



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

Planning Commission Members

*Chair – Jacob Briggs
Vice Chair – Gary Tyler
Tony Thompson
Jolene Cressall
Andy Hale
Dereck Bauer
Dan Evans*

Date of Meeting	March 6, 2018	Call to Order	7:01 p.m.
Staff Present	Community Development Director Will Wright and Lisa Titensor recorded the minutes.		
Citizens Present	Dennis Hepworth		
Pledge of Allegiance	Commission Thompson		
Prayer or Thought	Commissioner Cressall		
Roll Call & Attendance	Present were: Commissioner's Dereck Bauer, Jolene Cressall, Gary Tyler, Tony Thompson and Jacob Briggs Excused were: Commissioner's Andy Hale and Dan Evans		
City Council Report	Mr. Wright reported that the February 27, 2018 City Council meeting was cancelled.		
Declaration of Conflicts	Commissioner's Thompson and Tyler reported these developments are in their general neighborhood, but they do not have financial conflicts.		
Approval of Minutes	Commissioner Tyler moved to approve the February 20, 2018 Planning Commission minutes. Commissioner Cressall seconded the motion. Commissioners' Tyler, Thompson, Bauer, and Briggs voted in favor.		
7:05 P.M. – REVIEW AND RECOMMEND ACTION FOR THE CITY COUNCIL TO APPROVE THE FINAL PLAT FOR HARRISBURG COUNTRY ESTATES SUBDIVISION PHASE 6 LOCATED AT APPROXIMATELY 2700 WEST 1300 NORTH (APPLICANT REQUESTS THIS ITEM BE TABLED UNTIL THE APRIL 3, 2018 COMMISSION MEETING).			
Petitioner	Q-2, LLC and Craythorne Construction, Erik Craythorne		
Discussion	<p>Mr. Wright explained that the petitioner has requested this item to be tabled.</p> <ul style="list-style-type: none"> • This proposed subdivision is in the R-1-15 zone and consists of 8 acres • The Preliminary Plat for phases 6 & 7 for Harrisburg Country Estates Subdivision was approved on July 19, 2016. • The Preliminary Plat was different from the originally approved Preliminary Plat, since the City acquired about four acres of property for a drainage basin. • The Preliminary Plat has 38 total lots indicating 23 lots in Phase 6 and 15 lots in Phase 7. <p>The Final Plat for Phase 6 of Harrisburg Country Estates has changed the phasing boundary line and shows only 17 lots on about 8 acres with the other six lots being shifted to Phase 7 of this subdivision (see preliminary plat).</p> <p>Commissioner Briggs opened the public hearing at 7:19 p.m.; there was no public comment. He stated the public hearing will remain open until April 3, 2018.</p>		
CONCLUSION	Commissioner Thompson moved to table RESOLUTION 09-18 a request for a recommendation to the City Council for approval of the Final Plat of Phase 6 for Harrisburg Country Estates Subdivision, located at approximately 2700 W 1300 N to the April 3, 2018 Planning Commission meeting. Commissioner Tyler seconded the motion. Commissioner's Bauer, Cressall, Tyler, Thompson and Briggs, voted in favor.		
7:05 P.M. –REVIEW AND RECOMMEND ACTION FOR THE CITY COUNCIL TO APPROVE THE FINAL PLAT FOR FENWAY ESTATES PHASE 3 LOCATED AT APPROXIMATELY 840 NORTH 2465 WEST			

<p>Petitioner</p>	<p>Uinta Land Investments, LLC, Dennis Hepworth</p>
<p>Discussion</p>	<p>Dennis Hepworth stated he is asking for approval of phase 3 of Fenway Estates; phases 1 and 2 have been already approved.</p> <p>Mr. Wright reviewed the following information included in the staff report:</p> <ol style="list-style-type: none"> 1. This property is in the R-1-15 land use zone; 2. Preliminary Plat Approval was granted for this subdivision May 5, 2015 that consists of 134 lots on 73 acres to be built in five (5) phases. 3. Phase 3 consists of 37 lots on 15.87 acres that meet the ½ acre size requirements for the R-1-15 Zone and the development standards of that zone. There are lots ranging in size from 12,609 sq. ft. to 17,423 sq. ft. and 7 corner lots that exceed 15,000 sq. ft. and that are a minimum 95’ wide (lots 326 & 327 adjusted per comments); <p>Staff has reviewed the drawings and provided minimal corrective comments that the developer has made with this final plat basically following the approved Preliminary Plat.</p> <p>Staff comments</p> <p style="text-align: center;"><u>Public Works</u></p> <ul style="list-style-type: none"> • Submittal Date: 1/31/18 <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"> • Submit SWPPP. SWPPP will be submitted before pre-con • Note: sewer and land drain mains minimum .50%. Sewer and land drain mains have been changed to minimum 0.50% • Note: call out stop signs with the address signs at the intersections. Stop signs with address signs have been added to intersections. • C5 eliminate all the SD manholes from the intersections and replace with catch basins. Catch basins have been added around curb returns, but the manholes are necessary to maintain grade and cover over storm drain pipes. We feel that for the design to work correctly, the manholes will need to remain. • Add catch basin 955N at lot 326, and one on property line lots 324/325. Catch basins have been added. • Put a fire hydrant foot valve on the main in the cul-de-sac in the asphalt 10’ off of the toe of curb. Foot valves have been added to the fire hydrants in the cul-de-sac. • Move water valves to line up with property lines. Water valves have been moved up to line up with property lines. • Put fire hydrant foot valves on the main line connection. Foot valves have been placed on main line connections. • C3 call out fencing with a mow strip along 800N frontage. Fencing with mow strip along frontage has been called out. • Pp1 add catch basin between lots 303/304. Catch basin has been added. • On land drain, 5’ man holes needed at direction change only. 5’ manholes are now only being used at 90° bends and tees • Pp1 sewer and land drain manholes #301 not needed. Existing pipe stubs were laid at 0.33%. We have to include these manholes if pipes in this phase are to be laid at a minimum 0.50%. <p>The Planning Commission discussed the motion made during the public hearing on May 5, 2015:</p> <p><i>Commissioner Cressall moved to approve the Preliminary Plat of Fenway Estates Subdivision located at approx. 2475 W 800 N and 1000 N on 2000 W with the recommendation that the lots that run along 800 N have a 5’ setback for landscaping in addition to the recommendations of staff being complied with. Commissioner Thompson seconded the motion. Voting by roll call is as follows: Commissioner Buckles, aye;</i></p>

	<p><i>Commissioner Briggs, aye; Commissioner Cressall, aye; Commissioner Labrecque, aye; Commissioner Thompson, aye; Commissioner Coombs, aye.</i></p> <p>They discussed at length their concern over maintenance of the 5’ setback for landscaping and the possibility of allowing a concrete park strip.</p> <p>The Planning Commission modified the Resolution to include items 9 and 10.</p> <ol style="list-style-type: none"> 1 Construct an approved fence required on the boundary adjacent to dissimilar uses per the Zoning Ordinance. 2 The Final 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 infrastructure improvements. 3 All comments related to the plat and engineering shall be corrected before the final plat and engineering is presented for signatures. 4 The City shall schedule a preconstruction meeting once all engineering drawings have been corrected and approved by the City Engineer as well as signatures obtained on the plat. 5 It is the developer/contractor’s responsibility to comply with all Clinton City Standards, Ordinances, Engineer, staff 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. 9 Minimum 35’ rear setbacks on lots 301-307 and recorded as restricted, prohibiting driveway access onto 800 N. 10 Hard surface park strip and a mow strip under the fence along the property line on 800 N from property line to the sidewalk. <p>Commissioner Briggs opened the public hearing at 8:35 p.m. With no public comment, the hearing was closed at 8:36 p.m.</p>
CONCLUSION	<p>Commissioner Thompson moved to forward a recommendation for adoption of Resolution 8-18 on to the City Council for approval of the Final Plat for Phase 3 Fenway Estates Subdivision located at approximately 800 North 2000 West. Commissioner Bauer seconded the motion. Voting by roll call is as follows: Commissioner Bauer, aye; Commissioner Cressall, aye; Commissioner Tyler, aye; Commissioner Thompson, aye and Commissioner Briggs, aye.</p>
<p>WORK SESSION: CONTINUE REVIEW AND UPDATE EFFORT OF THE CITY’S SUBDIVISION ORDINANCE WITH A REVIEW OF SECTION 26-2 DEFINITIONS AND OTHER AREAS OF THE ORDINANCE AS TIME PERMITS.</p>	
Discussion	<p>Due to the late hour, the Planning Commission agreed to discuss this at a later date.</p>
OTHER ISSUES	<p>Commissioner Thompson moved to cancel the March 20, 2018 Planning Commission meeting in lieu of the political party caucuses. Commissioner Cressall seconded the motion. Commissioners’ Bauer, Thompson, Tyler, Cressall, and Briggs all voted in favor.</p>
ADJOURNMENT	<p>Commissioner Tyler moved to adjourn. Commissioner Cressall seconded the motion. Commissioners’ Cressall, Bauer, Thompson, Tyler, and Briggs voted in favor of the motion, the meeting adjourned at 8:47 p.m.</p>