

CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA)
AND
CLEARFIELD CITY COUNCIL POLICY AND WORK SESSIONS
July 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

6:30 P.M. CDRA WORK SESSION

Discussion on Granting an Easement to Rocky Mountain Power on Property
Located at 690 South State Street

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

CITY COUNCIL WORK SESSION

Discussion on a Parks Capital Facilities Plan

*(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
July 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 Bush

June 10, 2014 – Work Session

July 8, 2014 – Policy Session

July 15, 2014 – Work Session

PUBLIC HEARING:

1. PUBLIC HEARING TO RECEIVE COMMENT ON FINAL SUBDIVISION PLAT KNOWN AS CLEARFIELD STATION LOCATED AT 1250 SOUTH STATE STREET FOR PHASE 1 OF THE MIXED USE DEVELOPMENT

BACKGROUND: The Phase One Final Subdivision Plat for Clearfield Station was submitted to the City based on a very tight review timeframe. It was decided that the plans were not complete enough for the City to perform a comprehensive review and it was recommended that the application be pushed back in order to give time for the developer to provide a more thorough and complete submittal. The Planning Commission opened its public hearing on the final plat on June 4, 2014 and continued it until July 2, 2014 and the City Council held a public hearing on June 24, 2014 and continued the item to July 22, 2014. The additional time allowed the developer and the City time to adequately address issues and prepare the final plans.

RECOMMENDATION: Receive public comment and close the public hearing.

2. PUBLIC HEARING TO RECEIVE COMMENT FOR A ZONING TEXT AMENDMENT TO TITLE 11, CHAPTER 3 PROPOSING AMENDMENTS TO THE DEFINITION OF "PARKS AND OPEN SPACE"

BACKGROUND: The Applicant owns an existing commercial building in the City which is located on property zoned both B-1 Buffer and R-1-8 Residential. In order to facilitate the use of his commercial building as a daycare facility while using the open space as the state-required outdoor play area, the Applicant has applied for a Zoning Text Amendment to amend the definition of Parks and Open Space. The requested change to the definition within Title 11, Chapter 3 would be effective across all zoning designations.

RECOMMENDATION: Receive public comment.

SCHEDULED ITEMS:

3. CITIZEN COMMENTS
4. CONSIDER APPROVAL OF THE FINAL SUBDIVISION PLAT KNOWN AS CLEARFIELD STATION LOCATED AT 1250 SOUTH STATE STREET FOR PHASE 1 OF THE MIXED USE DEVELOPMENT

RECOMMENDATION: Approve the Final Subdivision Plat known as Clearfield Station located at 1250 South State Street for Phase 1 of the Mixed Use Development and authorize the Mayor's signature to any necessary documents.

5. CONSIDER APPROVAL OF ORDINANCE 2014-18 AUTHORIZING A ZONING TEXT AMENDMENT TO TITLE 11, CHAPTER 3 PROPOSING AMENDMENTS TO THE DEFINITION OF “PARKS AND OPEN SPACE”

RECOMMENDATION: The Council’s options are:

- Approve the Ordinance, and authorize the Mayor’s signature to any necessary documents.
- Don’t approve the Ordinance, or
- Approve the Ordinance with amendments, and authorize the Mayor’s signature to any necessary documents.

6. CONSIDER APPROVAL OF CHANGES TO THE PARKS CAPITAL FACILITIES PLAN

BACKGROUND: The Parks Capital Facilities Plan (CFP) was completed and adopted in February of 2013. Since that time, changes to the proposed Clearfield Station project and an increase in the size of the parking lot adjacent to the proposed Pinnacle Park has necessitated that the CFP be revised to account for these changes.

RECOMMENDATION: Approve the Parks Capital Facilities Plan with the proposed revisions 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 JUNE 24, 2014 WORK SESSION AND THE JULY 8, 2014 POLICY SESSION

2. CONSIDER APPROVAL OF RESOLUTION 2014R-12 AUTHORIZING THE GRANTING OF AN UNDERGROUND RIGHT OF WAY EASEMENT TO PACIFICORP (DBA ROCKY MOUNTAIN POWER) AT 690 SOUTH STATE STREET (DAVIS COUNTY PARCEL ID#12-434-0001)

BACKGROUND: City staff have been working for several months with the owners of the YES Print & Copy sign at 400 South State to accomplish its removal. Because the sign is so close to the power lines, the lines will need to be de-energized while the sign is being removed. To de-energize the lines with the least disruption to other power customers in the area, Rocky Mountain Power will need to install a new underground line across CDRA property at 609 South State Street (on the east side of First National Bank). This easement is needed for the new line.

RECOMMENDATION: Approve Resolution 2014R-12 authorizing the granting of an Underground Right of Way Easement to PacifiCorp (dba Rocky Mountain Power) at 690 South

State Street (Davis County Parcel ID#12-434-0001), and authorize the Chair's signature to any necessary documents.

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

Dated this 17th day of July, 2014.

/s/Kimberly S. Read, Deputy Recorder

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

Staff Report



To: Clearfield CDRA Board of Directors
From: JJ Allen, Assistant City Manager
Date: July 16, 2014
Re: Easement for Rocky Mountain Power

I. RECOMMENDED ACTION

Approve Resolution No. 2014R-12 granting an Underground Right of Way Easement to PacifiCorp (dba Rocky Mountain Power) at 690 South State Street (Parcel ID #12-434-0001), and authorize the Chair's signature to any necessary documents.

II. DESCRIPTION / BACKGROUND

City staff have been working for several months with the owners of the YES Print & Copy sign at 400 South State to accomplish its removal. Because the sign is so close to the power lines, the lines will need to be de-energized while the sign is being removed. To de-energize the lines with the least disruption to other power customers in the area, Rocky Mountain Power will need to install a new underground line across CDRA property at 690 South State Street (on the east side of First National Bank). The attached easement is needed for the new line.

We have discussed this matter with First National Bank (lessee of the ground), and they do not have any objections.

It should be noted that we have requested that Rocky Mountain Power revise the easement so that it includes a complete legal description of the easement (not the entirety of Lot 1). If the revision is received prior to Tuesday's meeting, we will provide it so that the correct version can be addressed in the meeting. Otherwise, staff's recommendation is that the CDRA Board approve the easement subject to the inclusion of that legal description.

III. IMPACT

a. Fiscal

None

b. Operations / Service Delivery

The City Council has identified the removal of this sign as a priority, and this easement is a necessary step toward that objective.

IV. SCHEDULE / TIME CONSTRAINTS

Once the easement is approved, Rocky Mountain Power will schedule the work to install the new line, and then schedule the de-energization so that the sign can be removed.

V. LIST OF ATTACHMENTS

- Resolution No. 2014R-12
- Underground Right of Way Easement
 - Exhibit A – Property Description

CLEARFIELD CITY COUNCIL MEETING MINUTES
6:00 P.M. WORK SESSION
June 10, 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
Kelly Bennett Police Lieutenant
Scott Hodge Public Works Director
Eric Howes Community Services Director
Scott Hess Development Services Manager
Rich Knapp Administrative Services Director
Jessica Hardy Budget Analyst
Kim Read Deputy City Recorder

EXCUSED: Nancy Dean City Recorder

VISITORS: David Tomczak, Kristi Bush, Bryan Saxton – Standard Examiner, Kathryn Murray

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

DISCUSSION ON THE CERTIFIED TAX RATE AND THE 2014/2015 FISCAL YEAR BUDGET

Rich Knapp, Administrative Services Director, stated the City had received the certified tax rate from Davis County and indicated the Council should have received an email from Adam Lenhard, City Manager, regarding the rate. He shared a presentation illustrating historical property tax rates and informed the Council the tax rate was reduced when property values increased. He announced staff was proposing to maintain the tax rate of .0018. Mr. Lenhard commented this would be the fourth consecutive year in which the City's tax rate remained the same. He stated staff had adjusted the debt service portion and the general operation from last year to maintain the tax rate at .0018.

Councilmember Bush requested clarification on actual dollars the City would receive. Mr. Knapp responded more funds were going to the debt and less for operations. Mr. Lenhard announced the estimated amounts reflected in the tentative budget were almost right on and nothing much had changed since its approval.

Mr. Knapp commented if the City were able to refund the GO (General Obligation) Bond debt sometime in the coming year, the revenue associated with that portion of the tax rate would also continue to decrease. He mentioned this would be the last time the City would be allowed to refund the bonds. He indicated the City would continue to watch the Sales Tax Revenue Bond which was used to fund the Aquatic Center for refunding opportunities and stated it had approximately fifteen years left for repayment. JJ Allen, Assistant City Manager, commented the Sales Tax Revenue Bond wasn't tied to any property tax.

Mr. Lenhard announced approval of the FY15 budget would come before the Council during its regularly scheduled policy session later in the evening.

DISCUSSION ON TITLE 11, CHAPTER 5 - ADMINISTRATIVE SITE PLAN REVIEW

Scott Hess, Development Services Manager, explained the proposed amendment would allow staff to perform administrative site plan reviews and approvals for projects of minor significance. He informed the Council about the current Site Plan Review process which required approval by the Planning Commission. He mentioned a number of Site Plan Reviews had recently come to the City which was not only burdensome to the applicant but the Planning Commission as well. He added some of those didn't require imposed conditions, were simple in nature and met the definitions of the site plan which made them examples of when Administrative Site Plan review could have been completed by staff.

Mr. Hess referred to the staff report and shared a visual presentation which identified the proposed changes with the Council. He announced site plans eligible for Administrative Review must meet at least two of the following criteria:

- Additions up to 10,000 square feet, or less than 10% of gross area of an existing building, whichever is less
- Exterior modifications to multi-family residential, institutional, commercial, or industrial buildings that do not include additional residential units, or changes to access from state highways or approvals from state or federal agencies
- Minor revisions to site plans previously approved by the Planning Commission that meet the standards of the zoning code, will not expand, intensify, or substantially change any approved site plan, landscape plan, or structure, and are consistent with the intent of the original approval
- Exterior remodeling that affects colors and materials, building design, location of utilities or other mechanical equipment within an existing or approved project that does not substantially change the appearance of the site or its structure
- Changes in use requiring additional parking, where the proposed use will not cause increased impacts on existing infrastructure and public services, as determined by the Zoning Administrator, City Engineer, and Public Works Department, and the use is proposed in existing structures

He shared some examples illustrating the previous points. He requested direction or questions from the Council and stated the item would come before the Council for approval at its June 24, 2014.

Councilmember Bush inquired if there would be a change in fees since the change would eliminate the Planning Commission's decision. He expressed his opinion the City shouldn't decrease the fees since there would still be significant time expended by staff during the review process. He stated the applicant should still cover the costs for the process. Mr. Hess responded the fees had not been discussed during the Planning Commission meeting and explained how the proposed new application/approval process would take place. A discussion took place relative to reducing fees. The Council directed staff to set the fee for Administrative Site Plan review fee at \$400. Mr. Lenhard indicated this would also be the Council's agenda for Tuesday, June 24, 2014.

DISCUSSION ON TITLE 11, CHAPTER 14 - GRAVEL DRIVEWAYS

Scott Hess, Development Services Manager, stated numerous comments had been shared about the gravel driveway ordinance during the Planning Commission meeting. He informed the Council about the Planning Commission's recommended proposed ordinance changes:

- Removing 11-14-5 B2 stating that gravel or crushed rock will no longer be permitted after January 1, 2015.
- Adding the following provision: "Any gravel or crushed rock installed for accessory parking in a residential zone after July 1, 2014, must be a minimum of four inches deep, compacted, placed atop a weed barrier, be maintained to be completely free of grass and weeds, and contained with durable borders."
- Add the following provision: "All new main residential driveways, approaches, and parking spaces required by this Title shall be surfaced with an asphaltic or concrete or other hard surfacing (impermeable) pavement material.
- Legally established and conforming gravel driveways installed prior to July 1, 2014 may continue to be utilized so long as they are maintained and kept completely free of grass and weeds.

Councilmember LeBaron suggested using the terms of asphalt or concrete in place of impermeable pavement material.

Mr. Hess pointed out specifics about comments made during the Planning Commission meeting and explained the difference between driving materials and types of gravel which would work better for the purpose of parking. Mayor Shepherd inquired about the cost difference between concrete compared to gravel for accessory parking. Mr. Hess roughly guessed the difference being between hundreds of dollars to thousands of dollars.

He requested clarification from the Council on the proposed changes to the ordinance and inquired if they accomplished what the Council desired.

Councilmember Bush suggested implementing Councilmember LeBaron's change specific to the "impermeable surface" term. Mr. Hess suggested using "asphalt, concrete or pavers" in place of the "impermeable surface". Councilmember LeBaron expressed agreement with the additional proposed language. Mayor Shepherd liked the change as it proposed the designation of a "standard".

A discussion took place regarding the effective date and the Council determined the amendments could be effective on July 1, 2014.

DISCUSSION ON TITLE 11, CHAPTER 11 - PARKING IN C-1 AND C-2 ZONES

Scott Hess, Development Services Manager, reminded the Council it had adopted the temporary land use regulation specific to commercial parking on Tuesday, April 22, 2014. He mentioned changes would be made between now and Tuesday, June 24, 2014 as staff was trying to draft language which correctly identified stand-alone parking for commercial purposes. He reviewed the following proposed ordinance changes:

- Amend the definition of “Parking Facility, Commercial” to require these types of facilities to be pay lots. The parking would be a conditional use for stand-alone parking within commercial zones which was not tied to any primary use. Amend provisions such that the “Parking Facility, Commercial” use is neither a permitted, nor a conditional use within B-1, C-1, C-2, C-R and D-R zones that will be added/allowed as either a permitted or conditional use in M-1, MU, PF zones.
- Area surrounding UTA Transit station may be one that is viable for a commercial pay lot in the future.
- Amend the definition of “Parking Lot” to require the facility to be provided specifically for a primary use or building on the same property/parcel as the parking will be located, as well as require that the primary use/building served by the parking be entirely located within the City.

Councilmember LeBaron pointed out during the Planning Commission meeting public comment on behalf of Tanner Clinic had been expressed against the above change that the primary use/building being served needed to be located within the City. He explained the clinic desired to install a parking lot on property located within Clearfield City to service its buildings located in Layton City. He expressed his opinion he was still in support of the verbiage specific to that amendment. Mr. Hess responded Tanner Clinic had submitted an application for a commercial parking facility in a C-1 zone after the City adopted the temporary land use regulation in April. He stated a finding had been made to allow Tanner Clinic’s request to be considered under the previous ordinance because although a formal application had not been submitted prior to the enactment of the temporary land use regulation, representatives from the clinic had formally met with City staff and even presented plans of their proposed development for staff review and feedback prior to the enactment of the temporary land use regulation. Brian Brower, City Attorney, expressed his opinion that the Tanner Clinic application use should be considered by the Planning Commission and City Council under the current ordinance still in place, rather than being subject to the temporary land use regulation. He shared an example of applicable case law and how it could be applied under these circumstances.

Mr. Hess continued with the review of the Planning Commission’s recommendations:

- Add a provision to the language for off-site parking to include a requirement that uses must be located within Clearfield City for any new use, structure, building or parcel, required off street parking may be provided on other property not more than a two hundred foot (200’) distance from the nearest point of the parcel, and shall not require persons to cross a public street. The Planning Commission may consider such alternatives

through the site plan process. (Off-site parking shall not be allowed for dwellings or to accommodate parking needs for property located outside Clearfield City).

- Add “Parking Lot, Stand-alone” as a use within the Permitted Uses of the PF zone to assure that there is a legal established parking use within Public Facility Zones. The areas zoned PF may or may not be owned and maintained by Clearfield City. He indicated more discussion was needed on stand-alone parking. He shared some examples of possible circumstances in which it should be considered by the Council.

Mr. Hess explained the difficulty in trying to predict all future changes associated with development and stated staff was attempting to guess what may or may not happen while trying to protect the City’s prime commercial land. Mr. Brower pointed out the City had so few remaining prime commercial development areas. He shared some possible scenarios in which the City might want to service a large facility needing parking. He emphasized the proposed ordinance was attempting to prevent the very limited amount of remaining developable commercial property in Clearfield from turning into stand-alone parking.

The meeting adjourned at 6:45 p.m.

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CLEARFIELD CITY COUNCIL MEETING MINUTES
7:00 P.M. POLICY SESSION
July 8, 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
	Eric Howes	Community Services Director
	Scott Hess	Development Services Manager
	Rich Knapp	Administrative Services Director
	Kim Dabb	Operations Manager
	Nancy Dean	City Recorder
	Kim Read	Deputy City Recorder

VISITORS: Troop 386 Boy Scouts, Robert Bercher, Rayanna Bercher, Roger Keally, Hyrum Allen, Kathryn Murray

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 Benson conducted the Opening Ceremony.

APPROVAL OF THE MINUTES FROM THE MAY 20, 2014, MAY 27, 2014, AND THE JUNE 17, 2014 WORK SESSIONS AND THE JUNE 24, 2014 POLICY SESSION

Councilmember Bush reported he had requested some minor corrections to the minutes prior to the meeting.

Councilmember Bush moved to approve the minutes from the May 20, 2014, May 27, 2014, and the June 17, 2014 work sessions and the June 24, 2014 policy session with corrections, seconded by Councilmember Jones. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

PUBLIC HEARING TO RECEIVE COMMENT ON ZTA 1404-0001 ZONING TEXT AMENDMENTS TO TITLE 11, CHAPTERS 3, 10A, 11A, 11B, 11C, 11E AND 14 REGARDING PARKING REGULATIONS

On April 22, 2014, the Clearfield City Council enacted a temporary land use regulation regarding parking lots and facilities which was applicable to all commercially zoned property within Clearfield City. The City Council asked staff and the Planning Commission to review the parking ordinance within commercial zones and recommend language which would protect the City's remaining prime commercial property from being developed into stand-alone parking lots that were not necessarily tied to a primary commercial use. The Planning Commission held public hearings on the amendment and recommended approval. The City Council also opened a public hearing on May 27, 2014 and continued it through July 8, 2014.

Scott Hess reviewed recommendations from the Planning Commission:

- Amending the definition of "Parking Facility, Commercial" and adding the word "consecutive" when referring to five (5) days
- Amend the provision to indicate where the "Parking Facility, Commercial" could be located removing them from the M-1 and PF zones.
- Clarifying the definition of "Parking Lot": an area where motor vehicles can be placed and left temporarily and including the sentence, "Parking must meet the minimum requirements of Title 11, Chapter 14.
- Including a definition for off-site parking and its requirements as opposed to it being a conversation item
- Adding the definition of "Parking Lot, Stand-alone"; a parking lot that existed on a parcel of land as the use in and of itself.
- Add "Parking Lot, Stand-alone" as a use within the permitted uses of the PF zone.

Mayor Shepherd asked for public comments.

There were no public comments.

Councilmember LeBaron moved to close the public hearing at 7:09 p.m. seconded by Councilmember Benson. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

CITIZEN COMMENTS

There were no citizen comments.

APPROVAL OF ORDINANCE 2014-16 AMENDING TITLE 11, CHAPTERS 3, 10A, 11A, 11B, 11C, 11E AND 14 OF THE CLEARFIELD CITY CODE REGARDING PARKING REGULATIONS

Councilmember LeBaron moved to approve Ordinance 2014-16 amending Title 11, Chapters 3, 10A, 11A, 11B, 11C, 11E and 14 of the Clearfield City Code regarding parking regulations and authorize the Mayor's signature to any necessary documents, seconded by

Councilmember Jones. The motion carried upon the following vote: Voting AYE – Councilmembers Benson, Bush, Jones, LeBaron and Young. Voting NO – None.

APPROVAL OF THE AWARD OF BID TO CRAYTHORNE, INC., FOR THE DEPOT STREET EXTENSION IMPROVEMENT PROJECT

Adam Lenhard, City Manager, reported bids were received from five construction companies to extend Depot Street. The lowest responsible bid was received from Craythorne, Inc. with the bid amount of \$181,534.25. The project would extend Depot Street from approximately 800 South to 900 South, and would include the extension of a culinary waterline within Depot Street and connect two access roads into the Meadows Condominiums. He stated the road extension was a key component to the Clearfield Station Development.

Councilmember Young moved to approve the award of bid for the Depot Street Extension Project to Craythorne, Inc. with the bid amount of \$181,534.25 and approve funding for the project in the bid amount of \$181,534.25 with contingency and engineering of \$64,465.75 for a total project cost of \$246,000; 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 AN EXCLUSIVE LISTING AGREEMENT FOR SALE OF REAL PROPERTY LOCATED AT 70 SOUTH STATE, CLEARFIELD

JJ Allen, Assistant City Manager, explained Clearfield City owned a parcel on State Street across from City Hall, and two adjacent parcels were owned by the Clearfield CDRA. The parcel currently housed the Clearfield Auto Parts store. Together, the three parcels totalled 2.3 acres. The purpose in acquiring them was to help accomplish complete redevelopment of the property. With the proposed Listing Agreement, the City (and CDRA) would engage the services of Newmark Grubb ACRES to market the property and attract developers with proposals consistent with the vision for redevelopment. He mentioned the sale would be contingent upon approval of the proposed project by the City Council and the CDRA. He emphasized the City desired to accomplish redevelopment and promote the economic development of downtown Clearfield. He mentioned the previous discussion, which took place during the work session, indicated that the agreement called for some exclusions for parties which had previously discussed the possible purchase of the properties and it was suggested including Holmes Homes and Wasatch Group in that list. He added approval of the same listing agreement would need approval by the CDRA.

Councilmember Young moved to approve the Exclusive Listing Agreement for the Sale of Real Property located at 70 South State, Clearfield, with Newmark Grubb ACRES as amended by including Holmes Homes and Wasatch Group to the list of excluded buyers in which a commission would be paid, 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.

UPDATE ON THE FISCAL YEAR 2014 FINANCIAL STATUS

Rich Knapp, Administrative Services Director, distributed handouts that reflected expenditures and revenues for the end of the 2013/2014 fiscal year budget. He stated it was a very rough draft as expenditures were still coming in. He reviewed revenues with the Council highlighting the following:

- Delinquent property taxes were lower than the previous year.
- Figures for the Sales and Energy Tax revenues were projections because the City would receive funds for June during the month of August.
- Building permits were higher than budgeted; however, they were still less than the previous year.
- Court fines were less than last year.
- Last year the City had one-time miscellaneous revenue of approximately \$144,000 which needed to be taken into consideration.
- The amount billed for culinary water was significantly less. He assumed that was due to less consumption.

Mr. Knapp reviewed expenditures and highlighted the following:

- The interdepartmental service was only seventy-seven percent of budget or \$250,000 less than what had been appropriated.
- The amount of funds appropriated for buildings & plants was less than budgeted because the Community Arts Center upgrades were not completed but would be rolled over to the 2015 fiscal year budget.
- Patrol and Investigations was approximately \$77,000 less than the previous year due to staffing issues in the Police Department. He commented Code Enforcement was similar.
- Liquor Law Enforcement was over budget; however, there was offsetting revenue associated with that.
- Planning & Zoning was less than last year because of a change in staffing.

He stated the net overall figures for last fiscal year were down \$127,000. He stated all other funds came in as expected. He asked if the Council had any question. There weren't any questions from the Council.

COMMUNICATION ITEMS

Mayor Shepherd

1. Expressed appreciation to staff involved with the City's Fourth of July celebration. He stated he had received positive feedback. He mentioned the HAFB leadership had a wonderful day and expressed appreciation to the City.
2. Announced he would be traveling on City businesses with Adam Lenhard, City Manager, JJ Allen, Assistant City Manager, and Rich Knapp, Administrative Services Director, meeting with Standards & Poors to see if the City could reduce its rate associated with its bond to recognize some savings.

Councilmember Benson

1. Stated Councilmember Bush had been a fabulous tour guide on the Union Pacific train ride.

2. Expressed appreciation to the Mayor and Council for judging the “We’ve Got Talent” contest during the Fourth of July event. She believed it was a successful event!
3. Stated the fireworks were amazing and enjoyed participating in the celebration with HAFB leadership.
4. Expressed appreciation to staff especially Marliiss Scott, Special Events/Public Relations, for her assistance with the “We’ve Got Talent” contest. She emphasized she was very competent in carrying out her job duties.

Councilmember Bush

1. Added thanks to staff for the Fourth of July.
2. Complimented staff involved with the summer party.
3. Informed the Council he attended the barbeque lunch hosted by Chancellor Gardens on Wednesday, June 25, 2014.
4. Announced he and Councilmember Benson rode the Union Pacific train from Salt Lake to Ogden and across the Great Salt Lake.
5. Reported on the NDS (North Davis Sewer District) sewer lining project. He stated 1000 East was closed at 1700 South through Thursday, July 10, 2014. He announced the portion under the FrontRunner track would be completed on Sunday, July 13, 2014 to avoid disrupting service. The 700 South portion of the project would begin sometime next week and indicated road closures weren’t anticipated. He mentioned they were attempting to be finished prior to traffic associated with the high school.
6. Stated he would be attending the NDS Board Meeting on Thursday, July 10, 2014.

Councilmember Jones

1. Echoed the remarks regarding the City’s Fourth of July celebration. He stated it was a fantastic event.
2. Announced he had received positive feedback regarding the signage at the Clearfield Station site illustrating the proposed project.

Councilmember LeBaron

1. Also echoed the other remarks on the Fourth of July celebration.
2. Expressed appreciation to Councilmember Benson for organizing the “We’ve Got Talent” contest.
2. Thanked Scott Hess, Development Services Manager, for his efforts in bringing the 50/50 BMX demonstration to the Fourth of July celebration. He reported he had received positive feedback from spectators at the event.

Councilmember Young –Also expressed appreciation to staff for an enjoyable Fourth of July.

Adam Lenhard, City Manager

1. Informed the Council he had provided a written report to the Council earlier. He mentioned the City was again experiencing some personnel changes and the City was dealing with the issue of retaining its employees for a number of reasons. He announced the City was actively recruiting positions.

STAFFS’ REPORTS

Nancy Dean, City Recorder – Informed the Council of its upcoming calendar:

- Tuesday, July 15, 2014 – Open House at South Clearfield Elementary from 6:00-8:00 p.m.
- Tuesday, July 22, 2014 – Policy session, with a work session beginning at 6:00 p.m.
- Tuesday, July 29, 2014 – Open House at Antelope Elementary from 6:00 – 8:00 p.m.

There being no further business to come before the City Council Councilmember Bush moved to adjourn as the City Council and reconvene as the Community Development and Renewal Agency (CDRA) at 7:32 p.m., seconded by Councilmember Jones. All voting AYE.

The minutes for the CDRA are in a separate location

DRAFT

CLEARFIELD CITY COUNCIL MEETING MINUTES
6:00 P.M. WORK SESSION
July 15, 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
	Mike Stenquist	Assistant Police Chief
	Aaron Cox	Code Enforcement Officer
	Rich Fisher	Emergency Preparedness Mgr.
	Eric Howes	Community Services Director
	Curtis Dickson	Community Services Deputy Dir.
	Scott Hodge	Public Works Director
	Dan Schuler	Storm Water Manager
	Scott Hess	Development Services Manager
	Marliss Scott	Public Relations/Marketing
	Rich Knapp	Administrative Services Director
	Summer Palmer	Human Resource Manager
	Kim Read	Deputy Recorder

VISITORS: John Carey Sr., Rose M. Bullock, Thomas Gillespie, Koral Vasquez, Anthony Vasquez, Marie Smellie, Buck Ekstrom, Roland Lyford, Kevin Porter, Don Wood, Chief Becraft – NDFD, Deputy Chief Taylor - NDFD, Cptn. Youngberg – NDFD, Daren Coleman – NDFD, Charlotte Coyle – NDFD, Mark Kortright – NDFD

CITY COUNCIL OPEN HOUSE FOR SOUTH CLEARFIELD ELEMENTARY SCHOOL NEIGHBORHOODS

Mayor Shepherd and City Council members and staff welcomed residents to the open house highlighting different city services. Residents were provided with information about the budget, economic development, planning and zoning, police department efforts, code enforcement, emergency preparedness, fire safety, utility and road projects and recreational opportunities.

Mayor Shepherd thanked the staff members for their preparations and the residents for coming and participating in the process.

The meeting adjourned at 8:00 p.m.

DRAFT



City Council

STAFF REPORT

AGENDA ITEM

#

TO: Mayor Shepherd, City Council, and Executive Staff

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

MEETING DATE: July 22, 2014

SUBJECT: Continued Public Hearing, Discussion and Possible Action on **FSP 1405-0003**: A request by Michael Christensen, on behalf of the Thackeray Garn Company, for a Final Subdivision Plat review for Phase 1 on an approved Mixed-Use Development on approximately 70 acres located at 1250 S. State Street (TIN: 12-066-0071, 12-067-0139).

RECOMMENDATIONS

Move to **approve as conditioned FSP 1405-0003**, Clearfield Station Final Subdivision Plat located at 1250 S. State Street (TIN: 12-066-0071, 12-067-0139) based on discussion and findings in the staff report.

PROJECT SUMMARY

Project Information	
Project Name	Clearfield Station
Site Location	1250 S. State (SWC of State Street and 1000 East)
Tax ID Number	12-066-0071, 12-067-0139
Applicant	Michael Christensen Thackeray Garn Company
Owner	Utah Transit Authority (UTA) Jennifer Rigby, Representative
Proposed Actions	Phase 1 - Final Subdivision Plat
Current Zoning	MU (Mixed Use)
Land Use Classification	Mixed-Use
Gross Site Area	70 acres

Surrounding Properties and Uses:	Current Zoning District	Comprehensive Plan Land Use Classification
North	Clearfield City Cemetery, agricultural properties with existing residences and Shady Grove Mobile Home Park	R-2 (Multi-family Residential) A-1 (Agricultural) C-2 (Commercial)
East	State Street, various commercial developments (e.g. Lucky Auto, Jim's Tires, Noah's Auto, Almosta Junction)	C-2 (Commercial)
South	Oakstone Apartments and Townhomes	R-3 (Multi-Family Residential)
West	Union Pacific Railroad, then developed Industrial properties	M-1 (Manufacturing)

ANALYSIS

Planning Commission Recommendation

Planning Commission held a noticed public hearing on June 4, 2014, and continued the item to the July 2, 2014. Planning Commission recommended approval of FSP 1405-0003 based on findings and discussion in the staff report.

Master Plan and Zoning

Clearfield Station Transit Oriented Development was approved via a Master Development Plan (and corresponding rezone to MU) and a Master Development Agreement in a City Council meeting on March 11, 2014. The Preliminary Plat for the entire 70 acre site was approved on May 7, 2014 by the Clearfield Planning Commission. The current request is for Final Subdivision Plat approval for Phase 1 of the development. The plans submitted for Phase 1 are in substantial conformance with the approved Preliminary Plat. The plans are also in substantial conformance with the Master Development Plan and the Mixed-Use Zone requirements.

Phase 1 Final Subdivision Plat Planning Review

City Council held a noticed public hearing on June 24, 2014, and continued the item to July 22, 2014 in order to provide the developer and the City time to adequately address issues and prepare the final plans. The revised Plat plan set has been reviewed by City Staff, and is generally found to be in conformance with City Code, Master Development Plan, and the Master Development Agreement.

Strictly from the planning department perspective, there are a couple of small changes that the City Council should be aware of. These changes revolve around road access and property lines shifting slightly. The developer has been working with the property owner of Shady Grove Mobile Home Park and has been unsuccessful in obtaining a right-of-way easement for the northern entrance point into the development. For this reason, the northernmost access point has been shifted south slightly to accommodate the necessary curve radius that will be needed for vehicles to turn from State Street into the development. The developer was able to make up for this loss of property by slightly changing the landscaping buffer on the north side of the main east/west access corridor. This change does not change any other terms of prior agreements. The southernmost access connecting to 1000 East is shown on the plans as a direct 90 degree intersection. The eventual connection of this road will be a slight curve which will connect to a future road out on State Street after the intersection has been moved. For Phase 1, the access points will function, and can be approved as an interim solution.

In addition to the road access changes, UTA has recently notified Clearfield City and the Developer that they will not be requiring a right-of-way easement along the main access road. This change has allowed the developer to shift portions of the development north slightly in order to provide more room between building setbacks and the interior road network. In Staff's opinion, and with agreement from the Planning Commission, the change does not require an amendment to the MDP due the MDP being completely silent on these points. Also, the change will not require any additional changes to the plans as they have been submitted and approved to date. Ultimately this change is minor when considering the final subdivision plat for phase 1.

Fire Department Review

North Davis Fire District (NDFD) worked with the applicant in the Preliminary Plat stage to best incorporate fire infrastructure into the development as a whole. NDFD was comfortable with the submittal strictly from a fire perspective based review of the Preliminary Subdivision Plan and based on a letter to Clearfield City Community Development on April 29, 2014. The comments focus on location of fire risers and fire-fighting infrastructure provided throughout the development. Exact locations of public utilities and fire infrastructure have been reviewed in detail, and the comments regarding hydrant location have been sent to the developer. In the time between Planning Commission meeting and the scheduled City Council meeting on July 22, 2014 NDFD has met with the developer's engineer and has approved the locations of fire infrastructure as presented.

Public Works/Engineering Review

Clearfield City Public Works and Scott Nelson with CEC Engineering have performed a joint review of the Final Subdivision Plat and Site Plan review. Attached is a copy of the letter dated June 24, 2014. The items included in that letter are indicated below in the conditions of approval. Per a note from Clearfield City Engineer Scott Nelson, sewer system approval for Phase 1 is pending some additional flow data, but final approval should be coming soon and without major problems.

Master Development Agreement

The proposed Final Subdivision Plat is currently consistent with the MDA as approved by Clearfield City Council on March 11, 2014.

Public Comment

No additional public comment has been received outside of the previous public hearings.

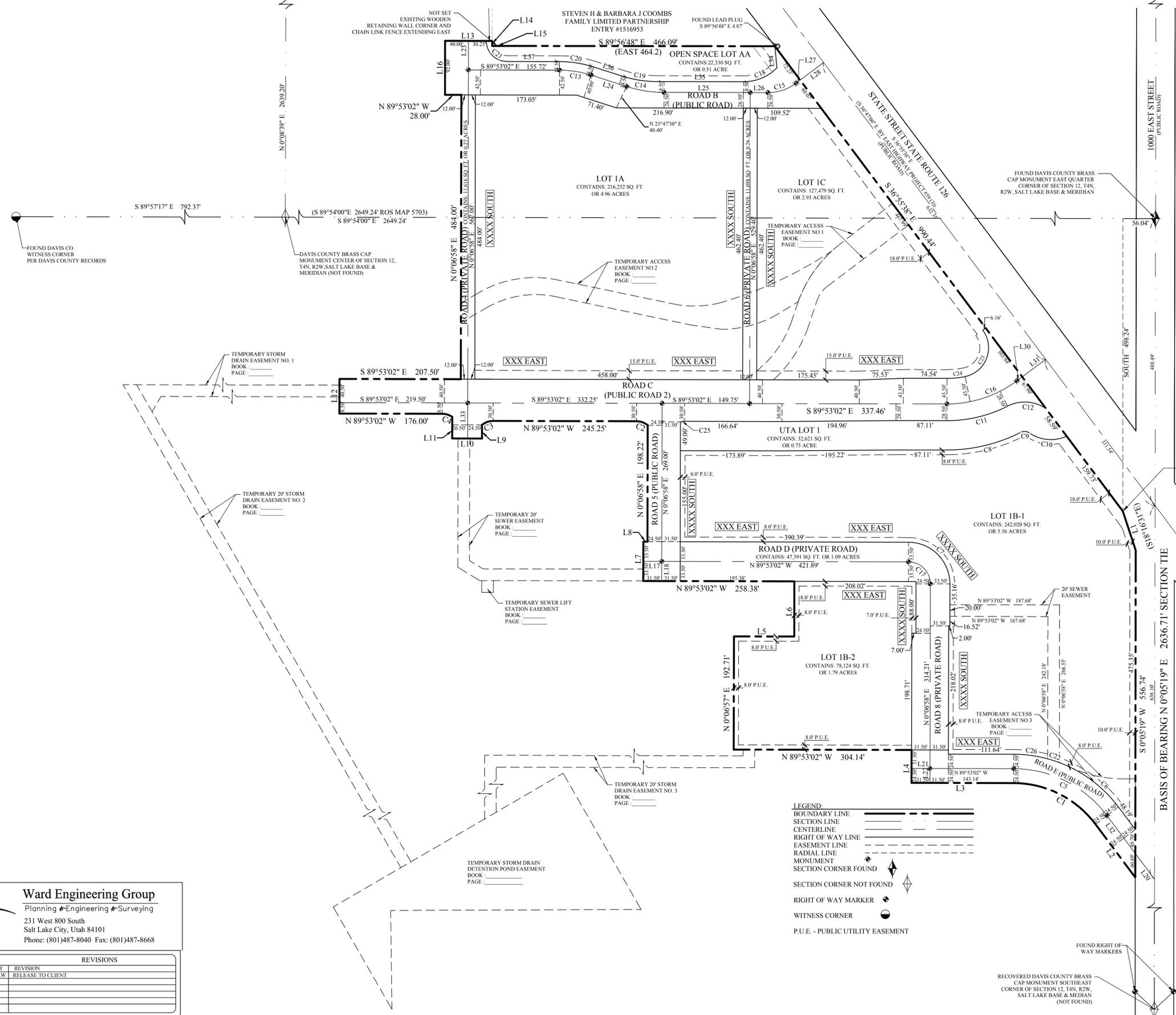
CONDITIONS OF APPROVAL

- 1) The developer shall submit a final clean copy of the Final Subdivision Plat documents correcting all errors and omissions indicated by Staff Reviews.
- 2) The final engineering design (Improvement Plans) shall meet City standards and be to the satisfaction of the City Engineer and Public Works Department. Developer shall demonstrate sufficient capacity in the City's sanitary sewer collection system in 1000 East and downstream to provide adequate service for the project; or, in the alternative, Developer shall improve (expand/upsized) the City's system to accommodate the Project.
- 3) The final Fire Infrastructure design shall meet North Davis Fire District standards and be to the satisfaction of the Fire Marshall.
- 4) Pursuant to the Subdivision Ordinance 12-4-5, an estimate of public improvements (as outlined in 12-4-6), shall be submitted, reviewed and approved by the City Engineer prior to obtaining building permits. An Escrow agreement will be subject to approval by the City Engineer and City Attorney and an escrow account shall be established prior to recordation of the Final Plat.
- 5) No building permits shall be issued or construction of buildings or improvements may begin until after recordation of the final plat. Final plat recordation may come in phases for large tract development.
- 6) All Final Subdivision Plat and Site Plan submittals shall be in substantial conformance with the approved Master Development Plan and Master Development Agreement.

ATTACHMENTS

1. Phase 1 Final Subdivision Plat received electronically July 1, 2014
2. Public Works/Engineering Review letter dated June 24, 2014
3. UTA release letter dated June 17, 2014
4. Email from Scott Nelson re: sanitary sewer in 1000 East dated July 14, 2014

CLEARFIELD STATION TOD PHASE 1
 LOCATED IN THE EAST HALF OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST,
 SALT LAKE BASE & MERIDIAN, DAVIS COUNTY, UTAH.



Line #	Length	Direction
L1	70.17	S18° 25' 10"E
L2	113.18	N36° 55' 38"W
L3	174.64	N89° 53' 02"W
L4	56.00	N0° 06' 58"E
L5	103.14	S89° 53' 02"E
L6	94.00	N0° 06' 27"E
L7	67.00	N0° 06' 58"E
L8	7.00	S89° 53' 02"E
L9	23.22	N0° 06' 58"E
L10	51.00	N89° 53' 02"W
L11	36.72	N0° 06' 58"E
L12	59.00	N0° 06' 58"E
L13	80.50	S89° 53' 02"E
L14	8.53	S0° 06' 58"W
L15	17.23	S89° 56' 48"E
L16	92.00	S0° 06' 58"W
L17	31.50	N89° 53' 02"W
L18	33.50	N0° 06' 58"E
L20	54.81	N36° 55' 38"W
L21	31.50	S89° 53' 02"E

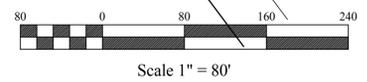
Line #	Length	Direction
L22	24.50	N0° 06' 58"E
L23	49.50	S18° 25' 10"E
L24	63.88	N72° 16' 29"W
L25	147.41	N89° 53' 02"W
L26	30.12	S89° 53' 02"E
L27	8.80	S53° 04' 22"W
L28	50.00	S53° 04' 22"W
L30	11.52	N53° 28' 27"E
L31	50.00	N53° 28' 27"E
L32	80.68	N36° 55' 38"W
L33	60.50	N0° 06' 58"E
L34	36.95	S5° 41' 09"E
L35	148.91	N89° 53' 02"W
L36	50.66	S72° 16' 29"E
L37	89.91	S89° 53' 02"E
L38	10.00	S89° 53' 02"E

Curve #	Length	Radius	Delta	Bearing	Chord
C1	162.21	175.50	52°57'25"	N63°24'20"W	156.50
C2	20.58	30.00	39°17'47"	N70°14'09"W	20.17
C3	20.58	30.00	39°17'47"	S70°28'04"W	20.17
C4	18.07	30.00	34°31'05"	N72°37'30"W	17.80
C5	184.85	200.00	52°57'25"	N63°24'20"W	178.34
C6	127.80	224.50	32°36'57"	N53°14'06"W	126.08
C7	111.54	71.00	90°00'32"	N44°52'46"W	100.42
C8	131.03	278.50	26°57'23"	N76°38'16"E	129.82
C9	15.99	15.00	61°04'28"	N86°18'11"W	15.24
C10	66.42	65.00	58°32'45"	S85°02'20"E	63.57
C11	107.50	228.50	26°57'23"	N76°38'16"E	106.52
C12	69.29	65.00	61°04'28"	N86°18'11"W	66.05
C13	54.86	178.50	17°36'34"	N81°04'46"W	54.64
C14	59.93	195.00	17°36'34"	S81°04'46"E	59.70
C15	51.72	80.00	37°02'36"	N71°35'40"E	50.83
C16	127.90	200.00	36°38'30"	N71°47'42"E	125.74
C17	58.90	37.50	90°00'00"	N44°53'02"W	53.03
C18	63.40	80.00	45°24'31"	N67°24'42"E	61.76
C19	59.93	195.00	17°36'34"	S81°04'46"E	59.70
C20	59.93	195.00	17°36'34"	N81°04'46"W	59.70
C21	54.98	35.00	90°00'00"	S44°53'02"E	49.50
C22	21.00	224.50	5°21'31"	N72°13'20"W	20.99
C23	100.82	50.00	115°31'44"	N20°55'29"E	84.59
C24	31.21	156.50	11°25'36"	N84°24'09"E	31.16
C25	7.09	25.00	16°15'37"	N81°59'09"E	7.07
C26	58.70	224.50	14°58'56"	N82°23'34"W	58.54

POINT OF BEGINNING

BASIS OF BEARING N 0°05'19" E 2636.71' SECTION TIE

- LEGEND:**
- BOUNDARY LINE
 - SECTION LINE
 - CENTERLINE
 - RIGHT OF WAY LINE
 - EASEMENT LINE
 - RADIAL LINE
 - MONUMENT
 - SECTION CORNER FOUND
 - SECTION CORNER NOT FOUND
 - RIGHT OF WAY MARKER
 - WITNESS CORNER
 - P.U.E. - PUBLIC UTILITY EASEMENT



COUNTY RECORDER		SHEET	
DAVIS COUNTY RECORDER		RECORD NO.	
STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED			
AT THE REQUEST OF:			
DATE	TIME	BOOK	PAGE
FEES		PRINTED NAME OF COUNTY RECORDER	

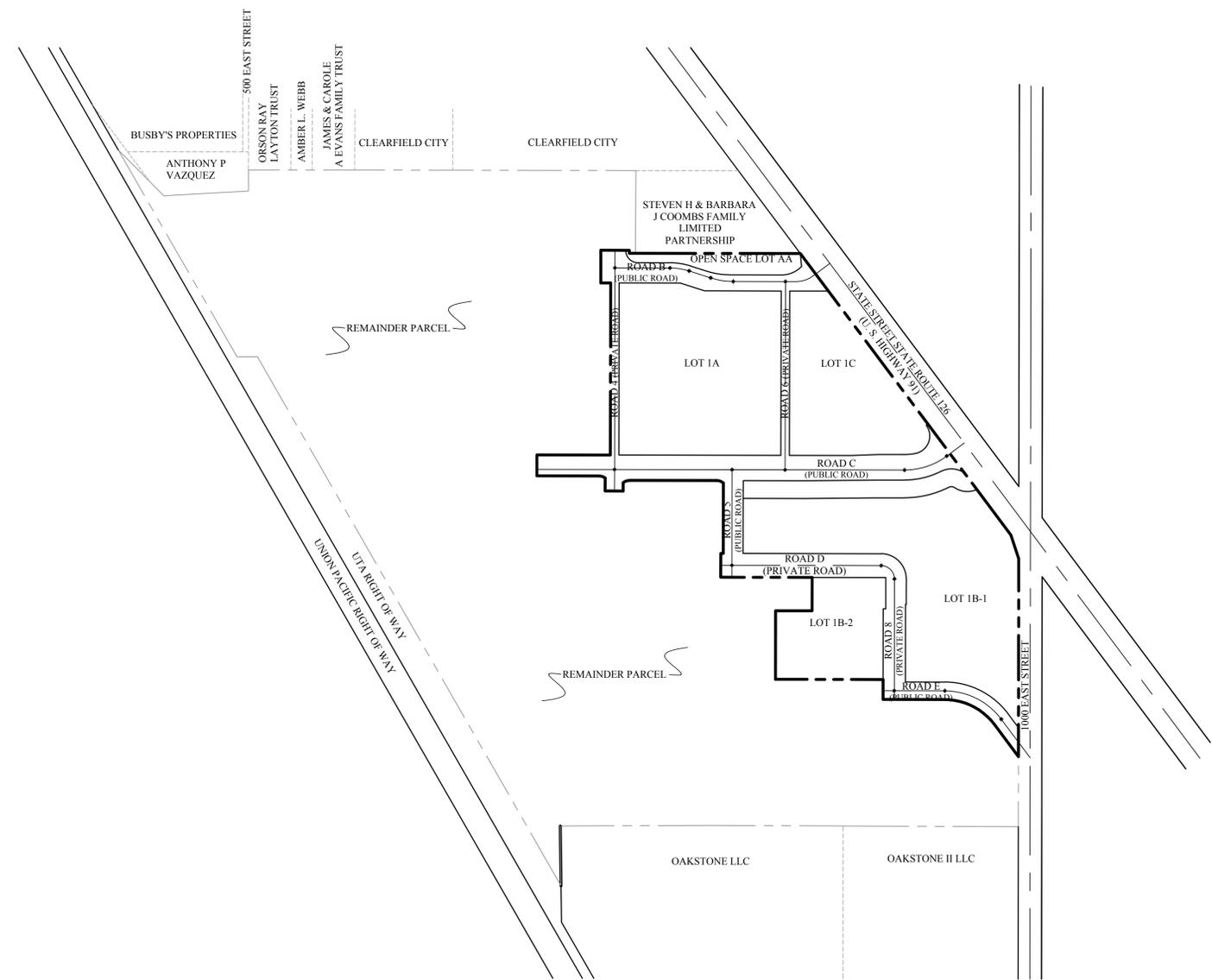
2 OF 2

Ward Engineering Group
 Planning • Engineering • Surveying
 231 West 800 South
 Salt Lake City, Utah 84101
 Phone: (801)487-8040 Fax: (801)487-8668

REVISIONS			
No.	DATE	BY	REVISION
0	8/15/2011	DRW	RELEASE TO CLIENT

V:\2013 Projects\13-019 Clearfield TOD Phase 1 - Final\Plat_2014-05-06 sheet 2 BR 800 Aug 29, 2014 - 2:23pm

CLEARFIELD STATION TOD PHASE 1
 LOCATED IN THE EAST HALF OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST,
 SALT LAKE BASE & MERIDIAN. DAVIS COUNTY, UTAH.



SURVEYOR'S CERTIFICATE

I, SATTAR N. TABRIZ, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY OF THE PARCEL OF LAND SHOWN AND DESCRIBED ON THIS MAP. I ALSO CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE SUBDIVIDED SAID PARCEL INTO LOTS, AND STREET, TO BE HEREAFTER KNOWN AS:

CLEARFIELD STATION TOD PHASE 1

THE SURVEY WAS PERFORMED IN ACCORDANCE WITH GENERALLY ACCEPTED SURVEYING PRACTICES, AND WAS MARKED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE: _____ SATTAR N. TABRIZ
 LICENSE NO. 155100

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AS MARKED BY A DAVIS COUNTY SURVEY BRASS CAP (SAID EAST QUARTER CORNER BEING NORTH 00°51'19" EAST 2636.71 FEET ALONG THE SECTION FROM THE SOUTHEAST CORNER OF SAID SECTION 12 WHICH IS WITNESSED BY TWO RECOVERED HIGHWAY BRASS CAP RIGHT-OF-WAY MONUMENTS AS SHOWN ON THE TIE SHEET FOR SAID SOUTHEAST CORNER AS FILED ON PAGE 671 OF TIE SHEETS AT THE DAVIS COUNTY SURVEYOR'S OFFICE, SAID SECTION LINE BEING THE BASIS OF BEARINGS FOR THE HEREIN DESCRIBED PROPERTY). SAID EAST QUARTER CORNER ALSO BEING SOUTH 89°54'00" EAST 2649.24 FEET FROM THE CENTER OF SAID SECTION 12 AS SHOWN ON RECORD OF SURVEY (ROS) MAP NO. 5703 PREPARED BY MOUNTAIN SURVEYING & MAPPING, INC. AND FILED IN THE DAVIS COUNTY SURVEYOR'S OFFICE; THENCE NORTH 89°54'00" WEST 56.04 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 12 AND SOUTH 498.24 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 126 AND THE TRUE POINT OF BEGINNING AND RUNNING THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 18°25'10" EAST 70.17 FEET (SOUTH 18°16'31" EAST BY HIGHWAY PROJECT NO. MM-2006(7)) TO THE WEST RIGHT-OF-WAY LINE OF 1000 EAST STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°05'19" WEST 556.74 FEET; THENCE NORTH 36°55'38" WEST 113.18 FEET; THENCE NORTHWESTERLY 162.21 FEET ALONG A 175.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 52°57'25" AND A LONG CHORD OF NORTH 63°24'20" WEST 156.50 FEET; THENCE NORTH 89°53'02" WEST 174.64 FEET; THENCE NORTH 00°06'58" EAST 56.00 FEET; THENCE NORTH 89°53'02" WEST 304.14 FEET; THENCE NORTH 00°06'58" EAST 192.71 FEET; THENCE SOUTH 89°53'02" EAST 103.14 FEET; THENCE NORTH 00°06'27" EAST 94.00 FEET; THENCE NORTH 89°53'02" WEST 258.38 FEET; THENCE NORTH 00°06'58" EAST 67.00 FEET; THENCE SOUTH 89°53'02" EAST 7.00 FEET; THENCE NORTH 00°06'58" EAST 198.22 FEET; THENCE WESTERLY 20.58 FEET ALONG A 30.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 39°17'47" AND A LONG CHORD OF NORTH 70°14'08" WEST 20.17 FEET; THENCE NORTH 89°53'02" WEST 245.25 FEET; THENCE WESTERLY 20.58 FEET ALONG A 30.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 39°17'47" AND A LONG CHORD OF SOUTH 70°28'04" WEST 20.17 FEET; THENCE SOUTH 00°06'58" WEST 23.22 FEET; THENCE NORTH 89°53'02" WEST 51.00 FEET; THENCE NORTH 00°06'58" EAST 36.72 FEET; THENCE WESTERLY 18.07 FEET ALONG A 30.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 34°31'05" AND A LONG CHORD OF NORTH 72°37'29" WEST 17.80 FEET; THENCE NORTH 89°53'02" WEST 176.00 FEET; THENCE NORTH 00°06'58" EAST 59.90 FEET; THENCE SOUTH 89°53'02" EAST 207.50 FEET; THENCE NORTH 00°06'58" EAST 484.00 FEET; THENCE NORTH 89°53'02" WEST 28.00 FEET; THENCE NORTH 00°06'58" EAST 92.00 FEET; THENCE SOUTH 89°53'02" EAST 80.50 FEET; THENCE SOUTH 00°06'58" WEST 8.53 FEET; THENCE SOUTH 89°56'48" EAST 17.23 FEET TO THE SOUTHWEST CORNER OF THAT PROPERTY DESCRIBED AND RECORDED AS ENTRY NO. 1516953 OF THE DAVIS COUNTY RECORDS AND AN EXISTING WOODEN RETAINING WALL CORNER WITH CHAIN LINK FENCE EXTENDING EAST; THENCE ALONG SAID EXISTING CHAIN LINK FENCE AND THE SOUTH LINE OF SAID PROPERTY SOUTH 89°56'48" EAST 466.09 FEET (EAST 464.2 FEET) TO SAID WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 126, FROM WHICH A FOUND LEAD PLUG IN THE SIDEWALK BEARS SOUTH 89°56'48" EAST 4.87 FEET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 36°55'38" EAST 990.44 FEET (SOUTH 36°47' EAST BY HIGHWAY PROJECT NO. 59 (3)) TO THE POINT OF BEGINNING.

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS AND STREETS TO BE HEREAFTER KNOWN AS:

CLEARFIELD STATION TOD PHASE 1

DOES HEREBY DEDICATE, EXCEPT IN ACCORDANCE WITH THE COMPLETE DEFEASANCE CONTAINED HEREIN BELOW, FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND AS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

SUBJECT TO THE FOLLOWING REVERSIONARY INTEREST IN AND TO THE UTAH TRANSIT AUTHORITY:

AS A CONDITION OF THE PUBLIC DEDICATION OF THE ROADS FOR PUBLIC RIGHT OF WAY AND THE APPURTENANCES THERETO, IF ANY OF THE ROADS AND ANY OF THE APPURTENANCES THERETO DEDICATED TO THE CITY OF CLEARFIELD CITY BY UTAH TRANSIT AUTHORITY CEASE TO BE USED AND MAINTAINED BY THE CITY OF CLEARFIELD CITY AS PUBLIC RIGHT OF WAY, TITLE TO SUCH PROPERTY SHALL AUTOMATICALLY DEFEASE AND REVERT TO UTAH TRANSIT AUTHORITY OR ITS SUCCESSOR; PROVIDED, HOWEVER, THAT PUBLIC AND PRIVATE UTILITY SYSTEMS DO NOT CONSTITUTE APPURTENANCES; ALSO PROVIDED THAT THE CITY'S RECORDING OF A STREET VACATION PLAT SHALL CONSTITUTE EVIDENCE THAT A ROAD HAS CEASED TO BE USED AND MAINTAINED AS PUBLIC RIGHT OF WAY.

(A) SUBJECT TO THE AFFECTED PROPERTY OWNER'S PRIOR WRITTEN APPROVAL AS TO THE LOCATION OF PARTICULAR FACILITIES, THE UNDERSIGNED OWNER HEREBY CREATES A GENERAL NON-EXCLUSIVE EASEMENT OVER, ACROSS, THROUGH, AND UNDER LOTS FOR INGRESS TO, EGRESS FROM, AND INSTALLATION, REPLACEMENT, REPAIR, AND MAINTENANCE OF, ALL UTILITY AND SERVICE LINES AND SYSTEMS, INCLUDING WATER, SEWER, GAS, TELEPHONE, ELECTRICITY, AND CABLE COMMUNICATIONS THAT SERVICE ALL OR PART OF THE LOTS.

(B) ANY UTILITY OR SERVICE COMPANY USING THIS GENERAL EASEMENT WILL USE ITS BEST EFFORTS TO INSTALL, REPAIR, REPLACE, AND MAINTAIN ITS LINES AND SYSTEMS WITHOUT DISTURBING THE USES OF OWNERS AND OCCUPANTS OF THE LOTS AND OTHER UTILITY AND SERVICE COMPANIES.

(C) IF THE AFFECTED OWNER OR ANY UTILITY OR SERVICE COMPANY FURNISHING UTILITIES OR SERVICES TO THE LOTS UNDER THE FOREGOING PROVISION REQUESTS A SPECIFIC EASEMENT BY SEPARATE RECORDABLE DOCUMENT, THE OWNER OF THE SAID LOT MAY, IN ITS DISCRETION, GRANT THE EASEMENT PURSUANT TO A SEPARATE WRITTEN INSTRUMENT THAT SPECIFIES THE LOCATION THEREOF.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS:

UTAH TRANSIT AUTHORITY
 A PUBLIC TRANSIT DISTRICT OF THE STATE OF UTAH

UTAH TRANSIT AUTHORITY
 A PUBLIC TRANSIT DISTRICT OF THE STATE OF UTAH

OWNERS ACKNOWLEDGEMENT

UTAH TRANSIT AUTHORITY
 A PUBLIC TRANSIT DISTRICT OF THE STATE OF UTAH

BY: _____ BY: _____
 NAME: _____ NAME: _____
 TITLE: _____ TITLE: _____

STATE OF UTAH
 COUNTY OF SALT LAKE S.S.
 ON THIS ____ DAY OF _____, 2014, PERSONALLY APPEARED BEFORE ME
 _____ AND _____, WHO
 _____, RESPECTIVELY, OF THE UTAH TRANSIT AUTHORITY, A
 PUBLIC TRANSIT DISTRICT OF THE STATE OF UTAH, AND THAT THE FORGOING INSTRUMENT WAS
 SIGNED IN BEHALF OF SAID UTAH TRANSIT AUTHORITY BY AUTHORITY, AND THEY ACKNOWLEDGE
 TO ME THAT SAID UTAH TRANSIT AUTHORITY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC _____
 RESIDING IN _____

GENERAL NOTES

- THE BASIS OF BEARING FOR THIS PLAT IS NORTH 0°05'19" EAST, 2636.71 FEET ALONG THE NORTH LINE OF EAST HALF OF SECTION 12, FROM THE FOUND SALT LAKE COUNTY MONUMENT MARKING THE NORTHWEST CORNER, TO THE FOUND SALT LAKE COUNTY MONUMENT MARKING THE NORTH QUARTER CORNER OF SAID SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. (AS SHOWN HEREON)
- COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS TAKEN FROM ACTUAL FIELD MEASUREMENTS, UNLESS CONTAINED WITHIN PARENTHESES INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM MAPS, PLATS, DEEDS OF RECORD, OR OTHER SOURCES OF RECORD INFORMATION.
- THIS MAP WAS PREPARED AT THE REQUEST OF THACKERY GARN COMPANY FOR THE PURPOSE OF SUBDIVIDING THE HEREON DESCRIBED PARCEL OF LAND INTO LOTS, STREETS.
- THE MAP WAS PREPARED BASED UPON COMMITMENT FOR TITLE INSURANCE PREPARED BY LAND TITLE COMPANY.
- THE SUBJECT PROPERTY IN THE LAND DESCRIBED IN THE COMMITMENT IS FEE SIMPLE IN THE NAME OF UTAH TRANSIT AUTHORITY.
- THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD PLAIN.

V:\2013 Projects\13-019 Clearfield TOD Phase 1\Final\13-019-05-06 cover.dwg, May 29, 2014, 2:24pm

PHONE SERVICE CENTURYLINK CORP. APPROVED THIS ____ DAY OF _____ A.D. 20 ____ GENERAL MANAGER _____	CABLE COMPANY COMCAST (XFINITY) APPROVED THIS ____ DAY OF _____ A.D. 20 ____ GENERAL MANAGER _____	GAS COMPANY QUESTAR GAS COMPANY APPROVED THIS ____ DAY OF _____ A.D. 20 ____ GENERAL MANAGER _____	POWER COMPANY ROCKY MOUNTAIN POWER COMPANY APPROVED THIS ____ DAY OF _____ A.D. 20 ____ GENERAL MANAGER _____
--	--	--	---

COUNTY FLOOD CONTROL DAVIS COUNTY FLOOD CONTROL APPROVED AS TO FORM THIS ____ DAY OF _____ A.D. 20 ____ NAME & TITLE _____ NOTE: THE FORGOING SIGNATURE IS NOT A PERMIT FOR THE CONSTRUCTION OF IMPROVEMENTS. PRIOR TO ANY WORK BEING CONDUCTED WITHIN 20 FEET OF A COUNTY FLOOD FACILITY, A FLOOD CONTROL PERMIT MUST BE OBTAINED.	COUNTY HEALTH DEPARTMENT DAVIS COUNTY HEALTH DEPARTMENT APPROVED AS TO FORM THIS ____ DAY OF _____ A.D. 20 ____ DAVIS COUNTY HEALTH DEPARTMENT	CITY PLANNING COMMISSION CITY PLANNING APPROVED THIS ____ DAY OF _____ A.D. 20 ____ CITY PLANNER _____	SEWER DISTRICT SOUTH VALLEY SEWER DISTRICT APPROVED THIS ____ DAY OF _____ A.D. 20 ____ GENERAL MANAGER _____	CITY ATTORNEY OFFICE OF THE CITY ATTORNEY APPROVED AS TO FORM THIS ____ DAY OF _____ A.D. 20 ____ ATTORNEY FOR CLEARFIELD CITY _____	CITY ENGINEER CITY ENGINEER I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. CLEARFIELD CITY ENGINEER _____ DATE _____	MAYOR CLEARFIELD CITY MAYOR PRESENTED TO THE CLEARFIELD CITY MAYOR THIS ____ DAY OF _____ A.D. 20 ____ AT WHICH TIME THIS PLAT WAS ACCEPTED. ATTEST: CITY CLERK _____ CITY MAYOR _____	COUNTY RECORDER DAVIS COUNTY RECORDER RECORD NO. _____ STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF: _____ DATE _____ TIME _____ BOOK _____ PAGE _____ FEES _____ PRINTED NAME OF COUNTY RECORDER _____	SHEET 1 OF 2
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24 June 2014

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

Attn: Scott Hess, Development Services Manager
Proj: **Clearfield Station TOD Phase 1**
Subj: Preliminary Subdivision Plans, Plat and Easements

Dear Scott,

Pursuant your request, I met with Scott Hodge, City Public Works Director, Kim Dabb and Dan Schuler of the Public Works Department to review the design drawings of the “Clearfield Station TOD Phase 1”.

The following comments were generated from our joint review and a redline review copy is available for the Developer’s Engineer upon request:

Plat

- There are several bearing and distance calls which are different between the drawing and the written description.
- Street names and addresses are needed on the Plat.
- Several drafting errors are contained on the Plat.
- The Plat indicated that the project is within a flood plain which is not the case in our opinion.
- The Open Space Parcel 1 will need to be identified as to ownership.
- Closure of the Boundary will need to be checked following corrections to the Plat.

Temporary Offsite Easements

- How are the temporary easements to be dedeed? The property “Owner” dedication and signature with language as to the easement conditions and duration are needed on the Easement Plat.

- The receipt of the easements for recording should be acknowledged on the Plat – by the City?

Design Overview:

In order to evaluate the “Clearfield Station - TOD”, the developer must submit to the City the projected utility demands of the desired interconnections with the City utilities (Storm water, culinary water & sanitary sewer). The developer will need to present his evaluation of the affect of the TOD on the City’s utility systems for City review. Where necessary the developer will need to calculate existing capacity of all affected utilities and present findings and projection of usage and demands of the TOD on the City infrastructure. The Developer will need to present solutions to all issues known and uncovered during the final design period.

- Notes need to be placed within the development design standards indicating all deteriorated, damaged or missing surface improvements on or surrounding the perimeter of the development area will be replaced or installed, i.e., curb and gutter, sidewalk, landscaping park strip improvements, utilities, vegetation, lighting, etc., to current City development standards.

Storm Water Utility:

The Developer will need his Engineer to provide final design calculations for storm water collection and storm water detention basins using data for a 100-year storm event in the Davis County Area. Until those calculations and utility drawings and details are completed, submitted and then reviewed, we will not be able to forecast the demand on the storm water outflow required and the direct impact to the City’s storm water system.

- All storm water catch boxes and manholes need to be designed with troughs and not with settling basins (sumps) as shown in the drawings.
- The Detention Basin contours need to be shown on the drawings and all slopes and facility sizing.
- Outlet storm water routing and overflow designs needs to be shown in the drawings.
- All manholes requiring 3-each or more pipe connections should be designed with a 5-foot diameter manhole, per City standards.
- Detail drawings are needed for the outlet structure, overflow spillway, freeboard and orifice sizing.
- Explanation and design shall include how all new detention basins will function with the existing detention basin.

Culinary Water Utility:

The Developer will need his Engineer to provide final design calculations for the culinary water flow demands, pressure demands, fire flow and location and size of connections with the City’s culinary water system.

Public Works and Engineering will evaluate the number and location of the connections and any potential supply/pressure problems and resolve those issues with the Developer’s Engineer.

The Developer will need to analyze and show calculations of the culinary water demands for the residential, commercial and industrial users in the proposed TOD development. He will need to analyze and show plans for the necessary water pressure changes where the development has several floors above grade. All culinary water supply/fire supply booster pumps and designs will be the responsibility of the Developer.

In the industrial areas, projected culinary water volumes will be required for supply line sizing and connection points with the City supply pipelines:

- The culinary water and irrigation demands for the TOD will need to be calculated and then computer modeled using the City's culinary water modeling program, to determine the required perimeter connections and the connecting pipeline sizes and the affect on the City infrastructure.
- In the drawings several gate valves are missing at intersections, on fire lines and where future development will occur.
- Corrections are needed on water lines being considered private and those public waterlines.
- Several additional fire hydrants are needed.
- Several details are needed of water meters and vaults.
- Several connections with existing waterlines are incorrectly labeled.
- Hot tap connections will be required when connections are to existing City pipelines.
- Connections and meter locations for irrigation water needs to be shown.

Sanitary Sewer Utility:

The Developer will need his engineer to provide final design calculations for the sanitary sewer normal daily flows and peak flows from the site and the connection locations for discharge into the City's sanitary sewer system. The City staff is aware the Developers Engineer is presently monitoring the existing sanitary sewer flows in some of the City's downstream sewer pipeline. The developer will need to show to Public Works and Engineering that the proposed development will not impact existing City facilities down stream of the TOD. The design must be completed and submitted to Public Works and Engineering to evaluate the connection points and any potential piping backup due to peak flows down stream of the TOD.

- The Developer's Engineer has shown a dual sanitary sewer pump drawing but has not included design and sizing calculations. The Developer's Engineer must present full design details of the lift station.
- A single connection with the City sanitary sewer system may not be able to handle the peak flows from the TOD sanitary sewer lift station.
- Wyes are required to connect sewer laterals to any main.

Geotechnical Issues:

- Pavement design depths need to be shown on the drawings for all roadways.

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

CEC, Civil Engineering Consultants, PLLC.

A handwritten signature in black ink, appearing to read "N. Scott Nelson". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

N. Scott Nelson, PE.
City Engineer

Cc. Scott Hodge, Public Works Director
Kim Dabb, Operations Manager
Dan Schuler, SWPPP Manager

June 17, 2014

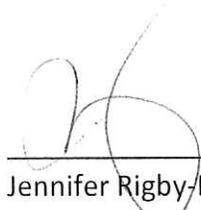
Clearfield City Planning Department
55 South State St.
Clearfield, UT 84015

To Whom It May Concern,

The Utah Transit Authority (UTA) and The Thackeray Garn Company (the Developer) have jointly agreed to eliminate a planned 50-foot landscape corridor, initially conceived as a placeholder for a future, dedicated transit way. UTA agrees with the Developer's new planning direction of reducing the buffer to 25 feet wide and utilizing the balance to improve the apartment complex parcel.

UTA does not foresee a need for the 50-foot landscape corridor, as all current and projected transit needs can be accommodated within the planned access road.

Thank you.



Jennifer Rigby-Kohler
Director of Transit-Oriented Development
Utah Transit Authority

From: [JJ Allen](#)
To: [N. Scott Nelson](#)
Cc: [Scott Hodge](#); [Scott Hess](#)
Subject: RE: sewer monitoring
Date: Monday, July 14, 2014 5:32:58 PM

Thanks, Scott. Good to hear it.

JJ

From: N. Scott Nelson [<mailto:scott.ceceng@comcast.net>]
Sent: Monday, July 14, 2014 5:32 PM
To: JJ Allen
Cc: Scott Hodge
Subject: RE: sewer monitoring

Hello JJ,

Just a brief note. I spoke with Scott Hodge & Sattar today in regards to the sewer study & report. I agree with their results – but – we need a little bit more data which Sattar stated he would get to us within the next couple of days. Once I see the data I will be able to approve the sewer system for phase 1.

I also spoke with Sattar about the Storm Water System and he will forward his calculations soon.

So bottom line is - the Engineering should be approved soon and without major problems.

N. Scott Nelson, P.E.

Civil Engineering Consultants, PLLC
5141 South 1500 West
Riverdale, Utah 84405
801.866.0550
801.866.0551 (fax)
scott.ceceng@comcast.net

From: JJ Allen [<mailto:JJ.Allen@clearfieldcity.org>]
Sent: Tuesday, July 08, 2014 9:30 AM
To: Scott Hess; Scott Hodge; scott.ceceng@comcast.net
Cc: Adam Lenhard; Brian Brower
Subject: FW: sewer monitoring

FYI. Take a look and let me know what you think.

JJ

From: Amber Huntsman [<mailto:amber@thackeraygarn.com>]
Sent: Tuesday, July 08, 2014 9:29 AM
To: JJ Allen
Cc: Brendan Thorpe; Sattar Tabriz
Subject: sewer monitoring

JJ-

Attached is the sewer monitoring letter that was requested of our engineers from the flow monitoring. In a nut shell, there is capacity in the 1000 E. sewer line to do Phase 1A and 1B. It looks like there is capacity to do additional phases as well.

Can you please pass along to Scott and whoever else needs this information. Have them contact Brendan at Ward Engineering with any questions.

Thanks,

Please change my e-mail address in your Contacts to
amber@thackeraygarn.com

Amber Huntsman

The Thackeray Garn Company
748 West Heritage Park Blvd Suite 203
Layton, Utah 84041
Office: 801.784.5146
Mobile: 801.719.4452
amber@thackeraygarn.com

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City Council

STAFF REPORT

AGENDA ITEM

#

TO: Mayor Shepherd, City Council, and Executive Staff

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

MEETING DATE: July 22, 2014

SUBJECT: Public Hearing, Discussion and Possible Action on **ZTA 1406-0003**: a request by a property owner for a Zoning Text Amendment to Title 11, Chapter 3 to propose amendments to the definition of "Parks and Open Space". This zoning text amendment would be effective across all residential zones.

RECOMMENDATION

1. Hold Public Hearing as noticed, and close or continue public hearing to a date specific meeting.
2. Consider information provided by staff and applicant.
3. City Council motion for approval, denial, or approval with amendments.

ANALYSIS

Background

The Applicant owns an existing commercial building located at 573 North 1000 West (TIN: 14-262-0001). The property is split zoned B-1 Buffer and R-1-8 Residential. The commercial building resides in a B-1 Buffer zone, and the parking area to the west of the building resides in an R-1-8 residential zone. The use of the western residentially zoned property as a parking area was approved through a site plan approval granted February 15, 2005, by the Clearfield City Planning Commission. That site plan approval also included a small area of landscaped open space which was referred to as a neighborhood park during the application/approval process.

In February 2014 the Applicant applied for a Conditional Use Permit for a daycare facility within the existing building. The application proposed using a portion of the residentially zoned property (the open space) as the outdoor play area for the daycare use. Clearfield City Planning Commission approved the Conditional Use Permit application for this use, including the use of the outdoor playground on March 5, 2014. The item was appealed by neighboring property owners on March 13, 2014. After examining all of the applicable facts, it was determined that the use of the open space on the residentially zoned property as the outdoor playground for a commercial daycare was not permitted by Clearfield City Zoning Ordinance; therefore, the

Conditional Use Permit approval was overturned by the City Council acting as the Appeal Authority on April 15, 2014.

In order to facilitate the use of the commercial building as a daycare facility while using the open space as the state-required outdoor play area, The Applicant has applied for a Zoning Text Amendment to amend the definition of Parks and Open Space. "Parks and Open Space" is listed as a permitted use in the R-1-8 zone. While this application is linked directly to a specific set of circumstances unique to this applicant, it is important for the City Council to consider that the requested change to the definition within Title 11, Chapter 3 would be effective across all zoning designations that have "Parks and Open Space" listed as a permitted or conditional use.

Proposed Ordinance Changes

In order to facilitate the use of a park or open space within a residential zone as the outdoor recreation portion of a daycare, the Applicant has applied for the following amendment to Title 11, Chapter 13, Section 3, "Open Space" definition.

Existing Definition:

OPEN SPACE: An area which is completely free and unobstructed from any building or structure. Landscaping, walkways, covered patios, light poles and other ornamental features shall not be considered obstructions for the purposes of this definition. Areas used for storm drainage shall not be eligible for inclusion in a required open space area. Utility corridors shall only be counted toward the open space requirement if improved as an accessible amenity to the project or the community as a whole. All open space shall be landscaped in accordance with the requirements of [chapter 13](#) of this title.

Add the following language:

"A park or open space may be used to satisfy outdoor recreation requirements for a daycare, on either the same or adjacent property as the daycare, which may be fenced and secured during daycare hours of operation."

General Plan

The Land Use Guidelines within the General Plan should provide guidance for development and land uses within Clearfield City. Guideline Number 5 states: "Transitions between differing land uses and intensities should be made gradually with compatible uses, particularly where natural or man-made buffers are not available. Adequate screening and buffering should be required to protect existing residential areas from more intense land uses." There is no doubt that a commercial daycare is a more intense use than standard permitted residential land uses. City Council should consider whether or not adequate buffering between land uses can be provided in this case, and in other areas where parks or open spaces may become fenced and provided for the use of a daycare facility. As long as the ordinance can meet the criteria of the General Plan, then the amendment may be considered as following the General Plan Land Use Guidelines.

Public Comment

Clearfield City sent notice courtesy letters to property owners within 300 feet of the applicant address prior to Planning Commission. There was significant public comment heard at the Planning Commission meeting on July 2, 2014. The minutes from that meeting are included in this staff report as an attachment. A full audio recording of the meeting and the comments is available in the Community Development Department.

Planning Commission Motion

On July 2, 2014 the Clearfield City Planning Commission unanimously voted to recommend denial of the zoning text amendment to the City Council. Comments from the Planning Commission members focused on their discomfort with writing ordinances and policies which benefit singular uses, as well as the potential for this ordinance amendment to cause unintended consequences for open spaces throughout Clearfield City. The Planning Commission considered some examples of these unintended consequences such as an apartment complex or condominium complex fencing off portions of required open space in order to facilitate a daycare within the property. Also, Planning Commission discussed the potential for negative outcomes of having areas of public open space gated and locked throughout the day and accessible at night. The Planning Commission's general consensus is that open space should remain open, and that fencing off portions of open space was not a benefit to Clearfield City as a whole.

FINDINGS

Zoning Ordinance Text Amendment

Clearfield Land Use Ordinance Section 11-6-3 establishes the following findings the Planning Commission shall make to approve Zoning Ordinance Text Amendments. The findings and staff's evaluation are outlined below:

Review Consideration		Staff Analysis
1)	The proposed amendment is in accordance with the General Plan and Map; or	The proposed ordinance language can be shown to meet the Land Use Guidelines of the General Plan only through the provision of adequate buffering and transitioning between uses of various intensities.
2)	Changed conditions make the proposed amendment necessary to fulfill the purposes of this Title.	The Appeal Authority's decision to deny the Conditional Use Permit application for a Commercial Daycare has caused the applicant to consider all possible means of facilitating his business on property owned by the applicant.

ATTACHMENTS

1. July 2, 2014 Planning Commission minutes excerpt for ZTA 1406-0003.

PUBLIC HEARING ON ZTA 1406-0003 A REQUEST FOR A ZONING TEXT AMENDMENT TO TITLE 11, CHAPTER 3 TO PROPOSE AMENDMENTS TO THE DEFINITION OF "PARKS AND OPEN SPACE"

Scott Hess said as a point of clarification for Zoning Text Amendments (ZTA) which were effective City wide the notice requirements were for advertisement in the newspaper. He said most ZTAs weren't dealing with a particular parcel or parcel. He said any ZTA should be considered for Clearfield City as a whole. Mr. Hess said due to the heightened awareness of the issues that brought this ZTA forward, City Staff provided a courtesy notice to residents within 300 feet of the Goupios Dental Building. Mr. Hess the notice list from the last conditional use permit (CUP) was used. Mr. Hess said the proposed request added the following language to the ordinance: *"A park or open space may be used to satisfy outdoor recreation requirements for a daycare, on either the same or adjacent property as the daycare, which may be fenced and secured during daycare hours of operation."*

Mr. Hess said land use guideline number five in the General Plan stated that transitions between different land uses should be gradual and adequate screening and buffering were required to protect existing residential areas from more intense land uses. He said a commercial daycare was a more intense use than standard permitted residential land uses. Mr. Hess told the commissioners to consider whether there was a way to maintain adequate buffering between land uses in this case and in other areas where parks or open spaces might become fenced and provided for the use of a daycare facility. He said as long as the ordinance met the criteria of the General Plan, then the amendment might be considered as following the land use guidelines. Mr. Hess no public comment had been received to date.

Chair Peterson reminded the commissioners that any proposed ZTA would be applied across the entire city was not site specific. She said for comments for the public hearing the item was a stand-alone item and was not being considered in relation to any previous application. She said all public comments must be directed toward the ZTA being applied to any parks and open space in the City.

Chair Peterson declared the public hearing open at 9:18 p.m.

PUBLIC COMMENT:

Wendy Osborn, Clearfield, said the definition of open space did not fall under open space when language is added to fence off open space; it was open or it was not. She said the daycare he was referring to was commercial and the open space was residential. Ms. Osborn said the appeal hearing conclusion was that it was not legal to allow a commercial daycare in a residential zone.

Brenda Provow, Clearfield, said the problem with the proposal was a fence placed around open space and left open at night was open for all types of crime. She said there was problem with the basement walkway and drug dealing down there, now there was a big space closed off it was a breeding ground for crime.

Tracy Reed, Clearfield, said she had three disabled children. She said when they moved to Clearfield nine years ago she inquired about construction and was told it would remain residential on the back side of the lot for the dental office. She said was concerned about additional traffic and speed on 1050 West.

Cris Hawthorne, Clearfield, had comments which were read by Chair Peterson. She stated she would not like the extra traffic or the inconvenience.

Natalie Najera, Clearfield, had four disabled children. She said it had been safe but if the childcare was put there they would not be able to ride bikes or play outside. She said the street would no longer be safe if childcare was allowed there because there would be traffic coming in and out. She said one day a child would be hit.

Laurence Abel, Clearfield, wrote he was opposed.

Charles Provow, Clearfield, said the problem was the open door policy. He said if it was approved then every park would be affected. He was concerned control of parks would be gone. He lived behind the dental office and wanted the open space area to stay residential. Mr. Provow said the increased traffic would be dangerous for kids.

Paul Ray, Clinton, Utah State House of Representative representing the area, said the issue was not about a daycare. He said there was ambiguity in the City Code and the change would clarify the ambiguity. He said his involvement was because there were issues. He said the property was owned by an individual and he was not taking a public area. He said the purpose was to clarify ambiguities in the law.

Lori Miller, Clinton, said the point of the language was to clarify the use that was imposed upon Mr. Goupios by taking his private property and making it public open space. She said the change clarified and allowed dual usage for the property. She said the daycare was used only during the daytime. She said she didn't understand the difficulty.

Julio Otay, Clearfield, said a lot of the neighbors were not agreeing with the proposal. He said it was not acceptable to have the commercial business in the residential zone.

David Reed, Clearfield, the State Representative may have opened the door, but he would close it. He said Representative Ray was not present when there were 45 cops on his street with gang activity. He couldn't go to Mr. Goupios' park when he wanted because it was Mr. Goupios land.

Becky Brooks, former Clearfield resident, said she was not from the neighborhood with the dental building. She said based on the information tonight, Clearfield City welcomed the substance abuse businesses, the youth offenders, the used car lots, but not someone trying to open a good honest business, the ordinances made it impossible for the business to open. She said it didn't appear on paper that Clearfield City supported local businesses.

Commissioner Murray moved to close the public hearing at 9:35 p.m. Seconded by Commissioner Allen. The motion carried on the following vote: Voting AYE: Commissioners Baron, Murray, Roper, Browning, Allen, and Millard. Voting NO: None

Chair Peterson stated the zoning text amendment was across all zoning districts and not relative to one specific piece of property. She said one item mentioned in the public comment that the public open space was forced by the City and asked City Staff for clarification. Scott Hess stated a site plan for additional parking for the dental office provided open space as a benefit for the applicant receiving additional parking located on residential property. He said the ZTA applied for was to change the definition of open space. Mr. Hess said it included open spaces within condominium projects or homeowners associations, the risk was in public open spaces within privately held properties.

Robert Goupios, applicant, said comments were made by the neighbors about increased traffic. He said the dental business used 1000 West and there were no plans to use the gated exit on 1050 West, it was only for an emergency. Mr. Goupios said the request was for use of the open space during operational hours of the daycare. He said the majority of open space was still open and available to the public. He said the fenced open space was needed for the occupancy of the daycare as required by the State.

Chair Peterson reminded the commissioners the application before them was not a conditional use permit for a daycare, it was a ZTA on parks and open space areas in the City. Commissioner Baron asked if she could put a fence on a public park to meet daycare requirements. Brian Brower stated property controlled by the City or County cannot be used for personal use. Mr. Brower said the example given by the applicant affected his property but the ordinance change would have a far broader reach than just for the applicant.

Chair Peterson said the change would allow a resident to fence a portion of property used by others. Commissioner Allen said for example, an apartment owner could purchase property adjacent to the apartment complex and it could be used by a daycare. Chair Peterson asked if it was a good fit across the City. She was concerned about the unintended consequences with the ordinance change. Commissioner Browning said the language impacted everything and he said it didn't solve any problems for the neighbors and it didn't do anything for the City. Commissioner Murray said it was not for the benefit of the City and was concerned about the unintended consequences. Commissioner Baron said she did not want the ordinance for the entire City.

Commissioner Allen said the ordinance didn't follow the General Plan and there should be a clean buffer zone. Chair Peterson was concerned that any business could ask for a change to benefit their business. Commissioner Millard said he was not in favor of creating a cubby hole in the sense that the area was fenced during the day and after dark what would happen. He said parks are open because it minimizes vandalism. He said open space needed to be open. Scott Hess said there were several ways a ZTA was brought forward and any applicant could apply for a ZTA.

Chair Peterson told the commissioners there were three options; the Planning Commission needed to recommend approval, denial, or approval with amendments to the City Council. Scott Hess said the City Council would hear the item on July 22, 2014.

Commissioner Browning recommended to the City Council, denial of ZTA 1406-0003. Seconded by Commissioner Roper. The motion carried on the following vote: Voting AYE: Commissioners Baron, Murray, Roper, Browning, Allen, and Millard. Voting NO: None

DRAFT

CLEARFIELD CITY ORDINANCE 2014-18

AN ORDINANCE AMENDING TITLE 11 OF THE CLEARFIELD CITY CODE PERTAINING TO PARKS AND OPEN SPACE RELATIVE TO EITHER RESIDENTIAL OR COMMERCIAL DAYCARE OPERATIONS

PREAMBLE: This Ordinance amends Title 11, Chapter 3 of the Clearfield City Code dealing with the definition of “Open Space” under the City’s Land Use Ordinance in order to allow a park or other open space to be used to satisfy outdoor recreation requirements for daycare operations on either the same or adjacent property.

BE IT ORDAINED BY THE CLEARFIELD CITY COUNCIL:

Section 1. Enactment:

Title 11, Chapter 3, Section 3 of the Clearfield City Code is hereby amended to modify the existing definition of “Open Space” to read as follows (new/additional text underlined):

OPEN SPACE: An area which is completely free and unobstructed from any building or structure. Landscaping, walkways, covered patios, light poles and other ornamental features shall not be considered obstructions for the purposes of this definition. Areas used for storm drainage shall not be eligible for inclusion in a required open space area. Utility corridors shall only be counted toward the open space requirement if improved as an accessible amenity to the project or the community as a whole. All open space shall be landscaped in accordance with the requirements of [chapter 13](#) of this title. A park or open space may be used to satisfy outdoor recreation requirements for a daycare, on either the same or adjacent property as the daycare, which may be fenced and secured during daycare hours of operation.

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 posted as prescribed by law.

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

CLEARFIELD CITY CORPORATION

Mark R. Shepherd, Mayor

ATTEST:

Nancy R. Dean, City Recorder

VOTE OF THE COUNCIL

AYE:

NAY:

EXCUSED:



CAPITAL FACILITIES PLAN 2012

Prepared by



**GATEWAY
MAPPING
INC.**
a J-U-B Company

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EXECUTIVE SUMMARY

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

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

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

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

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

Specific recommendations for improving recreational service include:

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

Comment [CD1]: pocket

Comment [CD2]: .726

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

SECTION 1: Introduction

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

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

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

1. City Demographics – A quick study of the demographics of Clearfield in order to better understand its makeup and gather data for statistical calculations.
2. Recreation System Classification & Definitions – Identify the park and trail classification system used by the City to provide recreational amenities to its citizens. This includes definitions for each park type, trail type, and the various amenities included in each one.
3. Inventory – Identify all of the parks and trails currently existing within the City's boundaries, but focusing on City-owned amenities. Inventory each park's specific amenities and their current condition.
4. Analysis – Evaluate level of service, area of service, walkability, deficiencies and surpluses (in terms of proximity to residents and to each other), potential growth areas and the demands they will place on City parks and trails in the future, and the people being served.
5. Recommendations – Based on findings from the analysis, provide recommendations for capital improvement projects that will provide the additional recreational facilities required to maintain the established level of service. Also address the desires of the City to improve or raise their level of service by recommending projects that increase recreational opportunities in the community. Respond to goals and objectives listed in the City's Vision 2020 10-year strategic plan.
6. Funding – Provide potential sources of funding to assist the City in getting the resources to implement the recommendations.

SECTION 2: City Demographics

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

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

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

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

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

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

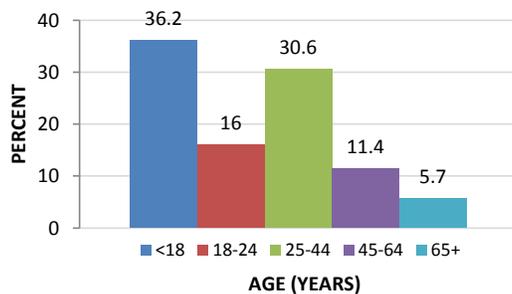


Table 1: Population Age Distribution

SECTION 3: Recreation System Classifications & Definitions

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

PARK CLASSIFICATIONS

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

Required Park Elements

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

Other optional amenities

- Pavilion/Picnic Shelter
- Picnic Table

Comment [CD3]: I don't thin we need to change this, since all it says there are no plans, not that we won't build at this level

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

Required Park Elements

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

Other Optional Amenities

- Sports Court
- Swings

Comment [CD4]: Same as above

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

Required Park Elements

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

Selected Amenities (at least one)*

- Sports Court (volleyball, tennis, pickle ball, basketball, etc.)
- Sports Field (baseball, softball, football, soccer, lacrosse, etc.)
- Passive Open Space

Other Optional Amenities

- Swings
- Horseshoe Pit
- Storage Facility
- Fire Pit
- Bleachers

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

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

Required Park Elements

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

- Sports Field (baseball, softball, football, soccer, lacrosse, etc.)
- Passive Open Space

Other Optional Amenities

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

Selected Amenities (at least two)*

- Sports Court (volleyball, tennis, pickle ball, basketball, etc.)

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

SPECIAL-USE FACILITIES

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

SPECIAL-USE AREAS

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

SPECIAL-USE AREAS

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

PRIVATE PARKS

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

SCHOOL DISTRICT LAND

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

OPEN SPACE

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

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

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

Comment [CD5]: Since plazas are mentioned as an open space amenity, I don't believe we need to update the other sections of the CFP

TRAIL CLASSIFICATIONS

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

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

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

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

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

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

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

SECTION 4: Inventory

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

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

SECTION 5: Analysis

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

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

LEVEL OF SERVICE

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

Parks

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

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

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

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

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

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

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

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

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

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

Comment [CD6]: Change to “5”

Comment [CD7]: Change to “20.4”

Comment [CD8]: Need to access GIS info to update LOS with the addition of West Park.

Comment [CD9]: Chang to “16”

Comment [CD10]: Change to “90.4”

Comment [CD11]: Need to access GIS info to update LOS with the addition of West Park.

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

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

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

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

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

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

Trails

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

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

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

DEFICIENCIES AND SURPLUSES

Parks

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

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

Comment [CD12]: I don't believe we need to update this section because it is not definitive about NOT build more pocket and mini parks.

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

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

Trails

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

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

POPULATION GROWTH AND DEMAND ANALYSIS

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

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

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

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

Table 2: Number and Percentage of Residents Served by Parks

SECTION 6: Recommendations

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

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

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

CAPITAL IMPROVEMENT PROJECTS

Parks

System Improvements

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

Comment [CD13]: Change to "14.934" to maintain LOS because of the lease of land at Pinnacle property.

Project Improvements

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

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

Pocket Parks

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

CLEARFIELD CITY 2012 CAPITAL FACILITIES PLAN

Future East Side Park - .762 Pocket Park

Description	Units	Qty	Unit Price	Total
Mobilization	LS.	1	\$ 20,000	\$ 20,000
Park Sign	EA.	2	\$ 6,000	\$ 12,000
Utilities (Sewer, Potable Water, Secondary Water, Power)	LS.	1	\$ 30,000	\$ 30,000
Mass Grading	AC.	0.762	\$ 7,000	\$ 5,334
Planting and Irrigation	SF.	24,752	\$ 3.50	\$ 86,632.00
Benches	EA.	2	\$ 12,000	\$ 24,000
Trash Receptacles	EA.	2	\$ 750	\$ 1,500
Dumpster (with enclosure)	LS.	1	\$ 15,000	\$ 15,000
Restrooms	LS.	1	\$ 150,000	\$ 150,000
Drinking Fountain	EA.	1	\$ 3,000	\$ 3,000
Pavilion	EA.	1	\$ 50,000	\$ 50,000
Picnic Tables	EA.	5	\$ 750	\$ 3,750
BBQ	EA.	1	\$ 750	\$ 750
Playground	LS.	1	\$ 100,000	\$ 100,000
Walking Path	SF.	6,000	\$ 4.50	\$ 27,000
Bridge (30' Span, 8' wide, plus abutements)	LS.	1	\$ 30,000	\$ 30,000
Storage	LS.	1	\$ 25,000	\$ 25,000
			SubTotal	\$583,966
			Contingency (20%)	\$116,793
			Design (10%)	\$58,397
			GRAND TOTAL	\$759,156

Comment [CD14]: This is the Pinnacle property and the adjusted numbers

*Land is currently owned by the City.

Future 4.48 Acre Neighborhood Park

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

*Land is not currently owned by City.

Table 3: Planning Level Opinion of Probable Construction Costs

- 200 South
 - Needs benches
 - Needs a sign
 - Needs a playground
 - Needs trash receptacles
 - On-going irrigation repairs, re-evaluate system in 3-5 years
- Chelmes
 - Needs a benches
 - Upgrade playground in 1-2 years
 - Upgrade sign in 3-5 years
 - Upgrade Trash Receptacles in 3-5 tears

Mini Parks

- Train Watch
 - Needs benches
 - Needs a playground
 - Needs a drinking fountain
 - Needs a walking path
 - Repair or replace park sign in 3-5 years
 - Repair and replace pavilion in 3-5 years
 - Repair and replace picnic tables in 3-5 years
 - On-going irrigation repairs, re-evaluate system in 3-5 years
 - Ongoing maintenance on trash receptacles
- Thornock
 - Needs trash receptacles
 - Needs a drinking fountain
 - Needs a pavilion
 - Needs a walking path
 - Repair or replace playground in 1-2 years
 - Repair or replace picnic tables in 1-2 years
 - Repair or replace sign in 3-5 years
 - Repair or replace benches in 3-5 years
 - On-going irrigation repairs, re-evaluate system in 3-5 years
- Central
 - Needs a park sign
 - Needs irrigation system (under construction)
 - Needs a playground
 - Needs benches
 - Needs trash receptacles
 - Needs drinking fountain
 - Needs picnic tables
 - Needs walking path
 - On-going maintenance on pavilion

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

Neighborhood Parks

- Kiwanis
 - Needs drinking fountain
 - Needs a walking path
 - Repair or replace irrigation system
 - Repair or replace playground in 1-2 years
 - Repair or replace parking lot in 1-2 years
 - Repair or replace tennis court in 1-2 years
 - Repair or replace swings in 1-2 years
 - Repair or replace equipment storage in 1-2 years
 - Repair or replace horseshoe pit in 1-2 years
 - Repair or replace sign in 3-5 years
 - Repair or replace trash receptacles in 3-5 years
 - Repair or replace basketball court in 3-5 years
 - Repair or replace bleachers in 3-5 years
- Island View
 - Repair or replace large pavilion in 1-2 years
 - Repair or replace drinking fountain in 1-2 years
 - Repair or replace playground in 1-2 years
 - Repair or replace parking lot in 1-2 years
 - Repair or replace sign in 3-5 years
 - Repair or replace trash receptacles in 3-5 years
 - Repair or replace basketball court in 3-5 years
 - On-going irrigation repairs, re-evaluate system in 3-5 years
- Fox Hollow Park & Arboretum
 - Repair or replace small pavilion in 1 year
 - Repair or replace large pavilion in 1 year
 - Repair or replace bleachers in 1 year
 - Repair or replace irrigation system in 1-2 years
 - Repair or replace benches in 1-2 years
 - Repair or replace drinking fountain in 1-2 years
 - Repair or replace picnic tables in 1-2 years
 - Repair or replace walking path in 1-2 years
 - Repair or replace BBQ in 1-2 years
 - Repair or replace parking lot in 1-2 years
 - Repair or replace restroom in 1-2 years

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

Community Parks

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

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

Trails

System Improvements

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

LONG TERM CITY GOALS

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

ECONOMIC ENVIRONMENT

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

Area of Emphasis: Downtown Clearfield

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

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

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

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

Recommendation

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

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

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

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

SECTION 7: Funding

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

PARKS

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

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

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

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

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

TRAILS

Federal Funding

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

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

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

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

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

State Funding Opportunities

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

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

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

Private and Corporate Foundations

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

In-Kind and Donated Services or Funds

Several options for local initiatives are possible to further the implementation of the trails plan. These include:

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

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

APPENDIX: Exhibits

Figure 1: Existing Parks

Figure 2: Existing Trails

Figure 3: Existing Service Area – Pocket Parks

Figure 4: Existing Service Area – Mini Parks

Figure 5: Existing Service Area – Neighborhood Parks

Figure 6: Existing Service Area – Community Parks

Figure 7: Existing Service Area – All Parks

Figure 8: Existing Service Area – All Walkable Parks

Figure 9: Population Growth

Figure 10: Population Growth showing All Walkable Park Service Areas

Figure 11: Areas Not Served by Walkable Parks

Figure 12: Proposed Capital Improvements

Figure 13: All Future Park Service Areas

Figure 14: Proposed Trails

CLEARFIELD CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY
MEETING MINUTES
6:00 P.M. WORK SESSION
June 24, 2014

*(This meeting was held following a City Council work session
and prior to 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
	Curtis Dickson	Community Services Deputy Dir.
	Rich Knapp	Administrative Services Director
	Jessica Hardy	Budget Analyst
	Nancy Dean	City Recorder
	Kim Read	Deputy City Recorder

VISITORS: Greg Walkenhorst – Waste Management of Utah, Lance Allen – Waste Management of Utah, Josh Hughes – Mountain West Curbside Recycling, Robb Kelly – Mountain West Curbside Recycling, Kathryn Murray

Chair Young called the meeting to order at 6:58 p.m.

DISCUSSION ON THE LOAN AGREEMENT WITH CLEARFIELD STATION, LLC

JJ Allen, Assistant City Manager, distributed a handout of a loan agreement and stated it was associated with the Clearfield Station project. He continued the purpose of the agreement was to provide funding to the developer for the acquisition of property to construct the two signaled intersections at State Street. He added the agreement needed to be in place prior to construction of the development. He mentioned City staff, (Brian Brower – City Attorney, Adam Lenhard – City Manager, or himself) had not yet had the opportunity to review and discuss what was included in the agreement as it had just been received. He stated the discussion was just an introduction to provide the Council with the opportunity to review the agreement's first draft. He expressed his opinion that there was little need for a comprehensive discussion at this time. He suggested this might possibly be a discussion item on the work session agenda for Tuesday, July 8, 2014 which would allow appropriate time for it to come before the Board on Tuesday, July 22, 2014 for approval.

Mr. Allen referred to the handout and directed the Board toward the bottom of the first page which reflected a large blank where the dollar amount would be indicated. He stated the City didn't know how much the developer would be requesting and therefore staff did not yet know where the funds could be recognized for the loan. He reminded the Board the City had committed to providing the loan in the Master Development Agreement.

Mr. Allen pointed out language in the agreement only referred to the execution of a promissory note on behalf of the developer without the reference of collateral and staff believed some type of collateral needed to be included. He also mentioned the agreement mentioned an interest rate of four percent per year. He stated verbiage in the agreement identified loan payments would come from tax increment generated by the project.

Mr. Allen reported staff would review it further and discuss the concerns. He requested the Board review the agreement and forward any concerns to him.

The meeting adjourned at 7:00 p.m.

DRAFT

CLEARFIELD CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY
MEETING MINUTES
7:00 P.M. POLICY SESSION
July 8, 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 Manager
	Rich Knapp	Administrative Services Director
	Kim Dabb	Operations Manager
	Nancy Dean	City Recorder
	Kim Read	Deputy City Recorder

VISITORS: Troop 386 Boy Scouts, Robert Bercher, Rayanna Bercher, Roger Keally, Hyrum Allen, Kathryn Murray

Chair Young called the meeting to order at 7:33 p.m.

APPROVAL OF THE CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (CDRA) MINUTES FROM THE MAY 27, 2014 POLICY SESSION AND THE JUNE 24, 2014 POLICY SESSION

Director Shepherd moved to approve the Clearfield Community Development and Renewal Agency (CDRA) minutes from the May 27, 2014 policy session, and the June 24, 2014 policy session as written, seconded by Director Bush. The motion carried upon the following vote: Voting AYE – Directors Benson, Bush, Jones, LeBaron and Shepherd. Voting NO – None.

APPROVAL OF AN EXCLUSIVE LISTING AGREEMENT FOR SALE OF REAL PROPERTY LOCATED AT 50 SOUTH STATE AND IN THE VICINITY OF 100 SOUTH STATE, CLEARFIELD

The Clearfield CDRA owned two parcels on State Street across from City Hall, and a third adjacent parcel was owned by Clearfield City. Together, the three parcels made up 2.3 acres.

The purpose in acquiring them was to help accomplish complete redevelopment of the property. With the proposed Listing Agreement, the CDRA (and City) would engage the services of Newmark Grubb ACRES to market the property and attract developers with proposals consistent with the vision for redevelopment.

Director Jones moved to approve the Exclusive Listing Agreement for Sale of Real Property located at 50 South State and in the vicinity of 100 South State, Clearfield, with Newmark Grubb ACRES as amended by including Holmes Homes and Wasatch Group to the list of excluded buyers in which a commission would be paid, and authorize the Chair's signature to any necessary documents, seconded by Director Benson. The motion carried upon the following vote: Voting AYE – Directors Benson, Bush, Jones, LeBaron and Shepherd. Voting NO – None.

APPROVAL OF AN EXCLUSIVE LISTING AGREEMENT FOR SALE OF REAL PROPERTY LOCATED AT 588 SOUTH STATE, CLEARFIELD

JJ Allen, Assistant City Manager, explained the Clearfield CDRA owned a retail pad fronting State Street in front of Kent's Market shopping center located at 588 South State Street. Given that there was a recent inquiry as to the CDRA's willingness to sell the parcel, the timing could be right to utilize the property to attract additional retail. With the proposed Listing Agreement, the CDRA would engage the services of Newmark Grubb ACRES to market the property. He mentioned the CDRA Board would have the opportunity to approve the retail business prior to the sale of the property. He pointed out the agreement was for six months after which the City could extend on a month to month basis.

Director LeBaron moved to approve the Exclusive Listing Agreement for Sale of Real Property located at 588 South State, Clearfield, with Newmark Grubb ACRES and authorize the Chair's signature to any necessary documents, seconded by Director Shepherd. 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 7:38 p.m., seconded by Director Shepherd. The motion carried upon the following vote: Voting AYE – Directors Benson, Bush, Jones, LeBaron and Shepherd. Voting NO – None.**

CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY

RESOLUTION 2014R-12

A RESOLUTION AUTHORIZING THE GRANTING OF AN EASMENT TO PACIFICORP TO FACILITATE REMOVAL OF A POLE SIGN

WHEREAS, the Clearfield Community Development and Renewal Agency (CDRA) currently owns a parcel of property located at approximately 690 South State Street in Clearfield (Davis County Parcel ID# 12-434-0001); and

WHEREAS, PacifiCorp (d/b/a Rocky Mountain Power) needs a 10’ wide easement running approximately 140’ across the parking lot area of said parcel in order to facilitate removal of a pole sign located at roughly 400 South State Street in Clearfield (the old YES Print and Copy sign); and

WHEREAS, Clearfield City and the CDRA have determined that removal of said pole sign is in the best interest of the City and continuing economic development in the area; and

WHEREAS, unless the easement is granted to PacifiCorp, removal of the pole sign would result in significant interruption of service to other business in the area; 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 granting the aforementioned easement, as set forth in Exhibit “A” attached hereto, is in the best interest of the CDRA, the City, and its residents;

NOW THEREFORE BE IT RESOLVED, by the CDRA Board that

- 1) the granting of the easement attached hereto as Exhibit “A” is hereby approved; and
- 2) the CDRA Board Chair is authorized to execute said easement along with any other necessary documents to accomplish its purpose.

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

ATTEST:

CLEARFIELD COMMUNITY DEVELOPMENT
AND RENEWAL AGENCY:

Nancy R. Dean, Secretary

Bruce Young, Chair

VOTE OF THE CDRA BOARD

AYE:

NAY:

EXCUSED:

REV101512

Return to:

Rocky Mountain Power
Lisa Louder/Greg Soter
1407 West North Temple Ste. 110
Salt Lake City, UT 84116

Project Name: ELA 17
CC# 11456
Layton Ops

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **Clearfield City Redevelopment Agency Corporation** (“Grantor”), hereby grants to PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power its successors and assigns, (“Grantee”), an easement for a right of way **10** feet in width and approximately **140** feet in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of underground electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: wires, fibers, cables and other conductors and conduits therefor; and pads, transformers, switches, cabinets, and vaults on, across, or under the surface of the real property of Grantor in **Davis** County, State of **Utah** more particularly described as follows and as more particularly described and/or shown on Exhibit(s) **A** attached hereto and by this reference made a part hereof:

Legal Description: Lot 1 Southpointe Shopping Center, Davis County Utah

Assessor Parcel No. 124340001

Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefor) the future right to keep the right of way clear of all brush, trees, timber, structures, buildings and other hazards which might endanger Grantee’s facilities or impede Grantee’s activities.

At no time shall Grantor place or store any flammable materials (other than agricultural crops), or light any fires, on or within the boundaries of the right of way. Subject to the foregoing limitations, the surface of the right of way may be used for agricultural crops and other purposes not inconsistent, as determined by Grantee, with the purposes for which this easement has been granted.

The rights and obligations of the parties hereto shall be binding upon and shall benefit their respective heirs, successors and assigns.

To the fullest extent permitted by law, each of the parties hereto waives any right it may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this agreement. Each party further waives any right to consolidate any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

Dated this _____ day of _____, 20____.

GRANTOR

Acknowledgment by Trustee, or Other Official or Representative Capacity:

STATE OF _____)
) ss.
County of _____)

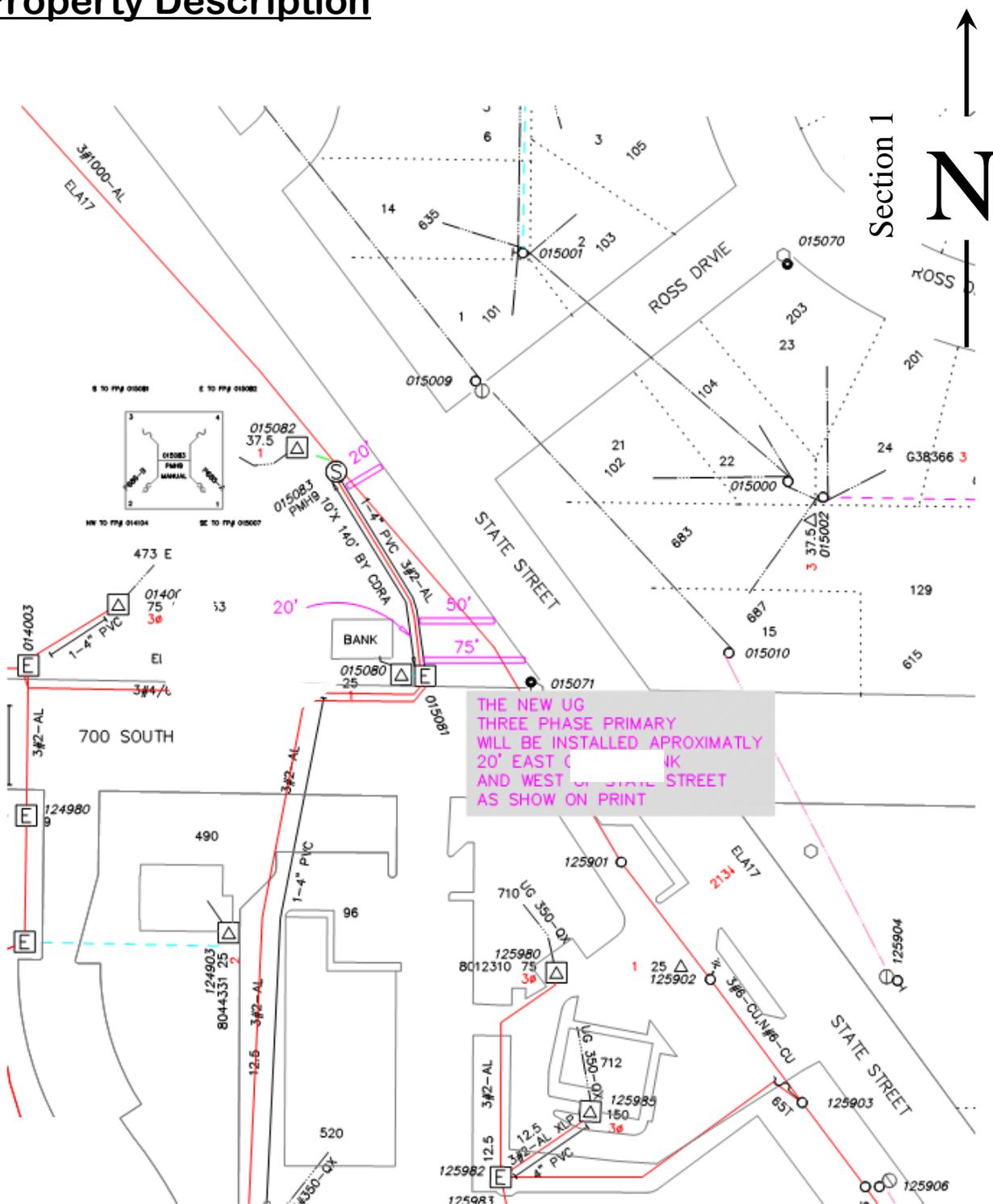
On this ____ day of _____, 20____, before me, the undersigned Notary Public in and for said State, personally appeared _____(representative's name), known or identified to me to be the person whose name is subscribed as _____(title/capacity in which instrument is executed) of _____ and acknowledged to me that (he/she/they) executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

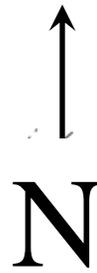
(notary signature)

NOTARY PUBLIC FOR _____ (state)
Residing at: _____ (city, state)
My Commission Expires: _____ (d/m/y)

Property Description



Section 1



T.4N., R.2W., Salt Lake
Base & Meridian.

THE NEW UG
THREE PHASE PRIMARY
WILL BE INSTALLED APPROXIMATELY
20' EAST OF BANK AND
WEST OF STATE STREET
AS SHOWN ON PRINT

CC#: 11456
Address: 600 S. Main
NAME: Clearfield City RDA Corp
DRAWN BY: GS/HD

This drawing should be used only as a representation of the location of the easement being conveyed. The exact location of all structures, lines and appurtenances is subject to change within the boundaries of the described easement area.

EXHIBIT A

PacifiCorp

SCALE: No Scale SHEET 1 OF 1 WO#