



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*

Date of Meeting	January 2, 2024	Call to Order	7:00pm.
Staff Present	Community Development Director Peter Matson attended electronically and Lisa Titensor recorded the minutes.		
Attendees	Marie Dougherty, David Covell, Cherie Covell, Preston Anderson		
Prayer or Thought	Commissioner Cressall		
Pledge	Commissioner Thompson		
Roll Call/Attendance	Present were: Jolene Cressall, Mark Gregersen, Dereck Bauer and Tony Thompson. Commissioners Ed Olson and Dan Evans were excused.		
Declaration of Conflicts	There were none.		
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)			
Petitioner	David Covell Representing Wal Mart		
Discussion	<p>BACKGROUND:</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.</p> <p>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.</p> <p>2) Conditions established during the original store & site plan approval remain in full effect.</p>		

	<p>3) Appropriate measures will be taken to prevent product from entering the storm drain system from the parking lot coral & other areas.</p> <p>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.</p> <p>5) Extra lighting will not be allowed for the parking lot sales, sidewalk sales or temporary storage containers.</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 this year and the water softener salt. This should not interfere with any traffic flow.</p> <p>Sidewalk Sales Memorial Day - Sidewalk sales 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>Commissioner Bauer opened the public hearing at 7:22 and with no public comment closed the public hearing.</p> <p>CONDITIONS OF APPROVAL</p> <p>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.</p> <p>2) Conditions established during the original store & site plan approval remain in full effect.</p> <p>3) Appropriate measures will be taken to prevent product from entering the storm drain system from the parking lot coral & other areas.</p> <p>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.</p> <p>5) Extra lighting will not be allowed for the parking lot sales, sidewalk sales or temporary storage containers.</p>
<p>CONCLUSION</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>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.</p>	
<p>Petitioner</p>	<p>Petitioner Ethan Brown, on behalf of Ivory Development Submitted by: Peter Matson, Community Development</p>
<p>Discussion</p>	<p>Commissioner Thompson requested the following be added to the resolution;</p> <p>WHEREAS, This Planned Residential Use Development (PRUD) is guided by the</p>

Development Agreement entered into April 25, 2006 with subsequent amendment and an approved Preliminary Plat; and

- (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.
- (2) Fencing – This phase is not adjacent to any dissimilar land uses. There is no proposed developer-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.
- (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.
- (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.

Standard conditions of approval are recommended and are outlined in Resolution 13-22.

Ethan Brown attended electronically.

Commissioner Bauer opened the public hearing at 7:33 pm and with no public comment closed the public hearing.

Conditions of Approval

- 1 All comments related to the plat and engineering shall be corrected and reviewed by the City before the final plat is presented for signatures.
- 2 Final Plat approval is subject to review and approval by Davis-Weber County Canal Companies (DWCCC).
- 3 A preconstruction meeting shall not be scheduled until all required changes have been made to the Final Plat and Improvements Drawings, the required number of copies provided to the City, and the plans are stamped approved by the City.
- 4 Plat shall not be recorded until a Subdivider's Improvement Agreement and Subdivider's Escrow Agreement have been completed and executed to ensure the completion of the improvements in this development.
- 5 It is the developer/contractor's responsibility to comply with all Clinton City Standards, Ordinances, Staff, Engineer and development requirements established during the approval process. Wherever there is a discrepancy between these drawings and City Standards the more stringent requirement will apply. If there is any doubt as to the requirement, the developer is to seek clarification from the Community Development Department and obtain the determination in writing. Copies of the Standards are available at the Community Development Department.
- 6 The developer/contractor is responsible for insuring that all required inspections are performed by the Clinton City Public Works Department. If the developer is unsure of what inspections are required he can obtain a list from the Public Works Department. The developer is cautioned not to proceed past an inspection point without insuring that the inspection has been performed and work passed by representative(s) of Public Works.
- 7 It is the developer/contractor's responsibility to ensure adequate dust, trash and weed control practices are observed while any of the lots are under their control.

	<p>8 Prior to Conditional Acceptance by the City, the Subdivider shall clear any construction debris from lots within the subdivision, except lots with buildings under construction, and level vacant lots within the subdivision in such a way that weed control, via mowing with a brush hog or similar item, is possible and all vacant lots will be mowed for weed control.</p> <p>9 The rear yard drainage system shown on the Improvement Drawings is privately owned and is to be maintained by the Cranefield Estates H.O.A.</p>
<p>CONCLUSION</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 Thompson aye.</i></p>
<p>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.</p>	
<p>Petitioner</p>	<p>Peter Matson, Community Development</p>
<p>Discussion</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>PROPOSED CHANGES FOR CONSIDERATION:</p> <ol style="list-style-type: none"> (1) 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. (2) 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. (3) 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. (4) The ordinance included in the staff report covers the general provisions for the ordinance amendment. The tables included in the staff report indicate proposed development standards. <p>An open house regarding multi-family zoning is scheduled for Thursday, January 4th 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. Staff will present various posters that will be used to solicit feedback.</p> <p>Marie Dougherty commented there are a lot of opinions on this issue. She does not like the idea of anything that goes above eight units per acre. She is not in favor of a reduced right of way; however guest parking stalls would be beneficial and would provide flexibility to allow parking solutions with a reduced public right of way and still prohibit on street parking. As far as a rear ally way, it should only be considered in a context where the town homes front on a public street where the utilities are located. The rear alleyway would only be for a garbage truck.</p> <p>Governor Cox currently has an initiative to reduce lot sizes in order to increase the number of starter homes in Utah over the next five years. The focus is single family detached starter homes. She feels Clinton can contribute to this effort and still preserve the feel and open space of our City.</p> <p>Her concern with HOA’s that have private streets is that over time the residents’ perception becomes that they are unfair. This is especially an issue now with the limited availability of housing.</p>

PLANNING COMMISSION TRAINING: A PRIMER ON PUBLIC MEETINGS FOR PLANNING COMMISSIONERS (VIDEO) – TIME PERMITTING	
Petitioner	Peter Matson, Community Development
Discussion	This item will be continued to the next Planning Commission Meeting.
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.	
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 December 12, 2023 Planning Commission Meeting. Commissioner Gregersen seconded the motion. Commissioners Cressall, Gregersen and Thompson voted in favor.</i> • Directors Report:
OTHER ISSUES	<ul style="list-style-type: none"> • There were none.
ADJOURNMENT	<i>Commissioner Thompson moved to adjourn. Commissioner Cressall seconded the motion. Commissioners Bauer, Cressall, Gregersen and Thompson voted in favor. The meeting adjourned at 8:34 pm.</i>

*Dated this 16 day of January, 2024
/s/Lisa Titensor, Clinton City Recorder*