



**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	April 2, 2019	Call to Order	7:01 p.m.
Staff Present	Community Development Director Valerie Claussen and Lisa Titensor recorded the minutes.		
Citizens Present	Mandy Routh , Lowes; Dennis Hepworth, Unita Land Company		
Pledge of Allegiance	Commissioner Bauer		
Prayer or Thought	Commissioner Cressall		
Roll Call & Attendance	Present were: Commissioner’s Dereck Bauer, Gary Tyler, Jolene Cressall, Dan Evans and Mark Gregersen. Excused were: Commissioner Tony Thompson		
Declaration of Conflicts	There were none.		
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).			
Petitioner	Lowes HIW Inc, Mandy Routh		
Discussion	<p>Ms. Claussen reviewed the following information in the staff report:</p> <ul style="list-style-type: none"> (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 exhibit attached to the staff report. It will consist of a chain link fence and include trees and shrubs for sale. The display schedule is proposed for March to October. (2) Conditions of approval are recommended and identified below. (3) Permit will expire 5 years from the date of approval. <ul style="list-style-type: none"> (1) 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. <p>There were no other concerns identified from other departments in the City.</p> <p>Commissioner Gregersen asked if the fence will have reflectors to be visible after dark.</p> <p>Mandy Routh responded this is a standard for all the Lowes in the country; there are existing parking lot lights.</p>		
CONCLUSION	Commissioner Bauer moved 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. Commissioner Evans seconded the		

	<p>motion. Voting by roll call is as follows: Commissioner Bauer, aye; Commissioner Cressall, aye; Commissioner Evans, aye; Commissioner Gregersen, aye and Commissioner Tyler, aye.</p>
<p>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.</p>	
<p>Petitioner</p>	<p>Dennis Hepworth, Uinta Land Company Valerie Claussen, Community Development</p>
<p>Discussion</p>	<p>Ms. Claussen reviewed the following information in the staff report:</p> <p>(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.</p> <p>(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 4B₁). 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 space². An exhibit showing the differences is attached to the staff report.</p> <p>(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.)</p> <p>Dennis Hepworth stated he feels this will be an improvement in this area. The stub road at 2295 W will resolve other issues within the subdivision. The modifications were made to gain the possibility of developing Fenway Phase 4B. The sewer line that runs through the property will not be impacted because of the addition of the stub street. Although this cost this development a lot, it will be more beneficial to the City.</p> <p>Commissioner Cressall asked for clarification that all staff’s concerns will be addressed especially regarding the side setback on the corner lots.</p> <p>Ms. Claussen responded staff had no concerns sending this development forward and all their concerns will be followed up on.</p> <p>Mr. Hepworth said a corner lot was increased in size to meet minimum requirements.</p> <p>Commissioner Gregersen suggested that the intent of the non exclusive easement for all utilities be added to the owner’s dedication and consent record.</p> <p>He read from the Utah Council of Land Surveyors Final Subdivision Plat Guidance Document/Model Standard.</p> <p><i>The undersigned owners also hereby convey to <u>any and all public utility companies</u> a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities.</i></p> <p>He suggested this would help moving forward on the interpretation of plats.</p> <p>Commissioner Tyler opened the public hearing at 7:22 p.m. with no public comment, he</p>

	closed the public hearing at 7:23 p.m.
CONCLUSION	Commissioner Cressall moved to forward a recommendation on to the City Council to adopt Resolution 05-19 a request for Final Plat approval of Fenway Estates, Phase 4 as a residential subdivision consisting of approx. 10.35 acres located north and west of the northwest corner of 800 N and 2000 W subject to the conditions of approval identified above. Commissioner Bauer seconded the motion. Voting by roll call is as follows: Commissioner Bauer, aye; Commissioner Cressall, aye; Commissioner Evans, aye; Commissioner Gregersen, aye and Commissioner Tyler, aye.
OTHER ISSUES	<p>a. Approval of March 19, 2019 Meeting Minutes <i>Commissioner Bauer moved to approve the March 19, 2019 Planning Commission Meeting Minutes. Commissioner Gregersen seconded the motion. Voting by roll call is as follows: Commissioner Bauer, aye; Commissioner Cressall, aye; Commissioner Evans, aye; Commissioner Gregersen, aye and Commissioner Tyler, aye.</i></p> <p>b. City Council Report</p> <p>c. Commission Report</p>
ADJOURNMENT	Commissioner Bauer moved to adjourn. Commissioner Cressall seconded the motion. Commissioners' Cressall, Thompson, Bauer, Evans, Gregersen and Tyler voted in favor. The meeting adjourned at 7:37 p.m.