



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

Planning Commission Members

Chair – Gary Tyler

Vice Chair - Tony Thompson

Jolene Cressall

Dereck Bauer

Dan Evans

Mark Gregersen

Date of Meeting	March 3, 2020	Call to Order	7:30 p.m.
Staff Present	Community Development Director Valerie Claussen and Chris Horrocks recorded the minutes.		
Citizens Present	Dennis Hepworth		
Pledge of Allegiance	Commissioner Tyler		
Prayer or Thought	Commissioner Thompson		
Roll Call & Attendance	Present were: Commissioner’s Tony Thompson, Dan Evans, Mark Gregersen, Jolene Cressall, Dereck Bauer and Gary Tyler		
Declaration of Conflicts	There were none.		
REVIEW AND ACTION ON A REQUEST BY DENNIS HEPWORTH, FOR FINAL PLAT APPROVAL OF FENWAY ESTATES SOUTH, A RESIDENTIAL SUBDIVISION CONSISTING OF APPROXIMATELY 2.46 ACRES LOCATED NORTH AND WEST OF THE NORTHWEST CORNER OF 800 NORTH AND 2000 WEST (PORTIONS OF PARCEL NOS. 14-053-0035, -0036, AND -0037).			
Petitioner	Dennis Hepworth, Uinta Land Company Valerie Claussen, Community Development		
Discussion	<p>Ms. Claussen reported on the following information included in the staff report:</p> <p>1) The project is located in the vicinity of 800 North and 2000 West. The property is zoned R1-15. Fenway Estates South which obtained preliminary plat approval on October 1, 2019. (2) This phase consists of 6 lots that extend 2295 West to the south to create a cul-de-sac. (3) Standard conditions of approval are recommended, with the additional conditions that first clarify the southern and western1 property lines will have fencing that is installed by the developer and will be noted on the plans; and secondly, the recordation of the deeds of the properties directly to the south is to occur concurrently with the recordation of the plat.</p> <p>Commission Chair Tyler opened the public hearing at 7:33p.m.</p> <p>The Planning Commission discussed the location of the development.</p> <p>Mr. Hepworth explained this development has six lots and is being named Fenway Estates South rather than Fenway Estates Phase 4B.</p> <p>With no public comment, Commissioner Tyler closed the public hearing at 7:38 p.m.</p> <p><u>Conditions of Approval</u></p> <p>1) All comments related to the plat and engineering shall be corrected and reviewed by the City before the final plat is presented for signatures. 2) The developer shall install solid 6 foot high fencing along the southern property line prior to</p>		

	<p>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 be revised to reflect the fencing location and note the installation by the developer.</p> <p>3) Pursuant to the rezoning approvals, new deeds with legal descriptions shall be recorded for the A-E properties to the south at the same time as final plat recordation for Fenway Estates South.</p> <p>4) 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.</p> <p>5) 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.</p> <p>6) 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.</p> <p>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 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.</p> <p>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.</p> <p>9) 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.</p>
CONCLUSION	<p>Commissioner Bauer moved to forward a recommendation to the City Council for the adoption of Resolution No. 04-20, approving Fenway Estates South Final Plat, subject to the conditions of approval. Commissioner Evans seconded the motion. Voting by roll call is as follows: Commissioner Bauer, Commission Evans, aye; Commissioner Gregersen, aye; Commissioner Thompson, aye; Commissioner Cressall, aye and Commissioner Tyler, aye.</p>
ELECTION OF 2020 PLANNING COMMISSION CHAIR & VICE CHAIR	
Discussion	Commissioner Cressall was voted in as Chair and Commissioner Gregersen as Vice Chair.
REVIEW AND POSSIBLE ACTION ON THE ADOPTION OF AMENDMENTS TO THE PLANNING COMMISSION RULES OF PROCEDURES.	
Petitioner	Valerie Claussen, Community Development
Discussion	<p>Ms. Claussen proposed the Planning Commission discuss the possibility of revising their Rules of Procedures to one meeting per month rather than two in light of the recent decline in items for Planning Commission discussion as of late.</p> <p>The Planning Commission discussed the issue and were in consensus to leave the Rules of Procedure as they currently are.</p>
OTHER BUSINESS	<p>a. Approval of November 5, 2019 Planning Commission Meeting Minutes <i>Commissioner Tyler moved to approve the minutes of the November 5, 2019 Planning Commission Meeting. Commissioner Bauer seconded the motion. Commissioners Evans, Gregersen, Thompson, Cressall and Tyler voted in favor. Commissioner Bauer abstained because he was not present at the meeting.</i></p> <p>b. City Council Report</p> <p>c. Commission Reports</p>

Open & Public Meetings Training	The Planning Commission reviewed a training video to complete the requirement for their annual open and public meetings training.
ADJOURNMENT	Commissioner Bauer moved to adjourn. Commissioner Thompson seconded the motion. Commissioners' Thompson, Evans, Gregersen, Cressall, Bauer and Tyler voted in favor. The meeting adjourned at 8:41 p.m.