OVERLAP WITH PARCEL 12-003-0084 THAT IS CREATED BY DIFFERING DISTANCES RUNNING SOUTHEASTERLY FROM THE NORTH LINE OF SAID SOUTHWEST QUARTER. OCCUPATION OF THE SUBJECT PARCEL FITS THE SUBJECT PARCEL DEED LINE HOWEVER OCCUPATION OF PROPERTIES ALONG STATE STREET RUNNING SOUTHEASTERLY FROM SAID OVERLAP ALSO FIT DEED LINES. A BOUNDARY LINE AGREEMENT IS SUGGESTED TO FIX THIS OVERLAP.

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- PROPERTY LINE
- - - ADJACENT PARCEL
- - - SECTION LINE
- ○ — EXISTING IRON PIPE FENCE
- — — EXISTING FENCE



CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY

RESOLUTION 2014R-08

A RESOLUTION AUTHORIZING AND DIRECTING THE SALE OF REAL PROPERTY LOCATED AT APPROXIMATELY 49 EAST 200 SOUTH (PARCEL ID #12-003-0160) IN ACCORDANCE WITH APPLICABLE LAW

WHEREAS, the Clearfield Community Development and Renewal Agency (CDRA) currently owns an insignificant parcel of real property having the approximate dimensions of 24' x 450' (0.25 acres) and located at approximately 49 East 200 South (Parcel ID #12-003-0160) in Clearfield; and

WHEREAS, the CDRA has no current use for this small, narrow parcel of property which is also "landlocked" with no independent access to the property; and

WHEREAS, retaining ownership of this parcel does not make sense for the CDRA due to its location, size, dimensions, and lack of access, as well as the fact that it provides no prospect for any practical or beneficial use to the CDRA either now or in the foreseeable future; and

WHEREAS, the CDRA has obtained an offer from Gates Investments, LLC (an adjacent property owner) to purchase the property for a price of \$100 via Quit Claim Deed, thereby conveying the property to the buyer and placing this parcel upon the Davis County tax rolls; and

WHEREAS, upon recommendation from staff, approval by legal counsel, and careful consideration of the benefits to the CDRA, the City and the community, the CDRA Board hereby finds that conveying this insignificant parcel of real property located at approximately 49 East 200 South (Parcel ID # 12-003-0160) is in the best interest for the CDRA, the City, and its residents;

NOW THEREFORE BE IT RESOLVED, by the CDRA Board

- 1) that for the reasons set forth in the recitals above, Parcel ID #12-003-0160, consisting of 0.25 acres located at approximately 49 East 200 South in Clearfield, Davis County, Utah shall be sold to Gates Investments, LLC for the sum of ONE HUNDRED DOLLARS (\$100.00) and conveyed to the buyer via Quit Claim Deed;
- 2) that the CDRA Board Chair and staff are hereby directed to complete the sale of said parcel as enumerated above; and
- 3) upon completion of the sale of said property CDRA staff is directed to prepare a summary of the material provisions of the disposition and post/publish said summary as required by law pursuant to Utah Code Ann. § 17C-1-303 (2013).

Passed and adopted by the CDRA Board at its regular meeting on April 22, 2014.

ATTEST:

CLEARFIELD COMMUNITY DEVELOPMENT
AND RENEWAL AGENCY:

Nancy R. Dean, Secretary

Bruce Young, Chair

VOTE OF THE CDRA BOARD

AYE:

NAY:

EXCUSED:

Mail Tax Notice to:

Gates Investments, LLC
Attn: Mr. Warren L. Gates
325 South 800 East
Bountiful, UT 84010

QUITCLAIM DEED

For the sum of ONE HUNDRED DOLLARS (\$100.00) and other good and valuable consideration, the Clearfield Community Development and Renewal Agency ("Grantor"), a Utah Community Development and Renewal Agency, hereby quitclaims to Gates Investments, LLC ("Grantee"), a Utah Limited Liability Company, the following described tract of land located in Clearfield, Davis County, Utah, as depicted as "PARCEL B" in Exhibit "A" attached hereto (no water rights are conveyed with this parcel):

A PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT BEING SOUTH 29°56'00" EAST 199.45 FEET AND SOUTH 83°58'00" EAST 70.72 FEET AND SOUTH 83°58'00" EAST 37.06 FEET AND SOUTH 39°02'16" EAST 13.97 FEET AND SOUTH 00°14'30" WEST 1.95 FEET FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE SOUTH 90°00'00" EAST 442.52 FEET; THENCE SOUTH 37°20'14" EAST 30.19 FEET; THENCE NORTH 90°00'00" WEST 460.93 FEET; THENCE NORTH 00°14'30" EAST 24.00 FEET TO THE POINT OF BEGINNING. CONTAINING 10,843 SQ.FT.

DATED this ____ day of April, 2014.

CLEARFIELD COMMUNITY DEVELOPMENT
AND RENEWAL AGENCY, Grantor

BY: _____
Bruce Young, CDRA Chair

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

On the ____ day of April, 2014, personally appeared before me Mr. Bruce Young, as Chair of the Clearfield Community Development and Renewal Agency and signer of the foregoing Quitclaim Deed, who duly acknowledged to me that he executed the same.

(SEAL)

NOTARY PUBLIC

Staff Report



To: CDRA Board of Directors

From: JJ Allen, Assistant City Manager

Date: April 17, 2014

Re: Resolution 2014R-07 regarding "haircut funds" in the City's five RDA project areas

I. RECOMMENDED ACTION

Approve Resolution 2014R-07, declaring the intention to use available tax increment and additional tax increment to fund the construction of recreational facilities in Clearfield City, and authorize the Chair's signature to any necessary documents.

II. DESCRIPTION / BACKGROUND

The CDRA recently asked a financial advisory firm (LYRB) to prepare a "governance report" to assess the CDRA's fiscal position, and to thoroughly review the Agency's practices, policies, etc. One of the recommendations that came out of that report was to have the CDRA Board approve the attached resolution.

"Pre-1993" RDA project areas (but not EDAs or CDAs) have a 25 year life. However, Utah Code 17C-1-403(3)(b) provides for a seven year extensionⁱ. This resolution would trigger that extension for the CDRA's five "pre-1993" RDA project areas, and formalize the CDRA's intention to utilize these additional tax increment funds (a.k.a. "haircut funds"ⁱⁱⁱ) and general tax increment to service the debt associated with the Clearfield Aquatic Center, as provided by Utah Code 17C-1-403(3)(a).

III. IMPACT

a. Fiscal

With the extensions, the CDRA will capture approximately \$4.5 million in haircut funds that can be used to service the debt associated with the Clearfield Aquatic Center. Without the extensions, the City would need to find a different revenue source to make the bond payments (about \$815,000/year).

b. Operations / Service Delivery

The resolution will not alter current operations or service delivery.

IV. SCHEDULE / TIME CONSTRAINTS

At the latest, this resolution should be approved prior to 2017, which is when RDA 7 is set to expire. The other four RDA project areas expire in 2020 (RDA 8 and RDA 10), 2024 (RDA 6), and 2025 (RDA 9). Even so, there is no need to wait until a project area is about to expire. Rather, a recommendation from the CDRA Governance Report was to approve this resolution now so that it is clear to all of the taxing entities and to the Davis County Clerk/Auditor that the CDRA's intention for each of these areas is to extend them to the maximum length possible.

V. LIST OF ATTACHMENTS

- Resolution 2014R-07

ⁱ The School District portion of tax increment is excluded from the extension. In other words, for those extension years, the CDRA would only collect increment that is associated with the tax rates of the City, County, Fire District, Sewer District, Weber Basin Water, and Mosquito Abatement.

ⁱⁱ "Haircut funds" refers to the funds that are recaptured after automatic steps down in the percentage of increment collection. For "Pre-1993" project areas, the first five years of collection are at 100% of tax increment. Years 6-10 are at 80%, years 11-15 are at 75%, years 16-20 are at 70%, and years 21-25 are at 60%. These automatic steps down are commonly referred to as "haircuts."

However, the statute allows agencies to recapture lost haircut amounts. For example, if the haircut has reached the 70% mark, the CDRA would collect 70% as tax increment and 30% as haircut recapture. There is one exception—the school district portion does not get recaptured.

Recaptured haircut funds have some restrictions on their use, but the law does allow them to be used to fund the construction of recreational facilities.

CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY

RESOLUTION 2014R-07

A RESOLUTION DECLARING THE INTENTION TO USE AVAILABLE TAX INCREMENT AND ADDITIONAL TAX INCREMENT TO FUND THE CONSTRUCTION OF RECREATIONAL FACILITIES IN CLEARFIELD CITY.

WHEREAS, Clearfield City Corporation (the “City”) has created the Clearfield Community Development and Renewal Agency (the “Agency”) pursuant to the provisions of, and the Agency continues to operate under, Title 17C of the Utah Code, as amended, known as the Limited Purpose Local Government Entities—Community Development and Renewal Agencies Act (the “Act”), for the purposes of conducting urban renewal, economic development, and community development activities within the City, as contemplated by the Act; and

WHEREAS, the Agency has established five (5) redevelopment project areas with Project Area Plans which were adopted prior to July 1, 1993; and

WHEREAS, these project areas include RDA 6, RDA 7, RDA 8, RDA 9 and RDA 10; and

WHEREAS, these project areas allow for the collection and use of tax increment financing to fund improvements in the project area and to fund other projects allowed by the plan and/or state law; and

WHEREAS, Section 17C-1-403 of the Utah Code proves that agencies may use tax increment and additional tax increment (as defined in §17C-1-403(3)(a)) to pay some or all of the cost of constructing a recreational facility, whether or not the recreational facility is located in the project area; and

WHEREAS, the City’s aquatic center is a qualified recreation facility which began construction prior to December 31, 2005, and for which additional tax increment was pledged prior to July 1, 2005; and

WHEREAS, the Agency desires to help fund this recreational facility using available tax increment and additional tax increment from these project areas; and

WHEREAS, Section 17C-1-403 (3)(b) allows for the collection of additional tax increment for a period of 32 years; and

WHEREAS, the Agency desires to use the full 32 years of additional tax increment to help pay the cost of the aquatic center.

NOW THEREFORE BE IT RESOLVED BY THE CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY AS FOLLOWS:

1. The Board of the Clearfield Community Development and Renewal Agency hereby declares its intent to use future available tax increment and additional tax increment from existing project areas created prior to July 1, 1993, to pay bonds associated with the construction of the Clearfield Aquatic Center. The Agency further intends to utilize additional tax increment from the full 32 years allowed under state statute.
2. The Board hereby authorizes the Executive Director to request the future available tax increment and additional tax increment for the purpose of paying the debt associated with the aquatic center.
3. Agency consultants, counsel, and staff, as appropriate, are authorized and directed to take any steps necessary to implement this resolution.

This resolution takes effect upon adoption.

Approved and adopted on April 22, 2014.

ATTEST

CLEARFIELD COMMUNITY DEVELOPMENT
AND RENEWAL AGENCY

Nancy R. Dean, Secretary

Bruce Young, Chair

VOTE OF THE BOARD

AYE:

NAY:

EXCUSED: