

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

Planning Commission Meeting	January 6, 2015	Call to Order: 7:00 P.M.	2267 N 1500 W Clinton UT 84015
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Staff Present	Community Development Director Lynn Vinzant and Lisa Titensor recorded the minutes.
Public Present	There were none.
Pledge of Allegiance	Commissioner Labrecque
Invocation or Thought	Commissioner Ritchie
Roll Call & Attendance	All were present.
City Council Report	Mr. Vinzant reported that the December 23, 2014 City Council meeting was cancelled.
Approval of Minutes	Commissioner Cressall moved to approve the minutes of the December 16, 2014 Planning Commission meeting as amended – correcting the date of the meeting and identifying that no public was present. Commissioner Buckles seconded the motion. Commissioner Labrecque abstained because he was not present, all others voted in favor of the motion.
Declarations of Conflict	There were none.

WORK SESSION DISCUSSION – GARAGES, SHEDS, CARPORTS

Discussion	<p>The Planning Commission reviewed, discussed and recommended the following language in regards to Garages and Sheds.</p> <p>“Accessory Building, Residential” ^{67, 88, 198} means a building, larger than 200 square feet, <i>designated for use other than a residence constructed on a lot containing a residential structure.</i> A Residential Accessory Building shall be constructed of materials complementary in color to the primary building on the lot and buildings on surrounding lots.</p> <p>“Accessory Building Large Lot” ¹⁶⁹ means a building, larger than 200 square feet, with a minimum setback of forty (40) feet from any portion of the primary building on the lot that is at least one-half acre in size and at least twenty (20) feet from any residential building on adjoining lots.</p> <p>“Carport” means a private, covered area for parking motor vehicles with two or more open sides. A carport with a <i>distance between support structures less than 20-feet</i> shall be designated as a single carport. A carport with a <i>distance between support structures equal to or more than 20-feet</i> shall be designated as a double carport. ¹⁹²</p> <p><i>(1) Carport Attached: the carport and dwelling having a roof or wall in common and that meets the requirements of § 28-3-25(5).</i></p> <p><i>(2) Carport Accessory: located behind a dwelling with adequate access for a motor vehicle and that meets the requirements of § 28-3-25(5).</i></p> <p><i>(3) Carport Detached: located adjacent to a dwelling and fronting a common street and that meets the requirements of § 28-3-25(5).</i></p> <p>“Garage, Private” ^{21, 104, 148, 169, 183, 198} means an enclosed space for the storage of one or more motor vehicles. A garage with an exterior width of less than 20 feet shall be designated as a single garage. A garage with an exterior width of 20 feet or greater shall be designated as a double garage. For the purpose of these regulations a private garage will fall into one (1) of three (3) categories:</p> <p>(1) Garage Attached: the garage and dwelling having a roof or wall in common.</p> <p>(2) Garage Accessory: located behind a dwelling <i>with adequate access for a motor vehicle and that meets the requirements of § 28-3-25(2).</i></p> <p>(3) Garage Detached: located adjacent to a dwelling <i>and fronting a common street and that meets the requirements of § 28-3-25(3).</i></p> <p>“Major Street” means a Collector, Minor Arterial, or Principal Arterial street as indicated in the Clinton City Transportation Master Plan.</p> <p>“Shed” or “Yard Shed” ¹⁶⁹ means an enclosed space or covered area outside of an enclosed space less than 200 square feet,</p>
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not including eaves, *with a door width of six (6) feet or less* for the storage of yard tools and supplies, motorized yard equipment, household items, etc. but not for storing motor vehicles intended for personal transport. Includes greenhouses, play houses, forts, and other play structures. Does not include landscape features such as pergolas, arbors, or other skeleton type structures.

28-3-25 Garages, Accessory Buildings, Shed, Carports - Single Family Dwelling.^{104, 148, 169, 183, 192}

(1) *Garage and Carport* General Requirements: These requirements apply to garages *and Carports*.

(a) Structures shall meet the minimum setback requirements established in this ordinance for the zone.

(b) Eaves shall not extend into any setback requirements established in this ordinance for the zone by more than twelve (12) inches.

(c) All run-off from the roof, drive or any hard surface associated with the structure shall be designed to drain onto the building lot where the structure is located.

(d) *Adherence to the maximum impervious surface ratio.*

(e) Structures built within five (5) feet of a property line shall not have openings, (windows, doors, etc.), in the wall that is within the five (5) feet.

(f) Structures built within five (5) feet of a property line shall have the wall constructed to meet the requirements of the International Residential Code.

(g) *A curb cut and appropriate apron shall be established to meet the requirements of the city standards and § 28-4 of this ordinance.*

(h) *Construction shall meet the requirements of the International Residential Code.*

(2) Garage Accessory

(a) A Garage Accessory, as defined in this ordinance, may *serve to* satisfy the parking requirements of Chapter 4 of this ordinance providing that the structure meets the following requirements.

(i) The structure meets the minimum parking requirements, established for a residence in Chapter 4, not including any portion of the structure that is designed for the intended use of storing oversized vehicles, recreation vehicles, boats, off-road vehicles, etc.,

(ii) There is a hard surface drive from the street to the Accessory Garage.

(b) The minimum distance from any wall surface, attached deck, awning, or other extension of the dwelling to any wall surface or extension on the ~~Garage structure~~, *shall not be less than ten (10) feet*. The eaves of either structure shall not extend more than twelve (12) inches into the required ten (10) foot separation.

(d) Structure shall be designed with the intended use of storing vehicles *designed* for transportation or recreation.

(e) Garage Accessory shall compliment the color scheme of the existing dwelling. Significance of colors shall be determined by the planning staff at the time of plan review.¹⁹⁸

*(f) If the structure is not intended to meet the requirements of Chapter 4 for a residence as stated in (2) (a) (ii) it shall have a hard surface drive from the street to the garage unless the structure is behind a 6-foot solid fence with gates then the hard surface shall extend from the street to behind the fence gates.*¹⁹⁸

(3) Garage Detached

(a) A Garage Detached, as defined in this ordinance, may satisfy the parking requirements of Chapter 4 of this ordinance providing that the structure meets the following requirements:

(i) The structure meets the minimum parking requirements established for a residence in Chapter 4 not including any portion of the structure that is designed for the intended use of storing oversized vehicles, recreation vehicles, boats, off-road vehicles, etc.

(ii) *There is a hard surface drive from the street to the Detached Garage.*

(b) The minimum distance from any wall surface, attached deck, awning, or other extension of the dwelling to any *property line shall meet the requirements established in this ordinance for the applicable zone. The minimum distance from a wall surface or any extension on the structure to the wall surface or extension on the residence shall be a minimum of ten (10) feet.*

(c) Structure shall be designed with the intended use of storing vehicles *designed* for transportation or recreation.

(d) Garages Detached shall have the same architectural features; utilize the same building materials and same pattern as the existing dwelling. Street view of the structure shall be similar in the use of materials, brick, rock, etc., as the residence on the lot. Sides and rear of the structure may utilize less primary materials, siding, stucco, etc., found on the residence. Equality of materials and features shall be determined by the planning staff at the time of plan review. Allowances may be made when considering the availability of materials due to the age of the original structure.

(4) *Accessory Buildings and Sheds General Requirements: The following requirements apply to Accessory Buildings and Sheds:*

	<p><i>(a) Structures shall meet the minimum setback requirements established in this ordinance for the zone.</i></p> <p><i>(b) The structure shall be located in the rear yard setback as defined in this ordinance with a minimum distance from any wall surface, attached deck, awning, or other extension of the dwelling to any wall surface or extension on the structure, shall not be less than ten (10) feet.</i></p> <p><i>(c) Eaves shall not extend into any setback or separation requirements established in this ordinance for the zone by more than twelve (12) inches.</i></p> <p><i>(d) All run-off from the roof, drive or any hard surface associated with the structure shall be designed to drain onto the building lot where the structures is located.</i></p> <p><i>(e) Adherence to the maximum impervious surface ratio.</i></p> <p><i>(f) A curb cut shall NOT be established to provide access to the structure.</i></p> <p><i>(g) Construction shall meet the requirements of the International Residential Code.</i></p> <p><i>(h) Structure shall not be designed with the ability to store vehicles intended for transportation or recreation, access into the structure shall be less than six (6) feet wide.</i></p> <p><i>(i) Accessory Buildings or Sheds, as defined in this ordinance, do not meet the parking requirements of Chapter 4 of this ordinance.</i></p> <p><i>(j) Accessory Buildings shall compliment the color scheme of the existing dwelling. Significance of colors shall be determined by the planning staff at the time of plan review.</i></p> <p>The Planning Commission will continue their discussion on carports at the next meeting.</p>
WORK SESSION – CHAPTER 4 ASSURANCE FOR COMPLETION AND MAINTENANCE OF IMPROVEMENTS	
Discussion	The Planning Commission briefly discussed Chapter 4. Mr. Vinzant said he will bring more information to the next Planning Commission work session for further discussion.
ISSUES & CONCERNS	There were none.
ADJOURNMENT	Commissioner Briggs moved to adjourn the meeting. Commissioner Buckles seconded the motion. All those present voted in favor of the motion. The meeting adjourned at 9:14 p.m.