



2267 N 1500 W
Clinton UT 84015

Planning Commission Members

Jolene Cressall

Dan Evans

Mark Gregersen

Ed Olson

J. Stark

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| Date of Meeting | January 16, 2024 | Call to Order | 7:27pm. |
| Staff Present | Community Development Director Peter Matson attended electronically and Lisa Titensor recorded the minutes. | | |
| Attendees | Preston Anderson, Crista Daniels, Joann Summers Daniels, Marilyn Diamond, John Diamond III, John Diamond IV, | | |
| Prayer or Thought | Commissioner Cressall | | |
| Pledge | Commissioner Stark | | |
| Roll Call/Attendance | Present were: Jolene Cressall, Dan Evans, Mark Gregersen, Ed Olson, J. Stark | | |
| Declaration of Conflicts | There were none. | | |
| 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 FOR IN THE DESIGN OF RESIDENTIAL NEIGHBORHOODS. | | | |
| Petitioner | Peter Matson, Community Development | | |
| Discussion | <p>Various aspects of the R-M zone and proposed PRD overlay zone have been discussed for several months. Attached to the staff report 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>PROPOSED CHANGES FOR CONSIDERATION:</p> <ol style="list-style-type: none">(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">a. The current building setbacks in the R-M zone are larger than what is typical for single family and townhome buildings. Proposed updates to the setbacks are shown in the attached draft.b. State law prohibits cities from regulating residential building design unless part of a master planned development or development agreement.(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">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.

The Planning Commission discussed the following at length and were in consensus:

- Density including 8 units per acre; Overlay; Density bonus – should be based on major contributions to the overall good to the community and the City as a whole; contributions of land for parks or trails; amenities; increase the amount of masonry building materials; upgrading the fencing material in and around the project.
- Density Bonus not to exceed 25%; 10% open space required - if increased can qualify for the bonus; upgraded materials should not contribute to density bonus; fencing, walkway; streets; private drives, utilities need to be in the right of way of the public street; ally is ok in the back.

Commissioner Evans opened the public hearing at 8:24 pm.

Marilyn Summers Diamond stated she is a 4th generation Clintonite. Her family history is vested in Clinton. She would like to have higher density to allow the next generation to stay in the community. She feels this is a reasonable recommendation. The Governor of Utah supports higher density housing. The Summers property cannot be farmed anymore due to the amount of traffic on 2000 W and complaints from neighbors.

Commissioner Evans commented he understands that home ownership is important.

Commissioner Gregersen explained the nature of land use laws can restrict land owners options.

Trent Williams stated he is a professionally licensed land surveyor and citizen of Clinton. He disagrees with the discussion of the planning commission from the design stand point. Syracuse City has the highest tax rate in Davis County. If Clinton does not allow some type of medium density, Clinton may be on the same track. He feels the density bonus should be allowed to increase the tax base. He said amenities sell units. The younger generations do not want large lots. HOA's benefit the City by saving the City tax dollars in maintenance but yet still collects the property taxes. Private drives can still allow open space. Higher density helps pay for public needs; the more taxpayers the less each tax payer pays. He is of the opinion that Clinton displays an anti-business attitude. Mr. Williams asked the PC to consider opening up the maximum density.

Joann Summers Daniels said Clinton is no longer a farm town. This property has been for sale for 10+ years. This builder is offering a good plan. Plans that have been presented in the past were much lower density than what is being proposed now. She would like to see this plan go forward.

Commissioner Evans clarified that earlier proposed developments did not meet code requirements. The Planning Commission's role is only to make recommendations to the City Council; they are not a legislative body.

Crista Pauline Daniels expressed frustration that two family members have passed away since this process began. She expressed some anger and frustration from this process. She stated this issue has divided the community and her mother has experienced some negative behavior from others. She feels this development should go forward.

John Diamond IV stated the Summers family is in favor of providing affordable housing in Clinton. He grew up in rural Clinton; the younger generation does not want large lots. He wants his children to have the option of staying in Clinton. Clinton will not ever go back to the past so it should move forward.

Preston Anderson explained his goal is not to stop this development; he is trying to protect the children in the existing neighborhoods. This is a difficult issue. He is in support of the City getting their ordinances in place. He wants to move forward with civility. He agrees with eight units per acre with 25% bonus up to 10 units per acre. Families are important and he agrees there is a need for medium density in the proper locations. Both sides need to compromise.

Marilyn Diamond said Clinton has already changed; the residents have to change with it. Clinton is no longer a rural community. The only private land left in Clinton is the Summers property and the Flinders property. This is a good development and location for young professional people to live. The location near Vasa and Winco is perfect for them.

John Diamond III has lived in Clinton for 60 years. He brought the first major business to Clinton – the

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| | <p>Clinton Nursery. They brought several proposals to Clinton to sell that business that Clinton would not consider. He brought the cell phone towers to Clinton. Has brought a proposal to Clinton with Gary Wright regarding roof tops. A lot of businesses have left Clinton because the community can't support them, there are not enough residents. Farming in a City is not possible; Clinton is no longer rural.</p> <p>Commissioner Evans closed the public hearing at 9:26 pm.</p> <p>The Commission unanimously agreed to recommend to the Council to approve the ordinance updates and amendments with the following specifics for the Council's consideration:</p> <ul style="list-style-type: none"> • 8 units/acre as the maximum base density and 10 units/acre maximum density; • Density bonus up to 25% for major for the betterment of the development and community such as land dedication for parks/open space and trails; • Minimum 2-car garage for all residential unit/dwelling types; • Private drives (20' asphalt) should not be allowed; • Private alleys allowed if it provides a through connection and large enough for fire vehicles/garbage trucks and snow storage; • Allow the option of a reduced-width public street with a minimum 26' of asphalt width; and • Remove the provision for a Design Review Committee (DRC) since the density bonus does not include site or building design options for a density bonus. |
| CONCLUSION | <p><i>Commissioner Olson moved to recommend to the City Council updates to the R-M (Multi-Family Residential) Zone and a new Planned Residential Development (PRD) Overlay Zone which include 8 units per acre base density maximum, density bonus up to 25% for major site additions such as dedicated park space and trails, 2 car garage required, no private drives, yes to private alleys, yes to alternative reduced width public street with minimum 26' asphalt width, no design review committee needed. Commissioner Cressall seconded the motion. Voting by roll call is as follows: Commissioner Cressall, aye; Commissioner Evans, aye; Commissioner Gregersen, aye; Commissioner Stark aye.</i></p> |
| <p>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.</p> | |
| Petitioner | Peter Matson, Community Development |
| Discussion | <p>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.</p> <p>The Vice-Chairperson, during the absence of the Chairperson, performs all the duties and functions of the Chairperson.</p> <p>Commissioner Cressall was voted to be the 2024 Planning Commission Chair and J. Stark the PC Vice Chair for 2024.</p> |
| CONCLUSION | <p><i>Commissioner Olson moved to elect Jolene Cressall as the Chairperson and J. Stark as the Vice-Chairperson. Commissioner Stark seconded the motion. Voting by roll call is as follows: Commissioner Cressall, aye; Commissioner Evans, aye; Commissioner Gregersen, aye; Commissioner Stark aye.</i></p> |
| <p>PLANNING COMMISSION TRAINING: A PRIMER ON PUBLIC MEETINGS FOR PLANNING COMMISSIONERS (VIDEO) – TIME PERMITTING</p> | |
| Petitioner | Peter Matson, Community Development |
| Discussion | This item will be continued to the next Planning Commission Meeting. |
| | <ul style="list-style-type: none"> • Approval of December 12, 2023 Planning Commission Meeting Minutes. <i>Commissioner Cressall moved to approve the minutes of the January 2, 2024 Planning Commission Meeting. Commissioner Stark seconded the motion. Commissioners Cressall, Gregersen, Evans, Olson and Stark voted in favor.</i> • Directors Report: The next meeting will be February 6, 2024. |
| OTHER ISSUES | <ul style="list-style-type: none"> • There were none. |

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| ADJOURNMENT | <i>Commissioner Stark moved to adjourn. Commissioner Olson seconded the motion. Commissioners Cressall, Gregersen, Evans, Olson and Stark voted in favor. The meeting adjourned at 9:45 pm.</i> |
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Dated this _ day of February, 2024
/s/Lisa Titensor, Clinton City Recorder