



# Planning Commission Agenda

2267 North 1500 West Clinton City, UT 84015

## January 16, 2024

7:00 pm

### I. Call to Order

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

### II. Business:

1. **Public Hearing:** Review and possible action on text amendments to Title 28, Clinton City Zoning Ordinance, regarding updates to the R-M (Multi-Family Residential) zoning district (Chapter 28-15) development standards; and consideration of a new Planned Residential Development (PRD) Overlay Zone to encourage imaginative and efficient utilization of land in the design of residential neighborhoods
2. Election of Chairperson and Vice-Chairperson for 2024

### III. Other Business

- a. Approval of January 2, 2024 Meeting Minutes
- b. Director's Report
- c. Commission Report

### IV. Adjourn

The order of agenda items may be changed or times accelerated.

#### **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 Community Development Department at (801) 614-0740 prior to the meeting and we will seek to provide assistance.

# PLANNING COMMISSION MEETING

## DISCUSSION AGENDA ITEM

<p><b>SUBJECT: <i>Public Hearing</i></b> - Review and possible action on text amendments to Title 28, Clinton City Zoning Ordinance, regarding updates to the R-M (Multi-Family Residential) zoning district (Chapter 28-15) development standards; and consideration of a new Planned Residential Development (PRD) Overlay Zone to encourage imaginative and efficient utilization of land for in the design of residential neighborhoods.</p>	<p><b>AGENDA ITEM:</b></p> <p style="font-size: 24pt;"><b>1</b></p>
<p><b>PETITIONER:</b> Peter Matson, Community Development</p>	<p><b>MEETING DATE:</b> January 16, 2024</p>
<p><b>RECOMMENDATION:</b> Review and recommend to the City Council updates to the R-M (Multi-Family Residential) Zone and a new Planned Residential Development (PRD) Overlay Zone.</p>	<p><b>ROLL CALL VOTE:</b></p> <p style="font-size: 24pt;"><b>Yes</b></p>
<p><b>BACKGROUND:</b> Various aspects of R-M zone and proposed PRD overlay zone have been discussed for several months now. Attached are two ordinances for review and consideration – the R-M zone updates are shown with strike-out and underlined text and the PRD overlay zone is a new ordinance. The PRD code includes yellow highlights indicating major points for discussion and blue highlights indicating questions or alternatives for consideration.</p> <p><b>PROPOSED CHANGES FOR CONSIDERATION:</b></p> <ol style="list-style-type: none"> <li>(1) Existing standards in the R-M zone address development of single unit up to six attached unit buildings. The existing code allows up to 12 units per acre. The zone does not address, nor is it proposed to address, development of stacked units typical of an apartment building.             <ol style="list-style-type: none"> <li>a. The current building setbacks in the R-M zone are larger than what is typically for single family and townhome buildings. Proposed updates to the setbacks are shown in the attached draft.</li> <li>b. State law prohibits cities from regulating residential building design unless part of a master planned development or development agreement.</li> </ol> </li> <li>(2) The attached PRD overlay ordinance draft is intended to address development of small-lot single-family, twin homes and townhomes in a master planned environment. It is recommended that the Commission formulate a recommendation regarding the major (highlighted) components of the draft and forward this to the Council for their consideration at their upcoming public hearing.             <ol style="list-style-type: none"> <li>a. Although there are some similarities between the PRD code and the Summers property development agreement, the intent is for the code to be applicable for any multi-family development proposal in the city.</li> <li>b. The Council has scheduled a joint work meeting at 6:00pm just before the Commission meeting on January 16th. This will be the Council’s first opportunity to review the draft in a work session and they request the Commission’s presence to clarify major code provisions prior to your public hearing. Staff will send out some additional work meeting materials on Tuesday to help with this work meeting review.</li> </ol> </li> </ol>	
<p><b>ATTACHMENTS:</b></p> <ol style="list-style-type: none"> <li>1) Clinton Ch. 28-15 MF Res Updates – Draft #1 01-12-24</li> <li>2) Townhome / Small-Lot SF development standards comparison table</li> </ol>	

**Chapter 28-15 Residential, Multi-Family (R-M)****28-15-1 Purpose and Intent**

~~To provide neighborhoods in Clinton City with multi-family dwellings of moderate density.~~ The purpose of the R-M zone is to provide medium-density attached or detached dwelling units (townhomes, twin homes, small-lot single family) while providing usable, accessible open space and preserving the hometown feel of Clinton. This Chapter establishes the basic regulations for the development of residential buildings on individual lots in the R-M zone with the exception of any additional regulation or clarification that may be contained in other Chapters of this Title.

Table 15.4.1 establishes the general regulations for lot size setback, height, and bulk for residential uses in the R-M zone.

**28-15-2 Permitted Uses**

- 1) Agriculture
- 2) One, two, three, four, five, and six-family dwellings.
- 3) Public-owned and operated uses and facilities; public buildings; public parks and playgrounds.
- 4) Household Pets
- 5) Garages, Accessory Buildings, Sheds, and Carports, as defined in this Title, incidental to any permitted use.
- 6) Churches, Synagogues, and Temples
- 7) Cemetery
- 8) Sign. One nameplate or identification sign in accordance with the Clinton City Sign Ordinance.
- 9) Educational Institution (Elementary and Secondary, including associated grounds and athletic and other facilities)
- 10) Temporary on site storage containers for emergency construction or repair of residences, with the following stipulations:
  - a) Must be placed on a hard surface
  - b) Can only be present for 3 months out of a 12 month period.
- 11) Home Office

**28-15-3 Conditional Uses**

1. Golf Course
2. Public Utility Substations
3. Garages, Accessory Buildings, Sheds, and Carports, as defined in this Title, approved during site plan review and incidental to an approved conditional use.

**28-15-4 Site Development Standards**

Site development standards shall be in accordance with Table 15.4.1.

Table <del>15.4</del> 15.4.1		NUMBER OF DWELLINGS						
MINIMUMS		1	2	3	4	5	6	
Lot Area Square Feet		6,000 <u>sf</u>	7,500 <u>sf</u>	10,750 <u>sf</u>	14,500 <u>sf</u>	16,500 <u>sf</u>	21,500 <u>sf</u>	
Lot Width		60 <u>ft</u>	75 <u>ft</u>	85 <u>ft</u>	85 <u>ft</u>	90 <u>ft</u>	100 <u>ft</u>	
Yard Set-Backs <sup>a</sup>	Front/ <u>driveway</u>	<del>20</del> 22 <u>ft</u>	30 <u>ft</u>	30 <u>ft</u>	30 <u>ft</u>	30 <u>ft</u>	30 <u>ft</u>	
	Side, (interior)	Dwelling	<del>10</del> 5/8 <u>ft</u>	<del>20</del> 10 <u>ft</u>	<del>20</del> 10 <u>ft</u>	<del>20</del> 10 <u>ft</u>	<del>20</del> 10 <u>ft</u>	<del>20</del> 10 <u>ft</u>
		Other Main Building	10	20	20	20	20	20
	Side, (exterior)	Major Streets	30 feet					
		Other Streets	20 feet					
	Rear		25 feet			20 ft		
	Garages, Accessory Buildings, Sheds, and Carports	Distances from the property lines will be evaluated during a site plan review as established in §28-3-10. Distances outlined above, for a dwelling, and in the "R" Zones for the type of structure will be used as a guide. Consideration for reducing distances during site plan review will be based upon mitigation proposed to reduce impact upon adjacent properties.						
Building Height	Minimum	1 story						
	Maximum	2 1/2 story or 35 feet						
	Accessory Building	Minimum 12 feet, Maximum 20 feet, Maximum 1 story						
	Shed	Minimum 6 feet, Maximum 16 feet, Maximum 1 story						
Building Size	Dwelling	<del>850-1,200</del> square feet minimum except townhouses and other similar attached 2-story units may have a ground floor minimum of <del>550-600</del> square feet						
	Accessory Building	600 square feet maximum per unit.						
	Shed	200 square feet maximum individual structure per unit.						
<b>Parking</b>	<u>Enclosed 2-car garage required for each residential unit. Guest parking standards in Chapter 28-4</u>							
<del><sup>a</sup>Exception: Front setback from any Major Street shall be a minimum of 35 feet.</del>								

## **28-7 Planned Residential Development (PRD) Overlay Zone**

### **28-7-1 Purpose and Intent**

The purpose of the Planned Residential Development (PRD) overlay zone is to encourage creative and efficient utilization of land by providing greater flexibility in the placement of buildings on the land, the consolidation of open spaces, and the clustering of dwelling units. These provisions are intended to create more attractive and desirable design of residential neighborhoods and housing projects in Clinton City.

### **28-7-2 PRD Definition and Use**

A PRD is a master planned, architecturally-designed development in which the regulations of the underlying zone, in which the development is situated, may be modified to allow flexibility and creativity in site and building design and location, in accordance with an approved PRD plan and requirements of this Chapter.

- 1) The PRD Overlay Zone shall be used in combination with the R-M (Multi-Family Residential) zoning district. The PRD overlay zone shall not be applied to a land area as an independent zoning district. Property to which the PRD overlay zone has been applied shall be developed only in conformance with an approved PRD plan.

### **28-7-3 Classification of Land to PRD Overlay Zone**

- 1) Land shall be classified as being in the PRD overlay zone pursuant to an amendment to the zoning ordinance adopted pursuant to the provisions of Chapter 28-1 of the Clinton Municipal Code provided, however, in order to classify any land as being in the PRD overlay zone the following conditions shall be considered by the Land Use Authority:
  - a. The land has features which are comparable with clustering or other nonstandard development; and
  - b. The land has features which are compatible with the coordination and design of open spaces and with the proposed housing development; and
  - c. The classification is not in conflict with any applicable element of the Clinton City General Plan.
- 2) Land included in the PRD overlay zone shall be designated on the Official Zoning Map of Clinton City with the symbol (PRD) following the underlying zoning district designation of such land.

### **28-7-4 Permitted Uses**

- 1) Single and multiple family residential developments containing any type or mixture of housing units are permitted, including, but not limited to clustered development, townhouses, condominiums, atrium or patio houses, detached houses, and duplexes. Such units may have no more than two walls in common, with no residential units above other residential units.
- 2) Open space uses in a PRD shall incorporate private recreational facilities, including, but not limited to playgrounds, exercise fitness stations, swimming pools, sports courts or fields, and pavilions/picnicking areas, for the exclusive use of the occupants of the PRD and their guests, when approved as part of the final PRD plan.

**28-7-5 Application of PRD to Underlying Zoning District**

- 1) Variations from the development standards of the underlying zone may be permitted and approved by the Land Use Authority. Variations, however, shall not include changes in the uses allowed by the zoning district with which the PRD zone has been combined, except as permitted by 28-7-11.
- 2) A PRD as an overlay on the R-M zone shall include a minimum acreage of one acre. The Land Use Authority may consider a PRD proposal with less acreage only if it can be demonstrated that a contiguous open space area can be provided to meet the recreational needs of the residents and integrated storm water standards of this ordinance.
- 3) The Land Use Authority may, in the process of approving preliminary PRD plats, approve variations from the minimum standards of the underlying zone where there is sufficient evidence that the variations will not adversely impact neighboring property and that the designation standards of Section 28-7-14 are met.
- 4) The following development spacing requirements shall apply to residential structures within the PRD:
  - a. The **minimum front yard setback for a rear-loaded building along a street** shall be **15'**;
  - b. The **minimum corner side yard setback** shall be **15'** along a local street, and **20'** along a collector or arterial street;
  - c. The **minimum rear yard setback for single family residential lots or pads with front-accessed garages** from the street shall be **20'**;
  - d. The **minimum side to side separation between residential structures** shall be **ten feet**;
  - e. The minimum **side to front, side to rear, and rear to rear** separation between residential structures shall be **20'**, with a **five foot maximum porch encroachment** allowed into the side to front separation;
  - f. The minimum **front to front** separation between residential structures shall be **40'** with a five foot maximum porch encroachment allowed into the separation;
  - g. The minimum **lot width**, for **single family detached** homes with a **front-accessed garage** from a street shall be **45'**, with a **minimum garage setback** of **22'** from the **front property line or back of curb on a private street**. To improve spacing of narrow lots and building pad sites and to minimize driveway curb cuts and sidewalk/pathway crossings along street frontages, **alleys (rear lane drives)** or shared side drives to may be allowed to provide primary vehicle access to garages and parking spaces located at the rear of buildings and lots may be approved. A maximum 4' deep approach may be allowed into a garage accessed by an alley; and
  - h. **Option to Consider**: Buildings with backs or fronts along the development's perimeter, visible to outside street or trail traffic, must be 4 units or less to preserve hometown feel. Buildings with 5 or 6 units may be used back-to-back in the development's interior.
  - i. All development shall comply with other applicable **design guidelines** and standards as adopted by the Land Use Authority.

- 5) **Building Height**. Single family residential and attached-unit buildings shall be limited to **two stories or 30'**, except when adjacent to non-residential uses, or areas where the General Plan future land use

designation is PZ where the height may be three stories or 35'. 2.5 story loft? 3 story/35' in downtown area?

- 6) **Alley.** To provide vehicular access to any rear-loaded garage, a standard alley or fire lane alley shall be provided at the rear of lots or structures when buildings along all block faces front a public or private street.
- 7) **Traffic Study.** If required by the City Engineer, a traffic impact study shall be submitted as part of the preliminary (or conceptual) PRD plan, to determine vehicle traffic generated by the proposed PRD. The traffic impact study shall be prepared by a licensed Utah traffic engineer. The traffic study shall include an analysis of on-site circulation, capacities of existing streets, number of additional trips which will be generated, origin/destination studies, peak traffic generation movements and any additional infrastructure identified in the study. UDOT standard when applicable.
- 8) **Materials.** New buildings shall be compatible with the construction materials of surrounding and historic buildings by meeting the design requirements in this chapter and by complying with other applicable design standards and guidelines as adopted by the Land Use Authority.
- 9) **Front Entrance Feature.** All residential units shall have an open-air front porch, stoop or other front entrance feature. Front entrance feature dimensions shall be, or shall include a portion with a minimum depth and width of five (or deeper – 7?) feet. These front entrance features may encroach no more than five feet into the front yard setback. Residential units shall comply with other applicable design standards and guidelines as adopted by the Land Use Authority.
- 10) **Transition from Existing Single-Family Residential.** Only detached single family homes may be built next to off-site, existing detached single family structures, except where townhouses, duplexes or similar common-wall housing construction is proposed to front arterial or major collector streets, or adjacent to or within areas designated by the General Plan or zoned as PZ.

**Alternative:** Where there is no significant geographical or infrastructural buffer (e.g. street, canal, waterway) between R-M and R-1 zones, developer must use 1-unit and/or 2-unit lots to provide appropriate transition, ensuring that said 1-unit and/or 2-unit lots comprise 50% of the R-M development area. Minimum 4,000-sf lots shall be adjacent to lots in zones R-1-8 and R-1-9. Minimum 5,000-sf lots shall be adjacent to lots in zone R-1-10, and minimum 6,000-sf lots shall be adjacent to zone R-1-15. Fencing does not apply as a buffer.

- 11) **Base and Bonus Density.** The base density of a PRD shall be based on the density of the underlying zoning district. The base residential density and the maximum 50% density bonus shall be based on the following:

Zoning District	Base Density	Potential Density with 50% Bonus
R-M	8 units per acre	12 units per acre

**ALTERNATIVE**

Zoning District	Base Density	Potential Density with 25% Bonus
R-M	8 units per acre	10 units per acre

- 12) **Minimum Base Open Space.** PRDs shall provide a minimum open space area for use-in-common of residents and/or occupants of such development. The open space provided shall be integrated into the PRD project and accessible to all residents of the PRD community via pedestrian pathway system or street sidewalks. The base open space requirement shall apply to the proposed PRD site as follows:

Zoning District	Base Open Space
R-M	Ten percent (10%)* IDEA: 10-12 u/a and/or 30+ acres

**ALTERNATIVE**

R-M	Five percent (5%)* IDEA: less than 10 u/a and/or less than 30 acres
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\*Calculated based on gross site area (includes any area(s) proposed for future public right-of-way).

- 13) **Density Bonus and Incentives.** The inclusion of certain amenities or design options may result in an allowed increase in density, or a density bonus. The total density bonus shall not exceed 25-40%. The Land Use Authority may grant a density bonus upon inclusion and acceptance of additional design options from the following categories, as set forth below:

Recreation and Site Amenities	Maximum ten percent (10%) bonus
Enclosed Parking	Maximum ten percent (10%) bonus
Exterior Building Materials	Maximum ten percent (10%) bonus
Fencing	Maximum five percent (5%) bonus
Streetscape Enhancements	Maximum ten percent (10%) bonus

- a. **Minimum Base Open Space Requirement:** The minimum base open space requirement in the R-M zoning district is 5-10%. The purpose of this open space is to provide for recreational activity and integrated storm water quality and/or detention throughout the development.
  - i. Required base open space shall not include areas that are occupied by buildings, lots, structures, parking areas or streets. Additionally, required open space shall not include:
    - 1. Area between buildings and outside of platted lots and building pads unless part of the approved pedestrian circulation plan and at least 20' in width;
    - 2. Front, rear, and side yard setbacks; and
    - 3. Paved areas such as driveways, streets, and private sidewalks.
  - ii. At least one recreational open space area shall be accessible to all residents and provided within 900' measured along a walking route from each residential unit.



1. The open space network shall include an area large enough to encourage gathering for social and recreational activity for residents of the development and their guests, with at least one edge fronting a public or private street.
  2. A pathway system **shall/may?** be established to encourage pedestrian or cycling access to community open space areas, including on-site amenities and nearby off-site parks and trails. The pathway system shall connect along or through open space areas, and shall connect to sidewalks. The minimum width of a pathway shall be five feet.
  3. Stormwater detention may be provided in combination with open space areas if pedestrian access is provided from two edges of an open space area that does not exceed a 5:1 (20%) slope ratio. The sloped access into the detention area shall be at least **20'** wide along such edges.
    - a. At least half of the open space areas used for detention shall provide a usable recreation area of 30' between the bottom of slopes.
    - b. Based on findings of the geo-technical study of water table depth and soil type, a perforated perimeter drain may be required to promote dewatering and to prevent saturation of the detention basin area for recreational use.
- v. Programmed open space amenities** such as playground equipment, exercise equipment, sport court(s), picnic/seating areas and/or covered pavilion(s) shall be provided with a variety of options to serve all ages and abilities, and to be accessible to the residents and their guests. **The applicant shall provide an estimate of the number of residents and guests to use open space amenities, and how the proposed facilities are appropriately sized. (?)**
- b. Provision of Recreation and Site Amenities:** All areas of a developed site not occupied by buildings, required parking, driveways, walkways, or service areas shall be landscaped according to an approved landscaping plan. These areas may also incorporate hardscape for patios, plazas, and courtyards.
- i. The base open space area shall be planted with a minimum of two-inch caliper trees and six foot evergreen trees based on an approved landscape plan consistent with the approved preliminary plat.
  - ii. In addition to the trees planted within the base open space area, one deciduous canopy tree with a minimum caliper of two inches is required for every 30' along the following linear landscape features in accordance with Clinton Municipal Code 28-20-6, Table 20-2 – Clinton City Street Tree List:
    1. Landscape buffers between parking/drive areas and adjacent development;
    2. Park Strips between the street sidewalk and back of curb.
      - a. Street trees shall be planted no closer than 20' to light standards;
      - b. Tree species should vary along linear landscape features to create a unique street identify, to provide visual variety, and to promote the health of the City's urban forestry; and Spacing of the trees may vary; the maximum spacing is 40'. In the event

that any of the trees or shrubs die or do not adequately grow, they shall be promptly replaced; and Trees shall be designed, specified and planted with sufficient spacing from buildings to prevent negative impact from tree branches at mature growth; and

- c. All residential buildings shall provide planting beds with shrubs and plant materials along the front of the building. In yards with a front setback of less than 20', planting beds shall be included in all street-fronting setback areas based on the water efficient landscape standards found in Section 28-3-21 of this Title.
- c. **Recreation and Site Amenities – Density Bonus:** A five percent density bonus may be awarded for the provision of major recreation facilities and site amenities such as swimming pools, tennis courts, playgrounds, or similar facilities. Up to a ten percent density bonus may be awarded for dedication of property for a park or recreational facility identified on the Parks Master Plan.
- d. **Enclosed Parking:** A five percent density bonus may be awarded for providing an enclosed two car garage for at least 75% of the residential building units. Up to a ten percent density bonus may be awarded for providing all residential building units with an enclosed two car garage. Should this be a base requirement with no density bonus?
- e. **Exterior Building Materials:** The applicant shall provide a material and color board for review and recommendation by the Design Review Committee (DRC). Twenty percent of all street-facing sides of primary and accessory buildings shall be finished with masonry. For the purposes of this section, masonry shall include brick stone or fiber cement board (or similar material) but shall not include stucco or similar products. Calculation of minimum percentage shall not include entry feature columns.
  - i. Exterior Building Materials – Density Bonus: An increase of masonry materials (applied to street-facing building sides) from 20% to 50% may receive a five percent density bonus, and an increase to 75% may receive a ten percent density bonus.
  - ii. Application of Exterior Brick or Rock Materials: To achieve the appearance of masonry as a structural component of the architecture, exterior masonry materials shall extend beyond any exterior wall corner by a depth of at least 18" (or 24"?) onto the adjoining (perpendicular) wall elevation. This requirement shall also apply to non-masonry exterior materials, such that transitions of materials do not occur at building corners. The uniform application of buildings materials at corners shall extend vertically up to the roof eaves.
- f. **Fencing Materials:** Perimeter fencing around the proposed PRD development shall be required, except along boundaries where buildings are proposed to front onto streets. All perimeter fencing shall be uniform in design. Should solid white vinyl fencing shall be prohibited?
  - i. **Fencing Materials – Density Bonus:** A density bonus of up to five percent may be granted for the use of upgraded fencing materials such as architecturally designed brick or masonry, vinyl with wood texture in color and appearance, vinyl with brick or stone columns, composite, and open fencing such as vinyl rail or wrought iron used in conjunction with landscaping, or comparable materials (as approved by the Land Use Authority).

15) The following criteria are required to be met when granting a density bonus for additional open

space beyond the required base open space:

- a. The open space shall be held in common via public ownership or by a homeowner's association with a permanent open space easement;
  - b. The open space shall be large enough for the use of all residents of the project and their guests, or the general public. Such spaces shall include improvements such as playgrounds, pathways, pavilions, play courts, ball fields, as well as informal spaces which encourage the use and enjoyment of the open space.
  - c. The specific amenities shall be identified with the Concept Plan at the time of rezone application as the standard for preliminary and final plat landscape plan submittals. Amenities and other improvements shall be described in a development agreement for the site, or based on the approval of public meeting minutes showing the proposed amenities.
- 20) The Land Use Authority shall require the preservation, maintenance, and ownership of all open space through one, or a combination of the following:
- a. Dedication of the land as a public park or parkway system;
  - b. Dedication of the land as permanent open space on the recorded plat;
  - c. Granting the City a permanent open space easement on the private open spaces to guarantee that the open space remain perpetually in recreation use, with ownership and maintenance being the responsibility of a homeowner's association.
  - d. Following the approval of the Final Subdivision Plat, and prior to the bond release, a homeowners association or community association shall be formed by the recordation and declarations providing for the collection of fees to maintain the common area(s). The association shall establish Codes, Covenants and Restrictions (CC&R's) with the City as a majority voting member. The CC&R's shall include a no-sunset clause for the permanent obligation to irrigate and maintain the common area(s); or
  - e. Through compliance with the provisions of the Condominium Ownership Act and the Community Association Act as outlined in Title 57 of the Utah Code (as amended), which provides for the payment of common expenses for the upkeep of common areas and facilities.
  - f. In the event the common open space and other facilities are not maintained in a manner consistent with the approved final PRD plan, the City may at its option cause such maintenance to be performed and assess the costs to the affected property owners or responsible association.
- 21) Following final plat PRD approval, any substantial changes in use, or arrangement of lots, blocks, and building tracts, or any changes in the provision or type of common open spaces must be resubmitted for final plat review and approval by the Land Use Authority.

#### **28-7-14 Streets, Circulation, and Parking**

- 1) The design of public and private streets within a PRD shall follow City standards for width of right-of-way and construction as outlined in Title 25 and Title 26 of this Code and the Development Guidelines and Design Standards.

- 2) The Land Use Authority may approve alternative street designs. Locations of private ROWs will be negotiated with the city during the development review and approval process.
  - a. Private drives and alleys not meeting the city's public street standards shall at a minimum meet the fire code as directed by the Fire Marshal and be maintained by and dedicated to an HOA. Said private drives no longer than 150' deep shall include a minimum of 20' asphalt.
  - b. Private alleys providing a through connection to public streets shall include a minimum of 26' asphalt. Private drives and alleys within a PRD shall include open space areas for snow storage.
  - c. The Land Use Authority may allow a reduced width public right-of-way with no less than 26' of asphalt and a street cross section approved by the City Engineer. The following items are stipulated for this type of street:
    - i. No on-street parking is allowed;
    - ii. Guest parking shall be dispersed throughout the development; and
    - iii. Guest parking stalls must be owned and maintained by the homeowner's association.
- 3) Points of primary vehicular access to a PRD shall be designed to provide smooth traffic flow with controlled turning movements and minimum hazards to vehicular, pedestrian, and bicycle traffic. Points of intersection between internal and external circulation systems shall be so arranged that both systems function in a safe and efficient manner.
- 4) The required off-street parking shall be distributed throughout the PRD and provide reasonable access to all residential structures within the project.

#### **28-7-15 PRD Review Process**

A PRD is reviewed in a three-step process - conceptual plan review and overlay zoning, preliminary plan review, and final plan review.

- 1) Subdivision approval may be considered concurrent with the PRD review and approval process. Subdivision review shall follow all subdivision standards as outlined in Title 26 of this Code and the development standards and design guidelines.

#### **28-7-16 Conceptual PRD Plan Approval and PRD Overlay**

- 1) Conceptual PRD plan review examines the PRD concept plan with respect to such items as density, including the number, type, and location of dwelling units; parking and circulation; adequacy of services; and the impact of the proposed PRD on surrounding areas.
- 2) Concurrent with any request to rezone property to the PRD overlay zone, a conceptual PRD plan shall be submitted to, and reviewed by, the Land Use Authority. The Land Use Authority shall hold a public hearing to review the proposed rezone and conceptual PRD plan in accordance with Section 28-1-4 of this Code.
- 3) Conceptual approval and PRD overlay zoning will only be granted when there is a reasonable certainty that the PRD will fulfill the requirements of the General Plan, City Code, and the City Development Guidelines and Design Standards.

- 4) The conceptual plan shall be reviewed by the Land Use Authority and considered for approval as outlined above, and shall contain the following information:
  - a. A legal description;
  - b. Lot configuration;
  - c. Concept landscape plan with proposed open space amenities;
  - d. Concept building type elevations or perspectives;
  - e. Street configuration;
  - f. Existing utilities; and
  - g. Proposed storm drain, water, and sewer systems.
- 5) Approval of a conceptual PRD plan shall require the following findings:
  - a. That the proposed development is consistent with the density standards of the General Plan;
  - b. That the proposed development will provide a more pleasant and attractive living environment than a conventional residential development established under the provisions of the underlying residential zoning district;
  - c. That the proposed development creates no detriment to adjacent properties nor to the general area in which it is located; and that it will be in substantial harmony with the character of existing development in the area;
  - d. That the PRD project will provide more efficient use of the land and more usable open space than a conventional development permitted by the underlying zoning district;
  - e. That any variations allowed from the development standards of the underlying zoning district will not create increased hazards to the health, safety, or general welfare of the residents of the proposed PRD or adjacent areas; and
  - f. That the application of a density bonus of up to 50% will be compensated by better site design and by increased amenities.

**28-7-17 PRD Design Review Committee – Option for Consideration**

- 1) A PRD Design Review Committee shall be established by Clinton City. The Committee shall be responsible for providing support and recommendations to the staff regarding basic design elements as presented in a preliminary PRD plan. The PRD Design Review Committee may also make recommendations regarding density bonuses based on the design options outlined in Subsection 28-7-5(13)(a) of this Chapter.
- 2) The Development Staff shall select a group of at least five members who are professionals from among the fields of: architectural design, landscape architecture, urban design, architectural history, planning, and engineering.
  - a. There will be no regular meeting times of the PRD Design Review Committee. The Committee shall meet at such times and places and as often as necessary to review PRD applications with staff.

- b. The PRD Design Review Committee, together with staff, shall review all design aspects of the preliminary PRD plan, landscaping plans, and building elevations.
- c. If a density bonus is proposed, the PRD Design Review Committee, together with staff, shall determine an acceptable density bonus for the PRD project, the density bonus recommendation shall be forwarded to the Land Use Authority as defined in Section 18.01.070 for consideration.

### **28-7-18 Preliminary PRD Plat Approval**

- 1) The preliminary PRD plat shall be reviewed and approved by the Land Use Authority as defined in Section 26-3-3 of this Code. Said preliminary PRD Plat shall contain the following information:
  - a. A complete and accurate legal description of the property which is the subject of the PRD. A preliminary title search showing legal ownership of the property. If the developer is not the property owner, written proof that said developer has sufficient legal claim on the property, and each parcel therein, or authority to represent its owners, must be provided to proceed with development plans;
  - b. Topographic maps of the entire site, including contour intervals no greater than two feet;
  - c. A tabulation of the total acreage of the site and the percentages thereof to be designated for various uses, i.e. parking, residential units, open space, streets, etc.;
  - d. Proposed circulation pattern including private driveways, public and private streets, and pedestrian and bicycle paths;
  - e. Parks, common open spaces, playgrounds, school sites, and other public or private recreation facilities and improvements proposed within the PRD;
  - f. General locations of all dwellings and other structures in the PRD, and an indication of proposed population densities and building densities (units per acre), including tables or graphs showing the percentages of each dwelling type proposed;
  - g. Proposed location of parking, ingress and egress;
  - h. A general landscaping plan showing what areas are to be landscaped and what types of plants and materials are contemplated;
  - i. Preliminary elevations or perspectives of all building types proposed within the development;
  - j. Preliminary subdivision plat, if the site is being divided, showing a general layout of all proposed lots as outlined in Title 26 of this Code;
  - k. A preliminary utility plan showing the manner in which adequate sewage disposal, storm drainage, and water services are to be provided, including the point from which said services are to be extended or connected; and
- 2) The Land Use Authority may impose such conditions on a preliminary PRD plan, as it may deem appropriate to meet the goals and objectives of this Chapter and the General Plan.

**28-7-19 Final PRD Plan Approval**

- 1) After the approval of the preliminary PRD plat and prior to the construction of any building or structure in the PRD overlay zone, a final PRD plat shall be submitted and approved by the Land Use Authority as defined in Section 26-3-5. Said plans may be submitted in phases, provided each phase can exist as a separate project capable of independently meeting all of the requirements of this Chapter and of the underlying zoning district with which the PRD zone has been combined. The separate development of said phases shall not be detrimental to the PRD nor to the adjacent properties in the event that the remainder of the project is not completed. Said final PRD plan shall be drawn to scale and shall contain the following information:
  - a. All of those requirements designated for submission with preliminary PRD plans;
  - b. A certified survey of the property showing any survey conflicts with adjoining properties, any discrepancies between the survey descriptions and existing fence lines, and overlaps with adjoining property descriptions;
  - c. Tabulations of all dwelling units to be constructed by types and number of bedrooms per unit;
  - d. Detailed development plan with completed dimensions showing precise locations of all buildings and structures, lot or parcel sizes and locations, designations of common open spaces and special use areas, detailed circulation pattern including proposed ownership and typical cross section of streets;
  - e. Final exterior design for all building types, presented as exterior perspectives or exterior elevations;
  - f. Detailed landscaping plans showing the types and sizes of all plant materials and their locations, decorative materials, recreation equipment, special effects, and sprinkler irrigation systems;
  - g. Dimensioned parking layout showing location of individual parking stalls and all areas of ingress or egress;
  - h. Detailed engineering plans showing site grading, street improvements, drainage, and public and private utility locations, and submission of engineering feasibility studies, stamped by a licensed professional engineer, if required by the City Engineer;
  - i. Fully executed declaration of covenants, conditions, and restrictions, together with open space easements and other bonds, guarantees, or agreements as required herein or, as approved by the Land Use Authority to meet the objectives of this Chapter. The bond will be 110% of all improvements both public and private. Including, but not limited to, all landscaping, playgrounds, pathways, fencing, and any other recreational amenity;
  - j. A time schedule for the completion of landscaping, parking, street improvements, and other improvements and amenities which are guaranteed by bonds or other securities; and
  - k. Any additional information required by the Development Guidelines and Design Standards.
- 2) Any failure to receive final PRD plat approval from the Land Use Authority within **two years** of the

approval of the preliminary PRD plat shall terminate all proceedings and render the preliminary PRD plat unapproved.



# CLINTON CITY PLANNING COMMISSION ITEM

<p><b>SUBJECT: <u>Election of Chairperson and Vice-Chairperson:</u></b> The Planning Commission Rules of Procedure indicate that the Commission, at the beginning of each calendar year, shall elect by a majority vote, a Chairperson and Vice-Chairperson.</p>	<p><b>AGENDA ITEM:</b>  <b>2</b></p>
<p><b>PETITIONER:</b> Peter Matson, Community Development</p>	<p><b>MEETING DATE:</b> January 16, 2024</p>
<p><b>RECOMMENDATION:</b> Move to elect a Chairperson and Vice-Chairperson</p>	<p><b>ROLL CALL VOTE:</b>  NO</p>
<p><b>ORDINANCE REFERENCES:</b> Clinton City Planning Commission Rules of Procedure</p>	
<p><b>BACKGROUND:</b></p> <ul style="list-style-type: none"> <li>(1) The duties of the Chairperson and Vice-Chairperson are outlined in the Rules of Procedure Chapter 1. In general, the Chairperson presides and conducts the meetings.</li> <li>(2) The Vice-Chairperson, during the absence of the Chairperson, performs all the duties and functions of the Chairperson.</li> </ul>	
<p><b>ATTACHMENTS:</b></p> <ul style="list-style-type: none"> <li>(1) Planning Commission Rules of Procedure – Page 1.</li> </ul>	

**Clinton City Planning Commission  
Rules of Procedures**

Chapter 1.	Organization
Chapter 2.	Rights and Duties of Members
Chapter 3.	Meetings
Chapter 4.	Procedures –
Chapter 5.	Amendment
Chapter 6.	Recording of Rules

**Chapter 1      Organization.**

- (1) Appointment of Chairperson and Vice-Chairperson
- (2) Commission Staff

**(1) Appointment of Chairperson and Vice-Chairperson**

The Commission, at its first regular meeting in December, shall elect by majority vote, a Chairperson and Vice-Chairperson. Said officers shall serve one year (January 1 to December 31).

(a) The Chairperson to preside at Commission Meetings.

The Chairperson shall preside at all meetings of the Commission and shall give the general direction for the meetings.

(b) Duties of the Chairperson.

(i) To take the Chair precisely on the day and at the hour for which the meeting of the Commission has been called, or to which the Commission may have adjourned, and immediately to call the Commission to order, and proceed with the order of business.

(ii) To announce the business before the Commission in the order in which it is to be acted upon.

(iii) To receive and submit in the proper manner all motions and propositions presented by the members of the Commission.

(iv) To put to vote all questions which are properly moved or which necessarily arise in the course of proceedings and to announce the results thereof.

(v) To inform the Commission when necessary, or when referred to for that purpose, on any point of order or practice

(vi) It shall be the general duty of the Chairperson of the Commission to authenticate by signature when necessary, or when directed by the Commission all of the acts and proceedings of the Commission.

(vii) To maintain order at the meetings of the Commission.

(viii) To present, each December, an annual report to the Mayor and City Council covering the actions of the Commission.

(c) Duties of the Vice-Chairperson.

The Vice-Chairperson, during the absence of the Chairperson, shall have and perform all the duties and functions of the Chairperson

(d) Temporary Chairperson.

In the event of the absence of or disability of both the Chairperson and the Vice-Chairperson, the Commission shall elect a temporary Chairperson to serve until the Chairperson or Vice-Chairperson so absent or disabled shall return or the disability shall be removed, as the case may be. In such event, the temporary Chairperson shall have all powers to perform the functions and duties herein assigned to the Chairperson of the Commission.

**(2) Commission Staff**

(a) Community Development Director

The Community Development Director of Clinton, as appointed by the City Manager, shall serve as staff to the Planning Commission. The staff member shall have the following duties:

(i) Within four (4) days, unless approved by the Chairperson, of each regularly scheduled Commission meeting, supply each member of the Commission sufficient materials and documents to advise the Commission members of the issues to be discussed at the meeting.

(ii) To recommend courses of actions in congruence with applicable Clinton City Ordinances.

(iii) To present reports and materials to Commission members with regard to the City's best interest.

(iv) To present staff reports, recommendations and comments on any item of business as it is put before the Commission by the Chairperson

(v) To clarify or explain any point of business as requested by the Chairperson.

(vi) To call special meetings as deemed necessary with the approval of the Chairman and/or majority of the Commission.

(b) Secretary

The Community Development Director shall appoint an individual to act as secretary for the Commission. The secretary shall have the following duties:

(i) To give notice of all Commission meetings as hereinafter provided.



2267 N 1500 W  
Clinton UT 84015

**Planning Commission Members**

*Chair – Dan Evans  
Vice Chair – Dereck Bauer  
Mark Gregersen  
Jolene Cressall  
Ed Olson  
Tony Thompson*

<b>Date of Meeting</b>	<b>January 2, 2024</b>	<b>Call to Order</b>	<b>7:00pm.</b>
<b>Staff Present</b>	Community Development Director Peter Matson attended electronically and Lisa Titensor recorded the minutes.		
<b>Attendees</b>	Marie Dougherty, David Covell, Cherie Covell, Preston Anderson		
<b>Prayer or Thought</b>	Commissioner Cressall		
<b>Pledge</b>	Commissioner Thompson		
<b>Roll Call/Attendance</b>	Present were: Jolene Cressall, Mark Gregersen, Dereck Bauer and Tony Thompson. Commissioners Ed Olson and Dan Evans were excused.		
<b>Declaration of Conflicts</b>	There were none.		
<b>PUBLIC HEARING: REVIEW AND ACTION ON A CONDITIONAL USE PERMIT FOR WALMART OUTSIDE SIDEWALK SALES AND SEASONAL STORAGE CONTAINERS ON 22.58 ACRES LOCATED AT 1632 NORTH 2000 WEST IN THE PZ (PERFORMANCE ZONE) ZONING DISTRICT (PARCEL NO. 14-352-0017)</b>			
<b>Petitioner</b>	David Covell Representing Wal Mart		
<b>Discussion</b>	<p><b>BACKGROUND:</b></p> <p>(1) The proposal consists of various outside sidewalk sales held in conjunction with holidays, seasonal periods, or on a year-round basis. It is also proposed that the continued use of seasonal storage containers be allowed on the site. Commercial parcel located at 1632 North 2000 West.</p> <p>(2) Staff recommends a five (5) year approval, but the timeframe is up to the discretion of the Commission.</p> <p>(3) CUP REVIEW FINDINGS: The proposed use is (a) not detrimental to persons or property, (b) consistent with the objectives of the General Plan (c) compatible with the character of the site, adjacent properties and surrounding neighborhoods. (The Design Compatibility finding is not applicable for temporary uses.) The site can accommodate outside sidewalk sales and seasonal storage containers while maintaining sufficient parking for both employees and customers, and will not generate excessive traffic not already otherwise present in this commercial area.</p> <p>(4) Required Public Notice was made. No public comment has been received to date.</p> <p>(5) Conditions of Approval are recommended and attached for review.</p> <p>David Covell manager for the Clinton City Wal Mart explained there are minimal sidewalk sales as well as a need for only six containers down from four this year and the water softener salt. This should not interfere with any traffic flow.</p> <p>Sidewalk Sales <b>Memorial Day - Sidewalk sales</b></p>		

	<p>Summer Solicitation Sale - Sidewalk sales                  Labor Day - Sidewalk Sales                  Pumpkins on Sidewalk - September to end of October                  Water Softener Sale - Year-round under south entrance window                  Kayak Display Sales - May through August</p> <p>7:20 – review tape – Peter needs to find out info from Wal Mart</p> <p>Commissioner Bauer opened the public hearing at 7:22 and with no public comment closed the public hearing.</p> <hr/> <p><b>CONDITIONS OF APPROVAL</b></p> <ol style="list-style-type: none"> <li>1) This approval is for a Conditional Use Permit (CUP) for Walmart’s outside sidewalk sales and seasonal storage containers located at 1632 North and 2000 West (Parcel No. 14-352-0006). The CUP will expire five (5) years from the date of approval. Prior to expiration, an application for renewal of the CUP Permit may be submitted, reviewed, and forwarded to the Planning Commission for possible renewal.</li> <li>2) Conditions established during the original store &amp; site plan approval remain in full effect.</li> <li>3) Appropriate measures will be taken to prevent product from entering the storm drain system from the parking lot coral &amp; other areas.</li> <li>4) The sidewalk sales and temporary storage containers shall be for seasonal items at designated locations as per site plan approved on January 2, 2024.</li> <li>5) Extra lighting will not be allowed for the parking lot sales, sidewalk sales or temporary storage containers.</li> </ol>
<p><b>CONCLUSION</b></p>	<p><i>Commissioner Thompson moved to approve the Conditional Use Permit renewal request for outside sidewalk sales and seasonal storage containers located at 1632 North 2000 West for a term of five (5) years, after which the CUP is eligible for review and possible renewal. Commissioner Cressall seconded the motion. Voting by roll call is as follows: Commissioner Bauer, aye; Commissioner Cressall, aye; Commissioner Gregersen, aye; Commissioner Thompson aye.</i></p>
<p><b>PUBLIC HEARING: RESOLUTION 2-24 REVIEW AND ACTION BY IVORY DEVELOPMENT FOR FINAL PLAT APPROVAL FOR CRANFIELD ESTATES PRUD PHASE 15, A 27 LOT RESIDENTIAL SUBDIVISION CONSISTING OF APPROXIMATELY 11.29 ACRES LOCATED AT APPROXIMATELY 2600 NORTH AND 3200 WEST (PARCEL NO. 13-470-0073), WHICH LIES IN THE A-1 ZONING DISTRICT.</b></p>	
<p><b>Petitioner</b></p>	<p><b>PETITIONER:</b>                  Ethan Brown, on behalf of Ivory Development  <b>SUBMITTED BY:</b>                  Peter Matson, Community Development</p>
<p><b>Discussion</b></p>	<p>Commissioner Thompson requested the following be added to the resolution;</p> <p><b>WHEREAS</b>, This Planned Residential Use Development (PRUD) is guided by the Development Agreement entered into April 25, 2006 with subsequent amendment and an approved Preliminary Plat; and</p> <ol style="list-style-type: none"> <li>(1) This phase of Cranefield Estates is located at approximately 2600 North and 3200 West. The property is a PRUD in the A-1 zone with underlying zoning standards of the R-1-10 zone. Phase 15 is on the west side of 3000 West and consists of 27 lots.</li> <li>(2) Fencing – This phase is not adjacent to any dissimilar land uses. There is no proposed developer-</li> </ol>

	<p>installed fencing along any property boundaries. If desired, fencing will be installed by the individual home owners. Existing fencing along the east property lines will remain.</p> <p>(3) The improvement plans indicate the installation of a rear yard drainage system throughout the phase with a note on each plan sheet indicating the system is privately owned and is to be maintained by the Cranefield HOA. This is listed as a condition of approval in Resolution 13-22.</p> <p>(4) The latest overall preliminary plat for Cranefield Estates is attached for reference showing how phase 15 is situated relative to existing and future phases of the subdivision.</p> <p>Standard conditions of approval are recommended and are outlined in Resolution 13-22.</p> <p>Ethan Brown attended electronically.</p> <p>Commissioner Bauer opened the public hearing at 7:33 pm and with no public comment closed the public hearing.</p>
<p><b>CONCLUSION</b></p>	<p><i>Commissioner Cressall moved to recommend to the City Council the adoption of Resolution No. 02-24, approving Cranefield Estates Phase 15 Final Plat subject to the conditions of approval. Commissioner Gregersen seconded the motion. Voting by roll call is as follows: Commissioner Bauer, aye; Commissioner Cressall, aye; Commissioner Gregersen, aye; Commissioner Olson, Commissioner Thompson aye; and Commissioner Evans, aye.</i></p>
<p><b>DISCUSSION ITEM ONLY: REVIEW OF POSSIBLE AMENDMENTS TO THE R-M (MULTI-FAMILY) ZONE, NEW PLANNED DEVELOPMENT OVERLAY ORDINANCE, AND PREVIEW OF UPCOMING MULTI-FAMILY OPEN HOUSE.</b></p>	
<p><b>Petitioner</b></p>	<p>Peter Matson, Community Development</p>
<p><b>Discussion</b></p>	<p>Strategy 1 of the City’s Moderate Income Housing Plan identifies actions related to rezoning for densities necessary to facilitate the production of moderate income housing. This strategy specifically indicates that the city is to review and update the R-M zone to improve site and development standards and add design guidelines.</p> <p><b>PROPOSED CHANGES FOR CONSIDERATION:</b></p> <p>(5) Existing standards in the R-M zone address development of attached units between two and six units attached. The associated density range is 7-12 units per acre. The zone does not address development of stacked units typical of an apartment complex.</p> <p>(6) The current building setbacks are larger than what is typically found in a multi-family/townhome development. Setbacks need to be examined and updated accordingly.</p> <p>(7) The R-M zone does not include design standards typically found in such a code. Design guidelines can be added to this chapter or a PRUD or Condo/Townhouse zone could be considered.</p> <p>(8) The attached ordinance outline covers the general provisions for the ordinance amendment. The attached tables indicate proposed development standards.</p> <p>An open house regarding multi-family zoning is scheduled for Thursday, January 4<sup>th</sup> 6-8pm in the council chambers. The intent is to gather input from the public on what kind of multi-family housing should be allowed and where. Commission members are welcome to attend. You will be included in the email announcement that goes out. Staff will present the various posters that will be used during the open house to solicit feedback.</p> <p>Review of flyer</p> <p>Marie Dougherty commented there are a lot of opinions          She does not like the idea of anything that goes above eight units per acre          She doesn’t know what          Reduced public right of way          25’ asphalt</p>

	<p>No on street parking  Guest stalls would be beneficial  Provide flexibility to allow parking solutions  Rear ally way – consider allowing only in a context where the town homes front on a public street. The rear alleyway would only be for a garbage truck.</p> <p>8:09 pm Govoner  Agenda</p> <p>Clinton contribute</p> <p>Private drives  HOA's  Unfair principle</p> <p>4' driveway</p>
<b>PLANNING COMMISSION TRAINING: A PRIMER ON PUBLIC MEETINGS FOR PLANNING COMMISSIONERS (VIDEO) – TIME PERMITTING</b>	
<b>Petitioner</b>	
<b>Discussion</b>	This item will be continued to the next Planning Commission Meeting.
<b>CONCLUSION</b>	<i>Commissioner _moved _ . Commissioner _ seconded the motion. Voting by roll call is as follows: Commissioner Bauer, aye; Commissioner Cressall, aye; Commissioner Gregersen, aye; Commissioner Olson, Commissioner Thompson aye; and Commissioner Evans, aye.</i>
<b>PLANNING COMMISSION TRAINING: A PRIMER ON PUBLIC MEETINGS FOR PLANNING COMMISSIONERS (VIDEO) – TIME PERMITTING</b>	
<b>Petitioner</b>	
<b>Discussion</b>	This item will be continued to the next Planning Commission Meeting.
<b>CONCLUSION</b>	<i>Commissioner _moved _ . Commissioner _ seconded the motion. Voting by roll call is as follows: Commissioner Bauer, aye; Commissioner Cressall, aye; Commissioner Gregersen, aye; Commissioner Olson, Commissioner Thompson aye; and Commissioner Evans, aye.</i>
<b>ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON: THE PLANNING COMMISSION RULES OF PROCEDURE INDICATE THAT THE COMMISSION, AT THE BEGINNING OF EACH CALENDAR YEAR, SHALL ELECT BY A MAJORITY VOTE, A CHAIRPERSON AND VICE-CHAIRPERSON.</b>	
<b>Petitioner</b>	
<b>Discussion</b>	This item will be continued to the next Planning Commission Meeting.
<b>CONCLUSION</b>	<i>Commissioner Thompson moved to table _ . Commissioner Gregersen seconded the motion. Voting by roll call is as follows: Commissioner Bauer, aye; Commissioner Cressall, aye; Commissioner Gregersen, aye; Commissioner Thompson aye.</i>
	<ul style="list-style-type: none"> <li>• <b>Approval of December 12, 2023 Planning Commission Meeting Minutes.</b>  <i>Commissioner Cressall moved to approve the minutes of the December 12, 2023 Planning Commission Meeting. Commissioner Gregersen seconded the motion. Commissioners Cressall, Gregersen, Thompson voted in favor.</i></li> <li>• <b>Directors Report:</b></li> </ul>
<b>OTHER ISSUES</b>	<ul style="list-style-type: none"> <li>• There were none.</li> </ul>
<b>ADJOURNMENT</b>	<i>Commissioner Thompson moved to adjourn. Commissioner Cressall seconded the motion. Commissioners Bauer, Cressall, Gregersen, Thompson voted in favor. The meeting adjourned at 8:34 pm.</i>

*Dated this   , 2024*  
*/s/Lisa Titensor, Clinton City Recorder*