



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

Planning Commission Members

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

Date of Meeting	April 21, 2020	Call to Order	7:00 p.m.
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This meeting was conducted electronically.

Staff Present	Community Development Director Valerie Claussen and Lisa Titensor recorded the minutes.
Citizens Present	Larry Claussen, McKay Ozuna, Julie Lindner, Ty Reese, Shelly Bailey, Dennis Hepworth, Chase Freebairn
Prayer or Thought	Commissioner Tyler
Roll Call & Attendance	Present were: Commissioner’s Tony Thompson, Dan Evans, Mark Gregersen, Gary Tyler, Dereck Bauer and Jolene Cressall
Declaration of Conflicts	There were none.

Ms. Claussen directed the Commission to Item 2.

- 1) REVIEW AND ACTION ON A REQUEST BY CHASE FREEBAIRN WITH IVORY HOMES, FOR FINAL PLAT APPROVAL OF CRANEFIELD ESTATES PHASE 11, A RESIDENTIAL SUBDIVISION CONSISTING OF APPROXIMATELY 10.94 ACRES LOCATED OFF 3000 WEST AND 0.35 MILES NORTH OF 2300 NORTH (PARCEL NOS. 13-0470-065 AND -062)**

Petitioner	Valerie Claussen, Community Development
Discussion	<p>Ms. Claussen explained this is an updated phasing plan. It has been reviewed by public works. She reviewed the following information included in the staff report:</p> <p>(1) The project is located off 3000 West and north of 2300 North. The property is a PRUD with underlying zoning standards of R1-10. Phase 11 is now the most northeast portion of the development. This phase consists of 32 lots. An updated conceptual Phasing Plan was submitted and is approved in conjunction with this request. This Phasing Plan is an effective tool to be able to see the entire development and anticipated build-out. Due to the size and scale of Cranefield, phasing may undergo additional amendments from time to time. These proposed changes will likely be reviewed concurrently with final plat approvals of future phases. The number of lots listed on the Phasing Plan table may also change, and subject to the number of lots that were approved and are permitted under Cranefield Estate’s development agreements.</p> <p><u>CONDITIONS OF APPROVAL</u></p> <p>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.</p> <p>2) A preconstruction meeting shall not be scheduled until all required changes have been made to the Final Plat and Improvements Drawings, the required</p>

	<p>number of copies provided to the City, and the plans are stamped approved by the City.</p> <ol style="list-style-type: none">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. <p>Chase Freebairn commented Ivory Development is excited to bring phase 11 to Clinton City at Cranefield Estates.</p> <p>Commissioner Gregersen expressed concern about the sharp curve in the road on 2650 N where it meets 3100 W limiting visibility and in particular obstructing views around lot 1128.</p> <p>Mr. Freebairn explained the subdivision to the north is an older design which was inadvertently used and resulted in the stub road being put in wrong; the development has been redesigned around it. The road meets the City standards. There will be some setbacks on lot 1128 which will meet the line of site and R-1-10 standards.</p> <p>Ms. Claussen confirmed.</p> <p>Mr. Gregersen then asked about the natural drainage in the area and if the 30 inch concrete pipe is sufficient.</p> <p>Mr. Freebairn responded geological reports were completed several years ago. This area has not been identified as wetlands. There is no issue in this area.</p> <p>Ms. Claussen confirmed storm drain is not an issue or concern in the development and all necessary requirements have been met.</p> <p>Commissioner Evans asked what the proposed use of parcel A is.</p>
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	<p>Mr. Freebairn responded parcel A is proposed to be an access to the golf course. Part is intended for a utility access and will be deeded to the HOA. The panhandle will be re-conveyed back to the golf course who will be responsible for maintenance. They will basically have an easement.</p> <p>Commissioner Cressall opened the public hearing at 7:27 p.m. and with no public comment, the public hearing was closed at 7:28 p.m.</p>
<p>CONCLUSION</p>	<p><i>Commissioner Thompson moved to recommend to the City Council the adoption of Resolution 05-20, approving the final plat of Cranefield Estates Phase 11 subject to the conditions of approval. 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 Tyler, aye and Commission Cressall, aye.</i></p>
<p>2) REVIEW AND ACTION ON A REQUEST BY DENNIS HEPWORTH FOR FINAL PLAT APPROVAL OF FENWAY ESTATES PHASE 5, A RESIDENTIAL SUBDIVISION CONSISTING OF APPROXIMATELY 9.22 ACRES LOCATED NORTH AND WEST OF THE NORTHWEST CORNER OF 800 NORTH AND 2000 WEST (PARCEL NO. 14-053-0124).</p>	
<p>Petitioner</p>	<p>Valerie Claussen, Community Development</p>
<p>Discussion</p>	<p>Ms. Claussen reviewed the following information included in the staff report:</p> <ul style="list-style-type: none"> (1) The project is located in the vicinity of 800 North and 2000 West. The property is zoned R1-15. (2) This phase consists of 21lots, extending existing the streets of the subdivision to the east. <p>Standard conditions of approval are recommended.</p> <ul style="list-style-type: none"> 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) As noted on the improvement drawings, the developer shall install solid 6 foot high fencing along the eastern property lines prior to issuance of the first building permit. If fencing is not installed at that time, appropriate monies will be held in escrow and installation shall occur no later than Conditional Acceptance of the subdivision. 3) 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. 4) 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. 5) 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. 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 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

	<p>representative(s) of Public Works.</p> <p>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.</p> <p>8) 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.</p> <p>Mr. Hepworth stated this is the fifth and final phase of this development.</p> <p>Commissioner Cressall opened the public hearing at 7:10 p.m. and asked for public comment, there was none so the public hearing was closed at 7:11 p.m.</p>
<p>CONCLUSION</p>	<p><i>Commissioner Tyler moved to recommend to the City Council the adoption of Resolution 06-20, approving Fenway Estates Phase 5 Final Plat, subject to the conditions of approval. 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 Tyler, aye and Commission Cressall, aye.</i></p>
<p>Ms. Claussen directed the Commission back to agenda item 1.</p>	
<p>3) REVIEW AND ACTION ON A REQUEST BY SHELLY BAILEY FOR SITE PLAN APPROVAL OF A PRE-SCHOOL AND DAYCARE TO BE LOCATED AT THE DEVELOPED PROPERTY AND IN THE EXISTING BUILDING LOCATED AT 1387 W 1800 NORTH (PARCEL NO. 14-004-0050).</p>	
<p>Petitioner</p>	<p>Valerie Claussen, Community Development</p>
<p>Discussion</p>	<p>Ms. Claussen reviewed the following information included in the staff report:</p> <ol style="list-style-type: none"> (1) This site plan request was originally seen by the Planning Commission in July 2019. The applicant was directed to pursue needed variances for parking from the Board of Adjustments (BZA). The BZA heard their first request on September 17, 2019. Subsequently, a second variance request was made, as additional parking studies and information were provided that were not previously submitted. This BZA hearing was on March 3, 2020 and the request for a reduction in the number of parking stalls from 44 to 27 was granted, including a standard of 0.08 parking stalls per child. The approval included other conditions attached for reference, including a maximum of 237 children to be licensed for the facility and minimum of 16 stalls be available for customers. (2) In review of the site plan, Staff had some questions and clarification requested regarding building usage for babies and toddlers when the parking study stated it was a facility for older children. The response letter is attached. (3) The site is anticipated to undergo some site changes to accommodate additional space for the parking lot and the widening of the driveway entrance (refer to UDOT conditional approval). There are not anticipated changes to the exterior of the building. The interior building does require a number of updates to change the building occupancy, from fire sprinkling to ADA compliance items. In addition, electrical, HVAC, and roof improvements are also proposed to be completed. (4) Conditions of Approval reference the BZA’s modified standards and conditions of approval and also reiterate that building and site construction drawings are required to be reviewed and approved through the building permit review process. Also, prior to issuing a business license a copy of the State license (or similar) shall be included, which demonstrates the maximum number of children licensed for the facility is consistent with these approvals.

As conditioned, this proposal can meet the findings for approving a site plan.

- 1) Site Plan approval is for a daycare center not to exceed a maximum capacity of 237 students, a parking ratio of 0.08 stalls per student, a minimum of 16 stalls available for customers only and the other conditions of approval consistent with the Board of Adjustments approvals obtained on March 3, 2020.
- 2) Site Plan approval shall not be construed to extend approvals for occupancy of the building, and is subject to meeting the requirements that will be identified in the building permit review and approval process.
- 3) Site Plan approval is subject to review and written approval from UDOT, pursuant to the Section 28-4-16(1) (e) of the Zoning Ordinance which states: *The design and location of all driveways entering a state highway shall be done as required by the Utah Department of Transportation. Approval of the driveway(s) shall be provided to the city in writing prior to the issuance of any building permit.*
- 4) Pursuant to Section 28-4-7 of the Zoning Ordinance parking shall be on the same lot with the main building. Absolutely no parking will be permitted along 1800 North of 1400 West. This includes “short-term” (drop off and pick up) and longer-term (all day) parking.
- 5) Prior to issuance of a business license, a copy of the State license shall be submitted, which demonstrates the maximum number of children licensed for the center.
- 6) Handicap stall to be adjusted to meet code requirements.

McKay Ozuna expressed appreciation for consideration of this site plan.

He explained this building has been vacant for some time. The applicant has worked diligently to address and uniquely resolve issues with the building in the proposed site plan.

Concern over allowing a left turn out of the parking lot has been expressed by the BZA; they do not feel it is appropriate for the City to impose additional requirements or conditions at this time. It is believed this issue will naturally resolve itself.

Commissioner Tyler said he would not be in favor of requiring a left hand turn which goes above and beyond what UDOT required. He is pleased that this historical building will be able to accommodate this type of use. He would be willing to make a suggestion to the petitioner to only allow left hand turns but not impose a requirement.

Commissioner Bauer commented Wells Fargo has a right hand turn only sign; he is okay if it can be dealt with at a later time by the daycare if it becomes necessary.

Mr. Ozuna explained the intent is to have this use be as successful as possible and they are not opposed to considering a right hand turn only if the traffic becomes an issue.

Ms. Cressall expressed concern about a missing part of a fence.

Ms. Bailey replied the fence will be installed based on state requirements and inspections.

Ms. Cressall asked what door will be used as the main entrance.

Ms. Bailey responded the front door will be the entrance for children and parents.

Commissioner Tyler asked for clarification of the handicap section on the south east corner

	<p>and if that door could be used.</p> <p>Ms. Bailey responded the handicap entrance will have a bell that a staff member will be required to greet the child and their parent if they need to enter there.</p> <p>Ty Reese, the agent for the applicant commented they adjusted the handicap entrance to make 27 conforming parking stalls. This was the most efficient way to go about it.</p> <p>Ms. Cressall asked where the dumpster will be located.</p> <p>Mr. Reese replied in the south east area.</p> <p>Ms. Claussen identified there is still a hammerhead so cars won't back up directly into the dumpster.</p> <p>Commissioner Tyler questioned if there will be a 9 ft van accessible handicap stall.</p> <p>Ms. Claussen responded the space is sufficient; it will just need to be divided differently.</p> <p>Commissioner Cressall opened the public hearing at 7:51 p.m. With no public comment, the public hearing was closed at 7:52 p.m.</p> <p>Commissioner Gregersen said he is pleased this business will be able to utilize this building that has had so many challenges. It will be a vibrant business in a historic building within the City.</p> <p>Commissioner Cressall agreed.</p> <p>Mr. Reese expressed appreciation for the effort of Ms. Claussen, the Planning Commission and BZA.</p>
<p>CONCLUSION</p>	<p><i>Commissioner Bauer moved to approve as conditioned, the site plan for On My Way Daycare located at 1387 W 1800 North with the condition that the handicap stall is modified to meet code requirements. Commissioner Tyler seconded the motion. Voting by roll call is as follows: Commissioner Bauer, aye; Commissioner Evans, aye; Commissioner Gregersen, aye; Commissioner Thompson, aye; Commissioner Tyler, aye and Commission Cressall, aye.</i></p>
<p>OTHER BUSINESS</p>	<p>a. Approval of April 7, 2020 Planning Commission Meeting Minutes <i>Commissioner Bauer moved to approve the minutes of the April 7, 2020 Planning Commission Meeting. Commissioner Evans seconded the motion. Commissioners Bauer, Evans, Gregersen, Thompson, Tyler and Commissioner Cressall voted in favor.</i></p> <p>b. City Council Report</p> <p>c. Commission Reports</p>
<p>ADJOURNMENT</p>	<p>Commissioner Evans moved to adjourn. Commissioner Bauer seconded the motion. Commissioners' Bauer, Evans, Gregersen, Thompson, Tyler and Cressall voted in favor. The meeting adjourned at 8:03 p.m.</p>