



**Planning Commission Members**

**Chair – Dereck Bauer**  
**Vice Chair – Dan Evans**  
**Jolene Cressall**  
**Mark Gregersen**  
**Tony Thompson**  
**Gary Tyler**

<b>Date of Meeting</b>	<b>January 19, 2021</b>	<b>Call to Order</b>	<b>7:00 p.m.</b>
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*This meeting was conducted electronically.*

**DETERMINATION BY THE CHAIR OF THE PLANNING COMMISSION  
CONCERNING AN ANCHOR LOCATION**

*Pursuant to UTAH CODE ANN. 52-4-207(4), I, Jolene Cressall, the chair of the Clinton City Planning Commission, hereby determine that due to the state of emergency caused by COVID-19, a global pandemic, I find that conducting a meeting at an anchor location under the current state of public health emergency constitutes a substantial risk to the health and safety of those who may be present in the location. Effective January 19, 2020.*

*Jolene Cressall*

<b>Staff Present</b>	Community Development Director Valerie Claussen and Lisa Titensor recorded the minutes.
<b>Citizens Present</b>	Erik Craythorne
<b>Prayer or Thought</b>	Commissioner Tyler gave the invocation.
<b>Roll Call/Attendance</b>	Present were: Commissioners Dereck Bauer, Dan Evans, Mark Gregersen, Gary Tyler, Tony Thompson and Jolene Cressall
<b>Declaration of Conflicts</b>	There were none.

**1) ANNUAL PLANNING COMMISSION MEETING SCHEDULE**

January 19, 2021	February 2, 2021	February 16, 2021
March 2, 2021	March 16, 2021	April 6, 2021
April 20, 2021	May 4, 2021	May 18, 2021
June 1, 2021	June 15, 2021	July 20, 2021
August 3, 2021	August 17, 2021	September 7, 2021
September 21, 2021	October 5, 2021	October 19, 2021
November 2, 2021	December 7, 2021	

*\*Held as needed, typically the first and third Tuesday of the month*

**2) Election of 2021 Planning Commission Chair and Vice Chair**

<b>CONCLUSION</b>	<p><i>Commissioner Evans nominated Commissioner Bauer. Commissioner Tyler seconded the motion. Commissioner Bauer nominated Commissioner Evans. Commissioner Thompson seconded the motion. Commissioner's Bauer Cressall Evans, Gregersen, Thompson and Tyler all voted in favor of the nominations.</i></p> <p>Commissioner Thompson suggested the person with the second highest votes should be Vice Chair.</p>
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	<p><i>Commissioner Evans voted for Commissioner Bauer as chair</i>  <i>Commissioner Tyler voted for Commissioner Bauer</i>  <i>Commissioner Thompson voted for Commissioner Bauer</i>  <i>Commissioner Gregersen voted for Commissioner Bauer</i>  <i>Commissioner Cressall voted for Commissioner Bauer</i>  <i>Commissioner Bauer voted for Commissioner Evans</i></p> <p><i>The 2021 Planning Commission Chair will be Commissioner Bauer and the Vice Chair will be Commissioner Evans.</i></p>
<p><b>3) REVIEW AND ACTION ON A REQUEST BY Q2 LLC, FOR FINAL PLAT APPROVAL OF HARRISBURG COUNTRY ESTATES PHASE 7, A RESIDENTIAL SUBDIVISION CONSISTING OF APPROXIMATELY 9.97 ACRES LOCATED SOUTH OF 1300 NORTH NEAR 2770 WEST (PARCEL NO. 14-052-0093)</b></p>	
<b>Petitioner</b>	<p>Erik Craythorne, Q2 LLC  Submitted by: Val Claussen, Community Development</p>
<b>Discussion</b>	<p>The project is located in the vicinity of 1300 North and 2770 West. The property is zoned R1-15. Harrisburg Phases 6 and 7 previously obtained preliminary plat approval. (2) Standard conditions of approval are recommended, with the additional conditions that a fencing plan be submitted, specifically for the western boundary (dissimilar use), eastern boundary as it relates to the “strip” parcel and also the northern boundary. Secondly, the remaining review comments related to engineering and the plat shall be corrected and approved prior to scheduling a pre-construction meeting.</p> <p>Development Review  Public Works • Submittal Date: 12/30/20 • Please submit a written response that addresses each review comment • Remove 3x3 box on storm drain and replace with a catch basin in the curb • Sht. 3 at intersection 2750W 1075N on the LD and Sewer the angle of the pipe must be 90 degree or greater, ( add additional man holes or extend to the west ) • Add a stop/address sign lot 101 • Change the LD main to 8” • Note: minimum sewer slope is 0.5% and use 8” pipe • Put fire hydrant foot valve at mainline connection • Sht.3 remove address sign lot 111-make 1075 the thru street • Add address sign only lot 97 • Add a fire hydrant on east property line lot 109 • Add street lights: between lots 106/107 and 116/117 • The eastern boundary line shall be adjusted so that there is no gap/no-mansland created between the Harrisburg and Monarch subdivisions. The eastern lots will extend to touch Monarch.</p> <p>The Planning Commission discussed the information presented. It was clarified that Harrisburg and Monarch subdivision would match up to prevent a gap/no-mansland.</p> <p>Mr. Craythorne confirmed the strip of land in question was acquired and added into the lots.</p> <p>Chairman Bauer opened the public hearing at 7:26 p.m. and with no public comment closed the public hearing at 7:27 p.m.</p>
<b>CONCLUSION</b>	<p><i>Commissioner Tyler moved to forward a recommendation on to the City Council for the adoption of Resolution No. 01-21, approving the Final Plat for Harrisburg Country Estates Phase 7, subject to the following conditions of approval:</i></p> <p><i>1) All comments related to the plat and engineering shall be corrected, reviewed and approved by the City before scheduling a pre-construction meeting and prior to the final plat being presented for signatures. These comments, dated January 8, 2021 are attached for reference.</i></p> <p><i>2) Existing and proposed fencing for the subdivision shall be more clearly identified and labeled on the improvement plans, most likely by providing a fencing exhibit for the western boundary (dissimilar use), eastern boundary, and northern boundary. The plan will call out what type of material is existing or proposed and what will be installed by the developer.</i></p>

	<p>3) <i>The developer shall install the approved proposed fencing along the property lines prior to issuance of the first building permit. If fencing is not installed at that time, appropriate monies will be held in escrow and installation shall occur no later than Conditional Acceptance of the subdivision. The improvement drawings shall note fencing location and include a note that the installation will be by the developer.</i></p> <p>4) <i>A preconstruction meeting shall not be scheduled until all required changes have been made to the Final Plat and Improvements Drawings, the required number of copies provided to the City, and the plans are stamped approved by the City.</i></p> <p>5) <i>Plat shall not be recorded until a Subdivider's Improvement Agreement and Subdivider's Escrow Agreement have been completed and executed to insure the completion of the improvements in this development.</i></p> <p>6) <i>It is the developer/contractor's responsibility to comply with all Clinton City Standards, Ordinances, Staff, Engineer and development 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.</i></p> <p>7) <i>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 the Public Works Department. The developer is cautioned not to proceed past an inspection point without insuring that the inspection has been performed and work passed by representative(s) of Public Works.</i></p> <p>8) <i>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.</i></p> <p>9) <i>Prior to Conditional 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.</i></p> <p><i>Commissioner Thompson seconded the motion. Voting by roll call is as follows: Commissioner Cressall, aye; Commissioner Evans, aye, Commissioner Gregersen, aye; Commissioner Thompson, aye; Commissioner Tyler, aye; Commissioner Bauer, aye.</i></p>
OTHER ISSUES	<p><b>a. Approval of November 17, 2020 Planning Commission Meeting Minutes</b>  <i>Commissioner Cressall moved to approve the minutes of the November 17, 2020 Planning Commission Meeting. Commissioner Gregersen seconded the motion. Commissioners Cressall, Gregersen, Tyler and Bauer voted in favor.</i></p> <p><i>Commissioner Evans and Commissioner Thompson abstained because they were not present at the meeting.</i></p> <p><b>b. City Council Report</b>  <b>c. Commission Reports</b></p> <p>The Planning Commission expressed appreciation for Commissioner Cressall serving as the 2020 Chair.</p>
ADJOURNMENT	<p><b>Commissioner Cressall moved to adjourn. Commissioner Tyler seconded the motion. Commissioners' Bauer, Gregersen, Thompson, Tyler and Cressall voted in favor. The meeting adjourned at 7:47 p.m.</b></p>