

CLINTON CITY PLANNING COMMISSION MINUTES

Commissioner Dave Coombs (Chair)
Commissioner Bob Buckles (Vice Chair)
Commissioner Tony Thompson
Commissioner Allen Labrecque
Commissioner Jolene Cressall
Commissioner Jeff Ritchie
Commissioner Jacob Briggs

Planning Commission Meeting	March 17, 2015	Call to Order: 7:00 P.M.	2267 N 1500 W Clinton UT 84015
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Staff Present	Community Development Director Lynn Vinzant and Lisa Titensor recorded the minutes.
Public Present	Clint Kendrick, Samuel Ingram – Troop 31, Jaxsen Mills – Troop 60, Mason Wennergren – Troop 60, Jamie VanBeekum – Troop 549, Steve Wennergren
Pledge of Allegiance	Samuel Ingram, Troop 31
Invocation or Thought	Commissioner Buckles gave a thought.
Roll Call & Attendance	Commissioner Coombs was excused. Commissioner Briggs arrived and roll called in at 7:10 p.m.
City Council Report	Mr. Vinzant reported on the March 10, 2015 City Council Meeting as recorded in the minutes.
Approval of Minutes	The Planning Commission will approve the minutes of the March 3, 2015 Planning Commission meeting at the April 21, 2015 PC Meeting.
Declarations of Conflict	There were none.

7:10 PM PUBLIC HEARING – REVIEW AND RECOMMENDATION TO THE CITY COUNCIL CONCERNING A REQUEST FROM COUNTRYSIDE HOMES UTAH, COREY KUHN, FOR APPROVAL OF COUNTRYSIDE MEADOWS SUBDIVISION LOCATED AT APPROXIMATELY 1564 N 1500 W:

Discussion	<p>Eric Swanson was present representing Countryside Meadows Subdivision. He explained this is a 5 lot subdivision. The final drawings are being completed by the Engineer.</p> <p>Mr. Vinzant reviewed the staff report with the Planning Commission: 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</p> <p><u>Public Works Requirements</u></p> <ul style="list-style-type: none"> • 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 park strip 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 <p>Engineer’s Review Plat Review</p> <ol style="list-style-type: none"> 1. In the typical roadway cross section the base course section does not meet the current city requirements. <p>The Resolution contains the following findings and conditions:</p> <ol style="list-style-type: none"> 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
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	<p>Standards.</p> <p>4 The patch to 1595 North at the intersection of 1450 West is to be the full width of 1450 West.</p> <p>5 The patch for lot 1 on 1500 West will be a single patch for all trenches.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Commissioner Cressall asked why the subdivision was designed with a cul-de-sac.</p> <p>Mr. Swanson replied: 1) to meet frontage requirement; 2) to meet lot square footage requirements.</p> <p>Commissioner Buckles opened the Public Hearing at 7:23 p.m.</p> <p>Clint Kendrick stated his house borders this subdivision; he asked if the zone will remain R-1-10 and then asked what the average of the frontage of each lot is?</p> <p>Mr. Vinzant responded each lot meets the requirement with at least an 85 foot frontage including the radius.</p> <p>With no further public comment, Commissioner Buckles closed the public hearing at 7:26 p.m.</p>
<p>CONCLUSION</p>	<p>Commissioner Thompson moved to approve the Preliminary Plat of Countryside Meadows Subdivision. Commissioner Cressall seconded the motion. Commissioner Coombs was excused; all others present voted in favor by roll call.</p> <p>Commissioner Thompson moved to forward a recommendation to the City Council a recommendation of approval of Res 06-15, Final Plat approval of Countryside Meadows Subdivision requiring the following findings and conditions:</p> <p>1 The Subdivision is proposed for development in the R-1-10 Residential Zone.</p> <p>2 The Plat indicates that the lots within the subdivision meet the minimum requirements of the R-1-10 Zone.</p> <p>3 The infrastructure proposed for the Subdivision meets the minimum requirements of the City Standards.</p> <p>4 The patch to 1595 North at the intersection of 1450 West is to be the full width of 1450 West.</p> <p>5 The patch for lot 1 on 1500 West will be a single patch for all trenches.</p> <p>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.</p> <p>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.</p> <p>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.</p>

	<p>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. Commissioner Briggs seconded the motion. Commissioner Coombs was excused; all others present voted in favor by roll call.</p>
<p>WORK SESSION - DISCUSSION, CHAPTER 3, AND 4, SUBDIVISION ORDINANCE</p>	
	<p>Mr. Vinzant explained there has been changes to the Utah State Code that need to be incorporated into Chapter 4. Commissioner Thompson asked for clarification if a Development Agreement can be a condition on a rezone. Mr. Vinzant replied the way it is written, the Development Agreement has to be presented with the Preliminary Plat; it can deviate from the existing zone to stick with the General Plan. The Planning Commission reviewed Chapter 4 of the Subdivision Ordinance.</p>
<p>ISSUES & CONCERNS</p>	<p>There were none.</p>
<p>ADJOURNMENT</p>	<p>Commissioner Ritchie moved to adjourn the meeting. Commissioner Labrecque seconded the motion. All those present voted in favor of the motion. The meeting adjourned at 8:56 p.m.</p>