

CLINTON CITY PLANNING COMMISSION AGENDA ITEM

SUBJECT: 7:10 p.m. - Review and action upon a request for a recommendation to the City Council for approval of the Final Plat of Fenway Estates Subdivision, located at approximately 2475 West 2300 North and 1000 North on 2000 West.	AGENDA ITEM:		
PETITIONER: Uinta Land Investments, LLC, Dennis Hepworth	MEETING DATE: July 21, 2015		
ORDINANCE REFERENCES: Subdivision Ordinance Zoning Ordinance Chapter 14, Residential, Single Family	ROLL CALL VOTE: <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">X YES</td> <td style="text-align: center;">NO</td> </tr> </table>	X YES	NO
X YES	NO		
BACKGROUND: <ol style="list-style-type: none"> 1. Preliminary Plat Approval was granted for this subdivision May 5, 2015. I have not received corrected copies of the Preliminary Plat.. 2. Phase 1, meets the requirements of the R-1-15 Zone. The Developer has designed this phase with ½ acre lots on the west site to buffer the acre lots to the west of the subdivision. This has been a standard requirement of a residential development adjacent to an acre lot subdivision. This is one of the advantages of having an averaging zone. 3. Staff has reviewed the drawings and provided corrective comments. 4. There are significant corrections required on these drawings, however the zoning aspects are in compliance with the ordinance. 5. We will not have a preconstruction meeting until all drawings meet the requirements of the City. 			
ALTERNATIVE ACTIONS: I recommend that a requirement be that corrected drawings, preliminary and final resubmitted before the Council approves. By resubmitted I don't mean approved because we would not be able to accomplish a full review by Tuesday.			
ATTACHMENTS: JUB Memo 1 PW Initial Review Fire Review Resolution No. 20-15			
SEPARATE DOCUMENTS: Phase 1 plan review			

Respectfully submitted,

Lynn Vinzant, Com. Dev. Dir.

Fire Department Review

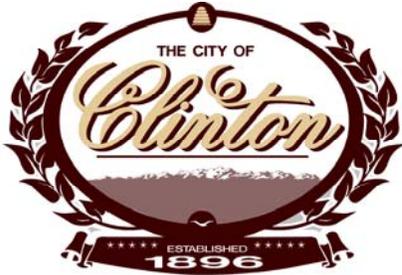
Lynn, I have reviewed Fenway Estates Phase I dated 6/10/2015. Below are my findings:

- The fire hydrant between lot 22 / 23 is accepted
- The fire hydrant on lot 27 is on 800 North. I wrote down the wrong location for this fire hydrant on my site plan review dated 3/31/2015. We would like it moved to lot 26 North-East corner.
- We requested a fire hydrant between lot 14 / 15. This is on the border of Phase I and Phase II. This fire hydrant can be installed in either phase.
- The fire hydrant on lot 18 is accepted.

Just a reminder that we need a 3' clear space between the fire hydrants (IFC507.5.5) and the light poles.

All lot numbers are based on the site plan dated 6/10/2015.

Justin Benavides
Deputy Fire Chief
Clinton City Fire
801-614-0849



**PUBLIC WORKS
STREETS & INSPECTIONS**

**1740 North 1750 West
Clinton City, UT 84015**

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D E V E L O P M E N T R E V I E W

DATE: 6/25/2015
TO: Lynn
FROM: Gregg Folk
RE: Fenway Estates

Public Works

- Submittal Date: 6/10/2015
- 10 Streetlights
- MH sizes, 5' at direction changes
- W valve sizes
- No LD?
- W blow offs at line dead ends
- Use Clinton City Street Profile
- Provide access for cleaning S manholes NE mainline to Curlo
- C5 Why SD combo boxes?
- C6 S flow min. .5%
- C6 S MH spacing on line to Curlo
- C7 8x6T, 6" valve and line to FH
- C7 Irrigation laterals to DWC standards and placement
- Submit SWPPP

Engineer's Review

DATE: June 15, 2015
TO: Lynn Vinzant
CC:
FROM: Bryce Wilcox
SUBJECT: Fenway Estates - Memo 1 (55-15-001-006)

Plat Review

1. The east property line shown on the plat as S1°38'48E 550.06 feet does not match what is shown in the description.
2. The typical building setback details should show all front, rear and street side PUE's as 10 feet.
3. The Comcast and Davis & Weber Counties Canal Company signature blocks are missing.
4. The 1"=70' scale on the plat is not standard.
5. The street half width on 800 North is 33 feet.
6. The Engineer's signature block and the Owner's dedication show Syracuse City.
7. The acknowledgement of City Officials is missing.
8. The Groundwater note says "sensationally" rather than "seasonally".

Construction Drawing Review

1. On Sheet C3 the 40 ft street section should be changed to 33 feet.
2. All street cross sections should show 3" of asphalt over 10" of base course.
3. The storm drain should be placed under the curb. Catch basins should be used rather than manholes. Cross storm drain under curb ramps from catch basin to catch basin to avoid a manhole in the intersection.
4. Catch basins, where possible, should be placed on property lines.
5. No land drain system is shown.
6. Storm Drain Design
 - The storm drain capacity in 800 North needs to be a minimum of 28 cfs.
 - The storm drain along 2525 West needs to have a minimum capacity of 34 cfs.
 - The storm drain north of 1020 North to station 18+50 (SDMH #105) needs to have a minimum capacity of 38 cfs.
 - The storm drain from station 18+50 (SDMH #105) to station

28+65 (SDMH #108) needs to have a minimum capacity of 44 cfs.

- Some of the slopes and pipe sizes do not have the appropriate capacities. Where possible the minimum slope on the storm drain should be 0.50%.
7. The sewer line slope should be increased above the shown 0.33%. Clinton City's preferred minimum slope on the sewer is 0.50%.
 8. A profile of 800 North is needed.
 9. Can the uphill slope at station 12+50 be eliminated? It is only 50 feet long and will feel like a rollercoaster.
 10. This will be a 27 lot subdivision with a single water line feed. A second water line feed should be considered.
 11. A SWPPP needs to be provided.

RESOLUTION NO. 20-15

A RESOLUTION APPROVING THE FINAL PLAT FOR FENWAY ESTATES SUBDIVISION PHASE 1

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 Fenway Estates Subdivision Phase 1 and recommended approval of the plat; and,

WHEREAS, The Clinton City Board of Zoning Adjustments has reviewed an application for a variance to minimum frontage requirements within the zone and upon findings approved the request for the variance.

NOW, THEREFORE, BE IT RESOLVED BY THE CLINTON CITY COUNCIL THAT THE FINAL PLAT FOR FENWAY ESTATES SUBDIVISION PHASE 1 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 Fenway Estates Subdivision Phase 1 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 21th 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 the irrigation ditch company owning the pipe on the north side of the property.
- 2 Agreement between Developer and City for upgrades to the storm drain system to facilitate the development of this property.
- 3 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.
- 4 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.

- 5 All comments related to the plat and engineering shall be corrected before the final
plat and engineering is presented for signatures.
- 6 Developer shall schedule, through the City, a preconstruction meeting once all
engineering drawings have been corrected and approved by the City Engineer.
- 7 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.
- 8 Prior to Conditional Acceptance and Final 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.
- 9 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.
- 10 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.

JULY 2, 2015
NOTICE PUBLISHED

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
28th day of July 2015.

JULY 2, 2015
NOTICE PUBLISHED

L. MITCH ADAMS
MAYOR

ATTEST:

DENNIS W. CLUFF
CITY RECORDER

Posted: _____