



Planning Commission Members

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

Date of Meeting	March 16, 2021	Call to Order	7:03 p.m.
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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, Dereck Bauer, 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 March 16, 2021.

Dereck Bauer

Staff Present	Community Development Director Valerie Claussen and Lisa Titensor recorded the minutes.
Citizens Present	Nick Mingo, Thomas Hunt, James, Jamie, Marie Dougherty, Lafe Hunter
Prayer or Thought	Commissioner Evans
Roll Call/Attendance	Present were: Commissioners Jolene Cressall, Mark Gregersen, Tony Thompson, Dan Evans and Chairman Dereck Bauer
Declaration of Conflicts	There were none.

1. REVIEW AND ACTION ON A REQUEST BY NICK MANGO, ON BEHALF OF IVORY HOMES FOR FINAL PLAT APPROVAL OF CRANEFIELD ESTATES PHASE 12, A RESIDENTIAL SUBDIVISION CONSISTING OF APPROXIMATELY 13.51 ACRES LOCATED AT 3600 WEST SOUTH OF 2300 NORTH (PARCEL NOS. 14-029-0050, -0051 AND A PORTION OF 14-029-0044)

Petitioner	Nick Mingo, on behalf of Ivory Homes Valerie Claussen, Community Development
Discussion	<p>(1) The project is located at 3600 West south of 2300 North. The property is a PRUD with underlying zoning standards of R1-10. Phase 12 is toward the southern edge of the development. This phase consists of 38 lots.</p> <p>(2) <i>Fencing Plan:</i> This phase is not adjacent to any dissimilar land uses. There is no proposed developer-installed fencing along any property boundaries. If desired, fencing will be installed by the individual home owners.</p> <p>(3) Standard conditions of approval are recommended; however, there is some additional coordination required with North Davis Sewer District, as there is an easement and line that runs through a portion of this phase.</p> <p>CONDITIONS OF APPROVAL</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.</p> <p>2) Approval is subject to North Davis County Sewer District’s approval of the improvement drawings</p>

	<p>for items directly related to their system.</p> <p>3) 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>4) Plat shall not be recorded until a Subdivider’s Improvement Agreement and Subdivider’s Escrow Agreement have been completed and executed to ensure the completion of the improvements in this development.</p> <p>5) 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>6) The developer/contractor is responsible for ensuring 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 ensuring that the inspection has been performed and work passed by representative(s) of Public Works.</p> <p>7) It is the developer/contractor’s responsibility to ensure adequate dust, trash and weed control practices are observed while any of the lots are under their control.</p> <p>8) 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> <p>Nick Mingo commented he appreciates the efforts of Ms. Claussen during this process.</p> <p>Commissioner Gregersen questioned if the sewer easement on lot 1214 will be an issue.</p> <p>Mr. Mingo responded they are working with North Davis Sewer District to vacate the easement. The sewer line has already been relocated.</p> <p>Commissioner Gregersen then asked if a bearing could be added from the northwest corner to the north quarter corner for redundancy.</p> <p>Commissioner Cressall asked for clarification that fencing is not required because they are residential and similar use.</p> <p>Ms. Claussen confirmed.</p> <p>Commissioner Bauer opened the public hearing 7:17 p.m. and with no public comment, closed the public hearing at 7:18 p.m.</p>
<p>CONCLUSION</p>	<p><i>Commissioner Thompson moved to forward a recommendation on to the City Council to adopt Resolution 09-21; approving Cranefield Estates Phase 12 Final Plat, subject to the conditions of approval. Commissioner Cressall seconded the motion. Voting by roll call is as follows: Commissioner Cressall, aye; Commissioner Thompson, aye; Commissioner Gregersen, aye; Commissioner Bauer, aye, Commissioner Evans did not vote.</i></p>
<p>2. REVIEW AND ACTION ON A REQUEST BY THOMAS HUNT, ON BEHALF OF TETON INVESTMENT GROUP LLC AND WRIGHT DEVELOPMENT GROUP FOR A REZONING OF APPROXIMATELY 1.65 ACRES LOCATED NEAR 1300 NORTH AND 0.06 MILES EAST OF 2000 WEST (PARCEL NO. 140030119) FROM THE PZ ZONE TO THE R1-10 ZONE.</p>	
<p>Petitioner</p>	<p>Teton Investment Group LLC and Thomas Hunt on behalf of Wright Development submitted by: Valerie Claussen, Community Development</p>
<p>Discussion</p>	<p>A similar rezoning request of approximately 5 acres east of 2000 West abutting the existing Tartan Ridge Estates Subdivision was approved in July 2020. Since that time there has been a commercial user who has gone under contract to purchase the northeast corner of 2000 W and 1300 North. The</p>

	<p>amount of property this user needs was less than what the previous rezoning contemplated, and would leave an undesirable gap between the commercial and residential property. This rezoning is anticipated to accommodate four residential lots that will be in a cul-de-sac.</p> <p>Also similar to the first rezoning, this request is consistent with the Zoning Ordinance’s stated purpose and intent “to guide the orderly physical growth, neighborhood compatibility and community stability.” In addition, the rezoning retains the commercial corner and does not jeopardize its viability, also consistent with key Economic Development and Land Use goals articulated in the City’s General Plan.</p> <p>The extra parcel created a weird deep commercial lot that was not viable for a commercial user. The rezone will be the R-1-10. The development will be completed all at one time.</p> <p>Thomas Hunt said he appreciates Ms. Claussen for helping him get to this point, he had nothing to add.</p> <p>Commissioner Gregersen asked to see an Arial view of the parcel and asked if the boundaries will change.</p> <p>Ms. Claussen confirmed the boundaries will change and the layout and zone will match up.</p> <p>Commissioner Cressall questioned if this follows the General Plan.</p> <p>Ms. Claussen responded it does, it is narrower but for functionality of the corner it makes the most sense. It does not impede on the General Plan to have commercial on the corner.</p> <p>PUBLIC COMMENT No public comment has been received to date.</p> <p>Mr. Hunt commented it will help keep the area nicer by developing it all in one phase.</p> <p>Commissioner Bauer opened the public hearing at 7:33 p.m. and with no public comment, closed the public hearing at 7:36 p.m.</p>
<p>CONCLUSION</p>	<p><i>Commissioner Cressall moved to forward a recommendation on to the City Council for adoption of Ordinance 21-02Z approving the request from the property owners for a rezoning of approximately 1.65 acres from the PZ zone to the R1-10 (single-family residential) zone located near 1300 North and 0.06 miles east of 2000 West (Parcel No. 14-003-0119). Commissioner Gregersen seconded the motion. Voting by roll call is as follows: Commissioner Cressall, aye; Commissioner Evans, aye; Commissioner Thompson, aye; Commissioner Gregersen, aye; Commissioner Bauer, aye.</i></p>
<p>OTHER ISSUES</p>	<p>a. Approval of February 16, 2021 Planning Commission Meeting Minutes <i>Commissioner Cressall moved to approve the minutes of the February 16, 2021 Planning Commission Meeting. Commissioner Gregersen seconded the motion. Commissioners Cressall, Gregersen, Thompson, Evans and Bauer voted in favor.</i></p> <p>b. City Council Report</p> <p>c. Commission Reports</p>
<p>ADJOURNMENT</p>	<p>Commissioner Gregersen moved to adjourn. Commissioner Evans seconded the motion. Commissioners’ Bauer, Gregersen, Thompson, Evans and Cressall voted in favor. The meeting adjourned at 7:52 p.m.</p>