

CLEARFIELD CITY COUNCIL
AGENDA AND SUMMARY REPORT
September 8, 2015 – POLICY SESSION

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

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

6:30 P.M. WORK SESSION

Discussion on the 700 South Well Repair

Discussion on the Proposed Rezone of Property Located at Approximately 850 West 1600 South
Discussion on the Proposed Rezone of Property located at 1760 South Main for the Davis School District

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

7:00 P.M. POLICY SESSION

CALL TO ORDER:

Mayor Shepherd

OPENING CEREMONY:

Councilmember Young

APPROVAL OF MINUTES:

August 11, 2015 – Policy Session

August 25, 2015 – Policy Session

PUBLIC HEARING:

1. **PUBLIC HEARING TO RECEIVE COMMENT ON THE PROPOSED DISPOSITION OF CITY PROPERTY FOR THE WEST SQUARE PROJECT LOCATED AT IN THE VICINITY OF 850 SOUTH 490 EAST**

BACKGROUND: Through the course of development, property had been deeded to Clearfield City for the purpose of extending Depot Street south of SR-193. Now that the street extension through that property is completed, the City is left with excess property beyond what was needed for the right-of-way. Due to its dimensions, the excess property is undevelopable, and under the current circumstances it would be the City's property to maintain. Coincidentally, the owners of the adjacent property to the east have received land use approval to develop their property (a multi-family residential project called "West Square"), and have requested the City convey to them this excess property so that it can be incorporated into their development. Due to the otherwise undevelopable nature of the property by itself and the added value to the owners of West Square if it were to be incorporated into their project, staff agrees the offer of \$10,000 for the property to be a fair price. The disposition of this property was discussed with the Council during its work on session on Tuesday, August 18, 2015.

RECOMMENDATION: Receive public comment and close the public hearing.

2. PUBLIC HEARING TO RECEIVE COMMENT ON THE PROPOSED DISPOSITION OF CITY PROPERTY FOR THE SANDRIDGE LUXURY APARTMENTS PROJECT LOCATED IN THE VICINITY OF 50 SOUTH DEPOT, 70 SOUTH DEPOT AND 145 SOUTH DEPOT

BACKGROUND: The Developer of the Sandridge Luxury Apartments would like to incorporate portions of two smaller remnant parcels owned by the City as well as a vacated portion of the Depot Street right-of-way into their downtown redevelopment project. The City received the two remnant parcels from UDOT when the alignment of SR-126 was reconfigured. Also, the City recently vacated an adjacent portion of the Depot Street right-of-way at the Developer's request. The disposition of these properties was discussed with the City Council during its work session on Tuesday, August 18, 2015.

RECOMMENDATION: Receive public comment and close the public hearing.

SCHEDULED ITEMS:

3. CITIZEN COMMENTS

4. CONSIDER APPROVAL OF RESOLUTION 2015R-23 AUTHORIZING THE DISPOSITION OF REAL PROPERTY FOR THE WEST SQUARE PROJECT LOCATED AT IN THE VICINITY OF 850 SOUTH 490 EAST

RECOMMENDATION: Approve Resolution 2015R-23 authorizing the disposition of real property for the West Square Project located in the vicinity of 850 South 490 East and authorize the Mayor's signature to any necessary documents.

5. CONSIDER APPROVAL OF RESOLUTION 2015R-24 AUTHORIZING THE DISPOSITION OF REAL PROPERTY FOR THE SANDRIDGE LUXURY APARTMENTS PROJECT LOCATED IN THE VICINITY OF 50 SOUTH DEPOT, 70 SOUTH DEPOT AND 145 SOUTH DEPOT

RECOMMENDATION: Approve Resolution 2015R-24 authorizing the disposition of real property for the Sandridge Luxury Apartments Project located in the vicinity of 50 South Depot, 70 South Depot and 145 South Depot and authorize the Mayor's signature to any necessary documents.

6. CONSIDER APPROVAL OF THE AWARD OF BID TO HUSKIE'Z LANDSCAPING FOR THE STEED PARK IRRIGATION PROJECT

BACKGROUND: Staff has solicited bids for the Steed Park Irrigation Project. Three contractors returned qualified bids for the irrigation work that included three separate options: 1) south Steed Park, 2) north Steed Park, and, 3) the installation of a new main line for future development on the north side of the Steed Pond. The lowest responsible bidder was Huskie'z Landscaping Inc. of Riverton, Utah with a total bid amount of \$346,075.00 for all three options.

RECOMMENDATION: Approve the Award of Bid to Huskie'z Landscaping Inc. in the amount of \$230,522, bid amount for Option 1, south Steed Park, with \$69,478 for contingency costs for a total project cost of \$300,000 and authorize the Mayor's signature to any necessary documents.

COMMUNICATION ITEMS:

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

*****COUNCIL MEETING ADJOURN*****

Dated this 3rd day of September, 2015.

/s/Nancy R. Dean, City Recorder

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

Staff Report



To: Mayor Shepherd and City Council Members
From: JJ Allen, Assistant City Manager
Date: September 2, 2015
Re: Disposition of City property for West Square

I. RECOMMENDED ACTION

Approve Resolution 2015R-23, authorizing the disposition of real property located at approximately 800 South Depot Street, consisting of 0.48 acres, and authorize the Mayor's signature to any necessary documents.

II. DESCRIPTION / BACKGROUND

Some years ago, through the course of development, property was deeded to Clearfield City for the purpose of extending Depot Street south of SR-193. Now that the street extension through that property is complete, the City is left with excess property beyond what was needed for the right-of-way. Due to its dimensions, the excess property is undevelopable, and under the current circumstances it would be the City's property to maintain.

Coincidentally, the owners of the adjacent property to the east have received land use approval to develop their property (a multi-family residential project called "West Square"), and have requested that the City convey to them this excess property so that it can be incorporated into their development. They have offered to purchase the property for \$10,000. Due to the otherwise undevelopable nature of the property, staff agrees that this is a fair price.

The disposition of this excess property was discussed with the City Council in a work session on August 18, and the property has been included in the Final Plat for West Square, which received approval on August 25. Before the City Council can consider disposing of real property, it must first hold a public hearing on the matter (with 14 days' notice), according to Utah Code 10-8-2. If the Council approves of the disposition, staff will prepare a deed to convey the property to the adjacent developer, Ironwood Development Group, LC.

III. LIST OF ATTACHMENTS

- Resolution 2015R-23
- Legal description and drawing of property

Part of the Northwest Quarter of Section 12, Township 4 North, Range 2 West of the Salt Lake Base and Meridian described as follows:

Commencing at a Brass Cap monumenting the North Quarter Corner of Section 12, Township 4 North, Range 2 West of the Salt Lake Base and Meridian thence N89°48'25"W 553.41 feet (Basis of Bearing) along the north line of the Northwest Quarter of said Section 12, thence S00°11'35"E 51.18 feet to a right of way monument at Station 240+13.71 55.00 feet right on the south right of way line of Highway 193 per Project S-0193(6)0 and the POINT OF BEGINNING and running

thence S00°11'35"W 787.25 feet;

thence along the east right of way line of Depot Street the next two courses:

1) thence 123.17 feet along a curve to the right with a radius of 265.00 feet, a central angle of 26°37'48" (center bears N63°33'08"E) and a chord that bears N13°07'58"W 122.06 feet

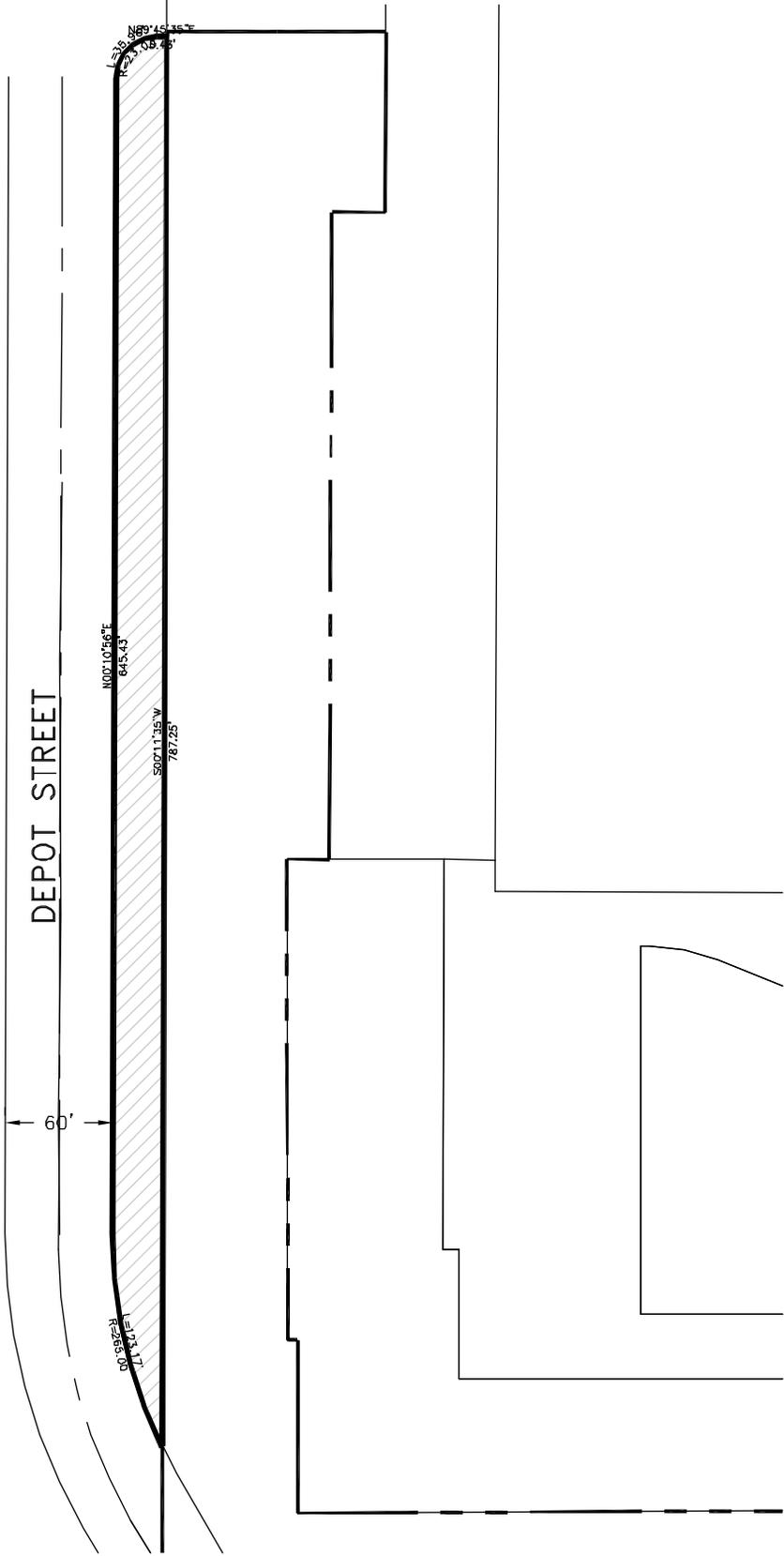
2) thence N 00°10'56" E 645.43 feet;

thence 35.96 feet along a curve to the right with a radius of 23.00 feet, a central angle of 89°34'39" and a chord that bears N44°58'16" E 32.41 feet to the south right of way line of Highway 193 per Project S-0193(6)0;

thence N 89°45'35" E 5.43 feet along said right of way line to the point of beginning,
containing 0.48 acres.

HIGHWAY 193 (700 S.)

DEPOT STREET



Staff Report



To: Mayor Shepherd and City Council Members

From: JJ Allen, Assistant City Manager

Date: September 3, 2015

Re: Disposition of City property for Sandridge Luxury Apartments

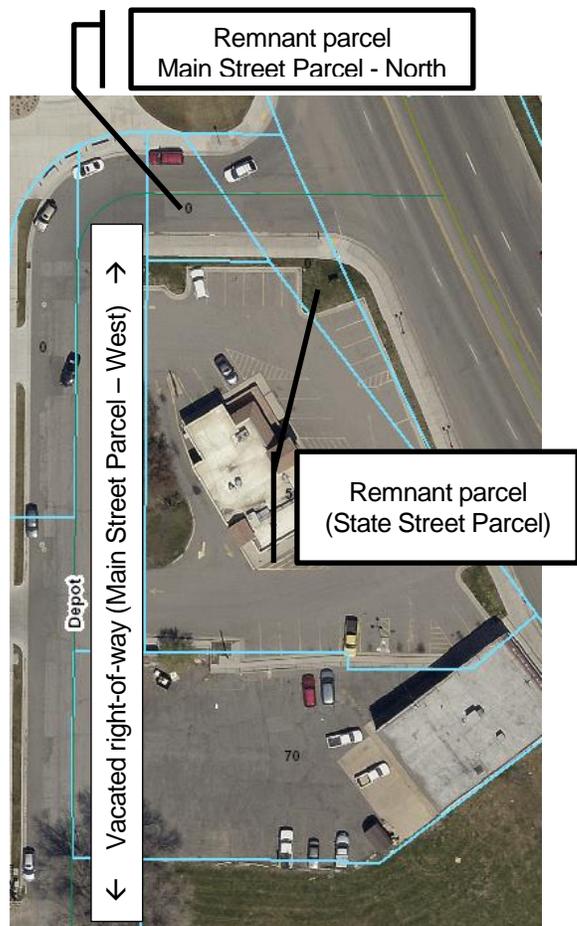
I. RECOMMENDED ACTION

Approve Resolution 2015R-24, authorizing the disposition of real property located in the vicinity of 50 South Depot Street, 70 South Depot Street, and 100 South Depot consisting of a combined total of 0.312 acres, and authorize the Mayor's signature to any necessary documents.

II. DESCRIPTION / BACKGROUND

The Clearfield Community Development and Renewal Agency (CDRA) is under contract to sell three parcels of property in downtown Clearfield for a redevelopment project known as Sandridge Luxury Apartments. Adjacent to these parcels are a couple of small remnant properties that the City received from UDOT, from when the alignment of SR-126 was reconfigured. Also adjacent is a portion of the Depot Street right-of-way that the City Council recently vacated at the Developer's request. The image to the right shows these properties in relation to the CDRA parcels to be sold.

The Developer would like to incorporate portions of these properties into their site, and the attached drawing shows the exactly what would be conveyed, along with the legal descriptions. The disposition of these properties was discussed with the City Council in a work session on August 18, and the properties have been included in the Final Plat for Sandridge Luxury Apartments, which received approval on August 25.



Before the City Council can consider disposing of real property, it must first hold a public hearing on the matter (with 14 days' notice), according to Utah Code 10-8-2. If the Council approves of the disposition, staff will prepare the necessary deeds to convey the properties to the adjacent developer, Clearfield Properties, LLC.

III. IMPACT

a. Fiscal

At the time the CDRA accepted the Developer's offer on the main parcels for the project, the existence and need for these adjacent slivers of property was not known. Even if it had been, it would not have changed the sale price of the property. Consequently, staff's recommendation is to convey these miscellaneous properties to the Developer at no extra charge.

b. Operations / Service Delivery

One of the consequences of allowing the project to absorb some of the Depot Street right-of-way is that the pavement width will be narrower. This was discussed at length when considering the request for right-of-way vacation. In the end, it was determined that the narrower pavement width is acceptable, so long as no on-street parking is allowed.

IV. SCHEDULE / TIME CONSTRAINTS

The Sandridge project has all of the land use approvals needed, and is planning to begin construction within the next two months. The Developer will close on the purchase of the CDRA parcels by September 11, assuming the disposition of these parcels is approved by the City Council.

V. LIST OF ATTACHMENTS

- Resolution 2015R-24
- Drawing with legal descriptions of the three parcels to be conveyed:
 - Main Street Parcel – West
 - Main Street Parcel – North
 - State Street Parcel

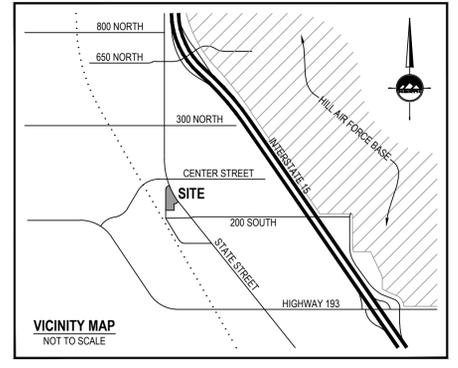
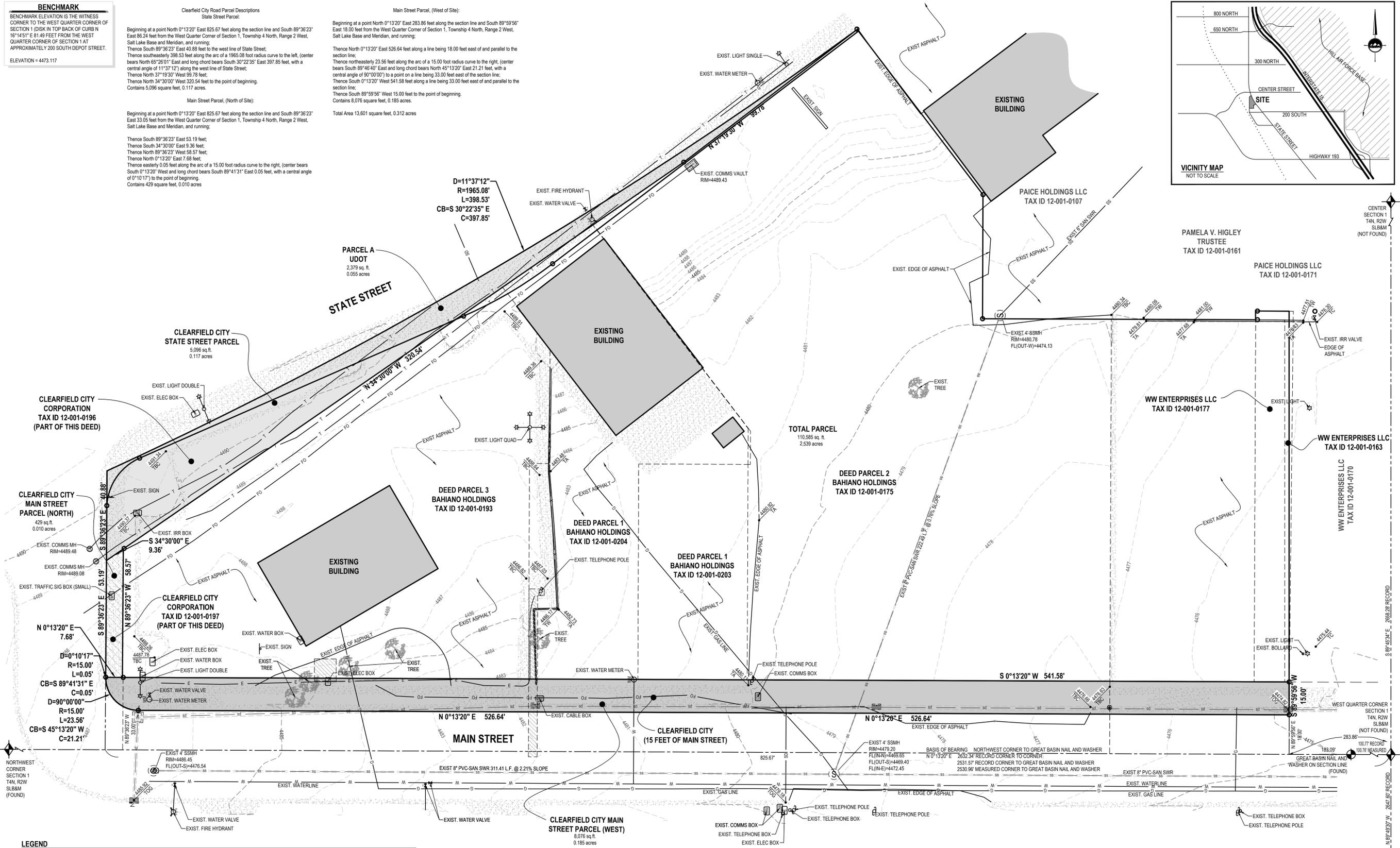
BENCHMARK
 BENCHMARK ELEVATION IS THE WITNESS
 CORNER TO THE WEST QUARTER CORNER OF
 SECTION 1 DISK IN TOP BACK OF CURB IN
 16"14"51" E 81.49 FEET FROM THE WEST
 QUARTER CORNER OF SECTION 1 AT
 APPROXIMATELY 200 SOUTH DEPOT STREET.
 ELEVATION = 4473.117

Clearfield City Road Parcel Descriptions
 State Street Parcel:
 Beginning at a point North 0°13'20" East 825.67 feet along the section line and South 89°36'23"
 East 86.24 feet from the West Quarter Corner of Section 1, Township 4 North, Range 2 West,
 Salt Lake Base and Meridian, and running:
 Thence South 89°36'23" East 40.88 feet to the west line of State Street;
 Thence southeasterly 398.53 feet along the arc of a 1965.08 foot radius curve to the left, (center
 bears North 65°20'01" East and long chord bears South 30°22'35" East 397.85 feet, with a
 central angle of 111°37'12") along the west line of State Street;
 Thence North 37°19'30" West 99.78 feet;
 Thence North 0°13'20" West 541.58 feet to the point of beginning.
 Contains 5,096 square feet, 0.117 acres.

Main Street Parcel, (North of Site):
 Beginning at a point North 0°13'20" East 825.67 feet along the section line and South 89°36'23"
 East 33.05 feet from the West Quarter Corner of Section 1, Township 4 North, Range 2 West,
 Salt Lake Base and Meridian, and running:
 Thence South 89°36'23" East 53.19 feet;
 Thence South 34°30'00" East 9.36 feet;
 Thence North 89°36'23" West 58.57 feet;
 Thence North 0°13'20" East 7.68 feet;
 Thence easterly 0.05 feet along the arc of a 15.00 foot radius curve to the right, (center bears
 South 0°13'20" West and long chord bears South 89°41'31" East 0.05 feet, with a central angle
 of 0°10'17") to the point of beginning.
 Contains 429 square feet, 0.010 acres.

Main Street Parcel, (West of Site):
 Beginning at a point North 0°13'20" East 283.86 feet along the section line and South 89°59'56"
 East 18.00 feet from the West Quarter Corner of Section 1, Township 4 North, Range 2 West,
 Salt Lake Base and Meridian, and running:
 Thence North 0°13'20" East 526.64 feet along a line being 18.00 feet east of and parallel to the
 section line;
 Thence northeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the right, (center
 bears South 89°46'40" East and long chord bears North 45°13'20" East 21.21 feet, with a
 central angle of 90°00'00") to a point on a line being 33.00 feet east of the section line;
 Thence South 0°13'20" West 541.58 feet along a line being 33.00 feet east of and parallel to the
 section line;
 Thence South 89°59'56" West 15.00 feet to the point of beginning.
 Contains 8,076 square feet, 0.185 acres.

Total Area 13,801 square feet, 0.312 acres



ENSIGN
 THE STANDARD IN ENGINEERING

LAYTON
 1485 W. Hill Field Rd., Ste. 204
 Layton, UT 84041
 Phone: 801.547.1100

SALT LAKE CITY
 Phone: 801.255.0529

TOOELE
 Phone: 435.843.3590

CEDAR CITY
 Phone: 435.865.1453

RICHFIELD
 Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
 HIGHMARK CONSTRUCTION
 1034 WEST RSI DRIVE, SUITE 130
 LOGAN, UTAH 84321

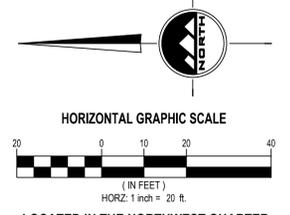
CONTACT:
 JASON HOXIE
 PHONE: 435-881-8441

SANDRIDGE APARTMENTS
CLEARFIELD CITY PARCEL DESCRIPTION MAP
 55 SOUTH STATE STREET
 CLEARFIELD, UTAH



LEGEND

	SECTION CORNER		SIGN		FENCE
	EXISTING MONUMENT		UTILITY MANHOLE		EDGE OF ASPHALT
	EXISTING BAR AND CAP		UTILITY POLE		SANITARY SEWER LINE
	SET BAR AND CAP		ELECTRICAL BOX		STORM DRAIN LINE
	WATER METER		STREET LIGHT		WATERLINE
	WATER MANHOLE		IRRIGATION BOX		GAS LINE
	WATER VALVE		CABLE BOX		TELEPHONE
	FIRE HYDRANT		TELEPHONE BOX		COMMUNICATIONS LINE
	SANITARY SEWER MANHOLE		TELEPHONE MANHOLE		EXISTING CONTOURS
	STORM DRAIN CLEANOUT		TRAFFIC BOX		CONCRETE
	STORM DRAIN INLET BOX		TREE		BUILDING
	STORM DRAIN COMBO BOX				



LOCATED IN THE NORTHWEST QUARTER
 OF SECTION 1
 TOWNSHIP 4 NORTH, RANGE 2 WEST
 SALT LAKE BASE AND MERIDIAN
 CLEARFIELD CITY, DAVIS COUNTY, UTAH

BOUNDARY TOPOGRAPHY SURVEY

PROJECT NUMBER: L2303
 PRINT DATE: 8/13/15
 DRAWN BY: MELMER
 CHECKED BY: C.PRESTON
 PROJECT MANAGER: KRUSSELL

1 OF 1

CLEARFIELD CITY RESOLUTION 2015R-23

A RESOLUTION AUTHORIZING AND DIRECTING THE SALE OF REAL PROPERTY FOR THE WEST SQUARE DEVELOPMENT

WHEREAS, Clearfield City Corporation (the “City”) currently owns 0.48 acres of real property located at approximately 800 South Depot Street in Clearfield, Utah bearing Davis County Tax ID#’s 12-066-0120 and 12-066-0121 and more particularly described in Exhibits “A” (legal description) and “B” (map) attached hereto; and

WHEREAS, these parcels of property are remnant parcels from the Depot Street extension project which were ultimately not needed for the street’s right-of-way; and

WHEREAS, due to the unique shape and dimensions of these parcels, they are not useful for development on their own, but could only be used as part of a larger development involving contiguous property; and

WHEREAS, the City does not want to maintain said properties; and

WHEREAS, the owners of an adjacent property which has been entitled for development are willing to purchase these parcels from the City for the total sum of \$10,000.00; and

WHEREAS, after holding a duly noticed public hearing regarding the proposed disposition of said properties, the City has determined that selling these parcels for development as part of the West Square project is in the best interest of the City, its residents and businesses;

NOW THEREFORE BE IT RESOLVED by the Clearfield City Council, that City staff is hereby authorized and directed to sell the aforementioned parcels of real property to Ironwood Development Group, LC for the development of the West Square project in Clearfield, Utah and the Mayor is hereby authorized execute any necessary documents to facilitate the transfer of said property.

Passed and adopted by the City Council at its regular meeting on the 8th day of September, 2015.

ATTEST

CLEARFIELD CITY CORPORATION

Nancy R. Dean, City Recorder

Mark R. Shepherd, Mayor

VOTE OF THE COUNCIL

AYE:

NAY:

CLEARFIELD CITY RESOLUTION 2015R-24

A RESOLUTION AUTHORIZING AND DIRECTING CONVEYANCE OF A PORTION OF THE DEPOT STREET RIGHT-OF-WAY AS WELL AS TWO OTHER SMALL REMNANT PARCELS FOR THE NEW SANDRIDGE LUXURY APARTMENTS DEVELOPMENT

WHEREAS, the Clearfield Community Development and Renewal Agency is currently under contract to sell three larger parcels of property to Clearfield Properties, LLC for the purchase price of \$450,000.00 in order to help facilitate construction of the Sandridge Luxury Apartments project, which is a significant downtown redevelopment project in Clearfield; and

WHEREAS, over the years the City has received two smaller remnant parcels of property from UDOT (as described more particularly in Exhibit "A" attached hereto) which are adjacent to the property, portions of which will be developed as part of the Sandridge project; and

WHEREAS, Clearfield City's Planning Commission has recommended and the City Council has approved a partial street vacation for a 0.185 acre portion of the Depot Street right-of-way (as described more particularly in Exhibit "A" attached hereto); and

WHEREAS, after holding a duly noticed public hearing to receive any public input on the transfer of said vacated/remnant parcels of property from the City to Clearfield Properties, LLC for the development of the Sandridge Luxury Apartments project, the City Council finds that it is in the best interests of the City, its residents, property and business owners to convey said parcels to the developer in conjunction with the aforementioned sale of the other larger parcels at the purchase price of \$450,000.00 in order to facilitate this important redevelopment project in Clearfield's downtown area;

NOW THEREFORE BE IT RESOLVED by the Clearfield City Council, that City staff is hereby authorized and directed to transfer and convey the aforementioned vacated/remnant parcels of real property to Clearfield Properties, LLC in conjunction with the sale of other properties to be used for the development of the Sandridge Luxury Apartments project in order to facilitate this significant downtown redevelopment project in Clearfield, Utah and the Mayor is hereby authorized to execute any necessary documents to accomplish the transfer of said property.

Passed and adopted by the City Council at its regular meeting on the 8th day of September, 2015.

ATTEST

CLEARFIELD CITY CORPORATION

Nancy R. Dean, City Recorder

Mark R. Shepherd, Mayor

VOTE OF THE COUNCIL

AYE:

NAY:



Community Services

55 South State Street
Clearfield, Utah 84015
Phone: 801.525.2790
Fax: 801.525.2863

2 September 2015
Clearfield City
55 South State Street
Clearfield, Utah 84015

Attn: Mayor Mark Shepherd and City Council
Proj: **Steed Park Irrigation Project**
Subj: Bid Results, Bid Proposal Tabulation & Recommendation

Dear Mayor Mark Shepherd and Council Members,

The "Bid Opening" for the above referenced project was conducted on Tuesday, September 01, 2015. The lowest responsible bidder is Huskie'z Landscaping Inc. of Riverton, Utah.

Enclosed are the "Bid Results" and "Bid Proposal Tabulation". Huskie'z Landscaping Inc.'s bid was reviewed and found to meet the bidding conditions required in the Contract Documents.

Since Huskie'z Landscaping Inc.'s bid is the low bid for the advertised project, and their bid meets the conditions of the Contract Documents, I herewith recommend award of the south Steed Park portion of the above referenced project in the amount of \$233,522.00 to Huskie'z Landscaping Inc. of Riverton, Utah. I would also recommend that the remainder of the \$300,000 budget for this project be used for contingency related to this project.

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

Sincerely,

Eric Howes

Eric Howes
Director of Community Services



STEED PARK IRRIGATION PROJECT

Bid Tabulation Sheet

	South Steed	North Steed	Pond Mainline Alt.	TOTAL
Huskie'z Landscaping Inc.	\$ 230,522.00	\$ 93,521.00	\$ 22,032.00	\$ 346,075.00
Earthworks Landscaping	\$ 351,427.00	\$ 158,117.00	\$ 24,650.00	\$ 534,194.00
Great Western Landscape	\$ 372,913.00	\$ 144,514.00	\$ 18,283.00	\$ 535,710.00