



**CLINTON CITY PLANNING COMMISSON
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	August 20, 2019	Call to Order	7:00 p.m.
Staff Present	Community Development Director Valerie Claussen and Lisa Titensor recorded the minutes.		
Citizens Present	Bill Armstrong, Peter Gamvroulas, Marty McFadden, Josh Lynch, Marissa Hathoway, Abe Erwin		
Pledge of Allegiance	Commissioner Evans		
Prayer or Thought	Commissioner Thompson		
Roll Call & Attendance	Present were: Commissioner’s Tony Thompson, Dereck Bauer, Dan Evans, Mark Gregersen, Jolene Cressall and Gary Tyler		
Declaration of Conflicts	There were none.		
REVIEW AND ACTION ON A REQUEST BY CHASE FREEBAIRN, REPRESENTING IVORY DEVELOPMENT, FOR FINAL PLAT APPROVAL OF CRANEFIELD ESTATES SUBDIVISION PHASE 10, A RESIDENTIAL SUBDIVISION LOCATED AT APPROXIMATELY 3370 WEST 2350 NORTH (PARCEL NO. 13-047-0061).			
Petitioner	Chase Freebairn, Ivory Homes SUBMITTED BY: Val Claussen, Community Development		
Discussion	<p>Cranefield Phase 10 Final Plat was originally approved by the Clinton City Council on October 23, 2018; however, Ivory Homes decided to not move forward with that layout and the plat was never recorded. The applicant has re-submitted and received City department review for what has been referred to as Cranefield Estates Phase 10 (Revised). The subdivision proposes four more lots than the previous design. The new proposal meets the City’s development and zoning standards. The increase in lots also does not exceed the overall density or lot count permitted under the Cranefield Estates PRUD and Development Agreement.</p> <p>(A) The Final Plat is attached to the staff report.</p> <p>CONDITIONS OF APPROVAL:</p> <p>(1) The address for Lot 232 will be revised to be 2403 North 3370 West</p> <p>(2) Final Plat approval is subject to review and approval by Davis-Weber County Canal Companies (DWCCC).</p> <p>Peter Gamvroulas was present to address this issue with the Planning Commission. He explained to increase the number of lots; the other lots were decreased in size.</p> <p>Commissioner Gregersen asked if lot 230 is okay without a side yard easement.</p> <p>Ms. Claussen confirmed it has been reviewed and approved by the Engineer.</p>		

CONCLUSION	Commissioner Thompson moved to approve the Final Plat for Cranefield Estates Phase 10 revised, located in the vicinity of 3370 West 2350 North (Parcel No. 13-047-0061) with a note to staff to have the adjoining phases compared to this plat for appropriate abutting and adjoining. Commissioner Bauer seconded the motion. Voting by roll call is as follows: Commissioner Bauer, aye; Commissioner Evans, aye; Commissioner Gregersen, aye; Commissioner Thompson, aye; Commissioner Cressall, aye and Commissioner Tyler, aye.
REVIEW AND ACTION ON A REQUEST BY JOSH LYNCH, REPRESENTING WOODMERE HOMES, FOR FINAL PLAT APPROVAL OF HEPWORTH HOMESTEAD, A RESIDENTIAL SUBDIVISION LOCATED AT APPROXIMATELY 2298 W 1300 NORTH (PARCEL NO. 14-021-0019).	
Petitioner	Josh Lynch, Woodmere Homes Submitted By: Val Claussen, Community Development
Discussion	<p>The Hepworth Homestead Final Plat is consistent with the previously approved preliminary plat. The proposal meets the City’s development and zoning standards of the R1-9 zone. The subdivision is proposed to be constructed in one phase. The home that is currently on the site will be demolished. The development does not propose to have an HOA, nor are there common elements or maintenance that would require one to be established. A low maintenance material (e.g. pavers, concrete) for the park strip has been proposed and approved. No vehicular access will be permitted for the lots backing 1300 North; however, it should be noted that snow removal of the abutting 1300 North sidewalk and the maintenance of landscaping will be those property owners’ responsibility. This note has been included on the plat. Fencing along 1300 North will be installed by the developer and will include access gates for the properties for the required maintenance.</p> <p>CONDITIONS OF APPROVAL: (1) Final Plat approval is subject to review and approval by the Ditch Company, including a letter from the president, and submitting to the City any redlined plans with any changes required by the Ditch Company.</p> <p>Josh Lynch was present to discuss this issue with the Planning Commission.</p>
CONCLUSION	Commissioner Bauer moved to approve the final plat of Hepworth Homestead located in the vicinity of 2298 W 1300 N (Parcel No. 14-021-0019). Commissioner Gregersen seconded the motion. Voting by roll call is as follows: Commissioner Bauer, aye; Commissioner Evans, aye; Commissioner Gregersen, aye; Commissioner Thompson, aye; Commissioner Cressall, aye and Commissioner Tyler, aye.
REVIEW AND ACTION ON A PLAT AMENDMENT TO LOT 203 AND PARCEL A OF THE STONEGATE SUBDIVISION, PHASE 2 LOCATED AT APPROXIMATELY 2103 N 3430 WEST FOR THE PURPOSES OF COMBINING THE TWO PARCELS (PARCEL NOS. 14-531-0203 AND 14-531-0210).	
Petitioner	Val Claussen, Community Development Submitted By: Val Claussen, Community Development
Discussion	<p>Parcel “A” was platted and dedicated to the City in the Stonegate Subdivision Phase 2, in anticipation that a walkway would go through to Cranefield Phase 11 (abutting property to the west). This 12 foot walkway would be over a portion of the 20 foot North Davis Sewer District Easement; however, with the changes in how Cranefield is developing and how Stongate has developed, the 12 foot “path” no longer serves a purpose or provides the connectivity it once was thought it would. The layout for adjacent Cranefield phases have had to evolve and a path at this location in Stonegate provides no more of a direct route for points of interest to the west (e.g. future school site) than taking 3430 West north up toward 2300 North. As the developer still owns the lot to the north (Lot 203) of Parcel “A”, this amended plat combines parcel A (0.08 AC) and Lot 203 into a single parcel, and removes what otherwise would become an orphan strip parcel.</p> <p>(A) The Amended Plat is attached to the staff report for reference.</p>

	Ms. Claussen confirmed for the Planning Commission that the City Attorney has reviewed this issue and recommended this course of action.
CONCLUSION	Commissioner Bauer moved to forward a recommendation on to the City Council for approval of the Stonegate Subdivision, Phase 2 Amended Final Plat located at approximately 2103 N 3430 West (Parcel Nos. 14-531-0203 and 14-531-0210). Commissioner Evans seconded the motion. Voting by roll call is as follows: Commissioner Bauer, aye; Commissioner Evans, aye; Commissioner Gregersen, aye; Commissioner Thompson, aye; Commissioner Cressall, aye and Commissioner Tyler, aye.
OTHER ISSUES	<p>a. Approval of August 6, 2019 Meeting Minutes <i>Commissioner Gregersen moved to approve the August 6, 2019 Planning Commission Meeting Minutes. Commissioner Evans seconded the motion. Commissioners Bauer, Evans, Gregersen, Thompson, Cressall and Tyler voted in favor.</i></p> <p>b. City Council Report</p> <p>c. Commission Report</p>
ADJOURNMENT	Commissioner Bauer moved to adjourn. Commissioner Evans seconded the motion. Commissioners' Thompson, Bauer, Evans, Gregersen, Cressall and Tyler voted in favor. The meeting adjourned at 7:56 p.m.