

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	February 17, 2015	Call to Order: 7:02 P.M.	2267 N 1500 W Clinton UT 84015
Staff Present	Community Development Director Lynn Vinzant and Lisa Titensor recorded the minutes.		
Public Present	Eldon Flinders, Colby Bond, Thomas J. Tomisin, Laura Tomison, Craig Neff, John Diamond, Jeff Diamond, Mike Durtschi, Gerald Hogge, Linda Hogge		
Pledge of Allegiance	Councilmember Ritchie		
Invocation or Thought	Councilmember Thompson		
Roll Call & Attendance	All were present.		
City Council Report	Mr. Vinzant reported on the January 27, 2015 City Council Meeting as recorded in the minutes.		
Approval of Minutes	Commissioner Buckles moved to approve the minutes of the February 3, 2015 Planning Commission meeting as amended – <i>correcting the date in the approval section of the previous meeting minutes from Jan. 6 to Jan. 20.</i> Commissioner Cressall seconded the motion. All those present voted in favor of the motion.		
Declarations of Conflict	There were none.		
PUBLIC HEARINGS: 7:10 P.M. – ORDINANCE NO. 15-02Z - REZONE REVIEW AND RECOMMENDATION TO THE CITY COUNCIL UPON A REQUEST FROM CHRIS LOOCK, REPRESENTING THE FLINDERS TRUST, FOR A REZONE OF THE PROPERTY LOCATED AT APPROXIMATELY 3400 WEST ON THE NORTH SIDE OF 1800 NORTH, NORTH OF THE LAYTON CANAL, REZONE FROM AGRICULTURAL (A-1) TO RESIDENTIAL (R-1-15), MORE ACCURATELY DESCRIBED IN THE ORDINANCE.			
Petitioner	Chris Loock		
Discussion	<p>Mr. Vinzant provided the Planning Commission with the following information which was identified in the staff report:</p> <ul style="list-style-type: none"> ▪ The request is for a rezone to Residential (R-1-15); however the applicant, Chris Loock, has indicated that he wants to amend the request to Agricultural Estates (AE). ▪ The AE request matches the intended land use per the General Plan and Master Land use Map. <p>There is adequate infrastructure within the area for development.</p> <p>Jeff Diamond representing Chris Loock explained that originally Mr. Loock thought that R-1-15 would be the best option but have reconsidered and feels it would best serve the City and the applicant to amend application to the AE Zone.</p> <p>Mr. Vinzant reviewed the Clinton City Master Land Use Map. He explained the map specifies this area as Agriculture Estates as was adopted in the 2013 General Plan Update.</p> <p>He explained this is approximately 16.27 acres. He reviewed the maps included in the report and identified the following for the Planning Commission:</p> <ul style="list-style-type: none"> • Regarding utilities in the area, there are water mains in 1800 N and the 2050 Channel Corridor. • The closest sewer line is on the property to the north which belongs to North Davis Sewer. • The storm drain line is on the west side and comes from the detention pond at Kestrel Park. • The secondary water line is in 1800 N and would need to be looped back into the system. <p>He clarified that two access points per subdivision are required. There is adequate infrastructure for this development.</p> <p>Commissioner Coombs opened the public hearing at 7:20 p.m.</p>		

	<p>Laura Tomison asked for clarification what AE means.</p> <p>Mr. Vinzant clarified AE is half acre lots with 100 foot frontage.</p> <p>Ms. Tomison said she has lived here 23 years; she is not in favor of this development.</p> <p>Commissioner Thompson clarified that the lower corner triangle portion is not covered under either rezone request.</p> <p>Mr. Vinzant responded that Mr. Bond will need to include that portion in the legal description identified in Ordinance 15-03Z.</p> <p>Eldon Flinders stated that he believes the lower corner is owned by the Martins, it is not part of the Flinders property.</p> <p>Colby Bond clarified the bottom lower corner is owned by the Bureau of Reclamation.</p> <p>Mr. Coombs closed the public hearing at 7:26 p.m.</p> <p>Commissioner Thompson stated for the record that as the Davis County property manager, he will be involved in the negotiation for the sewer easement. He said he would not make the decision; he would be presenting the information to the County Commissioners. He has no personal interest or gain in the development of this property. He asked the Planning Commission if they would like him to declare a conflict of interest.</p> <p>Mr. Vinzant explained that with no personal gain and the fact he will not make the decision, he see's no conflict of interest for Commissioner Thompson.</p> <p>Commissioner Briggs questioned if the layout of the subdivision will be impacted by the General Plan.</p> <p>Mr. Vinzant responded that the rezone is necessary to proceed with the development.</p>
<p>CONCLUSION</p>	<p>Commissioner Briggs moved to recommend to the City Council approval of ordinance 15-02Z as amended by the petitioner, requesting the rezone of the property located at approximately 3400 West on the north side of 1800 North, north of the Layton Canal, Rezone from Agricultural (A-1) to Residential (AE), more accurately described in the ordinance. Based upon the finding that the rezone request complies with the General Plan and that there is adequate infrastructure available. Commissioner Thompson seconded the motion. Voting by roll call is as follows: Commissioner Labrecque, aye; Commissioner Cressall, aye; Commissioner Buckles, aye; Commissioner Ritchie, aye; Commissioner Thompson, aye; Commissioner Coombs, aye.</p>
<p>7:30 P.M. – ORDINANCE NO. 15-03Z - REZONE REVIEW AND RECOMMENDATION TO THE CITY COUNCIL UPON A REQUEST FROM KW ADVISORY GROUP, COLBY BOND, REPRESENTING THE MARTIN FAMILY TRUST, FOR A REZONE OF THE PROPERTY LOCATED AT APPROXIMATELY 3400 WEST ON THE NORTH SIDE OF 1800 NORTH, FROM AGRICULTURAL (A-1) TO AGRICULTURAL ESTATES (A-E) MORE ACCURATELY DESCRIBED IN THE ORDINANCE.</p>	
<p>Petitioner</p>	<p>Martin Family Trust, represented by KW Advisory Group, Colby Bond</p>
<p>Discussion</p>	<p>Mr. Vinzant identified for the Planning Commission that this application for Agricultural Estates matches the intended land use per the General Plan and Master Land use Map. There is adequate infrastructure within the area for development.</p> <p>Colby Bond stated that in order to comply with the General Plan and market demand they have decided to request an AE zone for this development. He is working to coordinate improvements and utilities with the adjacent property owners who are developing at the same time.</p> <p>Mr. Vinzant reviewed the utility map with the Planning Commission. He explained the water line could be looped but will need to be negotiated with current land owners to the north. The Fire Department will determine if a single access is sufficient for this subdivision or if a second is necessary.</p> <p>Commissioner Coombs opened the public hearing at 7:46 p.m. With no public comment, the public hearing was closed at 7:47 p.m.</p>
<p>CONCLUSION</p>	<p>Commissioner Cressall moved to recommend to the City Council approval of Ordinance 15-03Z a request from KW Advisory Group, Colby Bond, representing the Martin Family Trust, for a rezone</p>

	<p>of the property located at approximately 3400 West on the north side of 1800 North, from Agricultural (A-1) to Agricultural Estates (A-E) more accurately described in the ordinance; conditioned upon compliance with the General Plan and compatible City utilities. Commissioner Buckles seconded the motion. Voting by roll call is as follows: Commissioner Labrecque, aye; Commissioner Cressall, aye; Commissioner Buckles, aye; Commissioner Ritchie, aye; Commissioner Thompson, aye; Commissioner Coombs, aye.</p>
<p>Commissioner's issues and concerns</p>	<p>Commissioner Cressall commented that at approximately 2050 N 1000 W, the curb is not cut and she questioned if a crosswalk is needed.</p> <p>Commissioner Briggs reported that there is graffiti on the west side of the fence that faces the walking trail and separates the walking trail from the storage units on the county border.</p>
<p>ADJOURNMENT</p>	<p>Commissioner Buckles moved to adjourn the meeting. Commissioner Labrecque seconded the motion. All those present voted in favor of the motion. The meeting adjourned at 8:03 p.m.</p>