

R2021-11-01

**Resolution Authorizing the Sale of
Approximately 1.45 Acres of Real
Property Located in the Clearfield
Transit-Oriented Development**



The Front Purchase & Sale Agreement



History

Station Area Plan – Master Development Plan & Agreement



History – Station Area Plan

- Clearfield Connected, Completed Q1 of 2019
- Envisions a prominent recreational use to establish a sense of place (brown area)



History – Master Development Plan & Agreement

- Adopted by Clearfield City & UTA, Q1 2021
- Balanced approach of phasing requires the development of a commercial use prior to initial phases of residential development
- PSA will satisfy “balanced approach” requirement



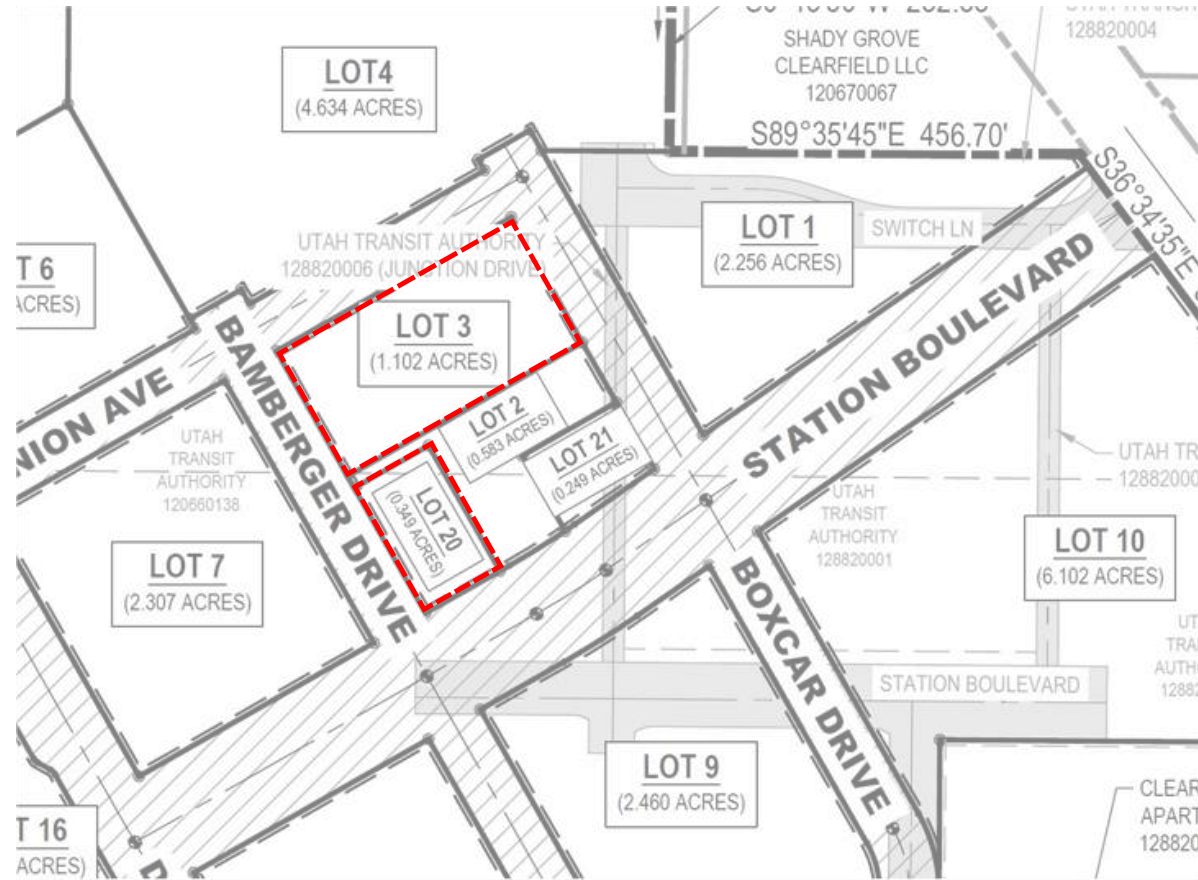
Purchase & Sale Agreement (PSA)

The Front - Subject Properties – Agreement Terms



Subject Property

- Two separate parcels, both central to the Master Development Plan
- Lot 3 – Gym Facility
- Lot 20 – Accessory Café
- Total of 1.45 Acres



The Front Climbing Club

- Three locations & growing
- Offer climbing & gym facilities, yoga lessons, personal training, community events, and more
- Inclusion of retail / café use at each location



Agreement Terms

- Proposed Price - \$1.2M (\$19 / sqft)
- Proceeds to be reinvested within the development, to cover infrastructural costs
- Industry-standard process specifying due-diligence and finance periods
- Final design of site plan subject to UTA Design Review Committee
- Shared parking with adjacent uses



Questions & Discussion



Recommended Action (by roll call)

Motion to approve R2021-11-01
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in the Clearfield Transit-Oriented Development

