



Planning Commission Agenda

2267 North 1500 West Clinton City, UT 84015

April 2, 2019

7:00 pm

Chairman
Gary Tyler

Vice Chairman
Anthony 'Tony' Thompson

Members
Dereck Bauer
Jolene Cressall
Dan J. Evans
Mark Gregersen

City Staff
Valerie Clausen
Lisa Titensor

I. Call to Order

- a. Pledge
- b. Invocation or Thought
- c. Roll Call
- d. Declaration of Conflicts

II. Business:

- 1) Review and action on a request by Mandy Routh, on behalf of Lowes HIW Inc, for a conditional use permit for outdoor seasonal display located at 1986 N 2000 W (Parcel No. 14-476-0002).
- 2) ***Advertised Public Meeting:*** Review and action on a request by Dennis Hepworth for final plat approval of Fenway Estates Phase 4, a residential subdivision consisting of approximately 10.35 acres located north and west of the northwest corner of 800 North and 2000 West (Parcel No. 14-053-0119) ***Continued from the March 5, 2019 meeting.***

III. Other Business

- a. Approval of March 19, 2019 Meeting Minutes
- b. Director's Report
- c. Commission Report

IV. Adjourn

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY MEETINGS

If you attend this meeting and, due to a disability, will need assistance in understanding or participating, then please notify the City at (801) 614-0740 at least three days prior to the meeting and we will seek to provide assistance. The order of agenda items may be changed or times accelerated.

CLINTON CITY PLANNING COMMISSION AGENDA ITEM

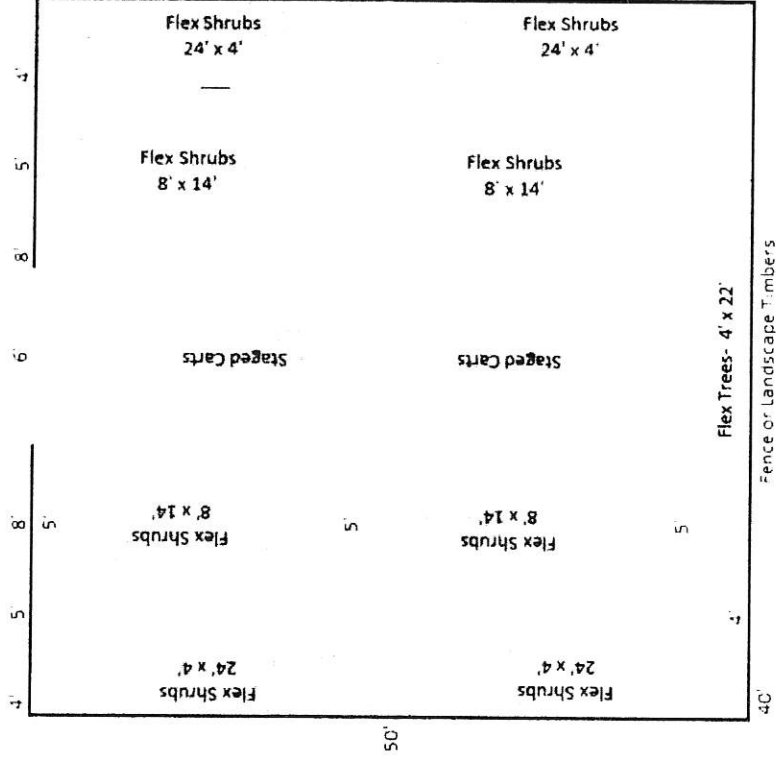
SUBJECT: Public Hearing– Conditional Use Permit Review and action on a request by Mandy Routh, on behalf of Lowes HIW Inc, for a conditional use permit for outdoor seasonal display located at 1986 N 2000 W (Parcel No. 14-476-0002).	AGENDA ITEM: 1
PETITIONER: Lowes HIW Inc, Mandy Routh	MEETING DATE: November 6, 2018
RECOMMENDATION: To approve the CUP request for an outdoor display area in the Lowe’s parking lot (located at 1986 N 2000 W) for a valid term of 5 years, after at which time the CUP would be eligible for review and possible renewal.	ROLL CALL VOTE: YES
ORDINANCE REFERENCES: Zoning Ordinance Chapter 5.	
BACKGROUND: (1) This is a request for a 5-year (renewable) conditional use permit for outdoor display in the parking lot in the Lowes as indicated on the submitted exhibit. The display schedule is through the months of March to October. (2) Conditions of Approval are recommended and attached for review.	
ATTACHMENTS: 1) Display Exhibit 2) Conditions of Approval	

Lowe's Home Improvement



40 x 50 fenced enclosure

- 12 Total Parking Spaces
- Total Area 50' x 40' (allows for 2' of flexibility)
- 5' Allotted between tables
- 5' aisles between center tables
- Perimeter tables are 1 pallet deep x 7 pallets long x 3 pallets high
 - Flex Tree pallets should be 1 pallet high
- Center tables are 2 pallets wide x 4 pallets long x 3 pallets high
- Stores should repurpose pallets from RDC truck shipments to build corral tables.
- Avoid using pallets for which stores are charged (Sakrete, cement blocks, etc.)



Note: Widths may vary between 36'-40' based on store parking space parking lot layout.

CONDITIONS OF APPROVAL

- 1) Permit will expire 5 years from the date of approval. Permit may be reviewed upon compliance and forwarded to the Commission for hearing, upon recommendation from Staff for renewal just prior to expiration.
- 2) Parking lot sales and displays shall be for items and designated locations as illustrated in the display exhibit.
- 3) Conditions established during initial site plan approval remain in full effect.
- 4) Appropriate measures will be taken to prevent product from entering the storm drain system from the parking lot coral and other areas.
- 5) Extra lighting will not be allowed for the parking lot sales or display.

CLINTON CITY

Planning Commission Item

SUBJECT: <i>Advertised Public Meeting:</i> Review and action on a request by Dennis Hepworth for final plat approval of Fenway Estates Phase 4, a residential subdivision consisting of approximately 10.35 acres located north and west of the northwest corner of 800 North and 2000 West (Parcel No. 14-053-0119) <i>Continued from the March 5, 2019 meeting.</i>	AGENDA ITEM: 2
PETITIONER: Dennis Hepworth, Uinta Land Company Valerie Claussen, Community Development	MEETING DATE: April 2, 2019
RECOMMENDATION: To recommend to City Council the adoption of Resolution No. 15-19 , approving Fenway Estates, Phase 4 Final Plat, subject to the conditions of approval.	ROLL CALL VOTE: YES
ORDINANCE REFERENCES: Subdivision Ordinance 26-1-6 Land Use Authority subsection (1) City Council; Engineering Standards and Specifications; and Zoning Ordinance Chapter 14 – Residential, Single Family Zone (R-1-15).	
BACKGROUND: (1) The project is located in the vicinity of 800 North and 2000 West. The property is zoned R1-15. This is the fourth phase of Fenway Estates, which obtained preliminary plat approval on May 5, 2015. (2) This phase consists of 23 lots, with a slight modification to the initial subdivision layout to accommodate the recently acquired and rezoned adjacent property (referred to as Fenway Phase 4B ¹). The proposed changes remain in substantial conformance with the preliminary plat and only constitute a minor preliminary plat amendment that may be approved administratively because there are no changes to the project density or open space ² . An exhibit showing the differences is attached. (3) Standard conditions of approval are recommended. There were only a few technical review comments remaining. (A more recent revised plan set has been submitted to the City and is currently under review to verify the requested corrections have been made, but was not able to be completed in time for this report.)	
ATTACHMENTS: (1) Vicinity Map (2) Minor Amendment Exhibit (3) Conditions of Approval (4) DRAFT Resolution 15-19 (5) Final Plat and Improvement Drawings	
ALTERNATIVE ACTION: N/A	

¹ Fenway Phase 4B will proceed through its own preliminary plat and final plat review and approval processes.

² Refer to Subdivision Ordinance Section 26-3-4

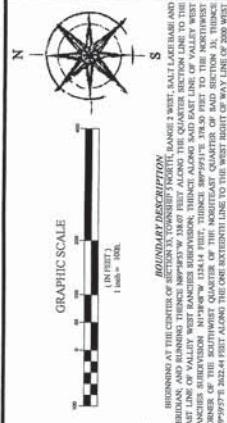
Fenway Vicinity Map



FENWAY ESTATES

RELIMINARY
PLAT

C01



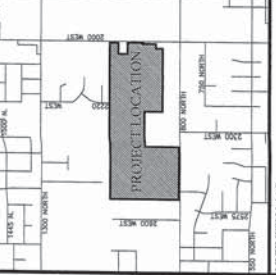
BOUNDARY DESCRIPTION

[illegible]

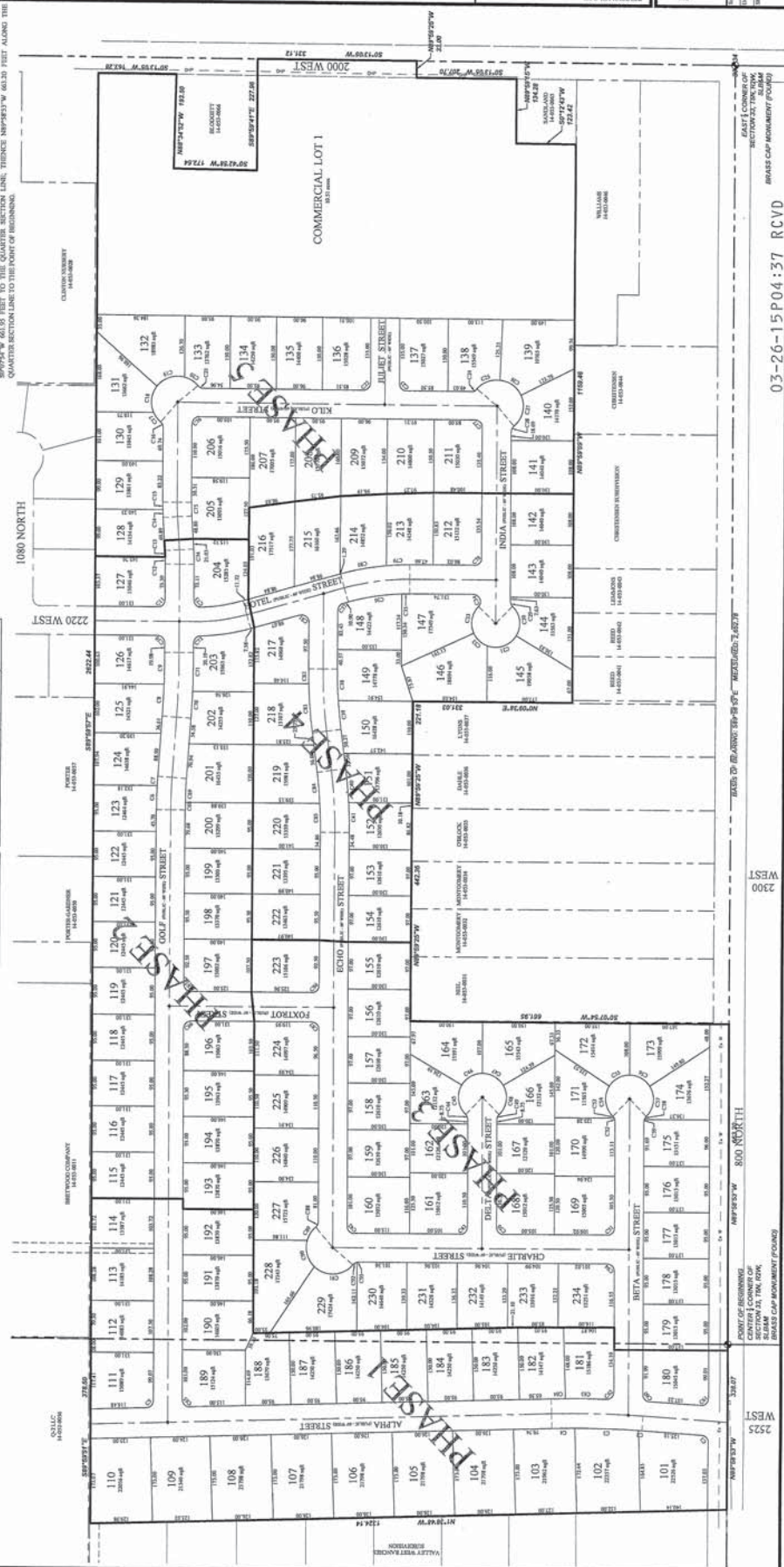
Convex Table			CYCLOIDAL TABLE	
CURVE	RADIUS	SECTORIAL AREA	CIRCUMFERENCE	PERIMETER
C-01	1.00	9.817477	11.00	3.09747676
C-02	1.00	9.816900	11.01	3.09747676
C-03	1.01	9.816323	11.02	3.09747676
C-04	1.02	9.815746	11.03	3.09747676
C-05	1.03	9.815169	11.04	3.09747676
C-06	1.04	9.814592	11.05	3.09747676
C-07	1.05	9.814015	11.06	3.09747676
C-08	1.06	9.813438	11.07	3.09747676
C-09	1.07	9.812861	11.08	3.09747676
C-10	1.08	9.812284	11.09	3.09747676
C-11	1.09	9.811707	11.10	3.09747676
C-12	1.10	9.811130	11.11	3.09747676
C-13	1.11	9.810553	11.12	3.09747676
C-14	1.12	9.810000	11.13	3.09747676
C-15	1.13	9.809447	11.14	3.09747676
C-16	1.14	9.808894	11.15	3.09747676
C-17	1.15	9.808341	11.16	3.09747676
C-18	1.16	9.807788	11.17	3.09747676
C-19	1.17	9.807235	11.18	3.09747676
C-20	1.18	9.806682	11.19	3.09747676
C-21	1.19	9.806129	11.20	3.09747676
C-22	1.20	9.805576	11.21	3.09747676
C-23	1.21	9.805023	11.22	3.09747676
C-24	1.22	9.804470	11.23	3.09747676
C-25	1.23	9.803917	11.24	3.09747676
C-26	1.24	9.803364	11.25	3.09747676
C-27	1.25	9.802811	11.26	3.09747676
C-28	1.26	9.802258	11.27	3.09747676
C-29	1.27	9.801705	11.28	3.09747676
C-30	1.28	9.801152	11.29	3.09747676
C-31	1.29	9.800599	11.30	3.09747676
C-32	1.30	9.800046	11.31	3.09747676
C-33	1.31	9.799493	11.32	3.09747676
C-34	1.32	9.798940	11.33	3.09747676
C-35	1.33	9.798387	11.34	3.09747676
C-36	1.34	9.797834	11.35	3.09747676
C-37	1.35	9.797281	11.36	3.09747676
C-38	1.36	9.796728	11.37	3.09747676
C-39	1.37	9.796175	11.38	3.09747676
C-40	1.38	9.795622	11.39	3.09747676
C-41	1.39	9.795069	11.40	3.09747676
C-42	1.40	9.794516	11.41	3.09747676
C-43	1.41	9.793963	11.42	3.09747676
C-44	1.42	9.793410	11.43	3.09747676
C-45	1.43	9.792857	11.44	3.09747676
C-46	1.44	9.792304	11.45	3.09747676
C-47	1.45	9.791751	11.46	3.09747676
C-48	1.46	9.791198	11.47	3.09747676
C-49	1.47	9.790645	11.48	3.09747676
C-50	1.48	9.790092	11.49	3.09747676
C-51	1.49	9.789539	11.50	3.09747676
C-52	1.50	9.788986	11.51	3.09747676
C-53	1.51	9.788433	11.52	3.09747676
C-54	1.52	9.787880	11.53	3.09747676
C-55	1.53	9.787327	11.54	3.09747676
C-56	1.54	9.786774	11.55	3.09747676
C-57	1.55	9.786221	11.56	3.09747676
C-58	1.56	9.785668	11.57	3.09747676
C-59	1.57	9.785115	11.58	3.09747676
C-60	1.58	9.784562	11.59	3.09747676
C-61	1.59	9.784009	11.60	3.09747676
C-62	1.60	9.783456	11.61	3.09747676
C-63	1.61	9.782903	11.62	3.09747676
C-64	1.62	9.782350	11.63	3.09747676
C-65	1.63	9.781797	11.64	3.09747676
C-66	1.64	9.781244	11.65	3.09747676
C-67	1.65	9.780691	11.66	3.09747676
C-68	1.66	9.780138	11.67	3.09747676
C-69	1.67	9.779585	11.68	3.09747676
C-70	1.68	9.779032	11.69	3.09747676
C-71	1.69	9.778479	11.70	3.09747676
C-72	1.70	9.777926	11.71	3.09747676
C-73	1.71	9.777373	11.72	3.09747676
C-74	1.72	9.776820	11.73	3.09747676
C-75	1.73	9.776267	11.74	3.09747676
C-76	1.74	9.775714	11.75	3.09747676
C-77	1.75	9.775161	11.76	3.09747676
C-78	1.76	9.774608	11.77	3.09747676
C-79	1.77	9.774055	11.78	3.09747676
C-80	1.78	9.773502	11.79	3.09747676
C-81	1.79	9.772949	11.80	3.09747676
C-82	1.80	9.772396	11.81	3.09747676
C-83	1.81	9.771843	11.82	3.09747676
C-84	1.82	9.771290	11.83	3.09747676
C-85	1.83	9.770737	11.84	3.09747676
C-86	1.84	9.770184	11.85	3.09747676
C-87	1.85	9.769631	11.86	3.09747676
C-88	1.86	9.769078	11.87	3.09747676
C-89	1.87	9.768525	11.88	3.09747676
C-90	1.88	9.767972	11.89	3.09747676
C-91	1.89	9.767419	11.90	3.09747676
C-92	1.90	9.766866	11.91	3.09747676
C-93	1.91	9.766313	11.92	3.09747676
C-94	1.92	9.765760	11.93	3.09747676
C-95	1.93	9.765207	11.94	3.09747676
C-96	1.94	9.764654	11.95	3.09747676
C-97	1.95	9.764101	11.96	3.09747676
C-98	1.96	9.763548	11.97	3.09747676
C-99	1.97	9.762995	11.98	3.09747676
C-100	1.98	9.762442	11.99	3.09747676

CURVE	RAJDES	DELTA	LONGITUDE	CURVE DESCRIPTION	CHORD LENGTH
C01	51.00	57.97497	0.00	57.97497°E	51.13
C02	51.00	57.97497	25.00	57.97497°E	54.48
C03	51.00	57.97497	50.00	57.97497°E	54.48
C04	51.00	57.97497	75.00	57.97497°E	54.48
C05	51.00	57.97497	100.00	57.97497°E	54.48
C06	51.00	57.97497	125.00	57.97497°E	54.48
C07	51.00	57.97497	150.00	57.97497°E	54.48
C08	51.00	57.97497	175.00	57.97497°E	54.48
C09	51.00	57.97497	200.00	57.97497°E	54.48
C10	51.00	57.97497	225.00	57.97497°E	54.48
C11	51.00	57.97497	250.00	57.97497°E	54.48
C12	51.00	57.97497	275.00	57.97497°E	54.48
C13	51.00	57.97497	300.00	57.97497°E	54.48
C14	51.00	57.97497	325.00	57.97497°E	54.48
C15	51.00	57.97497	350.00	57.97497°E	54.48
C16	51.00	57.97497	375.00	57.97497°E	54.48
C17	51.00	57.97497	400.00	57.97497°E	54.48
C18	51.00	57.97497	425.00	57.97497°E	54.48
C19	51.00	57.97497	450.00	57.97497°E	54.48
C20	51.00	57.97497	475.00	57.97497°E	54.48
C21	51.00	57.97497	500.00	57.97497°E	54.48
C22	51.00	57.97497	525.00	57.97497°E	54.48
C23	51.00	57.97497	550.00	57.97497°E	54.48
C24	51.00	57.97497	575.00	57.97497°E	54.48
C25	51.00	57.97497	600.00	57.97497°E	54.48
C26	51.00	57.97497	625.00	57.97497°E	54.48
C27	51.00	57.97497	650.00	57.97497°E	54.48
C28	51.00	57.97497	675.00	57.97497°E	54.48
C29	51.00	57.97497	700.00	57.97497°E	54.48
C30	51.00	57.97497	725.00	57.97497°E	54.48
C31	51.00	57.97497	750.00	57.97497°E	54.48
C32	51.00	57.97497	775.00	57.97497°E	54.48
C33	51.00	57.97497	800.00	57.97497°E	54.48
C34	51.00	57.97497	825.00	57.97497°E	54.48
C35	51.00	57.97497	850.00	57.97497°E	54.48
C36	51.00	57.97497	875.00	57.97497°E	54.48
C37	51.00	57.97497	900.00	57.97497°E	54.48
C38	51.00	57.97497	925.00	57.97497°E	54.48
C39	51.00	57.97497	950.00	57.97497°E	54.48
C40	51.00	57.97497	975.00	57.97497°E	54.48
C41	51.00	57.97497	1000.00	57.97497°E	54.48

Curve Table			COMBINATION
CURVE	SLICES	NO. OF CURVE SECTIONS	
C1	11.00	10.00	30.00
C2	10.00	9.00	30.00
C3	9.00	8.00	30.00
C4	8.00	7.00	30.00
C5	7.00	6.00	30.00
C6	6.00	5.00	30.00
C7	5.00	4.00	30.00
C8	4.00	3.00	30.00
C9	3.00	2.00	30.00
C10	2.00	1.00	30.00
C11	1.00	0.00	30.00
C12	0.00	0.00	30.00
C13	0.00	0.00	30.00
C14	0.00	0.00	30.00
C15	0.00	0.00	30.00
C16	0.00	0.00	30.00
C17	0.00	0.00	30.00
C18	0.00	0.00	30.00
C19	0.00	0.00	30.00
C20	0.00	0.00	30.00
C21	0.00	0.00	30.00
C22	0.00	0.00	30.00
C23	0.00	0.00	30.00
C24	0.00	0.00	30.00
C25	0.00	0.00	30.00
C26	0.00	0.00	30.00
C27	0.00	0.00	30.00
C28	0.00	0.00	30.00
C29	0.00	0.00	30.00
C30	0.00	0.00	30.00

VICINITY MAP

◆ —STREET MONUMENT (TO BE SET)



— 2000 —

— — — — —

STATUS OF MEASURING: 34° 58' 53" E MEASURED: 2,652.78

HL-200N 008 M-200

10/15/07	DRIVE OF BUSINESS	AD/5/07

M.C.S. 40.40V _____

CONDITIONS OF APPROVAL

- 1) All comments related to the plat and engineering shall be corrected and reviewed by the City before the final plat is presented for signatures.
- 2) A preconstruction meeting shall not be scheduled until all required changes have been made to the Final Plat and Improvements Drawings, the required number of copies provided to the City, and the plans are stamped approved by the City.
- 3) Plat shall not be recorded until a Subdivider's Improvement Agreement and Subdivider's Escrow Agreement have been completed and executed to insure the completion of the improvements in this development.
- 4) It is the developer/contractor's responsibility to comply with all Clinton City Standards, Ordinances, Staff, Engineer and development 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) 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 the Public Works Department. The developer is cautioned not to proceed past an inspection point without insuring that the inspection has been performed and work passed by representative(s) of Public Works.
- 6) 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.
- 7) Prior to Conditional 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.



***PUBLIC WORKS
STREETS & INSPECTIONS***

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

Phone: (801) 614-0872

Fax: (801) 614-0883

e-mail: gfolk@clintoncity.com

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

DATE: 3-20-2019
TO: Val
FROM: Gregg Folk
RE: Fenway 4

Public Works

- Submittal Date: 3-13-2019
- Please submit a written response that addresses each review comment
- Put all water valves on property line- Not shown at 955N and road "A"
- Add address for road A
- Put blow offs on culinary line at all dead end streets- sht.7 if fire hydrant 103 is moved to lot 411 as per fire dept. original request, a blow off on the culinary line is needed lot 410
- Move Storm drain inlet #405 to the property line between 402 and 403.
- Move Storm drain inlet #411 to the property line between 406 and 407.

MEMORANDUM

DATE: March 28, 2019
TO: Valerie Claussen
CC:
FROM: Bryce Wilcox
SUBJECT: Fenway Estates Phase 4 (55-19-001-001)

Final Plat Review

1. The boundary description does not match the boundary shown on the plat in multiple locations.
2. Lots 401, 413, 415, 418, 423 do not close
3. There is an error in curve 25 so lot 408 could not be checked.
4. There is a distance missing on the north property line of lot 410.
5. Only one street is labeled.
6. Addresses are missing.
7. The Davis & Weber Counties Canal Company signature line is missing.

CLINTON FIRE DEPARTMENT

DAVID OLSEN
FIRE CHIEF



JUSTIN BENAVIDES
DEPUTY FIRE CHIEF

General Plan Corrections List Based on the 2015 Edition of the International Codes

Site Plan Review

Date: 03/14/2019

Business Name: Fenway Phase 4

Owner Name:

Business address:

Construction Type: N/A

Occupancy Group:

Occupant Load:

Fire Sprinklers: ☐ Yes ☐ No ☒ N/A

Kitchen Hood System: ☐ Yes ☐ No ☐ N/A



I have reviewed Fenway Estates Phase 4 received on March 13th, 2019. My findings area below:

#1 - Clinton City FD accepts the location of the fire hydrant between lots 401/402.

#2 - Clinton City FD rejects the fire hydrant between lots 409/410. The fire hydrant needed to be moved to the South-east corner of lot 411. With 895 North being changed from a possible through street to a cul-de-sac this changed the lot shape of lot 411. Please move the fire hydrant to the South-west corner of lot 405.

Please submit updated drawings for #2 to Community Development.

Submitted by:

From: [Valerie Claussen](#)
To: dennis@uintalandcompany.com
Cc: [Valerie Claussen](#)
Subject: Planning Review
Date: Thursday, March 21, 2019 4:22:47 PM

Hi Dennis-

The only planning comment is regarding Lot 415. Corner lots have to be a minimum of 15,000 SF in size. This one is quite a bit less than that. Corner lots also have the larger sideyard set back of 20 feet and it looks like Lot 415 is showing closer to 10 feet, whereas Lot 414 and 423 you can tell there is that larger sideyard setback.

Thanks,
Val

Valerie Claussen, AICP, MPA
Community Development Director

Clinton City
801.614.0750
vclaussen@clintoncity.com

From: dennis@uintalandcompany.com [mailto:dennis@uintalandcompany.com]
Sent: Wednesday, March 20, 2019 1:44 PM
To: Valerie Claussen
Subject: RE: Fire review comments for Fenway Ph 4

This has been fixed. Any other comments from other departments?

From: Valerie Claussen <vclaussen@clintoncity.com>
Sent: Friday, March 15, 2019 1:56 PM
To: Dennis Hepworth <dennis@uintalandcompany.com>
Cc: Valerie Claussen <vclaussen@clintoncity.com>
Subject: Fire review comments for Fenway Ph 4

Review comments from Fire. A fire hydrant needing to be located in a different spot.

Valerie Claussen, AICP, MPA
Community Development Director

Clinton City
801.614.0750
vclaussen@clintoncity.com



Virus-free. www.avast.com

RESOLUTION NO. 05-19

A RESOLUTION APPROVING THE FINAL PLAT FOR PHASE 4 OF THE FENWAY ESTATES SUBDIVISION

WHEREAS, Section 26-1-6(1) of the Clinton City Subdivision Ordinance vests the City Council with the authority to approve, amend and approve, conditionally approve or disapprove an application for final plat and Section 26-3-4(4) directs Council this be done by resolution; and

WHEREAS, The Clinton City Planning Commission has reviewed the Final Plat for Phase 4 of the Fenway Estates Subdivision and recommended approval of the final plat.

NOW, THEREFORE, BE IT RESOLVED BY THE CLINTON CITY COUNCIL THAT THE FINAL PLAT FOR PHASE 4 OF THE FENWAY ESTATES SUBDIVISION IS HEREBY APPROVED WITH THE FOLLOWING FINDINGS, AND CONDITIONS:

SECTION 1. By majority vote, on a motion before the Clinton City Council, the Final Plat for Phase 4 of the Fenway Estates Subdivision is approved based upon the following findings, and conditions:

- The Council concurs with the findings of the Clinton City Planning Commission.

SECTION 2. Reviewed in a public hearing the 9th day of April 2019 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 All comments related to the plat and engineering shall be corrected and reviewed by the City before the final plat is presented for signatures.
- 2 A preconstruction meeting shall not be scheduled until all required changes have been made to the Final Plat and Improvements Drawings, the required number of copies provided to the City, and the plans are stamped approved by the City.
- 3 Plat shall not be recorded until a Subdivider's Improvement Agreement and Subdivider's Escrow Agreement have been completed and executed to insure the completion of the improvements in this development.
- 4 It is the developer/contractor's responsibility to comply with all Clinton City Standards, Ordinances, Staff, Engineer and development 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 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 the Public Works Department. The developer is cautioned not to proceed past an inspection point without insuring that the inspection has been performed and work passed by representative(s) of Public Works.
- 6 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.
- 7 Prior to Conditional 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.

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 9th day of April 2019.

February 5, 2019

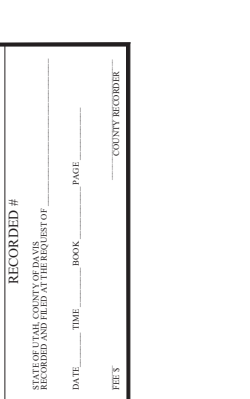
NOTICE PUBLISHED

L. MITCH ADAMS
MAYOR

ATTEST:

DENNIS W. CLUFF
CITY RECORDER

Posted: _____



PREPARED FOR:
UINTA LAND DEVELOPMENT COMPANY

LOCATED IN:
CLINTON CITY

RECEIVED
By Valerie Claussen at 1:38 pm, Mar 13, 2019



REVISION BLOCK		#
DATE	DESCRIPTION	1
		2
		3
		4
		5
		6

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

- NOTICE

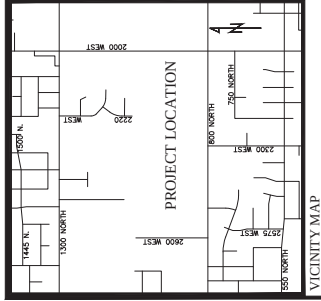
1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

- ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047
(801) 352-0075

OWNER/DEVELOPER
 UTAH LAND DEVELOPMENT COMPANY
 220 WEST BAER CREEK DRIVE
 KAYSVILLE, UT 84037
 (801) 540-4035
 CONTACT: DENNIS HEIPWORTH



(IN FEET)

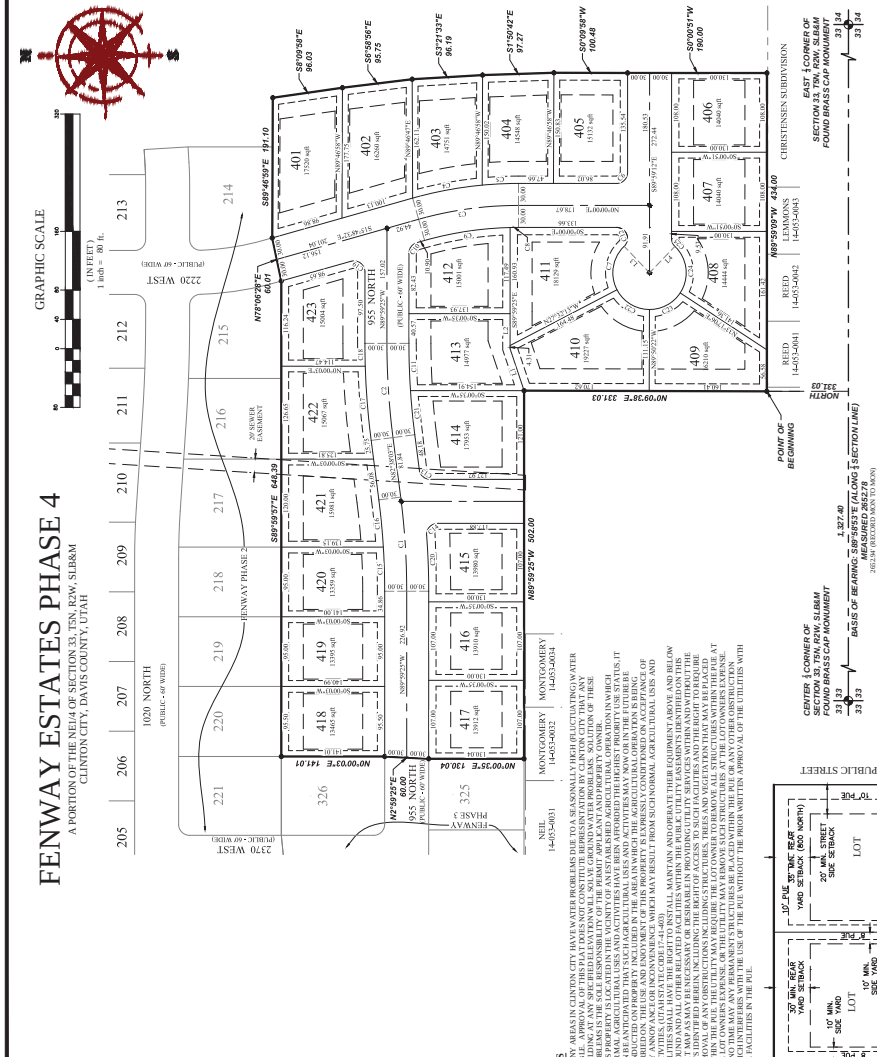


Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CORRECTION
C1	1000.00	90.000°	31.4159	0.0000
C2	1000.00	72.9232°	28.1038	0.0000
C3	500.00	108.367°	17.581	0.0000
C4	500.00	90.000°	31.4159	0.0000
C5	500.00	72.923°	28.1038	0.0000
C6	500.00	54.000°	25.1327	0.0000
C7	500.00	36.876°	22.1418	0.0000
C8	500.00	18.753°	19.1513	0.0000
C9	500.00	0.000°	16.1608	0.0000
C10	500.00	-18.753°	19.1513	0.0000
C11	500.00	-36.876°	22.1418	0.0000
C12	500.00	-54.000°	25.1327	0.0000
C13	500.00	-72.923°	28.1038	0.0000
C14	500.00	-90.000°	31.4159	0.0000
C15	500.00	-108.367°	34.4270	0.0000
C16	500.00	-126.490°	37.4381	0.0000
C17	500.00	-144.613°	40.4492	0.0000
C18	500.00	-162.736°	43.4603	0.0000
C19	500.00	-180.860°	46.4714	0.0000
C20	500.00	-198.983°	49.4825	0.0000
C21	500.00	-217.106°	52.4936	0.0000
C22	500.00	-235.229°	55.5047	0.0000
C23	500.00	-253.352°	58.5158	0.0000
C24	500.00	-271.475°	61.5269	0.0000
C25	500.00	-289.598°	64.5380	0.0000
C26	500.00	-307.721°	67.5491	0.0000
C27	500.00	-325.844°	70.5602	0.0000
C28	500.00	-343.967°	73.5713	0.0000
C29	500.00	-362.090°	76.5824	0.0000
C30	500.00	-380.213°	79.5935	0.0000
C31	500.00	-398.336°	82.6046	0.0000
C32	500.00	-416.459°	85.6157	0.0000
C33	500.00	-434.582°	88.6268	0.0000
C34	500.00	-452.705°	91.6379	0.0000
C35	500.00	-470.828°	94.6490	0.0000
C36	500.00	-488.951°	97.6601	0.0000
C37	500.00	-507.074°	100.6712	0.0000
C38	500.00	-525.197°	103.6823	0.0000
C39	500.00	-543.320°	106.6934	0.0000
C40	500.00	-561.443°	109.7045	0.0000
C41	500.00	-579.566°	112.7156	0.0000
C42	500.00	-597.689°	115.7267	0.0000
C43	500.00	-615.812°	118.7378	0.0000
C44	500.00	-633.935°	121.7489	0.0000
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C46	500.00	-670.181°	127.7711	0.0000
C47	500.00	-688.304°	130.7822	0.0000
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C52	500.00	-778.919°	145.8377	0.0000
C53	500.00	-797.042°	148.8488	0.0000
C54	500.00	-815.165°	151.8599	0.0000
C55	500.00	-833.288°	154.8710	0.0000
C56	500.00	-851.411°	157.8821	0.0000
C57	500.00	-869.534°	160.8932	0.0000
C58	500.00	-887.657°	163.9043	0.0000
C59	500.00	-905.780°	166.9154	0.0000
C60	500.00	-923.903°	169.9265	0.0000
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C64	500.00	-996.395°	181.9709	0.0000
C65	500.00	-1014.518°	184.9820	0.0000
C66	500.00	-1032.641°	187.9931	0.0000
C67	500.00	-1050.764°	191.0042	0.0000
C68	500.00	-1068.887°	194.0153	0.0000
C69	500.00	-1087.010°	197.0264	0.0000
C70	500.00	-1105.133°	200.0375	0.0000
C71	500.00	-1123.256°	203.0486	0.0000
C72	500.00	-1141.379°	206.0597	0.0000
C73	500.00	-1159.502°	209.0708	0.0000
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C76	500.00	-1213.871°	218.1041	0.0000
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C78	500.00	-1250.117°	224.1263	0.0000
C79	500.00	-1268.240°	227.1374	0.0000
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C99	500.00	-1630.700°	287.3594	0.0000
C100	500.00	-1648.823°	290.3705	0.0000

Line Table		
LINE	DESCRIPTION	LENGTH
1	100' TO 200' E	63.23
2	200' TO 300' E	63.23
3	300' TO 400' E	63.23
4	400' TO 500' E	63.23
5	500' TO 600' E	63.23
6	600' TO 700' E	63.23
7	700' TO 800' E	63.23
8	800' TO 900' E	63.23
9	900' TO 1000' E	63.23
10	1000' TO 1100' E	63.23
11	1100' TO 1200' E	63.23
12	1200' TO 1300' E	63.23
13	1300' TO 1400' E	63.23
14	1400' TO 1500' E	63.23
15	1500' TO 1600' E	63.23
16	1600' TO 1700' E	63.23
17	1700' TO 1800' E	63.23
18	1800' TO 1900' E	63.23
19	1900' TO 2000' E	63.23
20	2000' TO 2100' E	63.23
21	2100' TO 2200' E	63.23
22	2200' TO 2300' E	63.23
23	2300' TO 2400' E	63.23
24	2400' TO 2500' E	63.23
25	2500' TO 2600' E	63.23
26	2600' TO 2700' E	63.23
27	2700' TO 2800' E	63.23
28	2800' TO 2900' E	63.23
29	2900' TO 3000' E	63.23
30	3000' TO 3100' E	63.23
31	3100' TO 3200' E	63.23
32	3200' TO 3300' E	63.23
33	3300' TO 3400' E	63.23
34	3400' TO 3500' E	63.23
35	3500' TO 3600' E	63.23
36	3600' TO 3700' E	63.23
37	3700' TO 3800' E	63.23
38	3800' TO 3900' E	63.23
39	3900' TO 4000' E	63.23
40	4000' TO 4100' E	63.23
41	4100' TO 4200' E	63.23
42	4200' TO 4300' E	63.23
43	4300' TO 4400' E	63.23
44	4400' TO 4500' E	63.23
45	4500' TO 4600' E	63.23
46	4600' TO 4700' E	63.23
47	4700' TO 4800' E	63.23
48	4800' TO 4900' E	63.23
49	4900' TO 5000' E	63.23
50	5000' TO 5100' E	63.23
51	5100' TO 5200' E	63.23
52	5200' TO 5300' E	63.23
53	5300' TO 5400' E	63.23
54	5400' TO 5500' E	63.23
55	5500' TO 5600' E	63.23
56	5600' TO 5700' E	63.23
57	5700' TO 5800' E	63.23
58	5800' TO 5900' E	63.23
59	5900' TO 6000' E	63.23
60	6000' TO 6100' E	63.23
61	6100' TO 6200' E	63.23
62	6200' TO 6300' E	63.23
63	6300' TO 6400' E	63.23
64	6400' TO 6500' E	63.23
65	6500' TO 6600' E	63.23
66	6600' TO 6700' E	63.23
67	6700' TO 6800' E	63.23
68	6800' TO 6900' E	63.23
69	6900' TO 7000' E	63.23
70	7000' TO 7100' E	63.23
71	7100' TO 7200' E	63.23
72	7200' TO 7300' E	63.23
73	7300' TO 7400' E	63.23
74	7400' TO 7500' E	63.23
75	7500' TO 7600' E	63.23
76	7600' TO 7700' E	63.23
77	7700' TO 7800' E	63.23
78	7800' TO 7900' E	63.23
79	7900' TO 8000' E	63.23
80	8000' TO 8100' E	63.23
81	8100' TO 8200' E	63.23
82	8200' TO 8300' E	63.23
83	8300' TO 8400' E	63.23
84	8400' TO 8500' E	63.23
85	8500' TO 8600' E	63.23
86	8600' TO 8700' E	63.23
87	8700' TO 8800' E	63.23
88	8800' TO 8900' E	63.23
89	8900' TO 9000' E	63.23
90	9000' TO 9100' E	63.23
91	9100' TO 9200' E	63.23
92	9200' TO 9300' E	63.23
93	9300' TO 9400' E	63.23
94	9400' TO 9500' E	63.23
95	9500' TO 9600' E	63.23
96	9600' TO 9700' E	63.23
97	9700' TO 9800' E	63.23
98	9800' TO 9900' E	63.23
99	9900' TO 10000' E	63.23
100	10000' TO 10100' E	63.23
101	10100' TO 10200' E	63.23
102	10200' TO 10300' E	63.23
103	10300' TO 10400' E	63.23
104	10400' TO 10500' E	63.23
105	10500' TO 10600' E	63.23
106	10600' TO 10700' E	63.23
107	10700' TO 10800' E	63.23
108	10800' TO 10900' E	63.23
109	10900' TO 11000' E	63.23
110	11000' TO 11100' E	63.23
111	11100' TO 11200' E	63.23
112	11200' TO 11300' E	63.23
113	11300' TO 11400' E	63.23
114	11400' TO 11500' E	63.23
115	11500' TO 11600' E	63.23
116	11600' TO 11700' E	63.23
117	11700' TO 11800' E	63.23
118	11800' TO 11900' E	63.23
119	11900' TO 12000' E	63.23
120	12000' TO 12100' E	63.23
121	12100' TO 12200' E	63.23
122	12200' TO 12300' E	63.23
123	12300' TO 12400' E	63.23
124	12400' TO 12500' E	63.23
125	12500' TO 12600' E	63.23
126	12600' TO 12700' E	63.23
127	12700' TO 12800' E	63.23
128	12800' TO 12900' E	63.23
129	12900' TO 13000' E	63.23
130	13000' TO 13100' E	63.23
131	13100' TO 13200' E	63.23
132	13200' TO 13300' E	63.23
133	13300' TO 13400' E	63.23
134	13400' TO 13500' E	63.23
135	13500' TO 13600' E	63.23
136	13600' TO 13700' E	63.23
137	13700' TO 13800' E	63.23
138	13800' TO 13900' E	63.23
139	13900' TO 14000' E	63.23
140	14000' TO 14100' E	63.23
141	14100' TO 14200' E	63.23
142	14200' TO 14300' E	63.23
143	14300' TO 14400' E	63.23
144	14400' TO 14500' E	63.23
145	14500' TO 14600' E	63.23
146	14600' TO 14700' E	63.23
147	14700' TO 14800' E	63.23
148	14800' TO 14900' E	63.23
149	14900' TO 15000' E	63.23
150	15000' TO 15100' E	63.23
151	15100' TO 15200' E	63.23
152	15200' TO 15300' E	63.23
153	15300' TO 15400' E	63.23
154	15400' TO 15500' E	63.23
155	15500' TO 15600' E	63.23
156	15600' TO 15700' E	63.23
157	15700' TO 15800' E	63.23
158	15800' TO 15900' E	63.23
159	15900' TO 16000' E	63.23
160	16000' TO 16100' E	63.23
161		



APPROVED THIS _____ DAY OF _____ 20____ BY CENTURY LINK BY _____ TITLE _____	RO APPROVE 20____ BY BY _____ TITLE _____
---	--



	COMCAST ON BEHALF OF COMCAST AM AN AUTHORIZED AGENT AND HAVE AUTHORITY TO SIGN AND IN BEHALF OF COMCAST SIGNED THIS _____ DAY OF _____, 20____. DAVIS AND WEBER COUNTY CANAL COMPANY ON BEHALF OF DAVIS WEBER COUNTIES CANAL COMPANY AM AN AUTHORIZED AGENT AND HAVE AUTHORITY TO SIGN AND IN BEHALF OF DAVIS WEBER COUNTY CANAL CO. SIGNED THIS _____ DAY OF _____, 20____. ECUS[®] ENGINEERING AND SURVEYING, LLC 1101 WEST CENTER STREET DAVIS, CA 95618
--	--

R.T.E.	DAUNTAIN POWER	DOMINION ENERGY	PLANNING COMMISSION	CITY ENGINEER	CITY COUNCIL PRESENTED TO THE CLINTON CITY COUNCIL, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.	MEDFORD, MA 01850 (PH) 352-6057
	DAY OF DAUNTAIN POWER 20____	APPROVED THIS _____ DAY OF _____ 20____ BY DOMINION ENERGY	APPROVED THIS _____ DAY OF _____ 20____ BY CLINTON CITY PLANNING COMMISSION.	I HEREBY CERTIFY THAT THIS OFFICE HAS RECEIVED AND REVIEWED THE COMPLAINT WITH INFORMATION FILED IN THIS OFFICE.		
	BY _____	CHAIRMAN, PLANNING COMMISSION	CLINTON CITY ENGINEER	MAYOR _____		
	TITLE _____			A.T.Y.T.E. _____		

[illegible]

FENNWAY ESTATES PHASE 4
CLINTON CITY
SITE PLAN

REVISION BLOCK	
#	DATE
1	1/1/2000
2	1/1/2000
3	1/1/2000
4	1/1/2000
5	1/1/2000
6	1/1/2000
DESCRIPTION	

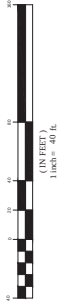
SITE PLAN

Scale:	1"=40'	Dense:	LMT
Date:	03/13/19	Job #:	18-458

3

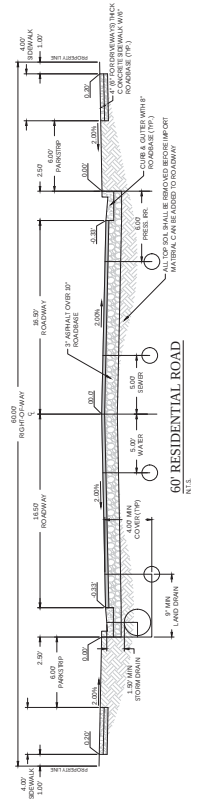
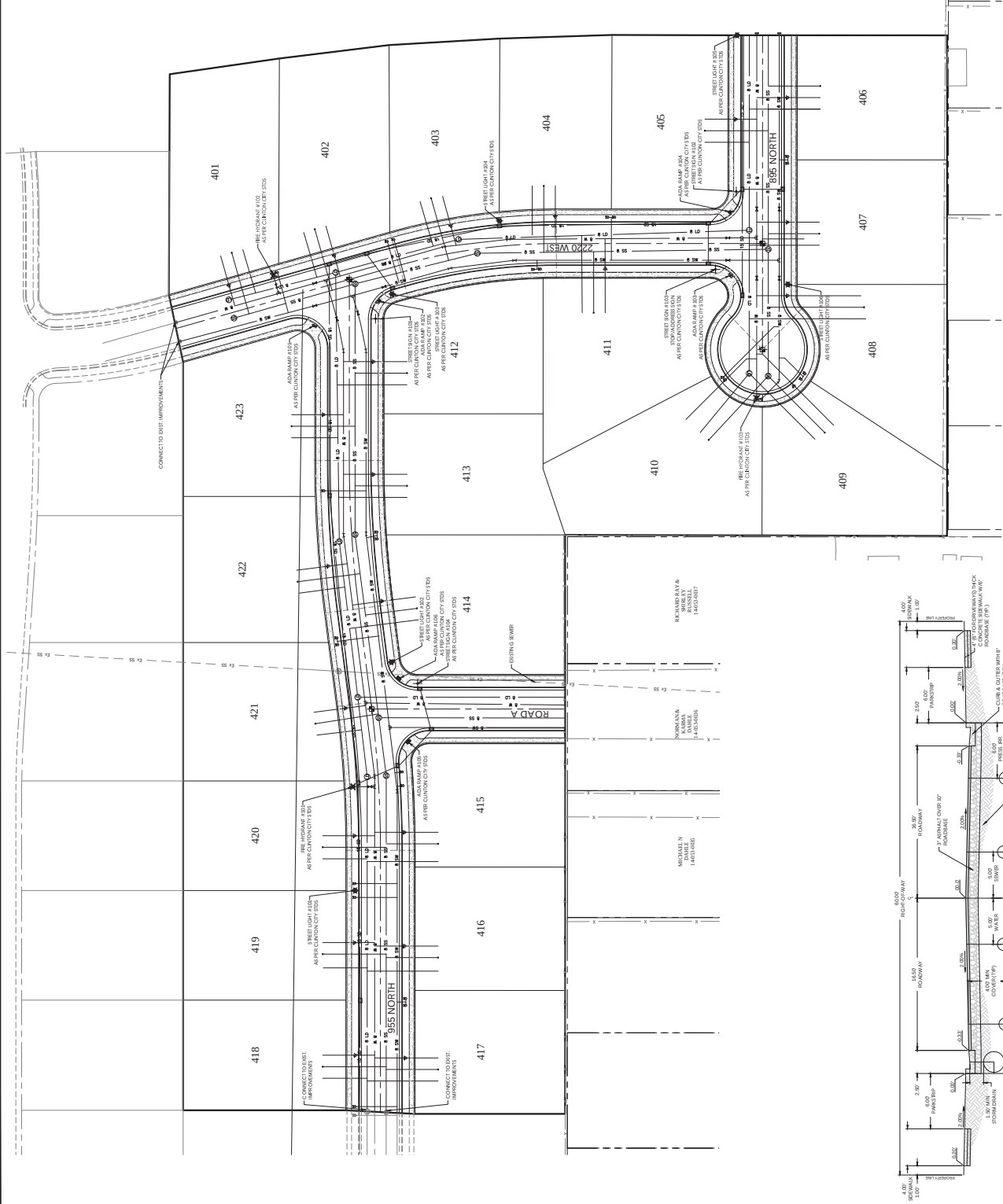


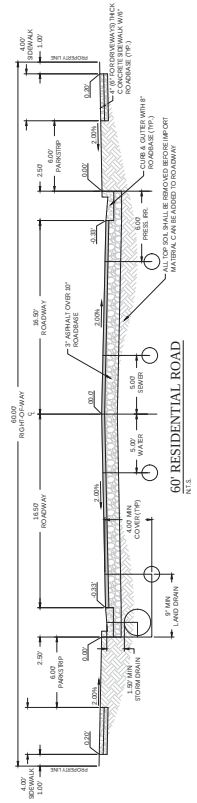
GRAPHIC SCALE



RECEIVED
By Valerie Claussen at 1:38 pm, Mar 13, 2019

LEGEND

[illegible]



CLINTON CITY
GRADING PLAN©
©

REVISION BLOCK		
#	DATE	DESCRIPTION
1	01/01/00	
2	01/01/00	
3	01/01/00	
4	01/01/00	
5	01/01/00	
6	01/01/00	

GRADING PLAN

C4.1

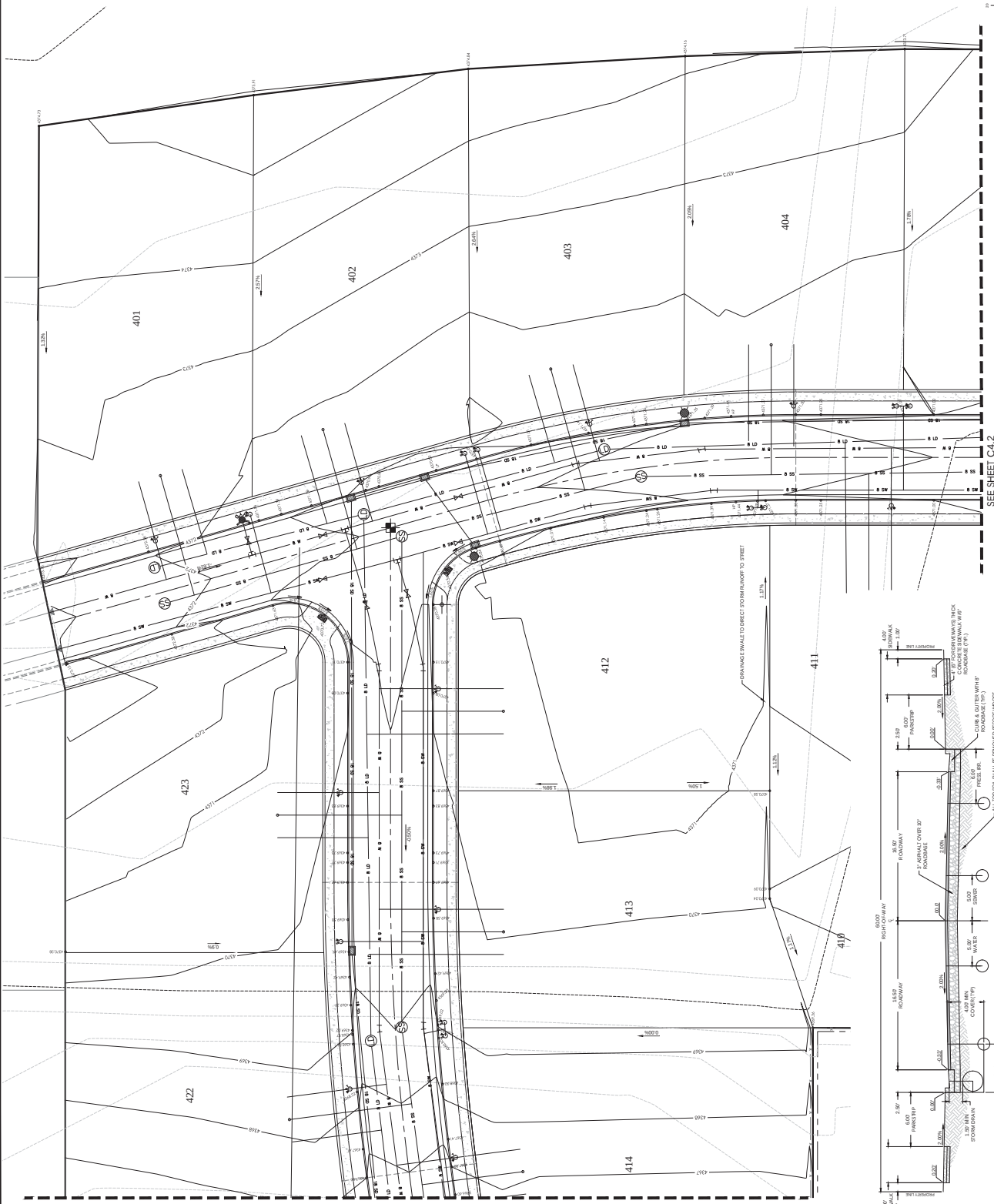


GRAPHIC SCALE

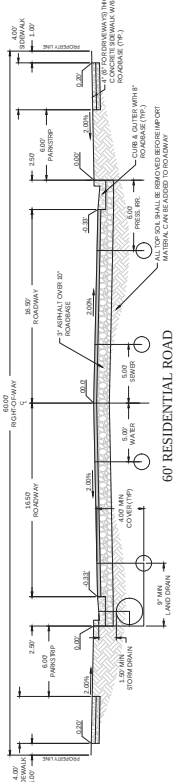
(IN FEET)

RECEIVED

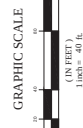
EGENT

[illegible]

SEE SHEET C4.



60' RESIDENTIAL ROAD



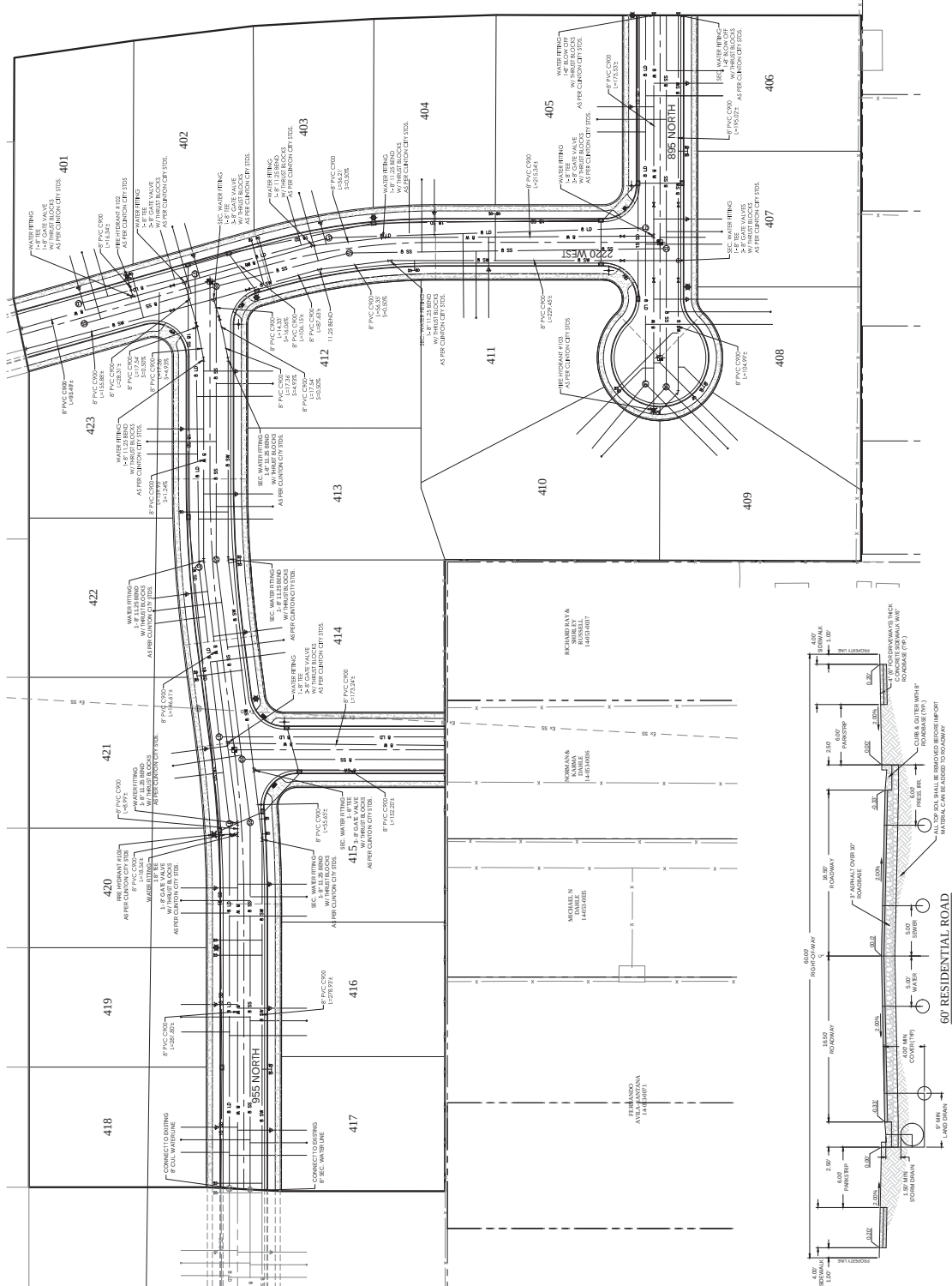
SECONDARY METER TABLE			
LOT #	STREET NAME	STATION	ELEVATION
SEC. LOT # - 401	2220 WEST	10+97.81	22.75 L
SEC. LOT # - 402	2220 WEST	11+96.65	22.75 L
SEC. LOT # - 403	2220 WEST	12+95.50	22.75 L
SEC. LOT # - 404	2220 WEST	13+94.35	22.75 L
SEC. LOT # - 405	2220 WEST	14+93.20	22.75 L
SEC. LOT # - 406	2220 WEST	15+92.05	22.75 L
SEC. LOT # - 407	2220 WEST	16+90.90	22.75 L
SEC. LOT # - 408	2220 WEST	17+89.75	22.75 L

SECONDARY METER TABLE			
LOT #	STREET NAME	STATION	ELEVATION
SEC. LOT # - 409	895 NORTH	9+74.08	33.64 R
SEC. LOT # - 410	895 NORTH	9+75.81	34.16 L
SEC. LOT # - 411	895 NORTH	9+77.54	34.68 L
SEC. LOT # - 412	895 NORTH	9+79.27	35.20 L
SEC. LOT # - 413	895 NORTH	9+81.00	35.72 L
SEC. LOT # - 414	895 NORTH	9+82.73	36.24 L
SEC. LOT # - 415	895 NORTH	9+84.46	36.76 L
SEC. LOT # - 416	895 NORTH	9+86.19	37.28 L

SECONDARY METER TABLE			
LOT #	STREET NAME	STATION	ELEVATION
SEC. LOT # - 417	895 NORTH	10+88.44	22.00 R
SEC. LOT # - 418	895 NORTH	10+90.17	22.00 R
SEC. LOT # - 419	895 NORTH	10+91.90	22.00 R
SEC. LOT # - 420	895 NORTH	10+93.63	22.00 R
SEC. LOT # - 421	895 NORTH	10+95.36	22.00 R
SEC. LOT # - 422	895 NORTH	10+97.09	22.00 R
SEC. LOT # - 423	895 NORTH	10+98.82	22.00 R
SEC. LOT # - 424	895 NORTH	10+100.55	22.00 R

RECEIVED
By Valerie Chelton at 2:39 pm, Mar 13, 2019

FOCUS
ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusllc.com



FENWAY ESTATES PHASE 4

CLINTON CITY

WATER PLAN

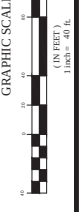
REVISION BLOCK	DATE	DESCRIPTION
1	03/13/19	ISSUED FOR PERMIT

WATER PLAN

Scale: 1"=40'
Date: 03/13/19
Drawn: JAC
Check: JAC

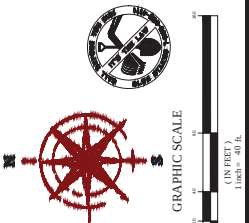
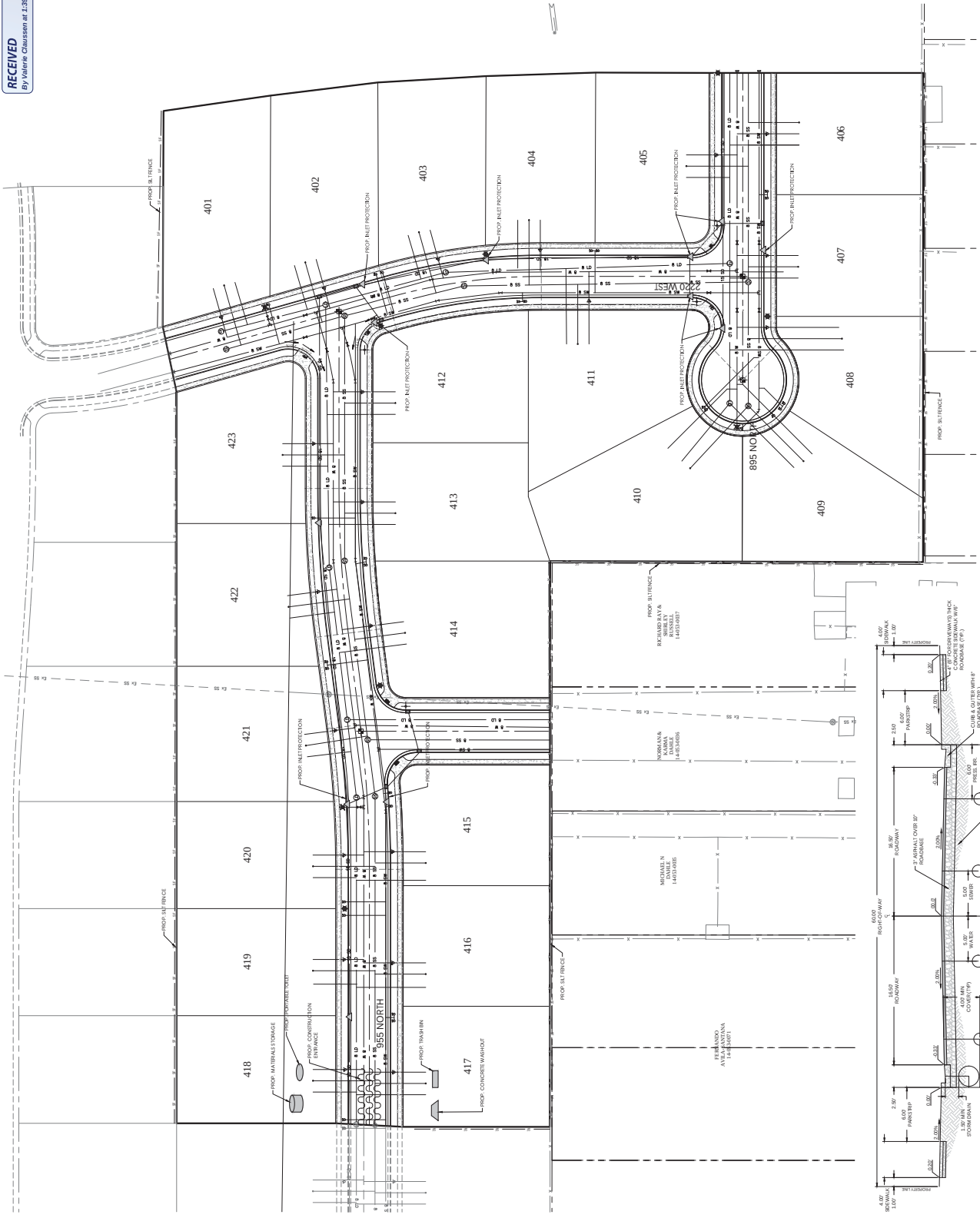
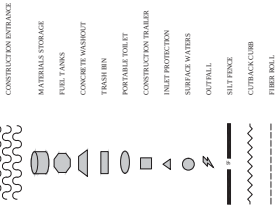
C7

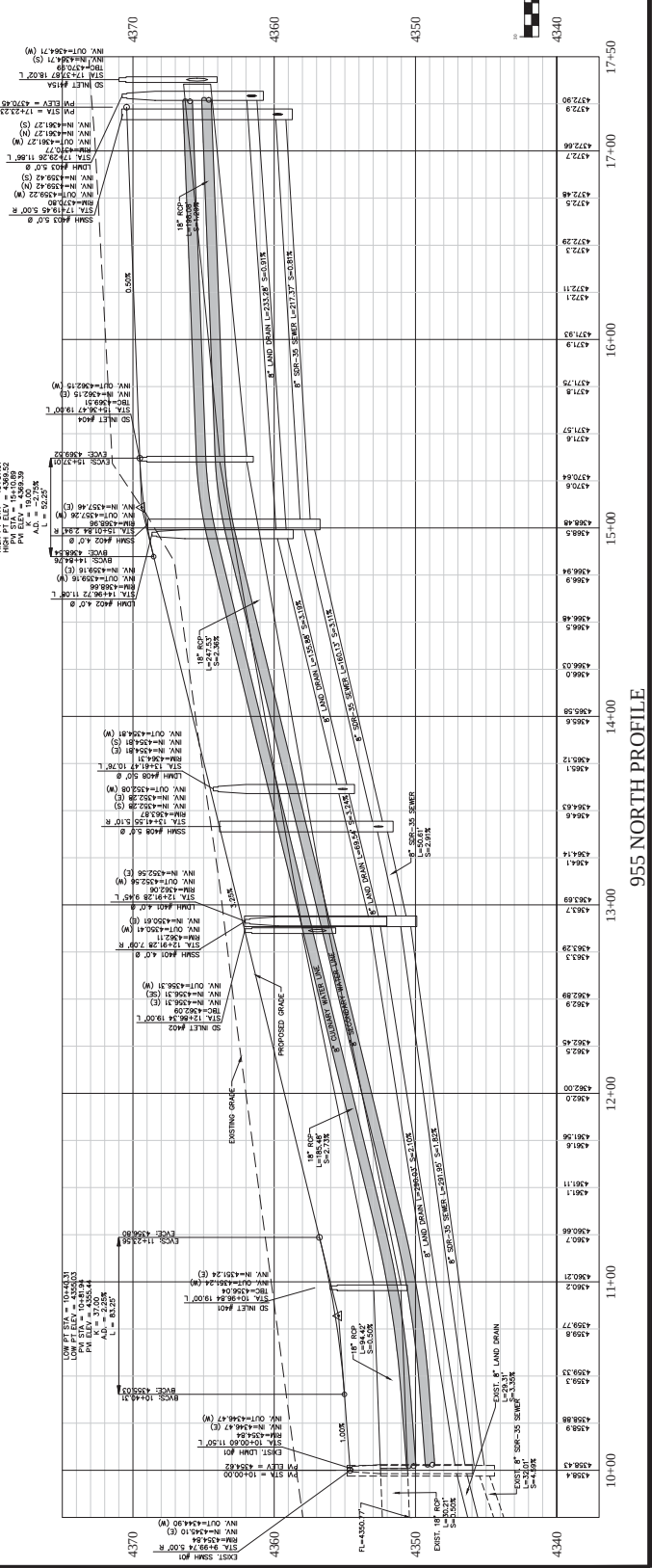
1"=40' (HORIZONTAL)
1"=40' (VERTICAL)



EROSION CONTROL LEGEND

RECEIVED
By Valerie Claussen at 1:39 pm, Mar 13, 2019







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

Planning Commission Members

**Chair – Gary Tyler
Vice Chair - Tony Thompson
Jolene Cressall
Dereck Bauer
Dan Evans
Mark Gregersen**

Date of Meeting	March 19, 2019	Call to Order	7:00 p.m.
Staff Present	Community Development Director Valerie Claussen and Lisa Titensor recorded the minutes.		
Citizens Present	Kaylyn Brough, Ed Olson		
Pledge of Allegiance	Commissioner Evans		
Prayer or Thought	Commissioner Gregersen		
Roll Call & Attendance	Present were: Commissioner’s Dereck Bauer, Tony Thompson, Gary Tyler, Jolene Cressall, Dan Evans and Mark Gregersen.		
Declaration of Conflicts	There were none.		
1) REVIEW AND ACTION ON A REQUEST BY JZW ARCHITECTS FOR SITE PLAN APPROVAL FOR EXTERIOR BUILDING MODIFICATIONS TO MAVERIK LOCATED AT THE NORTHWEST CORNER OF 1800 NORTH AND 1000 WEST AT 1036 W 1800 N (PARCEL NO. 14-062-0033).			
Petitioner	Petitioners: AJ Vaughn, JZW Architects Submitted by: Val Claussen, Community Development		
Discussion	Ms. Claussen explained that this request consists of a site plan approval for minor modifications to the Maverik store exterior located at 1036 W 1800 N. This includes updating the main entrance with a new entry feature and updating the materials of the façade to commercial-grade hardie board (siding) and stone veneer wainscoting. An expansion of the building’s existing cooler/freezer is also proposed. Standard conditions of approval are included. The proposed modifications are consistent with the development standards of the City.		
	Conditions of Approval 1) Construction drawings are required to be submitted for building permits and shall be in substantial conformance with the documents submitted in this Site Plan approval for Maverik, plans dates February 12, 2019. a) Construction drawings shall be to the satisfaction of the Public Works Department, specifically the inclusion of a grease trap and detail in the plans, prior to building permits being issued b) Construction drawings shall be to the satisfaction of the Fire Department prior to building permits being issued. c) The building official will review, generate plan review comments and must approve the building plan set prior to building permits being issued. 2) Signage is under separate review and approval. Ed Olson representing Maverik explained the changes being proposed are to bring both the interior and exterior up to current standards. It will include a wall to separate the cooking from the sales floor. There is a proposed portico for the front. The cooler on the side of the		

	building will be enlarged. There are no structural changes, just cosmetic improvements. Mr. Olson confirmed for the Planning Commission the interior of the building will be closed for approximately 10 days to complete the remodel. The exterior gas pumps will remain open.
CONCLUSION	Commissioner Bauer moved to approve the site plan with the conditions identified above for a site plan approval of the exterior modifications to the Maverik store located at 1036 W 1800. Commissioner Evans seconded the motion. Voting by roll call is as follows: Commissioner Bauer, aye; Commissioner Thompson, aye; Commissioner Cressall, aye; Commissioner Evans, aye; Commissioner Gregersen, aye and Commissioner Tyler, aye.
2) PLANNING COMMISSION TRAINING: UTAH OPEN MEETING LAW	
Petitioner	Val Claussen, Community Development
Discussion	Ms. Claussen provided a video for the Planning Commission to review regarding Open Meetings Law Training.
OTHER ISSUES	a. Approval of March 5, 2019 Meeting Minutes <i>Commissioner Bauer moved to approve the March 5, 2019 Planning Commission Meeting Minutes. Commissioner Gregersen seconded the motion. Voting by roll call is as follows: Commissioner Bauer, aye; Commissioner Cressall, aye; Commissioner Thompson, aye; Commissioner Evans, aye; Commissioner Gregersen, aye and Commissioner Tyler, aye.</i> b. City Council Report c. Commission Report
ADJOURNMENT	Commissioner Bauer moved to adjourn. Commissioner Evans seconded the motion. Commissioners' Cressall, Thompson, Bauer, Evans, Gregersen and Tyler voted in favor. The meeting adjourned at 8:35 p.m.