



**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*

<b>Date of Meeting</b>	<b>June 19, 2018</b>	<b>Call to Order</b>	<b>7:04 p.m.</b>
<b>Staff Present</b>	Community Development Director Will Wright.		
<b>Citizens Present</b>	Monica Enz, Erik Craythorne, Clark Fielden		
<b>Pledge of Allegiance</b>	Commissioner Cressall		
<b>Prayer or Thought</b>	Commissioner Briggs		
<b>Roll Call &amp; Attendance</b>	Present were: Commissioner's Jacob Briggs, Tony Thompson, Jolene Cressall, Dereck Bauer, and Dan Evans  Excused were: Commissioner's Gary Tyler and Andy Hale		
<b>City Council Report</b>	Mr. Wright reported on the June 12, 2018 City Council Meeting as recorded in the minutes.		
<b>Declaration of Conflicts</b>	There were none.		
<b>Approval of Minutes</b>	<b>Commissioner Cressall moved to approve the June 5, 2018 Planning Commission minutes. Commissioner Thompson seconded the motion. Commissioners' Cressall, Bauer, Evans, Thompson and Briggs voted in favor.</b>		
<b>7:05 P.M. – FINAL PLAT OF PHASE 6 FOR HARRISBURG COUNTRY ESTATES SUBDIVISION, LOCATED AT APPROXIMATELY 2700 W 1300 N.</b>			
<b>Petitioner</b>	Q-2, LLC and Craythorne Construction, Erik Craythorne		
<b>Discussion</b>	<p>Erik Craythorne explained he appreciates the patience of the Planning Commission and City Council regarding the delays with approval of this phase. There were unforeseen circumstances that contributed, but the project is ready to move forward.</p> <p>Mr. Wright reviewed the following information included in the staff report:</p> <ul style="list-style-type: none"> <li>• This proposed subdivision is in the R-1-15 zone and consists of approximately 8 acres;</li> <li>• The Preliminary Plat for phases 6 &amp; 7 for Harrisburg Country Estates Subdivision was approved on July 19, 2016.</li> <li>• A Preliminary Plat was changed from that which was originally approved, since the City acquired approximately four acres of property for a drainage basin.</li> <li>• The latest Preliminary Plat has 38 total lots with 23 in Phase 6 (changed to 17 lots) and 15 lots (now 21) in Phase 7.</li> </ul> <p>The Final Plat for Phase 6 of Harrisburg Country Estates has changed the phasing boundary line and shows only 17 lots on approximately 8 acres with the other 6 lots shifting to Phase 7 of this subdivision (compare with preliminary plat).</p> <p>Staff comments are as follows:</p> <p style="text-align: center;"><b><u>Public Works</u></b></p> <ul style="list-style-type: none"> <li>• Submittal Date: 7/6/2017</li> </ul> <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>		

- Submit SWPPP
- Call out street signs to be installed by contractor per Utah MUTCD
- Use Clinton City street profile, with 6' parkstrip
- Throughout phase all S main to be a minimum of 0.5%
- Culinary water note 4, use ¾ copper for service lateral
- Move CB between lots 106/107 to 108/109 and cross the road there
- On 2700 W, connect CB @ 8+06.09 to CB at new location 108/109, eliminate crossing lot 105 to lot 116
- Install culinary water sample station on North property line lot 117 – typical ¾" culinary connection to park strip- City to provide sample station materials
- Install blow offs on all dead end streets

#### **Fire Department**

- 1) Clinton City Fire Department accepts the fire hydrants on the plans as submitted.
- 2) A fire hydrant needs to be installed between lots 87 and 86. Refer to Sheet 1 of 2 for lot numbers.
- 3) The lot numbers on Sheet 1 of 2 do not match sheets C1, C2, C3 and C4. Update Sheet 1 of 2 or sheets C1, C2, C3 and C4.

Commissioner Briggs opened the public hearing at 7:22 p.m. and with no public comment, closed the public hearing at 7:23 p.m.

Mr. Wright explained that the City Council previously had voiced concerns over the number of times this item was tabled. At one point, the Commission had agreed it should not be passed and the process started over. After further communication with the applicant, the misunderstanding was explained and the City Council agreed that the issue could be re-tabled and re-advertised a final time for one month to allow the applicant to get all the information ready to move forward. He confirmed the public notice was re-advertized.

#### **Resolution 9-18**

Reviewed in a public hearing the 19<sup>th</sup> day of June 2018, by the Clinton City Planning Commission and recommended for approval through a motion passed by a majority of the members of the Commission based upon the following findings and conditions.

- 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 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

	<p>8 developer is cautioned not to proceed past an inspection point without insuring that the inspection has been performed and work passed by Public Works. 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><b>CONCLUSION</b></p>	<p><b>Commissioner Thompson moved to forward a recommendation on to the City Council to adopt Resolution 09-18 to approve the Final Plat of Phase 6 for the Harrisburg Country Estates Subdivision located at approximately 2700 W 1300 N. Commissioner Bauer seconded the motion. Voting by roll call is as follows: Commissioner Bauer, aye; Commissioner Thompson, aye; Commissioner Cressall, aye; Commissioner Evans, aye; Commissioner Briggs, aye.</b></p>
<p><b>7:15 P.M. - REVIEW AND ACT UPON A REQUEST FOR A CONDITIONAL USE PERMIT FOR OLYMPUS FIREWORKS FOR OUTDOOR FIREWORKS SALES AT 1101 W 1800 N IN THE CLINTON ELEMENTARY SCHOOL PARKING LOT.</b></p>	
<p><b>Petitioner</b></p>	<p>Theron Watson owner of Olympus Fireworks represented by Monica Enz</p>
<p><b>Discussion</b></p>	<p>Monica Enz explained they have had a 20’ x 40’ firework tent in this location for the past four years. They would like to increase the size to 30’ x 50’.</p> <p>Mr. Wright reviewed the following information included in the staff report:</p> <ol style="list-style-type: none"> <li>1. Olympus Fireworks is requesting to operate a fireworks stand in the parking lot of Clinton Elementary School from June 29 through July 4<sup>th</sup> and July 22<sup>nd</sup> through 24<sup>th</sup>.</li> <li>2. Location of the stand is on the north east corner of the school’s eastern parking lot on the corner of 1800 N 1000 W</li> <li>3. There is plenty of parking in this area of the schools parking lot for patrons to access and make their purchases.</li> <li>4. Applicant has a Permit and Use Agreement from Davis School District for the use of this space.</li> <li>5. The City requires separation between stands of 500 feet, which is not a problem at this location.</li> </ol> <p>The set up and take down of this stand will occur within seven days before and after the dates listed above.</p> <p>Staff recommends approval of the Conditional Use Permit for a Temporary Mobile store with the following stipulations:</p> <ol style="list-style-type: none"> <li>1. Applicant obtains a business license as required to operate a business in Clinton City.</li> <li>2. Both the Building Official and Fire Department staff will inspect this stand for health and safety purposes.</li> <li>3. Additionally, the Fire Department issues a permit per Section 10-13-6 of the City Code Application to Sell Fireworks.</li> <li>4. All signage will comply with the City’s sign ordinance regulations.</li> <li>5. Parking or standing vehicles are prohibited on 1800 North as it is a major arterial street and State highway.</li> </ol> <p>The CUP may be reviewed by staff upon complaint and forwarded to the Commission for hearing upon recommendation from staff.</p> <p>This Conditional Use Permit (CUP) acknowledges that on June 19, 2018, the Clinton City Planning Commission approved a request from Theron Watson for a Temporary Mobile Store, a Fireworks Stand, in the northeast portion of the Clinton Elementary School parking lot, located 1101 West 1800 North. The Temporary Mobile Store is subject to the following conditions:</p> <ol style="list-style-type: none"> <li>1. A Clinton City business license is required, along with all of the required inspections (Fire and Building Departments). If a Clinton City Business License is not obtained, for the appropriate year, by April 15<sup>th</sup> this Conditional Use Permit becomes invalid.</li> <li>2. All signage shall comply with the Clinton City Sign Ordinance.</li> <li>3. The tent, which is a maximum size of 30’ x 50’ or 1500 sq.ft. is erected no earlier than two weeks prior to the date of legal sales as established by the State and shall be removed within one week after the date of legal sales as established by the State.</li> </ol>

	<ol style="list-style-type: none"> <li>4. This CUP is only valid for the site requested in the applicant’s petition to the Planning Commission.</li> <li>5. The CUP may be reviewed by staff upon complaint and forwarded to the Commission for hearing upon recommendation from staff.</li> <li>6. A trash receptacle, designed to keep wind from blowing the contents out, for customer use, shall be located adjacent to the Temporary Mobile Store. This receptacle shall be emptied as required to prevent the spread of trash and at the end of each work day.</li> <li>7. The applicant will pick up the site of all litter, whether or not associated with the business, at least daily, more often if needed.</li> <li>8. The CUP is valid for a five-year period, 2018 being the first year.</li> <li>9. Power connection to the outlet shall be adequately protected from vehicular and pedestrian traffic, the connection and protection shall be inspected by the Clinton City Building inspector.</li> <li>10. A copy of the executed lease contract shall be provided to the Community Development Department before the structure is moved onto the site.</li> </ol> <p>The Conditional Use Permit may be revoked if the approved site plan or any of the conditions or terms are violated. This Conditional Use Permit shall expire and be null and void within one year of the approval unless substantial action is taken to develop the property according to the permit. This permit shall also expire if a permitted zoning use replaces it or if the use is discontinued for a continuous period of one year. This Conditional Use Permit is non-transferable and is only good for the current owner of the business. A conditional use shall not be enlarged, changed, extended or increased in intensity except by approval of the Planning Commission.</p> <p>Commissioner Briggs opened the public hearing at 7:33 p.m. and with no public comment, closed the public hearing at 7:34 p.m.</p>
<p><b>CONCLUSION</b></p>	<p><b>Commissioner Cressall moved to approve the Conditional Use Permit to operate a Temporary Mobile Store, Fireworks Stand at 1101 West 1800 North, Clinton, UT in the north eastern area of the parking lot of the Clinton Elementary School with the condition that the size of the store of 30’ x 50’ is identified in the CUP. Commissioner Evans seconded the motion. Voting by roll call is as follows: Commissioner Bauer, aye; Commissioner Thompson, aye; Commissioner Cressall, aye; Commissioner Evans, aye; Commissioner Briggs, aye.</b></p>
<p><b>7:25 P.M. - REVIEW AND ACTION UPON A REQUEST FOR A SITE PLAN AND ARCHITECTURAL APPROVAL FOR CLINTON FAMILY VISION TO BE LOCATED AT CORNER OF 2220 N 2028 W.</b></p>	
<p><b>Petitioner</b></p>	<p>Clark Fielden, owner of Clinton Family Vision</p>
<p><b>Discussion</b></p>	<p>Clark Fielden was present to address this request with the Planning Commission. He explained he has been in business in Clinton for nine years. He would like to build a new 4,000 sq. ft. building to accommodate his growing practice. He has talked with UDOT who are in favor of the proposed location to accommodate for the future widening of 2000 W. They have tried to follow City requirements for design and landscaping.</p> <p>Mr. Wright reviewed the information included in the staff report:</p> <p>Clinton Family Vision currently operates an Optometry Office in Clinton City at 1448 N 2000 W, Ste 3. Mr. Fielden is proposing to build on the north west corner of the 2220 N 2028 W intersection. The parcel is shown as .47 acre or 20,473 sq. ft. This parcel is in the PZ Zone (refer to Section 28-19-4 subsection 3.0 in table 19.4 OFFICE, CLERICAL, RESEARCH AND SERVICES PRIMARILY NOT RELATED TO GOODS OR MERCHANDISE). In subsection 3.130 of that table it states, “Office or clinics of physicians or dentists with not more than 10,000 square feet of gross floor area.” This parcel is bordered on the north (Kapp Auto Sales) and south (Great Harvest) by commercial businesses. The adjacent property to the west is a residence and the parcel fronts onto 2000 West, State Route 108, a primary commercial corridor.</p> <p>The proposed Clinton Family Vision building is 3,914 sq. ft. covering about 19% of this parcel. Parking covers almost 10,000 sq. ft. or 48%, while landscaping is 6,700 sq. ft. or about 33% of this parcel. This indicates the impervious ratio of this lot is about 2/3<sup>rd</sup> or .67%, which class VII in table 28-19-14 indicates</p>

a 70% surface ratio allowance and 36% maximum floor area. The access for this proposed business is shown off 2220 N and the applicant has indicated that they have contacted UDOT for a letter on the project.

The parking lot design (currently being revised) will show a minimum total of 24 spaces, which meets Section 28-4-5(18) parking requirements for Medical Clinics at six (6) spaces per 1,000 sq. ft. of floor area. Further, Section 28-4-9(2) requires there to be 3 accessible parking spaces as "... medical offices shall provide ten percent of their parking spaces as accessible parking".

The buffer yards on the landscaping plan shows a 15 foot buffer yard on the east along 2000 West; ten foot buffer yards on the south along 2220 N and the west side next to the residential use and a 5 foot buffer on the north next to Kapp Auto. There is a 6 foot vinyl fence on the west property line next to the residence and a 6 foot chain link fence on the north side.

Drive lanes in the parking area are 24 feet wide while the City minimum is for a 26 foot width. However, the Commission has the ability to grant special findings based upon architectural review.

#### Public Works Comments

- Lot Drainage: Lots shall be laid out so as to provide positive drainage away from all buildings, and individual lot drainage shall be coordinated with the general storm drainage pattern for the area. Drainage shall be designed so as to avoid concentration of storm drainage water from each lot to adjacent lots. A minimum of 2% drainage is maintained around the perimeter of the building.
- Submit SWPPP Properties less than 1 Acre do not require a SWPPP.
- Submit long term maintenance plan and maintenance agreement.
- East driveway entrance must be proper distance from intersection according to zoning ordinance, note on drawing east driveway entrance has been removed. The distance from the west driveway entrance is 78.11'.
- Any sidewalk at driveways must be replaced with 6" thick walk note on drawing. Noted.
- SD pipe in ROW min 12" rcp. SD pipe in ROW has been changed to 12" as noted on sheet C500.
- Storm water must be treated before leaving site. A snout has been added and indicated on C500 to treat storm water.
- Detention pond number 2 doesn't drain. Detention pond #2 was removed and replaced with 1 large pond.
- Identify emergency overflow for SD system. The emergency overflow for the SD system has been identified.
- Call out street restoration for utility cuts Utility and restoration cuts have been called out on sheet C400.
- Call out size and meter location for water service, and sewer lateral. Size and meter locations have been indication for water and sewer lateral service.
- If there are existing utilities stubbed in to this lot and are not used they need to be terminated at the main line connection.
- Fire hydrants and fire suppression not shown Existing hydrant has been labeled on C500
- 2000W UDOT row
- Landscape and buffering plan per City ordinance a landscape plan has been created and added to the set.

#### Fire Department Comments

Clinton City Fire Department accepts the site plans for Clinton Medical Building received on May 9th, 2018 as submitted.

Any changes or updates to the site plan must be submitted to Community Development. Paper copies or PFD will be accepted.

	<p>Commissioner Briggs opened the public hearing for the architectural review at 7:58 p.m. and with no public comment, closed the public hearing at 7:59 p.m.</p> <p>The Planning Commission completed an architectural review as identified in Title 28 Chapter 20 table 20.1 with a positive score of .25.</p> <p>Commissioner Briggs opened the public hearing for the Site Plan Review at 8:46 p.m. With no public comment he closed the public hearing at 8:47 p.m.</p> <p>Commissioner Thompson stated Dr. Fielden has done a good job on the design and use for the building. He appreciates that he contacted UDOT to accommodate for future widening of 2000 West and that he adjusted the drive access to 2220 N street.</p> <p>The Planning Commission discussed the Site Plan for Clinton Family Vision.</p>
<b>CONCLUSION</b>	<p><b>Commissioner Thompson moved to approve the Architectural Review of Clinton Family Vision located at 2222 S 2028 W based on a positive review score of .25. Commissioner Bauer seconded the motion. Voting by roll call is as follows: Commissioner Bauer, aye; Commissioner Thompson, aye; Commissioner Cressall, aye; Commissioner Evans, aye; Commissioner Briggs, aye.</b></p> <p><b>Commissioner Bauer moved to approve the Site Plan for the construction of Clinton Family Vision, an Optometry Office, located at 2222 S 2028 W. Commissioner Evans seconded the motion. Voting by roll call is as follows: Commissioner Bauer, aye; Commissioner Thompson, aye; Commissioner Cressall, aye; Commissioner Evans, aye; Commissioner Briggs, aye.</b></p>
<b>WORK SESSION: CONTINUE REVIEW AND UPDATE EFFORT OF THE CITY'S SUBDIVISION ORDINANCE AS TIME PERMITS.</b>	
<b>Petitioner</b>	Community Development
<b>Discussion</b>	Due to the late hour this discussion was postponed.
<b>OTHER ISSUES</b>	There were none.
<b>ADJOURNMENT</b>	<b>Commissioner Bauer moved to adjourn. Commissioner Evans seconded the motion. Commissioners' Cressall, Evans, Bauer, Thompson and Briggs voted in favor. The meeting adjourned at 9:01 p.m.</b>