



**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*

<b>Date of Meeting</b>	<b>April 19, 2016</b>	<b>Call to Order</b>	<b>7:00 p.m.</b>
<b>Staff Present</b>	Community Development Director Will Wright and Lisa Titensor recorded the minutes.		
<b>Citizens Present</b>	Doug Hamblin, Bruce Nilson		
<b>Pledge of Allegiance</b>	Commissioner Coombs		
<b>Prayer or Thought</b>	Commissioner Hale		
<b>Roll Call &amp; Attendance</b>	Present were: Commissioners’ Jacob Briggs, Bob Buckles, Dave Coombs, Jolene Cressall, Jeff Ritchie, Tony Thompson and Andy Hale		
<b>City Council Report</b>	Mr. Wright reported on the April 12, 2016 City Council meeting as recorded in the minutes.		
<b>Declaration of Conflicts</b>	There were none.		
<b>Approval of Minutes</b>	<b>Commissioner Buckles moved to approve the March 15, 2016 Planning Commission Work Session minutes as written. Councilmember Cressall seconded the motion. Commissioners’ Buckles, Thompson, Coombs, Cressall, Ritchie, Hale &amp; Briggs voted in favor of the motion; Commissioner Thompson abstained because he was not present at the meeting.</b>		
<b>1. 7:10 P.M. – REVIEW AND ACTION UPON A REQUEST FROM JASON HAMBLIN, REPRESENTING DOUG HAMBLIN AND ROBERT AND DIANE VOIGT FOR PRELIMINARY PLAT APPROVAL OF WEST FAIRFIELD SUBDIVISION PHASE 3, LOCATED AT APPROXIMATELY 1600 WEST 600 NORTH, CLINTON.</b>			
<b>Petitioner</b>	Jason Hamblin, representing Doug Hamblin and Bob & Diane Voigt		
<b>Discussion</b>	<p>Doug Hamblin stated they have been working on the development of this property for a number of years. It was originally going to be four building lots; Mr. Voigt requested his property be purchased by Hamblin Development to prevent it from becoming land locked with the initial development. The east end has an easement in place with Rocky Mountain Power. There is also an agreement in place with Clinton City for access over to 600 N. It is suited and zoned for a patio home development.</p> <p>The intent is to square off the road, install and landscape a buffer and organize an HOA to manage it.</p> <p>Mr. Wright reviewed the following information included in the staff report:</p> <p>The preliminary plat design is still under review to determine if the lots meet the minimum lot width requirement.</p> <p>The 2013 Clinton City General Plan and Master Land Use Map, indicates this area is zoned R-1-9 for residential use.</p> <ul style="list-style-type: none"> <li>▪ The property was zoned for residential in the R-1-9 Zone, but was rezoned on November 11, 2015 to Patio Home (PH) Zone ;</li> <li>▪ The preliminary plat indicates a subdivision of a little more than 3.7 acres showing 13 lots to be built in one phase;</li> <li>▪ The developer acquired a license to use City property to construct a second access onto 600</li> </ul>		

North, when complete, the 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 an agreement.

The Public Works comments regarding the development review for West Fairfield Phase 3 Preliminary plat are as follows:

- Submittal Date: 4/1/2016
- All lots to drain from rear of property to the front
- Add SD catch basins on 1725 W
- 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 600 N, 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

Mr. Wright stated that most of the items on the list have already been addressed in the latest drawings submitted.

He said staff is proposing the street be straightened out to provide more of a buffer for the adjacent lot and to have it landscaped.

Mr. Hamblin stated there is an existing fence that is adequate to add privacy slats.

Councilmember Thompson asked about the use permit with Rocky Mountain Power.

Mr. Hamblin responded it does not have an end date attached to it; RMP will sign the Plat. The property leased from RMP is required to be landscaped as part of the rental agreement as well.

The Planning Commission was in consensus with staff that the road should be straightened out.

Mr. Wright clarified that Mr. Hamblin is asking for the property leased from RMP to be included in the xeroscaping requirement to meet the 64’ minimum.

Mr. Hamblin clarified the xeroscaping will be maintained by the HOA.

Commissioner Thompson said he would prefer that the easement be worked in with lot 13.

Mr. Hamblin said he was willing to work that out with RMP.

Commissioner Thompson suggested Mr. Hamblin discuss the possibility of a boundary line adjustment between West Point and Clinton City to simplify this issue.

Mr. Hamblin said he would approach the subject with West Point, however in the past they have not been willing to consider this option.

Commissioner Briggs clarified the two issues the Planning Commission has concerns with in addition to the comments from public works and the fire department are:

1. straightening out the road that meets 600 N
2. Require one of two scenarios for increasing the average
  - a. boundary line adjustment with West Point or

	<p>b. attach the RMP property to Lot 13</p> <p>Commissioner Briggs opened the public hearing at 7:55 p.m. With no public comment, he closed the public hearing at 8:03 p.m.</p>
<p><b>CONCLUSION</b></p>	<p><b>Commissioner Thompson moved to table West Fairfield Subdivision Phase 3, preliminary plat with direction for the petitioner to show compliance with lot averaging prior to moving forward. Commissioner Ritchie seconded the motion.</b></p> <p>Mr. Hamblin pointed out that even if the Planning Commission approves the Preliminary plat, the conditions will still need to be met.</p> <p><b>Councilmember Thompson amended his motion to approve the Preliminary plat for West Fairfield Subdivision Phase 3 located at approx. 1600 W on the south side of 600 N with the following conditions:</b></p> <ul style="list-style-type: none"> <li>• <b>Compliance with the lot averaging requirements;</b></li> <li>• <b>90 degree intersection with 600 N;</b></li> <li>• <b>Bring back an amended street section profile;</b></li> <li>• <b>Address and comply with staff’s comments.</b></li> </ul> <p><b>Commissioner Ritchie seconded the motion. Voting by roll call is as follows: Commissioner Ritchie, aye; Commissioner Hale, aye; Commissioner Coombs, aye; Commissioner Thompson, aye; Commissioner Buckles, aye; Commission Cressall, aye.</b></p>
<p><i>At 8:15 p.m. the Planning Commission took a five minute break.</i></p>	
<p><b>2. 7:20 P.M. – REVIEW AND ACTION UPON A REQUEST FROM BRUCE NILSON, REPRESENTING NILSON HOMES AND THE HOGGE’S, FOR PRELIMINARY PLAT APPROVAL OF TOWN POINT SUBDIVISION, LOCATED AT APPROXIMATELY 2275 WEST 1800 NORTH, CLINTON.</b></p>	
<p><b>Petitioner</b></p>	<p>Nilson Homes, Bruce Nilson</p>
<p><b>Discussion</b></p>	<p>Bruce Nilson stated that the engineers have been working to design and resolve issues for this subdivision. He explained that the road coming into the subdivision is on a diagonal to accommodate an existing home and property with large animals. During the building process the phases may be modified.</p> <p>Mr. Wright reviewed following comments submitted by public works:</p> <ul style="list-style-type: none"> <li>• At the canal, connect to existing waterline where it crosses the canal, not to the East</li> <li>• Hydrant foot valves on mainline connection</li> <li>• all Manholes 5’ at direction change</li> <li>• in 1800 N City S is located at the N shoulder of the road, District S main is in the middle</li> <li>• address SD at 1800 N 2275 W intersection</li> <li>• on 1800 N-use a business style street light</li> <li>• 1800 N W connection, put valve on property line of the development</li> <li>• Note: existing water line to stay in service until the connection at the canal is made</li> <li>• All lots to drain from rear of the property to the sidewalk</li> <li>• All traffic and address signs installed by the contractor to MUTCD standard, and call out on drawing</li> <li>• SWPPP to be submitted and approved before a pre construction meeting can be scheduled</li> <li>• UDOT approval for 1800 N improvements and intersection</li> <li>• Use 6’ park strip</li> <li>• Submit a geo tech report</li> </ul> <ul style="list-style-type: none"> <li>▪ 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.</li> <li>▪ The property is zoned for residential in the R-1-9 Zone, but was rezoned on March 8, 2016 to Patio Home (PH) zone.</li> </ul>

	<ul style="list-style-type: none"> <li>▪ The preliminary plat indicates a subdivision of a little more than 17.5 acres showing 69 lots to be built in five phases.</li> <li>▪ 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.</li> <li>▪ 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.</li> <li>▪ 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.</li> <li>▪ The lot sizes meet the City’s zoning requirements of averaging 6300 square feet.</li> </ul> <p>Commissioner Briggs opened the public hearing at 8:39 p.m. With no public comment, he closed the public hearing at 8:40 p.m.</p>
<b>CONCLUSION</b>	<p><b>Commissioner Ritchie moved to approve the preliminary plat of Town Point Subdivision, located at approximately 2275 West on the north side of 1800 North with the condition that staff’s comments are complied with. Commissioner Coombs seconded the motion. Voting by roll call is as follows: Commissioner Ritchie, aye; Commissioner Hale, aye; Commissioner Coombs, aye; Commissioner Thompson, aye; Commissioner Buckles, aye; Commission Cressall, aye.</b></p>
<b>Future Work Session</b>	<p>The Planning Commission will review Chapter 1 of the subdivision ordinance at the next meeting.</p>
<b>Issues &amp; Concerns</b>	<p><b>The Planning Commission suggested a newsletter article on fire pit guidelines and asking residents to clean up after their dog.</b></p> <p><b>Reported that at the Panda Express, the fence posts have a sign that is not secured and is in the park strip.</b></p> <p><b>Reported there is graffiti on the walking trail and the glass in the lights are broken at the 800 N underpass.</b></p> <p><b>Reported there is graffiti on the Rail Trail at 970 N and north of 2300 N on the Rail Trail and on the back wall of the storage units.</b></p>
<b>ADJOURNMENT</b>	<p><b>Commissioner Coombs moved to adjourn. Commissioner Hale seconded the motion. All those present voted in favor, the meeting adjourned at 9:03 p.m.</b></p>