



2267 N 1500 W
Clinton UT 84015

Planning Commission Members

*Jolene Cressall
J. Stark
Dan Evans
Mark Gregersen
Dave Jones
Chad Hansen*

Date of Meeting	April 18, 2024	Call to Order	6:05 pm.
Staff Present	Community Development Director Peter Matson and Lisa Titensor recorded the minutes. Community Development Director Matson introduced Becky Smith who will be taking over as the Planning Commission Secretary		
Attendees	Trek Loveridge representing HG-2000 LLC		
Prayer or Thought	Commissioner Gregersen		
Pledge	Commissioner Jones		
Roll Call/Attendance	Present were: Jolene Cressall, Dan Evans, Mark Gregersen, Dave Jones, J. Stark, Chad Hansen		
Declaration of Conflicts	There were none.		
PUBLIC HEARING: REVIEW AND ACTION ON A REQUEST BY PHIL HOLLAND/HG 2000 LLC FOR PRELIMINARY AND FINAL PLAT APPROVAL FOR CLINTON EXCHANGE SUBDIVISION, A FIVE LOT COMMERCIAL SUBDIVISION CONSISTING OF APPROXIMATELY 10.26 ACRES LOCATED AT APPROXIMATELY 935 NORTH AND 2000 WEST (PARCEL NO. 14-053-0139), WHICH LIES IN THE PZ ZONING DISTRICT.			
Petitioner	Peter Matson, Community Development		
	<p>This five-lot commercial subdivision is located at approximately 935 North 2000 West. This 10.26-acre property is located on the west side of 2000 West near the common border between Clinton and West Point and directly south of the High-Country greenhouse/nursery at 1071 North. The property is located in the PZ zone, which is the main commercial zone along the 2000 West corridor. The property is bisected by 935 West, which is a public street connecting Fenway Estates Phase 5 to 2000 West. The 2000 West frontage is broken up by two residential lots that are not part of the plat at 881 North (0.37 acres) and 1021 North (0.76 acres).</p> <p>The 935 North street connection is a standard 60-foot city right-of-way with curb, gutter and sidewalk on both sides. This street connection was planned with the overall plat for Fenway Estates. It provides important access for the surrounding neighborhood to the west and north for improved overall connectivity for residents.</p> <p>The lot sizes and configuration conform to the zoning and subdivision code regulations. The plat attached to the staff report will be recorded so the individual lots can be marketed and sold for development. The attached civil plan set includes an overall utility plan, plan and profile utility sections for the public street (935 North) and for the 30-foot-wide private utility/access easement servicing lots 1, 2 and 3, and a plan and profile detail for the proposed detention basin on the western edge of lots 4 and 5.</p> <p>As a five-lot subdivision with no phasing, the review by the Commission is for approval of both the preliminary and final plat. In addition, to be consistent with State law the Commission is the final approval body for this preliminary/final plat, whereas previously this would have been a recommendation to the City</p>		

Council.

City staff has been in pre-application discussions with Tractor Supply Company as the proposed use on Lot 2. It is anticipated they will submit for site plan review shortly after the plat is approved and ready to record.

CONDITIONS OF APPROVAL:

As with all commercial and residential final plat approvals, the following standard conditions shall apply:

- 1) All comments related to the plat and civil plans shall be corrected and reviewed by the City before the final plat is presented for signatures.
- 2) Final Plat approval is subject to review and final approval by Davis-Weber County Canal Companies (DWCCC).
- 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.
- 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.
- 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.
- 6) 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 ensuring that the inspection has been performed and work passed by representative(s) of Public Works.
- 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.

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.

Mr. Matson explained he has been advised by the City Attorney to follow new laws passed by the legislature in this process to remain consistent and fair. A new ordinance will be coming forward soon for the City's ordinance to comply with the new state requirements.

Trek Loveridge informed the planning commission that 935 N will have a dedicated left & right turn lane. There will be a private road for a north access to help with the flow of 935 N. The road to the south will be a dedicated public street.

The site plan will address the lighting.

Commissioner Hansen expressed concern with the detention basin and it being above the neighbor's property as well as its proximity to the fence.

Trek explained the detention basin identified is strictly for the private lane meant to handle the

	<p>site as currently being proposed. Water from the north lots will go to the catch basin and pond. The pond is adequate for detention of all five lots.</p> <p>He confirmed there is not a land drain system because there is no basements. This will be included on the dedicated plat.</p> <p>Commissioner Cressall opened the public hearing at 7:02 pm and with no public present to comment closed the public hearing.</p>
CONCLUSION	<p><i>Commissioner Hansen moved to approve the Clinton Exchange Preliminary/Final Plat subject to the conditions of approval listed above and verifying that the water level line in the pond is above the neighboring property; also address the concern that the slope of the pond to the property line is 1 to 1 and verify with the engineer if the slope could be lowered to a 3 to 1 slope with a 2' proximity to the fence if possible; add to the final subdivision plat a disclosure note as to the Clinton water table; and verify the retention pond is sufficient for all five lots. Commissioner Stark seconded the motion. Voting by roll call is as follows: Commissioner Cressall, aye; Commissioner Hansen, aye; Commissioner Jones, aye; Commissioner Evans, aye; Commissioner Gregersen, aye; Commissioner Stark, aye.</i></p>
	<p><i>Commissioner Stark moved to approve the minutes of January 16, 2024 Planning Commission Meeting. Commissioner Evans seconded the motion. Voting is as follows: Commissioners Cressall, Hansen, Jones, Evans and Stark voted in favor.</i></p>
OTHER ISSUES	<ul style="list-style-type: none"> • There were none.
DIRECTORS REPORT	<ul style="list-style-type: none"> • CD Director Matson gave a review of commercial development and a potential annexation.
ADJOURNMENT	<p><i>Commissioner Evans moved to adjourn. Commissioner Hansen seconded the motion. Commissioners Cressall, Gregersen, Evans, Hansen, Jones, and Stark voted in favor. The meeting adjourned at 9:00 pm.</i></p>

Reviewed and Approved by the Clinton City Planning Commission on this 2nd day of May, 2024
 /s/Lisa Titensor, Clinton City Recorder