

PLANNING COMMISSION

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Clinton City Planning Commission

Chairman
Jacob Briggs

Vice Chairman
Bob Buckles

Members
David Coombes
Jolene Cressall
Andy Hale
Jeff Ritchie
Anthony O. Thompson

City Staff
Will Wright

AGENDA

August 2, 2016

7:00 pm

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 19, 2016	Chair
	Declaration of Conflicts	Chair
1.	PUBLIC HEARINGS: 7:05 p.m. – RESOLUTION NO. 11-16 Review and action upon a request by Ivory Development represented by Nick Mingo for a recommendation to the City Council to consider the Final Plat for Phase 6 of the Cranefield Estates Subdivision located at approximately 3550 West 2350 North.	
2.	7:15 p.m. – ORDINANCE NO. 16-01S - Review and recommend for Council action amending Chapter 26-5- Requirements for Improvements, Reservations, and Design of the Subdivision Ordinance (Title 26), specifically Section 1- General Improvements, Section 2- Lot Improvements, Section 3- Roads, Section 5- Water Facilities, and Section 7- Sidewalks to update development standards upon request from Public Works and Development staff.	
3.	WORK SESSION: a) Discussion to consider possible changes to development standards in Chapter 22 Patio Homes Zone (PH) as presented by Bruce Nilson. b) Consider Chapter 3 of the City's Subdivision Ordinance as well as any other chapters or sections of this ordinance. Should start at Section 26-3-6 of the 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	David Stone, Alan Cottle, Jeff Kuhn, Greg Day, Tad Krutbosch		
Pledge of Allegiance	Commissioner Cressall		
Prayer or Thought	Commissioner Ritchie gave a thought by Thomas Paine about Government		
Roll Call & Attendance	Present were: Commissioners’ Bob Buckles, Jolene Cressall, Andy Hale, Tony Thompson, and Jeff Ritchie Commissioner Jacob Briggs and Commissioner Dave Coombs were excused.		
City Council Report	Mr. Wright reported on the July 12, 2016 City Council meeting as recorded in the minutes.		
Declaration of Conflicts	There were none.		
Approval of Minutes	Commissioner Thompson moved to approve the July 5, 2016 Planning Commission minutes as written. Commissioner Cressall seconded the motion. Commissioner Buckles, Thompson, Cressall, Ritchie and Hale voted in favor of the motion.		
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 STONEGATE SUBDIVISION PHASES 2 & 3, LOCATED AT APPROXIMATELY 2200 NORTH 3400 WEST, UPON REQUEST FROM ALAN COTTLE, STONE GATE PRESERVE, LLC.			
Petitioner	Jeffrey Kuhn for Stone Family Trust and Alan Cottle, Cottle Capital Group		
Discussion	<p>Jeffrey Kuhn stated phase 1 has been approved by the City Council and construction has begun, they are currently working on the third home in the subdivision. The last two phases are requesting to be approved in the hopes of building out quickly. In cooperation with the adjoining development, the canal crossing is now apart of both plats. All conditions have been complied with.</p> <p>Mr. Wright reviewed the following information included in the staff report: Phases 2 and 3 are the last phases for the 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.</p> <p style="text-align: center;"><u>Public Works Comments:</u></p> <ul style="list-style-type: none"> • Submittal Date: 6-13-2016 <p>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.</p> <ul style="list-style-type: none"> • 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

Commissioner Buckles opened the public hearing at 7:12 p.m. With no public comment he closed the public hearing at 7:13 p.m.

Commissioner Thompson stated recording two plats would be beneficial for recording and clarification of lot numbers.

Greg Day of Focus Engineering expressed appreciation for the Planning Commission. He confirmed two separate plats have been submitted.

Commissioner Thompson asked for clarification if a fence is required between the dissimilar zones and if so, suggested it be added to the conditions identified in the Resolution.

Mr. Kuhn confirmed there will be a fence installed on the west side.

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

	<p>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.</p> <p>11 Install a 6 foot chain link fence between dissimilar zones before occupancy.</p>
CONCLUSION	<p>Commissioner Hale moved to forward a recommendation for approval of Resolution 10-16 final plat approval for Stone Gate Subdivision Phases 2 & 3, located at approximately 3420 West on the south side of 2300 North on to the City Council with compliance of items 1 – 11 listed above. Commissioner Cressall seconded the motion. Voting by roll call is as follows: Commissioner Ritchie, aye; Commissioner Hale, aye; Commissioner Buckles, aye; Commissioner Thompson, aye; Commissioner Cressall, aye.</p>
<p>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.</p>	
Petitioner	<p>Q-2, LLC and Craythorne Construction, Erik Craythorne</p>
Discussion	<p>Tad Krutbosch said these phases are on the north side of the existing phases in the development. Adjustments required adjusting some lot sizes and adding a road to the east have been completed.</p> <p>Mr. Wright reviewed the following:</p> <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. <p>Final phases – 38 lots</p> <p><u>Public Works</u></p> <ul style="list-style-type: none"> • 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 <p>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.</p> <p>The Planning Commission discussed the need for a fence to be installed along three lots on the west side.</p> <p>Commissioner Buckles questioned if the road will line up on 2700 west.</p> <p>Mr. Wright responded that the road will most likely be renamed.</p> <p>Commissioner Buckles opened the public hearing at 7:51 p.m. With no public comment, he closed the public hearing at 7:52 p.m.</p>
CONCLUSION	<p>Commissioner Thompson moved to approve the request for a preliminary plat</p>

approval for phases 6 & 7 for Harrisburg Country Estates Subdivision located at approx. 2700 W 1300 N and incorporate staff's review dated June 8, and the Engineering comments dated UNE 17, 2016 adding a requirement for a fence along lots 88,89, 100, 101 & 102 and null and void the previous preliminary plat. Commissioner Ritchie seconded the motion. Voting by roll call is as follows: Commissioner Ritchie, aye; Commissioner Hale, aye; Commissioner Buckles, aye; Commissioner Thompson, aye; Commissioner Cressall, aye.

WORK SESSION: CHAPTER 5 OF SUBDIVISION ORDINANCE.

Discussion

Mr. Wright asked the Planning Commission to review Chapter 5 of the Subdivision Ordinance to be addressed through an ordinance before the Planning Commission on August 2 and the City Council on August 9.

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FOR
CLINTON CITY**

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REQUIREMENTS FOR IMPROVEMENTS, RESERVATIONS, AND DESIGN

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- 5.11. NONRESIDENTIAL SUBDIVISIONS

5.01 GENERAL IMPROVEMENTS:**1. Conformance to Applicable Rules and Regulations:**

In addition to the requirements established in these regulations, all subdivision plats shall comply with the following laws, rules, and regulations:

- a. All applicable statutory provisions.
- b. The Clinton City Zoning Ordinance, building and housing codes, and all other applicable laws of Clinton City.
- c. The Official Comprehensive Plan, Master Land Use Map, Sanitary Sewer Master Plan, Culinary Water Master Plan, Storm Drain Master Plan, Transportation Master Plan, Parks master Plan, and Capital Improvements Program of Clinton City.
- d. The Master Plan of the Davis and Weber Counties Canal Company or current provider of pressure irrigation to the City.
- e. The special requirements of these regulations and any rules of the Health Department and/or appropriate state or substate agencies.
- f. The rules of the Utah Department of Transportation if the subdivision or any lot contained therein abuts a state highway or connecting street.
- g. The Engineering and Standard Specifications and Standard Drawings of Clinton City.
- h. Plat approval may be withheld if a subdivision is not in conformity with the above laws, regulations, guidelines, and policies as well as the purposes of these regulations established in Section 1.4 of these regulations.

2. Adequate Public Facilities:

No preliminary plat shall be approved unless the Planning Commission determines that public facilities will be adequate to support and serve the area and proposed subdivision. The applicant shall, at the request of the Planning Commission, submit sufficient information and data on the proposed subdivision to demonstrate the expected impact on and use of public facilities by possible uses of said subdivision. Public facilities and services to be examined for adequacy will include roads and public transportation facilities, sewerage, storm drain, land drain, secondary water and culinary water service.

- a. Planning: Periodically Clinton City will establish by action of the City Council, after public hearing, guidelines for the determination of the adequacy of public facilities and service. To provide the basis for the guidelines, the Council must prepare and analysis of current growth and the amount of additional growth that can be accommodated by the future public facilities and service. The Council must also make changes in preliminary plat approval criteria it finds appropriate in the light of its experience in administering these regulations.
- b. Information: The applicant for a preliminary plat must, at the request of the Planning Commission, submit sufficient information and data on the proposed subdivision to demonstrate the expected impact on and use of public facilities and services by possible uses of said subdivision.
- c. Comprehensive Master Plan Consistency Require: Proposed public improvements shall conform to and be properly related to Clinton City's comprehensive plan and all applicable capital improvements plans.
- d. Water: All habitable buildings and buildable lots shall be connected to the Clinton City public culinary water system.
- e. Secondary Water: All properties and buildable lots shall be connected to the Davis and Weber Counties Canal Company or current managers of the system

pressure irrigation system.

f. Wastewater: All habitable buildings and buildable lots shall be served by an approved means of wastewater collection and treatment.

g. Land Drains: Ground water drainage improvements shall be constructed to accommodate potential ground water runoff and shall be designed to prevent adding to the ground water situation within the City.

h. Stormwater Management: Drainage improvements shall accommodate potential runoff from the entire upstream drainage area and shall be designed to prevent increases in downstream flooding. Clinton City may require the use of control methods such as retention or detention, and/or the construction of offsite drainage improvements to mitigate the impacts of the proposed developments.

i. Roads: Proposed roads shall provide a safe, convenient, and functional system for vehicular, pedestrian, and bicycle circulation; shall be properly related to the comprehensive plan; and shall be appropriate for the particular traffic characteristics of each proposed development.

j. Extension Policies: All public improvements and required easements shall be extended through the parcel on which new development is proposed. Streets, water lines, wastewater systems, drainage facilities, electric lines, and telecommunications lines shall be constructed through new development to promote the logical extension of public infrastructure. Clinton City may require the applicant of a subdivision to extend offsite improvements to reach the subdivision or oversize required public facilities to serve anticipated future development as a condition of plat approval.

3. Self-Imposed Restrictions:

If the owner places restrictions on any of the land contained in the subdivision greater than those required by the Zoning Ordinance or these regulations, such restrictions or reference to those restrictions shall be required to be indicated on the subdivision plat, and restrictive covenants shall be recorded with the Davis County Recorder in a form to be approved by Clinton City Attorney. The subdivider shall grant to Clinton City the right to enforce the restrictive covenants.

4. Plats Straddling Municipal Boundaries:

Whenever access to the subdivision is required across land in another local government, the Planning Commission and City Council may request assurance from Clinton City Attorney that access is legally established, and from Clinton City Engineer that the access road is adequately improved, or that a guarantee has been duly executed and is sufficient in amount to assure the construction of the access road. In general, lot lines should be laid out so as not to cross municipal boundary lines.

5. Monuments:

The applicant shall place permanent reference monuments in the subdivision as required in these regulations and as approved by the City Engineer.

a. Monuments shall be located on street right-of-way lines, at street intersections, angle points of curve and block corner. They shall be spaced so as to be within sight of each other, the sight lines being contained wholly within the street limits.

b. The external boundaries of a subdivision shall be monumented in the field by monuments of solid iron rods at least thirty (30) inches long and one-half (1/2) inches in diameter and shall have caps attached indicating the surveyor accomplishing the survey. These monuments shall be placed not more than 1,400 feet apart in any straight line and at all corners, at each end of all curves, at the point where a curve changes its radius, at all angle points along the meander line, except that when such corners or points fall within a street, or proposed future street, the monuments shall be placed in the side line of the street.

c. All internal boundaries and those corners and points not referred to in the preceding paragraph shall be monumented in the field by like monuments as

described above. These monuments shall be placed at all block corners, at each end of all curves, and at all angle points in any line.

d. The lines of lots that do not front on a street shall be monumented in the field by iron rods at least thirty (30) inches long and one-half (1/2) inch in diameter. The lines of lots that front on a street shall be monumented in the curb at the extension of the property line. These monuments shall be nails of sufficient size to make a permanent reference point in the curb.

e. All monuments required by these regulations shall be set flush with the ground and planted in such a manner that they will not be removed by frost. All monuments in the right-of-way shall be constructed as outlined in the Engineering and Standard Specifications and Standard Drawings of Clinton City.

f. All monuments shall be properly set in the ground and approved by the City Engineer or his representative prior to the time the City Council grants conditional acceptance of the subdivision.

6. Character of the Land:

Land that the Planning Commission finds to be unsuitable for subdivision or development due to flooding, improper drainage, steep slopes, rock formations, adverse earth formations or topography, utility easements, or other features that will reasonably be harmful to the safety, health, and general welfare of the present or future inhabitants of the subdivision and/or its surrounding areas, shall not be subdivided or developed unless adequate methods are formulated by the developer and approved by the Planning Commission, upon recommendation of Clinton City Engineer, to solve the problems created by the unsuitable land conditions. Such land shall be set aside for uses as shall not involve any danger to public health, safety, and welfare.

7. Subdivision Name:

The proposed name of the subdivision shall not duplicate, or too closely approximate phonetically, the name of any other subdivision in Davis County. The Planning Commission shall have final authority to designate the name of the subdivision, which shall be determined at preliminary plat approval.

8. Soil Conditions:

Buildings or structures shall not be sited on soft or unsuitable soils, where there is a high water table, or a site subject to flooding or on uncompacted fill in accordance with the Engineering and Standard Specifications and Standard Drawings of Clinton City.

5.02 LOT IMPROVEMENTS:

1. Lot Arrangement:

The lot arrangement shall be such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits to build on all lots in compliance with the Zoning Ordinance and Health Regulations and in providing driveway access to buildings on the lots from an approved street.

2. Lot Dimensions:

Lot dimensions shall comply with the minimum standards of the Zoning Ordinance. Where lots are more than double the minimum required area for the zoning district, the Planning Commission may require that those lots be arranged so as to allow further subdivision and the opening of future streets where they would be necessary to serve potential lots, all in compliance with the Zoning Ordinance and these regulation. In general, side lot lines shall be at right angles to street lines (or radial to curving street lines) unless a variation from this rule will give a better street or lot plat. Dimensions of corner lots shall be large enough to allow for erection of buildings, observing the minimum front-yard setback from both streets. Depth and width of properties reserved or laid out for business, commercial, or industrial purposes shall be adequate to provide for the off-street parking and loading facilities required for the type of use and

development contemplated, as established in the Zoning Ordinance.

3. Lot Orientation:

The lot line common to the street right-of-way shall be the front line. All lots shall face the front line and a similar line across the street. Wherever feasible, lots shall be arranged so that the rear line does not abut the side line of an adjacent lot.

4. Double Frontage Lots and Access to Lots:

a. Double Frontage Lots: Double frontage and reversed frontage lots shall be avoided except where necessary to provide separation of residential development from traffic arterial or to overcome specific disadvantages of topography and orientation.

b. Access from Major and Secondary Arterials: Lots shall not, in general, derive access exclusively from a major or secondary street. Where driveway access from a major or secondary street may be necessary for several adjoining lots, the Planning Commission may require that such lots be served by a combined access drive in order to limit possible traffic hazards on the street. Where possible, driveways should be designed and arranged so as to avoid requiring vehicles to back into traffic on major and secondary arterials.

5. Soil Preservation, Grading, and Seeding:

a. Soil Preservation and Final Grading: No certificate of occupancy shall be issued until final grading has been completed in accordance with the approved final subdivision plat and the lot precovered with soil with an average depth of at least six (6) inches which shall contain no particles more than two (2) inches in diameter over the entire area of the lot, except that portion covered by buildings or included in streets, or where the grade has not been changed or natural vegetation seriously damaged. Topsoil shall not be removed from residential lots or used as spoil, but shall be redistributed so as to provide at least six (6) inches of cover on the lots and at least four (4) inches of cover between the sidewalks and curbs, and shall be stabilized by seeding or planting.

b. Lot Drainage: Lots shall be laid out so as to provide positive drainage away from all buildings, and individual lot drainage shall be coordinated with the general storm drainage pattern for the area. **Each lot shall be graded such that runoff water is directed to fronting roads or existing swales as approved by the City.** Drainage shall be designed so as to avoid concentration of storm drainage water from each lot to adjacent lots.

c. Lawn-Grass Seed and Sod: Lawn-grass seed shall be sown at not less than four (4) pounds to each one-thousand (1,000) square feet of land area, In the spring, the seed shall be sown between March 15 and May 15; and in the fall, the seed shall be sown between August 15 and September 30. The seed shall consist of a maximum of ten percent (10%) rye grass by weight and minimum of ninety percent (90%) of permanent bluegrass and/or fescue grass by weight. All seed shall have been tested for germination within one (1) year of the date of seeding, and the date of testing shall be on the label containing the seed analysis. All lots shall be seeded from the roadside edge of the unpaved right-of-way back to a distance of twenty-five (25) feet behind the principal residence on the lot. No certificate of occupancy shall be issued until respreading of soil and seeding of lawn has been completed; except that between October 1 and March 15, and between May 15 and August 15, the applicant shall submit an agreement in writing signed by the developer and the property owner, with a copy to the Building Inspector, that respreading of soil and seeding of lawn will be done during the immediate following planting season as set forth in this section, and leave a cash escrow for performance in an amount determined from time to time by the City Council and published in the Clinton City Consolidated Fee Schedule. Sod may be used to comply with any requirement of seeding set forth herein.

6. Debris and Waste:

No cut trees, timber, debris, earth, rocks, stones, soil, junk, rubbish, or other waste materials of any kind shall be buried in any land, or left or deposited on any lot or street at the time of the issuance of a certificate of occupancy, and removal of those items and materials shall be required prior to issuance of any certificate of occupancy on a subdivision. No items and materials as described in the preceding sentence shall be left or deposited in any area of the subdivision at the time of expiration of any subdivision improvement agreement or dedication of public improvements, whichever is sooner.

7. Waterbodies, Watercourses, and Wetlands:

If a tract being subdivided contains a water body, or portion thereof, lot lines shall be so drawn as to distribute the entire ownership of the water body among the fees of adjacent lots. The Planning Commission may approve an alternative plan whereby the ownership of and responsibility for safe maintenance of the water body is so placed that it will not become a local government responsibility. No more than twenty-five percent (25%) of the minimum area of a lot required under the Zoning Ordinance may be satisfied by land that is under water. Where a watercourse separates the buildable area of a lot from the street by which it has access, provisions shall be made for installation of a culvert or other structure, of design approved by Clinton City Engineer.

8. Subdivision Improvement Agreement and Security to Include Lot Improvement:

The applicant shall enter into a separate subdivision improvement agreement secured by a cash escrow to guarantee completion of all lot improvement requirements including, but not limited to, soil preservation, final grading, lot drainage, lawn-grass seeding, removal of debris and waste, fencing, and all other lot improvements required by the Planning Commission and approved by the City Council. Whether or not a certificate of occupancy has been issued, Clinton City may enforce the provisions of the subdivision improvement agreement where the provisions of this section or any other applicable law, ordinance, or regulation have not been met.

5.03 ROADS:

1. General Requirements:

- a. Frontage on Improved Roads: No subdivision shall be approved unless the area to be subdivided shall have frontage on and access from an existing street unless such street is:
 - i. An existing state road or county street; or
 - ii. A street shown upon a plat approved by the Planning Commission and recorded in the Davis County Recorder's office. Such street must be suitably improved as required by the Engineering and Standard Specifications and Standard Drawings of Clinton City, or be secured by a performance bond required under these subdivision regulations, with the width and right-of-way required by these subdivision regulations or the Official Map Plan.
- b. Wherever the area to be subdivided is to utilize existing road frontage, the road shall be suitably improved as provided above.
- c. Level of Service: The applicant for any development projected to generate more than 1,000 vehicle trip ends per day shall submit a traffic impact analysis.
- d. Grading and Improvement Plat: Roads shall be graded and improved and conform the Engineering and Standard Specifications and Standard Drawings of Clinton City and shall be approved as to design and specifications by the Clinton City Engineer, in accordance with the construction plans required to be submitted prior to final plat approval.
- e. Classification: All roads shall be classified as a major arterial, minor arterial, collector or local. In classifying roads, Clinton City shall consider projected traffic demands after 20 years of development.

f. Topography and Arrangement: Roads shall be related appropriately to the topography. Local roads shall be curved wherever possible to avoid conformity of lot appearance. All streets shall be arranged so as to obtain building sites at or above the grades of the streets. Grades of streets shall conform as closely as possible to the original topography. A combination of steep grades and curves shall be avoided. Specific standards are contained in the Engineering and Standard Specifications and Standard Drawings of Clinton City.

i. All streets shall be properly integrated with the existing and proposed system of thoroughfares and dedicated rights-of-way as established on the Official Map and/or Comprehensive Plan.

ii. All thoroughfares shall be properly related to special traffic, generators such as industries, business districts, schools, churches, and shopping centers; to population densities; and to the pattern of existing and proposed land uses.

iii. Minor or local streets shall be laid out to conform as much as possible to the topography to discourage use by through traffic, to permit efficient drainage and utility systems, and to require the minimum number of streets necessary to provide convenient and safe access to property.

iv. The rigid rectangular gridiron street pattern need not necessarily be adhered to, and the use of curvilinear streets, cul-de-sacs, or U-shaped streets shall be encouraged where such use will result in a more desirable layout.

v. Proposed streets shall be extended to the boundary lines of the tract to be subdivided, unless prevented by topography or other physical conditions, or unless in the opinion of the Planning Commission such extension is not necessary or desirable for the coordination of the layout of the subdivision with the existing layout or the most advantageous future development of adjacent tracks. All streets required to be extended to the boundary lines of the subdivision shall be properly barricaded to the satisfaction of the City Engineer.

vi. In business and industrial developments, the streets and other accessways shall be planned in connection with the grouping of buildings, provision of alleys, truck loading and maneuvering areas, and walks and parking areas so as to minimize conflict of movement between the various types of traffic, including pedestrian.

g. Blocks: Blocks shall have sufficient width to provide for two (2) tiers of lots of appropriate depths. Exceptions to this prescribed block width shall be permitted in blocks adjacent to major streets, railroads, or waterways.

i. The lengths, widths, and shapes of blocks shall be such as are appropriate for the locality and the type of development contemplated, but block lengths in residential areas shall not exceed one thousand three hundred (1,300) feet or twelve (12) times the minimum lot width required in the zoning district, nor be less than four hundred (400) feet in length. Wherever practicable, blocks along major arterials and collector streets shall be not less than one thousand (650) feet in length.

ii. In long blocks the Planning Commission may require the reservation of an easement through the block to accommodate utilities, drainage facilities, or pedestrian traffic.

iii. Pedestrianways or crosswalks, not less than ten (10) feet wide, may be required by the Planning Commission through the center of blocks more than eight hundred (650) feet long where deemed essential to provide circulation or access to schools, playgrounds, shopping centers, transportation, or other community facilities. Blocks designed for industrial uses shall be of such length and width as may be determined suitable by the Planning Commission for prospective use.

h. Access to Primary Arterial: Where a subdivision borders on or contains an existing or proposed primary arterial, the Planning Commission may require that

access to such streets be limited by one of the following means:

- i. The subdivision of lots so as to back onto the primary arterial and front onto a parallel local street; no access shall be provided from the primary arterial, and screening shall be provided in a strip of land along the rear property line of such lots.
 - ii. A series of cul-de-sacs, U-shaped streets or short loops entered from and designed generally at right angles to such a parallel street, with the rear lines of their terminal lots backing onto the primary arterial.
 - iii. A marginal access or service road (separated from the primary arterial by a planting or grass strip and having access at suitable points.)
- i. Road Numbers: The sketch plat as submitted shall not indicate any names for proposed streets. The Community Development Department shall number all roads. A road that is, or is planned as a continuation of an existing road shall bear the same name.
- j. Road Regulatory Signs: The applicant shall deposit with Clinton City at the time of final subdivision approval the sum outlined in the City Consolidated Fee Schedule for each road sign and/or regulatory sign required by the Community Development Department. Clinton City Public Works shall install all road signs before issuance of certificates of occupancy for any residence within the subdivision. Street number signs are to be placed at all intersections within or abutting the subdivision, the type and location of which to be approved by the Community Development Department. Speed limit signs are to be placed at the entrance to all subdivisions from arterial, minor arterial, and collector streets. Traffic regulatory signs, information signs and safety signs shall be placed as required by the Community Development Department.
- k. Streetlights: Installation of street lights shall be required in accordance with design and specification standards approved by Clinton City Engineer. Developers shall install all streetlights before issuance of certificates of occupancy for any residence within the subdivision.
- l. Reserve Strips: The creation of reserve strips shall not be permitted adjacent to a proposed street in such a manner as to deny access from adjacent property to the street.
- m. Construction of Roads and Dead-End Roads:
- i. Construction of Roads: The arrangement of streets shall provide for the continuation of principal streets between adjacent properties when the continuation is necessary for convenient movement of traffic, effective fire protection, for efficient provision of utilities, and where the continuation is in accordance with Clinton City Transportation Master Plan. **A development with homes numbering greater than 30 must have a second dedicated roadway access. Multiphase developments may exceed the 30 home maximum with approval from staff.** If the adjacent property is undeveloped and the street must temporarily be a dead-end street, the right-of-way **including all city utilities** shall be extended to the property line. A temporary turnabout shall be provided on all temporary dead-end streets, greater than one lot in depth with the notation on the subdivision plat that land outside the normal street right-of-way shall revert to abutters whenever the street is continued. The Planning Commission may limit the length of temporary dead-end streets in accordance with the design standards of these regulations.
 - ii. Dead-End Roads (Permanent): Where a road does not extend beyond the boundary of the subdivision and its continuation is not required by the Planning Commission for access to adjoining property, its terminus shall normally not be nearer to such boundary than the depth of a lot. However, the Planning Commission may require the reservation of an appropriate easement to accommodate drainage facilities, pedestrian traffic, or utilities. A cul-de-sac turn-around shall be provided at the end of a permanent dead-end street in

accordance with the Engineering and Standard Specifications and Standard Drawings of Clinton City. For greater convenience to traffic and more effective police and fire protection, permanent dead-end streets shall, in general, be limited in length in accordance with the Engineering and Standard Specifications and Standard Drawings of Clinton City and the design standards of these regulations.

2. Design Standards:

a. General: In order to provide for roads of suitable location, width, and improvement to accommodate prospective traffic and afford satisfactory access to police, firefighting, snow removal, sanitation, and road-maintenance equipment, and to coordinate roads so as to compose a convenient system and avoid undue hardships to adjoining properties, the following design standards for roads are hereby required. Road classification may be indicated in the Comprehensive Plan, Transportation Master Plan or Official Map; otherwise, it shall be determined by the Planning Commission.

	Local Road	Collector Road	Secondary Arterial	Primary Arterial
Min Width ROW	60	66	84	110
Min Width Traveled	36	42	60	86
Maximum Grade %	10	8	6	6
Minimum Curve Radius	100	100	300	500
Design Speed	25	35	40	50

b. Alternative Local Road Standards: The Planning Commission based upon consideration of connection with existing roadways, prospective traffic, satisfactory access to police, firefighting, snow removal, sanitation, and road-maintenance equipment, traffic and pedestrian safety, and aesthetics may develop alternative local roadway standards. The Planning Commission when considering alternate local road designs may require other amenities. Other considerations may be but are not limited to such items as central parking requirements, landscaping, standardized park strip designs, and wider sidewalks. In no consideration shall roadway buildup be reduced below that required in the Engineering and Standard Specifications and Standard Drawings of Clinton City.

c. Road Surfacing and Improvements: After sewer, water, secondary water, storm drain, land drain and utilities with associated conduits have been installed by the developer or appropriate utility company, the developer shall construct curbs and gutters and shall surface or cause to be surfaced road-ways to the widths prescribed in these regulations. All surfacing shall be of a character established in the Engineering and Standard Specifications and Standard Drawings of Clinton City. Types of pavement shall be as outlined in the Engineering and Standard Specifications and Standard Drawings of Clinton City or as established by a soils engineer after a complete soils analysis and with the concurrence of the City Engineer. Adequate provision shall be made for culverts, drains, and bridges. All road pavement, shoulders, drainage improvements and structures, curbs,

turnarounds, and sidewalks shall conform to the Engineering and Standard Specifications and Standard Drawings of Clinton City and shall be incorporated into the construction plans required to be submitted by the developer for plat approval.

d. Excess Right-of-Way: Right-of-way widths in excess of the standards designated in these regulations shall be required whenever, due to topography, additional width is necessary to provide adequate earth slopes. Such slopes shall not be in excess of three-to-one.

e. Limited Access Highway: In residential districts where a limited access highway is so located as to affect the subdivision of adjoining lands a buffer strip at least 25 feet in depth in addition to the normal depth of the lot required in the district shall be provided adjacent to a limited access highway. This buffer strip shall be the full width of the lot and shall not be counted as part of the lot when averaging is figured as allowed in the Zoning Ordinance. This strip shall be part of the platted lots and shall be designated on the plat: "This strip is reserved for screening. The placement of structure on this land is prohibited"

f. Intersections:

i. Streets shall be laid out so as to intersect as nearly as possible at right angles. A proposed intersection of two (2) new streets at an angle of less than seventy-five (75) degrees shall not be acceptable. An oblique street should be curved approaching an intersection and should be approximately at right angles for at least one hundred (100) feet there from. Not more than two (2) streets shall intersect at any one point unless specifically approved by the Planning Commission.

ii. Proposed new intersections along one side of an existing street shall, wherever practicable, coincide with any existing intersections on the opposite side of such street. Street jogs with center-line offsets of less than 150 feet shall not be permitted, except where the intersected street has separated dual drives without median breaks at either intersection. Where streets intersect major streets, their alignment shall be continuous. Intersection of major streets shall be at least eight hundred (800) feet apart.

iii. Minimum curb radius at the intersection of two (2) local streets shall be at least twenty (25) feet; and minimum curb radius at an intersection involving a collector street shall be at least twenty-five (35) feet. Abrupt changes in alignment within a block shall have the corners cut off in accordance with standard engineering practice to permit safe vehicular movement.

iv. Intersections shall be designed with a flat grade wherever practical. On rolling areas, at the approach to an intersection, a leveling area shall be provided having not greater than a two percent (2%) rate at a distance of sixty (60) feet, measured from the nearest right-of-way line of the intersecting street.

v. Where any street intersection will involve earth banks or existing vegetation inside any lot corner that would create a traffic hazard by limiting visibility, the developer shall cut such ground and/or vegetation (including trees) in connection with the grading of the public right-of-way to the extent deemed necessary to provide an adequate sight distance.

vi. The cross-slopes on all streets, including intersections, shall be three percent (3%) or less.

g. Bridges: Bridges of primary benefit to the applicant, as determined by the Planning Commission, shall be constructed at the full expense of the applicant without reimbursement from Clinton City. The sharing expense for the construction of bridges not of primary benefit to the applicant as determined by the Planning Commission, will be fixed by special agreement between Clinton City and the applicant. The cost of bridges that do not solely benefit the developer shall be charged to the developer pro rata based on the percentage obtained by dividing the service area of the bridge into the area of the land being developed by the

subdividers.

3. Road Dedications and Reservations:

a. New Perimeter Streets: Street systems in new subdivisions shall be laid out so as to eliminate or avoid new perimeter half-streets. Where an existing half-street is adjacent to a new subdivision, the other half of the street shall be improved and dedicated by the subdivider. The Planning Commission may authorize a new perimeter street where the subdivider improves and dedicates the entire required street right-of-way width within its own subdivision boundaries.

b. Widening and Realignment of Existing Roads: Where a subdivision borders an existing narrow road or when the Master Plan, Official Map, or zoning setback regulations indicate plans for realignment or widening a road that would require use of some of the land in the subdivision, the applicant shall be required to improve and dedicate at its expense those areas for widening or realignment of those roads. Frontage roads and streets as described above shall be improved and dedicated by the applicant at its own expense to the full width as required by these subdivision regulations when the applicant's development activities contribute to the need for the road expansion. Land reserved for any road purposes may not be counted in satisfying yard or area requirements of the Zoning Ordinance whether the land is to be dedicated to the municipality in fee simple or an easement granted to Clinton City.

5.04 DRAINAGE AND STORM SEWERS:

1. General Requirements:

The applicant shall install storm sewer facilities in a manner prescribed by the Development Standards. The Planning Commission shall not recommend for approval any plat of subdivision that does not make adequate provision for storm and flood water runoff channels or basins. The storm water drainage system shall be separate and independent of any sanitary sewer systems or irrigation system. Storm sewers, where required, shall be designed by the Rational Method, or other methods as approved by the City Engineer, and a copy of design computations shall be submitted along with plans. The Clinton City Storm Drain Master Plan shall be referenced during the design and approval of a storm drain system. Inlets shall be provided so that surface water is not carried across or around any intersections, nor for a distance of more than 400 feet in the gutter unless approved with finding by the Planning Commission during the preliminary design approval of a subdivision. When calculations indicate that curb capacities are exceeded at a point, no further allowance shall be made for flow beyond that point, and basins shall be used to intercept flow at that point. Surface water drainage patterns shall be shown for each and every lot and block.

2. Nature of Storm Water Facilities:

a. Location: The applicant may be required by the Planning Commission to carry away by pipe or open ditch any spring or surface water that may exist either previously to, or as a result of the subdivisions. Such drainage facilities shall be located in the road right-of-way where feasible, or in perpetual unobstructed easements of appropriate width, and shall be constructed in accordance with The construction standards and specifications.

b. Accessibility to Public Storm Sewers:

i. Where a public storm sewer is accessible, the applicant shall install storm sewer facilities, or if no outlets are within a reasonable distance, adequate provision shall be made for the disposal of storm waters, subject to the specifications of Clinton City Engineer. However, in subdivisions containing lots less than 15,000 square feet in area and in business and industrial districts, underground storm sewer systems shall be constructed throughout the subdivisions and be conducted to an approved out-fall. Inspection of facilities shall be scheduled with and conducted by the Public Facilities Inspector.

ii. If a connection to a public storm sewer will be provided eventually, as determined by Clinton City Engineer and the Planning Commission, the developer shall make arrangements for future storm water disposal by a public utility system at the time the plat receives final approval. Provision for such connection shall be incorporated by inclusion in the subdivision improvement agreement required for the subdivision plat.

c. Accommodation of Upstream Drainage Areas: A culvert or other drainage facility shall in each case be large enough to accommodate potential runoff from its entire upstream drainage area, whether inside or outside the subdivision. Clinton City Engineer shall determine the necessary size of the facility, based on the provisions of the construction standards and specifications assuming conditions of maximum potential watershed development permitted by the Zoning Ordinance. The cost of oversized drainage facilities that do not solely benefit the developer shall be charged to the developer pro rata based upon the cost of sizing the pipes over that necessary for the land being developed by the subdivider.

d. Effect on Downstream Drainage Area: Clinton City Engineer shall also study the effect of each subdivision on existing downstream drainage facilities outside the area of the subdivision. Local government drainage studies together with such other studies as shall be appropriate, shall serve as a guide to needed improvements. Where it is anticipated that the additional runoff incident to the development of the subdivision will overload an existing downstream drainage facility, the Planning Commission may withhold approval of the subdivision until provision has been made for the expansion of the existing downstream drainage facility. No subdivision shall be approved unless adequate drainage will be provided to an adequate drainage watercourse or facility.

e. Areas of Poor Drainage: Whenever a plat is submitted for an area that is subject to flooding, the Planning Commission may approve such subdivision provided that the applicant fills the affected area of the subdivision to an elevation sufficient to place the elevation of streets and lots at a minimum of twelve (12) inches above the elevation of the one hundred (100) year floodplain, as determined by Clinton City Engineer. The plat of the subdivision shall provide for an overflow zone along the bank of any stream or watercourse, in a width that shall be sufficient in times of high water to contain or move the water, and no fill shall be placed in the overflow zone nor shall any structure be erected or placed in the overflow zone. The boundaries of the overflow zone shall be subject to approval by Clinton City Engineer. The Planning Commission may deny subdivision approval for areas of extremely poor drainage.

f. Floodplain Area: The Planning Commission may, when it deems it necessary for the health, safety, or welfare of the present and future population of the area and necessary to the conservation of water, drainage, and sanitary facilities, prohibit the subdivision of any portion of the property that lies within the floodplain of any stream or drainage course. These floodplain areas shall be preserved from any and all destruction or damage resulting from clearing, grading, or dumping of earth, waste material, or stumps, except at the discretion of the Planning Commission.

3. Dedication of Drainage Easements:

a. General Requirements: When a subdivision is traversed by a watercourse, drainageway, channel, or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially to the lines of such watercourse, and of such width and construction as will be adequate for the purpose. Wherever possible, it is desirable that the drainage be maintained by an open channel with landscaped banks and adequate width for maximum potential volume of flow.

b. Drainage Easements:

i. During the preliminary design review process the Planning Commission may require that public utility and drainage easements be placed on the plat. These easements are to be design so as to facilitate drainage due to natural

grade from one lot to another down established property lines. Easements shall be indicated on and dedicated with the plat at the time of recordation. Drainage easements shall end at a public right-of-way or into an established storm drain structure.

ii. Where topography or other conditions are such as to make impractical the inclusion of drainage facilities within road rights-of-way, perpetual, unobstructed easements at least fifteen (15) feet in width for drainage facilities shall be provided across property outside the road lines and with satisfactory access to the road. Easements shall be indicated on the plat. Drainage easement shall extend from the road to a natural watercourse or to other drainage facilities.

iii. When a proposed drainage system will carry water across private land outside the subdivision, appropriate drainage rights must be secured, assigned to the City and indicated on the plat or recorded with other appropriate instrument as approved by the Clinton City Attorney.

iv. The applicant shall dedicate, either in fee or by a drainage or conservation easement, land on both sides of existing watercourses to a distance to be determined by the Planning Commission.

v. Low-lying lands along watercourses subject to flooding or over flowing during storm periods, whether or not included in areas for dedication, shall be preserved and retained in their natural state as drainage ways. Such land or lands subject to periodic flooding shall not be computed in determining the number of lots to be utilized for average density procedures nor for computing the area requirement of any lot.

vi. Wetlands in subdivisions, whether or not included in areas for dedication, shall be preserved and retained in their natural state as required by federal statute. For any plat expected of containing, by the Planning Commission the developer shall obtain a study approved by the Army Corps of Engineers and adhere to all requirements of the Corps. The Planning Commission, in its review proceedings is not limited from adding to the Corp requirements.

5.05 WATER FACILITIES:

1. General Requirements:

- a. The applicant shall install all water facilities in a manner prescribed by the Development Standards.
- b. When a public water main is not accessible, the developer shall take necessary action to extend the existing City water-supply for the purpose of providing a water-supply system capable of providing for domestic water use and fire protection.
- c. When a public water main is accessible, the developer shall install adequate water facilities (including fire hydrants) subject to the specifications of state or local authorities. All water mains shall be at least eight (8) inches in diameter.
- d. Water main extensions shall be approved by the City Engineer and Planning Commission and when applicable by the state.
- e. The location of all fire hydrants, all water supply improvements, indicating all improvements proposed to be served, shall be shown on the preliminary plat, and the cost of installing same shall be borne by the developer and included in the subdivision improvement agreement and security to be furnished by the developer.
- f. The cost of oversized water facilities that do not solely benefit the developer shall be charged to the developer pro rata based upon the cost of sizing the pipes over that necessary for the land being developed by the subdivider.

g. A development with water connections numbering greater than 20 must have two main line connections interconnected from separated feeds. Developments with

multiple phases may have up to 30 connections with a single feed prior to the second connection being installed with approval of staff.

h. Developments overlapping water system pressure zones must be designed and installed such that they are consistent with the City's Water Master Plan and maintain the functionality of the pressure zones.

2. Individual Wells and Central Water Systems:

Individual Wells shall not be utilized as a source for a culinary water supply.

3. Fire Hydrant:

Fire hydrants shall be required for all subdivisions. Fire hydrants shall be located no more than 500 feet apart and within 250 feet of any structure or meet the requirements of the state adopted fire code which ever is the more stringent and the locations shall be approved by the Clinton City Fire Department as part of the preliminary approval process. To eliminate future street openings, all underground utilities for fire hydrants, together with the fire hydrants themselves, and all other supply improvements shall be installed before any final paving of a street shown on the subdivision plat.

5.06 SEWERAGE FACILITIES:

1. General Requirements:

The applicant shall install sanitary sewer facilities in a manner prescribed. All plans shall be designed and approved in accordance with the Development Standards, rules, regulations, and standards of Health Department, and other appropriate agency. Necessary action shall be taken by the applicant to extend the sanitary sewer system into the North Davis County Sewer District system.

2. Mandatory Connection to Public Sewer System:

If a public sanitary sewer is within 300 feet of the property the owner of the property shall be required to connect to the sewer for the purpose of disposing of waste, and it shall be unlawful for any such owner or occupant to maintain upon any such property an individual sewage disposal system.

3. Lift Station System:

If public sewer facilities are not available and a lift station is required to service a development, the developer shall extend the development system to join an existing City or NDCSD main. The developer shall be responsible to construct all parts of the system including the lift station for the purpose of providing a sanitary sewer system capable of providing for waste removal from each proposed lot within the development.

a. The developer is to comply with the requirements of the City Engineer for the design of the lift station.

b. The cost of oversized lift station facilities that do not solely benefit the developer shall be charged to the developer pro rata based upon the cost of sizing the system over that necessary for the land being developed by the subdivider.

4. Design Criteria for Sanitary Sewers:

a. General Guidelines: The Development Standards are the primary source for the design criteria. These design criteria are not intended to cover extraordinary situations. Deviations will be allowed and may be required in those instances when considered justified by Clinton City Engineer.

b. Design Factors: Sanitary sewer systems should be designed for the ultimate tributary population. Due consideration should be given to current zoning regulations and approved planning and zoning reports where applicable. Sewer capacities should be adequate to handle the anticipated maximum hourly quantity of sewage and industrial waste together with an adequate allowance for infiltration and other extraneous flow. The unit design flows presented below should be

adequate in each case for the particular type of development indicate. sewers shall be designed for the total tributary area using the following criteria:

c. *Tables Go Here*

d. These design factors shall apply to watersheds of 300 acres or less. Design factors for watersheds larger than 300 acres and smaller than 1,000 acres shall be computed on the basis of a linear decrease from the applicable design factor for an area of 300 acres to a design factor of .01 c.f.s./acre for an area of 1,000 acres unless otherwise directed by Clinton City Engineer. Design factors for watersheds larger than 1,000 acres shall be .01 c.f.s./acre unless otherwise directed by Clinton City Engineer.

e. Maximum Size: The diameter of sewers proposed shall not exceed the diameter of the existing or proposed outlet, whichever is applicable, unless otherwise approved by Clinton City Engineer.

f. Minimum Size: No public sewer shall be less than eight (8) inches in diameter.

g. Minimum Slope: All sewers shall be designed to give mean velocities when flowing full of not less than 2.7 feet per second. All velocity and flow calculations shall be based on the Manning Formula using an N value of 0.013. The design slopes shall be evenly divisible by four (4). The slopes shall be minimum for the size indicated. Exceptions to these minimum slopes shall be made at the upper end of lateral sewers serving under thirty (30) houses. Sewers at the upper end shall have a minimum slope of 0.76 percent. When lateral sewers serve less than ten (10) houses, the minimum slope shall be not less than one (1) percent. (See table below)

h. *Table*

i. Alignment: All sewers shall be laid with straight alignment between manholes, unless otherwise directed or approved by Clinton City Engineer.

j. Manhole Location: Manholes shall be installed at the end of each line; at all changes in grade, size, or alignment; at all intersections; and at distances not greater than 400 feet for sewers 15 inches and smaller, and 500 feet for sewers 18 inches in diameter and larger.

k. Manholes: The difference in elevation between any incoming sewer and the manhole invert shall not exceed 12 inches except where required to match crowns. The use of drop manholes will require approval by Clinton City Engineer. The minimum inside diameter of the manholes shall conform to those specified by Clinton City Engineer. Inside drop manholes will require special considerations; however, in no case shall the minimum clear distance be less than that indicated above. When a smaller sewer joins a larger one, the crown of the smaller sewer shall not be lower than that of the larger one. The minimum drop through manholes shall be 0.2 feet.

l. Sewerage Locations: Sanitary sewers shall be located within street or alley rights-of-way unless topography dictates otherwise. When located in easements on private property, access shall be to all manholes. A manhole shall be provided at each street or alley crossing. End lines shall be extended to provide access from street or alley right-of-ways when possible. Imposed loading shall be considered in all locations. Not less than six (6) feet of cover shall be provided over the top of pipe in street an alley rights-of-way or three (3) feet in all other areas.

m. Cleanouts and Lampholes: Cleanouts and lampholes will not be permitted.

n. Water Supply Interconnections: There shall be no physical connection between a public or private potable water supply system and a sewer [and/or secondary water supply](#) which will permit the passage of any sewage or polluted water into the potable supply. ~~Sewers shall be kept removed from~~ [Water supply wells or other water supply sources and structures shall be protected from sewer and/or secondary](#)

water supplies.

o. Relation of Sewers to Water Mains: A minimum horizontal distance of ten (10) feet shall be maintained between parallel water and sewer line. At points where sewers cross water mains, the sewer shall be constructed of cast iron pipe or encased in concrete for a distance of ten (10) feet in each direction from the crossing, measured perpendicular to the water line. This will not be required when the water main is at least two (2) feet above the sewer.

5.07 SIDEWALKS:**1. Required Improvements:**

- a. Sidewalks shall be included within the dedicated nonpavement right-of-way of all roads shown in _____.
- b. Concrete curbs are required for all roads when sidewalks are required by these regulations or when required in the discretion of the Planning Commission.
- c. Sidewalks shall be improved as required in Section 5.3(2)(b) of these regulations. A median strip of grassed or landscaped areas at least two (2) feet wide shall separate all sidewalks from adjacent curbs.

d. Park strip areas where rear lots are facing UDOT streets and the future maintenance ~~will~~ may be required of the city ~~must~~ should have a hard surface such as concrete installed unless otherwise required by staff.

2. Pedestrian Accesses:

The Planning Commission may require, in order to facilitate pedestrian access from the roads to schools, parks, playgrounds, or other nearby roads, perpetual unobstructed easements at least twenty (20) feet in width. Easements shall be indicated on the plat.

5.08 UTILITIES:**1. Location:**

All utility facilities, including but not limited to gas, electric power, telephone, and CATV cables, shall be located underground throughout the subdivisions. Whenever existing utility facilities are located above ground, except when existing on public roads and rights-of-way, they shall be removed and placed underground. All utility facilities existing and proposed throughout the subdivision shall be shown on the preliminary plat. Underground service connections to the street property line of each platted lot shall be installed at the subdivider's expense. At the discretion of the Planning Commission, the requirement for service connections to each lot may be waived in the case of adjoining lots to be retained in single ownership and intended to be developed for the same primary use.

2. Easements:

- a. Easements centered on rear lot lines shall be provided for utilities (private and municipal) and such easements shall be at least ten (10) feet wide. Proper coordination shall be established between the subdivider and the applicable utility companies for the establishment of utility easements established in adjoining properties.
- b. When topographical or other conditions are such as to make impractical the inclusions of utilities within the rear lot lines, perpetual unobstructed easements at least ten (10) feet in width shall be provided along side lot lines with satisfactory access to the road or rear lot lines. Easements shall be indicated on the plat.

5.09 PUBLIC USES:**1. Parks, Playgrounds, and Recreation Areas:**

- a. Recreation Standards: The Planning Commission shall require that land be reserved for parks and playgrounds or other recreation purposes in locations designated on the Master Plan or otherwise where such reservations would be appropriate. Each reservation shall be of suitable size, dimension, topography, and

general character and shall have adequate road access for the particular purposes envisioned by the Planning Commission. The area shall be shown and marked on the plat, "Reserved for Park and/or Recreation Purposes." When recreation areas are required, the Planning Commission shall determine the number of acres to be reserved from the following table, which has been prepared on the basis of providing tree (3) acres of recreation area for every one hundred (100) dwelling units. The Planning Commission may refer such proposed reservations to Clinton City official or department in charge of parks and recreation for recommendation. The developer shall dedicate all such recreation areas to Clinton City as a condition of final subdivision plat approval.

i. Table of Recreation Requirements:

ii. *Table*

iii. **Mulifamily and High-Density Residential.** The Planning Commission shall determine the acreage for reservation based on the number of dwelling units per acre to occupy the site as permitted by the Zoning Ordinance.

b. Minimum Size of Park and Playground Reservations: In general, land reserved for recreation purposes shall have an area of at least four (4) acres. When the percentages from the Table of Recreation Requirements would create less than four (4) acres, the Commission may require that the recreation area be located at a suitable place on the edge of the subdivision so that additional land may be added at such time as the adjacent land is subdivided. In no case shall an area of less than two (2) acres be reserved for recreation purposes if it will be impractical or impossible to secure additional lands in order to increase its area. Where recreation land in any subdivision is not reserved, or the land reserved is less than the percentage in Section 5.9(1)(a), the provisions of Section 5.9(1)(d) shall be applicable.

c. Recreation Sites: Land reserved for recreation purposes shall be of a character and location suitable for use as a playground, playfield, or for other recreation purposes, and shall be relatively level and dry; and shall be improved by the developer to the standards required by the Planning Commission, which improvements shall be included in the subdivision improvement agreement and security. A recreation site shall have a total frontage on one (1) or more streets of at least two hundred (200) feet, and no other dimension of the site shall be less than two hundred (200) feet, and no other dimension of the site shall be less than two hundred (200) feet in depth. The Planning Commission may refer any subdivision proposed to contain a dedicated park to Clinton City or department in charge of parks and recreation for a recommendation. All land to be reserved for dedication to Clinton City for park purposes shall have prior approval of Clinton City and shall be shown marked on the plat, "Reserved or Park and/or Recreation Purposes."

d. Alternative Procedure: Money in Lieu of Land: Where, with respect to a particular subdivision, the reservation of land required pursuant to this section does not equal the percentage of total land required to be reserved in Section 5.9(1)(a), the Planning Commission shall require, prior to final approval of the subdivision plat, that the applicant deposit with Clinton City a cash payment in lieu of land reservation. Such deposit shall be placed in a Neighborhood Park and Recreation Improvement Fund to be established by Clinton City. The deposit shall be used by Clinton City for improvement of a neighborhood park, playground, or recreation area including the acquisition of property. The deposit must be used for facilities that actually will be available to and benefit the persons in the subdivision for which payment was made and be located in the general neighborhood of subdivisions. The Planning Commission shall determine the amount to be deposited, based on the following formula: two hundred dollars (\$200) multiplied by the number of times that the total area of the subdivision is divisible by the required minimum lot size of the zoning district in which it is located, less a credit for the amount of land actually reserved for recreation purposes, if any, as the land reserved bears in proportion to the land required for reservation in section 5.9(1)(a), but not including any lands reserved through density zoning.

e. Applicability to Land Utilizing Average Density: Any subdivision plat in which the principle of average density of flexible zoning has been utilized shall not be exempt from the provisions of its section, except as to such portion of land which is actually dedicated to Clinton City for park and recreation purposes. If no further area, other than the area to be reserved through averaging, is required by the Planning Commission, the full fee shall be paid as required in Section 5.9(1)(d). If further land is required for reservation, apart from that reserved by averaging, credit shall be given as provided by Section 5.9(1)(d).

f. Other Recreation Reservations: The provisions of this section are minimum standards. None of the paragraphs above shall be construed as prohibiting a developer from reserving other land for recreation purposed in addition to the requirements of this section.

2. Other Public Uses:

a. Plat to Provide for Public Uses: Except when a applicant utilizes planned unit development or density zoning in which land is set aside by the developer as required by the provision of the Zoning Ordinance, whenever a tract to be subdivided includes a school, recreation uses [in excess of the requirements of Section 5.9(1)], or other public use as indicated on the Master Plan or any portion thereof, the space shall be suitably incorporated by the applicant into its sketch plat. After proper determination of its necessity by the Planning Commission and the appropriate local government official or other public agency involved in the acquisition and use of each such site and a determination has been made to acquire the site by the public agency, the site shall be suitably incorporated by the applicant into the preliminary and final plats.

b. Referral to Public Body: The Planning Commission shall refer the sketch plat to the public body concerned with acquisition for its consideration and report. The Planning Commission may propose alternate areas for such acquisition and shall allow the public body or agency 30 days for reply. The agency's recommendation, if affirmative, shall include a map showing the boundaries and area of the parcel to be acquired and an estimate of the time required to complete the acquisition.

c. Notice to Property Owner: Upon a receipt of an affirmative report, the Planning Commission shall notify the property owner and shall designate on the preliminary and final plats that area proposed to be acquired by the public body.

d. Duration of Land Reservation: The acquisition of land reserved by a public agency on the final plat shall be initiated within twelve (12) months of notification, in writing, from the owner that he intends to develop the land. Such letter of intent shall be accompanied by a sketch plat of the proposed development and a tentative schedule of construction. Failure on the part of the public agency to initiate acquisition within the prescribed 12 months shall result in the removal of the "reserved" designation from the property involved and the freeing of the property for development in accordance with these regulations.

5.10 **PRESERVATION OF NATURAL FEATURES AND AMENITIES:**

1. General:

Existing features that would add value to residential development or to Clinton City as a whole, such as trees, as herein defined, watercourses and falls, beaches, historic spots, and similar irreplaceable assets, shall be preserved in the design of the subdivision. No trees shall be removed from any subdivision nor any change of grade of the land effected until approval of the preliminary plat has been granted. All trees on the plat required to be retained shall be preserved, and all trees where required shall be welled and protected against change of grade. The sketch plat shall show the number and location of existing trees as required by these regulations and shall further indicate all those marked for retention and the location of all proposed shade trees required along the street side of each lot as required by these regulations.

2. Shade Trees Planted by Developer:

As a requirement of subdivision approval the applicant shall plant shade trees on the property of the subdivisions. Such trees are to be planted within five (5) feet of the right-of-way of the road or roads within and abutting the subdivision, or, at the discretion of the Planning Commission, within the right-of-way of such roads. One (1) tree shall be planted for every forty (40) feet of frontage along each road unless the Planning Commission, upon recommendation of Clinton City Engineer, shall grant a waiver. The waiver shall be granted only if there are trees growing along the right-of-way or on the abutting property which, in the opinion of the Planning Commission, comply with these regulations.

a. New trees to be provided pursuant to these regulations shall be approved by Clinton City Engineer and shall be planted in accordance with the regulations of Clinton City Engineer. The trees shall have a minimum trunk diameter (measured twelve [12] inches above ground level) of not less than two (2) inches. Only Oak, Honey Locust, Hard Maples, Ginkgo, or other long-lived shade trees, acceptable to Clinton City Engineer and to the Planning Commission, shall be planted.

b. Shade Tree Easement and Dedication. The preliminary plat and final plat shall reserve an easement authorizing Clinton City to plant shade trees within five (5) feet of the required right-of-way of Clinton City. No street shall be accepted for dedication until Clinton City Engineer shall inform the Planning Commission and Clinton City that compliance, where necessary, has been made with these regulations.

5.11 NONRESIDENTIAL SUBDIVISIONS:**1. General:**

If a proposed subdivision includes land that is zoned for commercial or industrial purposes, the layout of the subdivision with respect to the land shall make provision as the Planning Commission may require. A nonresidential subdivision shall also be subject to all the requirements of site plan approval set forth in the Zoning Ordinance. Site plan approval and nonresidential subdivision plat approval may proceed simultaneously at the discretion of the Planning Commission. A nonresidential subdivision shall be subject to all the requirements of these regulations, as well as such additional standards required by the Planning Commission, and shall conform to the proposed land use and standards established in the Master Plan, Official Map, and Zoning Ordinance.

2. Standard:

In addition to the principles and standards in these regulations, which are appropriate to the planning of all subdivisions, the applicant shall demonstrate to the satisfaction of the Commission that the street, parcel, and block pattern proposed is specifically adapted to the uses anticipated and takes into account other uses in the vicinity. The following principles and standards shall be observed:

- a. Proposed industrial parcels shall be suitable in area and dimensions to the types of industrial development anticipated.
- b. Street rights-of-way and pavement shall be adequate to accommodate the type and volume of traffic anticipated to be generated thereupon.
- c. Special requirements may be imposed by Clinton City with respect to street, curb, gutter, and sidewalk design and construction.
- d. Special requirements may be imposed by Clinton City with respect to the installation of public utilities, including water, sewer, and storm water drainage.
- e. Every effort shall be made to protect adjacent residential areas from potential nuisance from a proposed commercial or industrial subdivision, including the provision of extra depth in parcels backing up on existing or potential residential development and provisions for a permanently landscaped buffer strip when necessary.

	<p>f. Streets carrying nonresidential traffic, especially truck traffic, shall not normally be extended to the boundaries of adjacent existing or potential areas.</p>
Issues & Concerns	<p>Commissioners Cressall and Buckles asked to be excused from the August 2, 2016 Planning Commission Meeting.</p> <p>The Castlecreek sign on 1500 W 2300 N is obstructing visibility for traffic.</p> <p>There is a house with a cell tower on 4800 S in Roy next to the railroad tracks.</p>
ADJOURNMENT	<p>Commissioner Hale was excused at 8:39 p.m. Commissioner Cressall moved to adjourn. Commissioner Ritchie seconded the motion. Commissioners Buckles, Thompson, Cressall, and Ritchie voted in favor of the motion, the meeting adjourned at 8:44 p.m.</p>

CLINTON CITY PLANNING COMMISSION AGENDA ITEM

SUBJECT: 7:05 p.m. – PUBLIC HEARING – RESOLUTION NO. 11-16 Review and action upon a request by Ivory Development for a recommendation to the City Council to consider the Final Plat for Phase 6 of the Cranefield Estates Subdivision located at approximately 3550 West 2350 North.	AGENDA ITEM: 1		
PETITIONER: Nick Mingo, representing Ivory Development	MEETING DATE: August 2, 2016		
ORDINANCE REFERENCES: Subdivision Ordinance Engineering Standards and Specifications Zoning Ordinance Chapter 12 – A-1 Zone and the now deleted Chapter 7 Planned Development (PRUD/PUD) Overlay.	ROLL CALL VOTE: <table style="margin: auto; border: none;"> <tr> <td style="padding: 0 10px;">X YES</td> <td style="padding: 0 10px;">NO</td> </tr> </table>	X YES	NO
X YES	NO		
BACKGROUND: The Master Land Use Map in the General Plan shows this area zoned for residential use with the land use designated as A-E Zone PRUD with 10,000 square foot lots. Phase 6 of Cranefield is approximately 7.7 acres consisting of 30 lots. This Planned Residential Use Development is guided by the Development Agreement and the approved Preliminary Plat. Comments related to corrections needed in drawings have been provided to developer.			
ALTERNATIVE ACTIONS:			
ATTACHMENTS: Resolution No. 11-16 Subdivision review comments Final Plat and Preliminary Plat Plans			
SEPARATE DOCUMENTS:			

Respectfully submitted,
 Will Wright, Community Development Director

RESOLUTION NO. 11-16

A RESOLUTION APPROVING THE FINAL PLAT FOR CRANEFIELD ESTATES SUBDIVISION FOR PHASE 6

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 Cranefield Estates Subdivision Phase 6 and recommended approval of the plat; and,

NOW, THEREFORE, BE IT RESOLVED BY THE CLINTON CITY COUNCIL THAT THE FINAL PLAT FOR CRANEFIELD ESTATES SUBDIVISION PHASE 6 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 Cranefield Estates Subdivision Phase 6 is (Approved) based upon the following findings, conditions or stipulations:

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

SECTION 2. Reviewed in a public hearing the 2nd day of August 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 All requirements of the Development Agreement and Amendments 1 through 4 apply.
- 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 Developer shall schedule, through the City, a preconstruction meeting once all engineering drawings have been corrected and approved by the City Engineer.
- 5 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.
- 6 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.

- 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 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.

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 9th day of August 2016.

JULY 15, 2016
NOTICE PUBLISHED

L. MITCH ADAMS
MAYOR

ATTEST:

DENNIS W. CLUFF
CITY RECORDER

Posted: _____

Cranefield Estates PRUD No. 6

A part of the Southwest Quarter of Section 20, T5N, R2W, SLB&M, U.S. Survey
Clinton City, Davis County, Utah
May 2016

NARRATIVE

This Subdivision Plat was requested by Mr. Chris Gamvroulas of Ivory Homes for purposes of platting thirty (30) residential lots and amending Common Area Parcel B.

A line between monuments found in the Southwest Corner and South Quarter Corner of Section 20 with a bearing of due East was used as the Basis of Bearings for this plat.

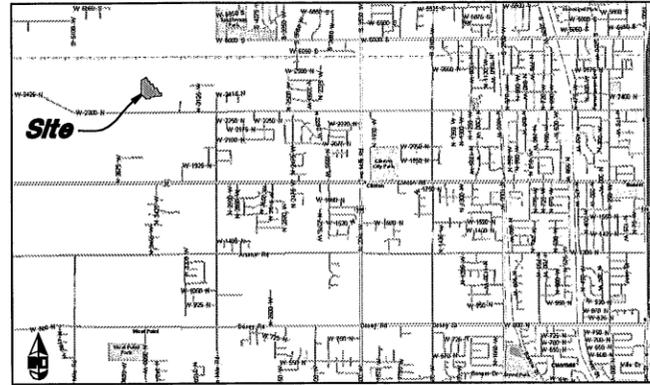
Lot corners were monumented as depicted on this plat.

DESCRIPTION

A part of the Southwest Quarter of Section 20, Township 5 North, Range 2 West, Salt Lake Base and Meridian, Clinton City, Davis County, Utah:

Beginning at a point on the Easterly Line of the Golf Course Property which is 1926.44 feet due West and 293.09 feet due North from the Southwest Corner of said Section 20; and running thence along said Easterly Line of said Golf Course the following four (4) courses: (1) due North 28.01 feet; (2) North 46°12'16" West 209.98 feet; (3) due North 479.02 feet and (4) North 7°25'10" West 23.56 feet to the Southwest Corner of Lot 79 of Cranefield Estates PRUD No. 2, Clinton City, Davis County, Utah; thence along said Southerly and Westerly Line of said Cranefield Estates PRUD No. 2 the following sixteen (16) courses: (1) North 59°42'46" East 216.43 feet; (2) South 30°17'14" East 94.52 feet to a point of curvature; (3) Southwesterly along the arc of a 15.00 foot Radius curve to the right a distance 23.34 feet (Central Angle equals 89°10'06" and Long Chord bears South 14°17'49" West 21.06 feet); (4) South 31°07'08" East 60.00 feet; (5) North 58°52'52" East 35.81 feet to a point of curvature; (6) Northeastly along the arc of a 145.00 foot Radius curve to the right a distance of 8.89 feet (Central Angle equals 3°30'50" and Long Chord bears North 60°38'17" East 8.89 feet); (7) South 17°42'31" East 129.04 feet; (8) North 75°14'09" East 44.68 feet; (9) South 82°40'14" East 46.59 feet; (10) South 18°06'04" East 101.47 feet; (11) South 11°52'08" East 60.00 feet to a point on the arc of a curve; (12) Southeastly along the arc of a 441.57 foot Radius to the right a distance of 45.17 feet (Central Angle equals 5°51'38" and Long Chord bears North 81°03'41" 45.15 feet to a point of reverse curvature; (13) Northeastly along the arc of a 218.38 foot Radius curve to the left a distance of 64.93 feet (Central Angle equals 17°02'10" and Long Chord bears North 75°28'25" East 64.69 feet); (14) South 23°02'40" East 212.04 feet; (15) due East 86.59 feet and (16) due South 108.00 feet to the Northwesterly Line of Cranefield Estates PRUD Phase No. 1 - 1st Amendment, Clinton City, Davis County, Utah; thence along said Northwesterly Line due West 33.45 feet to the Northwest Corner of Lot 34 of said Subdivision; thence South 80°34'57" West 66.61 feet; thence due West 148.68 feet; thence South 55°34'49" West 40.55 feet; thence due West 126.65 feet to a point on the arc of a curve; thence Southeastly along the arc of a 220.00 foot Radius curve to the left a distance of 51.92 feet (Central Angle equals 13°31'16" and Long Chord bears South 14°03'20" West 51.80 feet); thence South 84°08'36" West 173.89 feet to the point of beginning.

Contains 7.738 acres



VICINITY MAP
No to Scale

QUESTAR GAS COMPANY

Questar approves this plat solely for the purpose of confirming that the plat contains Public Utility Easements. Questar may require other easements in order to serve this development. This Approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities provided by law or equity. This approval does not constitute acceptance, approval, or acknowledgment of any terms contained in the Owners Dedication, and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Questar's Right of Way department at 1-800-366-8532

Approved this _____ day of _____, 2016.
Questar Gas Company

By: _____
Title: _____

ROCKY MOUNTAIN POWER

I, _____, on behalf of Rocky Mountain Power am an authorized agent and have authority to sign on and in behalf of Rocky Mountain Power, signed this _____ day of _____, 2016.

Rocky Mountain Power

CENTURYLINK

I, _____, on behalf of Centurylink am an authorized agent and have authority to sign on and in behalf of Centurylink, signed this day of _____, 2016.

Centurylink

NOTES:

1. 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 the 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.

2. 10 foot wide Public Utility and Drainage Easements on the front, back or rear lot lines, and subdivision boundaries, 8 foot wide on each side of lot lines as indicated by dashed lines.

NOTE: No Home will be allowed to have a bottom of Footing elevation below 4231.00 to accommodate the Land Drain System.



5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801) 294-7415 BLDG (801) 921-0222 FAX (801) 292-7544
WWW.GREATBASINENGINEERING.COM

Attest: _____

Title: _____

Mayor

CLINTON CITY APPROVAL

This is to certify that this plat and dedication of this plat were duly approved and accepted by the City Council of Clinton City, Utah this _____ day of _____, 2016.

DAVIS & WEBER COUNTY CANAL COMPANY

I, _____, on behalf of Davis and Weber County Canal Company am an authorized agent and have authority to sign on and in behalf of Davis and Weber County Canal Company, signed this _____ day of _____, 2016.

Davis & Weber County Canal Company

CLINTON CITY PLANNING COMMISSION

Approved by the Clinton City Planning Commission on the _____ day of _____, 2016.

Chairperson

CLINTON 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.

Signed this _____ day of _____, 2016.

Signature

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, a Professional Land Surveyor in the State of Utah, do hereby certify that this plat of Cranefield Estates PRUD No. 6, in Clinton City, Davis County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Davis County Recorder's Office, and of a survey made on the ground.

Signed this _____ day of _____, 2016.

6242920

License No.

Andy Hubbard

OWNER'S DEDICATION

We, the undersigned owners of the herein described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat, and name said tract Cranefield Estates PRUD No. 6 and hereby dedicate, grant and convey to Clinton City, Davis County, Utah, all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and also dedicate to Clinton City those 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 _____, 2016.

Ivory Development LLC

Christopher P. Gamvroulas - President

ACKNOWLEDGMENTS

State of Utah } ss
County of _____

On the _____ day of _____, 2016, personally appeared before me Christopher P. Gamvroulas, who being by me duly sworn did say that he is President of Ivory Development LLC and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and Christopher P. Gamvroulas acknowledged to me that said Corporation executed the same.

Residing at: _____ A Notary Public commissioned in Utah

Commission Expires: _____ Print Name

UTILITY NOTE

Utilities shall have the right to install, maintain and operate their equipment above 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, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all 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 interferes with the use of the PUE without the prior written approval of the utilities with the facilities in the PUE.

05-13-16 P04:17 IN

ACKNOWLEDGMENT OF CLINTON CITY OFFICIALS

State of Utah } ss
County of _____

On the _____ day of _____, 2016, personally appeared before me L. Mitch 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 the authority of the Clinton City Council and acknowledged to me that the Clinton City Council executed the same.

Residing At: _____ A Notary Public commissioned in Utah

Commission Expires: _____ Print Name

Sheet 1 of 2

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND
RECORDED _____ AT
IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____, RECORDED
FOR _____

DAVIS COUNTY RECORDER

BY: _____ DEPUTY

TENTATIVE FINAL

Cranefield Estates PRUD No. 6

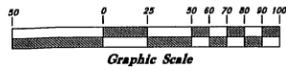
A part of the Southwest Quarter of Section 20, T5N, R2W, SLB&M, U.S. Survey
 Clinton City, Davis County, Utah
 May 2016

19 20
 19 20

West Quarter Corner of Section 20,
 T5N, R2W, SLB&M, U.S. Survey
 (Found Brass Cap Monument)



Scale 1" = 50'



Legend

- ▲ Set Nail in Curb
- ⊙ Set 5/8" Rebar (24" long) & cap w/ Fencepost
- Found 5/8" Rebar (24" long) & "100" cap w/ Fencepost
- ⊕ Set Hub & Tack Monument to be set
- (Rad.) Radial line
- (N/R) Non-Radial line
- (D.C.S.) Davis County Surveyor
- P.U.&D.E. Public Utility & Drainage Easement

LINE DATA

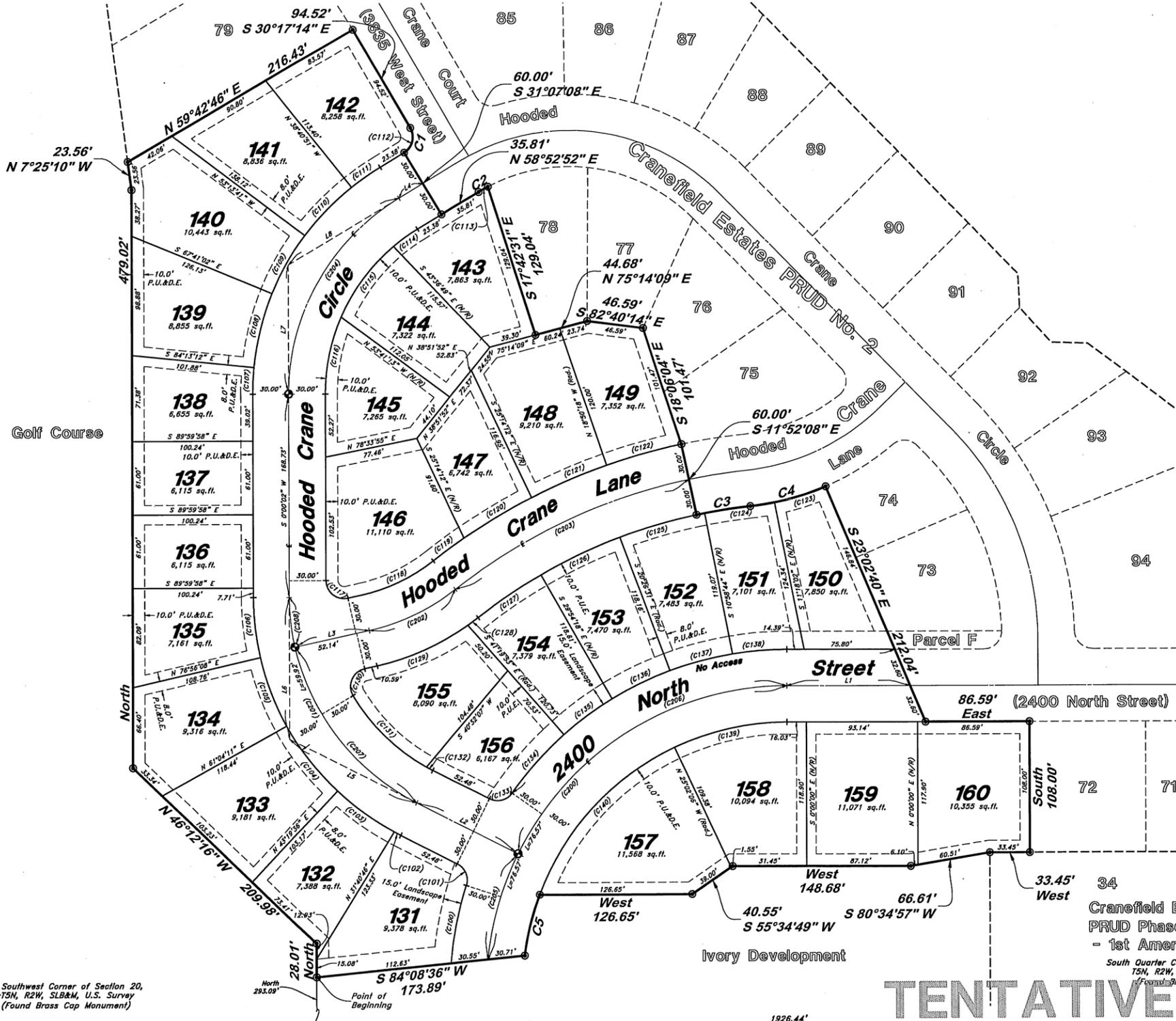
Line	Bearing	Length
L1	N 90°00'00" E	102.96
L2	S 63°22'10" E	94.03
L3	S 77°31'07" W	62.74
L4	S 58°52'52" W	23.38
L5	N 63°22'10" W	117.46
L6	N 0°00'02" E	117.46
L7	N 0°00'02" E	106.95
L8	N 58°52'52" E	106.95

BOUNDARY LINE CURVE DATA

Curve	Delta	Radius	Length	Chord	Chord Bearing
C1	89°10'06"	15.00'	23.34'	21.06'	S 14°17'49" W
C2	3°30'50"	145.00'	8.89'	8.89'	N 60°38'17" E
C3	5°51'38"	441.57'	45.17'	45.15'	N 01°03'41" E
C4	17°02'10"	218.38'	64.93'	64.69'	N 75°28'25" E
C5	13°31'16"	220.00'	51.92'	51.80'	S 14°03'20" W

NOTES:
 1. 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 the 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.
 2. 10-foot wide Public Utility and Drainage Easements on the front, back or rear lot lines, and subdivision boundaries, 8 foot wide on each side of lot lines as indicated by dashed lines.

GREAT BASIN ENGINEERING INC.
 5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801)394-4515 B.L. (801)521-0222 FAX (801)392-7544
 WWW.GREATBASINENGINEERING.COM



Southwest Corner of Section 20,
 T5N, R2W, SLB&M, U.S. Survey
 (Found Brass Cap Monument)

East (Basis of Bearings)

PROPERTY LINE CURVE DATA

Curve	Delta	Radius	Length	Chord	Chord Bearing
(C100)	13°24'53"	280.00'	65.56'	65.41'	S 11°08'56" W
(C101)	81°13'33"	15.00'	21.26'	19.53'	S 22°45'24" E
(C102)	1°35'51"	220.29'	6.14'	6.14'	S 62°34'14" E
(C103)	15°05'54"	220.29'	58.05'	57.88'	S 54°13'21" E
(C104)	17°44'35"	220.29'	68.22'	67.95'	S 37°48'06" E
(C105)	15°51'57"	220.29'	61.00'	60.81'	S 20°59'50" E
(C106)	13°03'54"	220.29'	50.23'	50.12'	S 6°31'55" E
(C107)	5°46'48"	219.50'	22.14'	22.13'	S 2°53'25" W
(C108)	16°32'10"	219.50'	63.35'	63.13'	S 14°02'53" W
(C109)	14°27'21"	219.50'	55.38'	55.23'	S 29°32'59" W
(C110)	14°32'50"	219.50'	55.73'	55.58'	S 44°02'44" W
(C111)	7°33'43"	219.50'	28.97'	28.95'	S 55°06'00" W
(C112)	89°10'06"	15.00'	23.34'	21.06'	S 14°17'49" W
(C113)	3°30'50"	145.00'	8.89'	8.89'	N 60°38'17" E
(C114)	8°51'30"	159.50'	24.66'	24.64'	S 54°27'07" W
(C115)	26°27'13"	159.50'	73.64'	72.99'	S 36°47'45" W
(C116)	23°34'07"	159.50'	65.61'	65.15'	S 11°47'06" W
(C117)	102°28'55"	15.00'	26.83'	23.39'	S 51°14'25" E
(C118)	25°37'43"	149.64'	66.94'	66.38'	N 64°42'15" E
(C119)	3°38'32"	501.57'	31.88'	31.88'	N 53°42'40" E
(C120)	7°28'34"	501.57'	65.45'	65.40'	N 59°16'12" E
(C121)	7°46'26"	501.57'	68.05'	68.00'	N 66°53'42" E
(C122)	7°20'57"	501.57'	64.34'	64.29'	N 74°27'24" E
(C123)	11°44'38"	218.38'	44.76'	44.68'	N 72°49'39" E
(C124)	4°58'14"	441.57'	38.31'	38.29'	N 81°30'23" E
(C125)	8°34'23"	441.57'	66.07'	66.01'	S 73°50'40" W
(C126)	9°27'47"	441.57'	72.93'	72.85'	S 64°49'35" W
(C127)	8°12'18"	441.57'	63.23'	63.18'	S 55°59'33" W
(C128)	2°52'24"	209.64'	10.51'	10.51'	S 53°19'35" W
(C129)	22°45'20"	209.64'	83.26'	82.71'	S 66°08'27" W
(C130)	108°02'34"	15.00'	28.29'	24.28'	S 23°29'50" W
(C131)	30°42'14"	160.29'	85.90'	84.87'	S 45°52'35" E
(C132)	2°08'28"	160.29'	5.99'	5.99'	S 62°17'56" E
(C133)	81°13'33"	15.00'	21.26'	19.53'	N 76°01'04" E
(C134)	13°15'50"	280.00'	64.82'	64.67'	N 42°02'12" E
(C135)	10°12'46"	280.00'	49.91'	49.84'	N 53°46'31" E
(C136)	10°55'38"	280.00'	53.40'	53.32'	N 64°20'43" E
(C137)	10°55'14"	280.00'	53.37'	53.29'	N 75°16'09" E
(C138)	9°16'14"	280.00'	45.30'	45.26'	N 85°21'53" E
(C139)	25°02'06"	220.00'	96.13'	95.37'	N 77°28'57" E
(C140)	44°08'56"	220.00'	169.52'	165.36'	N 42°53'26" E

CENTERLINE CURVE DATA

Curve	Delta	Radius	Length	Chord	Chord Bearing
(C200)	84°18'24"	250.00'	367.86'	335.56'	N 47°50'48" E
(C201)	63°22'12"	190.29'	210.46'	199.90'	S 31°41'04" E
(C202)	25°37'43"	179.64'	80.36'	79.69'	S 64°42'15" W
(C203)	26°14'28"	471.57'	215.98'	214.09'	S 65°00'38" W
(C204)	58°52'49"	189.50'	194.74'	186.28'	S 29°26'27" W
(C205)	20°56'14"	250.00'	91.36'	90.85'	N 16°09'43" E
(C206)	63°22'10"	250.00'	276.50'	262.62'	N 58°18'55" E
(C207)	50°53'12"	190.29'	169.01'	163.51'	S 37°55'32" E
(C208)	12°28'55"	190.29'	41.45'	41.37'	S 6°14'25" E

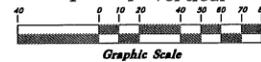
Sheet 2 of 2

DAVIS COUNTY RECORDER
 ENTRY NO. _____ FEE PAID _____
 FILED FOR RECORD AND
 RECORDED _____ AT _____
 IN BOOK _____ OF OFFICIAL
 RECORDS, PAGE _____, RECORDED
 FOR _____
 DAVIS COUNTY RECORDER
 BY: _____ DEPUTY

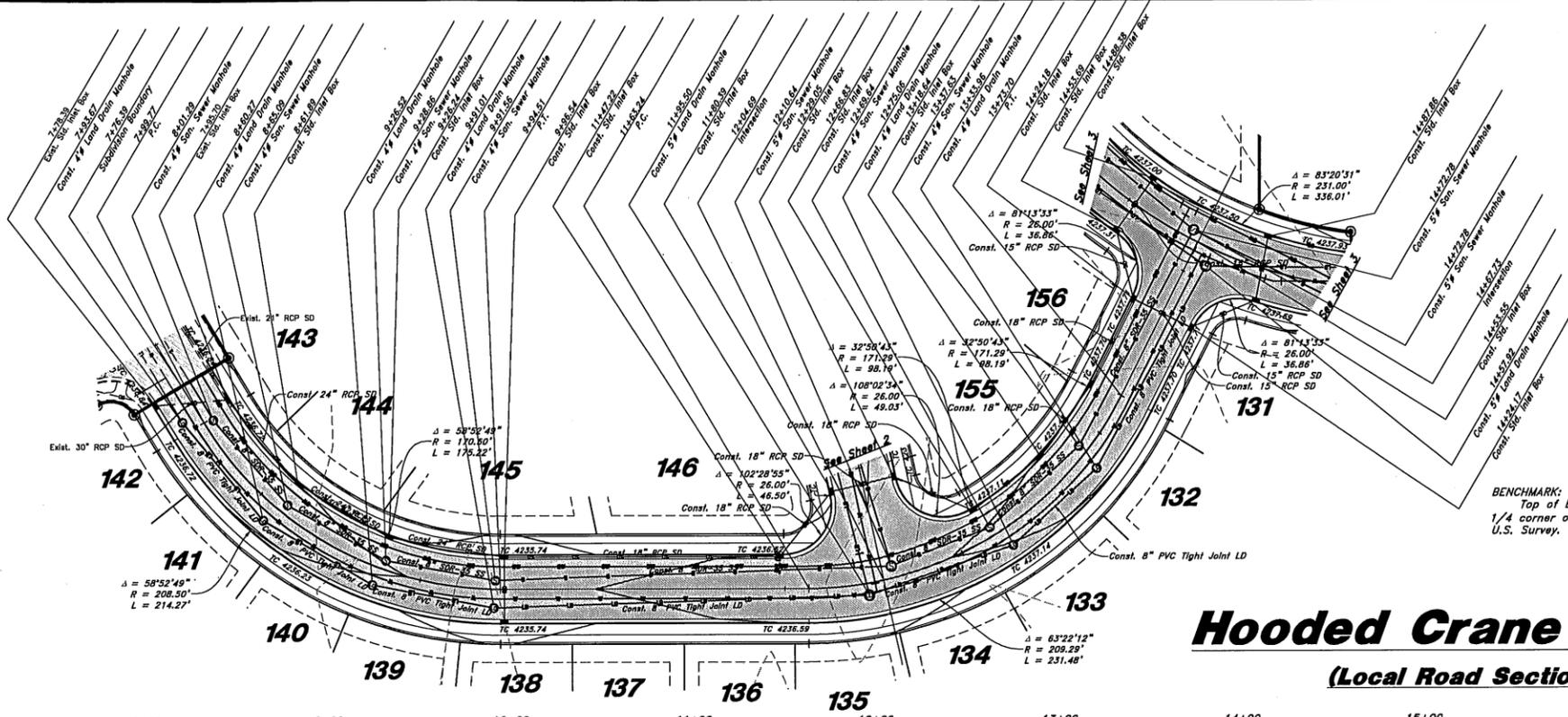
TENTATIVE FINAL



Scale:
1" = 40' Horiz.
1" = 4' Vertical



- GENERAL NOTES:**
- All construction must meet or exceed Clinton City Standards.
 - Culinary Water services will be extended 10' beyond Right-of-way line and placed 5' uphill from the sewer.
 - Sanitary Sewer will be extended 10' beyond the Right-of-way line 10.0' inside the lot from the lowest corner.
 - Saw Cut Existing Asphalt to provide a smooth clean edge.
 - All Utility trenches within the Street right of way shall have a City approved imported granular backfill.
 - Loop pressurized culinary and secondary waterlines to maintain cover and separation between pipes and finished grade.
 - Secondary Water to be installed to meet the standards of Davis and Weber County Canal Company.
 - All flood irrigation structures on the property will need to be removed.
 - Street light locations to be staked by Clinton City Public Works prior to footings being poured.
 - Minimum of 3-foot distance from any point of fire hydrant and any possible obstruction.
 - 6-foot chain link, or other material approved by city, fence on east and west perimeter of development.
 - Manholes are to indicate proper system, sewer, storm drain, land drain.
 - Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
 - Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
 - Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
 - Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spoils to proper grade.



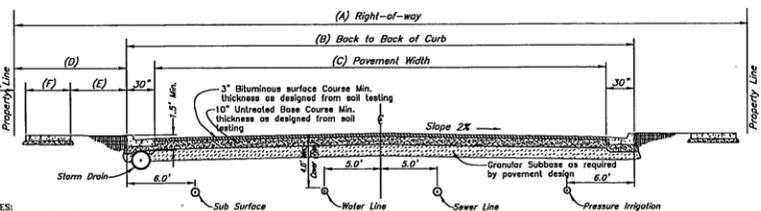
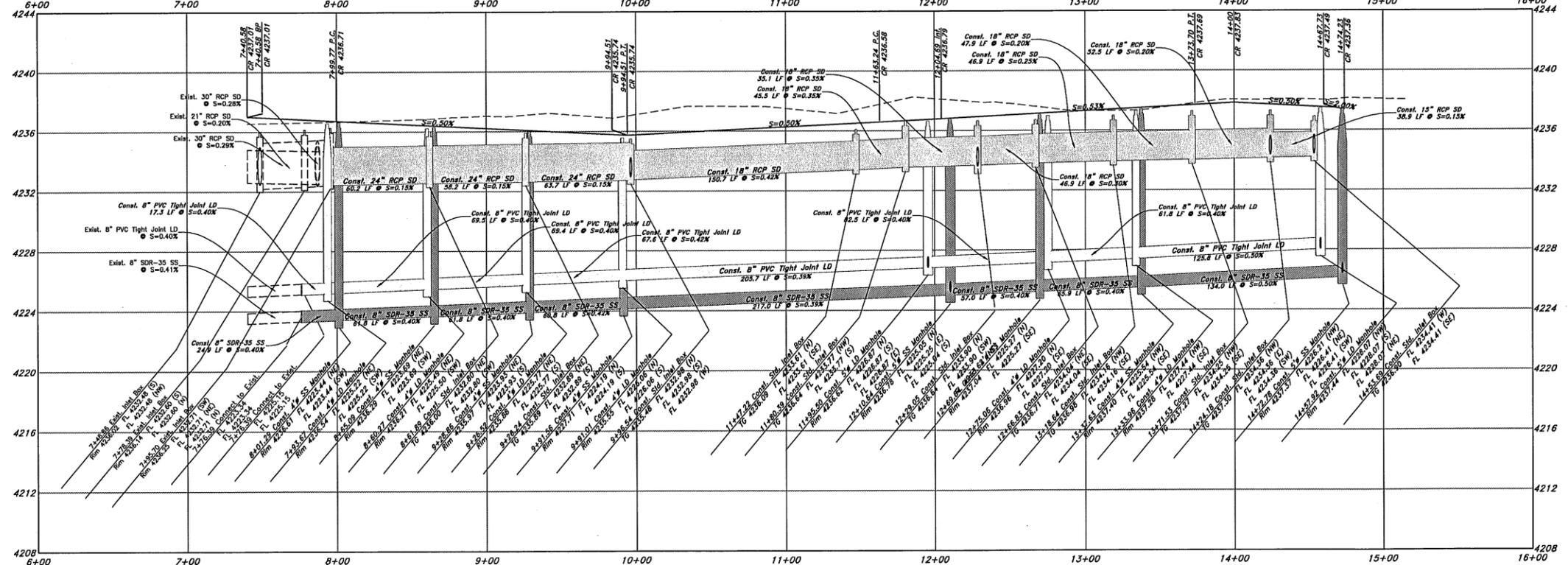
Hooded Crane Circle

(Local Road Section)

BENCHMARK:
Top of Brass cap monument at the South
1/4 corner of Section 20, T4N, R2W, SLB&M,
U.S. Survey.
Elevation 4247.04

Legend

- (Note: All items may not appear on drawing)
- San. Sewer Manhole
 - Water Manhole
 - Storm Drain Manhole
 - Electrical Manhole
 - Catch Basins
 - Exist. Fire Hydrant
 - Exist. Water Valve
 - Water Valve
 - Sanitary Sewer
 - Culinary Water
 - Gas Line
 - Irrigation Line
 - Storm Drain
 - Telephone Line
 - Secondary Waterline
 - Power Line
 - Fire Line
 - Land Drain
 - Power pole w/guy
 - Light Pole
 - Fence
 - Flowline of ditch
 - Overhead Power line
 - Corrugated Metal Pipe
 - Concrete Pipe
 - Reinforced Concrete Pipe
 - Ductile Iron
 - Polyvinyl Chloride
 - Top of Asphalt
 - Edge of Asphalt
 - Centerline
 - Flowline
 - Finish Floor
 - Top of Curb
 - Top of Wall
 - Top of Walk
 - Top of Concrete
 - Natural Ground
 - Finish Contour
 - Exist. Contour
 - Finish Grade
 - Exist. Grade
 - Ridge Line
 - Direction of Flow
 - Existing Asphalt
 - New Asphalt
 - Heavy Duty Asphalt
 - Concrete
 - Open Face
 - Curb & Gutter



- NOTES:
- Top back of curb on both sides of road to be same elevations.
 - The city engineer shall verify pavement design prescribed by soils report. (see specifications.)
 - Commercial and industrial street sections are determined based on a traffic analysis for the particular use.

Standard Street Section
Not to scale

Street Designation	(A)	(B)	(C)	(D)	(E)	(F)
Arterial	100.0'	100.0'	100.0'	2.4'	4.4'	4.0'
Secondary Arterial	84.0'	100.0'	100.0'	2.4'	4.4'	4.0'
Collector	66.0'	42.0'	42.0'	2.4'	4.4'	4.0'
Local	60'	36.0'	33.0'	11.0'	6.0'	4.0'

CAUTION NOTICE TO CONTRACTOR

The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that the requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

- DAVIS AND WEBER CANAL COMPANY NOTES:**
- All Secondary Waterline construction must meet or exceed Davis and Weber Canal Company Standards and specifications.
 - Verify depth and location of all existing utilities prior to constructing any new Secondary Waterline. Notify District Engineer and Design Engineer of any conflicts prior to any connections being made.
 - Secondary Water meters are to be installed on all new connections per District standards and specifications.
 - Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spoils to proper grade.



TENTATIVE FINAL

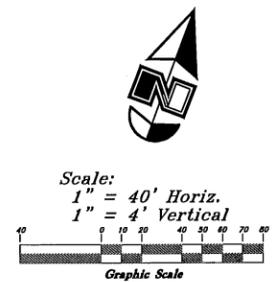
GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST, OGDEN, UTAH 84403
 MAIN (801)399-4515, FAX (801)399-7544
 WWW.GREATBASINENGINEERING.COM

Plan & Profile

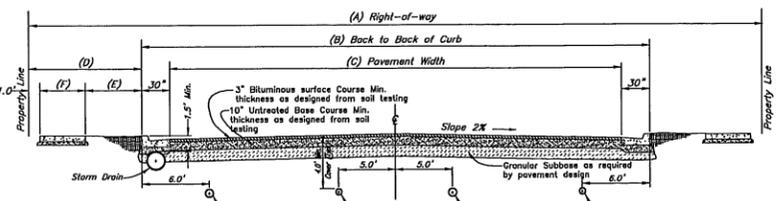
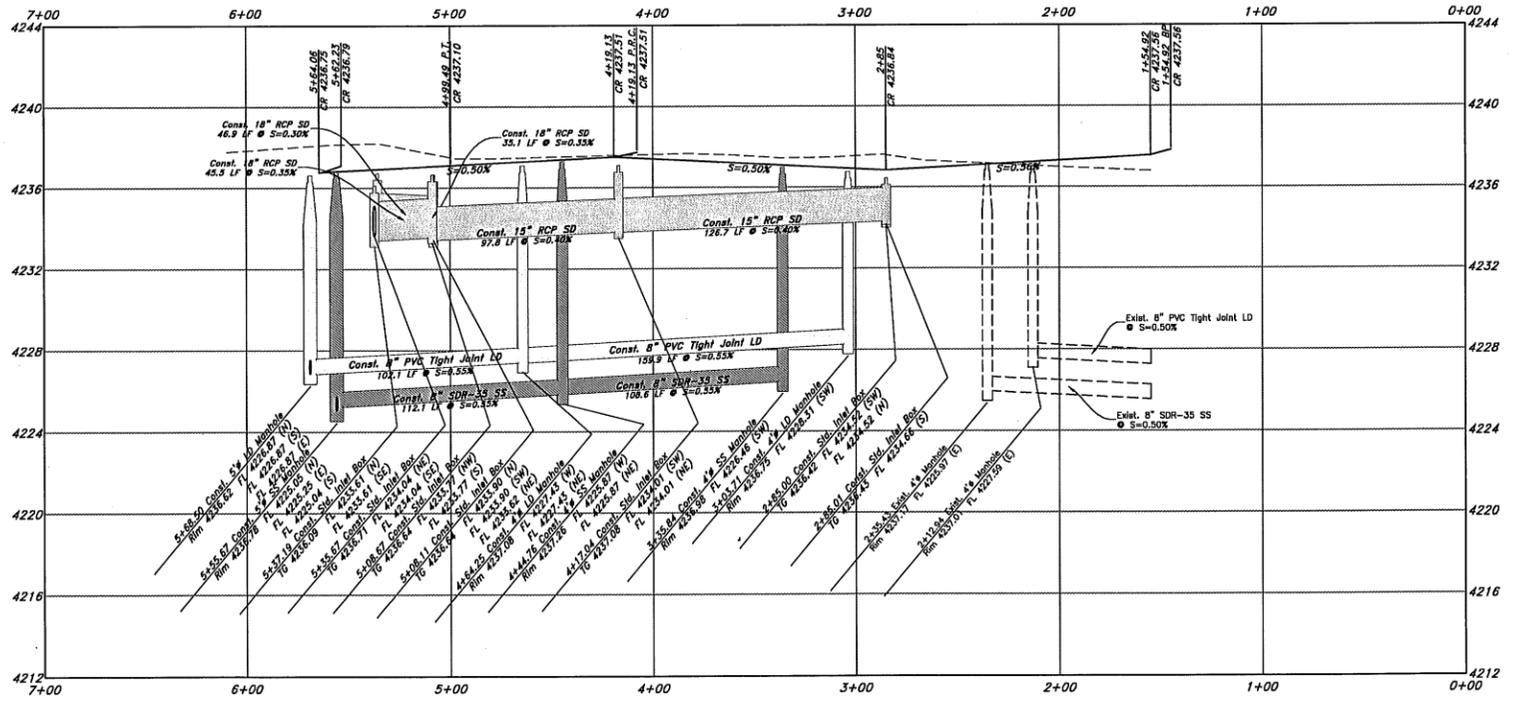
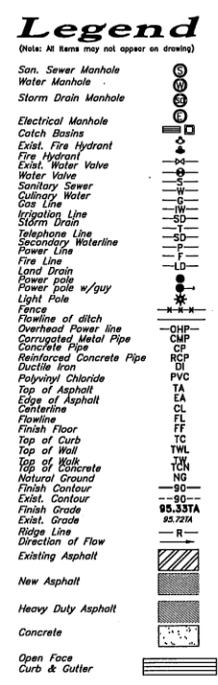
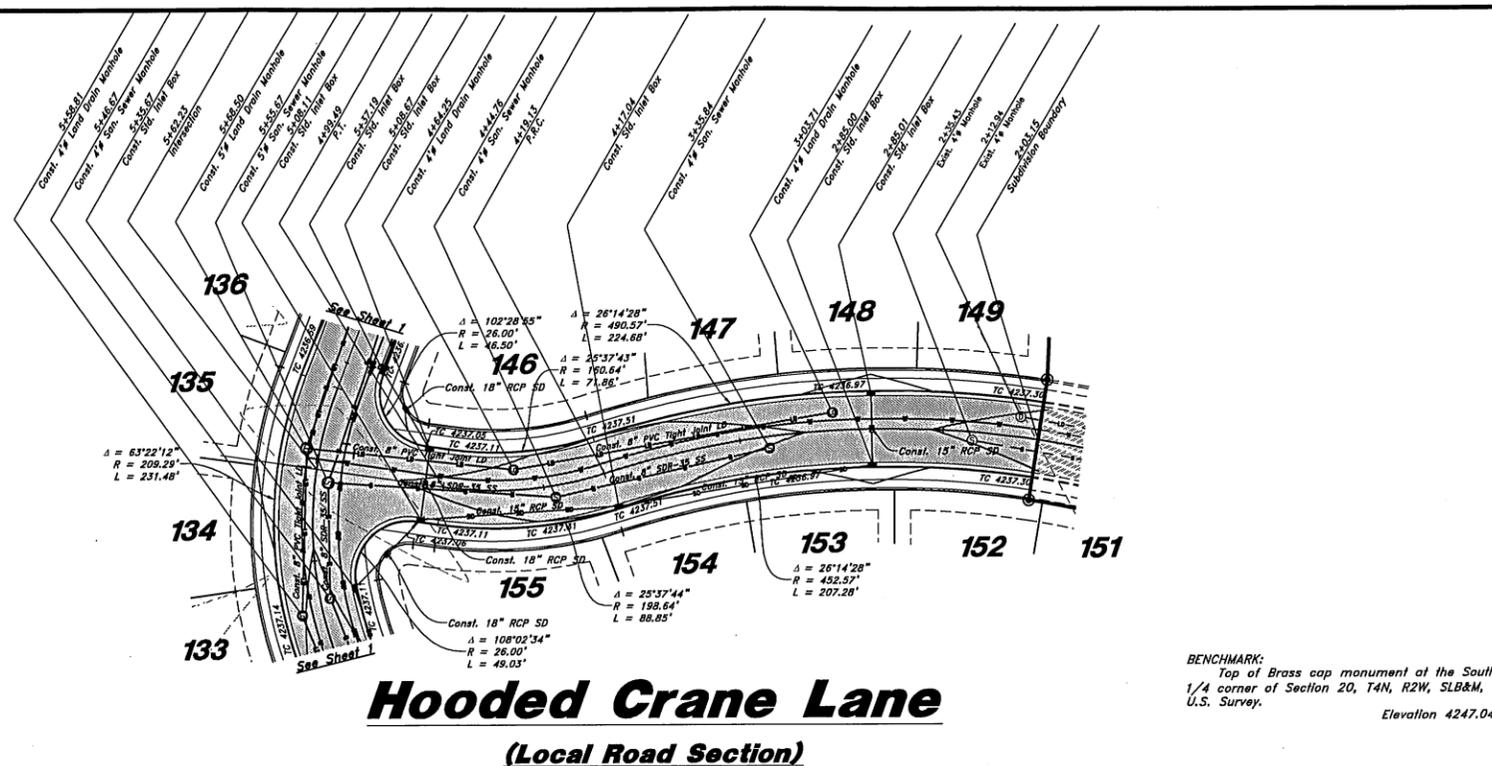
Cranefield Estates PRUD No. 6

Approximately 4000 West and 2400 North
 Clinton City, Davis County, Utah
 A part of Section 20, 75N, R2W, SLB&M, U.S. Survey



- GENERAL NOTES:**
- All construction must meet or exceed Clinton City Standards.
 - Culinary Water services will be extended 10' beyond Right-of-way line and placed 5' uphill from the sewer.
 - Sanitary Sewer will be extended 10' beyond the Right-of-way line 10.0' inside the lot from the lowest corner.
 - Saw Cut Existing Asphalt to provide a smooth clean edge.
 - All Utility trenches within the Street right of way shall have a City approved Imported granular backfill.
 - Loop pressurized culinary and secondary waterlines to maintain cover and separation between pipes and finished grade.
 - Secondary Water to be installed to meet the standards of Davis and Weber Canal Company.
 - All flood irrigation structures on the property will need to be removed.
 - Street light locations to be staked by Clinton City Public Works prior to footings being poured.
 - Minimum of 3-foot distance from any point of fire hydrant and any possible obstruction.
 - 5-foot chain link, or other material approved by city, fence on east and west perimeter of development.
 - Manholes are to indicate proper system, sewer, storm drain, land drain.
 - Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
 - Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
 - Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
 - Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spools to proper grade.

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 - Secondary Water meters are to be installed on all new connections per District standards and specifications.
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NOTES:

- Top back of curb on both sides of road to be same elevation.
- The city engineer shall verify pavement design prescribed by soils report. (see specifications.)
- Commercial and industrial street sections are determined based on a traffic analysis for the particular use.

Standard Street Section
Not to scale

Street Designation	(A)	(B)	(C)	(D)	(E)	(F)
Arterial	100'	100'	100'	50'	40'	40'
Secondary Arterial	80'	80'	80'	50'	40'	40'
Collector	60'	47.0'	42.0'	50'	40'	40'
Local	60'	30.0'	33.0'	17.0'	6.0'	4.0'

CAUTION NOTICE TO CONTRACTOR

The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.

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TENTATIVE FINAL

GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
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 WWW.GREATBASINENGINEERING.COM

Plan & Profile

Cranefield Estates PRUD No. 6

Approximately 4000 West and 2400 North
 Clinton City, Davis County, Utah
 A part of Section 20, 75N, R2W, SLB&M, U.S. Survey

4 May, 2016

SHEET NO. **2**

801100 - FN



N

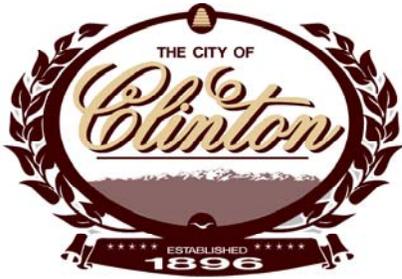
2350 N 3650 W

© 2016 Google

Google earth

1997

Imagery Date: 6/16/2015 41°08'58.62" N 112°05'57.71" W elev 4243 ft eye alt 7164 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: 5/19/2016
TO: Will
FROM: Gregg Folk
RE: Cranefield phase 6

Public Works

- Submittal Date: 5/13/2016

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.

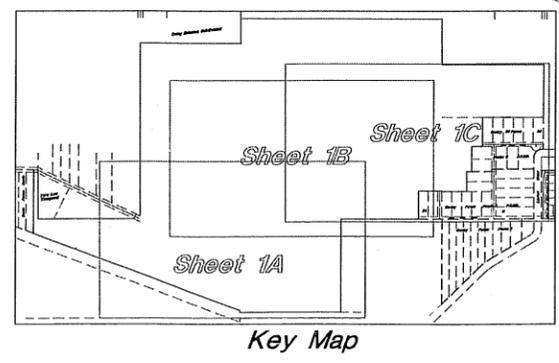
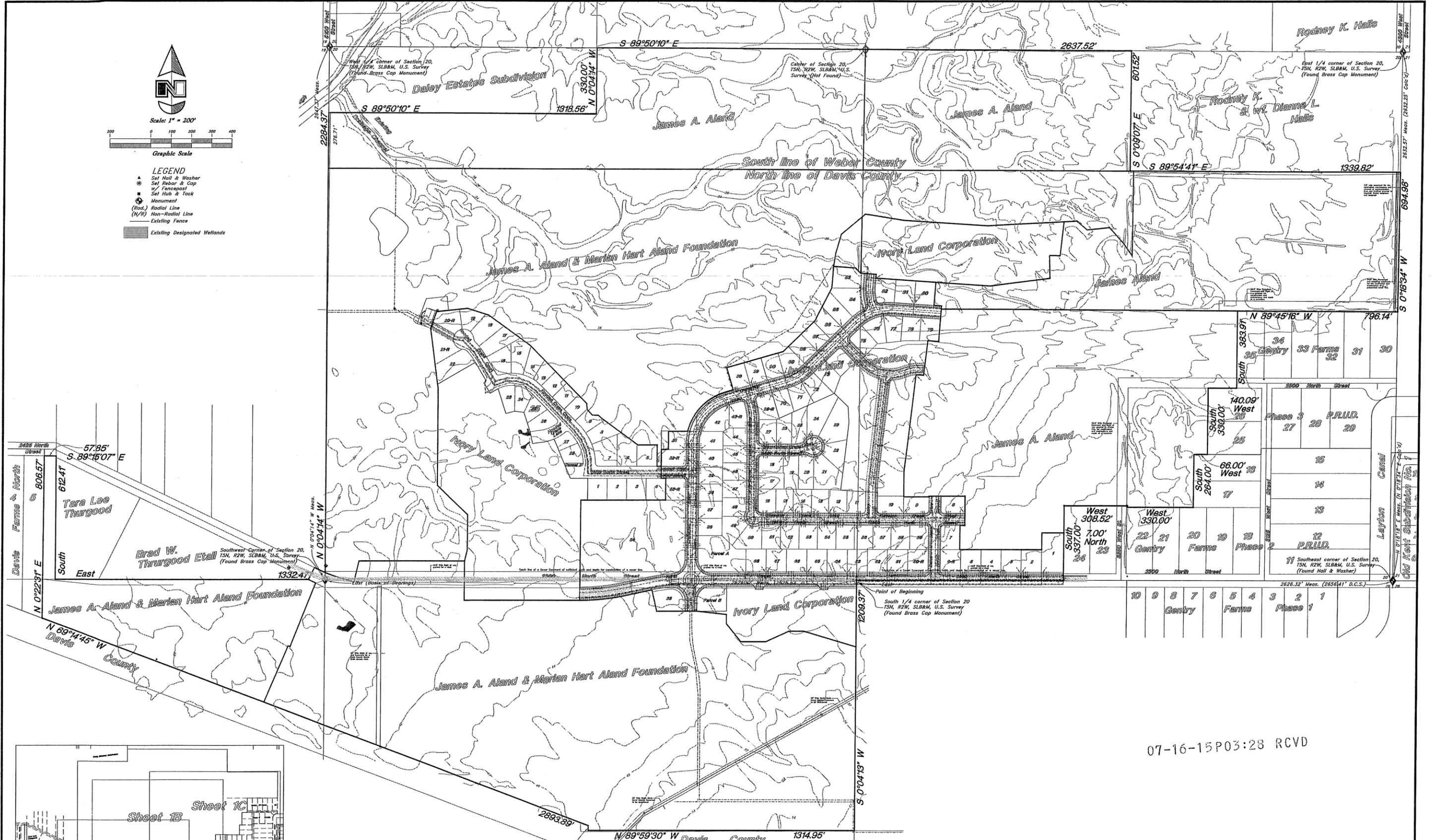
- Fire Hydrant locations: lot 146(SE), between lots 154-153(2400N)
- Submit SWPPP, plan must be approved before a pre construction meeting can be scheduled
- Add restriction to lots 150-154, no access allowed to 2400N
- No waterline details, show valve locations, fire hydrant valves located on the mainline connection
- Adjust alignment of LD, S, W, and Irrigation so they do not overlap each other
- Update standard street design to match pavement design from the geo tec report
- Note contractor to install all traffic and address signage to MUTCD spec's
- Identify signage locations
- Identify blow offs and caps on the dead end 2400N

Scale: 1" = 200'

Graphic Scale

LEGEND

- ▲ Set Nail & Washer
- Set Rebar & Cap w/ Fencepost
- ⊙ Set Hub & Tack
- ⊕ Monument
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- Existing Fence
- ▨ Existing Designated Wetlands

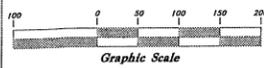


07-16-15P03:28 RCVD

Existing Conditions		Cranefield Estates A Planned Residential Unit Development	
GREAT BASIN ENGINEERING NORTH CONSULTING ENGINEERS AND SURVEYORS 5746 South 1475 East - Suite 200 Ogden, Utah 84403 P.O. Box 150048, Ogden, Utah 84415 Open (801)394-4515 Salt Lake City (801)321-0222 Fax (801)392-7544		SCALE: 1" = 200'	DATE: 5 June, 2015
DRAWN: AH		REVISIONS:	DRWG. NO. 1
90N100PRE23			



Scale: 1" = 100'



Graphic Scale

Southwest Corner of Section 20,
T5N, R2W, SLB&M, U.S. Survey
(Found Brass Cap Monument)

N 0°04'14" W Meas.
N 0°04'14" W

1332.47'

East (Basis of Bearings)

land Foundation

James A. Aland & Marian Hart Aland Foundation

Ivory Land Corporation

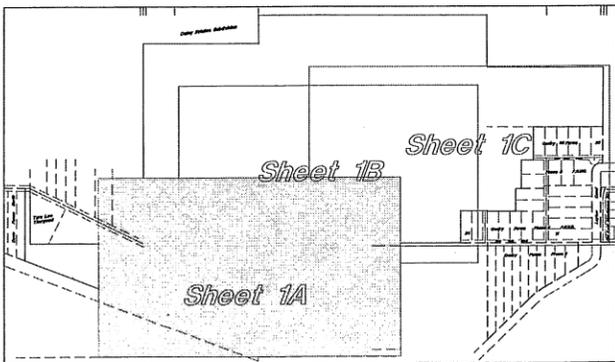
1209.37'

Point of Beginning
South 1/4 cor
T5N, R2W, SLB
(Found Brass

2893.89'

N 89°59'30" W Davis County 1314.95'

S 0°04'13" W



Key Map

Existing Conditions

Cranefield Estates A Planned Residential Unit Development

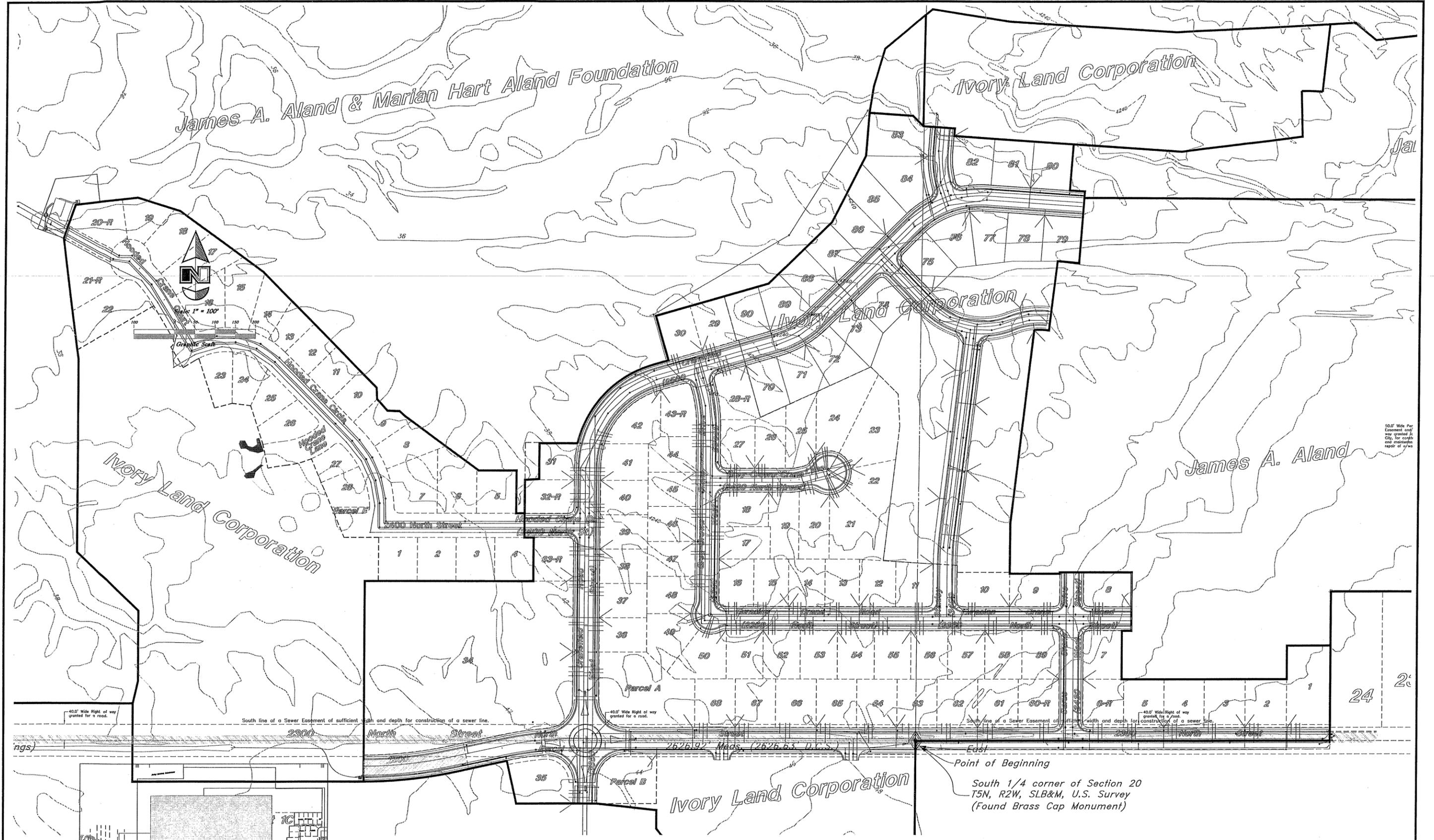
A part of the Southeast 1/4 of Section 19, the South 1/2 of Section 20,
the Northwest 1/4 of Section 29, and the Northeast 1/4 of Section 30, T5N,
R2W, SLB&M, U.S. Survey Davis & Weber Counties, Utah

GREAT BASIN ENGINEERING NORTH
CONSULTING ENGINEERS AND SURVEYORS
5746 South 1475 East - Suite 200
Ogden, Utah 84403
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Open (801)391-4515 Fax (801)391-0522

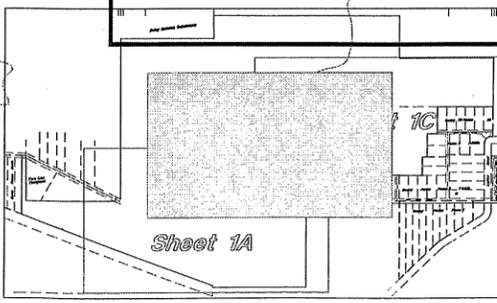
SCALE: 1" = 100'
DRAWN: AH
90N100PRE23

DATE: 5 June, 2015
REVISIONS:

DRWG. NO.
1A



50.0' Wide Right of Way
 Easement and
 City, for con-
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Existing Conditions		Cranefield Estates A Planned Residential Unit Development	
A part of the Southeast 1/4 of Section 19, the South 1/2 of Section 20, the Northwest 1/4 of Section 29, and the Northwest 1/4 of Section 30, 15N, R2W, SLB&M, U.S. Survey Davis & Weber Counties, Utah			
 GREAT BASIN ENGINEERING NORTH <small>CONSULTING ENGINEERS AND SURVEYORS</small> 5746 South 1475 East - Suite 200 Ogden, Utah 84403 P.O. Box 150048, Ogden, Utah 84415 <small>Ogden (801)391-4515 East Lake City (801)391-0222 For (801)392-7544</small>	SCALE : 1" = 100'	DATE : 5 June, 2015	DRWG. NO.
	DRAWN : AH	REVISIONS :	1B
		90N100PRE23	

North line of Davis County

7.0' wide easement for the construction, maintenance and removal of communication lines and facilities granted to Mountain States Telephone and Telegraph

50.0' Wide Perpetual Easement and Right of way granted for construction and maintenance and repair of a sewer line.

ation

Ivory Land Corporation

James Aland



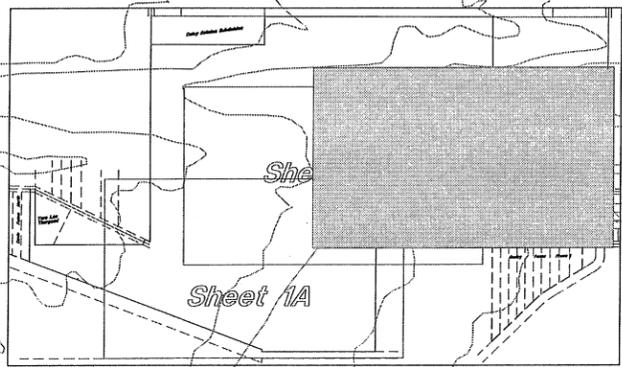
Scale: 1" = 100'



Graphic Scale

50.0' Wide Perpetual Easement and Right of way granted for construction and maintenance and repair of a sewer line.

34 Gentry 33 Farms 31 30
35 32



Key Map

James A. Aland

50.0' Wide Perpetual Easement and Right of way granted for construction and maintenance and repair of a sewer line.

Phase 3 27 28 29 P.R.U.D.

15
14
13

22 21 20 19 18
Gentry Farms Phase 2

12 P.R.U.D.

11 Southeast corner of Section 20, T5N, R2W, SLB&M, U.S. Survey (Found Nail & Washer)

Layton Canal

Old Kent Subdivision No. 1

Parcel A

Wide Right of way of a road. 50.0' Wide Right of way granted for a road. 50.0' Wide Right of way granted for a road.

2626.32' Meas. (2626.63' D.C.S.)

2626.32' Meas. (2656.41' D.C.S.)

Existing Conditions

Cranefield Estates A Planned Residential Unit Development

A part of the Southeast 1/4 of Section 19, the South 1/2 of Section 20, the Northwest 1/4 of Section 29, and the Northeast 1/4 of Section 30, T5N, R2W, SLB&M, U.S. Survey Davis & Weber Counties, Utah

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Ogden, Utah 84403
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Ogden (801)394-4515 Salt Lake City (801)391-0222 Fax (801)392-7514

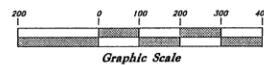
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DRAWN: AH
90N100PRE23

DATE: 5 June, 2015
REVISIONS:

DRWG. NO. 1C

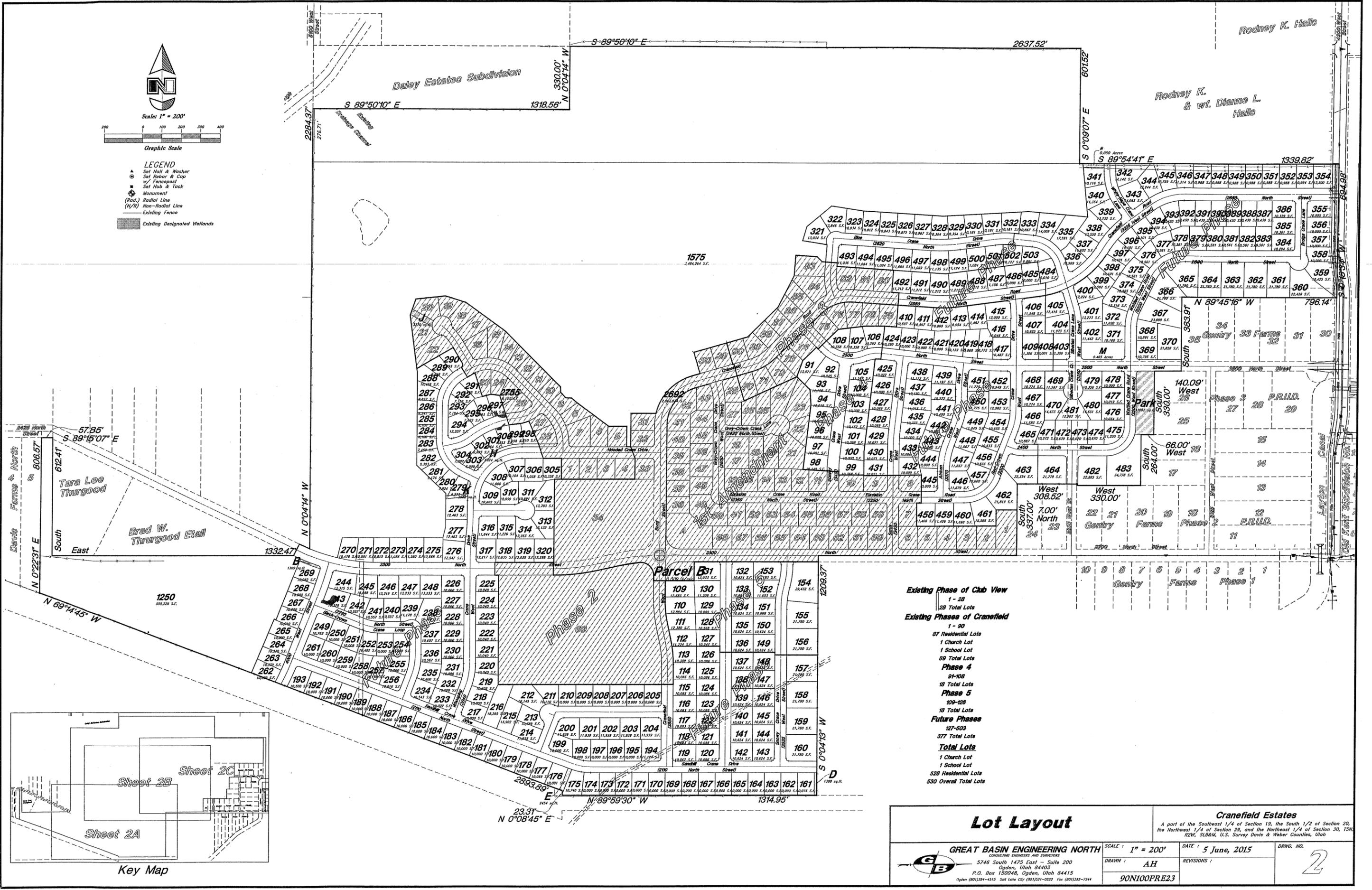


Scale: 1" = 200'



LEGEND

- ▲ Set Nail & Washer
- ⊙ Set Rebar & Cap w/ Facepost
- ⊙ Set Hub & Tack
- ⊙ Monument
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- Existing Fence
- Existing Designated Wetlands



- Existing Phase of Club View**
- 1 - 28
- 28 Total Lots
- Existing Phases of Cranefield**
- 1 - 90
- 87 Residential Lots
- 1 Church Lot
- 1 School Lot
- 89 Total Lots
- Phase 4**
- 91-108
- 18 Total Lots
- Phase 5**
- 109-126
- 18 Total Lots
- Future Phases**
- 127-503
- 377 Total Lots
- Total Lots**
- 1 Church Lot
- 1 School Lot
- 528 Residential Lots
- 530 Overall Total Lots

Lot Layout

Cranefield Estates
 A part of the Southeast 1/4 of Section 19, the South 1/2 of Section 20, the Northwest 1/4 of Section 29, and the Northeast 1/4 of Section 30, 15N, R2W, SLB&M, U.S. Survey Davis & Weber Counties, Utah

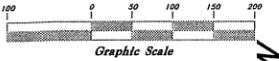
GREAT BASIN ENGINEERING NORTH
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 5746 South 1475 East - Suite 200
 Ogden, Utah 84403
 P.O. Box 150048, Ogden, Utah 84415
 Open (801)394-4315 Salt Lake City (801)521-0222 Fax (801)394-7344

SCALE: 1" = 200'
 DATE: 5 June, 2015
 DRAWN: AH
 REVISIONS:
 90N100PRE23

DRWG. NO. 2



Scale: 1" = 100'



N 0°04'14" W

1332.47'

2300

4000

2110

2893.89'

N 89°59'30" W

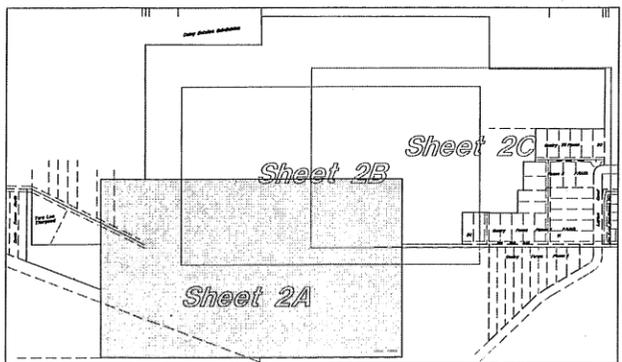
1314.95'

S 0°04'13" W

1209.37'

Golf Course

Golf Course



Key Map

- Existing Phase of Club View**
1 - 28
28 Total Lots
- Existing Phases of Cranefield**
1 - 90
87 Residential Lots
1 Church Lot
1 School Lot
89 Total Lots
- Phase 4**
91-108
18 Total Lots
- Phase 5**
109-126
18 Total Lots
- Future Phases**
127-503
377 Total Lots
- Total Lots**
1 Church Lot
1 School Lot
528 Residential Lots
530 Overall Total Lots

NOTES:

- 10 foot wide Public Utility and Drainage Easements on the front, back or rear lot lines, and subdivision boundaries, 8 foot wide on each side of lot lines as indicated by dashed lines.
- Lots with a "R" are restricted from Accessing either 2300 North or Cranefield Road.
- Developer shall be responsible to grade lots such that drain water does not flow from one lot to another. If water cannot be made to drain to fronting roadways, side and rear yard swales may be constructed, provided appropriate easements are dedicated and grades are such that water can drain to intercepting roadways or common areas.
- Final Landscaping must conform to the grades shown on the Grading plan. The elevations and grading must not be modified with out prior City Approval.

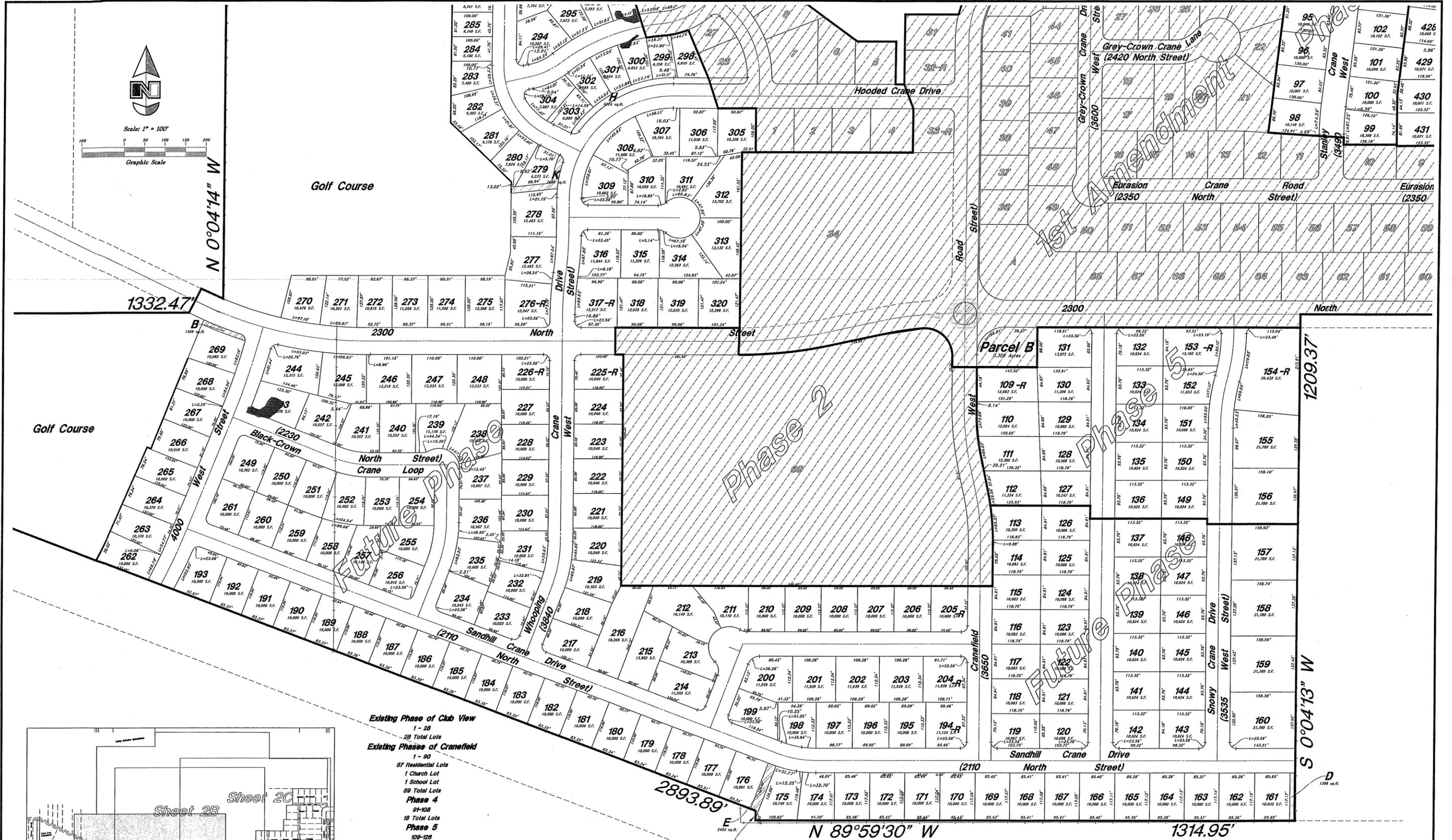
Lot Blowup

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5746 South 1475 East - Suite 200
Ogden, Utah 84403
P.O. Box 150048, Ogden, Utah 84415
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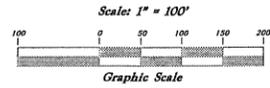
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DRAWN: AH
DATE: 5 June, 2015
REVISIONS:
90N100PRE23

CRANEFIELD ESTATES A PLANNED RESIDENTIAL UNIT DEVELOPMENT
A part of the Southeast 1/4 of Section 19, the South 1/2 of Section 20, the Northwest 1/4 of Section 29, and the Northeast 1/4 of Section 30, 15N, 12W, SLB&M, U.S. Survey Davis & Weber Counties, Utah

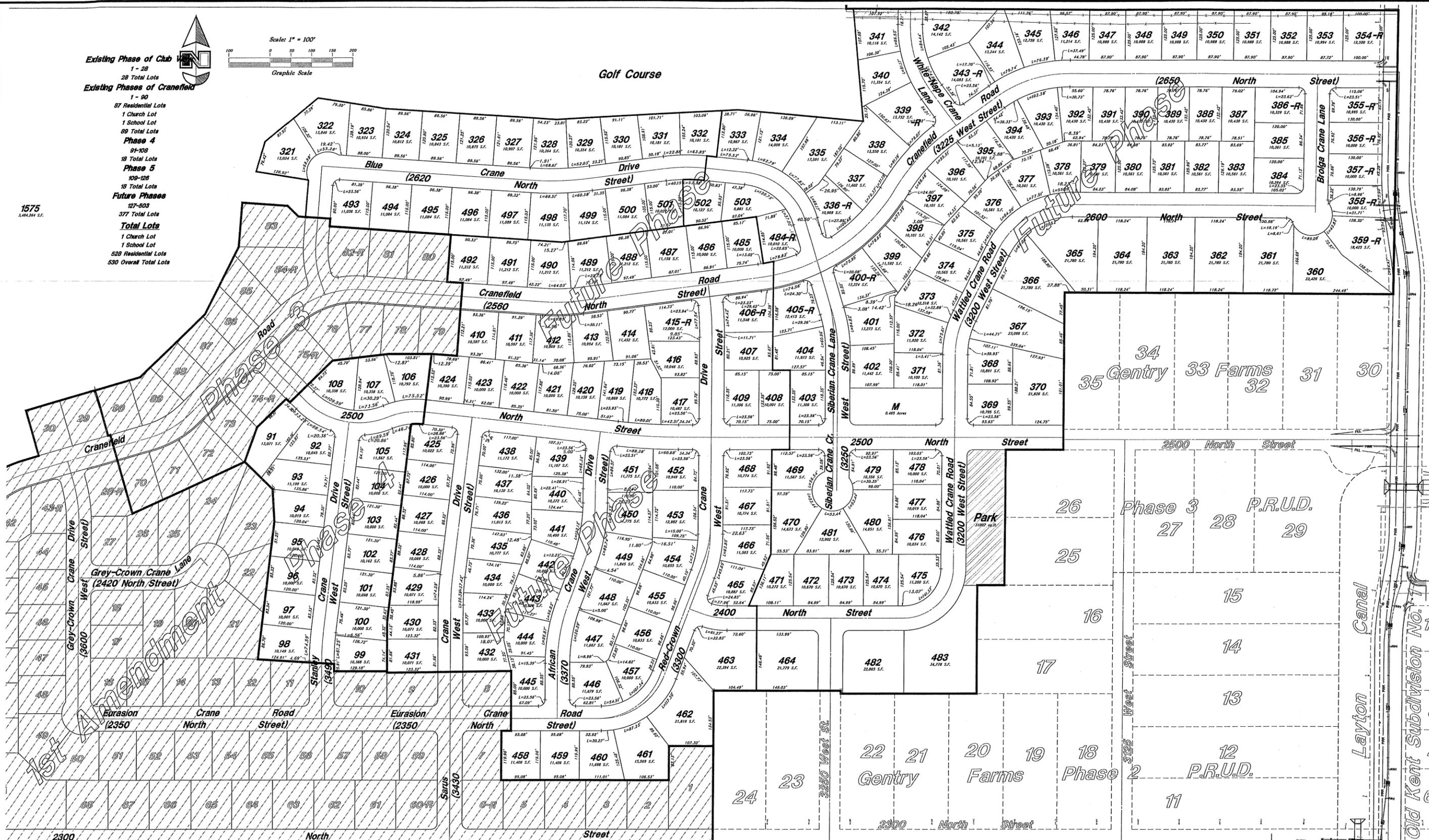
DRWG. NO. 2A



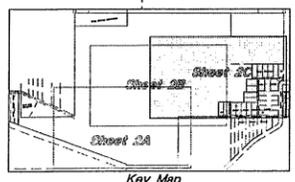
Existing Phase of Club
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1 Church Lot
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528 Residential Lots
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Golf Course



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Lot Blowup

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5746 South 1475 East - Suite 200
Ogden, Utah 84403
P.O. Box 150048, Ogden, Utah 84415
Ogden (801)391-4515 Salt Lake City (801)921-0222 Fax (801)392-7544

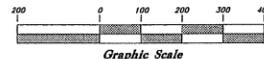
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90N100PRE23

CRANEFIELD ESTATES A PLANNED RESIDENTIAL UNIT DEVELOPMENT
A part of the Southeast 1/4 of Section 19, the South 1/2 of Section 20, the Northwest 1/4 of Section 29, and the Northeast 1/4 of Section 30, T5N, R2W, SLB&M, U.S. Survey Davis & Weber Counties, Utah

DRWG. NO. 20



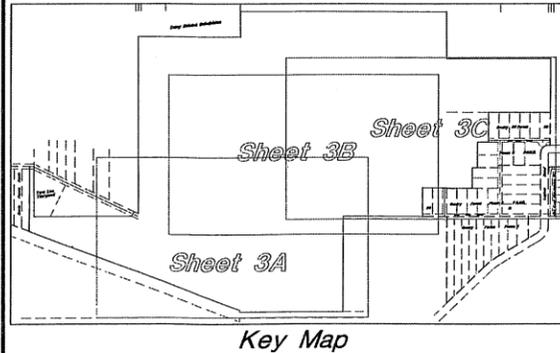
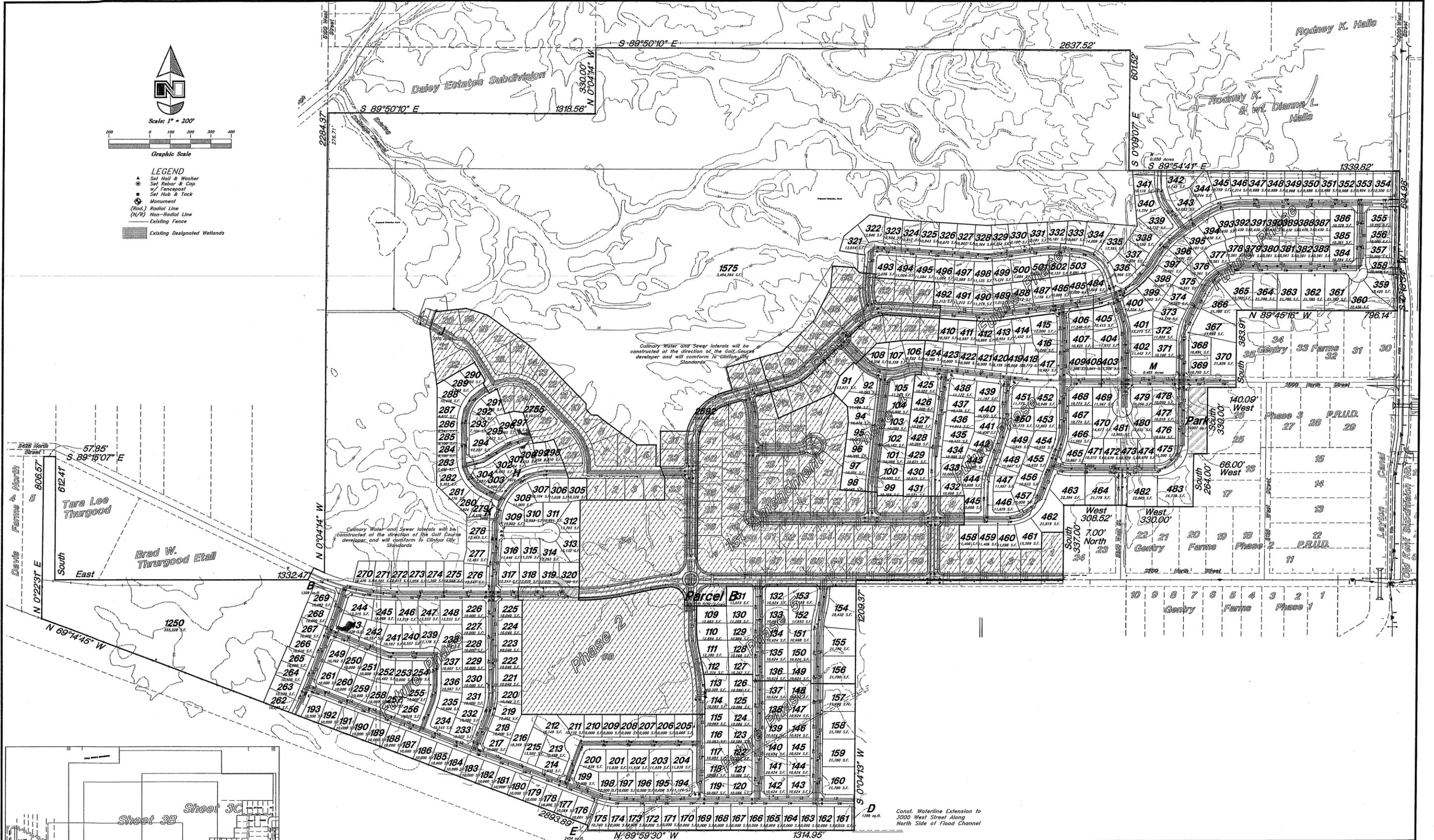
Scale: 1" = 200'



Graphic Scale

LEGEND

- ▲ Set Nail & Washer
- Set Rebar & Cap w/ Fencepost
- ⊙ Set Hub & Tack
- ⊕ Monument
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- Existing Fence
- Existing Designated Wetlands

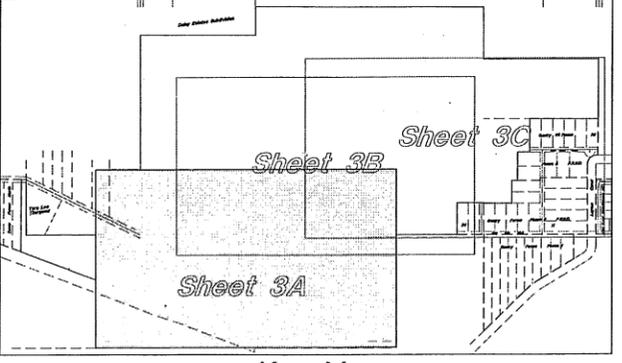


Utility Layout		Cranefield Estates A Planned Residential Unit Development	
A part of the Southeast 1/4 of Section 19, the South 1/2 of Section 20, the Northwest 1/4 of Section 29, and the Northeast 1/4 of Section 30, T2N, R2W, SLB&M, U.S. Survey Davis & Weber Counties, Utah			
GREAT BASIN ENGINEERING NORTH		SCALE: 1" = 200'	DATE: 5 June, 2015
5746 South 1475 East - Suite 200 Ogden, Utah 84403 P.O. Box 150048, Ogden, Utah 84415 Ogden (801)394-4515 Salt Lake City (801)521-3222 Fax (801)392-7544		DRAWN: AH	REVISIONS:
90N100PRE23		3	



Legend

- (Note: All items may not appear on drawing)
- San. Sewer Manhole
 - Water Manhole
 - Storm Drain Manhole
 - Electrical Manhole
 - Catch Basins
 - Exist. Fire Hydrant
 - Fire Hydrant
 - Exist. Water Valve
 - Water Valve
 - Sanitary Sewer
 - Culinary Water
 - Gas Line
 - Irrigation Line
 - Storm Drain
 - Telephone Line
 - Secondary Waterline
 - Power Line
 - Fire Line
 - Land Drain
 - Power pole
 - Power pole w/guy
 - Light Pole
 - Fence
 - Flowline of ditch
 - Overhead Power line
 - Corrugated Metal Pipe
 - Concrete Pipe
 - Reinforced Concrete Pipe
 - Ductile Iron
 - Polyvinyl Chloride
 - Top of Asphalt
 - Edge of Asphalt
 - Centerline
 - Flowline
 - Finish Floor
 - Top of Curb
 - Top of Walk
 - Top of Walk
 - Top of Concrete
 - Finish Contour
 - Exist. Contour
 - Finish Grade
 - Dist. Grade
 - Ridge Line
 - Direction of Flow
 - Existing Asphalt
 - New Asphalt
 - Heavy Duty Asphalt
 - Concrete
 - Open Face
 - Curb & Gutter
 - Sewer Force Main



- NOTES:**
- 10 foot wide Public Utility and Drainage Easements on the front, back or rear lot lines, and subdivision boundaries, 2 foot wide on each side of lot lines as indicated by dashed lines.
 - Lots with a "R" are restricted from Accessing either 2300 North or Cranefield Road.
 - Lots with a "RR" Designation are restricted to slab on grade construction due to Land Drain service being un-available to these lots.
 - Developer shall be responsible to grade lots such that drain water does not flow from one lot to another, if water cannot be made to drain to fronting roadways, side and rear yard swales may be constructed, provided appropriate easements are dedicated and grades are such that water can drain to intercaping roadways or common areas.
 - Final Landscaping must conform to the grades shown on the Grading plan. The elevations and grading must not be modified with out prior City Approval.

Utility Layout Blowup

Cranefield Estates A Planned Residential Unit Development

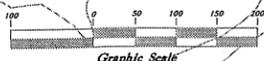
A part of the Southeast 1/4 of Section 19, the South 1/2 of Section 20, the Northwest 1/4 of Section 29, and the Northeast 1/4 of Section 30, T2N, R2W, SLB&M, U.S. Survey Davis & Weber Counties, Utah

<p>GREAT BASIN ENGINEERING NORTH 5746 South 1475 East - Suite 200 Ogden, Utah 84403 P.O. Box 150048, Ogden, Utah 84415 Open (801)394-4515 Salt Lake City (801)321-2222 Fax (801)332-7544</p>	SCALE: 1" = 100'	DATE: 5 June, 2015	DRWG. NO.
	DRAWN: AH	REVISIONS:	3A

90N100PRE23

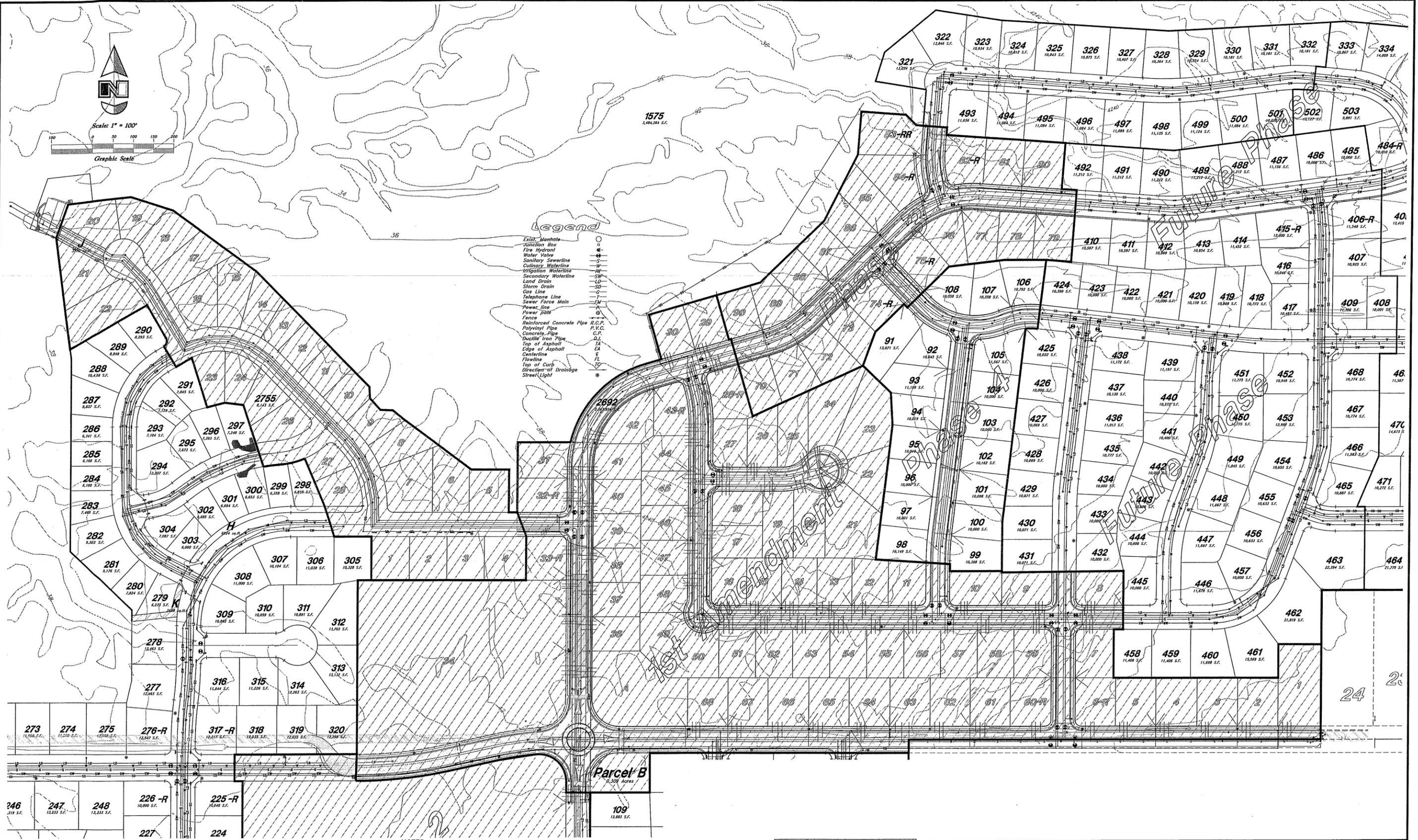


Scale: 1" = 100'

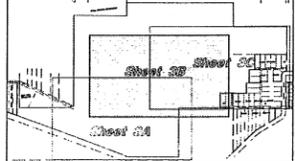


Legend

- Exist. Manhole
- Junction Box
- Fire Hydrant
- Water Valve
- Sanitary Sewerline
- Culinary Waterline
- Irrigation Waterline
- Secondary Waterline
- Land Drain
- Storm Drain
- Gas Line
- Telephone Line
- Sewer Force Main
- Power Line
- Fence
- Reinforced Concrete Pipe
- Polyvinyl Pipe
- Concrete Pipe
- Ductile Iron Pipe
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Top of Curb
- Direction of Drainage
- Street Light



- NOTES:
1. 10 foot wide Public Utility and Drainage Easements on the front, back or rear lot lines, and subdivision boundaries, 8 foot wide on each side of lot lines as indicated by dashed lines.
 2. Lots with a "R" are restricted from Accessing either 2300 North or CraneField Road.
 3. Lots with a "R" Designation are restricted to stub on grade construction due to Land Drain service being unavailable to these lots.
 4. Developer shall be responsible to grade lots such that drain water does not flow from one lot to another. If water cannot be made to drain to fronting roadways, side and rear yard swales may be constructed, provided appropriate easements are dedicated and grades are such that water can drain to interlocking roadways or common areas.
 5. Final Landscaping must conform to the grades shown on the Grading plan. The elevations and grading must not be modified without prior City Approval.



Utility Layout Blowup

GREAT BASIN ENGINEERING NORTH
 CONSULTING ENGINEERS AND SURVEYORS
 5746 South 1475 East - Suite 200
 Ogden, Utah 84403
 P.O. Box 150048, Ogden, Utah 84415
 Ogden (801)324-4515 Salt Lake City (801)521-0222 Fax (801)322-7544

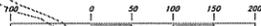
SCALE: 1" = 100'	DATE: 5 June, 2015	DRWG. NO.
DRAWN: AH	REVISIONS:	3B
90N100PRE23		

CraneField Estates A Planned Residential Unit Development
 A part of the Southeast 1/4 of Section 19, the South 1/2 of Section 20, the Northwest 1/4 of Section 29, and the Northeast 1/4 of Section 30, T5N, R2W, SLB&M, U.S. Survey Davis & Weber Counties, Utah

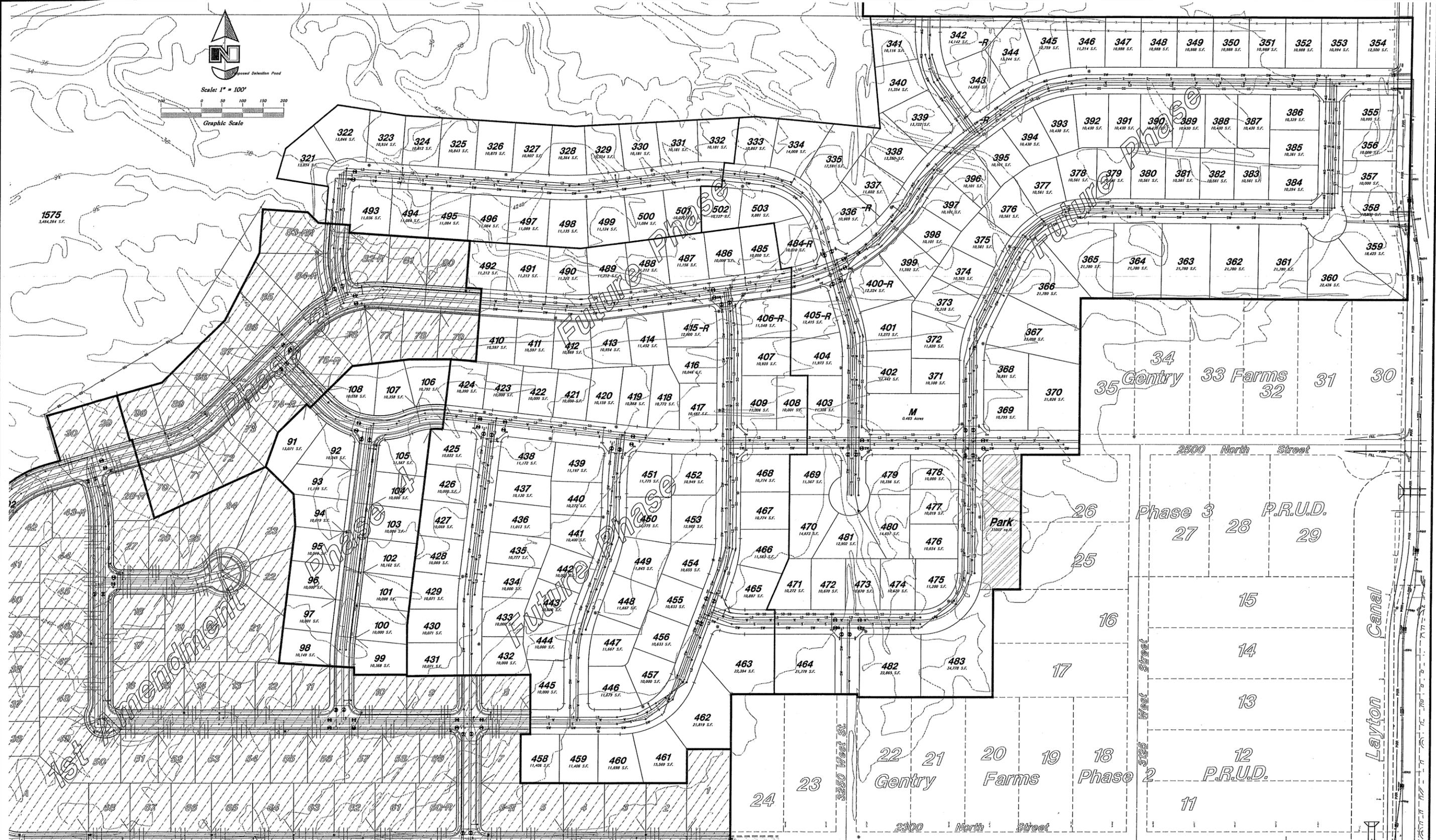


Proposed Detention Pond

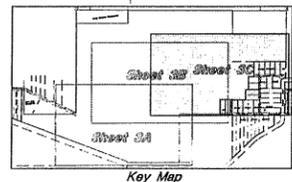
Scale: 1" = 100'



Graphic Scale



- NOTES:
- 10 foot wide Public Utility and Drainage Easements on the front, back or rear lot lines, and subdivision boundaries, 8 foot wide on each side of lot lines as indicated by dashed lines.
 - Lots with a "P" are restricted from Accessing either 2300 North or Cranefield Road.
 - Lots with a "R" Designation are restricted to slab on grade construction due to Land Drain service being un-available to these lots.
 - Developer shall be responsible to grade lots such that drain water does not flow from one lot to another. If water cannot be made to drain to fronting roadways, side and rear yard swales may be constructed, provided appropriate easements are dedicated and grades are such that water can drain to intercepting roadways or common areas.
 - Final Landscaping must conform to the grades shown on the Grading plan. The elevations and grading must not be modified without prior City Approval.



Utility Layout Blowup

GREAT BASIN ENGINEERING NORTH
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 Ogden, Utah 84403
 P.O. Box 150048, Ogden, Utah 84415
 Ogden (801)391-4315 Salt Lake City (801)391-0222 Fax (801)392-7544

Scale: 1" = 100'		Date: 5 June, 2015		DRWG. NO.
Drawn: AH		Revisions:		3C
90N100PRE23				

Cranefield Estates A Planned Residential Unit Development
 A part of the Southeast 1/4 of Section 19, the South 1/2 of Section 20, the Northwest 1/4 of Section 29, and the Northeast 1/4 of Section 30, 15N, R2W, 51E, U.S. Survey Davis & Weber Counties, Utah

CLINTON CITY PLANNING COMMISSION AGENDA ITEM

SUBJECT: PUBLIC HEARING - ORDINANCE 16-01S - Review and recommend for Council action amending Chapter 26-5-Requirements for Improvements, Reservations, and Design of the Subdivision Ordinance (Title 26), specifically Section 1 – General Improvements, Section 2 – Lot Improvements, Section 3 – Roads, Section 5 – Water Facilities, and Section 7 – Sidewalks.	2		
PETITIONER: Ordinance changes proposed by Public Works and Community Development staff	MEETING DATE: August 2, 2016		
ORDINANCE REFERENCES: Subdivision Ordinance 16-01S	ROLL CALL VOTE: <table style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;">YES</td> <td style="width: 50%;">NO</td> </tr> </table>	YES	NO
YES	NO		
BACKGROUND: The following changes are recommended by staff to clarify current infrastructure construction practices and expand the intent of the Subdivision Ordinance by adding the following to this ordinance, namely: SECTION 26-05.01 GENERAL IMPROVEMENTS: <u>Subsection 2. Adequate Public Facilities:</u> Paragraph e. – <i>“There shall be no physical connection between a public or private potable water supply system and a secondary water/pressure irrigation system.”</i> SECTION 26-05.02 LOT IMPROVEMENTS: <u>Subsection 5. Soil Preservation, Grading and Seeding:</u> <u>Paragraph b. Lot Drainage</u> <i>“Each lot shall be graded such that runoff water is directed to fronting roads or existing swales as approved by the City.”</i> SECTION 26-05.03 ROADS: <u>Subsection 1. General Requirements</u> <u>Paragraph m. Construction of Roads and Dead-End Roads: subparagraph i. Construction of Roads:</u> <i>“A development with homes numbering greater than 30 must have a second roadway access. Multiphase developments may exceed the 30 home maximum with approval from staff.”</i> If the adjacent property is undeveloped and the street must temporarily be a dead-end street, the right-of-way <i>including all city utilities</i> shall be extended to the property line.” SECTION 26-05.03 ROADS: <u>Subsection 1. General Requirements:</u> <u>Paragraph j. Road Regulatory Signs:</u> <i>“The applicant shall install all traffic signage per MUTCD deposit with Clinton City at the time of final subdivision approval the sum outlined in the City Consolidated Fee Schedule for each road sign and/or regulatory sign required by the Community Development Department. Clinton City Public Works shall install all road signs and before issuance of certificate of occupancy for any residence within the subdivision.”</i> SECTION 26-05.03 ROADS: <u>Subsection 2. Design Standards</u> <u>Paragraph c. Road Surfacing and Improvements:</u> <i>“The developer is responsible to have a maintenance coat applied to the surface of all new pavement as outlined in the Engineering and Standard Specifications and Standard Drawings of Clinton City.”</i> SECTION 26-05.05 WATER FACILITIES: <u>Subsection 1. General Requirements</u> <u>Paragraphs g. and h.</u>			

g. "A development with water connections numbering greater than 20 must have two line connections interconnected from separate fields. Developments with multiple phases may have up to 30 connections with a single feed prior to the second connection being installed with approval of staff."

h. "Developments overlapping water system pressure zones must be designed and installed such that they are consistent with the City's Water Master Plan and maintain functionality of the pressure zones."

SECTION 26-05.07 SIDEWALKS: Subsection 1. Required Improvements

Paragraph d.

"Park strip areas where rear or side lots are facing UDOT streets and the future maintenance may be required of the city, must have a hard surface such as concrete installed unless otherwise required by staff."

ALTERNATIVE ACTIONS:

ATTACHMENTS:

Ordinance 16-01S

SEPARATE DOCUMENTS:

Respectfully submitted,

**Will Wright, Director
Community Development**

ORDINANCE NO. 16-01S

AN ORDINANCE AMENDING TITLE 26, CHAPTER 5 – REQUIREMENTS FOR IMPROVEMENTS, RESERVATIONS, AND DESIGN

WHEREAS, Clinton City has an existing Title 26, Chapter 5, Sections 01 – General Improvements, 02 – Lot Improvements, 03 – Roads, 05 – Water Facilities, and 07 – Sidewalks as standards for developing in Clinton City;

WHEREAS, The City Council has found that changes are required to clarify regulations pertaining constructions requirements for developing in Clinton City; and,

WHEREAS, Clinton City has an obligation to provide for the health, safety, and general welfare of its citizens.

**NOW
THEREFORE,
BY MOTION** **BE IT ORDAINED BY THE CITY COUNCIL OF CLINTON CITY,
DAVIS COUNTY, STATE OF UTAH:**
The Clinton City Council voted to (adopt) this ordinance.

SECTION 1. Changes to Title 26 - SUBDIVISION ORDINANCE, Chapter 5 – REQUIREMENTS FOR IMPROVEMENTS, RESERVATIONS, AND DESIGN in the following Sections,

ADD:

Section 26-05.01 2.e. - *There shall be no physical connection between a public or private potable water supply system and a secondary water/pressure irrigation system.*

Section 26-05.02 5.b. – *Each lot shall be graded such that runoff water is directed to fronting roads or existing swales as approved by the City.*

Section 26.05.03 1.j - Road Regulatory Signs: ~~The applicant shall install all traffic signage per MUTCD deposit with Clinton City at the time of final subdivision approval the sum outlined in the City Consolidated Fee Schedule for each road sign and/or regulatory sign required by the Community Development Department. Clinton City Public Works shall install all road signs and~~ before issuance of certificate of occupancy for any residence within the subdivision.

Section 26-05.03 2.c. - *The developer is responsible to have a maintenance coat applied to the surface of all new pavement as outlined in the Engineering and Standard Specifications and Standard Drawings of Clinton City.*

Section 26-05.03 1.m.i. – *A development with homes numbering greater than 30 must have a second roadway access. Multiphase developments may exceed the 30 home maximum with approval from staff. If the adjacent property is undeveloped and the street must temporarily be a dead-end, the right of way including all city utilities shall be extended to the property line.*

Section 26-05.03 2.c. *The developer is responsible to have a maintenance coat applied to the surface of all new pavement as outlined in the Engineering and Standard Specifications and Standard Drawings of Clinton City.*

Section 26-05.05 1.g. - *A development with water connections numbering greater than 20 must have two main line connections interconnected from separated feeds. Developments with multiple phases may have up to 30 connections with a single feed prior to the second connection being installed with approval of staff.*

Section 26-05.05 1h - *Developments overlapping water system pressure zones must be designed and installed such that they are consistent with the City's Water Master Plan and to maintain the functionality of the pressure zones.*

Section 26-05.07 1d - *Park strip areas where rear or side lots are facing collector streets and future maintenance may be required of the city must have a hard surface such as concrete installed unless otherwise required by staff.*

SECTION 1. Planning Commission Action. Reviewed in a public hearing the 2nd day of August 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.

- Proposed changes clarify current infrastructure construction practices and requirements.

SECTION 3. Severability. In the event that any provision of this Chapter is declared invalid for any reason, the remaining provisions shall remain in effect.

SECTION 4. Effective date. This ordinance shall be recorded and become effective upon the date of posting indicated below.

PASSED AND ORDERED RECORDED AND POSTED by the Council of Clinton City, Utah, this 9th day of August, 2016.

July 15, 2016
NOTICE PUBLISHED

L. MITCH ADAMS
MAYOR

ATTEST:

DENNIS W. CLUFF
CITY RECORDER

Posted: _____

REQUIREMENTS FOR IMPROVEMENTS, RESERVATIONS, AND DESIGN

- 5.1. GENERAL IMPROVEMENTS
- 5.2. LOT IMPROVEMENTS
- 5.3. ROADS
- 5.4. DRAINAGE AND STORM SEWERS
- 5.5. WATER FACILITIES
- 5.6. SEWERAGE FACILITIES
- 5.7. SIDEWALKS
- 5.8. UTILITIES
- 5.9. PUBLIC USES
- 5.10. PRESERVATION OF NATURAL FEATURES AND AMENITIES
- 5.11. NONRESIDENTIAL SUBDIVISIONS

5.01 GENERAL IMPROVEMENTS:

1. Conformance to Applicable Rules and Regulations:

In addition to the requirements established in these regulations, all subdivision plats shall comply with the following laws, rules, and regulations:

- a. All applicable statutory provisions.
- b. The Clinton City Zoning Ordinance, building and housing codes, and all other applicable laws of Clinton City.
- c. The Official Comprehensive Plan, Master Land Use Map, Sanitary Sewer Master Plan, Culinary Water Master Plan, Storm Drain Master Plan, Transportation Master Plan, Parks master Plan, and Capital Improvements Program of Clinton City.
- d. The Master Plan of the Davis and Weber Counties Canal Company or current provider of pressure irrigation to the City.
- e. The special requirements of these regulations and any rules of the Health Department and/or appropriate state or substate agencies.
- f. The rules of the Utah Department of Transportation if the subdivision or any lot contained therein abuts a state highway or connecting street.
- g. The Engineering and Standard Specifications and Standard Drawings of Clinton City.
- h. Plat approval may be withheld if a subdivision is not in conformity with the above laws, regulations, guidelines, and policies as well as the purposes of these regulations established in Section 1.4 of these regulations.

2. Adequate Public Facilities:

No preliminary plat shall be approved unless the Planning Commission determines that public facilities will be adequate to support and serve the area and proposed subdivision. The applicant shall, at the request of the Planning Commission, submit sufficient information and data on the proposed subdivision to demonstrate the expected impact on and use of public facilities by possible uses of said subdivision. Public facilities and services to be examined for adequacy will include roads and public transportation facilities, sewerage, storm drain, land drain, secondary water and culinary water service.

- a. **Planning:** Periodically Clinton City will establish by action of the City Council, after public hearing, guidelines for the determination of the adequacy of public facilities and service. To provide the basis for the guidelines, the Council must prepare and analysis of current growth and the amount of additional growth that can be accommodated by the future public facilities and service. The Council must also make changes in preliminary plat approval criteria it finds appropriate in the light of its experience in administering these regulations.

- b. **Information:** The applicant for a preliminary plat must, at the request of the Planning Commission, submit sufficient information and data on the proposed subdivision to demonstrate the expected impact on and use of public facilities and services by possible uses of said subdivision.
- c. **Comprehensive Master Plan Consistency Require:** Proposed public improvements shall conform to and be properly related to Clinton City's comprehensive plan and all applicable capital improvements plans.
- d. **Water:** All habitable buildings and buildable lots shall be connected to the Clinton City public culinary water system.
- e. **Secondary Water:** All properties and buildable lots shall be connected to the Davis and Weber Counties Canal Company or current managers of the system pressure irrigation system. **There shall be no physical connection between a public or private potable water supply system and a secondary water/pressure irrigation system.**
- f. **Wastewater:** All habitable buildings and buildable lots shall be served by an approved means of wastewater collection and treatment.
- g. **Land Drains:** Ground water drainage improvements shall be constructed to accommodate potential ground water runoff and shall be designed to prevent adding to the ground water situation within the City.
- h. **Stormwater Management:** Drainage improvements shall accommodate potential runoff from the entire upstream drainage area and shall be designed to prevent increases in downstream flooding. Clinton City may require the use of control methods such as retention or detention, and/or the construction of offsite drainage improvements to mitigate the impacts of the proposed developments.
- i. **Roads:** Proposed roads shall provide a safe, convenient, and functional system for vehicular, pedestrian, and bicycle circulation; shall be properly related to the comprehensive plan; and shall be appropriate for the particular traffic characteristics of each proposed development.
- j. **Extension Policies:** All public improvements and required easements shall be extended through the parcel on which new development is proposed. Streets, water lines, wastewater systems, drainage facilities, electric lines, and telecommunications lines shall be constructed through new development to promote the logical extension of public infrastructure. Clinton City may require the applicant of a subdivision to extend offsite improvements to reach the subdivision or oversize required public facilities to serve anticipated future development as a condition of plat approval.

3. Self-Imposed Restrictions:

If the owner places restrictions on any of the land contained in the subdivision greater than those required by the Zoning Ordinance or these regulations, such restrictions or reference to those restrictions shall be required to be indicated on the subdivision plat, and restrictive covenants shall be recorded with the Davis County Recorder in a form to be approved by Clinton City Attorney. The subdivider shall grant to Clinton City the right to enforce the restrictive covenants.

4. Plats Straddling Municipal Boundaries:

Whenever access to the subdivision is required across land in another local government, the Planning Commission and City Council may request assurance from Clinton City Attorney that access is legally established, and from Clinton City Engineer that the access road is adequately improved, or that a guarantee has been duly executed and is sufficient in amount to assure the construction of the access road. In general, lot lines should be laid out so as not to cross municipal boundary lines.

5. Monuments:

The applicant shall place permanent reference monuments in the subdivision as required in these regulations and as approved by the City Engineer.

- a. Monuments shall be located on street right-of-way lines, at street intersections, angle points of curve and block corner. They shall be spaced so as to be within sight of each other, the sight lines being contained wholly within the street limits.
- b. The external boundaries of a subdivision shall be monumented in the field by monuments of solid iron rods at least thirty (30) inches long and one-half (1/2) inches in diameter and shall have caps attached indicating the surveyor accomplishing the survey. These monuments shall be placed not more than 1,400 feet apart in any straight line and at all corners, at each end of all curves, at the point where a curve changes its radius, at all angle points along the meander line, except that when such corners or points fall within a street, or proposed future street, the monuments shall be placed in the side line of the street.
- c. All internal boundaries and those corners and points not referred to in the preceding paragraph shall be monumented in the field by like monuments as described above. These monuments shall be placed at all block corners, at each end of all curves, and at all angle points in any line.
- d. The lines of lots that do not front on a street shall be monumented in the field by iron rods at least thirty (30) inches long and one-half (1/2) inch in diameter. The lines of lots that front on a street shall be monumented in the curb at the extension of the property line. These monuments shall be nails of sufficient size to make a permanent reference point in the curb.
- e. All monuments required by these regulations shall be set flush with the ground and planted in such a manner that they will not be removed by frost. All monuments in the right-of-way shall be constructed as outlined in the Engineering and standard Specifications and Standard Drawings of Clinton City.
- f. All monuments shall be properly set in the ground and approved by the City Engineer or his representative prior to the time the City Council grants conditional acceptance of the subdivision.

6. Character of the Land:

Land that the Planning Commission finds to be unsuitable for subdivision or development due to flooding, improper drainage, steep slopes, rock formations, adverse earth formations or topography, utility easements, or other features that will reasonably be harmful to the safety, health, and general welfare of the present or future inhabitants of the subdivision and/or its surrounding areas, shall not be subdivided or developed unless adequate methods are formulated by the developer and approved by the Planning Commission, upon recommendation of Clinton City Engineer, to solve the problems created by the unsuitable land conditions. Such land shall be set aside for uses as shall not involve any danger to public health, safety, and welfare.

7. Subdivision Name:

The proposed name of the subdivision shall not duplicate, or too closely approximate phonetically, the name of any other subdivision in Davis County. The Planning Commission shall have final authority to designate the name of the subdivision, which shall be determined at preliminary plat approval.

8. Soil Conditions:

Buildings or structures shall not be sited on soft or unsuitable soils, where there is a high water table, or a site subject to flooding or on uncompacted fill in accordance with the Engineering and Standard Specifications and Standard Drawings of Clinton City.

5.02 LOT IMPROVEMENTS:

1. Lot Arrangement:

The lot arrangement shall be such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits to build on all lots in compliance with the Zoning Ordinance and Health Regulations and in providing driveway access to buildings on the lots from an approved street.

2. Lot Dimensions:

Lot dimensions shall comply with the minimum standards of the Zoning Ordinance. Where lots are more than double the minimum required area for the zoning district, the Planning Commission may require that those lots be arranged so as to allow further subdivision and the opening of future streets where they would be necessary to serve potential lots, all in compliance with the Zoning Ordinance and these regulations. In general, side lot lines shall be at right angles to street lines (or radial to curving street lines) unless a variation from this rule will give a better street or lot plat. Dimensions of corner lots shall be large enough to allow for erection of buildings, observing the minimum front-yard setback from both streets. Depth and width of properties reserved or laid out for business, commercial, or industrial purposes shall be adequate to provide for the off-street parking and loading facilities required for the type of use and development contemplated, as established in the Zoning Ordinance.

3. Lot Orientation:

The lot line common to the street right-of-way shall be the front line. All lots shall face the front line and a similar line across the street. Wherever feasible, lots shall be arranged so that the rear line does not abut the side line of an adjacent lot.

4. Double Frontage Lots and Access to Lots:

a. Double Frontage Lots: Double frontage and reversed frontage lots shall be avoided except where necessary to provide separation of residential development from traffic arterial or to overcome specific disadvantages of topography and orientation.

b. Access from Major and Secondary Arterials: Lots shall not, in general, derive access exclusively from a major or secondary street. Where driveway access from a major or secondary street may be necessary for several adjoining lots, the Planning Commission may require that such lots be served by a combined access drive in order to limit possible traffic hazards on the street. Where possible, driveways should be designed and arranged so as to avoid requiring vehicles to back into traffic on major and secondary arterials.

5. Soil Preservation, Grading, and Seeding:

a. Soil Preservation and Final Grading: No certificate of occupancy shall be issued until final grading has been completed in accordance with the approved final subdivision plat and the lot precovered with soil with an average depth of at least six (6) inches which shall contain no particles more than two (2) inches in diameter over the entire area of the lot, except that portion covered by buildings or included in streets, or where the grade has not been changed or natural vegetation seriously damaged. Topsoil shall not be removed from residential lots or used as spoil, but shall be redistributed so as to provide at least six (6) inches of cover on the lots and at least four (4) inches of cover between the sidewalks and curbs, and shall be stabilized by seeding or planting.

b. Lot Drainage: Lots shall be laid out so as to provide positive drainage away from all buildings, and individual lot drainage shall be coordinated with the general storm drainage pattern for the area. **Each lot shall be graded such that runoff water is directed to fronting roads or existing swales as approved by the City.** Drainage shall be designed so as to avoid concentration of storm drainage water from each lot to adjacent lots.

c. Lawn-Grass Seed and Sod: Lawn-grass seed shall be sown at not less than four (4) pounds to each one-thousand (1,000) square feet of land area. In the spring, the seed shall be sown between March 15 and May 15; and in the fall, the seed shall be sown between August 15 and September 30. The seed shall consist of a maximum of ten percent (10%) rye grass by weight and minimum of ninety percent (90%) of permanent bluegrass and/or fescue grass by weight. All seed shall have been tested for germination within one (1) year of the date of seeding, and the date of testing shall be on the label containing the seed analysis. All lots shall be seeded from the roadside edge of the unpaved right-of-way back to a distance of twenty-five (25) feet behind the principal residence on the lot. No certificate of occupancy shall be issued until respreading of soil and seeding of lawn has been completed; except that between October 1 and March 15, and between May 15 and August 15, the applicant shall submit an agreement in writing signed by the developer and the property owner, with a copy to the Building Inspector, that respreading of soil and seeding of lawn will be done during the immediate following planting season as set forth in this section, and leave a cash escrow

for performance in an amount determined from time to time by the City Council and published in the Clinton City Consolidated Fee Schedule. Sod may be used to comply with any requirement of seeding set forth herein.

6. Debris and Waste:

No cut trees, timber, debris, earth, rocks, stones, soil, junk, rubbish, or other waste materials of any kind shall be buried in any land, or left or deposited on any lot or street at the time of the issuance of a certificate of occupancy, and removal of those items and materials shall be required prior to issuance of any certificate of occupancy on a subdivision. No items and materials as described in the preceding sentence shall be left or deposited in any area of the subdivision at the time of expiration of any subdivision improvement agreement or dedication of public improvements, whichever is sooner.

7. Waterbodies, Watercourses, and Wetlands:

If a tract being subdivided contains a water body, or portion thereof, lot lines shall be so drawn as to distribute the entire ownership of the water body among the fees of adjacent lots. The Planning Commission may approve an alternative plan whereby the ownership of and responsibility for safe maintenance of the water body is so placed that it will not become a local government responsibility. No more than twenty-five percent (25%) of the minimum area of a lot required under the Zoning Ordinance may be satisfied by land that is under water. Where a watercourse separates the buildable area of a lot from the street by which it has access, provisions shall be made for installation of a culvert or other structure, of design approved by Clinton City Engineer.

8. Subdivision Improvement Agreement and Security to Include Lot Improvement:

The applicant shall enter into a separate subdivision improvement agreement secured by a cash escrow to guarantee completion of all lot improvement requirements including, but not limited to, soil preservation, final grading, lot drainage, lawn-grass seeding, removal of debris and waste, fencing, and all other lot improvements required by the Planning Commission and approved by the City Council. Whether or not a certificate of occupancy has been issued, Clinton City may enforce the provisions of the subdivision improvement agreement where the provisions of this section or any other applicable law, ordinance, or regulation have not been met.

5.03 ROADS:

1. General Requirements:

- a. Frontage on Improved Roads: No subdivision shall be approved unless the area to be subdivided shall have frontage on and access from an existing street unless such street is:
 - i. An existing state road or county street; or
 - ii. A street shown upon a plat approved by the Planning Commission and recorded in the Davis County Recorder's office. Such street must be suitably improved as required by the Engineering and Standard Specifications and Standard Drawings of Clinton City, or be secured by a performance bond required under these subdivision regulations, with the width and right-of-way required by these subdivision regulations or the Official Map Plan.
- b. Wherever the area to be subdivided is to utilize existing road frontage, the road shall be suitably improved as provided above.
- c. Level of Service: The applicant for any development projected to generate more than 1,000 vehicle trip ends per day shall submit a traffic impact analysis.
- d. Grading and Improvement Plat: Roads shall be graded and improved and conform the Engineering and Standard Specifications and Standard Drawings of Clinton City and shall be approved as to design and specifications by the Clinton City Engineer, in accordance with the construction plans required to be submitted prior to final plat approval.
- e. Classification: All roads shall be classified as a major arterial, minor arterial, collector or local. In classifying roads, Clinton City shall consider projected traffic demands after 20 years of development.

f. Topography and Arrangement: Roads shall be related appropriately to the topography. Local roads shall be curved wherever possible to avoid conformity of lot appearance. All streets shall be arranged so as to obtain building sites at or above the grades of the streets. Grades of streets shall conform as closely as possible to the original topography. A combination of steep grades and curves shall be avoided. Specific standards are contained in the Engineering and Standard Specifications and Standard Drawings of Clinton City.

- i. All streets shall be properly integrated with the existing and proposed system of thoroughfares and dedicated rights-of-way as established on the Official Map and/or Comprehensive Plan.
- ii. All thoroughfares shall be properly related to special traffic, generators such as industries, business districts, schools, churches, and shopping centers; to population densities; and to the pattern of existing and proposed land uses.
- iii. Minor or local streets shall be laid out to conform as much as possible to the topography to discourage use by through traffic, to permit efficient drainage and utility systems, and to require the minimum number of streets necessary to provide convenient and safe access to property.
- iv. The rigid rectangular gridiron street pattern need not necessarily be adhered to, and the use of curvilinear streets, cul-de-sacs, or U-shaped streets shall be encouraged where such use will result in a more desirable layout.
- v. Proposed streets shall be extended to the boundary lines of the tract to be subdivided, unless prevented by topography or other physical conditions, or unless in the opinion of the Planning Commission such extension is not necessary or desirable for the coordination of the layout of the subdivision with the existing layout or the most advantageous future development of adjacent tracks. All streets required to be extended to the boundary lines of the subdivision shall be properly barricaded to the satisfaction of the City Engineer.
- vi. In business and industrial developments, the streets and other accessways shall be planned in connection with the grouping of buildings, provision of alleys, truck loading and maneuvering areas, and walks and parking areas so as to minimize conflict of movement between the various types of traffic, including pedestrian.

g. Blocks: Blocks shall have sufficient width to provide for two (2) tiers of lots of appropriate depths. Exceptions to this prescribed block width shall be permitted in blocks adjacent to major streets, railroads, or waterways.

- i. The lengths, widths, and shapes of blocks shall be such as are appropriate for the locality and the type of development contemplated, but block lengths in residential areas shall not exceed one thousand three hundred (1,300) feet or twelve (12) times the minimum lot width required in the zoning district, nor be less than four hundred (400) feet in length. Wherever practicable, blocks along major arterials and collector streets shall be not less than one thousand (650) feet in length.
- ii. In long blocks the Planning Commission may require the reservation of an easement through the block to accommodate utilities, drainage facilities, or pedestrian traffic.
- iii. Pedestrian ways or crosswalks, not less than ten (10) feet wide, may be required by the Planning Commission through the center of blocks more than eight hundred (650) feet long where deemed essential to provide circulation or access to schools, playgrounds, shopping centers, transportation, or other community facilities. Blocks designed for industrial uses shall be of such length and width as may be determined suitable by the Planning Commission for prospective use.

h. Access to Primary Arterial: Where a subdivision borders on or contains an existing or proposed primary arterial, the Planning Commission may require that access to such streets be limited by one of the following means:

- i. The subdivision of lots so as to back onto the primary arterial and front onto a parallel local street; no access shall be provided from the primary arterial, and screening shall be provided in a strip of land along the rear property line of such lots.
 - ii. A series of cul-de-sacs, U-shaped streets or short loops entered from and designed generally at right angles to such a parallel street, with the rear lines of their terminal lots backing onto the primary arterial.
 - iii. A marginal access or service road (separated from the primary arterial by a planting or grass strip and having access at suitable points.)
- i. Road Numbers: The sketch plat as submitted shall not indicate any names for proposed streets. The Community Development Department shall number all roads. A road that is, or is planned as a continuation of an existing road shall bear the same name.
- j. Road Regulatory Signs: The applicant shall **install all traffic signs per MUTCD** ~~deposit with Clinton City at the time of final subdivision approval the sum outlined in the City Consolidated Fee Schedule for each road sign and/or regulatory sign required by the Community Development Department. Clinton City Public Works shall install all road signs~~ **and** before issuance of certificate of occupancy for any residence within the subdivision. Street number signs are to be placed at all intersections within or abutting the subdivision, the type and location of which to be approved by the Community Development Department. Speed limit signs are to be placed at the entrance to all subdivisions from arterial, minor arterial, and collector streets. Traffic regulatory signs, information signs and safety signs shall be placed as required by the Community Development Department.
- k. Streetlights: Installation of street lights shall be required in accordance with design and specification standards approved by Clinton City Engineer. Developers shall install all streetlights before issuance of certificates of occupancy for any residence within the subdivision.
- l. Reserve Strips: The creation of reserve strips shall not be permitted adjacent to a proposed street in such a manner as to deny access from adjacent property to the street. Construction of Roads and Dead-End Roads:
- i. Construction of Roads: The arrangement of streets shall provide for the continuation of principal streets between adjacent properties when the continuation is necessary for convenient movement of traffic, effective fire protection, for efficient provision of utilities, and where the continuation is in accordance with Clinton City Transportation Master Plan. **A development with homes numbering greater than 30 must have a second roadway access. Multiphase developments may exceed the 30 home maximum with approval from staff.** If the adjacent property is undeveloped and the street must temporarily be a dead-end street, the right-of-way **including all city utilities** shall be extended to the property line. A temporary turnabout shall be provided on all temporary dead-end streets, greater than one lot in depth with the notation on the subdivision plat that land outside the normal street right-of-way shall revert to abutters whenever the street is continued. The Planning Commission may limit the length of temporary dead-end streets in accordance with the design standards of these regulations.
 - ii. Dead-End Roads (Permanent): Where a road does not extend beyond the boundary of the subdivision and its continuation is not required by the Planning Commission for access to adjoining property, its terminus shall normally not be nearer to such boundary than the depth of a lot. However, the Planning Commission may require the reservation of an appropriate easement to accommodate drainage facilities, pedestrian traffic, or utilities. A cul-de-sac turn-around shall be provided at the end of a permanent dead-end street in accordance with the Engineering and Standard Specifications and Standard Drawings of Clinton City. For greater convenience to traffic and more effective police and fire protection, permanent dead-end streets shall, in general, be limited in length in accordance with the Engineering and Standard Specifications and Standard Drawings of Clinton City and the design standards of these regulations.

2. Design Standards:

a. General: In order to provide for roads of suitable location, width, and improvement to accommodate prospective traffic and afford satisfactory access to police, firefighting, snow removal, sanitation, and road-maintenance equipment, and to coordinate roads so as to compose a convenient system and avoid undue hardships to adjoining properties, the following design standards for roads are hereby required. Road classification may be indicated in the Comprehensive Plan, Transportation Master Plan or Official Map; otherwise, it shall be determined by the Planning Commission.

	Local Road	Collector Road	Secondary Arterial	Primary Arterial
Min Width ROW	60	66	84	110
Min Width Traveled	36	42	60	86
Maximum Grade %	10	8	6	6
Minimum Curve Radius	100	100	300	500
Design Speed	25	35	40	50

b. Alternative Local Road Standards: The Planning Commission based upon consideration of connection with existing roadways, prospective traffic, satisfactory access to police, firefighting, snow removal, sanitation, and road-maintenance equipment, traffic and pedestrian safety, and aesthetics may develop alternative local roadway standards. The Planning Commission when considering alternate local road designs may require other amenities. Other considerations may be but are not limited to such items as central parking requirements, landscaping, standardized park strip designs, and wider sidewalks. In no consideration shall roadway buildup be reduced below that required in the Engineering and Standard Specifications and Standard Drawings of Clinton City.

c. Road Surfacing and Improvements: After sewer, water, secondary water, storm drain, land drain and utilities with associated conduits have been installed by the developer or appropriate utility company, the developer shall construct curbs and gutters and shall surface or cause to be surfaced road-ways to the widths prescribed in these regulations. All surfacing shall be of a character established in the Engineering and Standard Specifications and Standard Drawings of Clinton City. Types of pavement shall be as outlined in the Engineering and Standard Specifications and Standard Drawings of Clinton City or as established by a soils engineer after a complete soils analysis and with the concurrence of the City Engineer. Adequate provision shall be made for culverts, drains, and bridges. All road pavement, shoulders, drainage improvements and structures, curbs, turnarounds, and sidewalks shall conform to the Engineering and Standard Specifications and Standard Drawings of Clinton City and shall be incorporated into the construction plans required to be submitted by the developer for plat approval. **The developer is responsible to have a maintenance coat applied to the surface of all new pavement as outlined in the Engineering and Standard Specifications and Standard Drawings of Clinton City.**

d. Excess Right-of-Way: Right-of-way widths in excess of the standards designated in these regulations shall be required whenever, due to topography, additional width is necessary to provide adequate earth slopes. Such slopes shall not be in excess of three-to-one.

e. Limited Access Highway: In residential districts where a limited access highways is so located as to affect the subdivision of adjoining lands a buffer strip at least 25 feet in depth in addition to the normal depth of the lot required in the district shall be provided adjacent to a limited access highway. This buffer strip shall be the full width of the lot and shall not be counted as part of the lot when averaging is figured as allowed in the Zoning Ordinance. This strip shall be part of the platted lots and shall be designated on the plat: "This strip is reserved for screening. The placement of structure on this land is prohibited"

f. Intersections:

- i. Streets shall be laid out so as to intersect as nearly as possible at right angles. A proposed intersection of two (2) new streets at an angle of less than seventy-five (75) degrees shall not be acceptable. An oblique street should be curved approaching an intersection and should be approximately at right angles for at least one hundred (100) feet there from. Not more than two (2) streets shall intersect at any one point unless specifically approved by the Planning Commission.
- ii. Proposed new intersections along one side of an existing street shall, wherever practicable, coincide with any existing intersections on the opposite side of such street. Street jogs with center-line offsets of less than 150 feet shall not be permitted, except where the intersected street has separated dual drives without median breaks at either intersection. Where streets intersect major streets, their alignment shall be continuous. Intersection of major streets shall be at least eight hundred (800) feet apart.
- iii. Minimum curb radius at the intersection of two (2) local streets shall be at least twenty (25) feet; and minimum curb radius at an intersection involving a collector street shall be at least twenty-five (35) feet. Abrupt changes in alignment within a block shall have the corners cut off in accordance with standard engineering practice to permit safe vehicular movement.
- iv. Intersections shall be designed with a flat grade wherever practical. On rolling areas, at the approach to an intersection, a leveling area shall be provided having not greater than a two percent (2%) rate at a distance of sixty (60) feet, measured from the nearest right-of-way line of the intersecting street.
- v. Where any street intersection will involve earth banks or existing vegetation inside any lot corner that would create a traffic hazard by limiting visibility, the developer shall cut such ground and/or vegetation (including trees) in connection with the grading of the public right-of-way to the extent deemed necessary to provide an adequate sight distance.
- vi. The cross-slopes on all streets, including intersections, shall be three percent (3%) or less.

g. Bridges: Bridges of primary benefit to the applicant, as determined by the Planning Commission, shall be constructed at the full expense of the applicant without reimbursement from Clinton City. The sharing expense for the construction of bridges not of primary benefit to the applicant as determined by the Planning Commission, will be fixed by special agreement between Clinton City and the applicant. The cost of bridges that do not solely benefit the developer shall be charged to the developer pro rata based on the percentage obtained by dividing the service area of the bridge into the area of the land being developed by the subdividers.

3. Road Dedications and Reservations:

- a. New Perimeter Streets: Street systems in new subdivisions shall be laid out so as to eliminate or avoid new perimeter half-streets. Where an existing half-street is adjacent to a new subdivision, the other half of the street shall be improved and dedicated by the subdivider. The Planning Commission may authorize a new perimeter street where the subdivider improves and dedicates the entire required street right-of-way width within its own subdivision boundaries.
- b. Widening and Realignment of Existing Roads: Where a subdivision borders an existing narrow road or when the Master Plan, Official Map, or zoning setback regulations indicate plans for realignment or widening a road that would require use of some of the land in the subdivision, the applicant shall be required to improve and dedicate at its expense those areas for widening or realignment of those roads. Frontage roads and streets as described above shall be improved and dedicated by the applicant at its own expense to the full width as required by these subdivision regulations when the applicant's development activities contribute to the need for the road expansion. Land reserved for any road purposes may not be counted in satisfying yard or area requirements of the Zoning Ordinance whether the land is to be dedicated to the municipality in fee simple or an easement granted to Clinton City.

5.04 DRAINAGE AND STORM SEWERS:

1. General Requirements:

The applicant shall install storm sewer facilities in a manner prescribed by the Development Standards. The Planning Commission shall not recommend for approval any plat of subdivision that does not make adequate provision for storm and flood water runoff channels or basins. The storm water drainage system shall be separate and independent of any sanitary sewer systems or irrigation system. Storm sewers, where required, shall be designed by the Rational Method, or other methods as approved by the City Engineer, and a copy of design computations shall be submitted along with plans. The Clinton City Storm Drain Master Plan shall be referenced during the design and approval of a storm drain system. Inlets shall be provided so that surface water is not carried across or around any intersections, nor for a distance of more than 400 feet in the gutter unless approved with finding by the Planning Commission during the preliminary design approval of a subdivision. When calculations indicate that curb capacities are exceeded at a point, no further allowance shall be made for flow beyond that point, and basins shall be used to intercept flow at that point. Surface water drainage patterns shall be shown for each and every lot and block.

2. Nature of Storm Water Facilities:

- a. Location: The applicant may be required by the Planning Commission to carry away by pipe or open ditch any spring or surface water that may exist either previously to, or as a result of the subdivisions. Such drainage facilities shall be located in the road right-of-way where feasible, or in perpetual unobstructed easements of appropriate width, and shall be constructed in accordance with The construction standards and specifications.
- b. Accessibility to Public Storm Sewers:
 - i. Where a public storm sewer is accessible, the applicant shall install storm sewer facilities, or if no outlets are within a reasonable distance, adequate provision shall be made for the disposal of storm waters, subject to the specifications of Clinton City Engineer. However, in subdivisions containing lots less than 15,000 square feet in area and in business and industrial districts, underground storm sewer systems shall be constructed throughout the subdivisions and be conducted to an approved out-fall. Inspection of facilities shall be scheduled with and conducted by the Public Facilities Inspector.
 - ii. If a connection to a public storm sewer will be provided eventually, as determined by Clinton City Engineer and the Planning Commission, the developer shall make arrangements for future storm water disposal by a public utility system at the time the plat receives final approval. Provision for such connection shall be incorporated by inclusion in the subdivision improvement agreement required for the subdivision plat.
- c. Accommodation of Upstream Drainage Areas: A culvert or other drainage facility shall in each case be large enough to accommodate potential runoff from its entire upstream drainage area, whether inside or outside the subdivision. Clinton City Engineer shall determine the necessary size of the facility, based on the provisions of the construction standards and specifications assuming conditions of maximum potential watershed development permitted by the Zoning Ordinance. The cost of oversized drainage facilities that do not solely benefit the developer shall be charged to the developer pro rata based upon the cost of sizing the pipes over that necessary for the land being developed by the subdivider.
- d. Effect on Downstream Drainage Area: Clinton City Engineer shall also study the effect of each subdivision on existing downstream drainage facilities outside the area of the subdivision. Local government drainage studies together with such other studies as shall be appropriate, shall serve as a guide to needed improvements. Where it is anticipated that the additional runoff incident to the development of the subdivision will overload an existing downstream drainage facility, the Planning Commission may withhold approval of the subdivision until provision has been made for the expansion of the existing downstream drainage facility. No subdivision shall be approved unless adequate drainage will be provided to an adequate drainage watercourse or facility.

e. Areas of Poor Drainage: Whenever a plat is submitted for an area that is subject to flooding, the Planning Commission may approve such subdivision provided that the applicant fills the affected area of the subdivision to an elevation sufficient to place the elevation of streets and lots at a minimum of twelve (12) inches above the elevation of the one hundred (100) year floodplain, as determined by Clinton City Engineer. The plat of the subdivision shall provide for an overflow zone along the bank of any stream or watercourse, in a width that shall be sufficient in times of high water to contain or move the water, and no fill shall be placed in the overflow zone nor shall any structure be erected or placed in the overflow zone. The boundaries of the overflow zone shall be subject to approval by Clinton City Engineer. The Planning Commission may deny subdivision approval for areas of extremely poor drainage.

f. Floodplain Area: The Planning Commission may, when it deems it necessary for the health, safety, or welfare of the present and future population of the area and necessary to the conservation of water, drainage, and sanitary facilities, prohibit the subdivision of any portion of the property that lies within the floodplain of any stream or drainage course. These floodplain areas shall be preserved from any and all destruction or damage resulting from clearing, grading, or dumping of earth, waste material, or stumps, except at the discretion of the Planning Commission.

3. Dedication of Drainage Easements:

a. General Requirements: When a subdivision is traversed by a watercourse, drainageway, channel, or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially to the lines of such watercourse, and of such width and construction as will be adequate for the purpose. Wherever possible, it is desirable that the drainage be maintained by an open channel with landscaped banks and adequate width for maximum potential volume of flow.

b. Drainage Easements:

i. During the preliminary design review process the Planning Commission may require that public utility and drainage easements be placed on the plat. These easements are to be design so as to facilitate drainage due to natural grade from one lot to another down established property lines. Easements shall be indicated on and dedicated with the plat at the time of recordation. Drainage easements shall end at a public right-of-way or into an established storm drain structure.

ii. Where topography or other conditions are such as to make impractical the inclusion of drainage facilities within road rights-of-way, perpetual, unobstructed easements at least fifteen (15) feet in width for drainage facilities shall be provided across property outside the road lines and with satisfactory access to the road. Easements shall be indicated on the plat. Drainage easement shall extend from the road to a natural watercourse or to other drainage facilities.

iii. When a proposed drainage system will carry water across private land outside the subdivision, appropriate drainage rights must be secured, assigned to the City and indicated on the plat or recorded with other appropriate instrument as approved by the Clinton City Attorney.

iv. The applicant shall dedicate, either in fee or by a drainage or conservation easement, land on both sides of existing watercourses to a distance to be determined by the Planning Commission.

v. Low-lying lands along watercourses subject to flooding or over flowing during storm periods, whether or not included in areas for dedication, shall be preserved and retained in their natural state as drainage ways. Such land or lands subject to periodic flooding shall not be computed in determining the number of lots to be utilized for average density procedures nor for computing the area requirement of any lot.

vi. Wetlands in subdivisions, whether or not included in areas for dedication, shall be preserved and retained in their natural state as required by federal statute. For any plat expected of containing, by the Planning Commission the developer shall obtain a study approved by the Army Corps of Engineers and adhere to all requirements of the Corps. The Planning Commission, in its review proceedings is not limited from adding to the Corp requirements.

5.05 WATER FACILITIES:

1. General Requirements:

- a. The applicant shall install all water facilities in a manner prescribed by the Development Standards.
- b. When a public water main is not accessible, the developer shall take necessary action to extend the existing City water-supply for the purpose of providing a water-supply system capable of providing for domestic water use and fire protection.
- c. When a public water main is accessible, the developer shall install adequate water facilities (including fire hydrants) subject to the specifications of state or local authorities. All water mains shall be at least eight (8) inches in diameter.
- d. Water main extensions shall be approved by the City Engineer and Planning Commission and when applicable by the state.
- e. The location of all fire hydrants, all water supply improvements, indicating all improvements proposed to be served, shall be shown on the preliminary plat, and the cost of installing same shall be borne by the developer and included in the subdivision improvement agreement and security to be furnished by the developer.
- f. The cost of oversized water facilities that do not solely benefit the developer shall be charged to the developer pro rata based upon the cost of sizing the pipes over that necessary for the land being developed by the subdivider.
- g. A development with water connections numbering greater than 20 must have two main line connections interconnected from separated feeds. Developments with multiple phases may have up to 30 connections with a single feed prior to the second connection being installed with approval of staff.
- h. Developments overlapping water system pressure zones must be designed and installed such that they are consistent with the City's Water Master Plan and to maintain the functionality of the pressure zones.

2. Individual Wells and Central Water Systems:

Individual Wells shall not be utilized as a source for a culinary water supply.

3. Fire Hydrant:

Fire hydrants shall be required for all subdivisions. Fire hydrants shall be located no more than 500 feet apart and within 250 feet of any structure or meet the requirements of the state adopted fire code which ever is the more stringent and the locations shall be approved by the Clinton City Fire Department as part of the preliminary approval process. To eliminate future street openings, all underground utilities for fire hydrants, together with the fire hydrants themselves, and all other supply improvements shall be installed before any final paving of a street shown on the subdivision plat.

5.06 SEWERAGE FACILITIES:

1. General Requirements:

The applicant shall install sanitary sewer facilities in a manner prescribed. All plans shall be designed and approved in accordance with the Development Standards, rules, regulations, and standards of Health Department, and other appropriate agency. Necessary action shall be taken by the applicant to extend the sanitary sewer system into the North Davis County Sewer District system.

2. Mandatory Connection to Public Sewer System:

If a public sanitary sewer is within 300 feet of the property the owner of the property shall be required to connect to the sewer for the purpose of disposing of waste, and it shall be unlawful for any such owner or occupant to maintain upon any such property an individual sewage disposal system.

3. Lift Station System:

If public sewer facilities are not available and a lift station is required to service a development, the developer shall extend the development system to join an existing City or NDCSD main. The developer shall be responsible to construct all parts of the system including the lift station for the purpose of providing a sanitary sewer system capable of providing for waste removal from each proposed lot within the development.

- a. The developer is to comply with the requirements of the City Engineer for the design of the lift station.
- b. The cost of oversized lift station facilities that do not solely benefit the developer shall be charged to the developer pro rata based upon the cost of sizing the system over that necessary for the land being developed by the subdivider.

4. Design Criteria for Sanitary Sewers:

- a. General Guidelines: The Development Standards are the primary source for the design criteria. These design criteria are not intended to cover extraordinary situations. Deviations will be allowed and may be required in those instances when considered justified by Clinton City Engineer.
- b. Design Factors: Sanitary sewer systems should be designed for the ultimate tributary population. Due consideration should be given to current zoning regulations and approved planning and zoning reports where applicable. Sewer capacities should be adequate to handle the anticipated maximum hourly quantity of sewage and industrial waste together with an adequate allowance for infiltration and other extraneous flow. The unit design flows presented below should be adequate in each case for the particular type of development indicate. ewers shall be designed for the total tributary area using the following criteria:
- c. *Tables Go Here*
- d. These design factors shall apply to watersheds of 300 acres or less. Design factors for watersheds larger than 300 acres and smaller than 1,000 acres shall be computed on the basis of a linear decrease from the applicable design factor for an area of 300 acres to a design factor of .01 c.f.s./acre for an area of 1,000 acres unless otherwise directed by Clinton City Engineer. Design factors for watersheds larger than 1,000 acres shall be .01 c.f.s./acre unless otherwise directed by Clinton City Engineer.
- e. Maximum Size: The diameter of sewers proposed shall not exceed the diameter of the existing or proposed outlet, whichever is applicable, unless otherwise approved by Clinton City Engineer.
- f. Minimum Size: No public sewer shall be less than eight (8) inches in diameter.
- g. Minimum Slope: All sewers shall be designed to give mean velocities when flowing full of not less than 2.7 feet per second. All velocity and flow calculations shall be based on the Manning Formula using an N value of 0.013. The design slopes shall be evenly divisible by four (4). The slopes shall be minimum for the size indicated. Exceptions to these minimum slopes shall be made at the upper end of lateral sewers serving under thirty (30) houses. Sewers at the upper end shall have a minimum slope of 0.76 percent. When lateral sewers serve less than ten (10) houses, the minimum slope shall be not less than one (1) percent. (See table below)
- h. *Table*
- i. Alignment: All sewers shall be laid with straight alignment between manholes, unless otherwise directed or approved by Clinton City Engineer.
- j. Manhole Location: Manholes shall be installed at the end of each line; at all changes in grade, size, or alignment; at all intersections; and at distances not greater than 400 feet for sewers 15 inches and smaller, and 500 feet for sewers 18 inches in diameter and larger.
- k. Manholes: The difference in elevation between any incoming sewer and the manhole invert shall not exceed 12 inches except where required to match crowns. The use of drop manholes will

require approval by Clinton City Engineer. The minimum inside diameter of the manholes shall conform to those specified by Clinton City Engineer. Inside drop manholes will require special considerations; however, in no case shall the minimum clear distance be less than that indicated above. When a smaller sewer joins a larger one, the crown of the smaller sewer shall not be lower than that of the larger one. The minimum drop through manholes shall be 0.2 feet.

l. Sewerage Locations: Sanitary sewers shall be located within street or alley rights-of-way unless topography dictates otherwise. When located in easements on private property, access shall be to all manholes. A manhole shall be provided at each street or alley crossing. End lines shall be extended to provide access from street or alley right-of-ways when possible. Imposed loading shall be considered in all locations. Not less than six (6) feet of cover shall be provided over the top of pipe in street an alley rights-of-way or three (3) feet in all other areas.

m. Cleanouts and Lampholes: Cleanouts and lampholes will not be permitted.

n. Water Supply Interconnections: There shall be no physical connection between a public or private potable water supply system and a sewer which will permit the passage of any sewage or polluted water into the potable supply. Sewers shall be kept removed from water supply wells or other water supply sources and structures.

o. Relation of Sewers to Water Mains: A minimum horizontal distance of ten (10) feet shall be maintained between parallel water and sewer line. t points where sewers cross water mains, the sewer shall be constructed of cast iron pipe or encased in concrete for a distance of ten (10) feet in each direction from the crossing, measured perpendicular to the water line. This will not be required when the water main is at least two (2) feet above the sewer.

5.07 SIDEWALKS:

1. Required Improvements:

a. Sidewalks shall be included within the dedicated nonpavement right-of-way of all roads shown in _____.

b. Concrete curbs are required for all roads when sidewalks are required by these regulations or when required in the discretion of the Planning Commission.

c. Sidewalks shall be improved as required in Section 5.3(2)(b) of these regulations. A median strip of grassed or landscaped areas at least two (2) feet wide shall separate all sidewalks from adjacent curbs.

d. **Park strip areas where rear or side lots are facing UDOT streets and the future maintenance may be required of the city, must have a hard surface such as concrete installed unless otherwise required by staff.**

2. Pedestrian Accesses:

The Planning Commission may require, in order to facilitate pedestrian access from the roads to schools, parks, playgrounds, or other nearby roads, perpetual unobstructed easements at least twenty (20) feet in width. Easements shall be indicated on the plat.

5.08 UTILITIES:

1. Location:

All utility facilities, including but not limited to gas, electric power, telephone, and CATV cables, shall be located underground throughout the subdivisions. Whenever existing utility facilities are located above ground, except when existing on public roads and rights-of-way, they shall be removed and placed underground. All utility facilities existing and proposed throughout the subdivision shall be shown on the preliminary plat. Underground service connections to the street property line of each platted lot shall be installed at the subdivider's expense. At the discretion of the Planning Commission, the requirement for service connections to each lot may be waived in the case of adjoining lots to be retained in single ownership and intended to be developed for the same primary use.

2. Easements:

- a. Easements centered on rear lot lines shall be provided for utilities (private and municipal) and such easements shall be at least ten (10) feet wide. Proper coordination shall be established between the subdivider and the applicable utility companies for the establishment of utility easements established in adjoining properties.
- b. When topographical or other conditions are such as to make impractical the inclusions of utilities within the rear lot lines, perpetual unobstructed easements at least ten (10) feet in width shall be provided along side lot lines with satisfactory access to the road or rear lot lines. Easements shall be indicated on the plat.

5.09 PUBLIC USES:

1. Parks, Playgrounds, and Recreation Areas:

a. Recreation Standards: The Planning Commission shall require that land be reserved for parks and playgrounds or other recreation purposes in locations designated on the Master Plan or otherwise where such reservations would be appropriate. Each reservation shall be of suitable size, dimension, topography, and general character and shall have adequate road access for the particular purposes envisioned by the Planning Commission. The area shall be shown and marked on the plat, "Reserved for Park and/or Recreation Purposes." When recreation areas are required, the Planning Commission shall determine the number of acres to be reserved from the following table, which has been prepared on the basis of providing tree (3) acres of recreation area for every one hundred (100) dwelling units. The Planning Commission may refer such proposed reservations to Clinton City official or department in charge of parks and recreation for recommendation. The developer shall dedicate all such recreation areas to Clinton City as a condition of final subdivision plat approval.

i. Table of Recreation Requirements:

ii. *Table*

iii. Mulifamily and High-Density Residential. The Planning Commission shall determine the acreage for reservation based on the number of dwelling units per acre to occupy the site as permitted by the Zoning Ordinance.

b. Minimum Size of Park and Playground Reservations: In general, land reserved for recreation purposes shall have an area of at least four (4) acres. When the percentages from the Table of Recreation Requirements would create less than four (4) acres, the Commission may require that the recreation area be located at a suitable place on the edge of the subdivision so that additional land may be added at such time as the adjacent land is subdivide. n no case shall an area of less than two (2) acres be reserved for recreation purposes if it will be impractical or impossible to secure additional lands in order to increase its are. here recreation land in any subdivision is not reserved, or the land reserved is less than the percentage in Section 5.9(1)(a), the provisions of Section 5.9(1)(d) shall be applicable.

c. Recreation Sites: Land reserved for recreation purposes shall be of a character and location suitable for use as a playground, playfield, or for other recreation purposes, and shall be relatively level and dry; and shall be improved by the developer to the standards required by the Planning Commission, which improvements shall be included in the subdivision improvement agreement and security. A recreation site shall have a total frontage on one (1) or more streets of at least two hundred (200) feet, and no other dimension of the site shall be less than two hundred (200) feet, and no other dimension of the site shall be less than two hundred (200) feet in depth. The Planning Commission may refer any subdivision proposed to contain a dedicated park to Clinton City or department in charge of parks and recreation for a recommendation. All land to be reserved for dedication to Clinton City for park purposes shall have prior approval of Clinton City and shall be shown marked on the plat, "Reserved or Park and/or Recreation Purposes."

d. Alternative Procedure: Money in Lieu of Land: Where, with respect to a particular subdivision, the reservation of land required pursuant to this section does not equal the percentage of total land required to be reserved in Section 5.9(1)(a), the Planning Commission shall require, prior to final approval of the subdivision plat, that the applicant deposit with Clinton City a cash payment in lieu of land reservation. Such deposit shall be placed in a Neighborhood Park and

Recreation Improvement Fund to be established by Clinton City. The deposit shall be used by Clinton City for improvement of a neighborhood park, playground, or recreation area including the acquisition of property. The deposit must be used for facilities that actually will be available to and benefit the persons in the subdivision for which payment was made and be located in the general neighborhood of subdivisions. The Planning Commission shall determine the amount to be deposited, based on the following formula: two hundred dollars (\$200) multiplied by the number of times that the total area of the subdivision is divisible by the required minimum lot size of the zoning district in which it is located, less a credit for the amount of land actually reserved for recreation purposes, if any, as the land reserved bears in proportion to the land required for reservation in section 5.9(1)(a), but not including any lands reserved through density zoning.

e. Applicability to Land Utilizing Average Density: Any subdivision plat in which the principle of average density of flexible zoning has been utilized shall not be exempt from the provisions of this section, except as to such portion of land which is actually dedicated to Clinton City for park and recreation purposes. If no further area, other than the area to be reserved through averaging, is required by the Planning Commission, the full fee shall be paid as required in Section 5.9(1)(d). If further land is required for reservation, apart from that reserved by averaging, credit shall be given as provided by Section 5.9(1)(d).

f. Other Recreation Reservations: The provisions of this section are minimum standards. None of the paragraphs above shall be construed as prohibiting a developer from reserving other land for recreation purposed in addition to the requirements of this section.

2. Other Public Uses:

a. Plat to Provide for Public Uses: Except when a applicant utilizes planned unit development or density zoning in which land is set aside by the developer as required by the provision of the Zoning Ordinance, whenever a tract to be subdivided includes a school, recreation uses [in excess of the requirements of Section 5.9(1)], or other public use as indicated on the Master Plan or any portion thereof, the space shall be suitably incorporated by the applicant into its sketch plat. After proper determination of its necessity by the Planning Commission and the appropriate local government official or other public agency involved in the acquisition and use of each such site and a determination has been made to acquire the site by the public agency, the site shall be suitably incorporated by the applicant into the preliminary and final plats.

b. Referral to Public Body: The Planning Commission shall refer the sketch plat to the public body concerned with acquisition for its consideration and report. The Planning Commission may propose alternate areas for such acquisition and shall allow the public body or agency 30 days for reply. The agency's recommendation, if affirmative, shall include a map showing the boundaries and area of the parcel to be acquired and an estimate of the time required to complete the acquisition.

c. Notice to Property Owner: Upon a receipt of an affirmative report, the Planning Commission shall notify the property owner and shall designate on the preliminary and final plats that area proposed to be acquired by the public body.

d. Duration of Land Reservation: The acquisition of land reserved by a public agency on the final plat shall be initiated within twelve (12) months of notification, in writing, from the owner that he intends to develop the land. Such letter of intent shall be accompanied by a sketch plat of the proposed development and a tentative schedule of construction. Failure on the part of the public agency to initiate acquisition within the prescribed 12 months shall result in the removal of the "reserved" designation from the property involved and the freeing of the property for development in accordance with these regulations.

5.10 PRESERVATION OF NATURAL FEATURES AND AMENITIES:

1. General:

Existing features that would add value to residential development or to Clinton City as a whole, such as trees, as herein defined, watercourses and falls, beaches, historic spots, and similar irreplaceable assets, shall be preserved in the design of the subdivision. No trees shall be removed from any subdivision nor

any change of grade of the land effected until approval of the preliminary plat has been granted. All trees on the plat required to be retained shall be preserved, and all trees where required shall be welled and protected against change of grade. The sketch plat shall show the number and location of existing trees as required by these regulations and shall further indicate all those marked for retention and the location of all proposed shade trees required along the street side of each lot as required by these regulations.

2. Shade Trees Planted by Developer:

As a requirement of subdivision approval the applicant shall plant shade trees on the property of the subdivisions. Such trees are to be planted within five (5) feet of the right-of-way of the road or roads within and abutting the subdivision, or, at the discretion of the Planning Commission, within the right-of-way of such roads. One (1) tree shall be planted for every forty (40) feet of frontage along each road unless the Planning Commission, upon recommendation of Clinton City Engineer, shall grant a waiver. The waiver shall be granted only if there are trees growing along the right-of-way or on the abutting property which, in the opinion of the Planning Commission, comply with these regulations.

- a. New trees to be provided pursuant to these regulations shall be approved by Clinton City Engineer and shall be planted in accordance with the regulations of Clinton City Engineer. The trees shall have a minimum trunk diameter (measured twelve [12] inches above ground level) of not less than two (2) inches. Only Oak, Honey Locust, Hard Maples, Ginkgo, or other long-lived shade trees, acceptable to Clinton City Engineer and to the Planning Commission, shall be planted.
- b. Shade Tree Easement and Dedication. The preliminary plat and final plat shall reserve an easement authorizing Clinton City to plant shade trees within five (5) feet of the required right-of-way of Clinton City. No street shall be accepted for dedication until Clinton City Engineer shall inform the Planning Commission and Clinton City that compliance, where necessary, has been made with these regulations.

5.11 NONRESIDENTIAL SUBDIVISIONS:

1. General:

If a proposed subdivision includes land that is zoned for commercial or industrial purposes, the layout of the subdivision with respect to the land shall make provision as the Planning Commission may require. A nonresidential subdivision shall also be subject to all the requirements of site plan approval set forth in the Zoning Ordinance. Site plan approval and nonresidential subdivision plat approval may proceed simultaneously at the discretion of the Planning Commission. A nonresidential subdivision shall be subject to all the requirements of these regulations, as well as such additional standards required by the Planning Commission, and shall conform to the proposed land use and standards established in the Master Plan, Official Map, and Zoning Ordinance.

2. Standard:

In addition to the principles and standards in these regulations, which are appropriate to the planning of all subdivisions, the applicant shall demonstrate to the satisfaction of the Commission that the street, parcel, and block pattern proposed is specifically adapted to the uses anticipated and takes into account other uses in the vicinity. The following principles and standards shall be observed:

- a. Proposed industrial parcels shall be suitable in area and dimensions to the types of industrial development anticipated.
- b. Street rights-of-way and pavement shall be adequate to accommodate the type and volume of traffic anticipated to be generated thereupon.
- c. Special requirements may be imposed by Clinton City with respect to street, curb, gutter, and sidewalk design and construction.
- d. Special requirements may be imposed by Clinton City with respect to the installation of public utilities, including water, sewer, and storm water drainage.
- e. Every effort shall be made to protect adjacent residential areas from potential nuisance from a proposed commercial or industrial subdivision, including the provision of extra depth in parcels

backing up on existing or potential residential development and provisions for a permanently landscaped buffer strip when necessary.

f. Streets carrying nonresidential traffic, especially truck traffic, shall not normally be extended to the boundaries of adjacent existing or potential areas.