

PLANNING COMMISSION

2267 North 1500 West
Clinton City, UT 84015

Phone: (801) 614-0740

Fax: (801) 614-0752

Web Site: www.clintoncity.net

*Clinton City
Planning Commission*

*Chairman
Jacob Briggs*

*Vice Chairman
Bob Buckles*

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

*City Staff
Will Wright*

AGENDA

April 19, 2016

7:00 pm

There will be a work session 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	Chair
	Declaration of Conflicts	Chair
	PUBLIC HEARINGS:	
1.	7:10 p.m. – Review and action upon a request from Jason Hamblin, representing Doug Hamblin and Robert and Diane Voigt, for a recommendation to the City Council for approval of the Preliminary Plat of West Fairfield Subdivision Phase 3, located at approximately 1600 West 600 North, Clinton.	
2.	7:20 p.m. – Review and action upon a request from Bruce Nilson, representing Nilson Homes and the Hogge's, for a recommendation to the City Council for approval of the Preliminary Plat of Town Point Subdivision, located at approximately 2275 West 1800 North, Clinton.	
3.	COMMISSION COMMENTS	
4.	ADJOURN	

CLINTON CITY PLANNING COMMISSION AGENDA ITEM

SUBJECT: 7:10 p.m. – Review and action upon a request for approval of the Preliminary Plat for West Fairfield Phase 3, located at approximately 1600 West on the south side of 600 North.	AGENDA ITEM: <div style="text-align: center; font-size: 2em;">1</div>
PETITIONER: Jason Hamblin, representing Doug Hamblin and Bob & Diane Voigt	MEETING DATE: April 19, 2015
ORDINANCE REFERENCES: Subdivision Ordinance Zoning Ordinance – Chapter 22 Patio Home (PH) Zone	ROLL CALL VOTE: <div style="display: flex; justify-content: space-around;"> X YES NO </div>
BACKGROUND: <ul style="list-style-type: none"> ▪ The 2013 Clinton City General Plan, Master Land Use Map, indicates this area is zoned R-1-9 for residential use. ▪ The property is zoned for residential as R-1-9 Zone, but was rezoned on November 11, 2015 to Patio Home (PH) zone ▪ The preliminary plat indicates a subdivision of a little more than 3.7 acres showing 13 lots to be built in one phase. ▪ The developer acquired a license to use City property to construct a second access onto 600 North, which street will be deeded back to the City becoming part of the street system upon Council action. ▪ The lot sizes meet the City’s zoning requirements of averaging 6300 square feet. ▪ The sewer and storm drain will flow into the system through West Point per agreement. 	
ALTERNATIVE ACTIONS:	
ATTACHMENTS: Subdivision and Plat Review comments	
SEPARATE DOCUMENTS:	

Respectfully submitted,
 Will Wright, Director
 Community Development



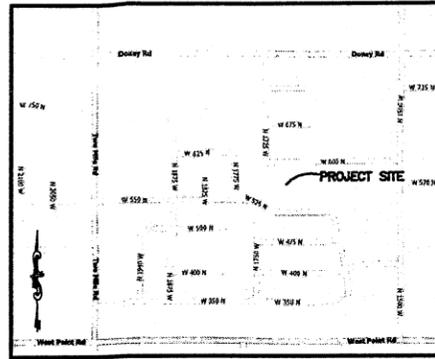
1600 W 600 N

© 2015 Google

Google earth

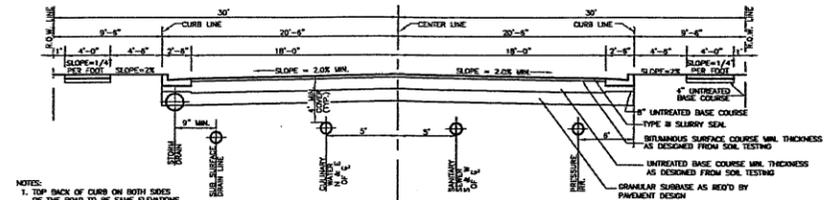
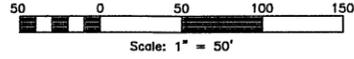
Imagery Date: 6/16/2015 41°07'21.28" N 112°03'24.44" W elev 4393 ft eye alt 16196 ft

1997



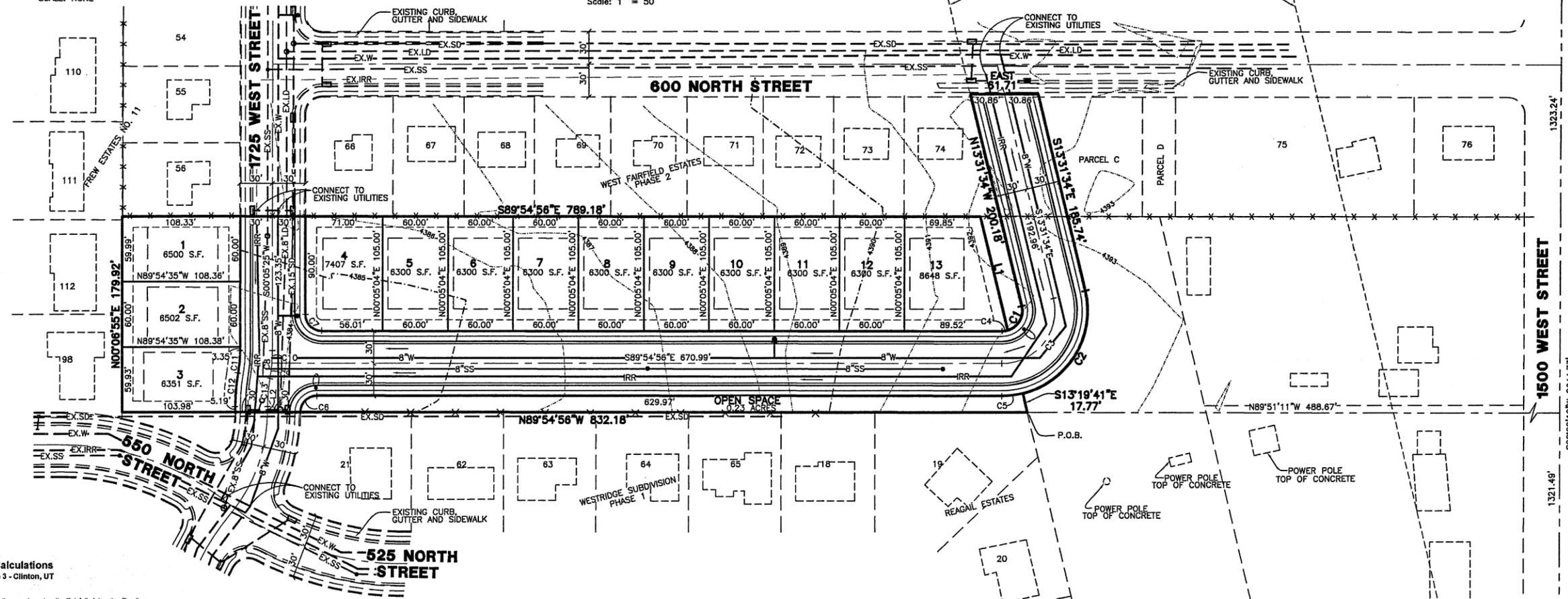
Vicinity Map
SCALE: NONE

- Legend**
- BOUNDARY LINE
 - LOT LINE
 - - - ADJOINING PROPERTY
 - - - EASEMENTS
 - - - SECTION TIE LINE
 - SS — PROPOSED SANITARY SEWER LINE
 - EX.SS — EXISTING SANITARY SEWER LINE
 - IRR — PROPOSED IRRIGATION WATER LINE
 - EX.IRR — EXISTING IRRIGATION WATER LINE (SIZE VARIES)
 - W — PROPOSED CULINARY WATER LINE (SIZE VARIES)
 - EX.W — EXISTING CULINARY WATER LINE
 - SECTION CORNER
 - PROPOSED FIRE HYDRANT
 - PROPOSED SANITARY SEWER MANHOLE
 - PROPOSED SINGLE GRATE CATCH BASIN WITH BICYCLE-SAFE GRATE
 - EXISTING FIRE HYDRANT
 - EXISTING FIRE HYDRANT
 - STREET LIGHT
 - SD — PROPOSED STORM DRAIN (SIZE VARIES)
 - EX.SD — EXISTING STORM DRAIN
 - EXISTING FENCE LINE
 - EXISTING BUILDING



Street Section (60' R.O.W.)
SCALE: NONE

- NOTES:**
- TOP BACK OF CURB ON BOTH SIDES OF THE ROAD TO BE SAME ELEVATIONS
 - THE CITY ENGINEER SHALL VERIFY PAVEMENT DESIGN PREPARED BY SOLE REPORT (SEE SPECIFICATIONS)
 - COMMERCIAL AND INDUSTRIAL STREET SECTION FOR THE PARTICULAR USE.



Storm Runoff Calculations
West Fairfield Phase 3 - Clinton, UT
2/12/2016 1:41

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the Clinton, UT area taken from data compiled by NOAA Atlas 14 for the 100-year storm event.

Runoff storm water has been calculated for two different sets of conditions, one being the existing undeveloped land and the other with land fully improved. The difference between the two quantities will be detained in an above ground holding pond where the storm water will discharge into the city Storm Drain System at a rate of 0.2 cfs/acre.

The calculations are as follows:

1. Project Site Drainage Area:

Runoff Coefficients		
Paved Area	64,474	C = 0.95
Landscaped Area	96,288	C = 0.20
Roof	31,200	C = 0.95
Weighted Runoff Coefficient		C = 0.64

2. Time of Concentration:

Using Storm Water Run-Off "Overland Flow Time"

To from Project Site = 30 minutes

3. Rainfall Intensities:

Rainfall Intensities were obtained from the Rainfall - Intensity - Duration Frequency Curve for the Clinton, UT area from NOAA Atlas 14. These can be seen in section 5 below.

Rainfall Intensity for a 30 minute Time of Concentration 2.88 in/hr

4. Peak Run-off:

Runoff Coefficient	C =	0.64
Rainfall Intensity	I =	2.88 IN./HR.
Acreage	A =	3.72 ACRES
Runoff Quantity	Q =	CIA
Q (total)	Q =	8.88 cfs

Boundary Description

PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING N00°09'19"E 1321.49 FEET AND N89°51'11"W 488.67 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 34; THENCE N89°54'56"W 832.18 FEET; THENCE N00°08'55"E 179.92 FEET; THENCE S89°54'56"E 789.18 FEET; THENCE S13°19'41"E 107.18 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 28.19 FEET, A RADIUS OF 18.50 FEET, A CHORD BEARING OF N3°07'50"E, AND A CHORD LENGTH OF 25.54 FEET; THENCE N13°31'34"W 200.18 FEET; THENCE EAST 61.71 FEET; THENCE S13°31'34"E 185.74 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 122.85 FEET, A RADIUS OF 78.50 FEET, A CHORD BEARING OF S31°13'59"W, AND A CHORD LENGTH OF 110.55 FEET; THENCE S13°19'41"E 17.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 161962 SQUARE FEET OR 3.718 ACRES

Line Table

LINE	BEARING	DISTANCE
L1	S13°19'41"E	107.18'
L2	S00°05'32"W	5.49'

Curve Table

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	18.50'	28.19'	25.54'	17.65'	N3°07'50"E	87°18'48"
C2	78.50'	122.85'	110.55'	77.84'	N31°13'59"E	89°31'07"
C3	48.50'	87.70'	76.23'	61.64'	N38°16'45"E	103°36'38"
C4	18.50'	5.26'	5.24'	2.65'	N81°56'09"E	16°17'50"
C5	78.50'	19.31'	19.26'	9.70'	N83°02'18"E	14°05'31"
C6	15.00'	23.48'	21.16'	14.92'	N45°14'01"E	89°42'06"
C7	15.00'	23.56'	21.21'	15.00'	S44°54'46"E	90°00'21"
C8	150.00'	25.82'	25.79'	12.94'	S05°01'18"W	9°51'46"
C9	150.00'	14.15'	14.16'	7.09'	S07°14'54"W	5°24'32"
C10	150.00'	11.66'	11.66'	5.83'	N02°19'02"E	4°27'13"
C11	120.00'	20.66'	20.63'	10.35'	S05°01'18"W	9°51'46"
C12	180.00'	30.98'	30.94'	15.33'	N05°01'22"E	9°51'38"
C13	150.00'	25.82'	25.78'	12.94'	N05°01'22"E	9°51'38"

Westridge Subdivision Phase 3

Clinton City, Davis County, Utah

02-12-16 P01:10 IN

Developer:

Hamblin Investments
Doug Hamblin
1613 N. 2000 W.
Clinton, UT. 84015
(801) 731-7703



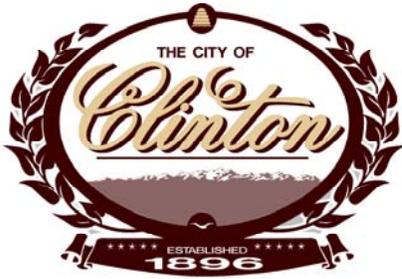
REVISIONS	DESCRIPTION
DATE	

West Fairfield Phase 3
PART OF THE SOUTHWEST QUARTER OF SECTION 34, T.5N., R.2W., S.L.B.&M., U.S. SURVEY
CLINTON CITY, DAVIS COUNTY, UTAH

Preliminary Plat

Project Info.
Engineer: N. REEVE
Designer: C. CAVE
Begin Date: 2-8-16
Name: WEST FAIRFIELD 3
Number: 3442-A24

Sheet 1 of 1



**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: 4/6/2016
TO: Will
FROM: Gregg Folk
RE: Initial review comments West Fairfield Phase 3 Preliminary Platt

Public Works

- Submittal Date: 4/1/2016
- All lots to drain from rear of property to the front
- Add SD catch basins on 1725W
- Use 6' park strip, 33' road width
- Storm water and sewer flow to West Point , notify them
- 90degree waterline, no blow off needed at West Point border
- 5' manholes at direction changes
- HOA to maintain open space
- Fire hydrant foot valves go on the main line connection
- W line tie in on 600N, put valve on property line of development
- Eliminate sidewalk on south and east side of new street
- Stub an irrigation service in to parcel C
- Street lights: corner of lot 4, across the street between lot 6/7, cross the street between lots 10/11, corner lot 13

CLINTON CITY PLANNING COMMISSION AGENDA ITEM

SUBJECT: 7:20 p.m. – Review and action upon a request for approval of the Preliminary Plat of Town Point Subdivision, located at approximately 2275 West on the north side of 1800 North.	AGENDA ITEM: 2		
PETITIONER: Nilson Homes, Bruce Nilson	MEETING DATE: April 19, 2015		
ORDINANCE REFERENCES: Subdivision Ordinance Zoning Ordinance – Chapter 22 Patio Home (PH) Zone	ROLL CALL VOTE: <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; text-align: center;">X YES</td> <td style="width: 50%; text-align: center;">NO</td> </tr> </table>	X YES	NO
X YES	NO		
BACKGROUND: <ul style="list-style-type: none"> ▪ The 2013 Clinton City General Plan, Master Land Use Map, indicates this area is zoned for residential use with the front portion of the property designated as Performance Zone. ▪ The property is zoned for residential in the R-1-9 Zone, but was rezoned on March 8, 2016 to Patio Home (PH) zone. ▪ The preliminary plat indicates a subdivision of a little more than 17.5 acres showing 69 lots to be built in five phases. ▪ Phase 1 indicates 13 lots for residential use. The frontage on 1800 North has one residential lot designated as 1R, restricting it from direct access onto 1800 North. ▪ There is a 1.6 acre remainder parcel along 1800 North adjacent to the Clinton Towne Center that will need to be rezoned, if used for commercial. This parcel needs to be included in the development of phase 1 with development of improvements on 1800 N and laterals being run into the property so that the roads do not need to be cut in the future. ▪ There is an existing culinary water main extending from 1800 N to the 2050 Storm Channel and then crossing to the north. This pipe will need to be replaced by routing through the subdivision and reconnecting to the crossing at the channel. This replacement can be done as the subdivision develops. The pipe will need to be disconnected at the main in 1800 N to meet standards of the PW department. ▪ The lot sizes meet the City’s zoning requirements of averaging 6300 square feet. 			
ALTERNATIVE ACTIONS:			
ATTACHMENTS: Subdivision and Plat Review comments			
SEPARATE DOCUMENTS:			

Respectfully submitted,

Will Wright, Director
Community Development



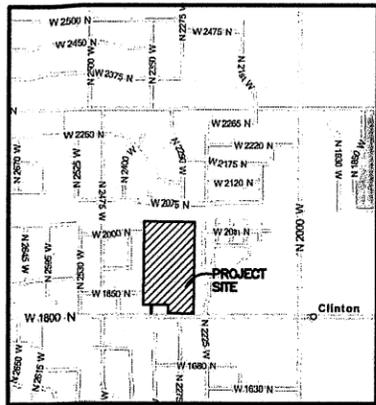


© 2015 Google

Google earth

Imagery Date: 6/16/2015 41°08'22.73" N 112°03'59.60" W elev 4331 ft eye alt 8481 ft

1997



Vicinity Map

SCALE: NONE

Boundary Description

PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 1800 NORTH STREET, SAID POINT LIES EAST 983.60 FEET AND NORTH 33.51 FEET FROM THE CENTER OF SAID SECTION 28; THENCE N00°30'56"E 111.00 FEET; THENCE N89°29'34"W 213.00 FEET; THENCE S00°30'48"W 111.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF 1800 NORTH STREET; THENCE N89°29'34"W ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE, 14.74 FEET; THENCE N00°30'48"E 111.00 FEET; THENCE N89°29'34"W 100.00 FEET TO THE NORTHEAST CORNER OF LOT 3, HE FLYS NO. 3 SUBDIVISION; THENCE N00°32'21"E ALONG THE EASTERLY LINE OF THE BRIDGES PHAS. 3 SUBDIVISION, 1090.55 FEET; THENCE S89°29'58"E 666.35 FEET TO THE WESTERLY LINE OF CLINTON TOWNE CENTER RESIDENTIAL SUBDIVISION PHASE 1 AMENDED; THENCE S00°33'55"W ALONG THE WESTERLY LINE OF CLINTON TOWNE CENTER RESIDENTIAL SUBDIVISION PHASE 1 AMENDED AND CLINTON TOWNE CENTER, 1201.63 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 1800 NORTH STREET; THENCE N89°29'34"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 338.02 FEET TO THE POINT OF BEGINNING.

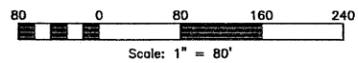
CONTAINING 765,602 SQUARE FEET OR 17.576 ACRES

Note:

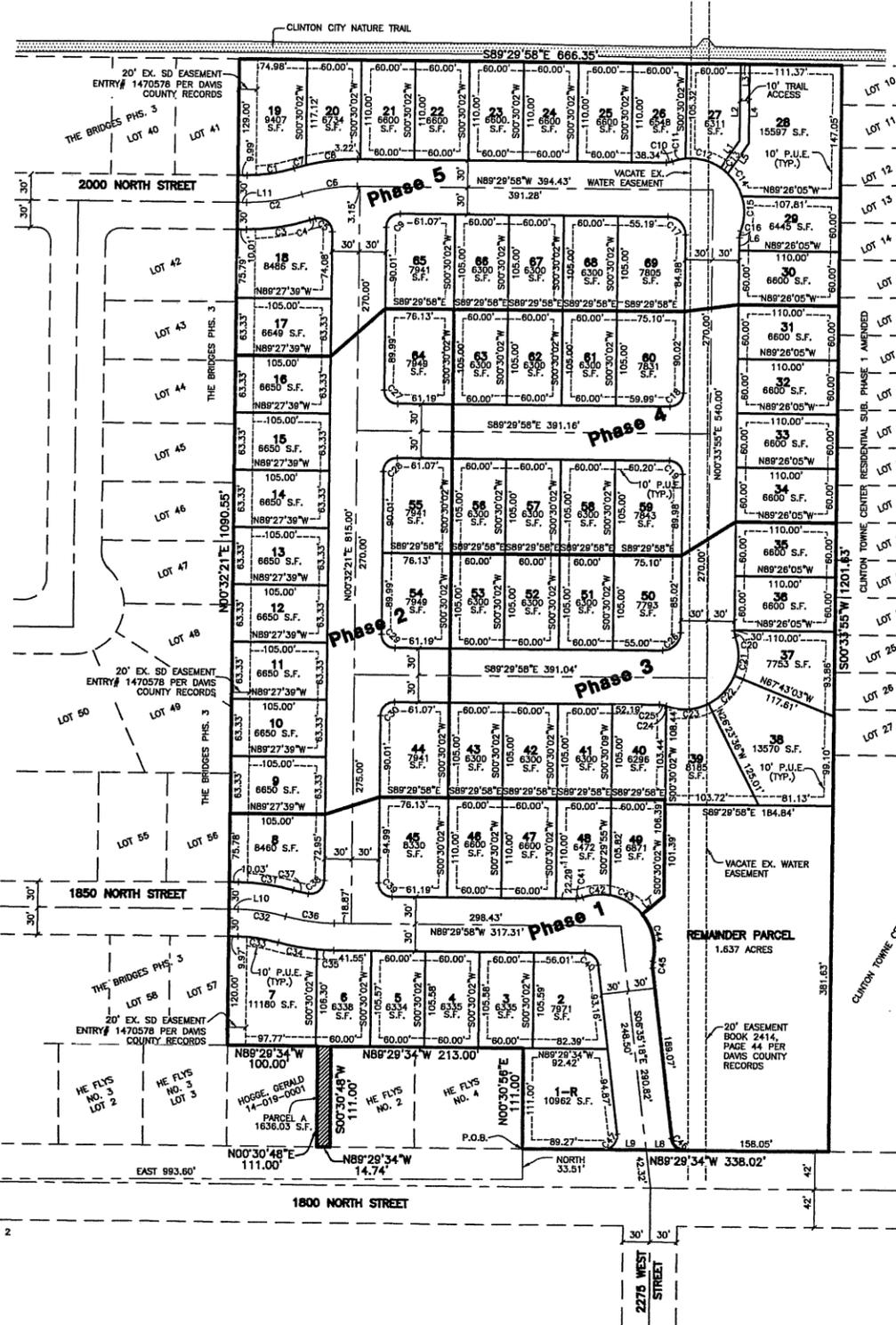
1. LOT 1-R AND REMAINDER PARCEL ARE RESTRICTED FROM DIRECT ACCESS FROM 1800 NORTH STREET

Legend

- SECTION CORNER
BOUNDARY LINE
LOT LINE
ADJOINING PROPERTY
EASEMENTS
SECTION TIE LINE
P.U.E. PUBLIC UTILITY EASEMENT
EXISTING ASPHALT SURFACE
PARCEL A (1636 S.F.) TO BE DEEDED TO ADJOINING PROPERTY OWNER



NORTH QUARTER CORNER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY



CENTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY

Line Table

Table with columns: LINE, BEARING, DISTANCE. Lists line segments for the subdivision.

Curve Table

Table with columns: #, RADIUS, ARC LENGTH, CHD LENGTH, TANGENT, CHD BEARING, DELTA. Lists curve data for the subdivision.

Town Point Subdivision

Clinton City, Davis County, Utah

Reeve & Associates, Inc. I&A logo and company information.

Revisions table with columns: DATE, DESCRIPTION.

Town Point Subdivision
PART OF THE NE 1/4 OF SECTION 28, T5N, R2W, S16 & M, U.S. SURVEY
CLINTON CITY, DAVIS COUNTY, UTAH

Preliminary Plat

03-28-16 P.01:25 IN

Project Info.
Engineer: N. Reeve
Designer: C. Cove
Begin Date: March 10, 2016
Name: Town Point Subdivision
Number: 1301-C78

Developer:
Nilson Homes
Bruce Nilson
5617 So. 1475 East
Ogden, UT 84403
(801) 392-8100

Reeve & Associates, Inc.
 630 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403
 TEL: (801) 241-3100 FAX: (801) 241-3988 WWW.REEVE-ASSOCIATES.COM
 LAND SURVEYING • CIVIL ENGINEERING • LAND DEVELOPMENT
 SURVEYING • STRUCTURAL ENGINEERING • LANDSCAPE ARCHITECTURE



REVISIONS	DESCRIPTION
DATE	

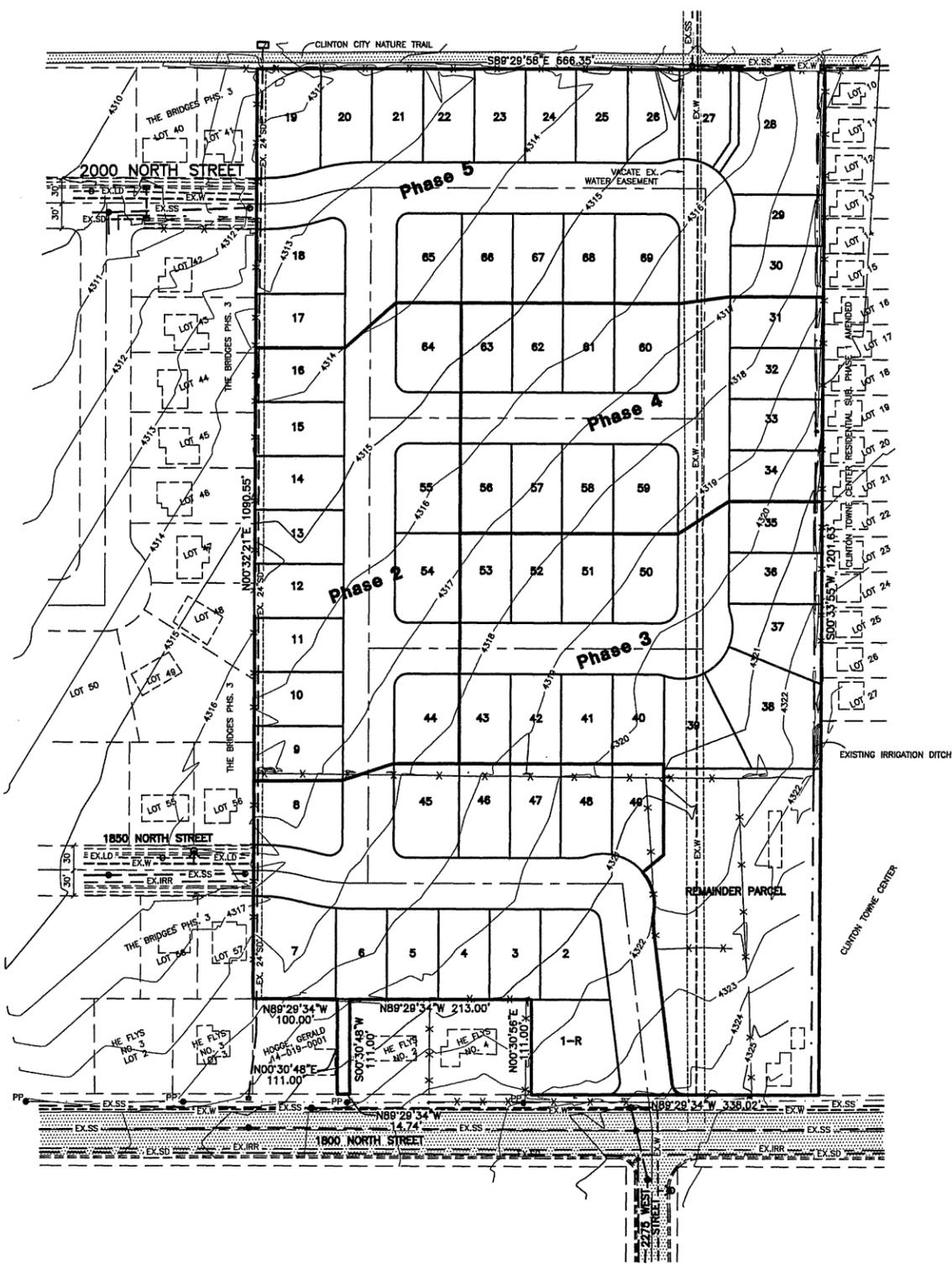
Town Point Subdivision
 PART OF THE NE 1/4 OF SECTION 28, T.5N., R.2W., S.L.B. & M., U.S. SURVEY
 CLINTON CITY, DAVIS COUNTY, UTAH

Existing Conditions

Project Info.
 Engineer: N. Reeve
 Designer: C. Cave
 Begin Date: March 10, 2016
 Name: Town Point Subdivision
 Number: 1301-C78

Sheet **3**
 2 Sheets

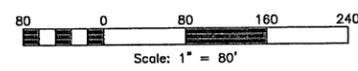
Developer:
 Nilson Homes
 Bruce Nilson
 5617 So. 1475 East
 Ogden, UT 84403
 (801) 392-8100



Note:
 1. CONTOURS ARE SHOWN WITH A ONE FOOT INTERVAL.

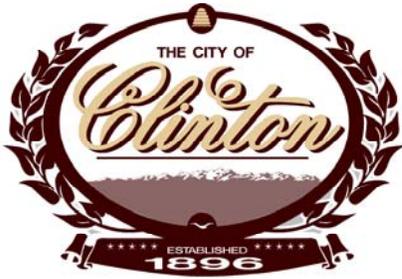
Legend

- = BOUNDARY LINE
- - - = LOT LINE
- - - = ADJOINING PROPERTY
- - - = EASEMENTS
- - - = EXISTING FENCELINE
- - - = EX.SS = EXISTING SANITARY SEWER LINE
- - - = EX.IRR = EXISTING IRRIGATION WATER LINE (SIZE VARIES)
- - - = EX.W = EXISTING CULINARY WATER LINE
- - - = EX.SD = EXISTING STORM DRAIN
- - - = EX.LD = EXISTING LAND DRAIN
- ⊕ = EXISTING FIRE HYDRANT
- = EXISTING SANITARY SEWER/STORM DRAIN MANHOLE
- PP = EXISTING POWER POLE
- ▨ = EXISTING ASPHALT SURFACE
- ▭ = EXISTING STRUCTURE



Town Point Subdivision

Clinton City, Davis County, Utah



**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: 4-6-2016
TO: Will
FROM: Gregg Folk
RE: Platt review Town Pointe Subdivision

Public Works

- Submittal Date: 3/28/2016
- at canal, connect to existing waterline where it crosses the canal, not to the East
- Hydrant foot valves on mainline connection
- all Manholes 5' at direction change
- in 1800N City S is located at the N shoulder of the road, District S main is in the middle
- address SD at 1800N 2275W intersection
- on 1800N-use a business style street light
- 1800N W connection, put valve on property line of the development
- Note: existing water line to stay in service until the connection at the canal is made
- All lots to drain from rear of the property to the sidewalk
- All traffic and address signs installed by the contractor to MUTCD standard, and call out on drawing
- SWPPP to be submitted and approved before a pre construction meeting can be scheduled
- UDOT approval for 1800N improvements and intersection
- Use 6' park strip
- Submit a geo tech report