

PLANNING COMMISSION

2267 North 1500 West
Clinton City, UT 84015

Phone: (801) 614-0740

Fax: (801) 614-0752

Web Site: www.clintoncity.net

AGENDA

July 19, 2016

7:00 pm

Clinton City Planning Commission

Chairman
Jacob Briggs

Vice Chairman
Bob Buckles

Members
David Coombos
Jolene Crossall
Andy Hale
Jeff Ritchie
Anthony O. Thompson

City Staff
Will Wright

There will be a meeting of the Clinton City Planning Commission held on the date mentioned above in the **Council Chambers** of Clinton City; **City Hall located at 2267 North 1500 West.**

	Pledge	Appointed
	Invocation or Thought	Appointed
	Roll Call	Chair
	City Council Report	Staff
	Planning Commission Minutes for July 5, 2016	Chair
	Declaration of Conflicts	Chair
1.	PUBLIC HEARINGS: 7:05 p.m. – Final Plat for Phases 2&3 of Stone Gate Subdivision for review and recommend to the City Council Resolution 10-16 to consider the Final Plat of Town Point Subdivision Phases 2 & 3, located at approximately 2200 North 3400 West, upon request from Alan Cottle, Stone Gate Preserve, LLC.	
2.	7:15 p.m. – Preliminary Plat for Harrisburg Phases 6 & 7 – for action to consider the Preliminary Plat for Harrisburg Country Estates Subdivision for Phases 6 & 7, located at approximately 2700 West 1300 North, upon request from Erik Craythorne, Q-2, LLC.	
3.	WORK SESSION: Consider Chapter 3 of the City’s Subdivision Ordinance as well as any subsequent chapters or sections of this ordinance. Should start at Section 26-3-6 and consider reviewing Chapter 5 of Subdivision Ordinance.	
4.	COMMISSION COMMENTS	
5.	ADJOURN	



**CLINTON CITY PLANNING COMMISSON
CITY HALL
2267 North 1500 W Clinton UT 84015**

Planning Commission Members

Chair – Jacob Briggs

Vice Chair – Bob Buckles

Tony Thompson

Dave Coombs

Jolene Cressall

Jeff Ritchie

Andy Hale

Date of Meeting	July 5, 2016	Call to Order	7:00 p.m.
Staff Present	Community Development Director Will Wright and Lisa Titensor recorded the minutes.		
Citizens Present	Franz Johansson, Mark Staples, Bruce Nilson, Charles T.		
Pledge of Allegiance	Commissioner Buckles		
Prayer or Thought	Commissioner Cressall gave a thought in honor of the 4 th of July expressing gratitude for all those who have paid the high price of Freedom.		
Roll Call & Attendance	Present were: Commissioners’ Bob Buckles, Dave Coombs, Jolene Cressall, Andy Hale, Tony Thompson, and Jacob Briggs Commissioner Ritchie was excused		
City Council Report	Mr. Wright reported on the June 28, 2016 City Council meeting as recorded in the minutes.		
Declaration of Conflicts	There were none.		
Approval of Minutes	Commissioner Hale moved to approve the June 21, 2016 Planning Commission minutes. Commissioner Buckles seconded the motion. Commissioners’ Buckles, Coombs, Thompson, Cressall, Hale and Briggs voted in favor of the motion.		
7:05 P.M. – SITE PLAN REVIEW AND ACTION UPON A REQUEST TO MODIFY A SITE PLAN REVIEW OF THE QUAIL POINT VETERINARY HOSPITAL AT 868 NORTH 2000 WEST, CLINTON, UT TO ALLOW A SOLAR CARPORT TO SERVE THE HOSPITAL UPON REQUEST OF KATHY FORD, OWNER, REPRESENTED BY FRANZ JOHANSSON OF AURIC SOLAR.			
Petitioner	Kathy Ford, owner of the hospital and residence, is represented by Franz Johansson of Auric Solar		
Discussion	<p>Mr. Johansson stated the intent of this request is to reduce the size of the residential lot and increase the size of the veterinary hospital lot to build a carport with solar panels. Both parcels are owned by Kathy Ford. He confirmed there will be a 5’ setback to the west property line.</p> <p>Mr. Wright explained the following which was included in the staff report:</p> <ul style="list-style-type: none"> • The proposed carport plan is 20’ larger than anticipated; • The set back requirements will be met; • There have been no calls of opposition; • The residential lot will still be almost a half acre; • The veterinary clinic will be about 1 ½ acres. <p>The veterinary hospital and residential structures are in the PZ Zone.</p> <ol style="list-style-type: none"> 1. Section 28-19-5 states, “For all non-residential uses proposed in this zone, a site plan review by the Planning Commission is required. 2. The Veterinary Hospital was approved in a Site Plan on June 17, 2003. 3. Staff determined that modifying the approved Site Plan is also subject to Commission review and action. 4. There are not really any minimum size requirements for parcels in the PZ zone, though there is a reference to residential being a minimum of 6,000 square feet and discussions 		

	<p>on density.</p> <p>At 7:13 p.m. Commissioner Briggs identified the public hearing from the June 21, 2016 Planning Commission meeting was left open and asked for public comment; there was none. Therefore he closed the public hearing at 7:14 p.m.</p>
<p>CONCLUSION</p>	<p>Commissioner Coombs moved to approve the modified Site Plan for Quail Point Veterinary Hospital located at 868 N 2000 W to allow for a 20.33 foot by 72 foot carport for 8 vehicle spaces which will house solar panels. The new hospital parcel would be 56,342 square feet or 1.29 acres, while the residential parcel would be reduced in size to 20,388 square feet or .46 of an acre, thereby exceeding any minimum allowances for parcel sizes for both commercial and residential uses. Commissioner Cressall seconded the motion. Voting by roll call is as follows: Commissioner Coombs, aye; Commissioner Hale, aye; Commissioner Buckles, aye; Commissioner Thompson, aye; Commissioner Cressall, aye; Commissioner Briggs, aye.</p>
<p>7:05 P.M. – FINAL PLAT FOR PHASE 1 OF TOWN POINT SUBDIVISION FOR REVIEW AND RECOMMENDATION TO THE CITY COUNCIL BY APPROVING RESOLUTION 09-16 FOR THE FINAL PLAT OF TOWN POINT SUBDIVISION PHASE 1, LOCATED AT APPROXIMATELY 1800 NORTH 2275 WEST ON THE NORTH SIDE OF 1800 NORTH UPON REQUEST BY BRUCE NILSON, OWNER OF NILSON HOMES.</p>	
<p>Petitioner</p>	<p>Bruce Nilson, owner of Nilson Homes</p>
<p>Discussion</p>	<p>Mr. Wright reviewed the information included in the staff report:</p> <ul style="list-style-type: none"> ▪ The property was zoned on March 8, 2016 to Patio Home (PH) zone. ▪ The preliminary plat was approved by the CC on April 19, 2016 showing a subdivision of a little more than 17.5 acres with 69 lots to be built in five phases (modified now to four phases). ▪ Phase 1 indicates 19 lots for residential use. The frontage on 1800 North has one residential lot designated as 1R, restricting it from direct access onto 1800 North. ▪ The 19 lots in Phase 1 average over 6,800 square exceeding that requirement of 6,300 sq. ft. and average just over 64 feet of frontage, thereby meeting the 64 foot frontage requirement with a minimum requirement of 57 feet. The 6 corner lots also exceed the average square footage size requirement and exceed the minimum 61 foot width as well as the average 64 foot frontage requirement. ▪ There is an existing culinary water main extending from 1800 N to the 2050 Storm Channel and then crossing to the north. This pipe will need to be replaced by routing through the subdivision and reconnecting to the crossing at the channel. This replacement can be done as the subdivision develops. The pipe will need to be disconnected at the main in 1800 N to meet standards of the PW department. ▪ Since 1800 North is a State highway, UDOT approvals for design standards are required along this street. The HOA will take care of any landscaping in the park strip along 1800 North. <p>Mr. Nilson confirmed there will be fences on all sides of the development.</p> <p>Mark Staples explained that the existing home on 1800 N would like to maintain irrigation as long as possible. The existing headgate and slats to direct the water flow north to the fields is the only way to accomplish this right now. Negotiations are on going with UDOT for direction on improvements, they have requested a letter from Clinton City. He feels a sidewalk at this location would be a hazard due to the headgate and grate.</p> <p>The following information from the minutes of the April 19, 2016 discussion was reviewed:</p> <p><u>April 19, 2016 PC Minutes</u> <i>Bruce Nilson stated that the engineers have been working to design and resolve issues for this subdivision. He explained that the road coming into the subdivision is on a diagonal to accommodate an existing home and property with large animals. During the building process the phases may be modified.</i></p> <p><i>Mr. Wright reviewed following comments submitted by public works:</i></p> <ul style="list-style-type: none"> • <i>At the canal, connect to existing waterline where it crosses the canal, not to the East</i> • <i>Hydrant foot valves on mainline connection</i>

- all Manholes 5' at direction change
- in 1800 N City S is located at the N shoulder of the road, District S main is in the middle
- address SD at 1800 N 2275 W intersection
- on 1800 N-use a business style street light
- 1800 N W connection, put valve on property line of the development
- Note: existing water line to stay in service until the connection at the canal is made
- All lots to drain from rear of the property to the sidewalk
- All traffic and address signs installed by the contractor to MUTCD standard, and call out on drawing
- SWPPP to be submitted and approved before a pre construction meeting can be scheduled
- UDOT approval for 1800 N improvements and intersection
- Use 6' park strip
- Submit a geo tech report

- The 2013 Clinton City General Plan, Master Land Use Map, indicates this area is zoned for residential use with the front portion of the property designated as Performance Zone.
- The property is zoned for residential in the R-1-9 Zone, but was rezoned on March 8, 2016 to Patio Home (PH) zone.
- The preliminary plat indicates a subdivision of a little more than 17.5 acres showing 69 lots to be built in five phases.
- Phase 1 indicates 13 lots for residential use. The frontage on 1800 North has one residential lot designated as IR, restricting it from direct access onto 1800 North.
- There is a 1.6 acre remainder parcel along 1800 North adjacent to the Clinton Towne Center that will need to be rezoned, if used for commercial. This parcel needs to be included in the development of phase 1 with development of improvements on 1800 N and laterals being run into the property so that the roads do not need to be cut in the future.
- There is an existing culinary water main extending from 1800 N to the 2050 Storm Channel and then crossing to the north. This pipe will need to be replaced by routing through the subdivision and reconnecting to the crossing at the channel. This replacement can be done as the subdivision develops. The pipe will need to be disconnected at the main in 1800 N to meet standards of the PW department.
- The lot sizes meet the City's zoning requirements of averaging 6300 square feet.

Commissioner Briggs opened the public hearing at 8:39 p.m. With no public comment, he closed the public hearing at 8:40 p.m.

Commissioner Briggs suggested that in order to move forward with an approval of phase 1, the improvements for the "remainder parcel" should be discussed with a different phase of the project so that the discussion could be properly noticed.

Commissioner Briggs opened the public hearing at 7:56 p.m. With no public comment he closed the public hearing at 7:57 p.m.

Commissioner Briggs clarified for procedure that if the Final Plat conforms to the Preliminary Plat, the Planning Commission must approve it for City Council review. If there is a minor change to the Preliminary Plat, staff has the authority to approve it; and a major change requires review by the Planning Commission and an amendment to the Preliminary Plat.

Phasing – minor

Alignment – minor

Changed by UDOT

Potential change to remove the remainder parcel so it is excluded from requirements could potentially be major amendment that would need to come by to the Commission for review and action.

May push remainder parcel into a different phase to be able to move forward tonight

In the future the Preliminary Plat may need to be amended.

Mr. Nilson commented he feels that would be acceptable because the improvements are still being worked out.

Mr. Briggs commented well maintained property will be a benefit to the City.

Mr. Nilson explained that he does not nor has he ever considered the remainder parcel as part of this development.

Mr. Wright clarified that the sidewalk on 1800 N will be driven by UDOT requirements.

Commissioner Briggs asked to clarify for the record in regards to the minor amendment that:

1. The phasing outline on the Preliminary Plat appeared to show the remainder parcel as part of phase 3.
2. The Planning Commission notes the importance, as was noted in discussion of the Preliminary Plat, of maintaining the ability to irrigate the undeveloped property as long as possible.

Res 09-16:

- 1 Comply with UDOT requirements for improvements on 1800 North and file a copy of the UDOT permit with the City.
- 2 Plat shall not be recorded until a Subdivider's Agreement and Subdivider's Escrow Agreement have been completed and executed to insure the completion of the development.
- 3 All comments related to the plat and engineering shall be corrected before the final plat is presented for signatures.
- 4 It is the developer/contractor's responsibility to comply with all Clinton City Standards, Ordinances, Staff, Engineer and requirements established during the approval process. Wherever there is a discrepancy between these drawings and City Standards the more stringent requirement will apply. If there is any doubt as to the requirement the developer is to seek clarification from the Community Development Department and obtain the determination in writing. Copies of the Standards are available at the Community Development Department.
- 5 Prior to Conditional Acceptance and Final Acceptance by the City the Subdivider shall clear any construction debris from lots within the subdivision, except lots with buildings under construction, and level vacant lots within the subdivision in such a way that weed control, via mowing with a brush hog or similar item, is possible and all vacant lots will be mowed for weed control.
- 6 The developer/contractor is responsible for insuring that all required inspections are performed by the Clinton City Public Works Department. If the developer is unsure of what inspections are required he can obtain a list from Public Works. The developer is cautioned not to proceed past an inspection point without insuring that the inspection has been performed and work passed by Public Works.
- 7 It is the developer/contractor's responsibility to insure adequate dust, trash and weed control practices are observed while any of the lots are under their control.
- 8 Preconstruction meeting shall not be scheduled until all required changes have been made to the Preliminary Plat and Final Plat and Engineering have been made and the required number of copies have been provided to the City and indicated approved by the City.
- 9 An existing culinary water main extending from 1800 N to the 2050 Storm Channel and then crossing to the north will need to be replaced by routing through the subdivision and reconnecting to the crossing at the main in 1800 N to meet standards of the Public Works Department in Phase 2 or future phases of this development as agreed to by the City.
- 10 The Planning Commission transferred from phase 1 to phase 3 the requirement of the Preliminary Plat that improvements be installed in connection with the remainder parcel and along 1800 N, concluding that this is a minor amendment to

	the Preliminary Plat
CONCLUSION	Commissioner Cressall moved to forward a recommendation for adoption of Resolution 09-16 on to the City Council for approval of the Final Plat of Town Point Subdivision Phase 1 located at approximately 2275 West 1800 North on the north side of 1800 North with conditions 1 -10 identified above . Commissioner Coombs seconded the motion. Voting by roll call is as follows: Commissioner Coombs, aye; Commissioner Hale, aye; Commissioner Buckles, aye; Commissioner Thompson, aye; Commissioner Cressall, aye; Commissioner Briggs, aye.
CONSIDER CHAPTER 3 OF THE CITY’S SUBDIVISION ORDINANCE AS WELL AS ANY SUBSEQUENT CHAPTERS OR SECTIONS OF THIS ORDINANCE – 26-3-5	
Discussion	The Planning Commission agreed on a change to the last two sentences of 26-3-5 - An applicant may not propose more than two (2) major amendments whether major or minor to any preliminary plat. The Commission shall render a decision on the proposed major amendment within thirty (30) days after the meeting at which the public hearing was held, including any adjourned session, was closed.
Issues & Concerns	There were none.
ADJOURNMENT	Commissioner Cressall moved to adjourn. Commissioner Buckles seconded the motion. Commissioners’ Buckles, Coombs, Thompson, Cressall, Hale, Ritchie and Briggs voted in favor of the motion., the meeting adjourned at 9:05 p.m.

CLINTON CITY PLANNING COMMISSION AGENDA ITEM

SUBJECT: 7:30 p.m. – PUBLIC HEARING – RESOLUTION NO. 10-16 Review and action upon a request by Alan Cottle, Stone Gate Preserve, LLC for a recommendation to the City Council to consider the Final Plat of Stone Subdivision Phases 2 & 3, located at approximately 3420 West on the south side of 2300 North.	AGENDA ITEM: 1
PETITIONER: Jeffrey Kuhn for Stone Family Trust and Alan Cottle, Cottle Capital Group, owners	MEETING DATE: July 19, 2016
ORDINANCE REFERENCES: Subdivision Ordinance Engineering Standards and Specifications Zoning Ordinance Chapter 12	ROLL CALL VOTE: X YES NO
BACKGROUND: Phases 2 and 3 are the last of the phases for the Stone Gate Subdivision. This Final Plat shows these two phases (2 & 3) of Stone Gate Subdivision, which are in the A-1 zone requiring one acre lots. The total number of lots for this subdivision is 27 lots with these final two phases having a total of 19 lots, including 9 lots in Phase 2 and 10 lots in Phase 3. Comments related to corrections needed in drawings have been provided to developer.	
ALTERNATIVE ACTIONS:	
ATTACHMENTS: Resolution No. 10-16 Subdivision review comments	
SEPARATE DOCUMENTS:	

Respectfully submitted,
 Will Wright, Community Development Director

RESOLUTION NO. 10-16

A RESOLUTION APPROVING THE FINAL PLAT FOR STONE SUBDIVISION PHASES 2 AND 3

WHEREAS, Section 3-4(4) of the Clinton City Subdivision Ordinance states that the City Council shall approve, modify and approve, or disapprove subdivision application by resolution; and,

WHEREAS, The Clinton City Planning Commission has reviewed the final plat for Stone Gate Subdivision Phases 2 & 3 and recommended approval of the plat.

NOW, THEREFORE, BE IT RESOLVED BY THE CLINTON CITY COUNCIL THAT THE FINAL PLAT FOR STONE GATE SUBDIVISION PHASES 2 & 3 IS HEREBY APPROVED WITH THE FOLLOWING FINDINGS, CONDITIONS AND STIPULATIONS:

SECTION 1. By majority vote on a motion before the Clinton City Council the Final Plat of Stone Gate Subdivision Phases 2 & 3 is approved based upon the following findings, conditions and/or stipulations:

- The Council concurs with the findings of the Clinton City Planning Commission.

SECTION 2. Reviewed in a public hearing the 19th day of July 2016, by the Clinton City Planning Commission and recommended for approval through a motion passed by a majority of the members of the Commission based upon the following findings and conditions.

- 1 Compliance with the requirements of Davis County for the accessing of the 2050 North Davis County Storm Channel for connection with the culinary water main.
- 2 A copy of the Davis County permit, with Clinton City named as the easement holder, shall be filed with the City prior to recording of the plat.
- 3 Compliance with the requirements of Weber Basin Water and the Bureau of Reclamation for the crossing of Layton Canal in cooperation with Clinton Meadows North developers.
- 4 Plat shall not be recorded until a Subdivider's Agreement and Subdivider's Escrow Agreement have been completed and executed to insure the completion of the development.
- 5 All comments related to the plat and engineering shall be corrected before the final plat is presented for signatures.
- 6 It is the developer/contractor's responsibility to comply with all Clinton City Standards, Ordinances, Staff, Engineer and requirements established during the approval process. Wherever there is a discrepancy between these drawings and City Standards the more stringent requirement will apply. If there is any doubt as to the requirement the developer is to seek clarification from the Community Development Department and obtain the determination in writing. Copies of the Standards are available at the Community Development Department.
- 7 The developer/contractor is responsible for insuring that all required inspections are performed by the Clinton City Public Works Department. If the developer is unsure of what inspections are required he can obtain a list from Public Works. The developer is

cautioned not to proceed past an inspection point without insuring that the inspection has been performed and work passed by Public Works.

8 Preconstruction meeting shall not be scheduled until all required changes have been made to the Preliminary Plat and Final Plat and Engineering have been made and the required number of copies have been provided to the City and indicated approved by the City.

9 It is the developer/contractor's responsibility to insure adequate dust, trash and weed control practices are observed while any of the lots are under their control.

10 Prior to Conditional Acceptance and Final Acceptance by the City the Subdivider shall clear any construction debris from lots within the subdivision, except lots with buildings under construction, and level vacant lots within the subdivision in such a way that weed control, via mowing with a brush hog or similar item, is possible and all vacant lots will be mowed for weed control.

SECTION 3. Effective date. This Resolution shall become effective upon signature and posting.

PASSED BY MOTION AND ORDERED PUBLISHED by the Council of Clinton City, Utah, this 26th day of July 2016.

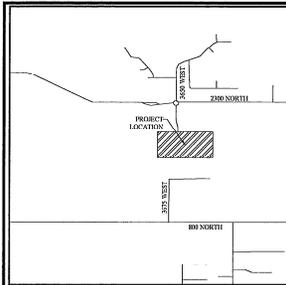
July 2, 2016
NOTICE PUBLISHED

L. MITCH ADAMS
MAYOR

ATTEST:

DENNIS W. CLUFF
CITY RECORDER

Posted: _____



VICINITY MAP

Curve Table				
CURVE	RADIUS	DATA	CHORD DIRECTION	CHORD LENGTH
C1	180.00	175°29'	40.39 N86°39'16"E	46.30
C2	180.00	174°14'	40.17 S86°39'16"E	46.30
C3	180.00	20°12'30"	91.18 N14°33'24"E	92.29
C4	180.00	1°11'50"	16.30 S26°36'30"E	16.29
C5	15.00	67°22'08"	17.64 N37°42'04"E	16.64
C6	30.00	247°32'08"	213.88 S57°18'36"E	83.21
C7	15.00	90°00'38"	23.56 S49°01'09"W	23.22
C8	15.00	89°53'40"	20.07 S49°12'27"W	22.91
C9	150.00	1°17'00"	4.63 N11°19'00"E	4.62
C10	210.00	12°42'14"	46.87 S86°20'17"E	46.77
C11	150.00	29°12'30"	75.98 S14°33'24"E	75.17
C12	210.00	1°46'09"	32.14 S34°43'09"W	32.11
C13	210.00	29°11'11"	106.36 N14°33'24"E	105.23
C14	150.00	12°42'14"	33.48 S86°20'17"E	33.41
C15	210.00	1°12'59"	42.12 S86°39'16"E	42.02
C16	15.00	67°22'08"	17.64 S37°42'04"E	16.64
C17	30.00	247°32'08"	213.88 S57°18'36"E	83.21
C18	15.00	89°00'00"	23.56 S49°00'00"E	23.21
C19	15.00	89°52'32"	23.56 S49°04'14"E	23.21
C20	30.00	29°32'28"	25.62 S39°23'58"W	25.34
C21	30.00	89°52'32"	21.75 S32°24'04"W	21.58
C22	150.00	1°12'59"	3.31 S86°42'04"W	3.31
C23	30.00	67°46'14"	56.55 S37°19'24"W	53.29
C24	30.00	112°37'54"	98.00 S11°42'37"W	83.02
C25	30.00	135°44'59"	117.84 N83°33'33"E	92.41

Line Table	
LINE	LENGTH
L1	N89°59'41"W 20.80
L2	N89°52'27"W 20.80

FOCUS
ENGINEERING AND SURVEYING, LLC
502 WEST 840 SOUTH
SANDY, UTAH 84002 (PH) 333-0025
www.focusutah.com

CENTURY LINK
APPROVED THIS _____ DAY OF _____ 2015, BY CENTURY LINK
BY _____
TITLE: _____

COMCAST
I, _____ ON BEHALF OF COMCAST AM AN AUTHORIZED AGENT AND HAVE AUTHORITY TO SIGN ON AND IN BEHALF OF COMCAST, SIGNED THIS DAY OF _____ 20____
COMCAST

ROCKY MOUNTAIN POWER
APPROVED THIS _____ DAY OF _____ 2015, BY ROCKY MOUNTAIN POWER
BY _____
TITLE: _____

QUESTAR GAS
APPROVED THIS _____ DAY OF _____ 2015, BY QUESTAR GAS COMPANY
BY _____
TITLE: _____

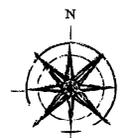
PLANNING COMMISSION
APPROVED THIS _____ DAY OF _____ 2015, BY THE CLINTON CITY PLANNING COMMISSION.
CHAIRMAN, PLANNING COMMISSION

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.
CLINTON CITY ENGINEER

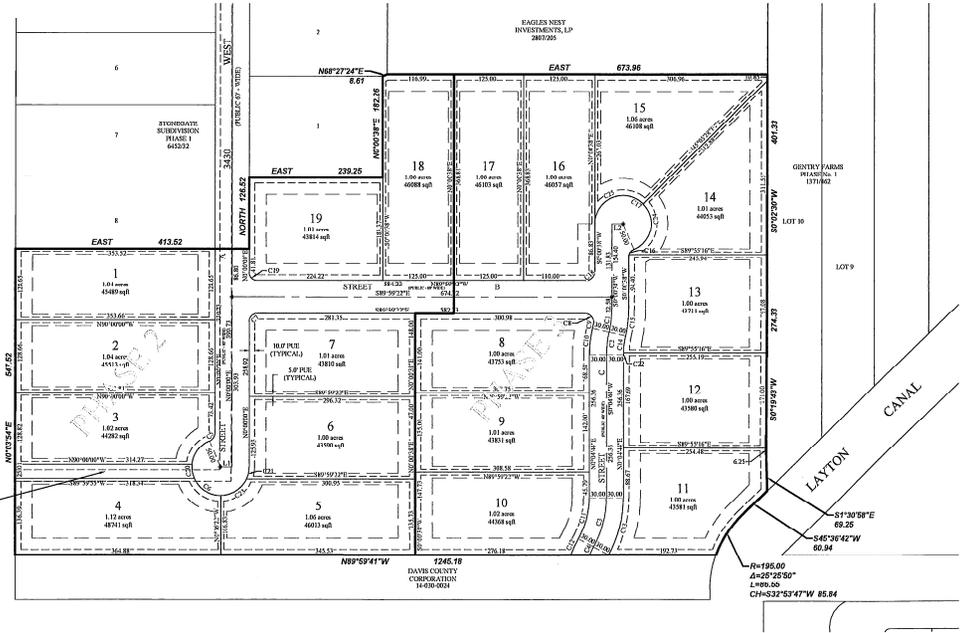
CITY COUNCIL
PRESENTED TO THE CLINTON CITY COUNCIL THIS _____ DAY OF _____ 2015, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
MAYOR
CITY RECORDER

RECORDED #
STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF _____
DATE _____ TIME _____ BOOK _____ PAGE _____
FEE \$ _____ COUNTY RECORDER _____

STONEGATE
A PORTION OF THE NE1/4 OF SECTION 29, T5N, R2W, S18&M
CLINTON CITY, DAVIS COUNTY, UTAH



- NOTES**
- MANY AREAS IN CLINTON CITY HAVE WATER PROBLEMS DUE TO A SEASONALLY HIGH (FLUCTUATING) WATER TABLE. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY CLINTON CITY THAT ANY BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUND WATER PROBLEMS. SOLUTION OF THESE PROBLEMS IS THE SOLE RESPONSIBILITY OF THE PERMIT APPLICANT AND PROPERTY OWNER.
 - UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT AREAS AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTRODUCES WITH THE USE OF THE PUE WITHOUT PRIOR WRITTEN APPROVAL OF THE UTILITY WITH THE FACILITIES IN THE PUE.



SURVEYOR'S CERTIFICATE

I, Dennis P. Carlisle, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 172675 in accordance with Title 38, Chapter 22 of Utah State Code. I further certify, by authority of the consumer that I have conducted a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Dennis P. Carlisle
Professional Land Surveyor
Certificate No. 172675

BOUNDARY DESCRIPTION

A portion of the NE1/4 of Section 29, Township 5 North, Range 2 West, Salt Lake Base & Meridian, located in Clinton, Utah, more particularly described as follows:
Beginning at the Northwest Corner of the SW1/4 of the NE1/4 of Section 29, T5N, R2W, S18&M, said corner being located S09°04'13"W along the 1/2 Section line 1,322.47 feet from the North 1/4 Corner of said Section 29; thence S89°59'15"E along the north line of said SW1/4 of the NE1/4 1,233.84 feet to the westerly line of the Layton Canal; thence along said Canal the following (4) short courses and distances: S09°26'27"W 208.06 feet along said Canal, parallel with and 95.00 feet westerly of the east line of said SW1/4 of the NE1/4 of Section 29; thence N89°49'08"W 886.20 feet; thence along the arc of a 150.00 foot radius curve to the left 117.20 feet through a central angle of 44°52'41" (chord: S07°59'25"W 114.52 feet); thence S89°42'08"W 81.00 feet to the north line of the S1/2 of the SW1/4 of the NE1/4 of Section 29; thence N89°59'12"W along said line 184.09 feet to the 1/2 Section line; thence N0°04'15"E along the 1/2 Section line 661.23 feet to the point of beginning.

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREBY DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT, AND NAME SAID TRACT

STONEGATE

AND DO HEREBY DEDICATE, GRANT AND CONVEY TO CLINTON CITY, DAVIS COUNTY, UTAH, ALL THESE PARTS AND PORTIONS OF SAID TRACTS OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THROUGHWAYS FOREVER. ALSO THESE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY CLINTON CITY.

SIGNED THIS _____ DAY OF _____ 2015

LIMITED LIABILITY ACKNOWLEDGMENT

ON THE _____ DAY OF _____ A.D. 2015 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF DAVIS, IN SAID STATE OF UTAH, _____ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID L.L.C. EXECUTED THE SAME.

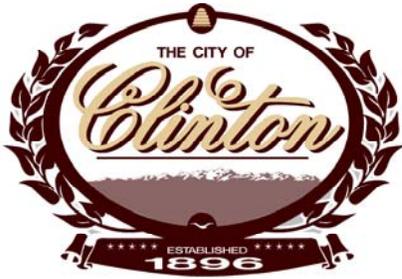
NOTARY PUBLIC
RESIDING IN DAVIS COUNTY

ACKNOWLEDGEMENT OF CLINTON CITY OFFICIALS

State of Utah |
County of Davis |
On the _____ day of _____ 20____, personally appeared before me, Mich Adams, Mayor of Clinton City and Dennis W. Cluff, Clinton City Recorder, who being by me duly sworn or affirmed, did say that they are the Mayor and City Recorder respectively and signed in behalf of Clinton City by authority of the Clinton City Council and acknowledged to me that the Clinton City Council executed the same.
COMMISSION EXPIRES _____

DAVIS AND WEBER COUNTY CANAL COMPANY

I, _____ ON BEHALF OF DAVIS WEBER COUNTIES CANAL COMPANY AM AN AUTHORIZED AGENT AND HAVE AUTHORITY TO SIGN ON AND IN BEHALF OF DAVIS WEBER COUNTY CANAL CO, SIGNED THIS _____ DAY OF _____ 20____
DAVIS AND WEBER COUNTY CANAL COMPANY



**PUBLIC WORKS
STREETS & INSPECTIONS**

**1740 North 1750 West
Clinton City, UT 84015**

Phone: (801) 614-0872

Fax: (801)614-0883

e-mail: gfolk@clintoncity.com

D E V E L O P M E N T R E V I E W

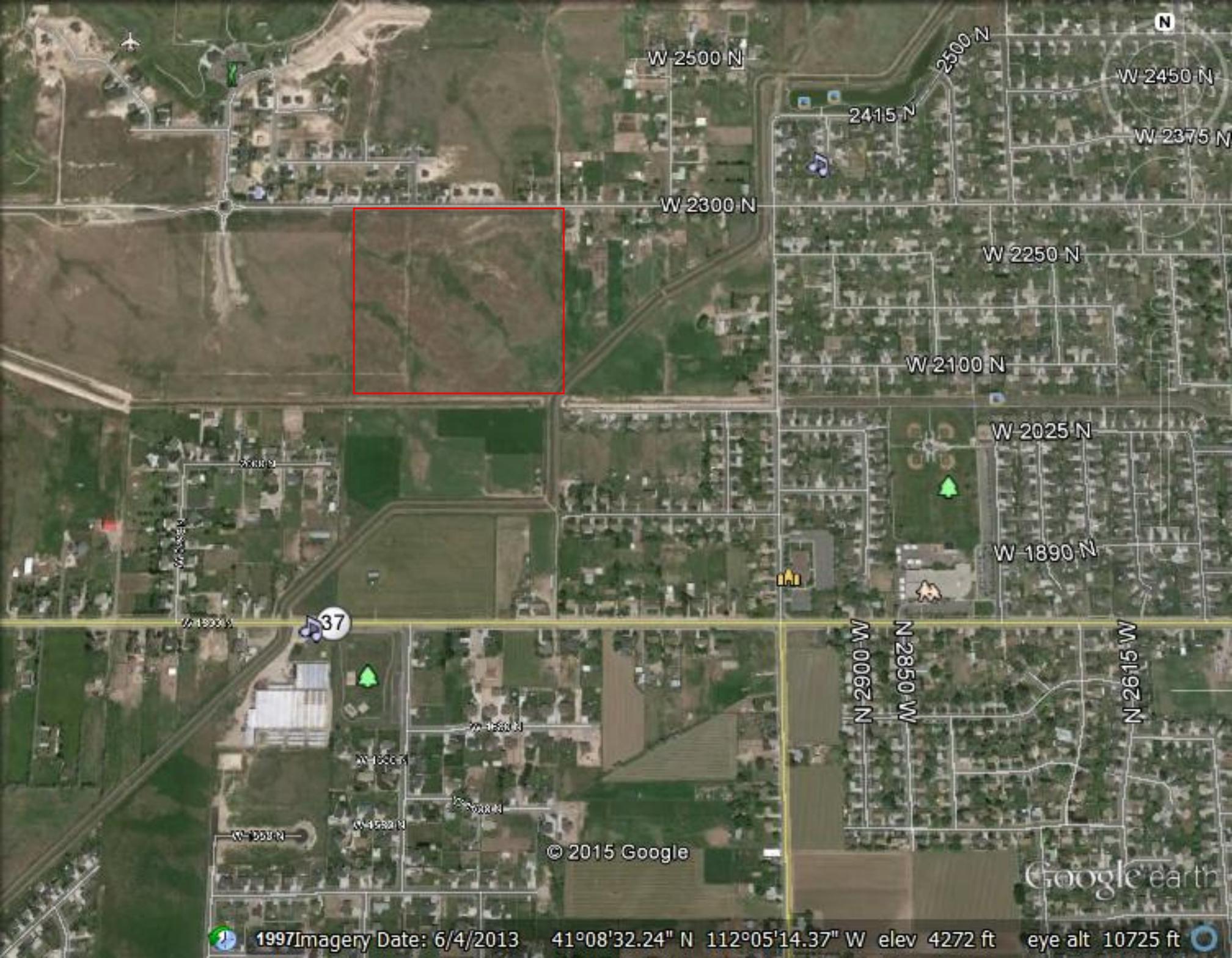
DATE: 06/29/2016
TO: Will
FROM: Gregg Folk
RE: Stonegate phase 2 and 3

Public Works

- Submittal Date: 6-13-2016

The developer shall be responsible to grade each lot such that runoff water is directed to fronting roads. Grading shall ensure that the runoff from each lot does not drain onto neighboring lots or properties.

- Contractor to install all traffic signage per MUTCD
- Put address signs on stop sign pole
- SS on 3430W is existing district main
- Ada ramps per Clinton City standards
- Street plan to show 10" of roadbase
- Pp02 sewer info is wrong
- Provide description and use of Parcel a
- Pp03 verify SD size per SD calculations
- Pp04 show inlet 103 connection to 102 on profile
- Pp04 add valve on culinary main on street C at station 1200
- Other than 3430W, use Clinton City street section
- Pp06 add a street light on west side of road at canal
- Pp06 call out utility connections at canal



© 2015 Google

Google earth

CLINTON CITY PLANNING COMMISSION AGENDA ITEM

SUBJECT: 7:45 p.m. - Review and action upon a request for a Preliminary Plat of Harrisburg Country Estates Subdivision for Phases 6 & 7, located at approximately 2700 West 1300 North.	AGENDA ITEM: 2		
PETITIONER: Q-2, LLC and Craythorne Construction, Erik Craythorne	MEETING DATE: July 19, 2016		
ORDINANCE REFERENCES: Title 28, Chapter 14, R-1-15 Residential Zone Subdivision Ordinance	ROLL CALL VOTE: <table style="margin: auto; border: none;"> <tr> <td style="padding: 0 10px;"><input checked="" type="checkbox"/> YES</td> <td style="padding: 0 10px;"><input type="checkbox"/> NO</td> </tr> </table>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO		
BACKGROUND: <ul style="list-style-type: none"> ▪ This is the sixth and seventh phases of Harrisburg County Estates requesting the preliminary plat to be approved. ▪ The preliminary plat differs from the original approved Preliminary Plat, since the City acquired property for a drainage basin. ▪ There are 38 total lots with 23 lots in Phase 6 and 15 lots in Phase 7. ▪ 1300 North is a city street and improvements are proposed and designed to match the City requirements. 			
ALTERNATIVE ACTIONS:			
ATTACHMENTS:			
SEPARATE DOCUMENTS: Harrisburg #6 & 7 Plat Plan & Engineering Comments			

Respectfully submitted,

Will Wright, Community Development Director

2700 W 1300 N

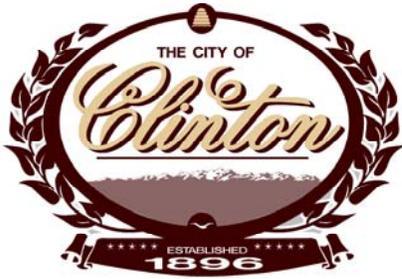


© 2016 Google

Google earth

1997

Imagery Date: 6/16/2015 41°07'50.74" N 112°04'41.39" W elev 4330 ft eye alt 6302 ft



**PUBLIC WORKS
STREETS & INSPECTIONS**

**1740 North 1750 West
Clinton City, UT 84015**

Phone: (801) 614-0872

Fax: (801)614-0883

e-mail: gfolk@clintoncity.com

D E V E L O P M E N T R E V I E W

DATE: 6/8/2016
TO: Will
FROM: Gregg Folk
RE: Harrisburg phase 6 - 7

Public Works

- Submittal Date: 6-2-2016
- Submit SWPPP for review
- Contractor to install all traffic signage per MUTCD standard
- Call out sign locations
- Install fence bordering City property with mow strip
- Street section to show 6' park strip
- Full improvements both sides of 2700 W
- Sht. 3 extend S and LD to property line
- Call out valve locations
- Blow off at dead end street
- 5' MH at direction changes
- Lot 110- Restrict, no access to 1300N

The developer shall be responsible to grade each lot such that runoff water is directed to fronting roads. Grading shall ensure that the runoff from each lot does not drain onto neighboring lots or properties.

June 17, 2016

Harrisburg Country Estates Phase 6-7

Will Wright / Gregg Folk

RE: Review Letter Dated June 8, 2016

Will / Gregg

In response to the afore mentioned review comments issued by Clinton City, I have compiled a response to the individual comments as you have them outlined in the review.

- **Submit SWPPP for review**
A SWPPP will be submitted with the final plan set.
- **Contractor to install all traffic signage per MUTCD standard**
Note has been added to Sheet 3
- **Call out sign locations**
Sign Locations have been identified on Sheet 3
- **Install fence bordering City property with mow strip**
Fence has been shown on Sheet 3
- **Street section to show 6' park strip**
Appropriate Street Section has been added on Sheet 3
- **Full improvements both sides of 2700 W**
Improvements will be designed for both sides of 2700 W. on the final plan set.
- **Sht. 3 extend S and LD to property line**
Sewer and Land Drain have been extended to the property line.
- **Call out valve locations**
Valves have been shown on Sheet 3
- **Blow off at dead end street**
Blow-off has been shown on Sheet 3
- **5' MH at direction changes**
5' manholes will be designed at all intersections and direction changes on final plan set.
- **Lot 110- Restrict, no access to 1300N**
Access restriction to 1300 North from Lot 110 has been show restricted on Sheet 2-3.



GREAT BASIN
ENGINEERING

- The developer shall be responsible to grade each lot such that runoff water is directed to fronting roads. Grading shall ensure that the runoff from each lot does not drain onto neighboring lots or properties.
Individual lot grading will be addressed with the Grading Plan on the final plan set.