

**CLINTON CITY PLANNING COMMISSION MINUTES**

**Commissioner Dave Coombs (Chair)**  
**Commissioner Bob Buckles (Vice Chair)**  
**Commissioner Tony Thompson**  
**Commissioner Allen Labrecque**  
**Commissioner Jolene Cressall**  
**Commissioner Jeff Ritchie**  
**Commissioner Jacob Briggs**

<b>Planning Commission Meeting</b>	<b>January 20, 2015</b>	<b>Call to Order: 7:00 P.M.</b>	<b>2267 N 1500 W Clinton UT 84015</b>
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<b>Staff Present</b>	Community Development Director Lynn Vinzant and Lisa Titensor recorded the minutes.
<b>Public Present</b>	There were none.
<b>Pledge of Allegiance</b>	Commissioner Briggs
<b>Invocation or Thought</b>	Commissioner Coombs
<b>Roll Call &amp; Attendance</b>	Commissioner Labrecque was excused.
<b>City Council Report</b>	Mr. Vinzant reported on the January 13, 2015 City Council Meeting as recorded in the minutes.
<b>Approval of Minutes</b>	<b>Commissioner Buckles moved to approve the minutes of the January 6, 2015 Planning Commission meeting as amended – correcting the date of the meeting from January 6, 2014 to January 6, 2015. Commissioner Thompson seconded the motion. All those present voted in favor of the motion.</b>
<b>Declarations of Conflict</b>	There were none.

**7:10 PM PUBLIC HEARING, ORDINANCE 15-01Z – REVIEW AND ACTION UPON A RECOMMENDATION CHANGE TO THE CLINTON CITY ZONING ORDINANCE §28-2 DEFINITIONS DEALING WITH GARAGES, ACCESSORY BUILDINGS, CARPORTS, AND SHEDS; §28-3-25 GARAGES, ACCESSORY BUILDINGS, SHEDS, CARPORTS; §28-12 THRU §28-15, AND 28-19 SUBSECTIONS DEALING WITH GARAGES, ACCESSORY BUILDINGS, SHEDS AND CARPORTS.**

<b>Discussion</b>	<p>At 7:15 PM Commissioner Coombs identified this was noticed as a public hearing.</p> <p>Mr. Vinzant clarified the intent of this discussion is to clarify and simplify the ordinances dealing with Garages, Accessory Buildings, Sheds, and Carports.</p> <p>He asked the Planning Commission to consider if the ordinance should require new home construction to have:</p> <ol style="list-style-type: none"> <li>1. a two car garage; or</li> <li>2. be allowed a two car carport; or</li> <li>3. require hard surface parking.</li> </ol> <p>He explained that historically a side by side two car garage has been required. There have been changes made to the ordinances. These changes are not a change in practice only to clarify and remove conflict within the ordinance.</p> <p>Planning Commission comments:</p> <p>Commissioner Cressall stated she is in favor of requiring a minimum of a two car garage.</p> <p>Commissioner Buckles commented that the main argument to require a two car garage is to maintain property values. He would personally like to see the ordinance be less restrictive, and require just a one car garage.</p> <p>Commissioner Ritchie said he agrees with the two car garage requirement.</p> <p>Commissioner Thompson said that he is in favor of personal property rights and is in favor of encouraging a two car garage but not requiring it.</p> <p>Commissioner Briggs said he feels that as long as there is a hard surface between the road and the parking</p>
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spot, he feels it is acceptable and would not pose a nuisance issue. He would be in favor of a requirement that if a home owner does build a home without a garage, they be required to build the house so that the garage can be added in the future.

Commissioner Coombs stated that he feels that new construction homes should be required to build a two car garage. Older homes should be allowed a car port rather than a garage. He feels that if a garage is converted to living space, another parking space should be provided equal to what is being taken away. If a two car garage is converted, a two car garage should be replaced.

Commissioner Buckles said he would be in favor of recommending to the City Council that garages not be required.

Commissioner Cressall said she built her home recently and did not see any new home construction plans that did not have a two car garage.

Commissioner Coombs asked for clarification if the Planning Commission is considering a recommendation to the City Council on new home construction or new construction on an existing home.

Mr. Vinzant responded that both will need to be considered in the ordinance.

Commissioner Ritchie commented that new construction should have two car garages and the existing standards should be applied to improvements on existing homes.

Commissioner Briggs stated that he looked at home plans that had carport options. He liked the carport because it lets more light into the home and it shows off the architecture of the home.

Commissioner Buckles said he feels it is unlikely that new construction homes will be built without at least a two car garage; it is possible that converting a garage into living space on existing homes could be the issue.

**Commissioner Cressall moved to require a two car garage on new construction homes and on existing homes if they convert a carport or garage into living space, they have to replace the garage or carport with like space. Commissioner Ritchie seconded the motion. Commissioner Cressall, Commissioner Ritchie and Commissioner Coombs voted aye; Commissioner Buckles, Commissioner Thompson, and Commissioner Briggs voted nay. The motion did not pass due to lack of majority.**

Mr. Vinzant commented that Clinton City has adequate affordable housing.

Commissioner Thompson clarified his concern is not affordability; he feels that the Planning Commission does not have the authority to dictate how a citizen should build their home.

Commissioner Briggs said he agrees with Commissioner Thompson, affordability is secondary; residents should have a right to build the home they want. Most likely the majority of new construction homes will be built with at least a two car garage.

Commissioner Buckles stated his position has shifted because of support by other Commissioners, he feels that homeowners should have the option of whether or not to have a garage. It is most likely that new construction homes will have at least a two car garage.

Commissioner Cressall said she feels that a two car garage should be required but she is willing to compromise and require solid surface parking.

The Planning Commission discussed parking and potential ordinance requirements regarding residential housing to be discussed at the next meeting.

**Commissioner Thompson moved to table the public hearing for Ordinance 15-01Z to the February 3, 2015 Planning Commission meeting and instruct staff to amend the ordinance regarding dedicated parking spaces, allowing for setback provisions and other items discussed. Commissioner Buckles seconded the motion. All those present voted in favor of the motion.**

**ISSUES & CONCERNS**

January 28, 2015 at 10 a.m. at the County Admin Bldg 61 S Main Street there will be an opportunity to provide public comment on burn restrictions.

**ADJOURNMENT**

**Commissioner Buckles moved to adjourn the meeting. Commissioner Briggs seconded the motion. All those present voted in favor of the motion. The meeting adjourned at 8:27 p.m.**