



2267 N 1500 W
Clinton UT 84015

Planning Commission Members

*Dan Evans
Mark Gregersen
Dave Jones
Chad Hansen
Jennifer Christensen*

Date of Meeting	February 6, 2025	Call to Order	6:03 pm.
Staff Present	Community Development Director Peter Matson and Becky Smith recorded the minutes.		
Attendees	Derek Terry and Garrett Seely Representatives of Albion Development Partners, Arverd Taylor, Emily Behan, Marie Dougherty, Adam Larsen, Deanna Larsen, Jolene Cressall, Joe Dougherty		
Prayer or Thought	Commissioner Christensen		
Pledge	Commissioner Jones		
Roll Call/Attendance	Present were Jennifer Christensen, Dan Evans, Mark Gregersen, Chad Hansen, Dave Jones.		
Declaration of Conflicts	None		
PETITIONER:			
SUMMITTED BY:	Peter Matson, Community Development Director		
DISCUSSION	<p>AGENDA ITEM 1</p> <p>Election of Chair and Vice-Chair: The Planning Commission Rules of Procedure indicate that the Commission, at the beginning of each calendar year, shall elect by a majority vote, a Chair and Vice-Chair.</p> <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. The Vice-Chairperson, during the absence of the Chairperson, performs all the duties and functions of the Chairperson.</p>		
Conclusion and Motion	<p><i>Commissioner Gregersen moved to elect Commissioner Evans as the Chairperson and Commissioner Jones as the Vice-Chairperson. Commissioner Hansen seconded the motion. Voting by roll call is as follows: Commissioner Christensen, aye; Commissioner Evans, aye; Commissioner Gregersen, aye; Commissioner Hansen, aye Commissioner Jones, aye.</i></p>		

<p>Discussion</p>	<p>AGENDA ITEM 2</p> <p>Review of Planning Commission Rules of Procedure. The Planning Commission Rules of Procedure outline the organization of the commission, rights and duties of members, meetings, and procedures.</p> <p>BACKGROUND: The Planning Commission Rules of Procedure are attached for review. The document is organized as follows:</p> <ul style="list-style-type: none"> (1) Chapter 1 – Organization of the Commission (2) Chapter 2 – Rights and Duties of Members (3) Chapter 3 – Meetings (4) Chapter 4 – Procedures (5) Chapter 5 – Amendment (6) Chapter 6 – Recording of Rules <p>Staff recommend the Commission review Chapter 1 relative to City Code Title 2 (Administration), Chapter 8 (Planning Commission). The Rules of Procedure indicate that the Chair and Vice Chair are to be elected at the first meeting in December of each year for the following year. The City Code indicates this is to take place during the first meeting in January. Staff recommend the commission consider changing this to the first meeting in February of each year to allow the mayor (or newly elected mayor) to make appointments and reappointments in January with the commissioners in place for the February meeting. Staff would like the Commission to also discuss the option for the elected Chair and Vice-Chair to serve a second consecutive term up to two (2) years. Although meetings are scheduled twice a month, it is not uncommon for upwards to half of the meetings each year to be cancelled so the Chair and Vice-Chair are only in place for +12 meetings per year. The Rules of Procedure may be amended by the commission only after at least 14 days' written notice of the amendment proposal is received by each member of the Commission. This agenda item serves as such notice so any changes can officially take place in March.</p>
	<p>Commissioners discussed the starting time of the meeting. All agreed that the 6pm starting time would remain.</p> <p>Mr. Matson advised that there has to be 14 day's notice before a procedure could be changed, so it will need to be continued and discussed during the next meeting.</p> <p>Commissioner Gregerson asked a question regarding the definition of a quorum. When a commissioner declares a conflict of interest would their vote still be counted. Inquired if we could see what other cities are doing. Wondered which way it should be interpreted; it needs clarification in case that issue arises.</p>

	<p>Mr. Matson advised it was listed on the bottom of page 3 subsection E. He also advised he would look into that and propose some clarification.</p> <p>Commissioner Gregerson advised he believes right now if there is a tie vote then the motion is defeated. Rather than the chair breaks the tie. Which is the best policy?</p> <p>Commissioners discussed what their thoughts were on the definition. If the motion were tied the chair would not be able to vote again, and the motion would be denied.</p>
Conclusion and Motion	<p>Commissioner Gregersen moved to continue this discussion until the next meeting to allow staff to look at provisions that define a quorum when there is a conflict and clarify if there was a tie vote is the motion defeated. Commissioner Christensen seconded that motion. Voting is as follows: Commissioner Jones, aye; Commissioner Evans, aye; Commissioner Hansen, aye; Commissioner Gregersen, aye; Commissioner Christensen, aye.</p>
Discussion	<p>AGENDA ITEM 3</p> <p><u>Public Hearing: Review and possible action by Albion Development Partners LLC for preliminary plat approval for Greenfield Landing PRD, a 112-lot planned residential subdivision consisting of 16.72 acres located at approximately 2404 North 2000 West (Parcel #s 13-051-0062, 13-051-0018, 13-051-0021, 13-051-0060, 13-051-0030, and 13-051-0027), which lies in the R-M/PRD zoning district.</u></p> <p>The Greenfield Landing PRD preliminary plan is situated on 12.06 acres zoned R-M/PRD (Multi-Family Residential/Planned Residential Development) – see ATTACHMENT A. The zoning for this property was approved by the City Council in July 2024. The preliminary plan includes a total of 112 lots/units – 75 townhomes and 37 single-family lots. The overall residential density is 9.29 units per acre. The subdivision layout (ATTACHMENT B) is very similar to the concept plan that was approved with the rezone. ATTACHMENT C represents the staff-approved plan set for your review and approval. The Planning Commission is the land use authority for preliminary plats and PRD plans and city staff will review and approve the final plat and plans. The proposed preliminary plan and associated details are consistent with the PRD ordinance. The density is below 10 units/acre accordingly, design review committee review and recommendations are not required. The open space percentages, amenities and housing designs are consistent with the provisions of the PRD ordinance as are the setbacks, building separation, driveway depth and lot sizes. The city engineer, public works and fire dept. staff agree that the preliminary site, utility, and grading plans are appropriate.</p>

([ATTACHMENT C](#)). The landscape plan ([ATTACHMENT D](#)) shows the overall site and a legend indicating the various ground cover materials, plant materials, trees, and shrubs all consistent with the standards in the PRD and water efficient landscape standards. The landscape plan is very detailed with specific designs for the main open space area and the areas at the end of and between the townhome buildings. Turf grass is reserved for active recreation areas. The surface area of the dog park is crusher fines – small particles of crushed rock to reduce water use. Soft fall mulch – an engineered wood fiber ground cover - will be used on the playground area. Qualified base open space for this development is 0.92 acres or 7.60%, meets the minimum 7.50% requirement. Site amenities include a solid vinyl perimeter fence with a wood-like appearance substantially similar to the photos of [ATTACHMENT E](#). [ATTACHMENT F](#) show the proposed playground structure for the play area, and park bench example for the pickleball court and play area. [ATTACHMENT G](#) includes several color elevation examples of the proposed single-family homes. [ATTACHMENT H](#) shows two townhome building elevation drawings – a farmhouse concept with gable.

Commissioner Christensen questioned the decision on using crusher fines. Expressed concern about how the heat will affect them and clean up.

Commissioner Evans asked what the white line on the attachment represents.

Mr. Matson explained that it is the rear yard area for each of the townhomes. The CCR's will determine if it will be maintained as a common area or if it will be the homeowner's responsibility. The area between the buildings and the townhome buildings will be limited common area.

Commissioner Evans asked for clarification on property lines.

Mr. Terry advised these areas will be fenced and privately maintained. It will not be a common area.

Chair Evans opened the public hearing at 6:39 pm.

Mr. Terry explained they will be individually owned; a fence will go down the middle and by unit.

Commissioner Gregersen asked for clarification on lines in between the townhomes. Is that showing property ownership?

Mr. Terry advised the final plat would break each one of these units into an individual lot to show ownership behind, and the front will be a limited common area that will be maintained by the HOA.

Commissioner Evans asked about the impervious surface on townhomes.

Mr. Matson advised it is not addressed for townhome.

Commissioner Evans discussed the impervious surface in other zones.

Commissioner Gregersen asked if the land use regulations have no regulation of this?

Mr. Matson advised the single-family dwelling lots will have to adhere to the impervious surface ratio, since the townhomes will not have a rear yard, they will not.

Commissioner Christensen asked if there would be a fenced small concrete patch behind each home.

Mr. Terry advised yes, a fenced in patio, and there will be drains located behind them to assist in drainage.

Commissioner Christensen questioned between unit 200-201 parcel space open space, will there also be parcel open space between units 195-196 and 183-184?

Mr. Terry advised yes where the fence will be, which has not been determined yet, and will determine where that property is most likely half way to the unit so they can have a yard. The fence will be located behind the front door on the side of the townhome.

Commissioner Christensen questioned why concrete was material of choice for the backyards?

Mr. Terry advised for ease of maintenance. They will have an option to leave a small spot for a drip garden for example.

Commissioner Hansen questioned the non-impermeable surface had a garden will that play in to the non-impermeable surface?

Mr. Matson advised it is such a small surface it will not be counted.

Commissioner Gregersen asked if the CCR's will control what can be in the backyard?

Mr. Terry confirmed they would.

Commissioner Christensen asked if there would be a water spicket located at the back of the townhome?

Mr. Terry advised there would be a spicket, but there would not be secondary water access.

Mr. Terry addressed Commissioner Christensen's earlier concern regarding the crusher fine by explaining the crusher fine was recommended by a landscaper that has used it in other dog parks, softball mulch for the dog park. Easier on the dogs' feet and easier for cleanup.

Commissioner Gregersen asked about access to the parcel to the north. What will that parcel have access to too?

Mr. Terry advised they have talked to the owner of the parcel and have come to an agreement that they will connect through the north. It will eliminate a 6 plex town home, and one less shared driveway, which will make room for more single-family lots.

Commissioner Hansen asked if that road will be a dead end?

Mr. Terry advised it will be a stub connection street that will be connected to when the property to the north is developed. He also advised the occupants will have a connection to go east or they connect by going to the south.

Commissioner Gregersen asked how far this road will go back?

Mr. Terry advised it is very short, the length of a townhome.

Commissioner Christensen asked what the landscape requirements will be for the single-family homes.

Mr. Terry advised the landscape requirements will depend upon what the city requires.

Commissioner Gregersen asked if speed bumps would be allowed?

Mr. Matson advised the Fire and Public Works departments will not sign off on speed bumps.

Commissioner Gregersen inquired if the road on the south end that connects with 2300 North is this approval that is contemplated subject to your acquiring the other half of the road.

Mr. Terry advised that Rocky Mountain Power will not allow you to acquire the road. They will only allow you to have an easement. They have comments back from them to get that easement to dedicate that public road.

Commissioner Gregersen asked if the application is subject to them acquiring that easement?

Commissioner Jones advised that he read it would subject to acquiring the easement.

Commissioner Gregersen asked if there would be an HOA?

Mr. Terry advised yes, both single family dwelling and townhomes will have an HOA.

Commissioner Christensen asked if the price of the townhomes and the single-family dwellings would differ.

Mr. Terry advised yes.

Mr. Matson advised there will be perimeter fencing, which is a vinyl fencing, with a wood appearance.

Commissioner Gregersen inquired if they have the right way to 2000 West?

Mr. Terry advised yes.

Commissioner Hansen asked about the access being shared with commercial property to the south of the development.

Mr. Terry advised UDOT will only give that access. The properties to the north and south of that access road will be able to access. They have already submitted the required paperwork to UDOT.

Commissioner Jones asked if that was also with the drainage?

Mr. Terry advised yes. The City Engineer is coordinating that with UDOT. Once that is complete, they will coordinate that into their plans.

Mr. Matson advised that there is a temporary detention basin until the capacity is built into the road.

Commissioner Jones questioned if the commercial properties would have access from 2400 North. Will there only be access from that road or will they have access on 2000?

Mr. Terry explained they will have access off that road to 2000 West. UDOT limits the access points.

Commissioner Hansen asked if parking would be allowed on that street?

Mr. Terry advised no on-street parking would not be allowed.

Commissioner Gregersen added the development will have 2 means of access, with a potential of 3 from the access to the north.

Commissioner Evans questioned if the fence would go around the perimeter?

Mr. Matson advised the perimeter of development.

Commissioner Hansen asked if it was still vinyl even though it looked like wood?

Mr. Matson advised yes.

Commissioner Christensen asked if the fence encloses the open space? Will the fence be all that is visible?

Mr. Terry advised correct.

Commissioner Gregersen asked if the engineer takes the boundaries from a surveyed plan that was done?

Mr. Terry advised yes, and he believed it was signed by a licensed surveyor.

Commissioner Jones asked what the length of the driveway is?

Mr. Terry advised 22 feet, for both the single-family dwellings and the town homes.

Commissioner Hansen asked if there will be stone on the homes, will it look like the townhomes?

Mr. Matson advised that the city would get full architectural renderings, as well as the material boards. All of this will be taken care of with the final.

Commissioner Christensen asked if the Fire Department has signed off with the space between the townhomes and the rear.

Mr. Matson advised yes.

Chair Evans opened to public comments at 7:02 pm.

Mr. Taylor asked how many phases there will be in this development. In the past developers were limited to a 30-lot phase. Has that changed?

Mr. Matson advised this will be completed in one phase, and the only 30 lot limitation he is aware of is no more than 30 lots on a single access.

Mr. Taylor advised in the past the City limited the phase to only 30 lots, in case the builder started to have financial troubles keeping them for completing the project. Also, to help regulate growth. Controlled growth.

Commissioner Gregersen asked if Mr. Taylor was asking the city if there was a requirement in the ordinance to limit the number of lots.

Mr. Taylor advised the questioner if that is still a requirement the city enforces or has it been changed.

Mr. Matson advised the only time a limit would occur is if there were 1 entrance which would drive a second to be required.

Commissioner Christensen asked Mr. Taylor what his greatest concern was.

Mr. Taylor advised he hopes to slow the growth. Make Clinton a place people want to move to not from.

Mr. Matson read the new subdivision ordinance to clarify what it said now.

Mr. Taylor advised it is something that the planning commission should address, it is in the best interest of the city. Controlling growth eliminates the problems before it becomes a bigger problem. Concerns for public safety and the amount of traffic. He also asked if the back of the property needs to be at least half of the size that is located behind it.

Mr. Matson advised that it would be if there were existing properties located behind the development.

Commissioner Evans advised there were concerns regarding density. The City Council made decisions on zoning.

Mr. Taylor asked if commercial development would be included with the master plan. He questioned the distance between townhouses and commercial. Asking if there should not be more buffering. Expressing concerns about making sure the Commission is following zoning and ordinances.

Commissioner Christensen asked if the question was if the ordinance specifies a buffer between existing or proposed development?

Commissioner Jones asked what the zoning is on this project.

Mr. Matson advised RM. In the PRD code says only detached single family homes may be built next to offsite existing dwellings, in various residential zones. There are no existing dwellings that would make that a requirement. We are doing a General Plan update, small area plan, it is a residential zone now, but it may not remain. We will be looking for citizens to be part of that workshop, we will be advertising quite well through the coming months.

Commissioner Hansen clarified that the ordinance specifies that it only applies when being built next to an existing subdivision.

Mr. Adam Larsen commented open vacancies on the commission should be advertised to prevent skepticism.

Mr. Larsen asked if the lots are surrounded by fences how will the fire fighters gain access to fight fires.

Mr. Matson advised the fence would be knocked down.

Commissioner Hansen advised he really liked this development because it is close to the school and park, and he believed it was a perfect spot.

Mr. Matson advised there is not a sidewalk on the north side of 2300 North, but it is planned, and the builder has been notified that this will be completed.

Mr. Larsen asked for clarification about the fencing around the open areas. This will be on the south side enclosing the open area or around the entire subdivision.

Commissioner Christensen advised she agrees with Mr. Larsen on transparency.

Commission Gregersen advised we are making recommendations to the Council.

Mr. Larsen advised he believed the R-M PRD code should be revisited. Possibly cap it out at 8 units. That no more zones should be changed to R-M until the general

plan is finished. The change was made and 3 developments 500 townhomes in less than a year.

Commissioner Evans advised they have to make decisions on what is presented before them and if it follows the ordinance, not if they like it or not.

Mr. Larsen asked the Commission to recommend the R-M PRD code to be revisited. He also stated as a citizen he is asking the Commission to not approve any more changes to the RM zone until the general plan is updated.

Public Hearing was closed at 7:30 pm.

Commissioner Hansen asked what the potential time line for this development is?

Mr. Terry advised all in one phase, the developer must put up a bond, you get a better product when you do it all at once. The single-family homes and town homes will go up at the same time.

Commissioner Gregersen asked who will build the homes, do individuals have the option to build the homes?

Mr. Terry advised an independent builder will build them.

Commission Hansen questioned if they buy a lot and pick floor plan?

Mr. Terry advised they select a home; the builders carry the cost until the house is closed.

Commissioner Evans confirmed that Albion Development is the developer of the land, not the homes.

Mr. Terry advised one builder will build the homes, Albron Development will only be developing the land.

Commissioner Jones asked if conditions of approval will also include the north and south end access.

Commissioner Gregersen asked if it would be subject to access to the church. He understood it was not subject to approval even though they hoped it would occur.

Commissioner Evans advised it is desirable, but it is not subject to approval.

Commissioner Jones added the design will provide for that access.

	Mr. Matson advised the final plat design will incorporate access.
Conclusion and Motion	Commissioner Jones made the motion to approve the preliminary plat and PRD plan for Greenfield Landing PRD subject to the recommended conditions of approval. Commissioner Hansen seconded the motion. Voting is as follows; Commissioner Jones, aye; Commissioner Evans, aye; Commissioner Hansen, aye; Commissioner Gregersen, aye; Commissioner Christensen, aye.
Discussion	<p><u>AGENDA ITEM 4</u></p> <p>Public Hearing (continued): Review and possible action on text amendments to Title 28, Clinton City Zoning Ordinance, regarding Internal Accessory Dwelling Units (ADUs) (Section 28-3-7) providing clarification regarding attached ADUs and adding regulations for Detached Accessory Dwelling Units including minimum lot size, setbacks and review and approval procedures – Ordinance 25-01Z.</p> <p>The attached ordinance amends (ATTACHMENT A) the provisions for internal accessory dwelling units by clarifying regulations of internal/attached and detached ADUs. The proposed amendments are presented as exhibits to Ordinance 25-01Z. Exhibit A provides updated definitions for the various types of ADUs, Exhibit B provides the proposed modifications to Section 28-3-27 which outlines the purpose of ADUs, where ADUs are permitted, the approval process and development standards for each ADU type. This Section also includes a new setback table for each type of ADU. Exhibit C shows the list of Conditional Uses in the A-1 and A-E zone with "Attached and Detached ADUs" added to each subsection. Exhibit D includes Table 14-2 which lists the various land uses allowed in the residential zones with the addition of attached and detached ADUs highlighted. ATTACHMENT B is a series of setback graphics to help visualize the proposed setbacks and how the various limitations affect the placement of detached ADUs in the rear yard area.</p> <p>Commissioner Hansen asked about what the impervious surface would be of a home.</p> <p>Mr. Matson advised 25%.</p> <p>Commissioner Jones asked if a detached ADU will require a conditional use permit?</p>

Mr. Matson advised the application will be reviewed first, to make sure the regulations in the code are met, the application will then be a presumed approval ADU, then it will become an agenda item. The Commission will then review and gather public comments. Then decide what conditions will be put on that approval outside of the ordinance.

Commissioner Gregersen advised he believed keeping it conditional is the right way.

Commissioner Christensen questioned the definition of ADU.

Mr. Matson advised the definition of an ADU, comes from the building code..

Public Hearing was opened at 8:00 pm.

Commissioner Jones questioned if the home is owner occupied, and the owner becomes unable to occupy the home.

Commissioner Gregersen advised the property may be conveyed or inherited, or have a trust, would the owner have to live there?

Commissioner Jones asked if there was a remedy? Would they lose the conditional use permit?

Mr. Matson advised it is annually renewal.

Commissioner Christensen questioned how do we address contiguous. Is there a way to add it to the verbiage?

Commissioner Hansen asked can it be said to contact the city.

Commissioner Gregersen asked should it be broadened? Do we want the ordinance to allow that? Should we leave it up to interpretation?

Commissioner Evans advised if they move can they rent the top and bottom.

Mr. Matson advised it must be temporary.

Commissioner Evans asked if it is a bonified exemption can they rent the space they live in.

Commissioner Evans asked who would be following up to see if the homeowner is still residing there, or when they will be back from a bonified exception?

Commissioner Jones gave an example of having to notify the city when these conditions are not met. Advising the owner must alert the city. If they didn't, would it become a violation which is resending the conditional use permit?

Commissioner Gregersen wishes to proceed carefully without opening an exception that swallow the rule.

Commissioner Evans inquired if it is not laid out, how do you enforce it?

Commissioner Christensen asked if we could list a bonified exception, list what an ADU is and then list some of the specifics?

Commissioner Jones inquired if there were conditions set, would the City require recertification.

Mr. Matson advised yes with an annual permit.

Commissioner Jones advised we do not want to control people's private lives, hoping to limit corporate housing control.

Commissioners talked about how it cannot be policed.

Mr. Taylor asked the Commission about having an additional parking stall requirement. What if they have 2 cars?

Commissioner Gregersen asked if Mr. Taylor was asking the Commission to make the parking requirements stiffer?

Mr. Taylor expressed concern about parking issues as the family grows.

Commissioner Jones read the parking requirements aloud, stating 1 off street parking is required for the primary, in no case will it be more than 3 off street parking stalls.

Mr. Larsen advised tandem parking should be allowed and asked if you are setting up an expectation that won't be enforced why put it in?

Mr. Taylor proposed to the Commission that a rental should have to get a business license. That way it could be tracked more effectively. He used his duplex as an example, explaining he was required to get a rental license.

Mrs. Cressall questioned tandem parking additional parking clarification. Advised if there was RV parking available, you could have tandem parking.

Commissioner Evans asked the question of do you like the idea of detached ADU's to Mrs. Cressall.

Mrs. Cressall advised it is where the city has to go. But, with regulations and setbacks, small lots will not be able to. The regulations will weed out the lots that will not be able to have one. One concern is if the ADU is only 50% of the total home, will that be enough?

Commissioner Christensen asked what does short term rentals mean? Is that referring to air b&b's?

Mr. Matson advised the ADU cannot be allowed as a short-term rental.

Commissioner Gregersen question if there was a defined number of days for a short-term rental?

Mrs. Cressall stated in the definition of the dwelling unit internal accessory and for the purpose of a long-term rental is set for 30 days.

Mrs. Daughtery asked if there is a restriction on someone having a two-story detached ADU?

Commissioner Jones advised it cannot be taller than the primary dwelling and does have increased setbacks.

Commissioner Evans advised it cannot be more than 1,200 sq feet. 600 up 600 down for a two-store.

Commissioner Evans asked if these dwellings have the option for a basement?

Mrs. Daugherty expressed concerns regarding the height requirements for the ADU. With only 10 feet apart from the dwelling and same heights, it would look like two similar buildings.

Commissioner Christensen advised when they started discussing this topic, Peter had shown some aerial photos for different properties. They discussed the height, and the Commission did not want it to be taller, but did not see a reason for it to be shorter than the primary dwelling, they were focused on the footprint being smaller.

Commissioner Hansen agreed that the Commission should be careful with the height of an ADU.

Commissioner Evans asked if we should limit them to one story?

Commissioner Gregersen asked what if the terrain had a change in slope. The ADU would be quite visible from the street.

Mrs. Doughtery expressed concern about possibly changing the look of the density of the subdivision.

Commissioner Hansen explained why the Commission selected the structure to be 10 feet away from the primary dwelling.

Mrs. Doughtery advised in her mind she was seeing something more like a shed, and shorter than the house. If the structure was similar in height, on a bigger lot, that it would be further than 10 feet away.

Commissioner Christensen advised them to take into consideration all the setback requirements, so some of the smaller lots in the city would not be able to have an ADU's.

	<p>Commissioner Hansen expressed concerns about building a two-story while it is being built. If there is a height restriction, then it should only be a single story ADU.</p> <p>Mrs. Doughtery advised she could see the appeal of the 2 story ADU's. She was just concerned about the distance it would be from the primary dwelling.</p> <p>The Commission discussed the definition, need, and requirements for tandem parking. To give the renters the required parking that was needed.</p> <p>Mr. Matson explained the parking must be a drivable surface can be road base, gravel.</p> <p>Commissioner Evans closed the public hearing at 8:55 pm.</p>
Conclusion and Motion	<p>Commissioner Christensen made the motion to recommend the City Council adopt Ordinance 25-01Z amending various chapters of the Zoning Ordinance regarding internal, attached and detached accessory dwelling units (ADUs) with the changes discussed during the meeting. Commissioner Gregersen seconded the motion. Voting is as follows: Commissioner Jones, aye; Commissioner Evans, nay; Commissioner Hanson, aye; Commissioner Gregersen, aye; Commissioner Christensen, aye.</p>
OTHER ISSUES	<ul style="list-style-type: none"> • Publishing the vacancies in the Planning Commission for the citizens to see. Commissioner Christensen advised she had already texted the mayor.
DIRECTORS REPORT	<ul style="list-style-type: none"> • Site plan ready for review for Hippo Vet Clinic. • The state planning chapter will be e-mailing information to Mr. Matson soon regarding classes/discussions and he will email it out to the Commission when he gets the link. It will be an online meeting where citizens, planners, and planning commission members will be online, so they can talk to others around the state. Meeting would only be once a month.
ADJOURNMENT	<p><i>Commissioner Hansen moved to adjourn. Commissioner Christensen seconded the motion. Voting is as follows; Commissioner Jones, aye; Commissioner Evans, aye; Commissioner Hansen, aye; Commissioner Gregersen, aye; Commissioner Christensen, aye. The meeting adjourned at 9:11pm.</i></p>

***Reviewed and Approved by the
Clinton City Planning
Commission on this 6th.
day of March 2025***