PLANNING COMMISSION

2267 North 1500 West
Clinton City, UT 84015
Phone: (801) 614-0740
Fax: (801) 614-0752
Web Site: www.clintoncity.net

Clinton City
Planning Commission

Chairman
Jacob Briggs

Vice Chairman
Bob Buckles

Members
David Coombss
Jolene Cressall
Allen Labrecque
Jeff Ritchie
Anthony O. Thompson

City Staff
Will Wright

AGENDA

January 19, 2016

7:00 pm

There will be a meeting of the Clinton City Planning Commission held on the date mentioned above in the **Council Chambers** of Clinton City**; City Hall located at 2267 North 1500 West.**

	Pledge	Appointed
	Invocation or Thought	Appointed
	Roll Call	Chair
	City Council Report	Staff
	Planning Commission Minutes	Chair
	Declaration of Conflicts	Chair
1.	**PUBLIC HEARINGS:** **7:05 p.m. – Resolution No. 1-16 -** Review and recommend to the City Council action upon a request from Randy & Annette Hadlock for approval to amend Clinton North Plaza, a minor subdivision, by combining two lots located at approximately 2093 West 2300 North.	
2.	**7:15 p.m. – Ordinance No. 15-12Z tabled item from 11/17/2016 -** The Planning Commission tabled this item regarding a request for a rezone of the property located at approximately 2382 West 1800 North from Residential (R-1-9) to Patio Home (PH).	
3.	**Selection of Planning Commission Member to serve a one year term on the Board of Adjustment –** City Code Section 28-10-2 states Chairman designates representative with advice and consent of Commission. Currently Bob Buckles serves on this BZA Board**.**	
4.	**COMMISSION COMMENTS**	
5.	**ADJOURN**	

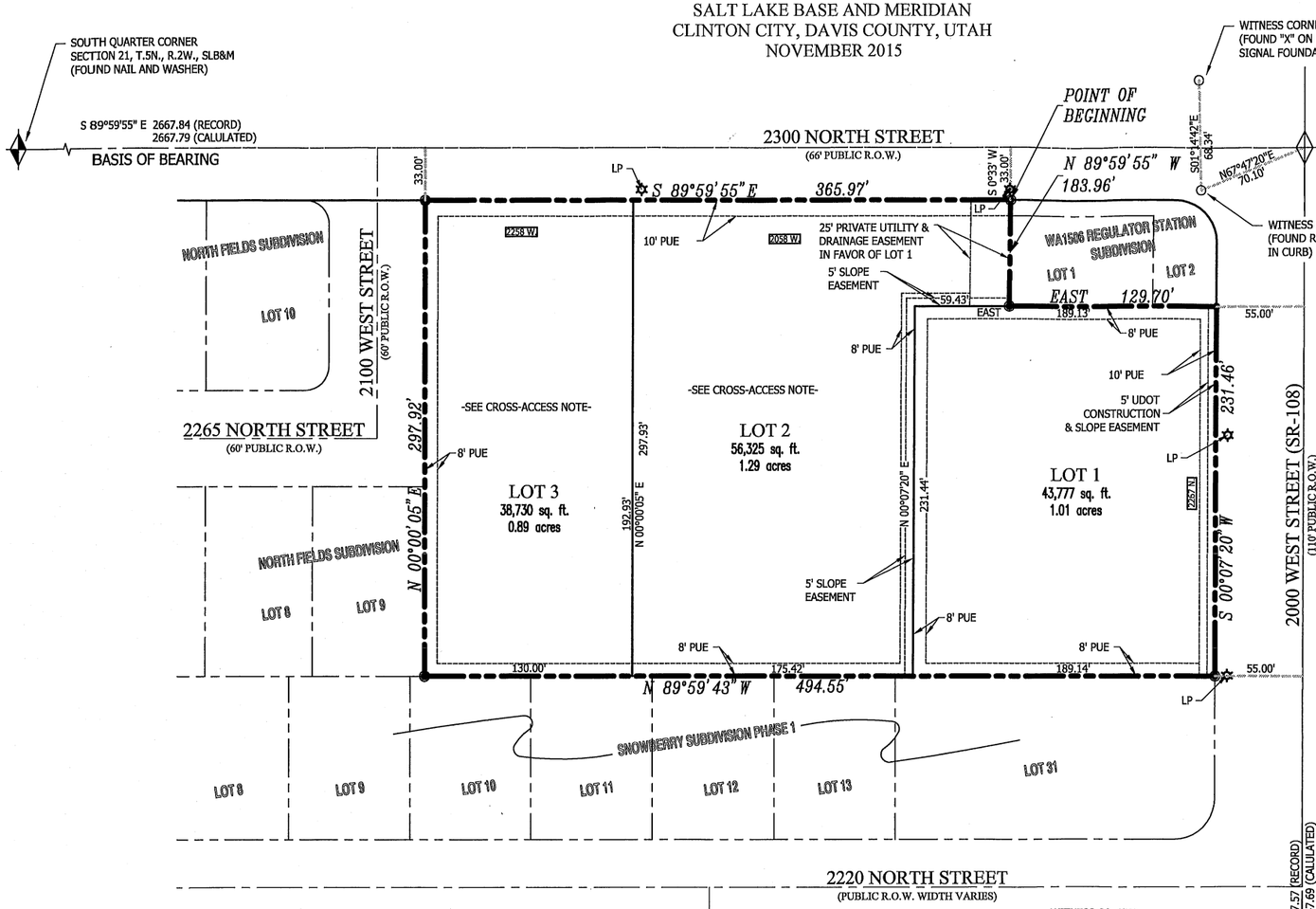
CLINTON CITY
PLANNING COMMISSION
AGENDA ITEM

SUBJECT: 7:05 p.m. Resolution 1-16 - Review and recommendation to the City Council upon a request from Randy & Annette Hadlock for approval to amend Clinton North Plaza, a minor subdivision, by combining two lots located at approximately 2093 West 2300 North.	**AGENDA ITEM:** 1
PETITIONER: Randy and Annetter Hadlock, owners	**MEETING DATE:** January 19, 2016
ORDINANCE REFERENCES: Zoning Map shows in CP-2 Zone General Plan, Master Land Use Map is designated PZ Zone Subdivision Regulations 26-1.10(1) - Resubdivision of Land	**ROLL CALL VOTE:** **YES** **NO**
BACKGROUND: Randy and Annetter Hadlock, owners of Clinton North Plaza want to add a parcel to this subdivision which was approved by the City in March, 2011.	
ALTERNATIVE ACTIONS:	
ATTACHMENTS: Resolution 1-16	
SEPARATE DOCUMENTS:	

Respectfully submitted,
Will Wright, Community Development Director

CLINTON NORTH PLAZA AMENDED

LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 5 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
CLINTON CITY, DAVIS COUNTY, UTAH
NOVEMBER 2015



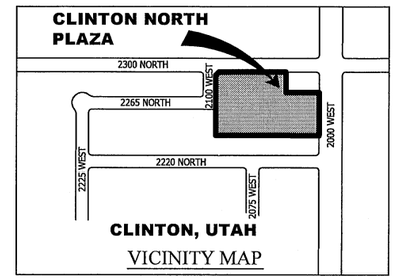
NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO RETRACE THE BOUNDARY OF THE LOTS, SHOWN HEREON, PRIOR TO DEVELOPING THE LOTS . THE BASIS OF BEARING FOR THIS SURVEY IS ALONG THE SECTION LINE BETWEEN SECTIONS 21 & 28, T.5N., R.2W., SLB&M. AS SHOWN HEREON. CORNERS FOR THIS PROPERTY NOT FOUND WERE SET WITH A 5/8" REBAR, TWO FEET IN LENGTH AND PLASTIC CAP, OR NAIL AND WASHER, STAMPED "PINNACLE."

THE BOUNDARIES WERE RETRACED BASED UPON THE RECORDED SUBDIVISION PLATS NAMELY SNOWBERRY PHASE 1, WA1506 REGULATOR STATION SUBDIVISION, AND NORTHFIELD SUBDIVISION.

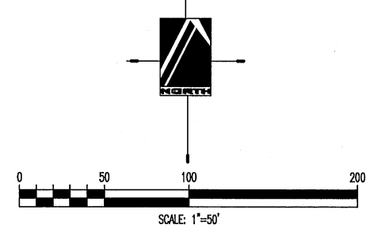
NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE DEVELOPMENT STANDARD DRAWINGS AND SPECIFICATIONS FOR CLINTON CITY.
2. ALL PRESSURE IRRIGATION CONSTRUCTION SHALL CONFORM TO THE STANDARD DRAWINGS & SPECIFICATIONS OF THE DAVIS & WEBER COUNTIES CANAL COMPANY.
3. ALL LOTS SHOWN HEREON SHALL BE REQUIRED TO OBTAIN SITE PLAN APPROVAL WITH CLINTON CITY PRIOR TO CONSTRUCTION.
4. MANY AREAS IN CLINTON CITY HAVE WATER PROBLEMS DUE TO A SENSATIONALLY HIGH (FLUCTUATING) WATER TABLE. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY CLINTON CITY THAT ANY BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUND WATER PROBLEMS. SOLUTION OF THESE PROBLEMS IS THE SOLE RESPONSIBILITY OF THE PERMIT APPLICANT AND THE PROPERTY OWNER.



VICINITY MAP

CROSS-ACCESS NOTE:
LOTS 2 AND 3 WERE APPROVED BY CLINTON CITY CONDITIONED UPON THE OWNERS DEDICATING ONE-TO-ANOTHER A RECIPROCAL CROSS-ACCESS EASEMENT.



SURVEYOR'S CERTIFICATE

I, STEPHEN J. FACKRELL do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 191517 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as: CLINTON NORTH PLAZA AMENDED and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS (THE BASIS OF BEARING FOR THIS DESCRIPTION IS SOUTH 89°59'55" EAST MEASURED BETWEEN THE NORTH QUARTER AND NORTHEAST CORNERS OF SAID SECTION 28):

BEGINNING AT A POINT ON THE WEST BOUNDARY OF WA1506 REGULATOR STATION SUBDIVISION A PLAT RECORDED AT THE DAVIS COUNTY RECORDERS OFFICE, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF 2300 NORTH STREET, SAID POINT BEING NORTH 89°59'55" WEST ALONG SECTION LINE 183.96 FEET AND SOUTH 00°33'00" WEST 33.00 FEET FROM THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE SOUTH 00°33'00" WEST ALONG THE WEST BOUNDARY OF SAID SUBDIVISION 66.50 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION 129.70 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 2000 WEST STREET; THENCE SOUTH 00°07'20" WEST ALONG SAID RIGHT-OF-WAY LINE 231.46 FEET TO THE NORTHEAST CORNER OF LOT 31 OF THE SNOWBERRY PHASE 1 SUBDIVISION, A PLAT RECORDED AT THE DAVIS COUNTY RECORDERS OFFICE; THENCE NORTH 89°59'43" WEST ALONG THE NORTH LINE OF SAID SNOWBERRY SUBDIVISION 494.55 FEET TO THE SOUTHEAST CORNER OF THE NORTH FIELDS SUBDIVISION, A PLAT RECORDER AT THE DAVIS COUNTY RECORDERS OFFICE; THENCE NORTH 00°00'05" EAST ALONG THE EAST LINE OF SAID NORTH FIELDS SUBDIVISION 297.92 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 2300 NORTH STREET; THENCE SOUTH 89°59'55" EAST ALONG SAID RIGHT-OF-WAY LINE 365.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 138,830 SQUARE FEET OR 3.19 ACRES.

Date: _____ Stephen J. Fackrell
License No. 191517

OWNER'S DEDICATION AND CERTIFICATE

WE THE UNDERSIGNED, OWNERS OF THE HEREON-DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS, AS SHOWN ON THIS PLAT, AND NAME SAID TRACT OF LAND CLINTON NORTH PLAZA AMENDED, AND HEREBY DEDICATE, GRANT, AND CONVEY TO CLINTON CITY, DAVIS COUNTY UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO CLINTON CITY THOSE CERTAIN STRIPS OF LAND AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES, AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE, AS MAY BE AUTHORIZED BY CLINTON CITY.

_____ _____

_____ _____

ACKNOWLEDGMENT OF CLINTON CITY OFFICIALS

STATE OF UTAH)
County of Davis)

On the____day of _____A.D., 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 aknowledged to me that the Clinton City Council executed the same.

_____
NOTARY PUBLIC

COMMISSION EXPIRES_____

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

On this _____ day of _____ , 2015, personally appeared before me, the undersigned Notary Public in and for said state and county, _____, the signers of the above owner's dedication, who duly acknowledged to me that they signed it freely and voluntarily and for the uses and purposes therein mentioned.

_____ MY COMMISSION EXPIRES _____
NOTARY PUBLIC

RESIDING IN _____ COUNTY, UTAH.

CLINTON NORTH PLAZA AMENDED

LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN

QUESTAR GAS COMPANY

QUESTAR APPROVES THIS PLAT SOLEY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE OWNERS DEDICATION, AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS IF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS _____ DAY OF _____ 2011.

BY _____ TITLE _____

ROCKY MOUNTAIN POWER

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENT IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE,

APPROVED THIS _____ DAY OF _____ 2011.

BY _____ TITLE _____

QWEST COMMUNICATIONS

APPROVED BY QUEST COMMUNICATIONS THIS _____ DAY OF _____ 2011.

BY _____ TITLE _____

LEGEND

- SETBACK LINE
- EASEMENT LINE
- BOUNDARY LINE
- CENTERLINE/SECTION LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION CORNER
- REQUIRED STREET MONUMENT
- PUE — PUBLIC UTILITY EASEMENT
- CORNERS TO BE SET WITH 5/8" REBAR & PLASTIC CAP STAMPED "PINNACLE"

PINNACLE
Engineering & Land Surveying, Inc.
Layton · West Bountiful · Mt. Pleasant
2720 North 350 West, Suite #108
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

PLANNING COMMISSION APPROVAL

APPROVED THIS_____DAY OF_____, 20____,
BY THE CLINTON CITY PLANNING COMMISSION.

CHAIRMAN, CLINTON CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

CLINTON CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED THIS_____DAY OF_____, 20____,
BY THE CLINTON CITY COUNCIL.
ATTEST:

CLINTON CITY RECORDER _____ CLINTON CITY MAYOR _____

DAVIS COUNTY RECORDER

ENTRY NO._____FEE
PAID_____FILED FOR RECORD AND
RECORDED THIS _____ DAY OF
_____, 20____ AT
IN BOOK _____
OF OFFICIAL RECORDS PAGE _____

DAVIS COUNTY RECORDER
BY _____
DEPUTY RECORDER

10-069A

ALL INFORMATION SHOWN HEREON IS NOT FINAL OR APPROVED WITHOUT THE GOVERNING AGENCY(S)'S STAMP AND SIGNATURE. ANY USE OF THIS DRAWING AND ITS CONTENTS WITHOUT SAID APPROVAL IS DONE AT THE INDIVIDUAL'S OWN RISK. PINNACLE ENGINEERING & LAND SURVEYING, INC. DOES NOT ASSUME LIABILITY FOR ANY SUCH USE.

12-11-15 A09:00 IN

RESOLUTION NO. 1-16

A RESOLUTION APPROVING AN AMENDMENT TO THE CLINTON NORTH PLAZA 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 North Plaza Minor Subdivision and recommended approval of the plat; and,

NOW, THEREFORE, BE IT RESOLVED BY THE CLINTON CITY COUNCIL THAT AN AMENDMENT TO THE FINAL PLAT FOR CLINTON NORTH PLAZA MINOR 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 Amended Plat of the Clinton North Plaza Minor 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 19th day of January 2016, 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 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.

2 Developer/contractor agrees to keep vacant lot within the subdivision in such a way that weed control, via mowing with a brush hog or similar item, is possible, as well as adequate dust and trash control practices are observed while under their control.

3 The developer/contractor is responsible for insuring that all required inspections are performed by the Clinton City Public Works Department, if needed, and the Building Official.

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 26th day of January, 2016.

DECEMBER 30, 2015
NOTICE PUBLISHED

_____
L. MITCH ADAMS
MAYOR

ATTEST:

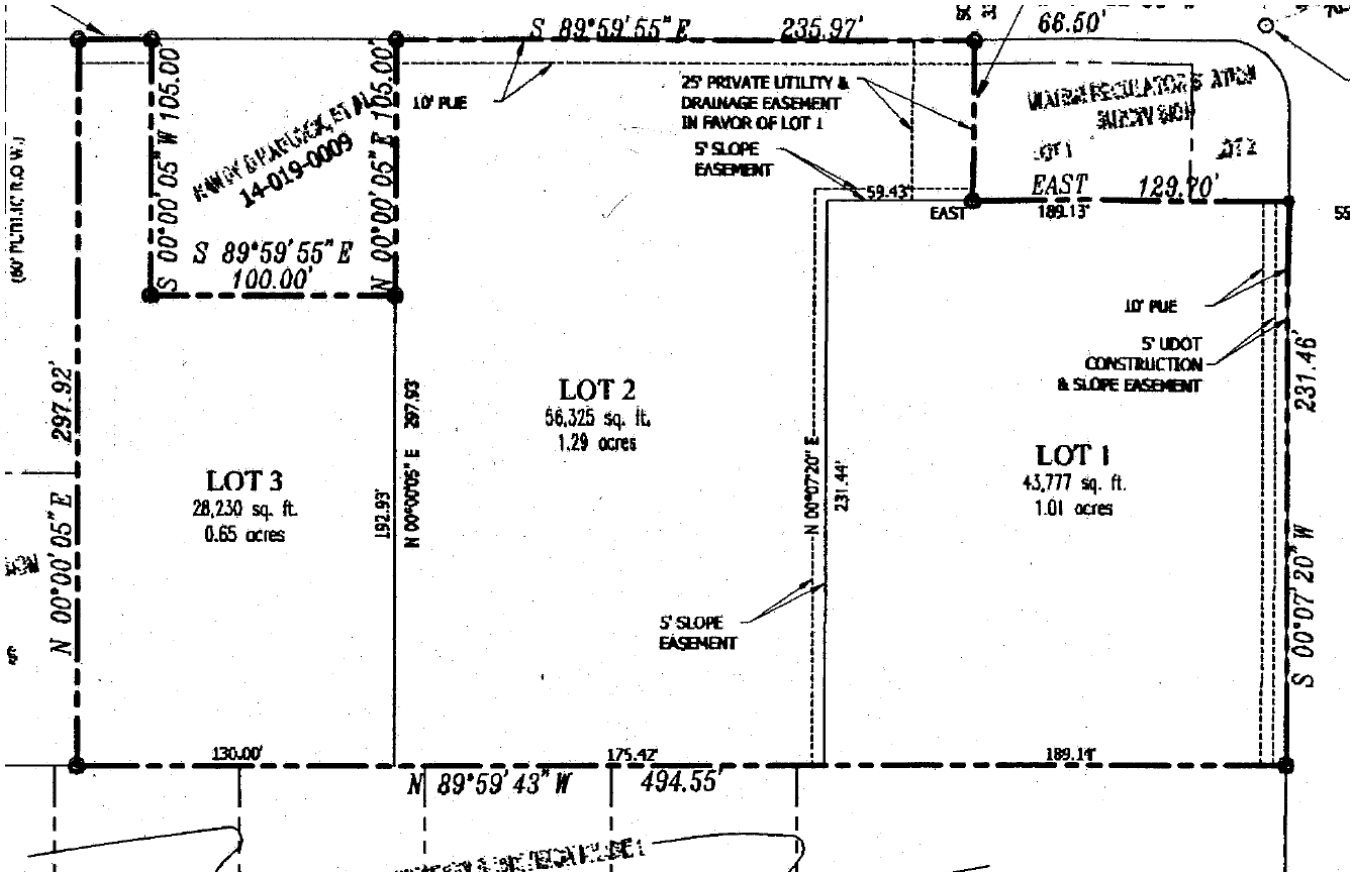
_____
DENNIS W. CLUFF
CITY RECORDER

Posted: _____

Google earth

feet 400

meters 100


S 89°59'55" E
235.97'
66.50'
10' PUE
25' PRIVATE UTILITY & DRAINAGE EASEMENT IN FAVOR OF LOT 1
5' SLOPE EASEMENT
59.43'
EAST
189.13'
EAST
129.70'
S 00°00'05" W 105.00'
N 00°00'05" E 105.00'
S 89°59'55" E
100.00'
10' PUE
5' UDOT CONSTRUCTION & SLOPE EASEMENT
231.46'
297.92'
N 00°00'05" E
LOT 3
28,230 sq. ft.
0.65 acres
192.93'
N 00°00'05" E 297.93'
LOT 2
56,325 sq. ft.
1.29 acres
N 00°07'20" E
231.44'
LOT 1
43,777 sq. ft.
1.01 acres
5' SLOPE EASEMENT
S 00°07'20" W
130.00'
175.42'
189.14'
N 89°59'43" W
494.55'

CLINTON CITY
PLANNING COMMISSION
AGENDA ITEM

SUBJECT: **7:15 p.m. – Ordinance No. 15-12Z to be Tabled until January 19, 2016 –** The Planning Commission tabled this item until January 26, 2016 regarding a request for a rezone of the property located at approximately 2382 West 1800 North from Residential (R-19-9) to Patio Home (PH).	**AGENDA ITEM:** 2
PETITIONER: Bruce Nilson, representing Nilson Homes and He Flys, LLP	**MEETING DATE:** January 19, 2016
ORDINANCE REFERENCES: Zoning Ordinance shows parcel in R-1-9 Zone; General Plan, Master Land Use Map designates parcel in R-1-9 with frontage along 1800 North as PZ Zone; Zoning Ordinance 28-1-4(2) – Changes to Property Zoning	**ROLL CALL VOTE:** **YES** **NO**

BACKGROUND:

The Master Land Use Plan shows this area as Performance Zone along 1800 North and the remainder of this parcel as Residential (R-1-9) with the Master Land Use Map only designating one area in the Patio Home zone. However, the land use section of the General Plan references the need for high-quality retirement communities. The following chart found on page 10 of the General Plan outlines characteristics of a desired single family retirement community.

Characteristics of a desired single family retirement community			
	Should not be allowed in all zones		
		Allow in areas where the higher density would not detract from large lot developments	
		Frontage of lots should not be adjacent to frontage of larger lots	
		Density increases over established zone should be based on development criteria over standard development *criteria* and outlined in an infill ordinance	
		Allow only in small areas that are considered infill	
	Developments should improve the overall characteristics of surrounding properties		
		Require proof (through assessed values) of higher quality products	
		Access should not be restricted	
	Qualifications for higher density should be established		
		Quantifiable criteria for percentages of increase over established zone	
			Landscape requirements and enhancements
			Recorded Development Agreement with all approved development criteria
			Superior building materials
			Quantity and quality of community amenities
			Established and professionally managed HOA
			Trail / park / shopping / transportation access for residents
		Require proof that the City has adequate infrastructure to support the development	

		Public streets and infrastructure meet established guidelines
		Meets unmet housing demand
	Developer is builder	
		Architectural theme with diversity of appearance

The Zoning Code in Chapter 28-22 indicates the Patio Home zoning is permitted in single family residential zones R-1-6, R-1-8 and R-1-9 as an infill zone for parcels five (5) acres or less with other conditions noted in this chapter. There is a conventional table 28.22.5 that provides different characteristic for a PH zone. This 17.58 parcel would fit into those land characteristics, however this area would first need to be designated as PH on the Master Land Use Map of the General Plan for this rezoning to be considered, since the Master Land Use Map is the guide for the City when considering rezoning requests.

This area is currently zoned R-1-9 on both the Zoning Map and the Master Land Use Map with the frontage along 1800 North designated for Performance Zone on the Master Land Use Map. It is worth noting, this same rezone request was rejected last summer by the Commission and City Council.

ALTERNATIVE ACTIONS:

ATTACHMENTS:
Ordinance 15-12Z

SEPARATE DOCUMENTS:

Respectfully submitted,

Will Wright, Director
Community Development

ORDINANCE NO. 15-12Z
REZONE

AN ORDINANCE BASED UPON A REQUEST FROM HE FLIES LLP (OWNERS) OF THE PROPERTY, REPRESENTED BY BRUCE L. NILSON, TO AMEND THE ZONING MAP OF CLINTON CITY

WHEREAS, Clinton City has established a standard for land use and land use density through its zoning powers; and,

WHEREAS, The Clinton City Planning Commission has convened a public hearing and based upon established planning principles and public input forwarded a recommendation to the City Council

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 petition for rezone.

SECTION 1. Petition

Petitioner has requested the property located at approximately 2501 West 1725 North, more accurately described below, to be rezoned from Residential (R-1-9) to Patio Home (PH) based upon the request from the stated property owner.

SECTION 2. Legal Description

A parcel of land located in the Northeast Quarter of Section 28, Township 5 North, Range 2 West, Salt Lake Base and Meridian, Davis County, Utah.

Beginning at a point on the northerly right-of-way line of 1800 North, point being on the southeast corner of the He Fly's No. 4 Subdivision (on file and of record in the office of the recorder, Davis County) point also being 993.60 feet East and 33.51 feet North from the center quarter corner of Section 28, Township 5 North, Range 2 West, Salt Lake Base and Meridian, (basis of bearing being N00°01'16"E between center section and the north quarter corner of Section 18); and running thence N00°30'56"E along the easterly boundary of He Fly's No. 4 Subdivision 111.00 feet to the northeast corner of Subdivision; thence N89°29'34"W along the northerly boundary of He Fly's No. 4 Subdivision and the northerly boundary of the He Fly's No.2 Subdivision 213.00 feet to the northwest corner of He Fly's No. 2 Subdivision; thence S00°30'48w along the westerly boundary line of He Fly's No. 2 Subdivision 111.00 feet to the northerly right-of-way line of 1800 North; thence N89°29'34"W along northerly right-of-way line 14.74 feet; thence N00°30'48"E 111.00 feet; thence N89°29'34"W 100.00 feet to a point on the easterly boundary line of the Bridges Phase-3 Subdivision; thence N00°32'21"E along easterly boundary line 1090.55 feet; thence S89°29'58"E 666.35 feet to the northwest corner of the Clinton Towne Center Residential Subdivision-Phase 1 Amended; thence S00°33'55"W along the westerly boundary line of Clinton Towne Center Residential Subdivision-Phase 1 amended and the westerly boundary of Clinton Towne Center Subdivision 1201.63 feet to a point on the northerly right-of-way line of 1800 North; thence N89°29'34"W along right-of-way 338.02 feet to the point of beginning.

Containing 765,602 Sq feet Or 17.58 acres, Parcel 14-019-0084 contains 17.58 acres

SECTION 3. Map

A map is attached to the ordinance by reference, however if a discrepancy exists between the map and legal description the legal description takes precedence.

SECTION 4. Planning Commission Action

Reviewed in a public hearing the 19th day of January 2016, by the Clinton City Planning Commission and recommended (not recommended) for approval through a motion passed by a majority of the members of the Commission based upon the following findings.

For a Favorable (Unfavorable) Recommendation for Adoption based upon the following findings:

- A clear deviation from the General Plan and Master Land Use Map
- There is no Patio Home zone on the Master Land Use Map
- Site exceeds the infill criteria of 5 acres
- The Commission notes that if tight adherence to the GP is not a priority and the parcel is not considered too large the request would appear to meet an unmet demand and otherwise aligns favorably with the Patio Home Zone as found and documented through use of the chart found in the GP.
- The Master Land Use Map indicates that the frontage of the property, on 1800 North, is to develop as PZ. The property is currently zoned R-1-9 and any development is not likely to rezone the frontage to PZ as called out in the MLUM.
- General Plan, Insert the findings from chart
- City Utilities, Verify before it goes to Council

SECTION 5. Severability. in the event that any provision of this Chapter is declared invalid for any reason, the remaining provisions shall remain in effect.

SECTION 6. 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 9th day of February, 2016.

July 15, 2014 and October 15, 2015
NOTICE PUBLISHED

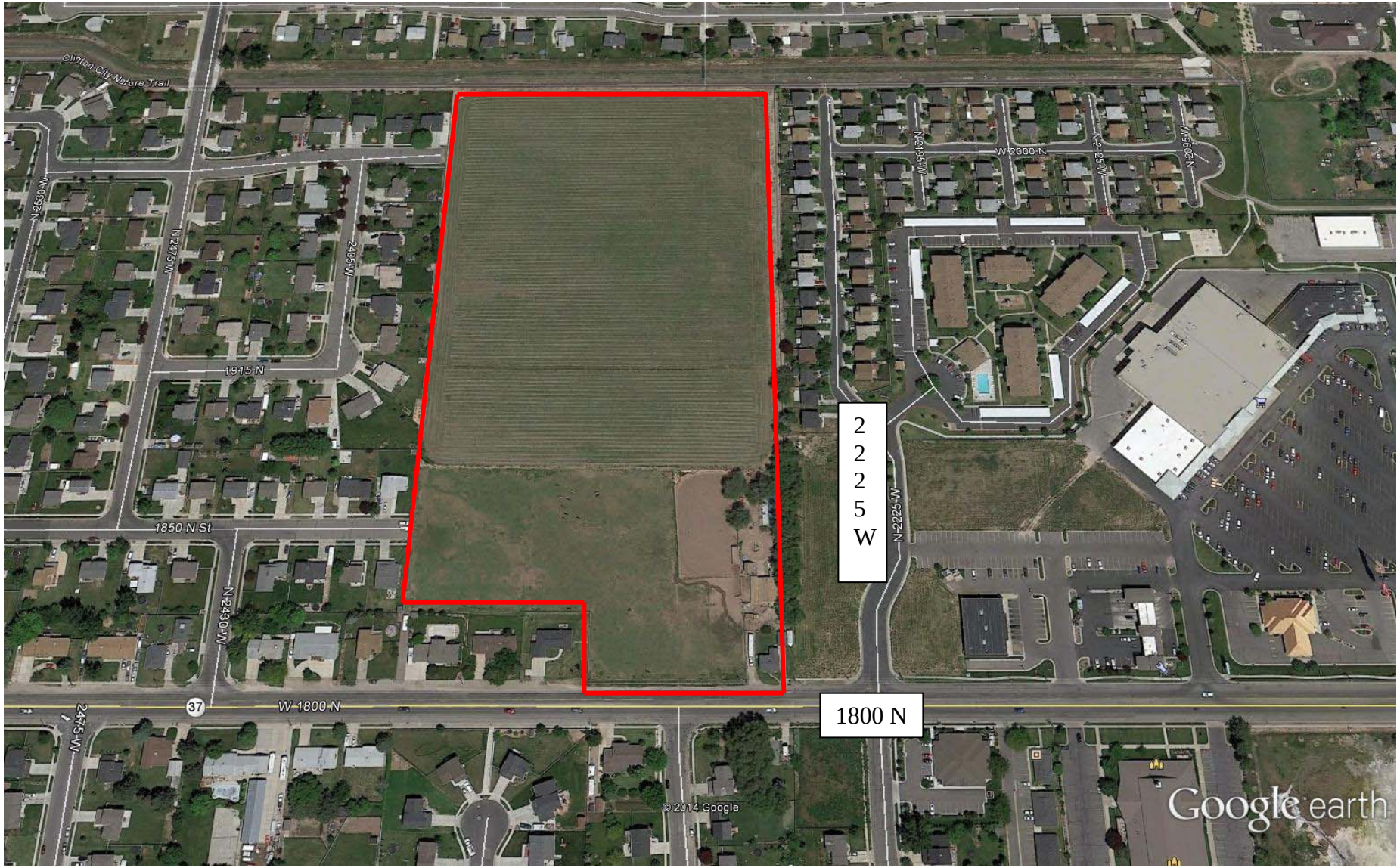
_____
L. MITCH ADAMS, MAYOR

ATTEST:

_____
DENNIS W. CLUFF, CITY RECORDER

Posted: _____

- Rezone Request
- Ordinance No. 15-10Z

- PC November 3, 2015
- CC November 10, 2015

- Requested
- R-1-9 to PH