



**CLINTON CITY PLANNING COMMISSON
CITY HALL
2267 North 1500 W Clinton UT 84015**

Planning Commission Members

Chair – Jacob Briggs

Vice Chair – Bob Buckles

Tony Thompson

Dave Coombs

Jolene Cressall

Jeff Ritchie

Andy Hale

Date of Meeting	July 5, 2016	Call to Order	7:00 p.m.
Staff Present	Community Development Director Will Wright and Lisa Titensor recorded the minutes.		
Citizens Present	Franz Johansson, Mark Staples, Bruce Nilson, Charles T.		
Pledge of Allegiance	Commissioner Buckles		
Prayer or Thought	Commissioner Cressall gave a thought in honor of the 4 th of July expressing gratitude for all those who have paid the high price of Freedom.		
Roll Call & Attendance	Present were: Commissioners’ Bob Buckles, Dave Coombs, Jolene Cressall, Andy Hale, Tony Thompson, and Jacob Briggs Commissioner Ritchie was excused		
City Council Report	Mr. Wright reported on the June 28, 2016 City Council meeting as recorded in the minutes.		
Declaration of Conflicts	There were none.		
Approval of Minutes	Commissioner Hale moved to approve the June 21, 2016 Planning Commission minutes. Commissioner Buckles seconded the motion. Commissioners’ Buckles, Coombs, Thompson, Cressall, Hale and Briggs voted in favor of the motion.		
7:05 P.M. – SITE PLAN REVIEW AND ACTION UPON A REQUEST TO MODIFY A SITE PLAN REVIEW OF THE QUAIL POINT VETERINARY HOSPITAL AT 868 NORTH 2000 WEST, CLINTON, UT TO ALLOW A SOLAR CARPORT TO SERVE THE HOSPITAL UPON REQUEST OF KATHY FORD, OWNER, REPRESENTED BY FRANZ JOHANSSON OF AURIC SOLAR.			
Petitioner	Kathy Ford, owner of the hospital and residence, is represented by Franz Johansson of Auric Solar		
Discussion	<p>Mr. Johansson stated the intent of this request is to reduce the size of the residential lot and increase the size of the veterinary hospital lot to build a carport with solar panels. Both parcels are owned by Kathy Ford. He confirmed there will be a 5’ setback to the west property line.</p> <p>Mr. Wright explained the following which was included in the staff report:</p> <ul style="list-style-type: none"> • The proposed carport plan is 20’ larger than anticipated; • The set back requirements will be met; • There have been no calls of opposition; • The residential lot will still be almost a half acre; • The veterinary clinic will be about 1 ½ acres. <p>The veterinary hospital and residential structures are in the PZ Zone.</p> <ol style="list-style-type: none"> 1. Section 28-19-5 states, “For all non-residential uses proposed in this zone, a site plan review by the Planning Commission is required. 2. The Veterinary Hospital was approved in a Site Plan on June 17, 2003. 3. Staff determined that modifying the approved Site Plan is also subject to Commission review and action. 4. There are not really any minimum size requirements for parcels in the PZ zone, though there is a reference to residential being a minimum of 6,000 square feet and discussions 		

	<p>on density.</p> <p>At 7:13 p.m. Commissioner Briggs identified the public hearing from the June 21, 2016 Planning Commission meeting was left open and asked for public comment; there was none. Therefore he closed the public hearing at 7:14 p.m.</p>
CONCLUSION	<p>Commissioner Coombs moved to approve the modified Site Plan for Quail Point Veterinary Hospital located at 868 N 2000 W to allow for a 20.33 foot by 72 foot carport for 8 vehicle spaces which will house solar panels. The new hospital parcel would be 56,342 square feet or 1.29 acres, while the residential parcel would be reduced in size to 20,388 square feet or .46 of an acre, thereby exceeding any minimum allowances for parcel sizes for both commercial and residential uses. Commissioner Cressall seconded the motion. Voting by roll call is as follows: Commissioner Coombs, aye; Commissioner Hale, aye; Commissioner Buckles, aye; Commissioner Thompson, aye; Commissioner Cressall, aye; Commissioner Briggs, aye.</p>
<p>7:05 P.M. – FINAL PLAT FOR PHASE 1 OF TOWN POINT SUBDIVISION FOR REVIEW AND RECOMMENDATION TO THE CITY COUNCIL BY APPROVING RESOLUTION 09-16 FOR THE FINAL PLAT OF TOWN POINT SUBDIVISION PHASE 1, LOCATED AT APPROXIMATELY 1800 NORTH 2275 WEST ON THE NORTH SIDE OF 1800 NORTH UPON REQUEST BY BRUCE NILSON, OWNER OF NILSON HOMES.</p>	
Petitioner	Bruce Nilson, owner of Nilson Homes
Discussion	<p>Mr. Wright reviewed the information included in the staff report:</p> <ul style="list-style-type: none"> ▪ The property was zoned on March 8, 2016 to Patio Home (PH) zone. ▪ The preliminary plat was approved by the CC on April 19, 2016 showing a subdivision of a little more than 17.5 acres with 69 lots to be built in five phases (modified now to four phases). ▪ Phase 1 indicates 19 lots for residential use. The frontage on 1800 North has one residential lot designated as 1R, restricting it from direct access onto 1800 North. ▪ The 19 lots in Phase 1 average over 6,800 square exceeding that requirement of 6,300 sq. ft. and average just over 64 feet of frontage, thereby meeting the 64 foot frontage requirement with a minimum requirement of 57 feet. The 6 corner lots also exceed the average square footage size requirement and exceed the minimum 61 foot width as well as the average 64 foot frontage requirement. ▪ There is an existing culinary water main extending from 1800 N to the 2050 Storm Channel and then crossing to the north. This pipe will need to be replaced by routing through the subdivision and reconnecting to the crossing at the channel. This replacement can be done as the subdivision develops. The pipe will need to be disconnected at the main in 1800 N to meet standards of the PW department. ▪ Since 1800 North is a State highway, UDOT approvals for design standards are required along this street. The HOA will take care of any landscaping in the park strip along 1800 North. <p>Mr. Nilson confirmed there will be fences on all sides of the development.</p> <p>Mark Staples explained that the existing home on 1800 N would like to maintain irrigation as long as possible. The existing headgate and slats to direct the water flow north to the fields is the only way to accomplish this right now. Negotiations are on going with UDOT for direction on improvements, they have requested a letter from Clinton City. He feels a sidewalk at this location would be a hazard due to the headgate and grate.</p> <p>The following information from the minutes of the April 19, 2016 discussion was reviewed:</p> <p><u>April 19, 2016 PC Minutes</u> <i>Bruce Nilson stated that the engineers have been working to design and resolve issues for this subdivision. He explained that the road coming into the subdivision is on a diagonal to accommodate an existing home and property with large animals. During the building process the phases may be modified.</i></p> <p><i>Mr. Wright reviewed following comments submitted by public works:</i></p> <ul style="list-style-type: none"> • <i>At the canal, connect to existing waterline where it crosses the canal, not to the East</i> • <i>Hydrant foot valves on mainline connection</i>

- all Manholes 5' at direction change
- in 1800 N City S is located at the N shoulder of the road, District S main is in the middle
- address SD at 1800 N 2275 W intersection
- on 1800 N-use a business style street light
- 1800 N W connection, put valve on property line of the development
- Note: existing water line to stay in service until the connection at the canal is made
- All lots to drain from rear of the property to the sidewalk
- All traffic and address signs installed by the contractor to MUTCD standard, and call out on drawing
- SWPPP to be submitted and approved before a pre construction meeting can be scheduled
- UDOT approval for 1800 N improvements and intersection
- Use 6' park strip
- Submit a geo tech report

- The 2013 Clinton City General Plan, Master Land Use Map, indicates this area is zoned for residential use with the front portion of the property designated as Performance Zone.
- The property is zoned for residential in the R-1-9 Zone, but was rezoned on March 8, 2016 to Patio Home (PH) zone.
- The preliminary plat indicates a subdivision of a little more than 17.5 acres showing 69 lots to be built in five phases.
- Phase 1 indicates 13 lots for residential use. The frontage on 1800 North has one residential lot designated as IR, restricting it from direct access onto 1800 North.
- There is a 1.6 acre remainder parcel along 1800 North adjacent to the Clinton Towne Center that will need to be rezoned, if used for commercial. This parcel needs to be included in the development of phase 1 with development of improvements on 1800 N and laterals being run into the property so that the roads do not need to be cut in the future.
- There is an existing culinary water main extending from 1800 N to the 2050 Storm Channel and then crossing to the north. This pipe will need to be replaced by routing through the subdivision and reconnecting to the crossing at the channel. This replacement can be done as the subdivision develops. The pipe will need to be disconnected at the main in 1800 N to meet standards of the PW department.
- The lot sizes meet the City's zoning requirements of averaging 6300 square feet.

Commissioner Briggs opened the public hearing at 8:39 p.m. With no public comment, he closed the public hearing at 8:40 p.m.

Commissioner Briggs suggested that in order to move forward with an approval of phase 1, the improvements for the "remainder parcel" should be discussed with a different phase of the project so that the discussion could be properly noticed.

Commissioner Briggs opened the public hearing at 7:56 p.m. With no public comment he closed the public hearing at 7:57 p.m.

Commissioner Briggs clarified for procedure that if the Final Plat conforms to the Preliminary Plat, the Planning Commission must approve it for City Council review. If there is a minor change to the Preliminary Plat, staff has the authority to approve it; and a major change requires review by the Planning Commission and an amendment to the Preliminary Plat.

Phasing – minor
Alignment – minor
Changed by UDOT

Potential change to remove the remainder parcel so it is excluded from requirements could potentially be major amendment that would need to come by to the Commission for review and action.
May push remainder parcel into a different phase to be able to move forward tonight
In the future the Preliminary Plat may need to be amended.

Mr. Nilson commented he feels that would be acceptable because the improvements are still being worked out.

Mr. Briggs commented well maintained property will be a benefit to the City.

Mr. Nilson explained that he does not nor has he ever considered the remainder parcel as part of this development.

Mr. Wright clarified that the sidewalk on 1800 N will be driven by UDOT requirements.

Commissioner Briggs asked to clarify for the record in regards to the minor amendment that:

1. The phasing outline on the Preliminary Plat appeared to show the remainder parcel as part of phase 3.
2. The Planning Commission notes the importance, as was noted in discussion of the Preliminary Plat, of maintaining the ability to irrigate the undeveloped property as long as possible.

Res 09-16:

- 1 Comply with UDOT requirements for improvements on 1800 North and file a copy of the UDOT permit with the City.
- 2 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.
- 3 All comments related to the plat and engineering shall be corrected before the final plat is presented for signatures.
- 4 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.
- 5 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.
- 6 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.
- 7 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.
- 8 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.
- 9 An existing culinary water main extending from 1800 N to the 2050 Storm Channel and then crossing to the north will need to be replaced by routing through the subdivision and reconnecting to the crossing at the main in 1800 N to meet standards of the Public Works Department in Phase 2 or future phases of this development as agreed to by the City.
- 10 The Planning Commission transferred from phase 1 to phase 3 the requirement of the Preliminary Plat that improvements be installed in connection with the remainder parcel and along 1800 N, concluding that this is a minor amendment to

	the Preliminary Plat
CONCLUSION	Commissioner Cressall moved to forward a recommendation for adoption of Resolution 09-16 on to the City Council for approval of the Final Plat of Town Point Subdivision Phase 1 located at approximately 2275 West 1800 North on the north side of 1800 North with conditions 1 -10 identified above . Commissioner Coombs seconded the motion. Voting by roll call is as follows: Commissioner Coombs, aye; Commissioner Hale, aye; Commissioner Buckles, aye; Commissioner Thompson, aye; Commissioner Cressall, aye; Commissioner Briggs, aye.
CONSIDER CHAPTER 3 OF THE CITY’S SUBDIVISION ORDINANCE AS WELL AS ANY SUBSEQUENT CHAPTERS OR SECTIONS OF THIS ORDINANCE – 26-3-5	
Discussion	The Planning Commission agreed on a change to the last two sentences of 26-3-5 - An applicant may not propose more than two (2) major amendments whether major or minor to any preliminary plat. The Commission shall render a decision on the proposed major amendment within thirty (30) days after the meeting at which the public hearing was held, including any adjourned session, was closed.
Issues & Concerns	There were none.
ADJOURNMENT	Commissioner Cressall moved to adjourn. Commissioner Buckles seconded the motion. Commissioners’ Buckles, Coombs, Thompson, Cressall, Hale, Ritchie and Briggs voted in favor of the motion., the meeting adjourned at 9:05 p.m.