



**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	October 16, 2018	Call to Order	7:00 p.m.
Staff Present	Lisa Titensor		
Citizens Present	Blake Bastian, Chase Freebairn		
Pledge of Allegiance	Commissioner Bauer		
Prayer or Thought	Commissioner Evans		
Roll Call & Attendance	Present were: Commissioner’s Jacob Briggs, Tony Thompson, Dereck Bauer, Dan Evans, Gary Tyler, Andy Hale and Jolene Cressall.		
City Council Report	Lisa Titensor reported on the October 9, 2018 City Council meeting as recorded in the minutes.		
Declaration of Conflicts	There were none.		
Approval of Minutes	Commissioner Tyler moved to approve the October 2, 2018 Planning Commission minutes. Commissioner Thompson seconded the motion. Commissioners’ Cressall, Bauer, Tyler, Thompson and Briggs voted in favor. Commissioner Hale abstained because he was not present at the meeting.		
7:20 P.M. PUBLIC HEARING – RESOLUTION 25-18 REVIEW AND FORWARD A RECOMMENDATION ON TO THE CITY COUNCIL REGARDING A REQUEST FOR FINAL PLAT APPROVAL FOR CRANEFIELD ESTATES SUBDIVISION PHASE 10 LOCATED AT APPROX. 3370 W 2350 N.			
Petitioner	Chase Freebairn, representing Ivory Development		
Discussion	<p>The staff report identified the Master Land Use Map in the General Plan shows this area zoned for residential use with the land use designated as A-E Zone with a minimum of 10,000 square foot lots. Phase 10 of the Cranefield Estates Subdivision consists of 16 lots. This Planned Residential Use Development is guided by the Development Agreement entered into January 27, 2009 and an approved Preliminary Plat. The following comments related to corrections needed in drawings have been provided to developer:</p> <p style="margin-left: 40px;"><u>Engineering – Plat Review</u></p> <ul style="list-style-type: none"> • Lots 226 and 227 do not close within acceptable limits. We show a closure error of 2.18 feet. <p style="margin-left: 40px;"><u>Fire Department</u></p> <ul style="list-style-type: none"> • Accepted as submitted. <p style="margin-left: 40px;"><u>Planning</u></p> <ul style="list-style-type: none"> • Minimum frontage requirement on a corner lot is 85 feet. South frontage on lot 230 (78.87 feet) does not meet the minimum. • Identify future phase number on east side of phase 10. • Water shares or a signed application from Davis Weber Canal Company will need to be provided prior to recording the Mylar. <p style="margin-left: 40px;"><u>Public Works</u></p> <ul style="list-style-type: none"> • Final plan approval will not be given until detention pond at 		

- Cranefield golf course is operating as designed.
- Submit SWPPP.
- Draw hydrant foot valve at main line connection.
- Shallow sewer main to 10' max. Provide reason if needed to be deeper.

Davis and Weber Counties Canal Company

Memo 1

We have reviewed the submitted plans and they are not acceptable. The following items need to be addressed:

- Secondary services are not shown on the plans. Typically dual services on property lines.
- Sheets 2&4: At the dead end/temporary stubs (2 streets); the secondary needs to have a temporary air inlet/release facility installed.
- Sheets 3&4: We did not note any main line valves on the south end of the subdivision.
- Callouts to connect to existing, where applicable, are needed.

(Sheet 2)

We will await revised plans. As per our standards, these lots will have meters installed by the developer. Connection fees and water transfer will be necessary once final plans are acceptable.

We trust this meets your needs.

Davis and Weber Counties Canal Company

Memo 2

We have reviewed the submitted plans and they are acceptable. As per our standards, these lots will have meters installed by the developer. Connection fees and water transfer will be necessary once final plans are acceptable. We trust this meets your needs.

Chase Freebairn stated this phase has 16 lots and is located north of phase 1 on 2300 North. The intent is to fill in the interior of the subdivision to promote a neighborhood feeling. The lots must be consistent with the R-1-10 zone and require 10,000 sq. ft. minimum size lots with a maximum unit count but with the ability to vary the size of the lots depending on the market. The setbacks and side yard requirements must be complied with.

Mr. Freebairn explained Ivory is working with City Engineer Bryce Wilcox on the pond; all other staff comments are standard and will be complied with.

Commissioner Briggs expressed concern that the amendments to the Development Agreement could potentially have unintended consequences down the line for example in the buffer areas where larger lots are next to dissimilar zones.

The Planning Commission briefly discussed the Development Agreement.

At 7:40 p.m. Commissioner Brigg opened the public hearing and with no public comment, closed the public hearing at 7:41 p.m.

CONCLUSION

Commissioner Tyler moved to forward a recommendation onto the City Council for approval of Resolution 25-18 for Final Plat approval of Cranefield Estates Subdivision Phase 10 located at approximately 3370 W 2350 N contingent upon all staffs comments and requirements being complied with. Commissioner Bauer seconded the motion. Voting by roll call is as follows: Commissioner Bauer, aye; Commissioner Cressall, aye; Commissioner Thompson, aye; Commissioner Tyler, aye; Commissioner Hale, aye; and Commissioner Briggs, aye.

TO THE CITY COUNCIL REGARDING A REQUEST FOR FINAL PLAT APPROVAL OF WILLOW FLATS SUBDIVISION PHASE 4 LOCATED AT APPROX. 1600 N 3100W.

<p>Petitioner</p>	<p>Mike Bastian and Jerry Preston, owners of Perga Development</p>
<p>Discussion</p>	<p>The following information was included in the staff report:</p> <ul style="list-style-type: none"> • The City Council approved Phase 1 Final Plat for Yorktown Meadows Subdivision for 16 lots on July 18, 2017 (Res 19-17) and on April 10, 2018 approved an amendment to Res 19-17 by adopting Res 12-18 changing the name to Willow Flats Subdivision Phase 3. • The proposed Preliminary Plat shows 33 lots with lot sizes that meet the half acre size requirement (21,780 sq. ft.) • The Master Land Use Map in the General Plan shows this area zoned for Agricultural Estates Zone (A-E) is approximately 20 acres consisting of 33 lots. • Two parcels (approx. 6.4 acres) were rezoned to the A-E Zone by the City Council on March 14, 2017 and coincides with the remainder of the property, which is zoned A-E for this proposed subdivision; • The following comments and/or questions related to changes needed in drawings have been provided to the developer: <p><u>Engineering – Plat Review</u></p> <ul style="list-style-type: none"> • There is a signature block for Old Dominion Power. This needs to be updated to Rocky Mountain Power. • The addresses need to be shown on the plat. <p><u>Fire Department</u></p> <ul style="list-style-type: none"> • Accepted as submitted <p><u>Planning</u></p> <ul style="list-style-type: none"> • Lots 402 and 412 do not meet the 110’ minimum width requirement. • Change “Typical Setback” information. Front yard = 30’, Corner lot front yard = 30’. • Add note to Typical Setback – “Property line starts 1 foot behind sidewalk” • Change Old Dominion Power to Rocky Mountain Power and Questar Gas to Dominion Energy. See attached for blocks. <p><u>Public Works</u></p> <ul style="list-style-type: none"> • 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. • Submit SWPPP • Sheet 2 – Show 6’ parkstrip, 10” roadbase, type 2 slurry treatment on street section. • Sheet 4 – 5’ manholes required at change of direction. • Sheet 4 – SD MH #1 eliminate, change to CB in radius 42+06.71 • Call out and address sign on the stop sign • Sheet 7 – Remove yard drains • Sheet 8 – Add street light between lots 413 and 414 • Fence required along dissimilar use properties. • Phase 4 includes 17 lots <p>Blake Bastian representing Perga Development stated that all staff comments have been addressed. The final documents were submitted on October 15, 2018.</p> <p>Commissioner Briggs expressed concern that the preliminary plat does not include the flag located on lot 415 as presented on the final plat. He also questioned why the permanent hammerhead turn around identified in the preliminary plat on 3100 W is now identified on the final plat as a temporary turn a around easement. As well as that the final plat are different that the preliminary plat.</p>

	<p>Community Development Director Valerie Claussen explained that the engineering drawings can be modified as the development process moves forward through the review and survey process. She explained the key is to look at the streets, utilities and zone conformance.</p> <p>Mr. Bastian commented he is not aware of any boundary disputes.</p> <p>The Planning Commission discussed the flag lot and a potential solution for the developer to consider separating the flag from lot 415 with parcel A before the next City Council meeting so it will not need to come back to the Planning Commission.</p> <p>Commissioner Briggs opened the public hearing at 8:26 p.m. and with no public comment, closed the public hearing at 8:27 p.m.</p>
<p>CONCLUSION</p>	<p>Commissioner Evans moved to forward a recommendation onto the City Council for adoption of Resolution 31-18 regarding a request for Final Plat approval of Willow Flats Subdivision Phase 4 located at approximately 1600 N 3100W contingent upon all staff's comments and requirements being met in addition to staff looking into incorporating the bulb allowing a turn around and on lot 415 before the next City Council meeting remove the flag from lot 415. Commissioner Tyler seconded the motion. Voting by roll call is as follows: Commissioner Bauer, aye; Commissioner Cressall, aye; Commissioner Thompson, aye; Commissioner Tyler, aye; Commissioner Hale, aye; he commented he feels this process was a little rushed and although it does appear to meet the requirements could have potential surprises; and Commissioner Briggs, nay.</p>
<p><u>7:40 PM PUBLIC HEARING – REQUEST FOR A CONDITIONAL USE PERMIT - REVIEW AND ACTION UPON A REQUEST TO RENEW A CONDITIONAL USE PERMIT FROM WAL-MART STORES, PERMIT FOR OUTSIDE DISPLAY AND SALES AT THE STORE LOCATED AT 1632 NORTH 2000 WEST.</u></p>	
<p>Petitioner</p>	<p>Wal-Mart Stores, Bryce Blackburn</p>
<p>Discussion</p>	<p>This is the fourth 5-year renewal to a conditional use permit issued to Wal-Mart Stores located at 1632 North 2000 West.</p> <p>There have not been any issues related to these uses.</p> <p>During their discussion, the Planning Commission expressed concern over the map submitted which does not identify the pickup stalls added to the south side of the building and how they may impact the swing sets identified near that location on the map. They agreed the pickup stalls change the use of the conditional use permit.</p> <p>Commissioner Briggs opened the public hearing at 9:09 p.m. There was no public comment. He stated the public hearing will remain open to the November 6, 2018 Planning Commission meeting.</p>
<p>CONCLUSION</p>	<p>Commissioner Cressall moved to table the Conditional Use Permit discussion for Wal Mart to the November 6, 2018 Planning Commission meeting and instruct staff to contact a Wal Mart representative to update the map and extend the current CUP by 1 month to Dec. 6. Commissioner Thompson seconded the motion. Commissioner's Bauer, Cressall, Thompson, Tyler, Hale and Briggs voted in favor.</p>
<p>OTHER ISSUES</p>	<p>The Planning Commission will hold their annual Christmas dinner in lieu of the Planning Commission meeting on December 18.</p> <p>Commissioner Hale stated he is concerned about his attendance; he has been extremely busy working full time and is starting a business. He has asked to be replaced on the Planning Commission; he is willing to serve through December if needed.</p>
<p>ADJOURNMENT</p>	<p>Commissioner Bauer moved to adjourn. Commissioner Cressall seconded the motion. Commissioners' Cressall, Tyler, Bauer, Thompson, Evans, Hale and Briggs voted in favor. The meeting adjourned at 9:18 p.m.</p>