



# PLANNING COMMISSION

2267 North 1500 West  
Clinton City, UT 84015

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## Clinton City Planning Commission

Chairman  
Jacob Briggs

Vice Chairman  
Bob Buckles

Members  
David Coombes  
Jolene Cressall  
Andy Hale  
Jeff Ritchie  
Anthony O. Thompson

City Staff  
Will Wright

# AGENDA

September 6, 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 for July 19, 2016	Chair
	Declaration of Conflicts	Chair
1.	<b>WORK SESSION:</b> Consider Chapter 3 of the City's Subdivision Ordinance as well as any other chapters or sections of this ordinance. Review should start at about Section 26-3-8 of the Subdivision Ordinance.	
2.	<b>COMMISSIONER COMMENTS</b>	
3.	<b>ADJOURN</b>	



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

*lanning Commission Members*

*Chair – Jacob Briggs*

*Vice Chair – Bob Buckles*

*Tony Thompson*

*Dave Coombs*

*Jolene Cressall*

*Jeff Ritchie*

*Andy Hale*

<b>Date of Meeting</b>	<b>August 2, 2016</b>	<b>Call to Order</b>	<b>7:00 p.m.</b>
<b>Staff Present</b>	Community Development Director Will Wright and Lisa Titensor recorded the minutes.		
<b>Citizens Present</b>	Nick Mingo of Ivory Homes, Bruce Nilson of Nilson Homes		
<b>Pledge of Allegiance</b>	Commissioner Ritchie		
<b>Prayer or Thought</b>	Commissioner Thompson		
<b>Roll Call &amp; Attendance</b>	Present were: Commissioners’ Dave Coombs, Andy Hale, Tony Thompson, Jeff Ritchie and Jacob Briggs  Commissioner Bob Buckles and Commissioner Jolene Cressall were excused.		
<b>City Council Report</b>	Mr. Wright reported on the July 26, 2016 City Council meeting and July 28, 2016 special City Council meeting as recorded in the minutes.		
<b>Declaration of Conflicts</b>	There were none.		
<b>Approval of Minutes</b>	<p><b>Commissioner Thompson moved to table the approval of the July 19, 2016 Planning Commission minutes with the amendments recommended as follows to the conclusion of Harrisburg Country Estates to the next meeting due to a lack of a quorum.</b></p> <p><i>Commissioner Thompson moved to approve the request for a preliminary plat approval for phases 6 &amp; 7 for Harrisburg Country Estates Subdivision located at approx. 2700 W 1300 N and incorporate staff’s review dated June 8, and the Engineering comments dated June 17, 2016 adding a requirement for a fence along dissimilar zones including lots 88, 89, 100, 101 &amp; 102 and declaring null and void the previous preliminary plat. Commissioner Ritchie seconded the motion. Voting by roll call is as follows: Commissioner Ritchie, aye; Commissioner Hale, aye; Commissioner Buckles, aye; Commissioner Thompson, aye; Commissioner Cressall, aye.</i></p> <p><b>Commissioner Hale seconded the motion. Commissioners Thompson, Ritchie, Coombs, Hale and Briggs voted in favor of the motion.</b></p>		
<b>7:05 P.M. – PUBLIC HEARING – RESOLUTION 11-16 REVIEW AND ACTION UPON A REQUEST BY IVORY DEVELOPMENT FOR A RECOMMENDATION TO THE CITY COUNCIL TO CONSIDER THE FINAL PLAT FOR PHASE 6 OF THE CRANEFIELD ESTATES SUBDIVISION LOCATED AT APPROXIMATELY 3550 WEST 2350 NORTH.</b>			
<b>Petitioner</b>	Nick Mingo, representing Ivory Homes		
<b>Discussion</b>	<p>The staff report included the following:</p> <p>The Master Land Use Map in the General Plan shows this area zoned for residential use with the land use designated as A-E Zone PRUD with 10,000 square foot lots. Phase 6 of Cranefield is approximately 7.7 acres consisting of 30 lots.</p> <p>This Planned Residential Use Development is guided by the Development Agreement and the approved Preliminary Plat. Comments related to corrections needed in the drawings</p>		

have been provided to the developer.

The Planning Commission reviewed the minutes of the April 25, 2006 City Council Meeting regarding this issue.

Commissioner Briggs opened the public hearing at 7:36 p.m. and asked for public comment, there was none; therefore he closed the public hearing at 7:37 p.m.

Mr. Wright stated the updated plat was received August 2, 2016.

**Public Works Review**

- Submittal Date: 5/13/2016

The developer shall be responsible to grade each lot such that runoff water is directed to fronting roads. Grading shall ensure that the runoff from each lot does not drain onto neighboring lots or properties.

- Fire Hydrant locations: lot 146(SE), between lots 154-153(2400N)
- Submit SWPPP, plan must be approved before a pre construction meeting can be scheduled
- Add restriction to lots 150-154, no access allowed to 2400N
- No waterline details, show valve locations, fire hydrant valves located on the mainline connection
- Adjust alignment of LD, S, W, and Irrigation so they do not overlap each other
- Update standard street design to match pavement design from the geo tec report
- Note contractor to install all traffic and address signage to MUTCD spec's
- Identify signage locations

**Resolution 11-16**

- 1 All requirements of the Development Agreement and Amendments 1 through 4 apply.
- 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 Developer shall schedule, through the City, a preconstruction meeting once all engineering drawings have been corrected and approved by the City Engineer.
- 5 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.
- 6 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.
- 7 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.
- 8 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.

	<p>Commissioner Thompson noted the PRUD no longer exists in the current land use ordinance.</p>
<p><b>CONCLUSION</b></p>	<p><b>Commissioner Coombs moved to forward a recommendation for approval of Resolution 11-16, a request by Ivory Development for Final Plat approval for Phase 6 of the Cranefield Estates Subdivision located at approximately 3550 West 2350 North to the City Council with staff comments being addressed. Commissioner Ritchie seconded the motion. Voting by roll call is as follows: Commissioner Coombs, aye; Commissioner Ritchie, aye; Commissioner Hale, aye; Commissioner Thompson, aye; Commissioner Briggs, aye.</b></p>
<p><b>7:15 PM PUBLIC HEARING ORDINANCE 16-01S - REVIEW AND RECOMMEND FOR COUNCIL ACTION AMENDING CHAPTER 26-5-REQUIREMENTS FOR IMPROVEMENTS, RESERVATIONS, AND DESIGN OF THE SUBDIVISION ORDINANCE (TITLE 26), SPECIFICALLY SECTION 1 – GENERAL IMPROVEMENTS, SECTION 2 – LOT IMPROVEMENTS, SECTION 3 – ROADS, SECTION 5 – WATER FACILITIES, AND SECTION 7 – SIDEWALKS.</b></p>	
<p><b>Petitioner</b></p>	<p>Public Works, Community Development</p>
<p><b>Discussion</b></p>	<p>Mr. Wright explained the following changes are being recommended by staff to clarify current infrastructure construction practices and expand the intent of the Subdivision Ordinance by adding the following to this ordinance:</p> <p><b><u>SECTION 26-05.01 GENERAL IMPROVEMENTS: Subsection 2. Adequate Public Facilities:</u></b></p> <p><b>Paragraph e.</b> – <i>“There shall be no physical connection between a public or private potable water supply system and a secondary water/pressure irrigation system.”</i></p> <p><b><u>SECTION 26-05.02 LOT IMPROVEMENTS: Subsection 5. Soil Preservation, Grading and Seeding:</u></b></p> <p><b><u>Paragraph b. Lot Drainage</u></b></p> <p><i>“Each lot shall be graded such that runoff water is directed to fronting roads or existing swales as approved by the City.”</i></p> <p><b><u>SECTION 26-05.03 ROADS: Subsection 1. General Requirements</u></b></p> <p><b><u>Paragraph m. Construction of Roads and Dead-End Roads: subparagraph i. Construction of Roads:</u></b></p> <p><i>“A development with homes numbering greater than 30 must have a second roadway access. Multiphase developments may exceed the 30 home maximum with approval from staff.”</i> If the adjacent property is undeveloped and the street must temporarily be a dead-end street, the right-of-way <i>including all city utilities</i> shall be extended to the property line.”</p> <p><b><u>SECTION 26-05.03 ROADS: Subsection 1. General Requirements:</u></b></p> <p><b><u>Paragraph j. Road Regulatory Signs:</u></b> <i>“The applicant shall install all traffic signage per MUTCD deposit with Clinton City at the time of final subdivision approval the sum outlined in the City Consolidated Fee Schedule for each road sign and/or regulatory sign required by the Community Development Department. Clinton City Public Works shall install all road signs and before issuance of certificate of occupancy for any residence within the subdivision.</i></p> <p><b><u>SECTION 26-05.03 ROADS: Subsection 2. Design Standards</u></b></p> <p><b><u>Paragraph c. Road Surfacing and Improvements:</u></b></p> <p><i>“The developer is responsible to have a maintenance coat applied to the surface of all new pavement as outlined in the Engineering and Standard Specifications and Standard Drawings of Clinton City.”</i></p> <p><b><u>SECTION 26-05.05 WATER FACILITIES: Subsection 1. General Requirements</u></b></p> <p><b><u>Paragraphs g. and h.</u></b></p> <p><i>g. “A development with water connections numbering greater than 20 must have two line connections interconnected from separate fields. Developments with multiple phases may have up to 30 connections with a single feed prior to the second connection being</i></p>

	<p><i>installed with approval of staff.”</i></p> <p><i>h. “Developments overlapping water system pressure zones must be designed and installed such that they are consistent with the City’s Water Master Plan and maintain functionality of the pressure zones.”</i></p> <p><b>SECTION 26-05.07 SIDEWALKS: Subsection 1. Required Improvements</b></p> <p><b><u>Paragraph d.</u></b></p> <p><i>“Park strip areas where rear or side lots are facing UDOT streets and the future maintenance may be required of the city, must have a hard surface such as concrete installed unless otherwise required by staff.”</i></p> <p>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.</p>
<b>CONCLUSION</b>	<p><b>Commissioner Thompson moved to forward a recommendation for adoption of Ordinance 16-01S to amend Title 26 Chapter 5 - Requirements for Improvements, Reservations, and Design of the Subdivision Ordinance, specifically Section 1 – General Improvements, Section 2 – Lot Improvements, Section 3 – Roads, Section 5 – Water Facilities, and Section 7 – Sidewalks on to the City Council. Commissioner Coombs seconded the motion. Voting by roll call is as follows: Commissioner Coombs, aye; Commissioner Ritchie, aye; Commissioner Hale, aye; Commissioner Thompson, aye; and Commissioner Briggs, aye.</b></p>
	<p><b>At 8:04 p.m. Commissioner Coombs made a motion to take a five minute recess. Commissioner Hale seconded the motion. Commissioners Coombs, Ritchie, Hale, Thompson and Briggs all voted in favor. They re-convened at 8:11 p.m.</b></p>
<p><b>WORK SESSION:</b></p> <p><b>A) DISCUSSION TO CONSIDER POSSIBLE CHANGES TO DEVELOPMENT STANDARDS IN CHAPTER 22 PATIO HOMES ZONE (PH) AS PRESENTED BY BRUCE NILSON.</b></p> <p><b>B) CONSIDER CHAPTER 3 OF THE CITY’S SUBDIVISION ORDINANCE AS WELL AS ANY OTHER CHAPTERS OR SECTIONS OF THIS ORDINANCE. SHOULD START AT SECTION 26-3-6 OF THE SUBDIVISION ORDINANCE.</b></p>	
<b>Petitioner</b>	<p>Bruce Nilson, Nilson Homes</p>
<b>Discussion</b>	<p>Mr. Nilson asked the Planning Commission to consider a potential change to Chapter 22 Patio Homes regarding what product is required for the exterior of the housing. He referred to the Master Plan on page 10, Characteristics of a Retirement Community where it identifies a requirement for superior building materials. He explained that table 22.4.6 on page 2 identifies that brick, rock or hardiboard is required for the entire exterior of the house. He would like the ordinance to allow stucco on the sides and rear of the home; he feels the current requirements are excessive and increases the cost of the homes by approximately \$5,000.00 per house.</p> <p>He explained the quality of stucco has improved and it is now a durable aesthetically pleasing option that is less expensive for home owners and will not be visible from the street.</p> <p>Commissioner Briggs said the proper procedure is to file a petition with Community Development for an Ordinance change which requires a public notice and Planning Commission review process.</p>
<b>Issues &amp; Concerns</b>	<p>Commissioner Coombs thanked staff for removing unauthorized signs along 1800 N.</p> <p>Commissioner Thompson reported there is a cell tower in Roy mounted on the roof of a house near 4800 S next to the railroad tracks on the north side of the road. He suggested staff look at the Clinton Ordinance to ensure this is not allowed here.</p>
<b>ADJOURNMENT</b>	<p><b>Commissioner Coombs moved to adjourn. Commissioner Hale seconded the motion. Commissioners Thompson, Coombs, Ritchie and Briggs voted in favor of the motion, the meeting adjourned at 9:04 p.m.</b></p>



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Jolene Cressall  
Jeff Ritchie  
Andy Hale*

<b>Date of Meeting</b>	<b>August 16, 2016</b>	<b>Call to Order</b>	<b>7:00 p.m.</b>
<b>Staff Present</b>	Community Development Director Will Wright and Lisa Titensor recorded the minutes.		
<b>Citizens Present</b>			
<b>Pledge of Allegiance</b>	Commissioner Cressall		
<b>Prayer or Thought</b>	Commissioner Briggs gave an invocation.		
<b>Roll Call &amp; Attendance</b>	Present were: Commissioners’ Jacob Briggs, Bob Buckles, Jolene Cressall, and Tony Thompson  Commissioner Andy Hale and Commissioner Jeff Ritchie		
<b>City Council Report</b>	Mr. Wright reported on the August 2, 2016 City Council meeting as recorded in the minutes.		
<b>Declaration of Conflicts</b>	There were none.		
<b>Approval of Minutes</b>	<p><b>Commissioner Buckles moved to approve the minutes for the July 19, 2016 Planning Commission Meeting. Commissioner Cressall seconded the motion. Commissioner’s Coombs, Buckles, Thompson, Cressall and Briggs voted in favor of the motion.</b></p> <p><b>Commissioner Coombs moved to table the review of the minutes for the August 2, 2016 Planning Commission meeting to the next meeting. Commissioner Thompson seconded the motion. Commissioner’s Coombs, Buckles, Thompson, Cressall and Briggs voted in favor of the motion.</b></p>		
<b>CONSIDER CHAPTER 3 OF THE CITY’S SUBDIVISION ORDINANCE AS WELL AS ANY OTHER CHAPTERS OR SECTIONS OF THIS ORDINANCE. SHOULD START AT SECTION 26-3-6 OF THE SUBDIVISION ORDINANCE</b>			
<b>Petitioner</b>	Community Development		
<b>Discussion</b>	<p><b>26-3-5 <u>Subdivision Plat:</u></b></p> <p>(1) <b><u>Application Procedure and Requirements:</u></b> Following the approval of the preliminary plat the applicant, if <del>he</del> wishing to proceed with the subdivision, shall file with the Planning Commission an application for recommendation to the City Council for approval of a subdivision final plat. The application shall:</p> <p>(a) Be made on forms available at the Office of the Community Development Director, together with a fee as set forth in the Consolidated Fee Schedule.</p> <p>(b) Include the entire subdivision, or section thereof, which derives access from an existing state, county, or City street.</p> <p>(c) Be accompanied by a minimum of <del>ten (10)</del> six (6) copies of the subdivision plat and the construction plans, as described in these regulations.</p> <p>(d) Comply in all respects with the preliminary plat, as approved.</p> <p>(e) Be presented to the Community Development Director at least four (4) weeks prior to</p>		

a regular meeting of the Commission in order that a public meeting may be scheduled.

(f) Be accompanied by all formal irrevocable offers of dedication to the public of all streets, City uses, utilities, parks, and easements, in a form approved by Clinton City Attorney; and the subdivision plat shall be marked with a notation indicating the formal offers of dedication. The applicant shall deliver a full covenant and warranty deed to all dedicated lands and improvements in proper form for recording, together with a title policy for Clinton City in the sum not less than ten thousand dollars (\$10,000), which sum shall be determined by Clinton City Attorney before signing of the final subdivision plat.

(g) Be accompanied by the subdivision improvement agreement and security, if required, in a form satisfactory to Clinton City Attorney and in an amount established by the City Council upon recommendation of Clinton City Engineer and shall include a provision that the subdivider shall comply with all the terms of the resolution of final subdivision plat approval as determined by the City Council and shall include, but not be limited to, the performance of all required subdivision and offsite improvements, and that all improvements and land included in the irrevocable offer of dedication shall be dedicated to Clinton City free and clear of all liens and encumbrances on the premises.

(h) Be accompanied by an inspection fee in an amount to be set from time to time by the City Council and published in the Clinton City Consolidated Fee Schedule and by written assurance from the public utility companies and improvement districts that necessary utilities will be installed and proof that the applicant has submitted petitions in writing for the creation or extension of any improvement districts as required by the Planning Commission upon preliminary plat approval. The applicant shall also pay for each street sign required in the subdivision as outlined in the Consolidated Fee Schedule.

(2) **Planning Commission Action:** The Planning Commission upon review of the application for subdivision shall forward to the City Council a recommendation for approval, approval with conditions or disapproval. ~~If the Planning Commission has not rendered a decision and made recommendation to the City Council within thirty (30) days after the meeting where the action was intended, including any adjourned date thereof, is closed the final plat shall be forwarded to the City Council for action at the next available hearing.~~

(3) **Notice of Public Hearing:** Upon recommendation of the Planning Commission the Community Development Director shall call a public hearing before the City Council to be held no later than four (4) weeks after the date of recommendation. The Community Development Director shall submit notice for publication in accordance with Section 3-2. ~~The notice shall advise the public that the final plat and all conforming documents have been received by the Planning Commission and may be reviewed by members of the public who may then submit written comments to the Commission concerning whether final approval should be granted. The notice shall include a deadline for receipt of comments and shall include the date of the public meeting at which final plat approval will be considered.~~

(4) **Public Hearing and Determination:** After the date of the public hearing, including any adjourned date thereof, is closed, the City Council shall, ~~within thirty (30) days from the Official Submission Date for the final subdivision plat,~~ approve or disapprove the subdivision application by resolution which shall set forth in detail any reasons for disapproval. One copy of the final subdivision plat shall be returned to the applicant with the date of approval or disapproval noted on the plat, and, if the plat is disapproved, the reasons for disapproval accompanying the plat.

(5) **Submission and Review:** Subsequent to the resolution of the City Council, ~~seven (7)~~ six (6) paper copies of the construction plans and plat, and one (1) copy of the original of the subdivision plat on tracing cloth, and/or reproduction Mylar, and one (1) electronic file ~~copy~~ of the subdivision plat on a 3.5" disk or CD for electronic transfer to the County and one (1) copy of the subdivision plat on an 11" x 17" paper shall be submitted to the Community Development Director for final review. A check payable to the County Clerk and Recorder in the amount of the current filing fee shall be provided. No final approval shall be endorsed on the plat until a review has indicated that all requirements of the resolution have been met.

**26-3-6 Vested Rights and Development Agreements:**

(1) **Effect of Approval:** Except as otherwise provided in this Section 3-7, no vested rights shall accrue to the owner or developer of any subdivision by reason of preliminary or final plat approval until the actual signing of the final plat by the ~~Chairman of the Planning Commission and~~ Mayor.

(2) **Effect of Recordation:** Except as otherwise provided in this Section 3-7, no vested rights shall accrue to the owner or developer of any subdivision by virtue of the recordation of a final plat.

(3) **Applicable Laws:** To obtain final plat approval, the applicant shall be in compliance with all federal and state laws applicable at the time that the final plat is considered for approval by the City Council. The applicant also shall be in compliance with all local laws and regulations applicable at the time that the preliminary plat was submitted to the Planning Commission in accordance with Section 3-4, ~~(or, if a simple subdivision, at the time the sketch plat was submitted to the Community Development Director)~~, except that the applicant shall comply with those local laws and regulations in effect at the time that the final plat is considered for approval by the City Council if the City Council makes a determination on the record that compliance with any of those local laws and regulations is reasonably necessary to protect public health and safety. If the City Council required the applicant to complete public improvements in the subdivision prior to the final plat approval, and the improvements have, in fact, been completed, the applicant may be required to comply with local laws and regulations in effect at the time that the final plat is considered for approval only if the City Council makes a finding on the record that such compliance is necessary to prevent a substantial risk of injury to public health, safety and general welfare.

(4) **Development Agreements:** The City Council is hereby authorized, but under no circumstances is required to, enter into development agreements with individuals and/or entities.

(a) **Requirements:** The City Council may ~~require~~ enter into a development agreement for any development, rehabilitation, reconstruction, or placement of improvements upon any property, for which a permit would be required, for the purpose of:

- (i) Protecting the health, welfare, and safety of the citizenry;
- (ii) Developing or maintaining aesthetics within a neighborhood or district;
- (iii) Addressing proposed projects, and the impacts of such projects, which may not have been contemplated by the Code;
- (iv) Addressing issues of the density of developments when required to balance competing interests;
- (v) Refining uses within the development in furtherance of the general plan when considering neighboring properties;
- (vi) Resolving issues regarding unique features or challenges confronting development;
- (vii) Protecting sensitive lands;
- (viii) Protecting public properties and interests, both tangible and intangible;
- (ix) Clarifying the application of code requirements or City standards;
- (x) Ensuring adherence to the overall intent of the City Code; and
- (xi) For any other purpose consistent herewith; or,
- (xii) When mutually agreed upon with the developer.

(b) **General:** The Development Agreement shall constitute a binding contract between the subdivider of the proposed subdivision and the municipality (the "parties") and shall contain those terms and conditions agreed to by the parties and those required by this section. The Community Development Director is authorized to negotiate Development Agreements on behalf of the City.

	<p>(c) <b>Covenants:</b> Any covenant by the municipality contained in the Development Agreement to refrain from exercising any legislative, quasi-legislative, quasi-judicial or other discretionary power, including rezoning or the adoption of any rule or regulation that would affect the proposed subdivision, shall be limited to a period of five (5) years. The covenant shall also contain a provision that the municipality may, without incurring any liability, engage in action that otherwise would constitute a breach of the covenant if the action is required by federal or state law.</p> <p>(d) <b>Third Party Rights:</b> Except as otherwise expressly provided in the Development Agreement, the Development Agreement shall create no rights enforceable by any party who/which is not a party to the Development Agreement.</p> <p>(e) <b>Limitation on Liability:</b> The Development Agreement shall contain a clause that any breach of the Development Agreement by the municipality shall give rise only to damages under state contract law and shall not give rise to any liability for violation of the fifth and fourteenth amendments of the U.S. Constitution or similar state constitutional provisions.</p> <p>(f) <b>Developer’s Compliance:</b> The Development Agreement shall include a clause that the City’s duties under the Agreement are expressly conditioned upon the subdivider’s substantial compliance with each and every term, condition, provision, and covenant of the Agreement, all applicable federal, state and local laws and regulations, and its obligations under the subdivision improvement agreement.</p> <p>(g) <b>Adoption:</b> The Development Agreement shall be adopted by the City Council pursuant to applicable state and local laws and shall be recorded in the Recorder’s Office of Davis County.</p> <p><b>Incorporation as Matter of Law:</b> All clauses, covenants, and provisions required by these regulations to be included in a Development Agreement shall be incorporated into the Development Agreement as a matter of law without respect to the intent of the parties.</p>
<b>Issues &amp; Concerns</b>	There were none.
<b>ADJOURNMENT</b>	<b>Commissioner Buckles moved to adjourn. Commissioner Coombs seconded the motion. Commissioners Buckles, Thompson, Cressall, Coombs and Briggs voted in favor of the motion, the meeting adjourned at 8:54 p.m.</b>