



CITY COUNCIL  
2267 N 1500 W  
CLINTON UT 84015  
Phone: (801)-614-0700  
Fax: (801) 614-0752  
www.clintoncity.net

**AGENDA**  
August 11, 2015

Mayor

*L. Mitch Adams*

City Council

*Anna Stanton*

*Mike Petersen*

*Karen Peterson*

*Barbara Patterson*

*TJ Mitchell*

**I. REGULAR SESSION – 7:00 P.M.**

1. Call to Order
2. Pledge of Allegiance
3. Invocation or Thought
4. Roll Call
  - A. Employee of the Month for July 2015 – Police Officer Brady Robinson
  - B. Appointment to Clinton City Community Arts Board
  - C. Presentation of Good Citizen Award
  - D. **Ordinance 15-05, Amending Chapter 6 of Title 27, Control of Backflow and Cross Connections**
  - E. Revised City Water Distribution System Standard Operating Procedures
  - F. **7:15 p.m. – PUBLIC HEARING – ORDINANCE NO. 15-05Z** - Review and action upon a request to amend the Clinton City Zoning Ordinance 28-4-15, Access to residential Property Including Four or Less Dwellings, § (4)(b)(iii) to Allow Corner Lot Access.
  - G. **7:30 p.m. – PUBLIC HEARING – RESOLUTION NO. 21-15** - Action upon a Recommendation from the Planning Commission for Approval of the Final Plat of Stone Subdivision Phase 1, Located at Approximately 3420 West on the South Wide of 2300 North.
  - H. **7:45 p.m. – PUBLIC HEARING – ORDINANCE NO. 15-01E** - Review and Recommendation to the City Council upon a Request to Amend the Clinton City Engineering
  - I. **TABLED ITEM – OPEN PUBLIC HEARING – FROM JULY 28, 2015** – Subdivision Final Plat Approval of Fenway Estates
  - J. Standards, Title 9 § 7.10.1.d and § 7.10.2.d

**II. OTHER BUSINESS**

- a. Approval of City Council Meeting Minutes for July 28, 2015
- b. Accounts Payable
- c. Planning Commission Report
- d. City Manager's Report
- e. Mayor's Report
- f. Council Reports on Areas of Responsibility
- g. Action Item Review

**III. ADJOURN**

**SPECIAL SANITARY SEWER SPECIAL SERVICE DISTRICT AGENDA**

1. Call to Order
2. Roll Call

- I. Res 02-15 SSD, Amendment Four to the Cranefield Subdivision Development Agreement**

*Dennis W. Cluff*  
Recorder

If you attend this meeting and, due to a disability, will need assistance in understanding or participating therein, please notify the City at least eight hours prior to the meeting and we will seek to provide assistance. The order of agenda items may be changed or times accelerated as time permits with the exception of public hearing.

# CLINTON CITY COUNCIL AGENDA ITEM

<b>SUBJECT:</b> Employee of the Month for July 2015 - Brady Robinson	<b>AGENDA ITEM:</b> A
<b>PETITIONER:</b> Dennis Cluff, Chief Bill Chilson	<b>MEETING DATE:</b> August 11, 2015
<b>RECOMMENDATION:</b> That Council recognize Brady Robinson as Employee of the Month for July 2015.	<b>ROLL CALL VOTE:</b> NO
<b>FISCAL IMPACT:</b>	
<b>BACKGROUND:</b> The Police Chief is recommending Officer Brady Robinson for Employee of the Month for July 2015. He was actively involved in overtime duties at the park during Heritage Days, making arrests and assisting other officers in their duties. He has been busy on his current shift during the week taking countless reports and conducting his own follow ups, which is greatly appreciated due to limited staffing in investigations. His productive communication with supervisors and great attitude is an example to all officers.	
<b>ATTACHMENTS:</b>	

# CLINTON CITY COUNCIL AGENDA ITEM

<b>SUBJECT:</b> Appointment to City Community Arts Board	<b>AGENDA ITEM: B</b>
<b>PETITIONER:</b> Mayor L. Mitch Adams	<b>MEETING DATE:</b> August 11, 2015
<b>RECOMMENDATION:</b> That Council ratify the Mayor's appointment of Brad Rohbock to the City Community Arts Board	<b>ROLL CALL VOTE:</b> NO
<b>FISCAL IMPACT:</b>	
<b>BACKGROUND:</b> Mayor Adams is appointing Brad Rohbock to be a member of the Clinton City Community Arts Board. He asks the City Council to ratify this 2-year appointment. Brad lives in Clinton and is enthusiastic about helping our Community support the Arts. He hopes to bring a fresh perspective to the Board since he has only lived in Clinton a few months and may view our community from a different perspective.	
<b>ATTACHMENTS:</b>	

# CLINTON CITY COUNCIL AGENDA ITEM

<b>SUBJECT:</b> Presentation of Good Citizen Award	<b>AGENDA ITEM:</b> C
<b>PETITIONER:</b> Mayor L. Mitch Adams, David Olsen	<b>MEETING DATE:</b>  August 11, 2015
<b>RECOMMENDATION:</b> That Council recognize Bennet Vaterlaus for quick thinking and prompt action	<b>ROLL CALL VOTE:</b>  <b>NO</b>
<p><b>BACKGROUND:</b></p> <p>On 7/28/15 the Fire Department received a call to a structure fire at 3271 W 1420 N. Upon our arrival we had smoke showing on the eastside of a large detached garage. This garage is bigger than some people's houses and sits a couple hundred feet back in off the street. Once Fire crews reached the east side of the structure it was apparent the chicken coop had been on fire and the fire was trying to extend into the exterior wall of the garage. At that time there were a couple of citizens using garden hoses and extinguishers to help put out the fire. The fire was pretty much out and all the Fire Department really had to do was some salvage and overhaul work to the structure, looking for fire extension and hot spots.</p> <p>During the fire cause and origin investigation, I had the opportunity to meet a bright 12 year old young man by the name of Bennett Vaterlaus. Bennett was instrumental in reporting the fire to the neighbors in a timely matter before the fire was able to do more damage than it did. He was playing on a computer at his Grandpa's house and saw a crop duster plane flying low in the area. The next thing he saw was smoke coming up by the neighbor's detached garage. In Bennett's mind he had thought "maybe the plane crashed or something." Bennett jumped on this bike and rode towards the smoke. Once he got to the neighbor's house where the smoke was coming from, he saw fire in the chicken's coop, but no one was around. He ran over to the neighbor's house and barged in yelling "FIRE, FIRE". This alerted Mrs. Stefanie Thomas who was home at the time to look outside off her balcony and see that the chicken coop was on fire next to her garage. Mrs. Thomas called 911. Bennett then ran to grab his Grandpa's fire extinguisher and gave it to the neighbor's to help fight the fire.</p>	
<b>ATTACHMENTS:</b>	

# CLINTON CITY COUNCIL AGENDA ITEM

<b>SUBJECT:</b> Ordinance 15-05 Amending Chapter 6 of Title 27, Control of Backflow and Cross Connections	<b>AGENDA ITEM: D</b>
<b>PETITIONER:</b> Dennis Cluff, David Williams, Bryce Wilcox	<b>MEETING DATE:</b>  August 11, 2015
<b>RECOMMENDATION:</b> That Council adopt Ordinance 15-05 Amending Chapter 27, Control of Backflow and Cross Connections	<b>ROLL CALL VOTE:</b> <b>YES</b>
<b>FISCAL IMPACT:</b>	
<p><b>BACKGROUND:</b></p> <p>Since there have been so many changes to the existing Chapter 6 of Title 27 (Water Ordinance), it is easiest to rescind the existing Chapter 6 and replacement it with this new language. The Ordinance is stated in this manner.</p> <p>The new Chapter 6 provides: definitions; clarifications of water service termination policies; and, legal ramifications for violations of this Chapter. These changes reflect the requirements of the Utah DEQ.</p>	
<b>ATTACHMENTS:</b> Ordinance 15-05	



**ORDINANCE NO. 15-05**

AN ORDINANCE RESCINDING CHAPTER 27-6 AND REPLACING IT WITH A NEW VERSION OF CHAPTER 27-6, CONTROL OF BACKFLOW AND CROSS CONNECTIONS.

**WHEREAS**, Utah State Code 10-8-14 (1) empowers cities to operate waterworks systems and establish rules of use; and,

**WHEREAS**, Clinton City operates a Culinary Water Distribution System through out the City;

**WHEREAS**, Clinton City also contracts for Secondary Water from a Private Contractor, which is also distributed through out the City through a different delivery system ; and,

**WHEREAS**, the City is concerned about the potential of cross connecting of the Culinary and Secondary Water Systems which is but also potentially harmful to the safety, health and welfare of Clinton residents as well as illegal.

**NOW THEREFORE**, BE IT HEREBY ORDAINED BY THE CLINTON CITY COUNCIL AS FOLLOWS:

**SECTION 1.** The existing Chapter 27-6, of the Clinton City Code, Control of Backflow and Cross Connections is hereby rescinded.

**SECTION 2.** A new Chapter 27-6, of the Clinton City Code, Control of Backflow and Cross Connections is hereby enacted as per the attached document.

**SECTION 3: Severability**

Provisions of this ordinance are severable. If any part of this ordinance is or shall be declared by a court of competent jurisdiction to be invalid, the remainder of this ordinance shall remain in place.

**SECTION 4: Effective Date**

This ordinance shall take effect upon its adoption by the City Council and posting according to law.

**Passed, Adopted and Ordered Posted by the City Council of the City of Clinton, Utah, this 11<sup>th</sup> Day of August, 2015.**

CLINTON CITY  
A MUNICIPAL CORPORATION

ATTEST:

\_\_\_\_\_  
MAYOR L. MITCH ADAMS

\_\_\_\_\_  
DENNIS W. CLUFF, City Recorder

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

# CLINTON CITY COUNCIL AGENDA ITEM

<b>SUBJECT:</b> Revised City Water Distribution System Standard Operating Procedures	<b>AGENDA ITEM: E</b>
<b>PETITIONER:</b> Dennis Cluff, David Williams, Bryce Wilcox	<b>MEETING DATE:</b> August 11, 2015
<b>RECOMMENDATION:</b> That Council approve the revised City Water Distribution System Standard Operating Procedures	<b>ROLL CALL VOTE:</b> NO
<b>FISCAL IMPACT:</b>	
<b>BACKGROUND:</b> As part of the compliance to the Compliance Agreement/Enforcement Order from the Utah DEQ Division of Drinking Water, we have been required to update and modify our SOP for our Water System. Input from Council Members, staff and the City Engineer incorporated in this revamped SOP. It reflect our operating procedures and cover points of interest from the Enforcement Order.	
<b>ATTACHMENTS:</b> City Water System SOP	



# CLINTON CITY WATER DISTRIBUTION SYSTEM STANDARD OPERATING PROCEDURES

The Clinton City water distribution system shall at all times be operated in accordance with all state and federal guidelines. Utah Division of Drinking Water Rules Governing Public Water Systems will be followed at all times.

The Clinton City water distribution system is required by R309-300-5(10) to inform the Division of Water Supply If the Distribution Manager or Direct Responsible Charge Operator is changed or leaves the water system, the water system management must notify the Division of Drinking Water in writing of the change.

**All personnel working in the water distribution system shall at all times adhere to the following guidelines.** While these guidelines do not cover all of the rules they do cover many of the circumstances, which may arise on a daily basis.

## **Training**

1) A staff member will be dedicated to cross connection control and certified as a Backflow Technician Class 1 Program Administrator. Other relevant staff members including the Meter Reader and the Building Code Official will attend periodic training.

## **Treatment**

- 1) The free chlorine residual at the point of treatment (1800 N 550 W) should be maintained at no less than .4 mg/l. .
- 2) The distribution system shall be flushed as needed. Dead-end lines may need to be flushed monthly or more often to maintain adequate free chlorine residuals. A record of all flushing will be kept.

## **Sampling**

1) Twenty five samples should be sent to an approved laboratory for microbiological examination each month. Each sample should be taken in accordance with the Clinton City bacteriological sampling plan.

## **Public Education**

- 1) Provide Public Education to consumers explaining the dangers of a cross connection in the following ways:
  - a) Provide a pamphlet to hand out at new water sign ups.
  - b) Provide cross connection information on the City Web site.
  - c) Provide semi yearly water bill information spots (March and September).
  - d) Provide two newsletter articles during the secondary watering season.
- e) Encourage customers to paint all pressure irrigation stand pipes and hose bibs purple to identify them as a non-potable source. The City will provide purple identification tape to customers as a substitute for the paint.

## **Dual Checks**

- 1) Create and maintain an inventory of the location of existing dual checks and record on a GIS database.
- 2) Service 10% of existing dual checks yearly by replacing the internal plastic parts and keep a record on GIS database.
- 3) Install Dual Checks in all remaining unprotected service connections at a rate of 5% per year.... Approximately 150 per year over a 20 year period. Notify customers of the potential problems of a closed system at each residence where a new dual check installation takes place.

## **Backflow Assemblies and Hazard Assessments**

- 1) The Backflow Technician Program Administrator will re-assess the degree of hazard at all existing service connections. Accounts are currently classified as Residential or Commercial. Many assessments will be completed based solely on the account classification.

Commercial accounts will be surveyed through a mailed or hand delivered questionnaire. A determination of which sites are in need an onsite inspection will be made by reviewing the survey results. A record of the assessment will be kept on a GIS database.

All existing service connections will be re-surveyed as may be necessary at least once every 5 years.

- 2) Maintain a current inventory of all required backflow assemblies and all associated records. Examples include copies of hazard assessment reports, copies of backflow prevention assembly field test reports, copies of enforcement or correspondence documents (including dates performed).

### **Disinfection of Impacted Areas**

- 1) In the event that a water sample indicates contamination in the system the following steps should be followed for disinfection:
  - a) Determine the chlorine residual level through testing.
  - b) Increase the chlorine residual level as necessary through portable injection pumps and or increasing the feed rate at the main system chlorinator.
  - c) Flush the area contaminated thoroughly following a new procedure for unidirectional flushing.
  - d) Take investigative samples to determine if the contamination has been removed.
  - e) Continue the process until the sample results are good.
- 2) Develop a procedure for Unidirectional Flushing to be used whenever there is a water quality issue or after repairs, alterations or additions to the system.
- 3) Newly constructed or repaired water mains in the distribution system should be disinfected in accordance with American Water Works Association standard i.e. Disinfecting Water Mains. If a repair requires that the main be dewatered or depressurized reference Sec. 4.7.
  - e) A Leak Repair Log should be completed following each leak and recorded.
- 4) New service taps on existing mains will be flushed and the free chlorine residual measured and recorded before connecting the service line.

### **Accounting of Water Produced vs. Water**

- 1) An end of the year report of water purchased from the water supplier (Weber Basin Water) combined with water pumped locally (Clinton Well) both metered sources, will be compared to water delivered. Water delivered will include metered sales to customers and an estimated total for unmetered sources in parks, city buildings, construction use and system flushing.
- 2) Billing and utility personnel will review meter readings and immediately report any reverse or abnormally low readings to the Backflow Technician Program Administrator for further investigation.

### **Development Standard Specifications and Drawings**

- 1) Clinton City Development Standard Specifications and Drawings will be submitted to the Division of Drinking Water for an initial review. Further review of the Water System Development Standards will be made as needed at least once every 5 years with any changes also being submitted to the division for review.

### **System Hydraulic Model Report**

- 1) An updated hydraulic model report of the Clinton City Drinking Water system will be sent to the Division of Drinking Water.

### **Other Procedures**

- 1) Prior to the startup of the secondary water system and following the shut down of the secondary water system, have trained personnel do a drive through survey of the entire city looking for evidence of sprinkling systems that are in operation which could possibly be cross connected to the culinary system. Records of the survey are to be kept on file.
- 2) A complete record of all water meter work orders will be kept.
- 3) All system personnel should immediately report any cross-connections or concerns found to the Program Administrator.

At any time that a distribution system worker does not completely understand these guidelines or any of the

rules, which govern this system, he/she should contact the operator in direct charge for clarification. Any operator, who feels that he/she cannot comply with the SOP's should contact the operator in direct charge.

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Approved by:

City Manager: \_\_\_\_\_ Date: \_\_\_\_\_

Public Works Director: \_\_\_\_\_ Date: \_\_\_\_\_

Water Supervisor: \_\_\_\_\_ Date: \_\_\_\_\_

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I understand this SOP and agree to abide by it:

Name

Date

\_\_\_\_\_

\_\_\_\_\_

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# CLINTON CITY COUNCIL AGENDA ITEM

<b>SUBJECT:</b> <b>7:15 p.m. – PUBLIC HEARING – ORDINANCE NO. 15-05Z</b> - Review and action upon a request to amend the Clinton City Zoning Ordinance 28-4-15, Access to residential Property Including Four or Less Dwellings, § (4)(b)(iii) to allow corner lot access.	<b>AGENDA ITEM: F</b>
<b>PETITIONER:</b> Community Development	<b>MEETING DATE:</b> August 11, 2015
<b>RECOMMENDATION:</b> Adopt, amend and adopt, or reject Ordinance No. 15-05Z amending the Clinton City Zoning Ordinance 28-4-15, Access to residential Property Including Four or Less Dwellings, § (4)(b)(iii) to allow corner lot access.	<b>ROLL CALL VOTE:</b> <b>YES                      NO</b>
<b>FISCAL IMPACT:</b>	
<b>BACKGROUND:</b> The existing ordinance does not allow corner lots to have access to the rear yard even though it has been a practice in the past. This would not change restrictions established on lots on Collectors and Arterial streets.	
<b>ALTERNATIVE ACTIONS:</b>	
<b>ATTACHMENTS:</b> Ordinance 15-05Z	
<b>REFERENCED DOCUMENTS:</b>	



## **ORDINANCE NO. 15-05 Z**

### **AN ORDINANCE AMENDING TITLE 28, ZONING AND REAL PROPERTY**

**WHEREAS,** Clinton City has an existing Title 28, dealing Access to Residential Property Including Four or Less Dwellings; and,

**WHEREAS,** The City Council has found that changes are required; and,

**WHEREAS,** Clinton City has an obligation to provide for the health, safety, and general welfare of its citizens.

**NOW THEREFORE,** BE IT ORDAINED BY THE CITY COUNCIL OF CLINTON CITY, DAVIS COUNTY, STATE OF UTAH:

**BY MOTION** The Clinton City Council voted to (adopt) (reject) this ordinance.

#### **SECTION 1. Changes**

##### **AMEND:**

#### **28-4-15 Accessory to Residential Property Including Four or Less Dwellings**

##### **(4) Driveways and Accessory Parking:** <sup>173</sup>

(a) All driveways intended to meet the requirements of providing access to required parking spaces and private garages shall be paved with a hard surface such as concrete or asphalt and shall have an approach of concrete designed to meet the requirements of the Clinton City Engineering and Standard Specifications.

(b) Accessory parking areas on a lot with an established driveway that meets the requirements of "a." above are allowed within the front setback area of a lot based upon the following criteria:

(i) An area if hard surface meeting the requirements of a driveway; or,

(ii) An area constructed of three-quarter (3/4) inch gravel a minimum of four (4) inches thick. If road base is used as an underlining material sufficient gravel shall be used to cover the road base; and

(iii) Except for corner lots the area shall be on the side of the dwelling adjacent to an established driveway; and

(iv) The area shall have a substantially durable boarder, extending a minimum of one (1) inch below the depth of the gravel. The intent of this boarder is to prevent the migration of gravel from the parking area to adjoining landscaped areas or property. An example of a substantially durable boarder would be railroad ties or concrete mow strip; and

(v) A drive access to the accessory parking area shall be by an approach of concrete designed to meet the requirements of the Clinton City Engineering and Standard Specifications. Access shall not be by jumping the curb, temporary ramps, or other means of driving over the curb; and

(vi) The accessory parking area shall be kept weed and vegetation free; and

(vii) The accessory parking area shall be for parking of licensed vehicles, trailers, and boats, owned by the resident, and not for storing project vehicles, vehicle parts, or other storage; and

(viii) On corner lots, accessory parking shall not be within the exterior side yard facing a street setback area; and

(ix) The accessory parking area may extend from the edge of the existing driveway to the property line.

(c) On Corner Lots where one of the streets is not a Collector Street, as described in the Clinton City transportation Master Plan Update 2005-2030, or where access to the lot has not been restricted by ordinance or plat, access to the lot from a side street, not associated with the drive to the garage, is allowed and the following shall apply:

(i) Access to a corner lot from a Principal Arterial or Minor Arterial is not allowed;

(ii) Access shall lead to a parking pad constructed of hard surface or gravel (if gravel then as outlined in "v" above) or an approved garage or accessory building;

(iii) Access shall be a minimum of 10-feet behind the dwelling on the lot;

(iv) Impervious surface ratio for the zone shall not be exceeded; and

(v) Curb cut shall comply with requirements established by ordinance.

**SECTION 2. Planning Commission Action.** Reviewed in a public hearing the 7<sup>th</sup> day of July 2015, by the Clinton City Planning Commission and recommended for approval (rejection) through a motion passed by a majority of the members of the Commission based upon the following findings.

- Proposed changes do affectively clarify the intent of the ordinance.
- Proposed changes do not adversely affect the effectiveness of the ordinance and are in line with the intent of the General Plan.

June 11, 2015  
NOTICE PUBLISHED

\_\_\_\_\_  
DAVID T. COOMBS  
CHAIRMAN

**SECTION 3. Severability.** In the event that any provision of this Chapter is declared invalid for any reason, the remaining provisions shall remain in effect.

**SECTION 4. Effective date.** This ordinance shall be recorded and become effective upon the date of posting indicated below.

PASSED AND ORDERED RECORDED AND POSTED by the Council of Clinton City, Utah, this 14<sup>th</sup> day of July, 2015.

June 11, 2015  
NOTICE PUBLISHED

\_\_\_\_\_  
L. MITCH ADAMS  
MAYOR

ATTEST:

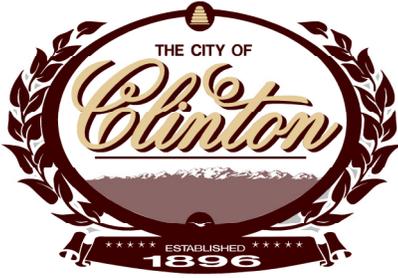
\_\_\_\_\_  
DENNIS W. CLUFF  
CITY RECORDER

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

# CLINTON CITY COUNCIL AGENDA ITEM

<b>SUBJECT:</b> <b>7:30 p.m. – PUBLIC HEARING – RESOLUTION NO. 21-15</b> - Action upon a recommendation from the Planning Commission for approval of the Final Plat of Stone Subdivision Phase 1, located at approximately 3420 West on the south side of 2300 North.	<b>AGENDA ITEM: G</b>
<b>PETITIONER:</b> Jeffrey Kuhn, Stone Family Trust and Alan Cottle, Cottle Capital Group,	<b>MEETING DATE:</b> August 11, 2015
<b>RECOMMENDATION:</b> Adopt, amend and adopt or reject Resolution No. 21-15 approving the Final Plat of Stone Subdivision Phase 1, located at approximately 3420 West on the south side of 2300 North.	<b>ROLL CALL VOTE:</b> <b>X YES                      NO</b>
<b>FISCAL IMPACT:</b> Staff recommends that the City install the crossing of the Davis County Storm Channel after petitioners of this subdivision and petitioners Clinton Meadows North acquire necessary right-of-way for utilities and street. The City can use impact fee revenues from the developments for installation of culvert, fill and street development when needed.	
<b>BACKGROUND:</b> Proposed subdivision is the first phase in an A-1 zoned development Comments related to corrections needed in drawings have been provided to developer Preliminary plat must be approved prior to recommending approval of the final plat for phase 1.	
<b>ALTERNATIVE ACTIONS:</b>	
<b>ATTACHMENTS:</b> Subdivision review Drawing comments Resolution No. 21-15	
<b>REFERENCED DOCUMENTS:</b>	





## **COMMUNITY DEVELOPMENT**

**2267 North 1500 West  
Clinton City, UT 84015**

Phone: (801) 614-0740

Fax: (801) 614-0752

e-mail: [sparkinson@clintoncity.com](mailto:sparkinson@clintoncity.com)

# **SUBDIVISION REVIEW**

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DATE: July 31, 2015

TO: Jeffrey Kuhn, Stone Family Trust and Alan Cottle, Cottle Capital Group

CC:

REFERENCE: Stone Subdivision Final Plat Submittal July 17, 2015

FROM: Lynn Vinzant; Community Development Director  
Bryce Wilcox; JUB Engineering

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## **Plat Review**

### **Planning**

- Review all comments for the Preliminary Plat dated July 31, 2015
- Review Clinton City Standard Drawings.
- Include utility signature blocks on plat as provided.
- Correct addresses per preliminary plat review.
- Include standard street profile in drawings for 6-foot parkstrip, interior streets.
- All water valves are to be placed in the ROW equal to the extended property line.
- All land drain and sewer manholes are to be 5-foot diameter at intersections and turns.
- 1+22.13 Inlet box, relocate to curb line, no waterways allowed.
- 1+22.03 is SDCO same as SDMH? 5-foot manhole at this location.
- General Note 4, include NDS in standards.
- Fire hydrant valves on the main.
- Intersection of 3430 W and 2300 N is to have a 1-inch overlay after all trenches are repaired to city standards.
- General notes, add. A 6-foot chain link fence, to meet city standards is to be installed on west property line of phase.
- Water main in 3430 West is to be 10-inch.
- Install blow-off on west end of water main.
- Provide profile for land drain paralleling 2300 N.
- Review Clinton City Standard Drawings.
- Sewer laterals shall be 10-feet uphill from the lowest front property corner.
- Land drain laterals shall be located a minimum of ten-foot from any sewer lateral.
- Streetlights to be located per preliminary plat.
- Clinton City standard roadway cross section is to have storm drain under the curb with curb inlet boxes, remove combo boxes. Manhole at south end of phase 1 will have to be removed unless you install a curb box at the point of tangent and run the storm drain diagonal to the point of curvature.

- Complete SWPPP application required.
- Drawings are to be submitted to Davis Weber County Canal Company. Review comments from DWCC shall be from DWCC and shall be complied with.
- Recommend you run laterals into future lot 16 to having to repair road and curb.
- As built drawings shall be provided to City prior to requesting Conditional Acceptance.
- C-001 General Notes
  - 2. Soils report has not been provided.
  - 9. Minimum City standard is 3” asphalt over 10” base unless soils report requires greater requirement.
  -

### **Engineering**

- Engineer’s review comments have not been received.

### **Resubmit After receiving comments from Engineer and Planning Commission Review.**

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

### **Schedule**

- This request is scheduled before the Planning Commission August 4, 2015, 7:30 p.m.

CENTURYLINK

I \_\_\_\_\_, ON BEHALF OF CENTURYLINK I AM AN AUTHORIZED AGENT AND HAVE AUTHORITY TO SIGN ON AND IN BEHALF OF CENTURYLINK, SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

CENTURYLINK

ROCKY MOUNTAIN POWER

I \_\_\_\_\_, ON BEHALF OF ROCKY MOUNTAIN POWER I AM AN AUTHORIZED AGENT AND HAVE AUTHORITY TO SIGN ON AND IN BEHALF OF ROCKY MOUNTAIN POWER, SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

ROCKY MOUNTAIN POWER

COMCAST

I \_\_\_\_\_, ON BEHALF OF COMCAST I AM AN AUTHORIZED AGENT AND HAVE AUTHORITY TO SIGN ON AND IN BEHALF OF COMCAST, SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

COMCAST

DAVIS AND WEBER COUNTY CANAL COMPANY

I \_\_\_\_\_, ON BEHALF OF DAVIS WEBER COUNTIES CANAL COMPANY I AM AN AUTHORIZED AGENT AND HAVE AUTHORITY TO SIGN ON AND IN BEHALF OF DAVIS WEBER COUNTY CANAL CO., SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

DAVIS AND WEBER COUNTY CANAL COMPANY

ACKNOWLEDGEMENT OF CLINTON CITY OFFICIALS

State of Utah }

§

County of Davis }

On the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_, personally appeared before me L. Mitch Adams, Mayor of Clinton City and Dennis W. Cluff, Clinton City Recorder, who being by me duly sworn or affirmed, did say that they are the Mayor and City Recorder

respectively and signed in behalf of Clinton City by authority of the Clinton City Council and acknowledged to me that the Clinton City Council executed the same.

\_\_\_\_\_ COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC





# STONE SUBDIVISION PHASE 1

3300 WEST AND 2300 NORTH  
CLINTON, UTAH

**FOR REVIEW  
NOT FOR CONSTRUCTION**

DATE PRINTED  
July 17, 2015

## INDEX OF DRAWINGS

1 OF 1	SUBDIVISION PLAT
C-001	GENERAL NOTES
C-100	GRADING AND DRAINAGE PLAN
C-200	EROSION CONTROL PLAN
C-300	DETAILS
PP-1	3430 WEST STREET PLAN AND PROFILE
PP-2	3430 WEST STREET PLAN AND PROFILE

### NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF BUSINESS, REVENUE, AND CONSTRUCTION SAFETY UNDER THE CHIEF ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH THESE REGULATIONS AND ORDINANCES.

CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THE REQUIREMENTS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DETAIL, INDEMNIFY AND HOLD THE OWNER AND THE CHIEF ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, NOW OR LATER, INCURRED BY CONTRACTOR WITH THE PERFORMANCE OF WORK ON THIS PROJECT, ESPECIALLY FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER/ENGINEER.

### DEVELOPER:

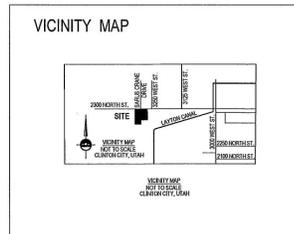
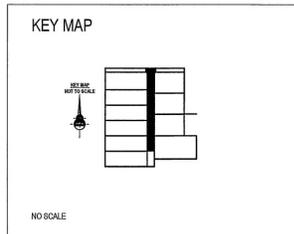
STONE FAMILY LIVING TRUST  
5221 NORTH OLD RANCH ROAD  
PARK CITY, UTAH 84098  
C/O KUHN COMPANY LLC  
434-414-1351

### NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK PERFORMED BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERWRITTEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO: LOSS, ESTIMATION, FINANCIAL, SCHEDULE, SITE CONDITIONS, DRAINAGE, INFRASTRUCTURE, CONSTRUCTION, ETC.

### UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST OBTAIN THE LOCAL UTILITY LOCATOR CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REVEAL EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REVEAL ALL EXISTING UTILITIES WHOSE COORDINATES WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.



### GENERAL NOTES

- ALL WORK SHALL CONFORM TO CLINTON CITY STANDARDS & SPECIFICATIONS.
- CALL 811 BEFORE AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
- MEASUREMENT ELEVATION - NORTHWEST CORNER SECTION 2E, T4N, R04W S&T L&K BASE 4 MERIDIAN UTAH - 4062.61

### ENGINEER:

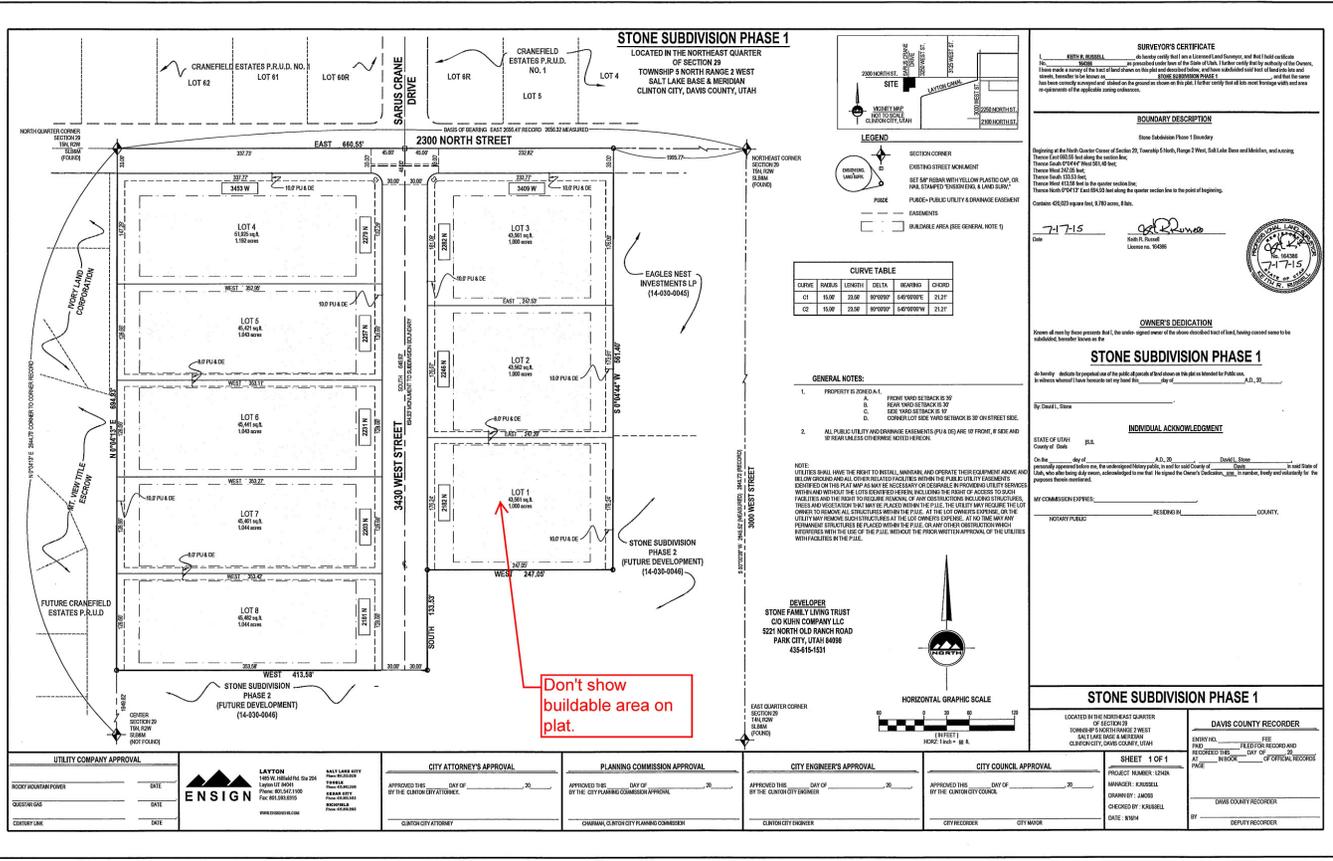
**ENSIGN**  
THE STANDARD IN ENGINEERING

LAYTON  
100 N. WASHINGTON ST. SUITE 200  
CLINTON UT 84002  
Phone: 801.562.1900  
Fax: 801.562.8100  
www.ensigneng.com

SALT LAKE CITY  
700 WEST CENTER  
FARNS  
Phone: 801.461.0000  
ALPINE UT 84004  
Phone: 801.461.0000



**STONE SUBDIVISION - PHASE 1  
FOR APPROVAL - JULY 17, 2015**



**STONE SUBDIVISION PHASE 1**  
 LOCATED IN THE NORTHEAST QUARTER  
 OF SECTION 29  
 TOWNSHIP 4 NORTH RANGE 3 WEST  
 SALT LAKE BASE & MERIDIAN  
 CLINTON CITY, DAVIS COUNTY, UTAH



GRADE	PIVOT	LENGTH	DELTA	BEARING	CHORD
01	15.00	23.00	30.00	213.47°	23.17
02	15.00	23.00	30.00	147.07°	23.17

**GENERAL NOTES:**

- PROPERTY IS DIVIDED AS:
    - FRONT YARD SETBACK IS 30'
    - REAR YARD SETBACK IS 30'
    - SIDE YARD SETBACK IS 30'
    - CORNER LOT SIDE YARD SETBACK IS 30' ON STREET SIDE.
  - ALL PUBLIC UTILITY AND ORDNANCE EASEMENTS (P.U.E.) ARE OF FRONT, REAR AND WINDWARD UNLESS OTHERWISE NOTED OTHERWISE.
- NOTE: UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR CONDUITS AND/OR WELLS AND/OR PIPES AND ALL OTHER UTILITIES WITHIN THE PUBLIC UTILITY EASEMENTS DESCRIBED ON THIS PLAT IN ANY MANNER NECESSARY TO CONDUIT OR WELLS UTILITIES WITHIN AND WITHOUT THE LOTS DESCRIBED HEREIN INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND TO PASS THEREOVER TO MAINTAIN, REPAIR, OR REPLACE SUCH UTILITIES. THESE ARE NOT TO BE CONSIDERED AS EASEMENTS IN FAVOR OF THE UTILITIES OR OWNERS TO FINANCE ALL STRUCTURES AND/OR DEVICES AT THE LOT OWNER'S EXPENSE, OR TO EXCEED ANY FEDERAL, STATE OR LOCAL CODES OR ORDINANCES. IF AT ANY TIME ANY PERMANENT STRUCTURE IS PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

**SURVEYOR'S CERTIFICATE**  
 I, WILLIAM H. BARNETT, a duly qualified and Licensed Land Surveyor, and that I hold certificate No. 2018, as provided under laws of the State of Utah, do hereby certify that the plat of the Owner, STONE SUBDIVISION PHASE 1, as shown on this plat, was prepared by me or under my direct supervision and that I am a duly qualified and Licensed Land Surveyor, and that the same has been correctly computed and plotted as shown on this plat. I further certify that all lot corner bearings and distances are in compliance with the applicable zoning ordinances.

**BOUNDARY DESCRIPTION**  
 Stone Subdivision Phase 1 (Boundary)  
 Beginning at the North Quarter Corner of Section 29, Township 4 North, Range 3 West, Salt Lake Base and Meridian, and running Thence East 100.00 feet along the section line, Thence South 89.00° 00' 00" West 100.00 feet, Thence South 03.00° 00' 00" East 100.00 feet, Thence North 03.00° 00' 00" East 100.00 feet, Thence North 03.00° 00' 00" East 100.00 feet to the point of beginning.  
 Contains 05.023 square feet, 0.1130 acres, 4.80.



**OWNER'S DEDICATION**  
 Shows all uses by these persons that I, the undersigned owner of the above described tract of land, having caused same to be published hereon, hereby do in the

**STONE SUBDIVISION PHASE 1**

As hereby dedicates to the public of Davis County the above described tract of land, to be used as follows: Public Use, in which I have reserved my right to use the same for the purpose of

**INDIVIDUAL ACKNOWLEDGMENT**  
 STATE OF UTAH: \_\_\_\_\_  
 County of Davis: \_\_\_\_\_  
 On this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_, \_\_\_\_\_ of \_\_\_\_\_ and State of \_\_\_\_\_, appearing personally before me, the undersigned County Clerk, and being duly sworn, acknowledged to me that he signed the Owner's Dedication, and that he is the person whose name is subscribed to the same.

MY COMMISSION EXPIRES: \_\_\_\_\_  
 REGISTERED: \_\_\_\_\_ RESERVOIR: \_\_\_\_\_ COUNTY: \_\_\_\_\_

**STONE SUBDIVISION PHASE 1**

LOCATED IN THE NORTHEAST QUARTER OF SECTION 29 OF TOWNSHIP 4 NORTH RANGE 3 WEST SALT LAKE BASE & MERIDIAN CLINTON CITY, DAVIS COUNTY, UTAH

**DAVIS COUNTY RECORDER**  
 APPROVAL: \_\_\_\_\_  
 FILED: \_\_\_\_\_  
 RECORDED: \_\_\_\_\_  
 DATE: \_\_\_\_\_

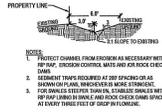
**DAVIS COUNTY RECORDER**  
 APPROVAL: \_\_\_\_\_  
 FILED: \_\_\_\_\_  
 RECORDED: \_\_\_\_\_  
 DATE: \_\_\_\_\_

<b>UTILITY COMPANY APPROVAL</b> SCOTT WOODMAN/POWER DESIGNED BY: _____ DATE: _____	<b>ENGIN</b> LAYTON 1400 W. FORTIFICATION BLVD LAYTON, UT 84040 PHONE: 801.467.1100 FAX: 801.463.8555 WWW.ENGIN.COM	<b>CITY ATTORNEY'S APPROVAL</b> APPROVED THIS DAY OF _____ 20____ BY THE CLERK OF CITY ATTORNEY: _____ CLERK OF CITY ATTORNEY	<b>PLANNING COMMISSION APPROVAL</b> APPROVED THIS DAY OF _____ 20____ BY THE CITY PLANNING COMMISSION APPROVE: _____ CHAIRMAN / CLERK CITY PLANNING COMMISSION	<b>CITY ENGINEER'S APPROVAL</b> APPROVED THIS DAY OF _____ 20____ BY THE CLERK OF CITY ENGINEER: _____ CLERK CITY ENGINEER	<b>CITY COUNCIL APPROVAL</b> APPROVED THIS DAY OF _____ 20____ BY THE CLERK OF CITY COUNCIL: _____ CITY RECORDER	<b>DAVIS COUNTY RECORDER</b> APPROVAL: _____ FILED: _____ RECORDED: _____ DATE: _____
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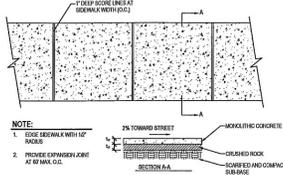








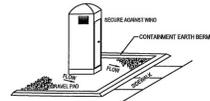
- NOTES:**
1. EXISTING CHANNEL FROM EXISTING OR NECESSARY WIDTH OF PAV. EXISTING CURBS, WALKS AND FOR ROCK CHECK DAMS.
  2. EXISTING CHANNEL FROM EXISTING OR NECESSARY WIDTH OF PAV. EXISTING CURBS, WALKS AND FOR ROCK CHECK DAMS.
  3. EXISTING CHANNEL FROM EXISTING OR NECESSARY WIDTH OF PAV. EXISTING CURBS, WALKS AND FOR ROCK CHECK DAMS.
  4. EXISTING CHANNEL FROM EXISTING OR NECESSARY WIDTH OF PAV. EXISTING CURBS, WALKS AND FOR ROCK CHECK DAMS.



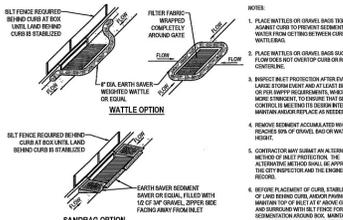
- NOTE:**
1. CURB SIDEWALK WITH 10% FILLERS.
  2. PROVIDE EXPANSION JOINT AT 10' MAX. C/D.



- NOTE:**
1. PLACE DISALIGNMENT TO ENTRANCE "CONSTRUCTION TRAFFIC ONLY. ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT AT THIS LOCATION."

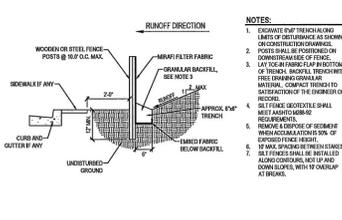


**1 DRAINAGE SWALE** SCALE: NONE



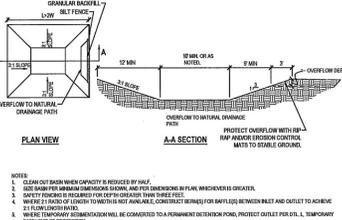
- NOTES:**
1. PLACE FILTER FABRIC OVER SWALE FROM TYPICAL CURB TO PREVENT SEWERAGE LEAKS FROM EXISTING OR NECESSARY WIDTH OF PAV. EXISTING CURBS, WALKS AND FOR ROCK CHECK DAMS.
  2. EXISTING CHANNEL FROM EXISTING OR NECESSARY WIDTH OF PAV. EXISTING CURBS, WALKS AND FOR ROCK CHECK DAMS.
  3. EXISTING CHANNEL FROM EXISTING OR NECESSARY WIDTH OF PAV. EXISTING CURBS, WALKS AND FOR ROCK CHECK DAMS.
  4. EXISTING CHANNEL FROM EXISTING OR NECESSARY WIDTH OF PAV. EXISTING CURBS, WALKS AND FOR ROCK CHECK DAMS.

**2 CONCRETE SIDEWALK** SCALE: NONE



- NOTES:**
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  4. EXISTING CHANNEL FROM EXISTING OR NECESSARY WIDTH OF PAV. EXISTING CURBS, WALKS AND FOR ROCK CHECK DAMS.

**3 STABILIZED CONSTRUCTION ENTRANCE** SCALE: NONE



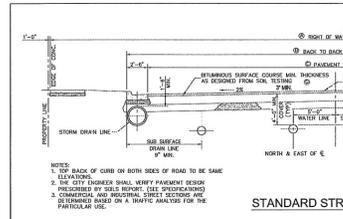
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  4. EXISTING CHANNEL FROM EXISTING OR NECESSARY WIDTH OF PAV. EXISTING CURBS, WALKS AND FOR ROCK CHECK DAMS.

**4 PORTABLE TOILET** SCALE: NONE



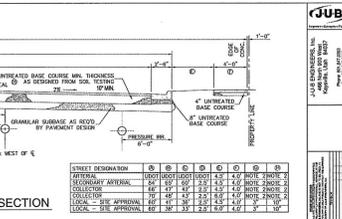
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  4. EXISTING CHANNEL FROM EXISTING OR NECESSARY WIDTH OF PAV. EXISTING CURBS, WALKS AND FOR ROCK CHECK DAMS.

**5 SAG INLET PROTECTION** SCALE: NONE



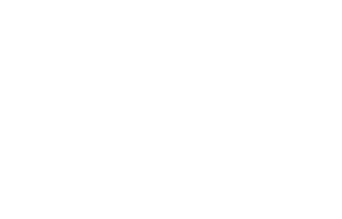
- NOTES:**
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  4. EXISTING CHANNEL FROM EXISTING OR NECESSARY WIDTH OF PAV. EXISTING CURBS, WALKS AND FOR ROCK CHECK DAMS.

**6 TEMPORARY SILT FENCE** SCALE: NONE

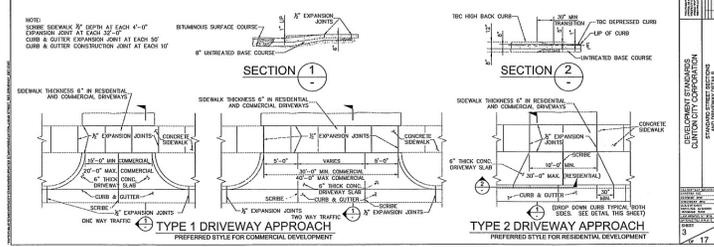


- NOTES:**
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  4. EXISTING CHANNEL FROM EXISTING OR NECESSARY WIDTH OF PAV. EXISTING CURBS, WALKS AND FOR ROCK CHECK DAMS.

**7 TEMPORARY SEDIMENTATION BASIN** SCALE: NONE



- NOTES:**
1. EXISTING CHANNEL FROM EXISTING OR NECESSARY WIDTH OF PAV. EXISTING CURBS, WALKS AND FOR ROCK CHECK DAMS.
  2. EXISTING CHANNEL FROM EXISTING OR NECESSARY WIDTH OF PAV. EXISTING CURBS, WALKS AND FOR ROCK CHECK DAMS.
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- NOTES:**
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**EN SIGN**  
THE STANDARD IN ENGINEERING

LAYTON  
1405 W. 100 Field Rd., Ste. 204  
Layton, UT 84041  
Phone: 801.547.1100

SALT LAKE CITY  
Phone: 801.253.0029

TOOLE  
Phone: 435.643.3590

CEDAR CITY  
Phone: 435.555.1453

RICHFIELD  
Phone: 435.856.2083

WWW.ENSIGNENG.COM

EDGE FAMILY DRIVE TRUST  
801 WEST 100 SOUTH ROAD  
PARK CITY, UT 84302  
UNOFFICIAL  
CDI ENGINEERING LLC  
PHONE: 435.643.3590

STONE SUBDIVISION  
PHASE 1  
3300 WEST AND 2300 NORTH  
CLINTON, UTAH



DATE: 7/17/05  
BY: [Signature]

**DETAILS**

PROFESSIONAL SEAL: [Signature]  
DATE: 7/17/05  
BY: [Signature]

C-300

**811**  
CALL BEFORE YOU DIG  
800-4-A-SHIELD

**BENCHMARK**  
MOUNTAIN OF CONCRETE SECTION #9  
CONCRETE BENCHMARK  
BENCH MARK  
DATE: 11/15/2011  
BY: J. L. BROWN

- GENERAL NOTES:**
1. LINES SHOWN REPRESENT LATERALS @ 2% MINIMUM SLOPE.
  2. 4" SANITARY WATER SERVICE LATERAL @ 2% MINIMUM SLOPE.
  3. 4" SANITARY SEWER SERVICE LATERAL @ 2% MINIMUM SLOPE.
  4. EXISTING CURB AND GUTTER.
  5. DIGITAL CURB AND GUTTER.
  6. DIGITAL 4" WATER MAIN.
  7. DIGITAL 8" WATER MAIN.
  8. MATCH EXISTING IMPROVEMENTS.

- GENERAL NOTES:**
1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCIES STANDARDS AND SPECIFICATIONS.
  2. ALL IMPROVEMENTS MUST COMPLY WITH AIA STANDARDS AND RECOMMENDATIONS.
  3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CLINTON CITY STANDARDS AND SPECIFICATIONS.
  4. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER CLINTON CITY STANDARD PLANS AND SPECIFICATIONS.
  5. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER CLINTON CITY STANDARD PLANS AND SPECIFICATIONS.
  6. NOTIFY ENGINEER OF ANY OBSTRUCTIONS IN EXISTING OR EXISTING BEFORE PLACING CONCRETE, ASPHALT, UTILITY STRUCTURES OR PIPES.
  7. THE CONTRACTOR IS TO VERIFY AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND EASERS, UNLESS OTHERWISE SPECIFIED ON THESE PLANS.

**Notes**

8. A 6-foot chain link fence, Clinton City Standards, shall be installed on the west property line of phase prior to any occupancy.

5-foot Manhole

Relocate inlet box repair pipe, no manhole.

Entire intersection is to be overlaid after all trenches are repaired to city standard.

Curb inlet box

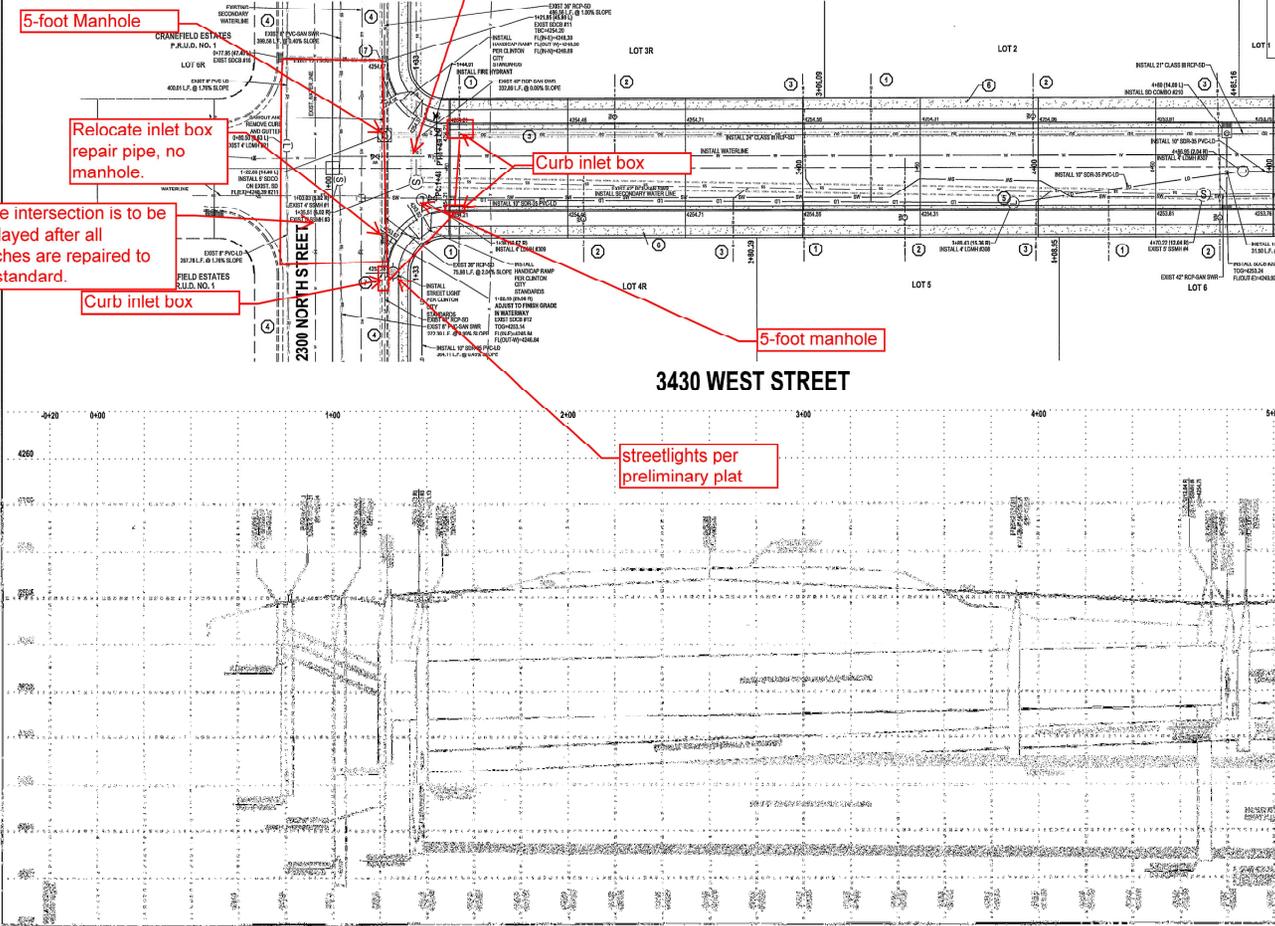
All water valves to be located at extended property line.

Curb inlet box

5-foot manhole

3430 WEST STREET

streetlights per preliminary plat



**CLINTON CITY**  
ENGINEERING DEPARTMENT

**CLINTON CITY**  
ENGINEERING DEPARTMENT

DATE: 11/15/2011  
BY: J. L. BROWN

SCALE: AS SHOWN

**PP-1**

# RESOLUTION NO. 21-15

## A RESOLUTION APPROVING THE FINAL PLAT FOR STONE 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 Stone Subdivision Phase 1 and recommended approval of the plat.

**NOW, THEREFORE, BE IT RESOLVED BY THE CLINTON CITY COUNCIL THAT THE FINAL PLAT FOR STONE 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 Stone 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 4<sup>th</sup> day of August 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 Davis County for the accessing of the 2050 North Davis County Storm Channel for connection with the culinary water main.
- 2 A copy of the Davis County permit, with Clinton City named as the easement holder, shall be filed with the City prior to recording of the plat.
- 3 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.
- 4 All comments related to the plat and engineering shall be corrected before the final plat is presented for signatures.
- 5 Developer shall schedule, through the City, a preconstruction meeting once all engineering drawings have been corrected and approved by the City Engineer.
- 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 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.

- 8 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.
- 9 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.
- 10 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.

JULY 16, 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 11<sup>th</sup> day of August 2015.

JULY 16, 2015

NOTICE PUBLISHED

---

L. MITCH ADAMS  
MAYOR

ATTEST:

---

DENNIS W. CLUFF  
CITY RECORDER

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

# CLINTON CITY COUNCIL AGENDA ITEM

<b>SUBJECT:</b> 7:45 p.m. – PUBLIC HEARING – ORDINANCE NO. 15-01E - Review and recommendation to the City Council upon a request to amend the Clinton City Engineering Standards, Title 9 § 7.10.1.d and § 7.10.2.d	<b>AGENDA ITEM: H</b>
<b>PETITIONER:</b> Community Development	<b>MEETING DATE:</b> August 11, 2015
<b>RECOMMENDATION:</b> Adopt, adopt and amend or reject Ordinance No. 15-01E amending the Engineering and Standard Specifications and Standard Drawings.	<b>ROLL CALL VOTE:</b> <b>YES</b> <b>NO</b>
<b>FISCAL IMPACT:</b>	
<b>BACKGROUND:</b> This change will correct a discrepancy between the drawings and written text in the Ordinance regarding types of pipe to use for sewer and secondary water uses.	
<b>ALTERNATIVE ACTIONS:</b>	
<b>ATTACHMENTS:</b> Ordinance No. 15-01E	
<b>REFERENCED DOCUMENTS:</b>	



# ORDINANCE NO. 15-01E .

## AN ORDINANCE AMENDING THE ENGINEERING AND STANDARD SPECIFICATIONS AND STANDARD DRAWINGS FOR CLINTON CITY

WHEREAS, the City desires to insure that development of infrastructure within the city meets a consistent minimum standard; and

WHEREAS, Clinton City has an adopted ordinance dealing with development standards, Ordinance no. 01-01 “THE ENGINEERING AND STANDARD SPECIFICATIONS AND STANDARD DRAWINGS FOR CLINTON CITY”; and

WHEREAS, Clinton City desires to update Ordinance 01-01 to meet new advances in materials and techniques.

BE IT ORDAINED BY THE CITY COUNCIL OF CLINTON CITY, DAVIS COUNTY, STATE OF UTAH:

SECTION 1:

AMEND TO READ

Title 9 § 7.10.1.d Pipe: ~~Pipe used for new service laterals shall be PVC Plastic Pipe conforming to the International Plumbing Code.~~ Pipe used for new service laterals shall be **white** PVC Plastic Pipe conforming to the International Plumbing Code.

Title 9 § 7.10.2. d. Pipe: ~~Pipe used for new service laterals shall be PVC Plastic Pipe conforming to the International Plumbing Code.~~ Pipe used for new service laterals shall be **green** PVC Plastic Pipe conforming to the International Plumbing Code.

**SECTION 2.** Planning Commission Action. Reviewed in a public hearing the 4<sup>th</sup> day of August 2015, by the Clinton City Planning Commission and recommended for approval (rejection) through a motion passed by a majority of the members of the Commission based upon the following findings.

- Proposed changes do affectively clarify the intent of the ordinance.
- Proposed changes do not adversely affect the effectiveness of the ordinance and are in line with the intent of the General Plan.

\_\_\_\_\_  
July 15, 2015  
NOTICE PUBLISHED

\_\_\_\_\_  
DAVE COOMBS  
CHAIRMAN

**SECTION 3.** Severability. In the event that any provision of this Chapter is declared invalid for any reason, the remaining provisions shall remain in effect.

**SECTION 4.** Effective date. This ordinance shall be recorded and become effective upon the date of posting indicated below.

PASSED AND ORDERED RECORDED AND POSTED by the Council of Clinton City, Utah, this 11<sup>th</sup> day of August, 2015.

July 15, 2015  
NOTICE PUBLISHED

\_\_\_\_\_  
L. MITCH ADAMS  
MAYOR

ATTEST:

\_\_\_\_\_  
DENNIS W. CLUFF  
CITY RECORDER

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

# CLINTON CITY COUNCIL AGENDA ITEM

<p><b>SUBJECT:</b>  <b>TABLED ITEM – OPEN PUBLIC HEARING – FROM JULY 28, 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 Fenway Estates Subdivision, located at approximately 2475 West 2300 North and 1000 North on 2000 West.</p>	<p><b>AGENDA ITEM: I</b></p>
<p><b>PETITIONER:</b>          Uinta Land Investments, LLC, Dennis Hepworth</p>	<p><b>MEETING DATE:</b>          August 11, 2015</p>
<p><b>RECOMMENDATION:</b>          Adopt, amend and adopt or reject Resolution 20-15 approving Final Plat for Fenway Estates Subdivision located at approximately 2475 West 2300 North and 1000 North on 2000 West.</p>	<p><b>ROLL CALL VOTE:</b></p> <p><b>YES                      NO</b></p>
<p><b>FISCAL IMPACT:</b>          This subdivision can not be constructed without the 1300 North detention basin being constructed. The Council needs to discuss with the petitioner the process for this construction. The City Engineer estimates that the construction will cost \$240,000 for construction and another \$230,000 for landscaping. The landscaping is not required for the detention basin to function; it will be required when it is to be used as a park.</p> <p>At the end of FY 2015 there was a balance of \$127,979 in impact funds in the storm water fund. Phase 1 of this subdivision has 27 lots with an available impact fee amount of \$69,579. There are a total of 234 lots in the entire subdivision.</p> <p>I recommend that the Council go to bid for the construction of the detention pond utilizing the impact funds in the account. In July the City issues 9 residential permits (\$23,193) and anticipates the issue of two commercial projects bringing in approximately \$70,000. With the anticipation of more house permits for the year than anticipated, due to the high number in July and the increased interest in residential subdivisions I anticipate the impact funds will cover the construction. If the landscaping is to be accomplished park impact fees would be used. At the end of last FY the park impact fee balance was \$263, 719. The landscaping could be phased with the sprinkler system being installed to establish native grasses after construction during construction of the pond and the park grasses, trees, etc. being installed at a later date when there is a need for the park.</p> <p>The subdivision is installing oversized storm water pipelines within the subdivision to carry water from other areas of the City, 800 North and a portion of the Church Farm at 800 N and 2000 W.</p> <p>Recommend that the Council enter into a payback agreement with the developer for the oversized pipelines. The cost breakdown will need to be calculated when the developer’s engineer’s estimate is turned in for escrow development. Payback should be from the lots in the entire subdivision until full refunded.</p> <p>One last fiscal item. The property we purchased is encumbered upon by the neighbors to the north of our property. When we purchased the property we did it with the requirement that Erik Craythorne resolve any disputes concerning property line. Erik has indicated that he is willing to buy back the portion of property in question, the City Engineer has indicated that we will have enough area remaining to construct the pond. I recommend the Council sell back to Erik the land in question and that those funds go back into the storm drain impact fee fund for development of the pond. With your</p>	

direction we will have the legal description developed, figure the amount and go through the sales process.

The City already has a contract with JUB Engineer's for the design of the detention pond, work is in progress.

**BACKGROUND:**

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:**

**ATTACHMENTS:**

JUB Memo 1  
PW Initial Review  
Fire Review  
Resolution No. 20-15

**REFERENCED DOCUMENTS:**

Phase 1 plan review

## Fire Department Review

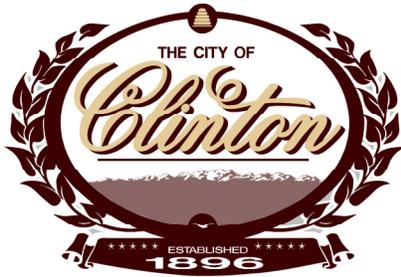
Lynn, I have reviewed Fenway Estates Phase I dated 6/10/2015. Below are my findings:

- 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**  
Phone: (801) 614-0872  
Fax: (801)614-0883  
e-mail: [afolkr@clintoncity.com](mailto:afolkr@clintoncity.com)

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## DEVELOPMENT REVIEW

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

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### 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 21<sup>th</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 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.
- 11 Developer and City will enter into a payback agreement for oversizing of the storm drain mains that carry water from portions of the City not included in the subdivision. Payback will be based upon permits issued within the subdivision and refunded on a monthly basis.
- 12 City will contract for development of the 1300 North detention basin. Developer and City will reach an agreement on a timeline for development so effectiveness of the subdivision and detention basin coincide.

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

JULY 2, 2015  
NOTICE PUBLISHED

\_\_\_\_\_  
L. MITCH ADAMS  
MAYOR

ATTEST:

\_\_\_\_\_  
DENNIS W. CLUFF, CITY RECORDER

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

**CLINTON CITY COUNCIL MINUTES  
2267 North 1500 W Clinton UT 84015**

**MAYOR  
L. Mitch Adams**

**CITY COUNCIL  
Councilmember Anna Stanton  
Councilmember Mike Petersen  
Councilmember Karen Peterson  
Councilmember Barbara Patterson  
Councilmember TJ Mitchell**

City Council	July 28, 2015	Call to Order: 7:00 P.M.
<b>Staff Present</b>	City Manager Dennis Cluff, Community Development Director Lynn Vinzant, Public Works Director Mike Child, Police Chief Bill Chilson and Lisa Titensor recorded the minutes.	
<b>Citizens Present</b>	Joan Stahle, Julie Chilson, David Swain, Kevin Sorenson, Karen Sorenson, Tammy and Kent Anderson, J. Ross Lobato, Gary Nelson, Gary Noah, Chris Loock, Colby Bond, Jeff Dimond, Brandon Ebert	
<b>Pledge of Allegiance</b>	Councilmember Anna Stanton	
<b>Prayer or Thought</b>	Public Works Director Mike Child	
<b>Roll Call &amp; Attendance</b>	Present were: Mayor Adams, Councilmember Mike Petersen, Councilmember Karen Peterson, Councilmember Barbara Patterson, Councilmember TJ Mitchell and Councilmember Anna Stanton	
<b>A. EMPLOYEE OF THE MONTH FOR MAY 2015 - KEVIN SORENSEN</b>		
<b>Petitioner</b>	Dennis Cluff, Mike Child	
<b>Discussion</b>	<p>Mike Child reported that on June 11<sup>th</sup> a water leak was reported at 1372 west 1800 north. A large stream of water was flowing from the leak across the church lawn and parking lot and a second large stream was flowing west on 1800 N. After the flow was directed away from homes, the crews started to shut down the water. The whole process was complicated by the fact that it was not a single leak, but two leaks in the same hole. A secondary waterline had over time, worn a hole in the culinary water mainline and was laying on top of it at a crossing. The ruptured culinary line then blew the secondary line into pieces.</p> <p>Mr. Child said he was very impressed with the entire crew and the level of expertise and dedicated effort that was shown. Kevin Sorensen was key in repairing the leak and getting the system back up and running. He was able to remain calm under the pressure of this emergency situation and move logically through the area, closing the water valves in the proper sequence until the leak was isolated. After the hole was de-watered, Kevin was the first in hole to clear debris from around the waterlines. Using a sledge hammer he was able to break up the large pieces of asphalt that were lying on and around the pipeline and clear the space for the repair clamp to be installed.</p> <p>This leak happened during the same time that we were dealing with the cross connection and boil order on the water system. Kevin was one of the crew members that spent many hours on the around-the- clock shift keeping the portable chlorinators in operation. During both challenges, he always maintained a professional and positive attitude.</p> <p>Kevin has told me many times how much he enjoys his job, it certainly shows.</p> <p>Mayor Adams expressed appreciation to Kevin for his service to Clinton City. He said the employees are Clinton's best asset.</p> <p>Kevin stated that he loves working for Clinton City.</p>	
<b>B. EMPLOYEE OF THE MONTH FOR JUNE 2015 TAMMY ANDERSON, COMMUNITY DEVELOPMENT</b>		

<b>Petitioner</b>	Dennis Cluff, Lynn Vinzant
<b>Discussion</b>	<p>Community Development Director Lynn Vinzant reported that Tammy Anderson has been selected as employee of the month for June 2015. Tammy joined the Clinton City Community Development Staff in September of 2012 bringing a background of knowledge in the building industry. In addition to working for Clinton City, Tammy works part time, as an administrative assistant for a residential contractor. Tammy’s position as the part time Counter Technician has required her to become knowledgeable in all functional areas of the Department. As a result of her knowledge and understanding, she is able to provide answers to customer’s questions related to zoning, building, business licenses, development, signs and city projects in a courteous and professional manner.</p> <p>Tammy often fills in for other individuals in the department when they are out of the office, many times on short notice to make sure the department is always manned.</p> <p>He further reported that Tammy recently expanded her expertise by successfully passing the International Code Council exam to be designated as a Certified Counter Technician. This exam covers topics related to building department administration, zoning, code enforcement and the issue of building permits. This certification is a voluntary action by Tammy and one that has not been achieved by many individuals in the State.</p> <p>Tammy’s personality is ideal for this position and she uses her skills and knowledge to ensure that customers obtain the information they desire and need to accomplish their goal. During slow times she is looking to help others in the office or she is studying to improve her knowledge of the City ordinances and rules. She has become a trusted team member and is a valuable asset to the City.</p> <p>Mayor Adams congratulated Tammy and stated that Clinton City is fortunate to have her as an employee.</p> <p>Tammy said that she appreciates the opportunity to be recognized and she likes working for Clinton City.</p>
<b>C. DEPARTMENT HEAD OF THE 2ND QUARTER OF 2015 – POLICE CHIEF BILL CHILSON</b>	
<b>Petitioner</b>	Dennis Cluff
<b>Discussion</b>	<p>Mr. Cluff stated that Chief Bill Chilson has been a police officer with Clinton City since August 1984, and he has been the Chief of Police since 1992. He really enjoys his work, and it shows in his daily activity. He sets a great example for his police officers in doing traffic enforcement and in especially working with the public. He is a great team player, helps and assists others when possible and readily takes on assignments. Bill is an excellent employee and an important member of our leadership team. Bill almost always has a positive and helpful attitude. Mr. Cluff said he is grateful to have Chief Chilson’s help in administering justice in the City.</p> <p>Chief Chilson commented that he enjoys his job. He is happy to report that the police department works very well with all the other departments and officials of the cities.</p> <p>Mayor Adams said he appreciates Chief Chilson for his hard work and dedication.</p>
<b>Chief Chilson gave a brief report on the 2015 Heritage Days activities of the police department.</b>	
<b>D. TABLED ITEM – OPEN PUBLIC HEARING – FROM JULY 14, 2015 – RESOLUTION 18-15 - REVIEW AND ACTION UPON A RECOMMENDATION FROM THE PLANNING COMMISSION ON A REQUEST FOR APPROVAL OF AN AMENDMENT TO THE PRELIMINARY PLAT AND DEVELOPMENT AGREEMENT FOR CRANEFIELD ESTATES AND CLUBVIEW AT CRANEFIELD ESTATES, LOCATED AT APPROXIMATELY 3650 WEST ON 2300 NORTH</b>	
<b>Petitioner</b>	Ivory Homes
<b>Discussion</b>	<p>Nick Mingo was present representing Ivory Homes.</p> <p>Mr. Vinzant reported the Planning Commission has made a recommendation for approval and they have accepted the ½ acre lots which were the issue on the first draft. There are</p>

now 524 residential lots in the amendment which do not include the parcels and the non-residential lots.

Mr. Mingo explained he has talked with the owner of the golf course, Jim Aland who said his only concern is that the storm drain crossing does not impact the golf course.

Mr. Vinzant said that staff recommends the Patterson subdivision should be required to continue this ditch over to drop into the ditch that goes to the golf course pond. He would also like to see a phase of the development developed on 3000 West.

Mr. Vinzant reviewed the information in the staff report and identified this is the fourth amendment to the development agreement for Cranefield Estates. The amendment increases the number of lots by 4, adjusts some property lines due to elimination of any wetlands of concern, and improvements along 3000 West.

**AMENDMENT FOUR**  
**DEVELOPMENT AGREEMENT**  
**FOR**  
**CRANEFIELD ESTATES (PRUD)**

THIS AMENDMENT FOUR TO THE DEVELOPMENT AGREEMENT (the "Agreement") is made and entered into as of the \_\_\_\_\_ Day of \_\_\_\_\_, 2015, by and between CLINTON CITY, a Utah municipal corporation, hereinafter referred to as the "City", CLINTON CITY SANITARY SEWER SPECIAL SERVICE DISTRICT, a special service district established in Clinton City, Utah, hereinafter referred to as the "Service District", IVORY DEVELOPMENT, LLC, A Limited Liability Partnership, hereinafter referred to as the "Developer" and JAMES A. ALAND, private land owner, hereinafter referred to as the "Golf Course Developer." Developer and Golf Course Developer are jointly referred to as "Developers".

Recitals

- A. The Development Agreement and Amendments for Cranefield Estates (PRUD), hereafter referred to as the Development Agreement, were recorded with the Davis County Recorder's Office, February 26, 2007, Entry Number 2247621, Book 4227, Page 2233; Amendment One was recorded with the Davis County Recorder's Office, May 24, 2007, Entry Number 2273606, Book 4290, Page 1102-1111; Amendment Two was recorded with the Davis County Recorder's Office, November 1, 2010, Entry Number 2563911, Book 5142, Page 16940-1648; Amendment Three was recorded with the Davis County Recorder's Office, June 29, 2012, Entry Number 2670613, Book 554, Page 1650-1657.
- B. In accordance with the provisions of the Development Agreement §25, the Developers have requested an amendment to the preliminary plat from those of the recorded Development Agreement as shown in the Amendment.
- C. The number of lots allotted in Section 9c, is amended by this Amendment and is as indicated on the Preliminary Plat attached hereto.
- D. Plans for open space, wetlands preservation and development of open space have been modified due to reevaluation of wetlands.
- E. City has made improvements to 3000 West north of 2300 North that would have been the responsibility of the Developers and the City has reimbursed the Developer for over-sizing storm drain pipe installed in the Development.
- F. No other changes are included in this Amendment; all other provisions of the original Development Agreement remain the same.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, City and Developers hereby agree as follows:

Incorporation of Recitals. The above Recitals are hereby incorporated into this Agreement.

Legal Description: The property to which this Amendment is outlined in Exhibit "A" to this Amendment. This description is the same as in the recorded Development Agreement.

Amendment: Exhibit "B" to the Development Agreement is amended as shown in this document and it will be this Preliminary Plat that is used in evaluating and processing all future phases of the Development.

Amendments: The following sections to the original development agreement are amended to read:

§8. Wetlands: Developers have provided a new Delineation Study, June 2014 (Updated July 2014), and Wetland Delineation Approval from the U.S. Army Corps of Engineers, October 16, 2014. This letter indicates that the waters identified in the Study "are not currently regulated by the Corps of Engineers." Due to the Study and Approval areas indicated on the preliminary plat as Parcels to be preserved as wetlands are no longer required. This does not alleviate the Developers of all responsibility related to Wetlands or the possibility of Wetlands.

§ 9.c.i.

Lot Sizes and Design:

The total density of the PRUD shall not exceed five hundred twenty eight (528) lots for the area (293.20 acres).

§ 9.f.ii

Park Ivory. Second Amendment indicated a neighborhood park in the vicinity of Black-Crown Crane Loop. This Fourth Amendment Deletes this neighborhood park.

Addition: The following section has been added.

Page 7; Item # 9.f.v.

9. f. Club Ivory/Park Ivory/Park and Subdivision Monument

v. Parcel B shall be developed with Phase 5 as a landscaped area for use of and to be maintained by the members of the homeowners association. Landscaping shall include, as a minimum the following items:

(1) Automatic sprinkler system

(2) Decorative fence, matching fencing used at the Club Ivory across the street, along 2300 N designed to keep children playing in the landscaped area from running into the roundabout or 2300 North.

(3) Landscape perimeter with bushes, trees and shrubs with the majority of the area in sod.

vi. A five (5) foot landscape strip shall be included in the preliminary plat. The landscape strip will parallel 3000 West and be located adjacent to the right-of-way line. The landscape strip shall be developed with the first phase being developed adjacent to 3000 West. The landscape strip and adjacent park strip shall be maintained by the members of the homeowners association. Landscaping shall include, as a minimum the following items:

- (1) Automatic sprinkler system.
- (2) Six (6) foot solid fencing on the property line between the landscape strip and adjacent lots. Fencing shall be of a durable material approved by the City.
- (3) Landscaping shall be decorative trees and shrubs, in a repetitive pattern with mulch in the landscape strip.
- (4) The park strip along 3000 West, adjacent to the landscape strip shall be part of the automatic sprinkler system and shall have sod planted.

9. n. Storm Drain:

ix. City is allowed to run storm water across undeveloped portion of the Development to drain run-off from the east associated with improvements within the planned drainage area, specifically 3000 West and the land east of 3000 West between 3000 West and the Layton Canal. City will maintain ditches associated with the drainage until the area where there is open drainage is developed.

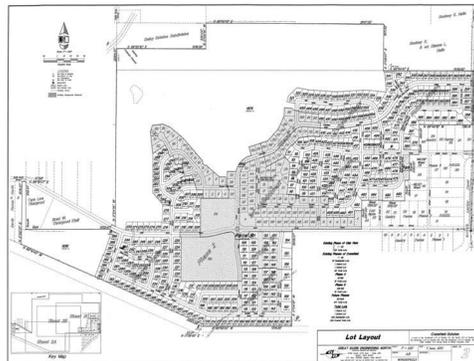
Exhibits: All Exhibits of the Development Agreement remain valid other than Exhibit "B".

In witness whereof the parties have executed this agreement the day and year first above written.

EXHIBIT "A"

A part of the Southeast quarter of Section 19, the Southwest Quarter of Section 20, the Northwest Quarter of Section 29 and the Northeast Quarter of Section 30, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at the Southeast corner of the Southwest Quarter of said Section 20, running thence South 0°04'13" West 1322.39 feet along the Quarter Section line to the existing West Point City Corporate limits; thence North 89°59'31" West 2594.94 feet along said Corporate limits; thence North 0°00'52" East 73.25 feet; thence North 89°59'08" West 1354.99 feet; thence northeasterly along the arc of a 2635.30 foot radius curve to the right a distance of 1194.64 feet (Long Chord bears North 13°00'24" East 1184.44 feet); thence and North 25°59'16" East 104.94 feet to the North line of said Section 30; thence East 1012.36 feet to the southeast corner of said Section 19; thence North 0°04'59" West 2040.70 feet to the County lines; thence South 89°54'41" East 2639.20 feet along said line to the East line of the southwest Quarter of said Section 20; thence South 0°16'03" West 2036.60 feet along said line to the point of beginning.





Mayor Adams asked for additional public comment, there was none; therefore he closed the public hearing at 7:23 p.m.

**Councilmember Stanton moved to adopt Res 18-15 Approving Amendment Four of the Development Agreement for Crane Field Estates (PRUD).**

**RESOLUTION 18-15**

**A RESOLUTION APPROVING AMENDMENT FOUR of the DEVELOPMENT AGREEMENT for CRANEFIELD ESTATES (PRUD)**

**WHEREAS, Section 3-4(4) of the Clinton city Subdivision Ordinance states the city council shall approve, modify and approve, or disapprove subdivision application by resolution, and**

**WHEREAS, The Clinton City Planning Commission has reviewed the Preliminary Plat for Crane Field Estates Subdivision Fourth Amendment and recommended approval of the preliminary plat.**

**NOW, THEREFORE, BE IT RESOLVED BY THE CLINTON CITY COUNCIL THAT AMENDMENT FOUR of the DEVELOPMENT AGREEMENT for CRANEFIELD ESTATES (PRUD)**

**IS HEREBY APPROVED WITH THE FOLLOWING CONDITIONS AND STIPULATIONS:**

**CONCLUSION**

1. Compliance with the Development Agreement for Crane Field Estates (PRUD) approved by the City Council April 25, 2006 & the amendments dated March 13, 2007, February 12, 2008, and October 18, 2010.
2. Approval given by the Clinton City Sanitary Sewer Special Service District (CCSSSD)
3. The developer has received a new Wetlands Delineation Study and Determination by the Army Corps of Engineers indicating that
4. There is an increase in total residential lots by 4, to 524 Lots; this does not include parcels or lots dedicated to other than residential use.
5. This change in number of lots does not exceed the established number of lots that were established when the original Development Agreement was established (586).
6. All lots meet the Lot Sizes and Design requirements established in the original Development Agreement.
7. Due to the changes in the Wetlands Delineation there are changes in open space and open space improvements.
8. The City has made improvements to 3000 W, that would have been required as part of the Development. Due to these improvements drainage will need to flow across undeveloped portions of the Development.
9. The recording of Amendment Four of the Development Agreement attached hereto by reference.

**Councilmember Mitchell seconded the motion. Voting by roll call is as follows: Councilmember Patterson, aye; Councilmember Stanton, aye; Councilmember K. Peterson, aye; Councilmember M. Petersen; Councilmember Mitchell, aye.**

**E. TABLED ITEM – OPEN PUBLIC HEARING – FROM JULY 14, 2015 – RESOLUTION 19-15 - SUBDIVISION FINAL PLAT APPROVAL - REVIEW AND ACTION UPON A RECOMMENDATION**

<b>TO APPROVE THE FINAL PLAT OF CRANEFIELD ESTATES SUBDIVISION PHASE V, LOCATED AT APPROXIMATELY 3535 WEST ON 2250 NORTH</b>	
<b>Petitioner</b>	Dennis Cluff, Mike Child
<b>Discussion</b>	Mr. Vinzant asked for this agenda item to be tabled pending approval of the amended development agreement.  Mayor Adams asked if there was any public comment, there was none.
<b>CONCLUSION</b>	<b>Councilmember Patterson moved to table final plat approval of Cranefield Estates Subdivision Phase V to the August 25, 2015 City Council meeting pending approval of the Amendment to the development agreement and preliminary plat. Councilmember Mitchell seconded the motion. All voted in favor of the motion.</b>
<b>F. TABLED ITEM – OPEN PUBLIC HEARING – FROM JULY 14, 2015 – RESOLUTION 19-15 - SUBDIVISION FINAL PLAT APPROVAL - REVIEW AND ACTION UPON A RECOMMENDATION TO APPROVE THE FINAL PLAT OF CRANEFIELD ESTATES SUBDIVISION PHASE V, LOCATED AT APPROXIMATELY 3535 WEST ON 2250 NORTH</b>	
<b>Petitioner</b>	Community Development
<b>Discussion</b>	Mr. Vinzant reported in order for the proposed subdivisions of Clinton Meadows North and Clinton Meadows South to be developed, a second access and a means of draining the sanitary sewer is required. The only options for draining are via connection with the subdivision to the west, in West Point, or across the Davis County storm channel to the NDSO main. It is doubtful that the main to the north is deep enough. This Agreement is modeled after the existing agreements. West Point has approved the inter-local agreement.  The Council discussed their desire for staff to make sure the utility bills are delineated to show that the City pays fees to other service providers (ie. West Point, NDSO, SSSSD).
<b>At 7:36 p.m. Councilmember Mitchell was excused.</b>	
<b>CONCLUSION</b>	<b>Councilmember M. Petersen moved to adopt Resolution 13-15, Authorizing the Mayor to enter into an Interlocal Agreement with West Point City to supply sanitary sewer service to a portion of the City. Councilmember Stanton seconded the motion. Voting by roll call is as follows: Councilmember Patterson, aye; Councilmember Stanton, aye; Councilmember K. Peterson, aye; Councilmember M. Petersen; Councilmember Mitchell was excused and did not vote on the motion.</b>
<b>G. TABLED ITEM – OPEN PUBLIC HEARING – FROM JULY 14, 2015 – SUBDIVISION FINAL PLAT APPROVAL - RESOLUTION 16-15 - REVIEW AND ACTION UPON A RECOMMENDATION FROM THE PLANNING COMMISSION ON A REQUEST FOR APPROVAL OF THE FINAL PLAT OF CLINTON MEADOWS NORTH SUBDIVISION, LOCATED AT APPROXIMATELY 3400 WEST ON THE NORTH SIDE OF 1800 NORTH.</b>	
<b>Petitioner</b>	Chris Loock and Jeff Diamond,
<b>Discussion</b>	Chris Loock reported that West Point has approved the Interlocal agreement with Clinton City to connect the sewer main in Derby Acres (2000 North) in West Point City.  Mr. Vinzant explained that this subdivision is dependent upon the sewer and street being connected with 2000 North in West Point. This development is dependent upon an approved crossing at the Layton Canal and utility crossings at the Davis Storm Canal.  Councilmember K. Peterson asked Mr. Bond if he has received approval to cross the Layton Canal.  Mr. Loock responded that the request has been submitted.  Mayor Adams opened the public hearing at 7:40 p.m. and asked for public comment, there was none; therefore he closed the public hearing at 7:41 p.m.
<b>CONCLUSION</b>	<b>Councilmember M. Petersen moved to leave the public hearing open and table the item until approval from the Layton City Canal is obtained.</b>  <b>There was no second to the motion.</b>  <b>Councilmember K. Peterson moved to adopt Resolution No. 16-15 Approving the Final Plat of</b>

Clinton Meadows North Subdivision with a note that this resolution is contingent upon the approval of the crossing of the Layton Canal as identified in the Resolution.

**RESOLUTION NO. 16-15**

**A RESOLUTION APPROVING THE FINAL PLAT FOR CLINTON MEADOWS NORTH 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 North 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 NORTH 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 North 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 7th day of July and 21st 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 Weber Basin Water and the Bureau of Reclamation for the crossings of the Layton Canal.
- 2 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 prior to recording of the plat.
- 3 Compliance with the requirements of Davis County for the accessing of the 2050 North Davis County Storm Channel with drainage from the development.
- 4 A copy of the Davis County permit, with Clinton City named as the easement holder, shall be filed with the City prior to recording of the plat.
- 5 Plat shall not be recorded until a Sub divider’s Agreement and Sub divider’s Escrow Agreement have been completed and executed to insure the completion of the development.
- 6 All comments related to the plat and engineering shall be corrected before the final plat is presented for signatures.
- 7 Developer shall schedule, through the City, a preconstruction meeting once all engineering drawings have been corrected and approved by the City Engineer.
- 8 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.
- 9 Prior to Conditional Acceptance and Final Acceptance by the City the Subdivide 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.

	<p><b>10 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.</b></p> <p><b>11 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.</b></p> <p><b>12 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.</b></p> <p><b>13 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.</b></p> <p><b>Councilmember Patterson seconded the motion. Voting by roll call is as follows: Councilmember Patterson, aye; Councilmember Stanton, aye; Councilmember K. Peterson, aye; Councilmember M. Petersen; Councilmember Mitchell was excused briefly and did not vote on the motion.</b></p>
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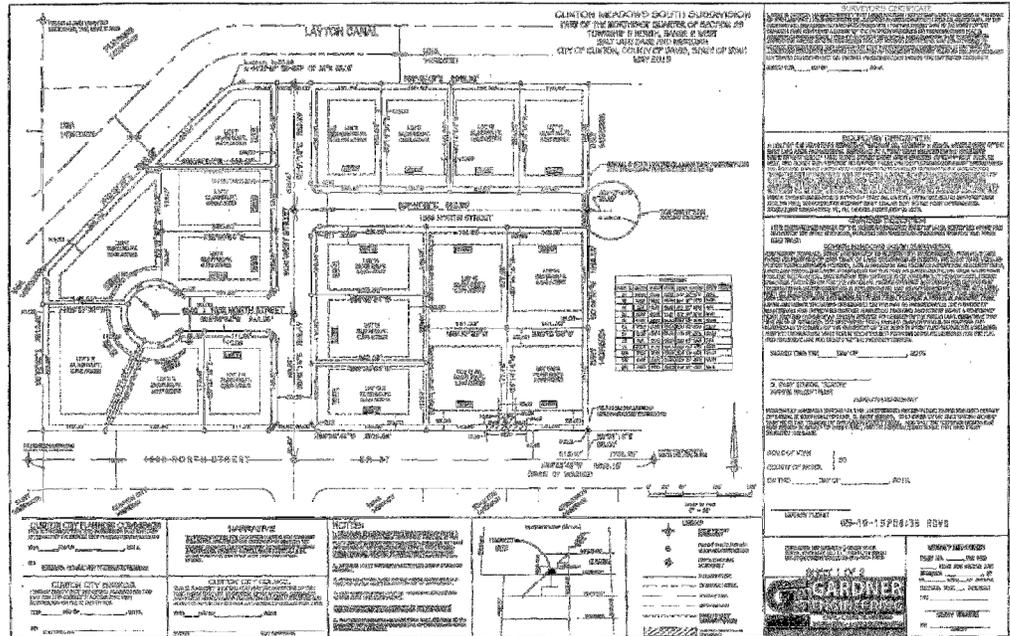
**At 7:42 p.m. Councilmember Mitchell rejoined the meeting**

**H. TABLED ITEM – OPEN PUBLIC HEARING – FROM JUNE 23, 2015 - SUBDIVISION FINAL PLAT APPROVAL – RESOLUTION 11-15 - REVIEW AND ACTION UPON A RECOMMENDATION FROM THE PLANNING COMMISSION ON A REQUEST FOR APPROVAL OF THE FINAL PLAT OF CLINTON MEADOWS SOUTH SUBDIVISION, LOCATED AT APPROXIMATELY 3400 WEST ON THE NORTH SIDE OF 1800 NORTH.**

<b>Petitioner</b>	KW Advisory Group, Colby Bond
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<b>Discussion</b>	<p>Colby Bond said he and Chris Loock are working closely together on their developments and they are looking forward to this project.</p> <p>Mr. Vinzant reviewed the following information included in the staff report:</p> <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> </ul> <p>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.</p> <p>Councilmember Stanton asked whose property the turn around will be on.</p> <p>Mr. Bond said most likely it will be on Clinton Meadows South.</p> <p>Mr. Vinzant replied it will need to be addressed in the Final Plat.</p> <p>Councilmember Stanton then asked for an explanation on the two houses fronting 1800N.</p> <p>Mr. Bond responded they requested a variance from UDOT to maximize on the requirements of the ordinance with the agriculture estates lots.</p>
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Mr. Vinzant clarified that UDOT has stipulated that the two lots share an access.



Councilmember Stanton asked about the 5' landscape strip on 1800 N.

Mr. Bond responded that the 5' strip requiring an HOA is unappealing; so the lot sizes were increased and the fencing will be up to home owners.

Mr. Vinzant pointed out the homes identified with an R will have restricted access from 1800 N.

Mayor Adams asked for public comment. There was none, therefore he closed the public hearing at 7:52 p.m.

Public Works Director Mike Child commented that public works is not in favor of maintaining the park strip.

Mr. Vinzant responded it will be addressed in the engineering drawings; the property owners will be responsible for maintenance. The ordinance says the homeowner is responsible for snow removal on all sides of their lots as well. The City is required to follow the ordinance guidelines regarding frontage.

<p><b>CONCLUSION</b></p>	<p><b>Councilmember Mitchell moved to adopt Resolution 11-15 approving the final plat of Clinton Meadows South Subdivision located at approximately 3400 West on the north side of 1800 N. Councilmember Patterson seconded the motion. Voting by roll call is as follows: Councilmember Patterson, aye; Councilmember Stanton, aye; Councilmember K. Peterson, aye; Councilmember M. Petersen, aye; Councilmember Mitchell, aye.</b></p>
<p><b>I. 7:45 P.M. PUBLIC HEARING, RESOLUTION 20-15 - REVIEW AND ACTION UPON A RECOMMENDATION FROM THE PLANNING COMMISSION ON A REQUEST FOR APPROVAL OF THE FINAL PLAT OF FENWAY ESTATES SUBDIVISION, LOCATED AT APPROXIMATELY 2475 WEST 800 NORTH</b></p>	
<p><b>Petitioner</b></p>	<p>Uinta Land Investments, LLC, Dennis Hepworth</p>
<p><b>Discussion</b></p>	<p>Mr. Vinzant explained the petitioners could not be present and asked that the public hearing be tabled to August 11, 2015.</p> <p>Mayor Adams opened the public hearing at 8:01 p.m. to remain open to the August 11, 2015 City Council meeting.</p>
<p><b>CONCLUSION</b></p>	<p><b>Councilmember M. Petersen moved to table Resolution 20-15, a request for approval of the</b></p>

	<b>final plat of Fenway Estates Subdivision located at approximately 2475 W 800 N to the August 11, 2015 City Council Meeting with the public hearing to remain open. Councilmember Patterson seconded the motion. All voted in favor of the motion.</b>
<b>J. SUBDIVISION CONDITIONAL ACCEPTANCE, DAWSON ESTATES SECOND AMENDMENT</b>	
<b>Petitioner</b>	Community Development
<b>Discussion</b>	Mr. Vinzant reported this amendment divided the lot on the southwest corner of 1500 West and 2050 North. It is a one lot subdivision. The amendment is to accept the improvements
<b>CONCLUSION</b>	<b>Councilmember Stanton moved to grant Conditional Acceptance of improvements associated with Dawson Estates Second Amendment. Commissioner Mitchell seconded the motion. All voted in favor of the motion.</b>
<b>K. AWARD OF BID FOR ONYX PAVEMENT TREATMENT - ECCLES PAVING</b>	
<b>Petitioner</b>	Dennis Cluff, Mike Child
<b>Discussion</b>	<p>Mr. Child reported that 3 bids were received for the ONYX spray on surface road treatment, the bids were:</p> <p>Eccles Paving = \$82,275.30; Morgan Paving = \$83,957.60; and, Precision Asphalt = \$84,061.50.</p> <p>The lowest bid came from Eccles Paving of Springville, UT. They have been contacted and confirmed that everything is correct on their bid. Clinton has not done business with them before, but the supplier of the spray on product, Aaron Edwards from NUROCK, confirms that they are a very good company. Staff recommends that the City Council Award the project to them.</p> <p>The Council agreed they like this type of bid process.</p>
<b>CONCLUSION</b>	<b>Councilmember Mitchell moved to award the ONYX spray-on street surface treatment to Eccles Paving of Springville for \$82,275.30. Councilmember M. Petersen seconded the motion. All voted in favor of the motion.</b>
<b>Approval of Minutes</b>	<b>Councilmember K. Peterson moved to approve the July 14, 2015 City Council Minutes as written. Councilmember Stanton seconded the motion. All those present voted in favor of the motion.</b>
<b>Accounts Payable</b>	<p><i>Councilmember K. Peterson asked for a clarification on a payment to England Construction for \$79,000 for well chlorination.</i></p> <p><i>Mr. Child explained this is a partial payment for the new pump station, the project is still not complete, final payment will be made once the project is finished.</i></p> <p><b>Councilmember K. Peterson moved to pay the bills. Councilmember Mitchell seconded the motion. All those present voted in favor of the motion.</b></p>
<b>Planning Commission Report</b>	Mr. Vinzant reported on the July 21, 2015 Planning Commission meeting as recorded in the minutes.
<b>City Manager</b>	<ul style="list-style-type: none"> <li>• On August 5, 2015, The Tour of Utah Bike Tour will move through Clinton.</li> <li>• Staff is working with the County and other cities on the Davis County Animal Control Fees.</li> <li>• League of Cities and Towns fall conference is September 16-18.</li> </ul>
<b>Mayor</b>	<ul style="list-style-type: none"> <li>• The Mayor asked Mr. Child to prepare an agenda item for the Division of Environmental Quality Standard Operating Procedures for the next meeting. There is a time line that staff is required to follow that will be provided with the staff report.</li> <li>• Reported that one unit is back on line at the Burn Plant.</li> <li>• The Burn Plant is considering taking a solid waste and recycling survey to determine the feasibility of putting a mixed waste facility on the front end of the Burn Plant.</li> </ul>

<b>Councilmember Patterson</b>	<ul style="list-style-type: none"> <li>• The street light at 2562 W 1725 N needs to be turned on.</li> <li>• Expressed concern that the Police didn't get a bigger raise.</li> </ul> <p>The Council asked to see the new step schedule</p> <p>Mr. Cluff explained the police officers were not as far off on the scale, they were adjusted to a higher pay range at the next higher step. The Lieutenant and the Sergeants received a step increase in addition to the pay range adjustment because they were further behind in the pay scale.</p> <ul style="list-style-type: none"> <li>• Will prepare thank you letters for Heritage Days for the Mayor to sign. She asked the Council to e-mail her the names of individuals they feel should receive one.</li> </ul>
<b>Councilmember K. Peterson</b>	<ul style="list-style-type: none"> <li>• Expressed appreciation for the new website.</li> </ul>
<b>Councilmember M. Petersen</b>	<ul style="list-style-type: none"> <li>• Has been receiving a lot of comments on County tax notices.</li> </ul>
<b>Councilmember Stanton</b>	<ul style="list-style-type: none"> <li>• Reported that the Youth Council interviews for 2015-16 will be held on Aug 12.</li> </ul>
<b>Councilmember Mitchell</b>	<ul style="list-style-type: none"> <li>• Expressed appreciation to Mr. Child for sending out the proposed draft ordinance and Standard Operating Procedures.</li> </ul>
<b>Action Items</b>	<ul style="list-style-type: none"> <li>• The Council asked for staff to determine if the utility bills are delineated. <i>Staff researched and confirmed that the utility bills are delineated, the specific service and the amount is identified on the utility billing statement.</i> <ul style="list-style-type: none"> <li>• Add the Division of Environmental Quality Standard of Operating Procedures to the next City Council agenda.</li> </ul> </li> </ul>
<b>ADJOURNMENT</b>	<b>Councilmember Stanton moved to adjourn. Councilmember M. Petersen seconded the motion. All those present voted in favor. The meeting adjourned at 9:18 p.m.</b>

# CLINTON CITY SSSSD AGENDA ITEM

<b>SUBJECT:</b> Amended Cranefield Subdivision Development Agreement	<b>AGENDA ITEM: I</b>
<b>PETITIONER:</b> Ivory Homes	<b>MEETING DATE:</b> August 11, 2015
<b>RECOMMENDATION:</b> Review and action upon a recommendation from the Clinton City Council on a request for approval of an Amendment to the Preliminary Plat and Development Agreement for Cranefield Estates and Clubview at Cranefield Estates, located at approximately 3650 West on 2300 North.	<b>ROLL CALL VOTE:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>FISCAL IMPACT:</b>	
<b>BACKGROUND:</b> This is the fourth amendment to the development agreement for Cranefield Estates. The amendment increases the number of lots by 4, adjusts some property lines due to elimination of any wetlands of concern, and improvements along 3000 West.	
<b>ALTERNATIVE ACTIONS:</b>	
<b>ATTACHMENTS:</b> Resolution No. 2-15 Amendment to the Development Agreement.	
<b>REFERENCED DOCUMENTS:</b>	

## **RESOLUTION 2-15 SSD**

### **A RESOLUTION APPROVING AMENDMENT FOUR of the DEVELOPMENT AGREEMENT for CRANEFIELD ESTATES (PRUD)**

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

WHEREAS, The Clinton City Planning Commission and Clinton City Council have reviewed the Preliminary Plat for Cranefield Estates Subdivision Fourth Amendment and recommended approval of the preliminary plat.

NOW, THEREFORE, BE IT RESOLVED BY THE CLINTON CITY SANITARY SEWER SPECIAL SERVICE DISTRICT THAT AMENDMENT FOUR of the DEVELOPMENT AGREEMENT for CRANEFIELD ESTATES (PRUD) IS HEREBY APPROVED WITH THE FOLLOWING CONDITIONS AND STIPULATIONS:

1. Compliance with the Development Agreement for Cranefield Estates (PRUD) approved by the City Council April 25, 2006 & the amendments dated March 13, 2007, February 12, 2008, and October 18, 2010.
2. There is an increase in total residential lots by 4, to 524 lots, this does not include parcels or lots dedicated to other than residential use.
3. This change in number of lots does not exceed the established number of lots that were established when the original Development Agreement was established (586).
4. The recording of Amendment Four of the Development Agreement attached hereto by reference.

RESOLVED BY THE CLINTON CITY COUNCIL THIS \_\_\_\_\_, 2015.

CLINTON CITY SANITARY SEWER  
SPECIAL SERVICE DISTRICT

\_\_\_\_\_  
MAYOR L. MITCH ADAMS

ATTEST

\_\_\_\_\_  
DENNIS W. CLUFF, CITY RECORDER

**AMENDMENT FOUR**  
**DEVELOPMENT AGREEMENT**  
**FOR**  
**CRANEFIELD ESTATES (PRUD)**

THIS AMENDMENT FOUR TO THE DEVELOPMENT AGREEMENT (the “Agreement”) is made and entered into as of the \_\_\_\_\_ Day of \_\_\_\_\_, 2015, by and between CLINTON CITY, a Utah municipal corporation, hereinafter referred to as the “City”, CLINTON CITY SANITARY SEWER SPECIAL SERVICE DISTRICT, a special service district established in Clinton City, Utah, hereinafter referred to as the “Service District”, IVORY DEVELOPMENT, LLC, A Limited Liability Partnership, hereinafter referred to as the “Developer” and JAMES A. ALAND, private land owner, hereinafter referred to as the “Golf Course Developer.” Developer and Golf Course Developer are jointly referred to as “Developers”.

Recitals

- A.** The Development Agreement and Amendments for Cranefield Estates (PRUD), hereafter referred to as the Development Agreement, were recorded with the Davis County Recorder’s Office, February 26, 2007, Entry Number 2247621, Book 4227, Page 2233; Amendment One was recorded with the Davis County Recorder’s Office, May 24, 2007, Entry Number 2273606, Book 4290, Page 1102-1111; Amendment Two was recorded with the Davis County Recorder’s Office, November 1, 2010, Entry Number 2563911, Book 5142, Page 16940-1648; Amendment Three was recorded with the Davis County Recorder’s Office, June 29, 2012, Entry Number 2670613, Book 554, Page 1650-1657.
- B.** In accordance with the provisions of the Development Agreement §25, the Developers have requested an amendment to the preliminary plat from those of the recorded Development Agreement as shown in the Amendment.
- C.** The number of lots allotted in Section 9c, is amended by this Amendment and is as indicated on the Preliminary Plat attached hereto.
- D.** Plans for open space, wetlands preservation and development of open space have been modified due to reevaluation of wetlands.
- E.** City has made improvements to 3000 West north of 2300 North that would have been the responsibility of the Developers and the City has reimbursed the Developer for oversizing storm drain pipe installed in the Development.
- F.** No other changes are included in this Amendment; all other provisions of the original Development Agreement remain the same.

## AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, City and Developers hereby agree as follows:

1. Incorporation of Recitals. The above Recitals are hereby incorporated into this Agreement.
2. Legal Description: The property to which this Amendment is outlined in Exhibit "A" to this Amendment. This description is the same as in the recorded Development Agreement.
3. Amendment: Exhibit "B" to the Development Agreement is amended as shown in this document and it will be this Preliminary Plat that is used in evaluating and processing all future phases of the Development.
4. Amendments: The following sections to the original development agreement are amended to read:
  - §8. Wetlands: Developers have provided a new Delineation Study, June 2014 (Updated July 2014), and Wetland Delineation Approval from the U.S. Army Corps of Engineers, October 16, 2014. This letter indicates that the waters identified in the Study "are not currently regulated by the Corps of Engineers." Due to the Study and Approval areas indicated on the preliminary plat as Parcels to be preserved as wetlands are no longer required. This does not alleviate the Developers of all responsibility related to Wetlands or the possibility of Wetlands.

§ 9.c.i.

### Lot Sizes and Design:

- i. The total density of the PRUD shall not exceed five hundred twenty eight (528) lots for the area (293.20 acres).

§ 9.f.ii

Park Ivory. Second Amendment indicated a neighborhood park in the vicinity of Black-Crown Crane Loop. This Fourth Amendment Deletes this neighborhood park.

5. Addition: The following section has been added.

Page 7; Item # 9.f.v.

### 9. f. Club Ivory/Park Ivory/Park and Subdivision Monument

v. Parcel \_\_\_\_\_ shall be developed with Phase 5 as a landscaped area for use of and to be maintained by the members of the homeowners association. Landscaping shall include, as a minimum the following items:

(1) Automatic sprinkler system

(2) Decorative fence, matching fencing used at the Club Ivory across the street, along 2300 N designed to keep children playing in the landscaped area from running into the roundabout or 2300 North.

(3) Landscape perimeter with bushes, trees and shrubs with the majority of the area in sod.

vi. A five (5) foot landscape strip shall be included in the preliminary plat. The landscape strip will parallel 3000 West and be located adjacent to the right-of-way line. The landscape strip shall be developed with the first phase being developed adjacent to 3000 West. The landscape strip and adjacent parkstrip shall be maintained by the members of the homeowners association. Landscaping shall include, as a minimum the following items:

(1) Automatic sprinkler system.

(2) Six (6) foot solid fencing on the property line between the landscape strip and adjacent lots. Fencing shall be of a durable material approved by the City.

(3) Landscaping shall be decorative trees and shrubs, in a repetitive pattern with mulch in the landscape strip.

(4) The parkstrip along 3000 West, adjacent to the landscape strip shall be part of the automatic sprinkler system and shall have sod planted.

9. n. Storm Drain:

ix. City is allowed to run storm water across undeveloped portion of the Development to drain run-off from the east associated with improvements within the planned drainage area, specifically 3000 West and the land east of 3000 West between 3000 West and the Layton Canal. City will maintain ditches associated with the drainage until the area where there is open drainage is developed.

6. Exhibits: All Exhibits of the Development Agreement remain valid other than Exhibit "B".

In witness whereof the parties have executed this agreement the day and year first above written.





“SERVICE DISTRICT

L. Mitch Adams  
Name

\_\_\_\_\_  
Signature

Chairman  
Title

\_\_\_\_\_  
Date

Attest

\_\_\_\_\_  
Dennis W. Cluff, CEO/Secretary

\_\_\_\_\_  
Date

ACKNOWLEDGEMENT OF CLINTON CITY SANITARY SEWER SPECIAL  
SERVICE DISTRICT OFFICIALS

STATE OF UTAH }

: §§

COUNTY OF \_\_\_\_\_ }

On the \_\_\_\_ day of \_\_\_\_\_, 2015, personally appeared before me L Mitch Adams, Chairman of Clinton City Sanitary Sewer Special Service District and Dennis W. Cluff, Clinton City Sanitary Sewer Special Service District Recorder, who being by me duly sworn or affirmed, did say that they are the Chairman and CEO/Secretary respectively and signed in behalf of Clinton City by authority of the Clinton City Council and acknowledged to me that the Clinton City Council executed the same.

\_\_\_\_\_  
NOTARY PUBLIC

COMMISSION EXPIRES \_\_\_\_\_

“CITY”

L. Mitch Adams  
Name

\_\_\_\_\_  
Signature

Mayor  
Title

\_\_\_\_\_  
Date

Attest

\_\_\_\_\_  
Dennis W. Cluff, Recorder

\_\_\_\_\_  
Date

**ACKNOWLEDGEMENT OF CLINTON CITY OFFICIALS**

**STATE OF UTAH** }

: §§

COUNTY OF \_\_\_\_\_ }

On the \_\_\_\_ day of \_\_\_\_\_, 2015, personally appeared before me L Mitch Adams, Mayor of Clinton City and Dennis W. Cluff, Clinton City Recorder, who being by me duly sworn or affirmed, did say that they are the Mayor and City Recorder respectively and signed in behalf of Clinton City by authority of the Clinton City Council and acknowledged to me that the Clinton City Council executed the same.

\_\_\_\_\_  
NOTARY PUBLIC

COMMISSION EXPIRES \_\_\_\_\_

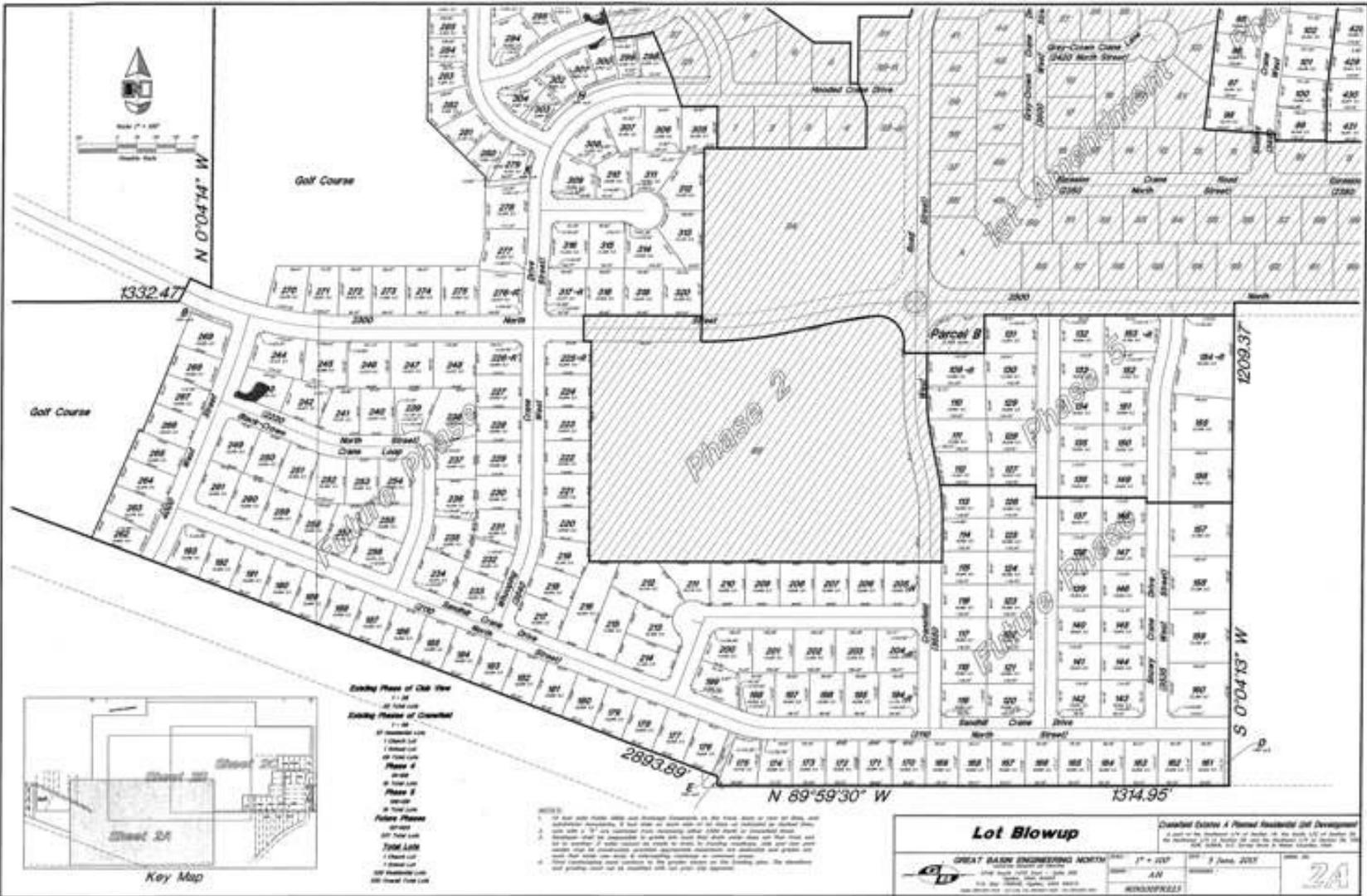
## EXHIBIT "A"

### CRANEFIELD ESTATES (PRUD) PROPERTY DESCRIPTION

A part of the Southeast quarter of Section 19, the Southwest Quarter of Section 20, the Northwest Quarter of Section 29 and the Northeast Quarter of Section 30, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at the Southeast corner of the Southwest Quarter of said Section 20, running thence South  $0^{\circ}04'13''$  West 1322.39 feet along the Quarter Section line to the existing West Point City Corporate limits; thence North  $89^{\circ}59'31''$  West 2594.94 feet along said Corporate limits; thence North  $0^{\circ}00'52''$  East 73.25 feet; thence North  $89^{\circ}59'08''$  West 1354.99 feet; thence northeasterly along the arc of a 2635.30 foot radius curve to the right a distance of 1194.64 feet (Long Chord bears North  $13^{\circ}00'24''$  East 1184.44 feet); thence and North  $25^{\circ}59'16''$  East 104.94 feet to the North line of said Section 30; thence East 1012.36 feet to the southeast corner of said Section 19; thence North  $0^{\circ}04'59''$  West 2040.70 feet to the County lines; thence South  $89^{\circ}54'41''$  East 2639.20 feet along said line to the East line of the southwest Quarter of said Section 20; thence South  $0^{\circ}16'03''$  West 2036.60 feet along said line to the point of beginning.





N 0°04'14" W  
1332.47'

Golf Course

Golf Course

Phase 2

Parcel B

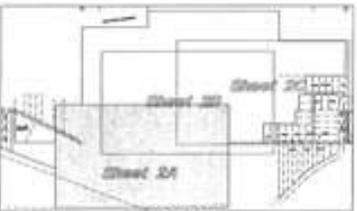
1209.37'

S 0°04'13" W

N 89°59'30" W

1314.95'

2893.89'



Key Map

- Existing Phase of Old View  
1" = 10'
- Existing Phase of Conquest  
1" = 10'
- Phase I  
1" = 10'
- Phase II  
1" = 10'
- Phase III  
1" = 10'
- Phase IV  
1" = 10'
- Phase V  
1" = 10'
- Phase VI  
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- Phase VII  
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- Phase VIII  
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- Phase IX  
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- Phase X  
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- Phase XI  
1" = 10'
- Phase XII  
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- Phase XIII  
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- Phase XIV  
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- Phase XV  
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- Phase XVI  
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- Phase XVII  
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- Phase XX  
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- Phase XXVI  
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- Phase XXVII  
1" = 10'
- Phase XXVIII  
1" = 10'
- Phase XXIX  
1" = 10'
- Phase XXX  
1" = 10'

NOTES:  
1. All lot areas shown are approximate and should not be used for legal purposes.  
2. All lot areas are based on the latest available aerial photography.  
3. All lot areas are based on the latest available ground survey data.  
4. All lot areas are based on the latest available cadastral data.  
5. All lot areas are based on the latest available cadastral data.

**Lot Blowup**

Great Basin Engineering North  
1700 North 2000 East, Suite 200  
Provo, UT 84601  
801-734-1111  
www.greatbasin.com

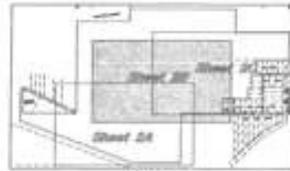
1" = 10'

2 June, 2012

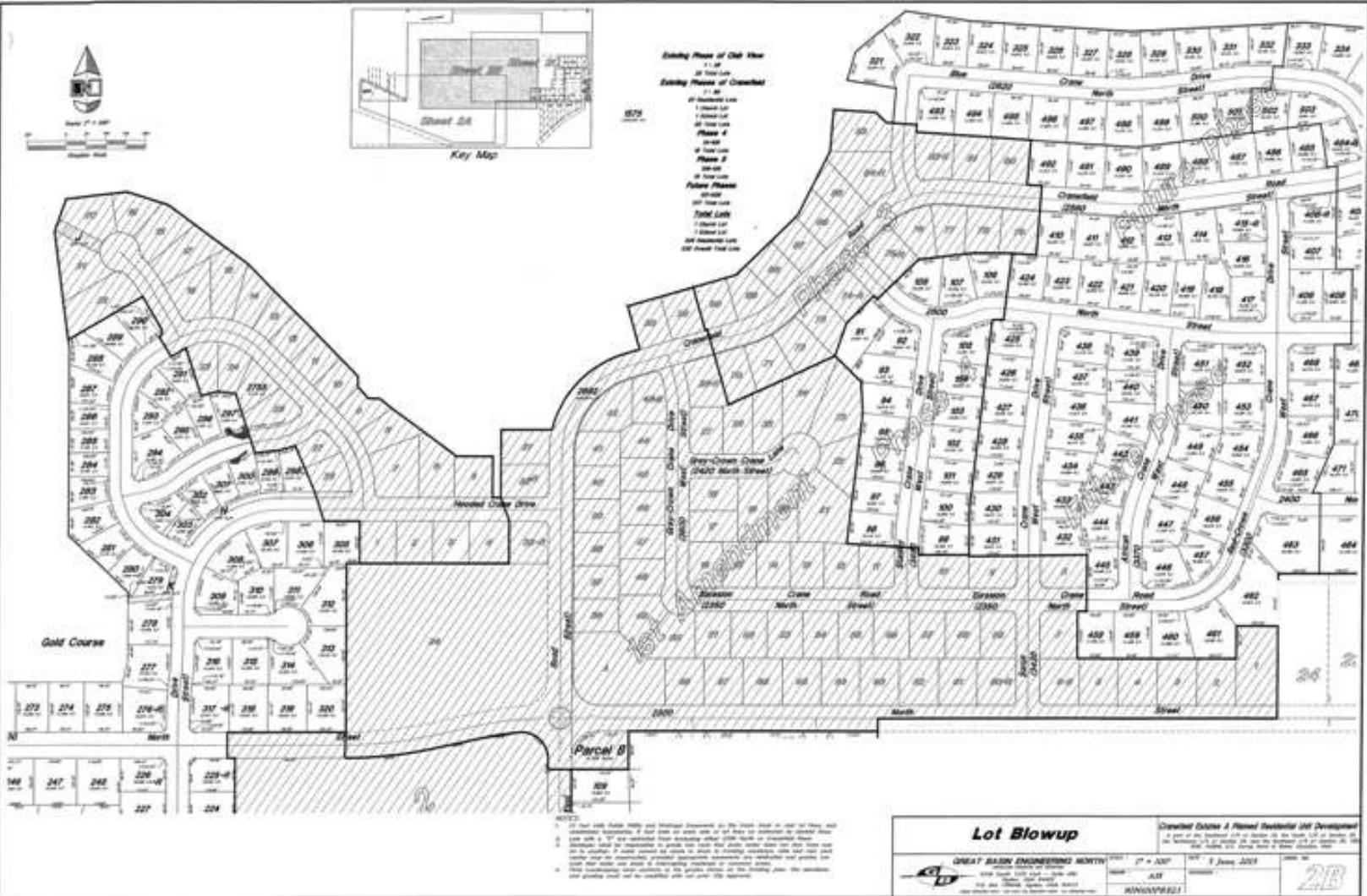
AN

WINGS/PRZS

2A



- Existing Phase of Old View**  
 1. 1st Floor Lot  
 2. 2nd Floor Lot  
 3. 3rd Floor Lot  
 4. 4th Floor Lot  
 5. 5th Floor Lot  
 6. 6th Floor Lot  
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 95. 95th Floor Lot  
 96. 96th Floor Lot  
 97. 97th Floor Lot  
 98. 98th Floor Lot  
 99. 99th Floor Lot  
 100. 100th Floor Lot



<b>Lot Blowup</b>		Crown Drive 4 Phase Residential Lot Development	
GREAT BASIN ENGINEERS MONTHLY		7' x 10'	1 June 2011
GREAT BASIN ENGINEERS MONTHLY		G.B.E.	28



NOTES:  
 1. The lot area, front, side and depth dimensions are the same as on the lot plan.  
 2. The lot area, front, side and depth dimensions are the same as on the lot plan.  
 3. The lot area, front, side and depth dimensions are the same as on the lot plan.  
 4. The lot area, front, side and depth dimensions are the same as on the lot plan.  
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 7. The lot area, front, side and depth dimensions are the same as on the lot plan.  
 8. The lot area, front, side and depth dimensions are the same as on the lot plan.  
 9. The lot area, front, side and depth dimensions are the same as on the lot plan.  
 10. The lot area, front, side and depth dimensions are the same as on the lot plan.

**Lot Blowup**

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 Seattle, WA 98149  
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 Email: info@greatbasin.com

Project: 17-017  
 Date: 1 June 2017  
 Scale: AS  
 Drawing: 170000022

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