

CLEARFIELD CITY ORDINANCE

AN ORDINANCE APPROVING AND ADOPTING THE CLEARFIELD STATION COMMUNITY DEVELOPMENT PROJECT AREA PLAN, AS APPROVED BY THE CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY, AS THE OFFICIAL COMMUNITY DEVELOPMENT PROJECT AREA PLAN FOR THE CLEARFIELD STATION COMMUNITY DEVELOPMENT PROJECT AREA AND DIRECTING NOTICE OF SAID ADOPTION BE GIVEN AS REQUIRED BY STATUTE.

PREAMBLE: Clearfield City can best serve the needs of its residents and business owners by continuing to foster and support quality economic development within its borders. Development of the Clearfield Station Community Development Project Area will promote job growth and increase tax revenues which can then be used to benefit the public. Pursuant to Title 17C, Chapter 4 of the Utah Code, this Ordinance formally adopts the Clearfield Station Community Development Project Area Plan as approved by the Board of the Clearfield Community Development and Renewal Agency.

RECITALS

WHEREAS, the Clearfield Community Development and Renewal Agency (the "Agency") having prepared a Draft Project Area Plan (the "Draft Plan") for the Clearfield Station Community Development Project Area pursuant to the Utah Community Development and Renewal Agencies Act (the "Act") as set forth in Title 17C, Chapter 4 of the Utah Code, and having held the required public hearing on the Draft Plan, has approved on this same date the proposed Draft Plan as the official Community Development Plan for the Clearfield Station Community Development Project Area; and

WHEREAS, § 17C-4-105 of the Act mandates that before a community development project area plan approved by resolution of an agency may take effect, said plan must be adopted by ordinance of the legislative body of the community that created the agency; and

WHEREAS, the Act also requires that certain notice be given by the community legislative body upon its adoption of a community development project area plan;

ENACTMENT

BE IT THEREFORE ORDAINED BY THE CLEARFIELD CITY COUNCIL that:

1. The Clearfield City Council hereby adopts and designates the proposed Clearfield Station Community Development Project Area Plan (attached hereto as Attachment No. 1 and incorporated herein by this reference), as approved by the Agency, as the official Community Development Plan for the Clearfield Station Community Development Project Area;

2. City staff is hereby authorized and directed to publish or cause to be published the notice required by Utah Code Ann. § 17C-4-106 (2013), substantially in the form attached hereto as Attachment No. 2, whereupon the Clearfield Station Community Development Project Area Plan shall become effective pursuant to Utah Code Ann. § 17C-4-106 (2013); and
3. Pursuant to Utah Code Ann. § 17C-3-107 (2013), the Agency may proceed to carry out the official Clearfield Station Community Development Project Area Plan as of the effective date of this ordinance.

EFFECTIVE DATE: This ordinance takes effect immediately upon publication and recording.

DATED this 22nd day of October, 2013.



CLEARFIELD CITY CORPORATION

A handwritten signature in cursive script that reads "Donald W. Wood". The signature is written in dark ink and is positioned above a horizontal line.

Donald W. Wood, Mayor

ATTEST

A handwritten signature in cursive script that reads "Nancy R. Dean". The signature is written in dark ink and is positioned above a horizontal line.

Nancy R. Dean, City Recorder

VOTE OF THE COUNCIL

AYE: Councilmembers Bush, LeBaron, Murray, Shepherd and Young.

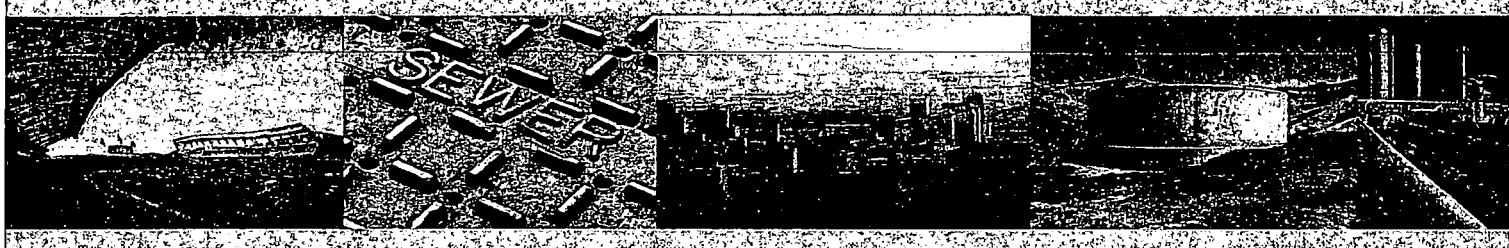
NAY: None.

EXCUSED: None.

Attachment No. 1

DRAFT PROJECT AREA PLAN CLEARFIELD STATION COMMUNITY DEVELOPMENT AREA (CDA)

CLEARFIELD COMMUNITY DEVELOPMENT AND
RENEWAL AGENCY, UTAH



OCTOBER 2013



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INTRODUCTION

The Clearfield Community Development and Renewal Agency, Utah (the "Agency"), following thorough consideration of the needs and desires of Clearfield City (the "City") and its residents, as well as the City's capacity for new development, has carefully crafted this draft Project Area Plan (the "Plan") for the Clearfield Station Community Development Project Area (the "Project Area"). This Plan is the end result of a comprehensive evaluation of the types of appropriate land-uses and economic development for the land encompassed by the Project Area which is located around the UTA Frontrunner stop, near State Street between 1000 South and 1500 South. The Plan is envisioned to define the method and means of development for the Project Area from its current state to a higher and better use. The City and Agency have determined that it is in the best interest of its residents to assist in the development of the Project Area. It is the purpose of this Plan to clearly set forth the aims and objectives of this development, its scope, its mechanism, and its value to the residents of the City and other taxing districts.

The Project is being undertaken as a community development project pursuant to certain provisions of Chapters 1 and 4 of the Utah Community Development and Renewal Agencies Act (the "Act", Utah Code Annotated ("UCA") Title 17C). The requirements of the Act, including notice and hearing obligations, have been scrupulously observed at all times throughout the establishment of the Project Area.

UTAH CODE
§17C-4-101

RESOLUTION AUTHORIZING THE PREPARATION OF A DRAFT COMMUNITY DEVELOPMENT PROJECT AREA PLAN

Pursuant to the provisions of §17C-4-101 of the Community Development and Renewal Agencies Act ("Act"), the governing body of the Agency adopted a resolution authorizing the preparation of a draft community development project area plan on December 11, 2012.

Utah Code
§17C-4-102

RECITALS OF PREREQUISITES FOR ADOPTING A COMMUNITY DEVELOPMENT PROJECT AREA PLAN

In order to adopt a community development project area plan, the agency shall;

- ☐ Pursuant to the provisions of §17C-4-102(2)(a) and (b) of the Act, the City has a planning commission and general plan as required by law; and
- ☐ Pursuant to the provisions of §17C-4-102 of the Act, the Agency has conducted one or more public hearings for the purpose of informing the public about the Project Area, and allowing public input into the Agency's deliberations and considerations regarding the Project Area; and.
- ☐ Pursuant to the provisions of §17C-4-102 of the Act, the Agency has allowed opportunity for input on the draft Project Area plan and has made a draft Project Area plan available to the public at the Agency's offices during normal business hours, provided notice of the plan hearing, sent copies of the draft Project Area Plan to all required entities prior to the hearing, and provided opportunities for affected entities to provide feedback. The Agency held a public hearing on the draft plan on October 22, 2013.



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DEFINITIONS

As used in this Community Development Project Area Plan:

The term "**Act**" shall mean and include the Limited Purpose Local Government Entities – Community Development and Renewal Agencies Act in Title 17C, Chapters 1 through 4, Utah Code Annotated 1953, as amended, or such other amendments as shall from time to time be enacted or any successor or replacement law or act.

The term "**Agency**" shall mean the Clearfield Community Development and Renewal Agency, which is a separate body corporate and politic created by the City pursuant to the Act.

The term "**Base Taxable Value**" shall mean the agreed value specified in a resolution or interlocal agreement under Subsection 17C-4-201(2) from which tax increment will be collected.

The terms "**City**" or "**Community**" shall mean Clearfield City.

The term "**Legislative Body**" shall mean the City Council of Clearfield which is the legislative body for the City.

The term "**Plan Hearing**" shall mean the public hearing on the draft Project Area Plan required under Subsection 17C-4-102.

The term "**Project Area**" shall mean the geographic area described in the Project Area Plan or draft Project Area Plan where the community development set forth in this Project Area Plan or draft Project Area Plan takes place or is proposed to take place (Exhibit A & B).

The term "**Project Area Budget**" shall mean the multi-year projection of annual or cumulative revenues, other expenses and other fiscal matters pertaining to the Project Area that includes:

- ☐ the base taxable value of property in the Project Area;
- ☐ the projected Tax Increment expected to be generated within the Project Area;
- ☐ the amount of Tax Increment expected to be shared with other Taxing Entities;
- ☐ the amount of Tax Increment expected to be used to implement the Project Area plan;
- ☐ the Tax Increment expected to be used to cover the cost of administering the Project Area plan;
- ☐ if the area from which Tax Increment is to be collected is less than the entire Project Area:
 - the tax identification number of the parcels from which Tax Increment will be collected; or
 - a legal description of the portion of the Project Area from which Tax Increment will be collected; and
- ☐ for property that the Agency owns and expects to sell, the expected total cost of the property to the Agency and the expected selling price.

The term "**Project Area Plan**" shall mean the written plan that, after its effective date, guides and controls the community development activities within the Project Area. Project Area Plan refers to this document and all of the attachments to this document, which attachments are incorporated by this reference.

The term "**Taxes**" includes all levies on an ad valorem basis upon land, real property, personal property, or any other property, tangible or intangible.



The term **“Taxing Entity”** shall mean any public entity that levies a tax on any property within the Project Area.

The term **“Tax Increment”** shall mean the difference between the amount of property tax revenues generated each tax year by all Taxing Entities from the Project Area designated in the Project Area Budget as the area from which Tax Increment is to be collected, using the current assessed value of the property and the amount of property tax revenues that would be generated from the same area using the Base Taxable Value of the property.

UTAH CODE
§17C-4-103(1)

DESCRIPTION OF THE BOUNDARIES OF THE PROPOSED PROJECT AREA

A legal description of the Project Area along with a detailed map of the Project Area is attached as, respectively, **Exhibit “A”** and **Exhibit “B”** and incorporated herein. The Project Area is located around the UTA Fronrunner stop, near State Street between 1000 South and 1500 South. Approximately 70 acres of the Project Area will be a master planned Transit-Oriented Development (TOD), including residential, office, and flex space uses. A small amount of retail (10,500 SF) is also planned. The remaining 56 acres is a mix of residential and commercial properties which are generally in need of re-investment and/or conversion to higher and better uses. The Project Area is comprised of 141.69 acres total, including approximately 64 affected parcels, equaling 126.41 acres of property (15.28 acres are rights of way).

As delineated in the office of the Davis County Recorder, the Project Area encompasses all of the parcels detailed in **Exhibit “C.”**

UTAH CODE
§17C-4-103(2)

GENERAL STATEMENT OF LAND USES, LAYOUT OF PRINCIPAL STREETS, POPULATION DENSITIES, BUILDING INTENSITIES AND HOW THEY WILL BE AFFECTED BY THE COMMUNITY DEVELOPMENT

GENERAL LAND USES

A significant amount of property within the Project Area consists of vacant and underutilized property not generating full beneficial tax base to the City or other taxing entities. Table I and Figure 1 summarize the approximate acreage of existing land uses by land use type.

TABLE 1: LAND USES

Type	Acres	% of Area
Commercial	19.38	15%
Residential	10.69	8%
Agricultural	14.81	12%
Other*	81.53	64%
Total	126.41	100%

*Other includes land currently owned by UTA, Clearfield City, and religious groups.

FIGURE 1: LAND USES





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Current zoning in the Project Area is primarily C-2 and M-1, and allows general commercial and manufacturing uses. The Mixed Use (MU) zoning sought for the ROD allows the contemplated uses which include flex space/light manufacturing, office buildings, retail, and residential uses. This Plan is consistent with the General Plan of the City and promotes economic activity by virtue of the land uses contemplated. Any zoning change, amendment or conditional use permit necessary to the successful development contemplated by this Plan shall be undertaken in accordance with the requirements of the City's Code and all other applicable laws including the goals and objectives in the City's General Plan.

LAYOUT OF PRINCIPAL STREETS

The principal streets are State Street (going northwest to southeast), 1000 East (going north to south), and Antelope Drive (going east to west). The Project Area map, provided in **Exhibit "A"**, shows the principal streets in the area.

POPULATION DENSITIES

Currently, there is very limited residential development within the Project Area which mostly consists of older homes on half- to third-acre lots and a mobile home park with about 25 units.

BUILDING INTENSITIES

Buildings in the area are generally commercial and industrial structures. The largest parcel (68 acres owned by UTA) is mostly undeveloped and used as parking for the FrontRunner UTA station.

UTAH CODE
§17C-4-103(2)

IMPACT OF COMMUNITY DEVELOPMENT ON LAND USE, LAYOUT OF PRINCIPAL STREETS, POPULATION DENSITIES AND BUILDING INTENSITIES

Community development activities within the Project Area will mostly consist of development and redevelopment of underutilized areas. The types of land uses will include: commercial/retail, office, light industrial, and residential. In order to redevelop the Project Area the Agency along with property owners, developers, and/or businesses will need to construct infrastructure improvements that enhance transportation and create better utilization of land.

GENERAL LAND USES

A majority of the land in the Project Area is owned by UTA and is planned to develop as a Transit-Oriented Development (TOD) around the existing FrontRunner station. It is estimated that the following development will be constructed as part of the TOD:

- 423,200 SF of flex space
- 488,700 SF of office
- 10,500 SF of retail
- 550 apartment units
- a 41,000 SF Charter School, and
- two parking decks containing 1,469 parking stalls total.

It is believed that this development will spark investment and renovation in the surrounding business community.

LAYOUT OF PRINCIPAL STREETS



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The Agency anticipates that the development will require new roadways, most notably an east/west street through the middle of the 68-acre UTA parcel which will provide access to the mass transit site and to the new commercial and residential developments in the area. Realignment of two intersections along State Street are also planned to provide right-angle traffic light stops. All improvements along these streets are anticipated to spur development within all parts of the Project Area.

POPULATION DENSITIES

The Project Area will include some additional residential development, thus the population density is anticipated to increase. Approximately 550 apartment units are planned within the TOD site. It is possible that as land around the TOD site becomes more desirable for commercial purposes, some of the existing homes may be demolished or otherwise convert to business uses, but no specific plans have been made at this point.

BUILDING DENSITIES

Building densities will increase as some of the planned development will be multi-story structures. Also, the intent of this plan is to promote higher occupancy levels within current buildings and greater economic utilization of the land area.

UTAH CODE
§17C-4-103(3)

STANDARDS GUIDING THE COMMUNITY DEVELOPMENT

In order to provide maximum flexibility in the development and redevelopment of the Project Area, and to encourage and obtain the highest quality in development and design, specific development controls for the uses identified above are not set forth herein. Each development proposal in the Project Area will be subject to appropriate elements of the City's General Plan; the Land Use Ordinances of the City, including adopted Design Guidelines pertaining to the area; institutional controls, deed restrictions if the property is acquired and resold by the CDRA, other applicable building codes and ordinances of the City; and, as required by ordinance or agreement, review and recommendation of the Planning Commission and approval by the Agency.

Each development proposal by an owner, tenant, participant or developer shall be accompanied by site plans, development data and other appropriate material that clearly describes the extent of proposed development, including land coverage, setbacks, height and massing of buildings, off-street parking and loading, use of public transportation, and any other data determined to be necessary or requested by the Agency or the City.

The general standards that will guide community development within the Project Area, adopted from the City's proposed General Plan are as follows:

Business attraction and expansion.

Clearfield City staff and community leaders should focus their marketing and recruitment efforts on a few "high yield" targets that will make a significant difference to the local economy.

Recruit, retain and expand employers.

Clearfield encourages existing firms to grow and expand their business operations, and focus business attraction efforts on established firms within the region that may need larger facilities or a new location within the region.

Spur revitalization.

It is anticipated that development within the Project Area and the improvements along State Street will be the catalyst to all future development and re-investment in the surrounding area.



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HOW THE PURPOSES OF THIS TITLE WILL BE ATTAINED BY COMMUNITY DEVELOPMENT

UTAH CODE
§17C-4-103(4)

It is the intent of the Agency, with the assistance and participation of private developers and property owners, to facilitate new quality development and improve existing private and public structures and spaces. This enhancement to the overall living environment and the restoration of economic vitality to the Project Area will benefit the community, the City, the County and the State.

The purposes of the Act will be attained as a result of the proposed Project Area by accomplishing the following items:

Provision for Commercial, Industrial, Public, Residential or Any Combination of These Uses

The Project Area Plan allows for commercial, retail, office, light manufacturing, and residential uses. Increased employment in the Project Area will create new jobs that will benefit residents throughout the City and the County.

Provision of Private or Public Infrastructure

The proposed Project Area will provide infrastructure to support significant development in the area, to include street, culinary water, sanitary sewer, and storm water infrastructure, and property acquisition. It is anticipated that the proposed infrastructure will spur additional development within the Project Area and the new traffic signal alignment with right-angle configurations will increase motor safety. Furthermore, the parking decks will provide for the necessary parking while accommodating a higher density development which will benefit the local taxing entities.

UTAH CODE
§17C-4-103(5)

CONFORMANCE OF THE PROPOSED DEVELOPMENT- TO THE COMMUNITY'S GENERAL PLAN

This Plan and the development contemplated thereby conform to the City's General Plan and City Code in the following respects:

ZONING ORDINANCES

Any development contemplated within the Project Area shall conform to the City's land use ordinances, including "Title 11 Land Use" of the Clearfield City Code. Additionally, any development must be in harmony with the City's General Plan, including "Chapter 2 – Land Use." The current designation for the YOF property on the General Plan's Future Land Use Map is mixed use. Moreover, the Project Area Plan, and all proposed development conforms thereto.

BUILDING CODES

The Project will conform to all building codes that are currently imposed by the City including "Title 10-Building Regulations" of the City Code, as well as "Title 11 Land Use."

PLANNING COMMISSION

The Planning Commission will review any future development proposals contemplated in the Project Area and make such recommendation thereon to the City Council as may be needed to facilitate development in the Project Area.



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UTAH CODE
§17C-4-103(6)

DESCRIBE ANY SPECIFIC PROJECT OR PROJECTS THAT ARE THE OBJECT OF THE PROPOSED COMMUNITY DEVELOPMENT

The primary objectives of the community development include: 1) provide public infrastructure and parking deck capacity needed to develop the UTA TOD site; 2) realign traffic intersections to a right-angle configuration that will increase motor safety; and 3) create jobs.

UTAH CODE
§17C-4-103(7)

METHOD OF SELECTION OF PRIVATE DEVELOPERS TO UNDERTAKE THE COMMUNITY DEVELOPMENT AND IDENTIFICATION OF DEVELOPERS CURRENTLY INVOLVED IN THE PROCESS

QUALIFIED OWNERS

This Project Area plan provides reasonable opportunities for owners of property in the Project Area to participate in the development and/or redevelopment of property in the Project Area through tax increment if they enter into a participation agreement with the Agency. The following general guidelines, which are all subject to final review, modification, and approval by the Agency, will apply in the Project Area:

- ☐ Owners may retain, maintain, and if necessary rehabilitate, all or portions of their properties;
- ☐ Owners may acquire adjacent or other properties in the Project Area;
- ☐ Owners may sell all or portions of their improvements to the Agency, but may also retain the land, and develop their properties;
- ☐ Owners may sell all or portions of their properties to the Agency and purchase other properties in the Project Area;
- ☐ Tenants may have opportunities to become owners of property in the Project Area, subject to the opportunities provided by owners of property in the Project Area; and
- ☐ Other methods as may be approved by the Agency.

DEVELOPERS CURRENTLY INVOLVED

Approximately 70 acres of the project area is owned by UTA. Clearfield Station, LLC (1165 E Wilmington Ave., Suite 275, Salt Lake City, Utah 84106), a joint venture company established between UTA and the Thackeray Garn Company, has been created to design and oversee the development of that property.

OTHER PARTIES

If no owner or tenant in the Project Area, as described above, who possesses the skill, experience and financial resources necessary to become a developer in the Project Area, is willing to become a developer, the Agency may identify other persons who may be interested in developing all or part of the Project Area. Potential developers will be identified by one or more of the following processes: public solicitation, requests for proposal (RFP) and requests for qualifications (RFQ), private negotiation, or some other method of identification approved by the Agency. All developers which are selected to develop within the Project Area will be subject to an Agreement for the Disposition



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of Land (ADL), Development Agreement, Participation Agreement, or any combination of these performance agreements and obligations.

PERSONS EXPRESSING AN INTEREST TO BECOME A DEVELOPER

The Agency has not entered, nor does it intend to enter into any owner participation agreement or agreements with developers to develop all or part of the Project Area until after the Agency and the City have approved this Project Area plan.

UTAH CODE
§17C-4-103(8)

REASON FOR SELECTION OF THE PROJECT AREA

Currently, substantial vacant and underutilized land exists between State Street and the UTA FrontRunner station. Financial assistance is needed to incentivize the use of parking decks in place of the current acres of asphalt surface parking. Higher density parking structures will allow for additional office, business, and residential density in the area. Furthermore, it is anticipated that the development of this area will encourage re-investment and revitalization in the surrounding businesses along State Street.

UTAH CODE
§17C-4-103(9)

DESCRIPTION OF PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS EXISTING IN THE PROJECT AREA

PHYSICAL CONDITIONS

The Project Area consists of approximately 126.41 parcel acres (141.69 total acres) of relatively flat, publicly and privately owned land as shown on the Project Area map. The majority of the property is underutilized.

SOCIAL CONDITIONS

The Project Area suffers from a lack of social connectivity and vitality. There are very few residential units. There are currently no parks, libraries, or other social gathering places in the Project Area.

ECONOMIC CONDITIONS

The area has suffered from a lack of reinvestment related to: 1) physical dilapidation and overall unattractive appearance of the area; 2) lack of cohesiveness; 3) the need for additional and adequate infrastructure in the area; and 4) lack of economic density and land utilization.



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UTAH CODE
§17C-4-103(10)

DESCRIPTION OF ANY TAX INCENTIVES OFFERED PRIVATE ENTITIES FOR FACILITIES LOCATED IN THE PROJECT AREA

Tax Increment arising from the development of the Project may be used for public infrastructure improvements, Agency requested improvements and upgrades, both off-site and on-site improvements, land incentives, desirable Project Area improvements, and other items as approved by the Agency. Subject to provisions of the Act, the Agency may agree to pay for eligible costs and other items from taxes for any period of time the Agency may deem to be appropriate under the circumstances.

In general, tax incentives may be offered to achieve the community development goals and objectives of this plan, specifically to:

- ☐ Foster and accelerate economic development;
- ☐ Stimulate job development;
- ☐ Promote the use of transit and the walkability of the area;
- ☐ Make needed infrastructure improvements to roads, street lighting, water, storm water, sewer, and parks and open space;
- ☐ Promote an urban environment where residents can live, work, and play;
- ☐ Assist with property acquisition and/or land assembly; and
- ☐ Provide attractive development for high-quality commercial/light industrial tenants.

The Project Area Budget will include specific participation percentages and timeframes for each taxing entity. Furthermore, a resolution and Interlocal Agreement will formally establish the participation percentage and timeframe for each taxing entity. With this understanding, the following represents an estimate of the total sources and uses of tax increment based on initial development assumptions.

TABLE 3: SOURCES OF TAX INCREMENT FUNDS

Entity	Percentage	Length	Amount
Davis County	75%	20-Year Tranches Triggered Individually, 35-Year Total Project Life Maximum	\$5,073,371
Davis County School District	75%		\$18,957,125
Clearfield City	75%		\$3,917,661
Weber Basin Water Conservancy District	75%		\$457,060
Davis County Mosquito Abatement District	75%		\$224,177
North Davis Sewer District	75%		\$2,230,890
North Davis Fire District	75%		\$3,142,834
County Library	75%		\$846,650
Total Sources of Tax Increment Funds			\$34,849,768

TABLE 4: USES OF TAX INCREMENT

Uses	Amount
CDA Administration @ 5%	\$1,742,488
CDRA Development Incentive Fund (From Parcels Outside the TOD Site)	\$4,665,344
Project Area Infrastructure and Improvements (From Parcels Inside the TOD Site)	\$28,441,936
Total Uses of Tax Increment Funds	\$34,849,768



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UTAH CODE
§17C-4-103(11)

ANTICIPATED PUBLIC BENEFIT TO BE DERIVED FROM THE COMMUNITY DEVELOPMENT

UTAH CODE
§17C-4-103(11)(a)

THE BENEFICIAL INFLUENCES UPON THE TAX BASE OF THE COMMUNITY

The beneficial influences upon the tax base of the City and the other Taxing Entities will include increased property tax revenues and job growth. The increased revenues will come from the property values associated with new construction in the area, as well as increased land values that may occur, over time, in the area generally. Property values include land, buildings and personal property (machines, equipment, etc.).

It is estimated that the development of the area will result in approximately 940 new jobs. These jobs will likely result in an average annual wage of approximately \$41,591.¹ Job growth in the Project Area will result in increased wages, increasing local purchases and benefiting existing businesses in the area. Job growth will also result in increased income taxes paid. Business growth will generate corporate income taxes.

There will also be a beneficial impact on the community through increased construction activity in the area. Positive impacts will be felt through construction wages paid, as well as construction supplies purchased locally.

UTAH CODE
§17C-4-103(11)(b)

THE ASSOCIATED BUSINESS AND ECONOMIC ACTIVITY LIKELY TO BE STIMULATED

Other business and economic activity likely to be stimulated includes increased spending by new and existing residents within the City and employees in the Project Area and in surrounding areas. This includes both direct and indirect purchases that are stimulated by the spending of the additional employees in the area.

Businesses will likely make purchases that may eventually result in increased employment opportunities in areas such as the following: office equipment, furniture and furnishings, office supplies, computer equipment, communication, security, transportation and delivery services, maintenance, repair and janitorial services, packaging supplies, and office and printing services.

Employees may make some purchases in the local area, such as convenience shopping for personal services (haircuts, banking, dry cleaning, etc.). The employees will not make all of their convenience or personal services purchases near their workplace and each employee's purchasing patterns will be different. However, it is reasonable to assume that a percentage of these annual purchases will occur within close proximity of the workplace (assuming the services are available).

¹ Based on Utah Department of Workforce Services, Wage and Occupational Openings Report, Ogden-Clearfield Metro, 2012

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§17C-4-103(12)**OTHER INFORMATION THAT THE AGENCY DETERMINES TO
BE NECESSARY OR ADVISABLE****Cost/Benefit Analysis**

Based on the land use assumptions, current economic and market demand factors, Tax Increment participation levels, as well as public infrastructure, land assemblage and incentive needs, the following table outlines the benefits (revenues) and costs (expenditures) anticipated within the Project Area. These estimates are calculated by apportioning the taxing entity's variable costs per assessed value served and then using this ratio to estimate the additional costs which would be associated with the new assessed value produced as a result of development in the project area. This does not factor in the benefit of other multipliers such as job creation, disposable income for retail consumption, etc. As shown below, the proposed Project Area will create a net benefit for Clearfield City.

TABLE 5: COST/BENEFIT ANALYSIS

REVENUES	Total	NPV @ 4%
Property Tax	\$7,725,069	\$3,247,654
Sales Tax	\$3,419,570	\$1,533,056
Energy Sales & Use Tax (Natural Gas)	\$2,812,819	\$1,099,780
Energy Sales and Use Tax (Electric)	\$13,049,834	\$5,004,410
TOTAL REVENUES	\$27,007,291	\$10,884,900
EXPENDITURES	Total	NPV @ 4%
Estimated CDA Budget	\$3,917,661	\$1,931,425
General Government	\$3,752,240	\$1,574,521
Public Safety	\$5,422,584	\$2,275,434
Highways & Public Improvements	\$1,960,143	\$822,519
Community Services	\$5,408,514	\$2,269,530
Community Development	\$716,280	\$300,567
TOTAL EXPENDITURES	\$21,177,422	\$9,173,995
TOTAL REVENUE minus TOTAL EXPENDITURES	\$6,546,150	\$1,710,905



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EXHIBIT A

LEGAL DESCRIPTION OF PROJECT AREA: CLEARFIELD STATION CDA

A PARCEL OF LAND SITUATE IN THE EAST HALF OF SECTION 12, THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 2 WEST, AND THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

THE BOUNDARIES OF SAID PARCEL ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS THE EAST QUARTER CORNER OF SECTION 12 TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING BEING NORTH 00°05'06" EAST 2634.86 FEET ALONG THE EAST SECTION LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12)

AND RUNNING THENCE NORTH 89°42'54" EAST 233.00 FEET TO THE MOST NORTHERLY WEST CORNER OF FALCON MEADOWS SUBDIVISION; THENCE SOUTH 0°00'40" EAST 442.13 FEET; THENCE CONTINUING ALONG SAID SUBDIVISION THE NEXT THREE COURSES:

- 1) NORTH 89°42'50" EAST 288.09 FEET;
- 2) SOUTH 0°03'50" WEST 267.33 FEET;
- 3) NORTH 89°59'14" EAST 793.31 FEET;

THENCE LEAVING SAID SUBDIVISION SOUTH 0°00'46" EAST 336.33 FEET; THENCE SOUTH 89°59'18" WEST 288.88 FEET; THENCE SOUTH 0°32'39" EAST 277.84 FEET MORE OR LESS TO THE SOUTH RIGHT OF WAY LINE OF 1450 SOUTH STREET; THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 89°27'21" EAST 143.98 FEET; THENCE LEAVING SAID RIGHT OF WAY SOUTH 0°08'38" EAST 120.00 FEET; THENCE NORTH 89°27'24" EAST 81.00 FEET; THENCE SOUTH 0°08'38" EAST 44.76 FEET; THENCE NORTH 89°30'22" EAST 125.20 FEET; THENCE SOUTH 0°08'38" EAST 311.35 FEET MORE OR LESS TO THE SOUTHERLY BOUNDARY LINE OF CLEARFIELD CITY; THENCE CONTINUING ALONG SAID CITY LIMITS THE NEXT THREE COURSES:

- 1) SOUTH 89°27'22" WEST 458.39 FEET MORE OR LESS TO THE WESTERLY RIGHT OF WAY LINE OF WAY LINE OF STATE ROUTE 126;

- 2) THENCE ALONG SAID RIGHT OF WAY SOUTH 36°55'38" EAST 191.11 FEET;

3) SOUTH 72°21'46" WEST 211.90 FEET; THENCE LEAVING SAID CITY LIMITS NORTH 36°55'38" WEST 156.59 FEET; THENCE NORTH 39°20'47" WEST 133.53 FEET; THENCE SOUTH 89°37'26" WEST 92.47 FEET; THENCE NORTH 0°22'34" WEST 100.00 FEET; THENCE NORTH 51°35'21" EAST 100.40 FEET; THENCE NORTH 36°55'38" WEST 385.93 FEET TO A POINT ON THE SOUTHERLY LINE OF CHELEMES BROTHERS SUBDIVISION; THENCE NORTH 89°55'54" WEST 1,309.93 FEET; THENCE SOUTH 89°47'49" WEST 428.11 FEET; THENCE SOUTH 0°39'37" EAST 168.24 FEET TO THE EASTERLY LINE OF THE UTAH TRANSIT AUTHORITY RIGHT OF WAY; THENCE CONTINUING ALONG SAID RIGHT OF WAY THE NEXT TWO COURSES:

- 1) SOUTH 0°45'07" EAST 102.41 FEET;

2) SOUTH 29°58'32" EAST 428.29 FEET; THENCE LEAVING SAID RIGHT OF WAY SOUTH 89°53'09" EAST 1,075.92 FEET MORE OR LESS TO THE WESTERLY RIGHT OF WAY LINE OF 1000 EAST STREET; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 0°05'19" WEST 1,929.42 FEET MORE OR LESS TO THE INTERSECTION OF SAID RIGHT OF WAY AND THE WESTERLY LINE OF THE UTAH TRANSIT AUTHORITY RIGHT OF WAY; THENCE CONTINUING ALONG SAID RIGHT OF WAY THE NEXT TEN COURSES:

- 1) NORTH 29°32'09" WEST 88.47 FEET;
- 2) NORTH 29°05'15" WEST 1,020.34 FEET;
- 3) NORTH 29°17'29" WEST 163.16 FEET;

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4) NORTH 29°57'27" WEST 34.41 FEET;
5) NORTH 30°54'35" WEST 132.47 FEET;
6) NORTH 29°48'11" WEST 388.77 FEET;
7) NORTH 30°59'27" WEST 80.97 FEET;
8) NORTH 31°05'32" WEST 207.92 FEET;
9) NORTH 30°31'29" WEST 454.41 FEET;
10) NORTH 29°57'27" WEST 2,664.20 FEET MORE OR LESS TO THE INTERSECTION OF SAID RIGHT OF WAY AND THE CENTER SECTION LINE OF SAID SECTION 12; THENCE NORTH 0°07'57" WEST 91.09 FEET; THENCE SOUTH 32°38'36" EAST 285.68 FEET; THENCE SOUTH 44°58'33" EAST 62.10 FEET; THENCE NORTH 86°50'34" EAST 238.26 FEET; THENCE NORTH 0°06'58" EAST 60.37 FEET; THENCE SOUTH 89°53'02" EAST 300.44 FEET; THENCE NORTH 0°9'03" EAST 404.00 FEET; THENCE SOUTH 89°53'03" EAST 263.00 FEET; THENCE SOUTH 0°9'03" WEST 404.00 FEET; THENCE SOUTH 89°53'02" EAST 821.32 FEET MORE OR LESS TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROUTE 126; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 36°55'38" EAST 285.43 FEET; THENCE LEAVING SAID RIGHT OF WAY EAST 655.28 FEET; THENCE SOUTH 0°00'40" WEST 298.46 FEET TO THE POINT OF BEGINNING.

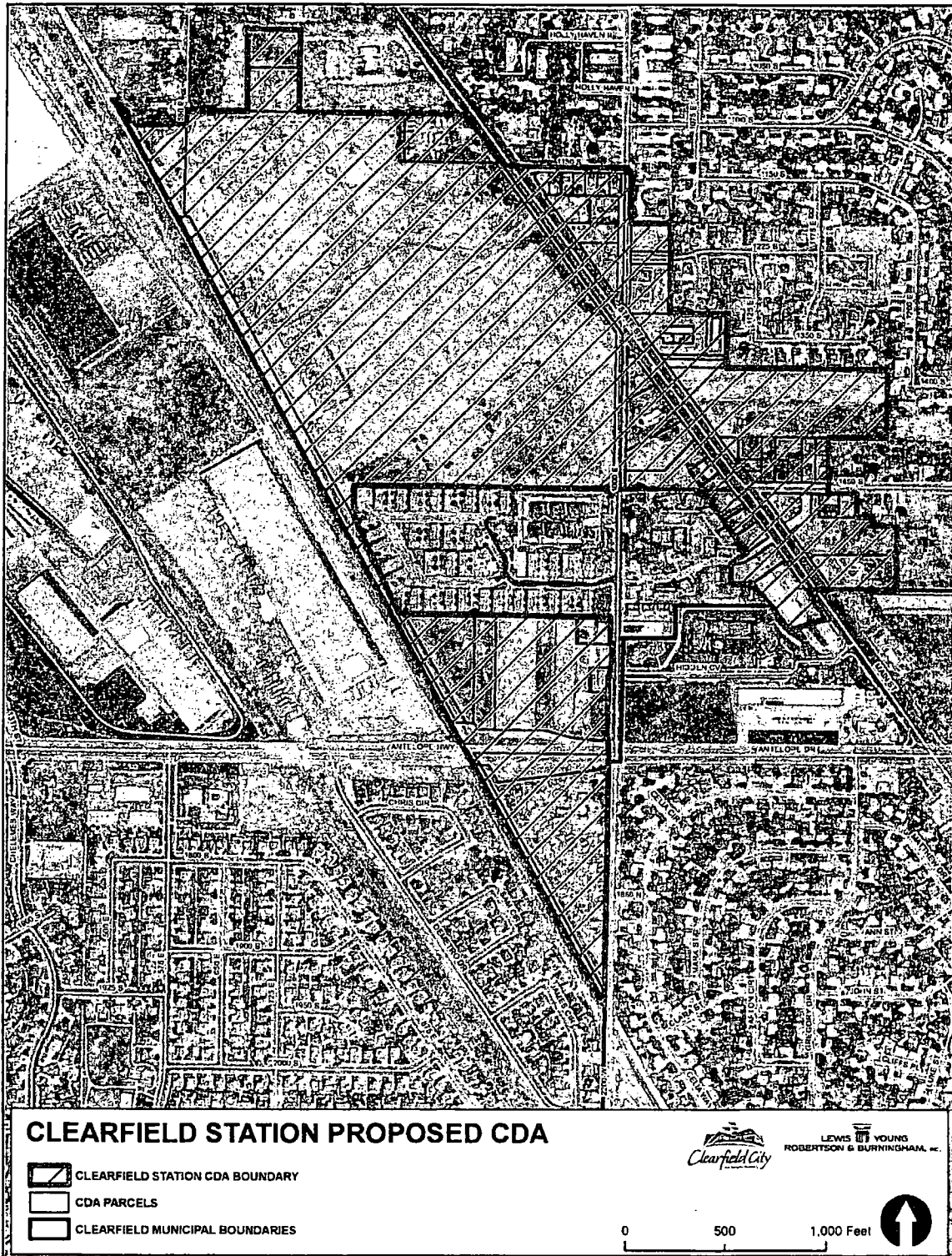
CONTAINS: 6,171,933 SQ. FT. OR 141.69 ACRES MORE OR LESS



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EXHIBIT B

PROJECT AREA MAP





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EXHIBIT C

PARCEL LIST

Parcel Number	Owner	Acres
090200031	CLEARFIELD CITY	2.30
090220005	LAYTON, LARRY W	0.17
090220006	MIRAGLIOTTA, SHERRY D - TRUSTEE AND MIRAGLIOTTA, VITO	0.14
090220007	GOLDEN SPRING HOMES LLC	0.08
090220009	ARNDT, RICHARD D & PATSY A	0.16
090220010	LAYTON, ZACHERY & MARILYN	0.49
090220011	BENNION, KIM-OANH T	0.33
090220012	HAMILTON, WILLIAN DONALD & MARY	0.33
090220026	LAYTON, ORSON RAY - TRUSTEE	0.25
090220027	CHELEMES, CHRIS J & MAGADALINE S--TRUSTEES	0.26
090220030	LAYTON, ORSON RAY - TRUSTEE	0.28
090220034	COMMUNITY TREATMENT ALTERNATIVES	0.25
090220035	COMMUNITY TREATMENT ALTERNATIVES	0.28
090220040	LAYTON, HATTIE W - TRUSTEE	7.71
090220042	LAYTON, KENT B & PEGGY	0.41
090220048	CLEARFIELD CENTER LLC	0.70
090220050	CORPORATION OF THE EPISCOPAL CHURCH IN UTAH	1.61
090220069	WINWARD, RICHARD B & PAULINE K - TRUSTEES	2.08
090220094	FONG ENTERPRISES, L C - ETAL	0.63
090220103	KEYPERS L L C	0.50
090220107	CHELEMES, SAM J & ELSIE M --TRUSTEES	0.17
090220146	CHELEMES, SAM J & CHRIS J	0.02
090220147	LAKELINE PROPERTIES LC	1.50
090220151	D VIII FAMILY LLC	0.67
090220154	LAYTON, JEFF	0.30
090220155	LAYTON, JEFF	0.16
090220158	FOWERS, DON E. & JANETTE J. -ETAL-	1.13
090220159	DOMINGUEZ, PABLO F & MARIA F	0.33
092450002	WENDYS OLD FASHIONED HAMBURGERS OF NEW YORK, INC	1.21
092450003	CHELEMES, CHRIS J--ETAL-TRUSTEES	0.42
092450004	MADEC ENTERPRISES LC	1.14
092450005	CHELEMES ENTERPRISES LLC	1.14
092880001	THOMASON, DAVID B & GILENE M	-
092880002	JACOB, JEFFEREY L & YE S	-
092880003	JACOB, JEFFEREY L & YE S	-
092880004	JACOB, JERREREY L & YE S	-
092880005	ASSOCIATION OF UNIT OWNERS OF FALCON PLAZA COMMERCIAL CONDOS	1.22
120660012	WOOD, LYNN W & SHIRLEE F - TRUSTEES - ETAL	0.50
120660051	SANDERS, AMY JEAN WOOD DODART - ETAL	0.61
120660071	UTAH TRANSIT AUTHORITY	68.25
120660082	UTAH TRANSIT AUTHORITY	0.08
120660093	CLEARFIELD CITY A MUNICIPAL CORPORATION	1.38
120660094	CLEARFIELD CITY CORPORATION	2.36
120660095	UTAH TRANSIT AUTHORITY	0.51



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Parcel Number	Owner	Acres
120660096	KALLAS, GUS J - TRUSTEE	0.54
120660097	KALLAS, GUS J - TRUSTEE	0.27
120660098	KALLAS, GUS J - TRUSTEE	6.83
120670024	MARJAN PROPERTIES INC	0.45
120670063	CLEARFIELD CITY	1.09
120670064	CLEARFIELD CITY	1.32
120670067	STEVEN H & BARBARA J COOMBS FAMILY LIMITED PARTNERSHIP	2.00
120670081	MARJAN PROPERTIES INC	0.56
120670138	UTAH TRANSIT AUTHORITY	0.03
120670139	UTAH TRANSIT AUTHORITY	1.81
120670141	UTAH TRANSIT AUTHORITY	0.08
120720002	BOATRIGHT, JESSICA L	0.16
120720004	LEYBA, JAKE D	0.15
120720006	MURRAY, DEE A	0.15
120720008	GRAHAM, BEN RICHARD	0.15
120720010	GRAHAM, BEN RICHARD	0.15
120720012	GRAHAM, BEN L & SIDNEY LYNN OR DAVIS, REBECCA ALICE GRAHAM - TR	0.15
120720014	GRAHAM, BEN L & SIDNEY LYNN OR DAVIS, REBECCA ALICE GRAHAM - TR	0.12
120740033	JOHNSON, DON K & ROSEMARIE - TRUSTEES	7.62
120740034	UTAH DEPARTMENT OF TRANSPORTATION	0.71
Total		126.41

Attachment No. 2

NOTICE OF ADOPTION OF ORDINANCE 2013-12
CLEARFIELD CITY COUNCIL

Notice of adoption of Ordinance 2013-12 by the Clearfield City Council pursuant to Section 17C-4-106 of the Utah Code, Clearfield City Council is providing notice that Ordinance 2013-12, was passed by the City Council on October 22, 2013. This Ordinance adopted the official Clearfield Station Community Development Project Area Plan (the "Official Plan"), as approved by the Clearfield City Community Development Renewal Agency (the "Agency") on the same date, and directed this notice of adoption be given and published as required by law. Ordinance 2013-12 and the Official Plan shall become effective upon publication of this notice (the "Effective Date"), at which time the Agency may proceed to implement the Official Plan. The Official Plan is available for general public inspection at the office of the City Recorder of Clearfield City located at 55 South State Street, during regular business hours (Monday thru Friday, 8:00 a.m. to 5:00 p.m. excluding holidays). For a period of 30 days after the effective date of the Official Plan (the "30 Day Period"), any person in interest may contest the Official Plan or the procedure used to adopt it, if the Official Plan or procedure fails to comply with the applicable statutory requirements. After the 30 Day Period, no person may contest the Official Plan or procedure used to adopt it for any cause.

Dated this 23rd day of October, 2013.

CLEARFIELD CITY CORPORATION

/s/Nancy R. Dean, City Recorder

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