

# CLINTON CITY PLANNING COMMISSION AGENDA ITEM

<b>SUBJECT:</b> <b>TABLED ITEM – OPEN PUBLIC HEARING – FROM JULY 7, 2015 -</b> <b>Subdivision Final Plat Approval</b> Review and action upon a request for a recommendation to the City Council for approval of the Final Plat of Clinton Meadows South Subdivision, located at approximately 3400 West on the north side of 1800 North.	<b>AGENDA ITEM:</b>  <span style="font-size: 2em;">2A</span>
<b>PETITIONER:</b> KW Advisory Group, Colby Bond	<b>MEETING DATE:</b> July 21, 2015
<b>ORDINANCE REFERENCES:</b> Title 28, Chapter 13, AE, Agriculture Estates Zone Subdivision Ordinance	<b>ROLL CALL VOTE:</b> <div style="display: flex; justify-content: space-around;"> <span><b>X YES</b></span> <span><b>NO</b></span> </div>
<b>BACKGROUND:</b> <ul style="list-style-type: none"> <li>▪ The preliminary plat for Clinton Meadows South was approved by the Planning Commission May 5, 2015.</li> <li>▪ The lots of the final plat significantly match the preliminary plat</li> <li>▪ The lots comply with the Zoning Ordinance.</li> <li>▪ There was discussion during approval of the preliminary plat related to a 5-foot landscape strip along 1800 North. This plan does not go in that direction.</li> <li>▪ This subdivision does not propose covenants that I know of.</li> <li>▪ There are several items on the plat and in the engineering drawings that need to be corrected or supplied.</li> <li>▪ This subdivision will require coordination with Clinton Meadows North. While the crossing of the Layton Canal is not required for this subdivision to be permitted the connection of the culinary, secondary, and are necessary.</li> <li>▪ An interlocal agreement shall be established between Clinton and West Point to facilitate connecting to the sewer main in Derby Acres (2000 North) in West Point City.</li> </ul>	
<b>ALTERNATIVE ACTIONS:</b>	
<b>ATTACHMENTS:</b> Resolution No. 11-15	
<b>SEPARATE DOCUMENTS:</b> Meadows South Engineering Comments Meadows South Plat Comments	

Respectfully submitted,

Lynn Vinzant, Com. Dev. Dir.

# RESOLUTION NO. 11-15

## A RESOLUTION APPROVING THE FINAL PLAT FOR CLINTON MEADOWS SOUTH 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 Clinton Meadows South Subdivision and recommended approval of the plat; and,

**NOW, THEREFORE, BE IT RESOLVED BY THE CLINTON CITY COUNCIL THAT THE FINAL PLAT FOR CLINTON MEADOWS SOUTH 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 Clinton Meadows South 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 16<sup>th</sup> day of June and 21<sup>st</sup> day of July 2015, 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 Compliance with the requirements of UDOT for improvements on 1800 North.
- 2 A copy of the UDOT permit shall be filed with the City.
- 3 Compliance with the requirements of Weber Basin Water and the Bureau of Reclamation for the crossings of the Layton Canal.
- 4 A copy of the Weber Basin Water, Bureau of Reclamation easement permit, with Clinton City named as the easement holder, shall be filed with the City.
- 5 Compliance with the requirements of Davis County for the accessing of the 2050 North Davis County Storm Channel with drainage from the development.
- 6 A copy of the Davis County permit, with Clinton City named as the easement holder, shall be filed with the City.
- 7 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 development.
- 8 All comments related to the plat and engineering shall be corrected before the final plat is presented for signatures.

- 9 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.
- 10 Prior to Conditional Acceptance and Final Acceptance by the City the Subdivider shall clear any construction debris from lots within the subdivision 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.
- 11 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.
- 12 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.
- 13 Preconstruction meeting shall not be scheduled until all required changes have been made to the Preliminary Plat and Final Plat and Engineering have been made and the required number of copies have been provided to the City and indicated approved by the City.
- 14 An interlocal agreement shall be established between Clinton and West Point to facilitate connecting to the sewer main in Derby Acres (2000 North) in West Point City.

MAY 22, 2015  
NOTICE PUBLISHED

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DAVID T. 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 28<sup>th</sup> day of July 2015.

May 22, 2015  
NOTICE PUBLISHED

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L. MITCH ADAMS  
MAYOR

ATTEST:

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DENNIS W. CLUFF  
CITY RECORDER

Posted: \_\_\_\_\_

## SUBDIVISION REVIEW

DATE: June 9, 2015

TO: Colby Bond

CC:

REFERENCE: Clinton Meadows South

SUBMITTAL DATE: May 19, 2015

FROM: Lynn Vinzant; Community Development Director

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### **Plat Review**

#### **Planning**

- Place the easements between lots 3R and 4 on one side side of the property line for a single 20-foot easement.
- Address on lot 1R – 1872 North
- Address on lot 5 – 1863 North, my mistake.
- On Lots 7 and 8 indicate slope easement to allow a 3:1 slope from the raised roadway. The utility easement can be in the slope easement but include a drainage easement at the toe that will drain to the north. If the buildable area is reduced indicate so. The purpose of this is to allow drainage from the roadway if the storm drain system is plugged.
- Do not put construction comments on the plat. Comment related to the fence belongs on construction drawings
- In the owners dedication you reference areas designated as irrigation, what areas are designated as "Irrigation?"
- Need the owners name of the property where the temporary turn around is located to be on the plat
- Note will be required on plat indicating the access restriction for lots 17 RR and 18 RR and indicating the responsibilities of property owners for co-maintenance and access, City will not be responsible for enforcing, it will be a civil mater.
- Notes 5 and 6 are construction notes and do not belong on the plat.
- Add Note 5. Note: Lots with an "RR" are shared access restricted (outline access and parking restriction and maintenance responsibilities)

## Engineering

- There is an irrigation structure at the southwest corner of the development that serves individual to the west. Coordinate action necessary to get out of the ROW. User(s) will have to approve plan and alterations.
- Remove existing fencing along the Layton Canal and install 6-foot chain link fence centered on a 2-foot mow strip. Mow strip not required on east side or around temporary turn around.
- Land Drain, 5' manholes at change in direction (typ)
- There is a tail water ditch indicated on the drawing located on the east side. Will this tail water ditch be reestablished on the east side of the property line?
- Install a curb inlet box at the east end of the storm drain on 1800 North.
- The preliminary drawing showed a corrugated pipe on 1800 N at the east side of the development, what does it drain and where will it drain to? May need to modify storm drain at the east end to accept water from the borrow.
- Need a note indicating how existing flood irrigation structures will be taken care of. I understand that the property directly to the east has irrigation water, how will his tail water be removed?
- Water main in 3420 West is to be a 10-inch main, City will participate in over-sizing of main.
- Move the water valve in 3420 W on the north side of the intersection of 1880 N to the north, see drawing.
- There are issues with slope and drainage on lots 7 and 8 due to the raised roadway. Notes needed to insure drainage and slope.
- Drain boxes north end of 3420 W. I realize that these inlets are at the low point but can the low point be moved to the property line and curb boxes located there. If a driveway is located here and the inlets are blocked we would have on lot flooding. Open faced curb boxes at these locations.
- If construction is to be accomplished prior to Clinton Meadows North these plans will need to provide construction drawings for construction of off site utilities to the point of connection with existing city facilities.
- Install conduits for other utilities, gas, power, phone, cable, etc under the box culvert. Coordinate with utilities for location.
- Sanitary Sewer. I have provided an interlocal agreement that will need to be executed with West Point City before the final approval can be granted. A conditional approval may be approved by the Council pending agreement approval but no construction will be allowed until it is approved.
- Grade areas on north side of lots 7 and 8 so they into existing drainage that runs along the canal and insure that drainage in canal area is maintained.
- Amend note 10 to include drainage for lots at north end of 3420 West.
- Legend shows Road Center as a constant dashed line, this is used as existing grade on plan view and for 1800 N but on other pages centerline is a long short long dash.
- Legend – the 10' easement is “Public Utility and Drainage Easement”
- All sewer shall be to Clinton City Standards.
- Provide full construction details for box culvert.
- Where does the land drain go? If to the Davis County Channel what height above high water mark? Davis County approval required.
- Open face storm drain inlet boxes on 1850 North street. Place a storm drain inlet at the end of the cul-de-sac, this will function as a safety inlet in case the low spot inlets become plugged.
- Clinton City standard blow-off at west end of 1850 North.

- West end 1850 North, both drains to be in a 20-foot easement on one side of the property line. Orient house so an RV pad is on the side with 20-foot easement so pumper truck can access if needed.
- 4-foot land drain manhole acceptable at cul-de-sac.
- There is an existing inlet structure into the storm drain at the back of lot 4. This is to be turned into a manhole and have a solid manhole lid established higher than grade.
- East end 1880 N end sewer and land drain with a 4' manhole with stub that is blocked.

### **Resubmit**

- 4 copies of final plat
- 7 copies of the engineering
- 11 x 17 paper copy of plat

### **Schedule**

- This request is scheduled before the Planning Commission June 16, 7:10 p.m.