

**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**

<b>Planning Commission Meeting</b>	<b>June 16 , 2015</b>	<b>Call to Order: 7:00 P.M.</b>	<b>2267 N 1500 W Clinton UT 84015</b>
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<b>Staff Present</b>	Community Development Director Lynn Vinzant and Lisa Titensor recorded the minutes.
<b>Public Present</b>	Nick Mingo
<b>Pledge of Allegiance</b>	Commissioner Cressall
<b>Invocation or Thought</b>	Commissioner Buckles gave a thought regarding the celebration of Independence Day on July 4.
<b>Roll Call &amp; Attendance</b>	Present were: Commissioner Coombs, Commissioner Buckles, Commissioner Ritchie, Commissioner Briggs, Commissioner Cressall, Commissioner Labrecque  Excused were: Commissioner Thompson
<b>City Council Report</b>	Mr. Vinzant reported on the June 23, 2015 City Council Meeting as recorded in the minutes.
<b>Approval of Minutes</b>	<b>Commissioner Buckles moved to approve the minutes of the June 16, 2015 Planning Commission meeting as written. Commissioner Briggs seconded the motion. Commissioner Cressall abstained because she was not present at the meeting; Commissioner’s Labrecque, Ritchie, Briggs, Buckles and Coombs voted in favor of the motion.</b>
<b>Declarations of Conflict</b>	There were none.
<b>7:10 P.M. - REVIEW AND ACTION UPON A REQUEST FROM CHRIS LOOCK AND JEFF DIMOND, FOR A RECOMMENDATION TO THE CITY COUNCIL FOR APPROVAL OF THE FINAL PLAT OF CLINTON MEADOWS NORTH SUBDIVISION, LOCATED AT APPROXIMATELY 3400 WEST ON THE NORTH SIDE OF 1800 NORTH.</b>	
<b>Discussion</b>	<p>Mr. Vinzant reviewed the following:</p> <ul style="list-style-type: none"> <li>▪ This subdivision is dependent upon the sewer and street being connected with 2000 North in West Point. To date this has not been approved by West Point City and an Interlocal Agreement has not been reached;</li> <li>▪ This is scheduled to go before the West Point City Council;</li> <li>▪ This development is dependent upon an approved crossing at the Layton Canal and utility crossings at the Davis Storm Canal.</li> </ul> <p>Mr. Vinzant reported that the agreement with West Point City is not ready; the public hearing will need to remain open and the issue tabled to the next Planning Commission meeting.</p> <p>Commissioner Coombs opened the public hearing at 7:20 p.m. There was no public present to comment. The public hearing is to remain open to the July 21, 2015 Planning Commission meeting.</p>
<b>CONCLUSION</b>	<b>Commissioner Buckles moved to table the review and action upon a request for a recommendation to the City Council for approval of the Final Plat of Clinton Meadows North Subdivision, located at approximately 3400 West on the north side of 1800 North. Commissioner Cressall seconded the motion. All those present voted in favor of the motion.</b>
<b>7:25 P.M. - REVIEW AND ACTION UPON A REQUEST TO AMEND THE CLINTON CITY ZONING ORDINANCE 28-4-15, ACCESS TO RESIDENTIAL PROPERTY INCLUDING FOUR OR LESS DWELLINGS, § (4)(B)(III) TO ALLOW CORNER LOT ACCESS.</b>	
<b>Discussion</b>	<p>Mr. Vinzant explained, the existing ordinance does not allow corner lots to have access to the rear yard even though it has been a practice in the past. This would not change restrictions established on lots on Collectors and Arterial streets.</p> <p>Discussion by the Planning Commission resulted in the following proposed amendments to the Zoning Ordinance:</p>

**28-4-15 Accessory to Residential Property Including Four or Less Dwellings**(4) Driveways and Accessory Parking:<sup>173</sup>

(a) All driveways intended to meet the requirements of providing access to required parking spaces and private garages shall be paved with a hard surface such as concrete or asphalt and shall have an approach of concrete designed to meet the requirements of the Clinton City Engineering and Standard Specifications.

(b) Accessory parking areas on a lot with an established driveway that meets the requirements of "a." above are allowed within the front setback area of a lot based upon the following criteria:

(i) An area of hard surface meeting the requirements of a driveway; or,

(ii) An area constructed of three-quarter (3/4) inch gravel a minimum of four (4) inches thick. If road base is used as an underlining material sufficient gravel shall be used to cover the road base; and

(iii) Except for corner lots ~~The~~ area shall be on the side of the dwelling adjacent to an established driveway; and

(iv) The area shall have a substantially durable boarder, extending a minimum of one (1) inch below the depth of the gravel. The intent of this boarder is to prevent the migration of gravel from the parking area to adjoining landscaped areas or property. An example of a substantially durable boarder would be railroad ties or concrete mow strip; and

(v) A drive access to the accessory parking area shall be by an approach of concrete designed to meet the requirements of the Clinton City Engineering and Standard Specifications. Access shall not be by jumping the curb, temporary ramps, or other means of driving over the curb; and

(vi) The accessory parking area shall be kept weed and vegetation free; and

(vii) The accessory parking area shall be for parking of licensed vehicles, trailers, and boats, owned by the resident, and not for storing project vehicles, vehicle parts, or other storage; and

(viii) On corner lots, accessory parking shall not be within the exterior side yard facing a street setback area; and

(ix) The accessory parking area may extend from the edge of the existing driveway to the property line.

(c) On Corner Lots where one of the streets is not a Collector Street, as described in the Clinton City transportation Master Plan Update 2005-2030, or where access to the lot has not been restricted by ordinance or plat, access to the lot from a side street, not associated with the drive to the garage, is allowed and the following shall apply:

(i) Access to a corner lot from a Principal Arterial or Minor Arterial is not allowed;

(ii) Access shall lead to a parking pad constructed of hard surface or gravel (if gravel then as outlined in "v" above) or an approved garage or accessory building;

(iii) Access shall be a minimum of 10-feet behind the dwelling on the lot;

(iv) Impervious surface ratio for the zone shall not be exceeded; and

(v) Curb cut shall comply with requirements established by ordinance.

The Planning Commission was in consensus to postpone further discussion to later in the meeting time permitting.

CONCLUSION

Commissioner Buckles moved to postpone further discussion until after the scheduled public hearings identified on the agenda. Commissioner Briggs seconded the motion. All those present voted in favor of the motion.

At 10:17 p.m. due to the late hour Commissioner Briggs moved to table further review and action upon ordinance 28-4-15 to the July 28, 2015 Planning Commission meeting. Commissioner Ritchie seconded the motion. All those present voted in favor of the motion.

7:45 P.M. - REVIEW AND ACTION UPON A REQUEST FROM IVORY DEVELOPMENT, NICK MINGO, FOR A RECOMMENDATION TO THE CITY COUNCIL FOR APPROVAL OF THE FINAL PLAT OF CRANEFIELD ESTATES SUBDIVISION PHASE IV, LOCATED AT APPROXIMATELY 3490 WEST 2500 NORTH.

Discussion

Nick Mingo stated this phase was originally part of Phase 1. Building paused due to the economy, however sales are picking up and they would like to move forward at this time.

Mr. Vinzant reported this is the fourth amendment to this subdivision.

- This phase is part of the original first phase that was reduced in size due to the market crash.
- The infrastructure is in; however it was installed so long ago that it should be thoroughly inspected. There is a notice of a requirement from PW that the sewer, storm, and land drains be viewed with a camera.

This subdivision complies with the existing development agreement.

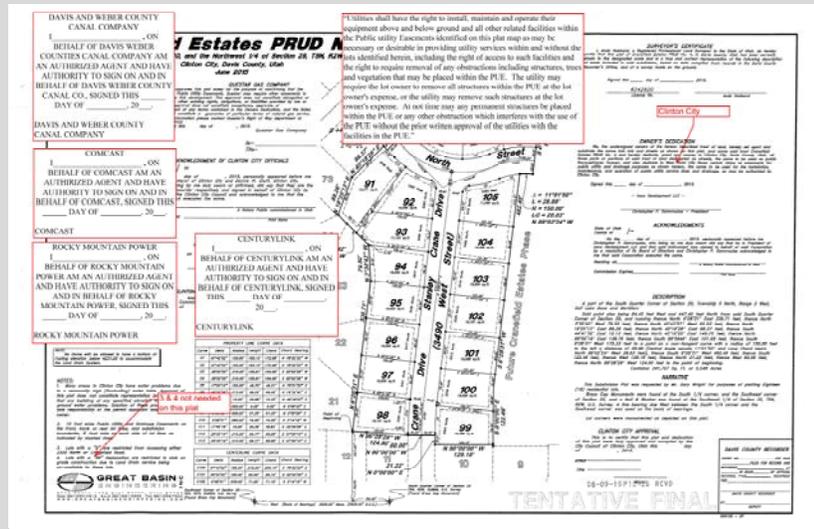
Commissioner Briggs moved to forward a recommendation to the City Council for approval of the Final Plat of Cranefield Estates Subdivision Phase IV, located at approximately 3490 West 2500 North subject to staff's comments as noted. Commissioner Ritchie seconded the motion. Voting by roll call is as follows: Commissioner Labrecque, aye; Commissioner Ritchie, aye; Commissioner Briggs, aye; Commissioner Cressall, aye; Commissioner Buckles, aye; Commissioner Coombs, aye.

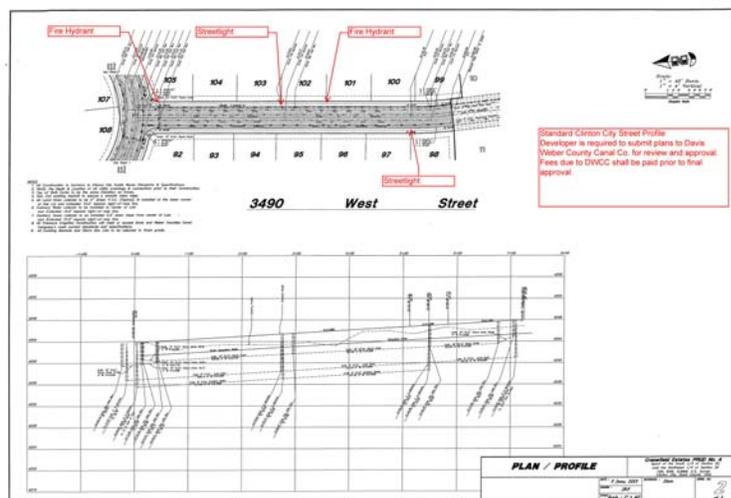
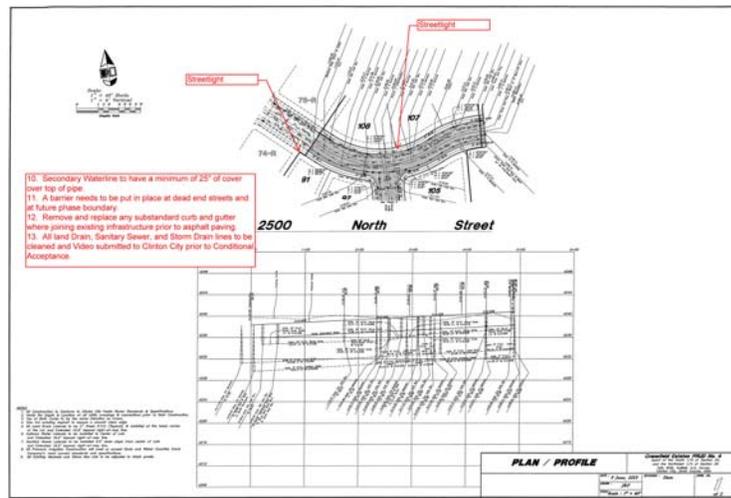
Commissioner Briggs moved to reconsider the previous motion due to the realization that the public hearing had not been opened. Commissioner Buckles seconded the motion.

Commission Coombs opened the public hearing at 10:17 p.m., there was no public present to comment; the public hearing was closed at 10:18 p.m.

Commissioner Briggs moved to forward a recommendation to the City Council for approval of the Final Plat of Cranefield Estates Subdivision Phase IV, located at approximately 3490 West 2500 North subject to staff's comments noted based on the finding that the final plat complies with the existing Development Agreement. Commissioner Ritchie seconded the motion. Voting by roll call is as follows: Commissioner Labrecque, aye; Commissioner Ritchie, aye; Commissioner Briggs, aye; Commissioner Cressall, aye; Commissioner Buckles, aye; Commissioner Coombs, aye.

CONCLUSION





**8:00 P.M. - REVIEW AND ACTION UPON A REQUEST FROM IVORY DEVELOPMENT, NICK MINGO, FOR A RECOMMENDATION TO THE CITY COUNCIL FOR APPROVAL OF AN AMENDMENT TO THE PRELIMINARY PLAT AND DEVELOPMENT AGREEMENT FOR CRANEFIELD ESTATES AND CLUBVIEW AT CRANEFIELD ESTATES, LOCATED AT APPROXIMATELY 3650 WEST ON 2300 NORTH.**

**Discussion**

Nick Mingo was present to discuss this issue with the Planning Commission.

Mr. Vinzant provided the following information in the staff report:

- Cranefield Subdivision was approved through a Development Agreement during the Annexation process.
- The Agreement outlines everything that was approved as part of the development from the golf course to the lift station.
- The Agreement has been amended three times: first to add Clubview; second to delete commercial property and add a church site; and third to create a school site.
- This Amendment removes wetlands that were determined to be in the Development. Removal is based upon a Wetlands Delineation Study and concurrence by the Army Corps. This has resulted in a 10 lot increase and changes in open space.
- Other changes in this Amendment are associated with the 3000 West improvements.
- A draft of the Fourth Amendment along with the original Development Agreement is included in the staff report;
- Comments related to the preliminary plat will be compiled.

Mr. Vinzant made the following recommendations to the Planning Commission:

- Thoroughly review the original and fourth amendments to the Development Agreement;
- Review the amended preliminary plat;
- Table action to July 21, pending a complete review and full staff recommendation.

The Planning Commission discussed at length the issue regarding the buffer requirement identified in the Agreement.

Commissioner Briggs expressed a desire to maintain cohesiveness with the Gentry Farms development.

Commissioner Coombs stated he likes the idea of trees as a buffer.

Commissioner Labrecque said he would like to require trees in addition to adding the concrete fence.

Mr. Mingo commented his interpretation of the consensus of the Planning Commission is that the following three options may be a consideration:

1. 30 foot buffer
2. Concrete fence
3. Vinyl or chain link fence with landscaping

**Commissioner Buckles moved to recommend in addition to the minimum lot size for the lots that are adjacent to the agriculture property, require an additional 25 foot minimum additional buffer that can be owned by the lot owner in addition to the minimum lot size and require a concrete wall to separate agriculture from residential. There was no second to the motion.**

Commissioner Coombs suggested that the concrete fence should be the buffer and give the extra 10 feet to each property owner.

Commissioner Coombs opened the public hearing at 9:43 p.m. and identified the hearing will remain open to the July 21, 2015 Planning Commission meeting.

Mr. Mingo clarified the Planning Commission would like him to modify the proposal to remove the trail and include the 10 foot buffer into each adjoining lot; add 1 tree per lot; and add a 6' concrete fence along the east property line.

At the request of Mr. Mingo, Mr. Vinzant provided the following summarization of the discussion to the City Council:

*The discussion in the Planning Commission related to the question of the buffer. The Development Agreement has a requirement that there be ½ acre lots against residential lots that existed at the time the agreement was established. Either ½ acre lots against undeveloped property were to be ½ acre or have a buffer. One interpretation was that the original plat had ½ acre lots or a large wetland buffer against the “Stone” property on the south side of 2300 North. Amendment 3 allowed the ½ acre lots to be reduced and a trail inserted from 2300 North to the wetlands area. The proposed amended plat extends that trail south all along the “Stone” property as a buffer now that the wetlands no longer exist.*

*The Commission discussed the idea of the proposed trail along the east property line running south from 2300 North. Issues developed over who and how it would be maintained, who would walk it rather than the adjoining street, would it be safe to have a 1200 foot long 10-foot wide trail with exits only at the ends and with a 6-foot high fence on each side. After this discussion the question on what is a buffer really got going.*

*The Planning Commission discussion went from a requirement for the same size buffer that existed behind the lots in the original plat to deleting the 10-foot “trail” and including that area in the lots with a requirement that a concrete fence be installed along the east property line and that landscape requirement would be established on the east side of the lots. The developer would bank the landscaping so that the homeowners could install when they have irrigation established. Additionally a requirement would include a note informing the property owners of the agriculture use adjacent to their lots. This item became a consensus with a majority of the Planning Commission but not a unanimous vote.*

*The issue really becomes what suffices as a buffer when the lots are not ½ acre. If it is the size then the lots could be ½ acre by increasing frontage and not depth. If it is depth what is the depth preventing: odors, flies, and sound will travel a great deal further than the depth of a typical ½ acre lot. If the intent is to keep the residents on a single family lot from the environment of a 1-acre lot perhaps a 6-foot concrete fence is the best buffer; the fence won't be pushed over, horse or cow won't eat plants on the other side, and children won't crawl through it.*

## CONCLUSION

**Commissioner Buckles moved to provide a recommendation to the developer to consider providing an alternative proposal which includes a 6' concrete fence on the east side of the plat; extend the adjoining lots by 10 feet to the property line for the subdivision (replaces the 10 foot buffer) ; add additional landscaping of at least one tree per lot and include a note on the plat that there are animals. Commissioner Labrecque seconded the motion. Voting by roll call for a consensus – Commissioner Labrecque, aye; Commissioner Ritchie, aye; Commissioner Cressall, aye; Commissioner Buckles, aye; Commissioner Coombs, aye; Commissioner Briggs, nay, because the developer should be on notice that the Council may ask for a similar**

	<p>buffer as that at Gentry Farms, they are generally desirous of a buffer between dissimilar zones.</p> <p>Commissioner Buckles moved to table the preliminary plat and development agreement for Cranefield Estates and Clubview located at approx. 3650 W 2300 N to the July 21, 2015 Planning Commission meeting. Commissioner Cressall seconded the motion. All those present voted in favor of the motion.</p>
<p><b>8:20 P.M. - REVIEW AND ACTION UPON A REQUEST FROM IVORY DEVELOPMENT, NICK MINGO, FOR A RECOMMENDATION TO THE CITY COUNCIL FOR APPROVAL OF THE FINAL PLAT OF CRANEFIELD ESTATES SUBDIVISION PHASE V, LOCATED AT APPROXIMATELY 3535 WEST ON 2250 NORTH.</b></p>	
<p><b>Discussion</b></p>	<p>Mr. Vinzant explained this subdivision is not ready for discussion. The amended preliminary plat must be approved before this phase can be reviewed. He recommended the item be announced, public hearing opened, and then table the item with the hearing open. The soonest it can be discussed would be after the review of the amended preliminary plat July 21. Any recommendation at that time would be contingent upon the Council adopting the amendment to the development agreement and plat.</p>
<p><b>CONCLUSION</b></p>	<p>Commissioner Buckles moved to table the review and action upon a request for a recommendation to the City Council for approval of Resolution 19-15 for the Final Plat of Cranefield Estates Subdivision Phase V, located at approximately 3535 West on 2250 North to the July 21, 2015 Planning Commission meeting based on the fact that the Preliminary Plat was tabled. Commissioner Labrecque seconded the motion. All those present voted in favor of the motion.</p>
<p><b>WORK SESSION – DISCUSS CHAPTER 4 – SUBDIVISION ORDINANCE</b></p>	
	<p>To be discussed at a later date.</p>
<p><b>ISSUES &amp; CONCERNS</b></p>	<p>There were none.</p>
<p><b>ADJOURNMENT</b></p>	<p>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 10:23 p.m.</p>