

CLINTON CITY PLANNING COMMISSION AGENDA ITEM

SUBJECT: 7:10 p.m. - Public Hearing – Resolution No. 06-15: Review Preliminary Plat and make recommendation to the City Council concerning a request from Countryside Homes Utah, Corey Kuhn, for final plat approval of Countryside Meadows Subdivision, located at approximately 1564 North 1500 West.	AGENDA ITEM:
PETITIONER: Corey Kuhn	MEETING DATE: March 17, 2014
ORDINANCE REFERENCES: Subdivision Ordinance Zoning Ordinance § Chapter 14	ROLL CALL VOTE: X YES NO
BACKGROUND: The area this subdivision is zoned R-1-10 Minimum lot size is 10,000 square feet Lot frontage, at setback point is: Minimum – 75 feet Average – 85 feet Corner – 85 feet Two Motions: 1. Approve the Preliminary Plat of Countryside Meadows Subdivision 2. Forward to the City Council a recommendation to approve the Final Plat of Countryside Meadows Subdivision	
ALTERNATIVE ACTIONS:	
ATTACHMENTS: Aerial photo Preliminary Plat Frontage Dimensions Resolution No. 06-15	
SEPARATE DOCUMENTS:	

Respectfully submitted,

Lynn Vinzant, Com. Dev. Dir.

DEVELOPMENT REVIEW

DATE: 3/11/2015
TO: Lynn
FROM: Gregg Folk
RE: Countryside Meadows Preliminary Plat

Public Works

- Submittal Date: 2-12-15
- Sewer and Land drain needs 5' manhole at existing main connections
- Add catch basin at start of east radius
- Install 8" W valve at mainline connection
- Move W blow off to parkstrip lot 3/4 property line
- Where are lot 1 utilities fed from?
- SWPPP needs to be provided
- Street light at West radius
- Remove/replace asphalt from radius to radius across entire road to curb to the North

Engineer's Review

Plat Review

1. In the typically roadway cross section the base course section does not meet the current city requirements.



1500 W

1435 W

1375 W

RESOLUTION NO. 06-15

A RESOLUTION APPROVING THE FINAL PLAT FOR COUNTRYSIDE MEADOWS SUBDIVISION

WHEREAS, Section 3-4(4) of the Clinton City Subdivision Ordinance states that the City Council shall approve, modify and approve, or disapprove subdivision application by resolution; and,

WHEREAS, The Clinton City Planning Commission has reviewed the final plat for Countryside Meadows Subdivision and recommended approval of the plat.

NOW, THEREFORE, BE IT RESOLVED BY THE CLINTON CITY COUNCIL THAT THE FINAL PLAT FOR COUNTRYSIDE MEADOWS SUBDIVISION IS HEREBY APPROVED WITH THE FOLLOWING FINDINGS, CONDITIONS AND STIPULATIONS:

SECTION 1. By majority vote on a motion before the Clinton City Council the Final Plat of Countryside Meadows Subdivision is (Approved) (Not Approved) based upon the following findings, conditions and/or stipulations:

- The Council concurs with the findings of the Clinton City Planning Commission.

SECTION 2. Reviewed in a public hearing the 17th day of March 2015, by the Clinton City Planning Commission reviewed 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 The Subdivision is proposed for development in the R-1-10 Residential Zone.
- 2 The Plat indicates that the lots within the subdivision meet the minimum requirements of the R-1-10 Zone.
- 3 The infrastructure proposed for the Subdivision meets the minimum requirements of the City Standards.
- 4 The patch to 1595 North at the intersection of 1450 West is to be the full width of 1450 West.
- 5 The patch for lot 1 on 1500 West
- 6 It is the developer/contractor's responsibility to comply with all Clinton City Standards, Ordinances, Staff, Engineer 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.
- 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 developer is cautioned not to proceed past an inspection point without insuring that the inspection has been performed and work passed by Public Works.
- 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.

- 9 Prior to a request for Conditional Acceptance by the City Council all undeveloped lots will be cleared of all debris and graded level to facilitate weed control.

FEBRUARY 25, 2015
NOTICE PUBLISHED

DAVE COOMBS
CHAIRMAN

SECTION 3. Effective date. This Resolution shall become effective upon signature and posting.

PASSED BY MOTION AND ORDERED PUBLISHED by the Council of Clinton City, Utah, this 24TH day of March, 2015.

FEBRUARY 25, 2015

NOTICE PUBLISHED

L. MITCH ADAMS
MAYOR

ATTEST:

DENNIS W. CLUFF
CITY RECORDER

Posted: _____