

**CLINTON CITY PLANNING COMMISSION MINUTES**

**Commissioner Tony Thompson**  
**Commissioner Sam DeLong**  
**Commissioner Allen Labrecque**  
**Commissioner Dave Coombs**  
**Commissioner Jolene Cressall**  
**Commissioner Jeff Ritchie**  
**Commissioner Bob Buckles**

**Mayor L. Mitch Adams, City Council Representative**

<b>Planning Commission Meeting</b>	<b>April 1, 2014</b>	<b>Call to Order: 7:00 P.M.</b>	<b>2267 N 1500 W Clinton UT 84015</b>
<b>Staff Present</b>	Community Development Director Lynn Vinzant and Lisa Titensor recorded the minutes.		
<b>Public Present</b>	Karen Peterson, Joanne Hansen, Karen Ballif, Jon Kent Draayer, John Diamond, Emily Price, Linda Hogge, Gerald R. Hogge, Pete Gillwald, Jeff Kuhn, David Stone, Mike Staten, Jil Craythorne		
<b>Pledge of Allegiance</b>	Commissioner Jeff Ritchie		
<b>Invocation or Thought</b>	Commissioner Tony Thompson		
<b>Roll Call &amp; Attendance</b>	All were present.		
<b>Declarations of Conflict</b>	Commissioner Thompson declared a conflict in regards to the tabled public hearing for the Preliminary Plat of Harrisburg Country Estates Phase 4 located on the North side of 800 North at approximately 2750 West. He identified his home is personally impacted by this proposed subdivision.		
<b>City Council Report</b>	Mayor Adams reported on the March 11, 2014 City Council Meeting as recorded in the minutes.		
<b>Approval of Minutes</b>	<b>Commissioner Coombs moved to approve the minutes of the March 11, 2014 Planning Commission Meeting as amended. Commissioner Buckles seconded the motion. All voted in favor of the motion.</b>		
<b>7:10 P.M. - REVIEW AND ACTION UPON A RECOMMENDATION TO THE CITY COUNCIL, ORDINANCE NO. 14-01, AMENDING CHAPTER 24, SIGNS AND ADVERTISING DEVICES, CODE OF REVISED ORDINANCES OF CLINTON CITY.</b>			
<b>Petitioner</b>	Community Development at direction of the City Council		
<b>Discussion</b>	<p>Mr. Vinzant reported he has reviewed the draft of the proposed changes to Title 24 with the City Attorney.</p> <p>Mr. Vinzant then reviewed Title 24 with the Planning Commission, during the discussion he identified the changes requested by the Attorney.</p>		
<b>Public Comment</b>	<p>Commissioner Thompson opened the public hearing at 7:36 p.m.</p> <p>Karen Peterson expressed appreciations for the work the Planning Commission has done on the proposed title changes and ordinance.</p> <p>She questioned if the definition for snipe sign should be removed. She then asked if the ordinance allows people to stand on street corners waiving portable signs. She asked if magnetic political signs are allowed on vehicles.</p> <p>Mr. Vinzant confirmed this ordinance does not allow people to stand on street corners waiving portable signs.</p> <p>Ms. Petersen then said she appreciates the conflict statement, the section prohibiting bench signs and no conditional use permits required for home based businesses.</p> <p>Joanne Hansen asked if the ordinance addresses blow up signs.</p> <p>Mr. Vinzant responded it is addressed in the Signs Prohibited section.</p> <p>She then asked if flag signs are allowed.</p> <p>Mr. Vinzant responded they are not allowed as identified in the animated sign section.</p>		

	<p>Ms. Hansen went on to say she likes requiring a fee for confiscated signs. She likes that public safety is addressed in the ordinance. She said she would like to see the police officers address sign issues on the weekends.</p> <p>Commissioner Thompson asked for additional public comment. There was none, therefore he closed the public hearing at 7:44 p.m.</p> <p>Commissioner Thompson clarified regarding political signs, if a resident lives in a home, he can have the car with the sign parked in his driveway.</p> <p>Mr. Vinzant added as long as the vehicles with signs are not parked for extended periods of time without moving they are allowed.</p> <p>Mr. Vinzant stated snipe signs will be added to Chapter 9, 24-9-1(8).</p>
<b>CONCLUSION</b>	<p><b>Commissioner DeLong moved to forward Ordinance 14-01 on to the City Council for adoption with the recommendation to review and set fees associated with the Ordinance. Commissioner Cressall seconded the motion. Voting by roll call is as follows: Commissioner Buckles, aye; Commissioner Coombs, aye; Commissioner Ritchie, aye; Commission Labrecque, aye; Commissioner DeLong, aye; Commissioner Cressall, aye; Commissioner Thompson, aye.</b></p>
<p><b>7:30 P.M. - REVIEW AND ACTION UPON A RECOMMENDATION TO THE CITY COUNCIL, ORDINANCE 14-01Z, AMENDING CHAPTER 22, PATIO HOME ZONE (PH), ZONING ORDINANCE OF CLINTON CITY.</b></p>	
<b>Petitioner</b>	<p>Community Development</p>
<b>Discussion</b>	<p>Mr. Vinzant identified the proposed ordinance are the result of recommendations from the newly adopted General Plan and Planning Commission discussions that took place over the past few months.</p> <p>The Planning Commission discussed and made a few corrections to the proposed ordinance to be presented to the City Council.</p>

**Chapter 22.<sup>139</sup> Patio Home Zone (PH)**

- 28-22-1 Purpose
- 28-22-2 Permitted Uses
- 28-22-3 Conditional Uses
- 28-22-4 Minimum Lot Development
- 28-22-5 Standards Conventional Site Development Characteristics
- 28-22-6 Homeowners Association Required

**28-22-1 Purpose.** The purpose of the Patio Home Zone is to provide an acceptable housing style for single family “empty nest” type housing that is a sustainable quality product within Clinton City. Additionally the Zone is intended for infill use within the guidelines established within this Title. Development within any subdivision within the Zone is to be based upon an overall site design created by and developed completely by one developer and home builder.

**28-22-2 Permitted Uses.<sup>182</sup>**

- (1) Single-family dwelling.
- (2) Home Office.
- (3) Household Pets.
- (4) Sign – One nameplate and identification sign in accordance with the Clinton City Sign Ordinance.
- (5) Accessory buildings and uses customarily incidental to any permitted use..
- (6) Common area and amenities maintained by the homeowners association.
- (7) 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

**28-22-3 Infill Site Development Characteristics.**

- (1) Use of this Zone is only permitted to be applied for within the R-1-6, R-1-8, and R-1-9 Zones as indicated on the Master Land Use Map.
- (2) Infill will only be permitted on parcels meeting the following criteria:
  - (a) Maximum of 5 acres;
  - (b) Property can not have been subdivided from a larger parcel to meet requirements for this zone within the last ten (10) years;

- (c) Property surrounding the parcel being developed must be fully developed; and,
- (3) Development requirements shall comply with the minimum lot standards outlined in § 28-22-4

**28-22-4 Minimum Lot Development Standards.**

- (1) Area –
  - (a) Minimum: 5,100 square feet
  - (b) Average: 6300
  - (c) Corner minimum: 5,400 square feet
- (2) Width –
  - (a) Minimum: 57 feet
  - (b) Average: 64 feet
  - (i) Corner: 61 feet
- (3) Yard Setback:

Dwelling Design	Rear Lot Patio	Side Lot Patio	Adjacent Zone
Front	20	20	20
Side w/o Side Patio	5 / 5		8 / 5
Side with Side Patio		5 / 16	8 / 16
Street Side	16 / 5	16 / 16	16 / 16
Street Side Patio toward street		21 / 5	
Rear	20	10	20
<u>Patio Awning Unenclosed</u>	Shall not extend into more than ½ of required setback		
<u>Patio Awning Enclosed</u>	Shall not extend into the required setback		
Accessory Building	The size and location of any accessory buildings or sheds shall be evaluated and approved during the approval process and shall be outlined in the development agreement and CC&R's. Otherwise none allowed.		

Note: 5-foot sidelots can not be adjacent if fence is going to be part of the development design.

(4) Building Height:

Main Building	Story	Height
	1 story	25 feet
Accessory Building	Minimum	6 feet
	Maximum	1 story or 15 feet <sup>a</sup>

<sup>a</sup> not to exceed height of main building on lot

	<p>(1) Building size:</p> <table border="1"> <tr> <td colspan="2">TABLE 22.4.5</td> </tr> <tr> <td>Minimum Dwelling Unit Square Footage</td> <td>1,000</td> </tr> <tr> <td>Minimum Finished Living Space</td> <td>1,000</td> </tr> <tr> <td>Minimum Garage Size</td> <td>2 car</td> </tr> <tr> <td>Accessory Building</td> <td>400 sq. ft. maximum</td> </tr> </table> <p>(2) Aesthetics:</p> <table border="1"> <tr> <td colspan="3">TABLE 22.4.6</td> </tr> <tr> <td rowspan="4">Exterior</td> <td>Front</td> <td>100% Brick, Stone or cement board</td> </tr> <tr> <td>Sides</td> <td>75% Brick, Stone or cement board</td> </tr> <tr> <td>Rear</td> <td>maintenance free</td> </tr> <tr> <td>Trim</td> <td>Maintenance Free</td> </tr> <tr> <td>Patio</td> <td>Minimum</td> <td>200 square feet</td> </tr> <tr> <td colspan="2">Landscaping and Automatic Sprinkler System</td> <td>Installed with construction contract</td> </tr> <tr> <td colspan="2">Park strip trees</td> <td>1 per frontage, 1.5 average per frontage</td> </tr> <tr> <td colspan="2">Fencing</td> <td>Standardized within development</td> </tr> <tr> <td colspan="2">Architecture</td> <td>Consistent theme among all structures</td> </tr> </table> <p><b>28-22-2 Conventional Site Development Characteristics:</b></p> <table border="1"> <tr> <td colspan="2">TABLE 22.5.1</td> </tr> <tr> <td>Maximum Acreage</td> <td>18</td> </tr> <tr> <td>Maximum Density/Acre</td> <td>5</td> </tr> <tr> <td>Maximum Lots</td> <td>90</td> </tr> <tr> <td>Public Streets</td> <td>Public</td> </tr> </table>	TABLE 22.4.5		Minimum Dwelling Unit Square Footage	1,000	Minimum Finished Living Space	1,000	Minimum Garage Size	2 car	Accessory Building	400 sq. ft. maximum	TABLE 22.4.6			Exterior	Front	100% Brick, Stone or cement board	Sides	75% Brick, Stone or cement board	Rear	maintenance free	Trim	Maintenance Free	Patio	Minimum	200 square feet	Landscaping and Automatic Sprinkler System		Installed with construction contract	Park strip trees		1 per frontage, 1.5 average per frontage	Fencing		Standardized within development	Architecture		Consistent theme among all structures	TABLE 22.5.1		Maximum Acreage	18	Maximum Density/Acre	5	Maximum Lots	90	Public Streets	Public	<table border="1"> <tr> <td>Utilities</td> <td>Public</td> </tr> <tr> <td>Street Design</td> <td>City Alternate Design</td> </tr> <tr> <td>Street Lights</td> <td>City Design</td> </tr> </table> <p><b>28-22-3 Homeowners Association Required:</b> All developments within the zone shall have a Homeowners Association established with Conditions, Covenants and Restrictions (CC&amp;R's). CC&amp;R's, at a minimum, are to establish the requirements of this Chapter, the Development Agreement and CC&amp;R's shall be consistent between all phases of the development and apply equally to all property owners.</p> <p><b>28-22-4 Application Process.</b></p> <p>(1) A rezone request shall be applied for on forms provided by the City and as outlined in Chapter 1 of this Title.</p> <p>(2) Rezone, if approved, shall be conditional upon final approval of a subdivision and development designs; and,</p> <p>(3) Subdivision and development design may be submitted simultaneous with the rezone application, however this will not have any bearing upon the approval or denial of the rezone application.</p> <p>Any Patio Home development, Infill or Conventional, shall create a development agreement during the approval process. The development agreement will outline the design requirements and stipulations established between the developer and city. The agreement shall be recorded against the property and be binding upon the developer and future owners of property within the development.</p>	Utilities	Public	Street Design	City Alternate Design	Street Lights	City Design
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<b>Public Comment</b>	Commissioner Thompson opened the public hearing at 7:56 p.m.; with no public comment he closed the public hearing at 7:57 p.m.																																																						
<b>CONCLUSION</b>	<b>Commissioner Cressall moved to approve Ordinance 14-01Z and forward a recommendation of adoption on to the City Council. Commissioner Ritchie seconded the motion. Voting by roll call is as follows: Commissioner Buckles, aye; Commissioner Coombs, aye; Commissioner Ritchie, aye; Commission Labrecque, aye; Commissioner DeLong, aye; Commissioner Cressall, aye; Commissioner Thompson, aye.</b>																																																						
<b>7:50 P.M. - REQUEST FROM DAVID STONE FOR A RECOMMENDATION TO THE COUNCIL CONCERNING THE REZONE OF THE PROPERTY LOCATED AT 3420 WEST 2300 NORTH, MORE ACCURATELY DESCRIBED IN THE ORDINANCE, FROM AGRICULTURAL (A-1) TO RESIDENTIAL (R-1-15):</b>																																																							
<b>Petitioner</b>	David Stone, represented by Michael Staten Ensign Engineering and others																																																						
<b>Discussion</b>	<p>Mike Staten was present to represent the Stone family on this issue.</p> <p>He explained the intention is to host an open house to allow the public the opportunity to ask questions and be educated on the proposed project.</p> <p>Mr. Staten provided the Planning Commission with a power point presentation on the proposed development which is called Stone Creek.</p> <p>The power point presentation is included in the staff report and included the following:</p> <ul style="list-style-type: none"> <li>• A history of the General Plans and maps of Clinton City</li> </ul>																																																						

- Information on property rights
- Information included in the 2013 General Plan

He explained the proposed plan for Stone Creek is located on page 5 of the PowerPoint presentation:

- Reduced density
- Dedicated open space
- Widened enhanced trail corridors
- Low impact street design
- Staggered setbacks
- Monument and entry feature
- Alternating driveways
- Less pavement more landscaping
- Narrower street corridor
- Tree lined streets

He said it is a win-win situation:

- Meets the General Plan standards
- Reconciles land use map
- Consistent with neighboring properties
- Provides the City with property tax

Mr. Vinzant explained that the property to the east is zoned R-1-10. The lots are larger than an acre; they do not meet the agricultural zone due to the width.

The Cranefield area was developed as a PRUD; the number of lots is associated with the overall size, they are R-1-10.

This development will go directly in the North Davis Sewer District line. A 10 inch main in the canal and 3000 W will be looped into the development; there will be adequate infrastructure.

This rezone process would require a development agreement. The applicants wish to hold an open house to get public input before they submit any drafts of a development agreement.

Mr. Staten provided Mr. Vinzant with a pamphlet of information about the proposed development that can be handed out to anyone who may be interested.

Commissioner Buckles asked regarding the General Plan what was the intent for agriculture lots?

Karen Peterson responded that when the map was done for the General Plan, because there are not a lot of acre lots left in Clinton and many people who live in the area like animal rights, this area was designated to provide the option of large lots with animal rights.

Commissioner DeLong said he would like to hear comments from the neighbors.

Commissioner Coombs asked if there were concerns addressed by the public for the Cranefield development.

Mr. Vinzant said there was public concern. He clarified that Cranefield was annexed into Clinton from the County.

At 8:45 p.m. Commissioner Thompson asked for a five minute recess to allow the citizens present to review the material presented. The meeting reconvened at 8:50 p.m.

Jeffery Kuhn commented that he works for the Stone family. He said they have monitored the new and old General Plan. There have been reviews of engineering standards and codes. The desire of this group is to align the sentiments and feelings of the surrounding neighbors as well as the developer.

**Public Comment**

Commissioner Thompson opened the public hearing at 8:54 p.m. There was no public comment; he stated that the public hearing will remain open.

Commissioner Coombs asked staff if there are concerns with lot sizes or street widths.

	<p>Mr. Vinzant suggested the Planning Commission review the information they have been provided and send their comments to him before the next meeting. He recommended tabling the item until the public meeting is held and a development agreement is submitted. The development agreement will be recorded against the plat.</p> <p>Mayor Adams commented that the City Council will have a difficult time going against the General Plan if the surrounding neighbors of this development are not in favor of this.</p> <p>Jeffery Kuhn commented that the intent is to convey what they discovered as they researched plans for this development. The illustrated plan is the best guess so far, the draft development agreement is about 25 pages long and may be too much information to consider at this time. The intent is to move methodically through the project.</p> <p>Commissioner Thompson expressed appreciation to the Stone family for their willingness to seek public comment from the neighbors on this issue.</p>
<b>CONCLUSION</b>	<b>Commissioner DeLong moved to table the rezone discussion of the property located at 3420 W 2300 N from A1 to R-1-15 to the May 6, 2014 Planning Commission meeting with the public hearing to remain open. Commissioner Coombs seconded the motion. All voted in favor of the motion.</b>
<b>TABLED ITEM: REVIEW AND ACTION UPON THE PRELIMINARY PLAT OF HARRISBURG COUNTRY ESTATES PHASE 4 SUBDIVISION LOCATED ON THE NORTH SIDE OF 800 NORTH AT APPROXIMATELY 2750 WEST.</b>	
<b>Petitioner</b>	Craythorne Construction
	Commissioner Thompson excused himself due to the conflict of interest he declared and asked Vice Chair Labrecque to conduct the discussion
<b>Discussion</b>	<p>Jill Craythorne was present to represent Craythorne Construction.</p> <p>Mr. Vinzant explained this is a change to the preliminary plat presented at the March 4, 2014 Planning Commission meeting. This subdivision is on 800 N at approximately 2750 W. This modified plan reduces the number of lots that access onto 800 N from four to one. The lot averaging still needs to be calculated in addition the notes identified on the preliminary plat map need to be complied with. He commented that the notes deal with issues such as lights, fire hydrants, the lot numbers need to be sequential, street addresses need to be assigned and show the frontage in addition to addressing infrastructure.</p> <p>He recommended approving the Preliminary Plat of Harrisburg County Estates Phases 4 / 5 based upon findings:</p> <ul style="list-style-type: none"> <li>○ The plat complies with the requirements of the R-1-15 Zone;</li> <li>○ The plat complies with the requirements of the Subdivision Ordinance; and,</li> <li>● Based upon the following conditions: <ul style="list-style-type: none"> <li>○ The developer is to resubmit corrected preliminary plat drawings for review and approval prior to submitting final phase drawings for the first phase.</li> <li>○ The developer is willing to work with the City in a payback agreement for the storm drain improvements needed on 800 North, with development of that phase.</li> </ul> </li> </ul>
<b>Public Comment</b>	<p>Commissioner Labrecque declared the public hearing reopen at 9:16 p.m.</p> <p>Tony Thompson stated he met with Mr. Craythorne; he supports this new subdivision proposal. He appreciates Mr. Craythorne for working with the existing neighbors to minimize the impact on their property.</p> <p>With no further public comment, Commissioner Labrecque closed the public hearing at 9:17 p.m.</p> <p>Commissioner Labrecque commented he appreciates the fact that the developer was willing to modify the development to reduce the impact on existing residences.</p> <p>Commissioner Cressall said she likes the flow of this new plan.</p> <p>Commissioner Buckles said he feels this is a good solution.</p>
<b>CONCLUSION</b>	<b>Commissioner DeLong moved to approve the Preliminary Plat of Harrisburg Country Estates Phase 4 located on the north side of 800 North at approximately 2750 West with staff's comments. Commissioner Buckles seconded the motion. All voted in favor of the motion.</b>
<b>ADJOURNMENT</b>	<b>Commissioner Cressall moved to adjourn the meeting. Commissioner Buckles seconded the motion. All those present voted in favor of the motion. The meeting adjourned at 9:29 p.m.</b>