

PLANNING COMMISSION

2267 North 1500 West
Clinton City, UT 84015

Phone: (801) 614-0740

Fax: (801) 614-0752

Web Site: www.clintoncity.net

AGENDA

November 17, 2015

7:00 pm

There will be a meeting of the Clinton City Planning Commission held on the date mentioned above in the **Council Chambers** of Clinton City; **City Hall located at 2267 North 1500 West.**

Clinton City Planning Commission

Chairman
Dave Coombs

Vice Chairman
Bob Buckles

Members
Jacol Briggs
Jolene Crossall
Allen Labrecque
Jeff Ritchie
Anthony O. Thompson

City Staff
Wil Wright

| | | |
|-----|---|-----------|
| | Pledge | Appointed |
| | Invocation or Thought | Appointed |
| | Roll Call | Chair |
| | City Council Report | Staff |
| | Planning Commission Minutes | Chair |
| | Declaration of Conflicts | Chair |
| | PUBLIC HEARINGS: | |
| 1. | 7:10 p.m. – Resolution No. 22-15 – Review and recommend for Council action a request of KW Advisory Group, represented by Colby Bond for the Final Plat of Patterson Homestead subdivision, Phase 1, located at 2580 North on the east side of 3000 West. | |
| 2. | 7:20 p.m. – Ordinance No. 15-08Z – Review and recommend for Council action a request of Doug Hamblin, represented by Jason Hamblin to rezone 3.35 acres from R-1-9 to Patio Home at 1600 W 600 N | |
| 3. | 7:25 p.m. - Ordinance No. 15-09Z – Review and recommend for Council action a request of Jeff Chambers to rezone an .84 acre parcel from residential R-1-8 to R-1-10 at 1104 North 1000 West. | |
| 4. | 7:30 p.m. – Resolution No. 24-15 – Review and recommend for Council action a request of Jeff Chambers to create a minor (two lot) subdivision at 1104 North 1000 West. | |
| 5. | 7:35 p.m. – Ordinance No. 15-10Z – Review and recommend for Council action amending Section 28.3.9(2) paragraphs (f) and (g) pertaining to Residential Chickens and Household Pets | |
| 6. | 7:40 p.m. – Ordinance No. 15-11Z - Review and recommend for Council action a request of Mark Archer, owner to rezone 1.9 acres from Agricultural (A-E) to Performance Zone (PZ) at 2187 N 2000 W. | |
| 7. | 7:45 p.m. – Ordinance No. 15-12Z – Review and recommend for Council action a request of Bruce Nilson of Nilson Homes to rezone 17.53 acres from R-1-9 to Patio Home (PH) at approximately 2382 West 1800 North, more accurately described in Ordinance 15-12Z. | |
| 8. | Discussion and action regarding a request to amend the Site Plan specifically the landscape plan for the Westside Medical Building Two to change the fencing. | |
| 9. | Discussion and possible action related to opening the General Plan to perform biennial review of moderate income housing . | |
| 10. | COMMISSION CONCERNS AND ISSUES | |
| 11. | ADJOURN | |

CLINTON CITY PLANNING COMMISSION AGENDA ITEM

| | |
|---|---|
| SUBJECT: 7:15 p.m. – Resolution No. 22-15– Review and action upon a request for approval of the Final Plat for Phase 1 of the Patterson Homestead subdivision located at 2580 North on the east side of 3000 West. | AGENDA ITEM: 1 |
| PETITIONER: KW Advisory Group represented by Colby Bond | MEETING DATE: November 17, 2015 |
| ORDINANCE REFERENCES: Subdivision Ordinance | ROLL CALL VOTE: <div style="display: flex; justify-content: space-around;"> YES NO </div> |
| BACKGROUND: The Planning Commission approved the Preliminary Plat for the Patterson Homestead Subdivision on May 5, 2015. The Final Plat for Phase 1 consists of 27.4 acres for 58 lots that are zoned R-1-15. Comments related to corrections needed on drawings have been provided to developer | |
| ALTERNATIVE ACTIONS: | |
| ATTACHMENTS: Resolution 22-15 | |
| SEPARATE DOCUMENTS: | |

Respectfully submitted,

**Will Wright, Director
Community Development**

RESOLUTION NO. 22-15

A RESOLUTION APPROVING THE FINAL PLAT FOR PATTERSON HOMESTEAD SUBDIVISION

WHEREAS, Section 3-4(4) of the Clinton City Subdivision Ordinance states that the City Council shall approve, modify and approve, or disapprove subdivision application by resolution; and,

WHEREAS, The Clinton City Planning Commission has reviewed the final plat for KW Advisory Group and recommended approval of the plat; and,

NOW, THEREFORE, BE IT RESOLVED BY THE CLINTON CITY COUNCIL THAT THE FINAL PLAT FOR PATTERSON HOMESTEAD SUBDIVISION IS HEREBY APPROVED WITH THE FOLLOWING FINDINGS, CONDITIONS AND STIPULATIONS:

SECTION 1. By majority vote on a motion before the Clinton City Council the Final Plat of Patterson Homestead Subdivision is (Approved) (Not Approved) based upon the following findings, conditions and/or stipulations:

- The Council concurs with the findings of the Clinton City Planning Commission.

SECTION 2. Reviewed in a public hearing the 17th day of November, 2015, by the Clinton City Planning Commission and recommended for approval through a motion passed by a majority of the members of the Commission based upon the following findings and conditions.

- 1 Comply with City requirement that utilities out of 3000 West will be provided so that this new road won't have to be cut.
- 2 Provide recorded document vacating easement for North Davis Sewer District from Davis County and remove pipe from the NDSO easement.
- 3 Plat shall not be recorded until a Subdivider's Improvement Agreement and Subdivider's Escrow Agreement are completed and executed to insure the completion of development.
- 4 All comments related to the plat and engineering shall be corrected before the final plat is presented for signatures.
- 5 Developer shall schedule, through the City, a preconstruction meeting once all engineering drawings have been corrected and approved by the City Engineer.
- 6 It is the developer/contractor's responsibility to comply with all Clinton City Standards, Ordinances, Staff, Engineer and 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.
- 7 Prior to Conditional Acceptance and Final 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.

- 8 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 Public Works. The developer is cautioned not to proceed past an inspection point without insuring that the inspection has been performed and work passed by Public Works.
- 9 It is the developer/contractor's responsibility to insure adequate dust, trash and weed control practices are observed while any of the lots are under their control.
- 10 Preconstruction meeting shall not be scheduled until all required changes have been made to the Preliminary Plat and Final Plat and Engineering have been made and the required number of copies have been provided to the City and indicated approved by the City.

SEPTEMBER 16, 2015 & OCTOBER
NOTICE PUBLISHED

DAVID T. COOMBS
CHAIRMAN

SECTION 3. Effective date. This Resolution shall become effective upon signature and posting.

PASSED BY MOTION AND ORDERED PUBLISHED by the Council of Clinton City, Utah, this 8th day of December, 2015.

SEPTEMBER 16, 2015 & OCTOBER 2015
NOTICE PUBLISHED

L. MITCH ADAMS
MAYOR

ATTEST:

DENNIS W. CLUFF
CITY RECORDER

Posted: _____

Patterson Homestead

A part of Section 21, T5N, R2W, SLB&M, U.S. Survey
Clinton City, Davis County, Utah
September 2015

DESCRIPTION

A part of the West Half of the Southwest Quarter of Section 21, Township 5 North Range 2 West, Salt Lake Base and Meridian, which lies in Davis County and is Northerly and Westerly from the Layton Canal; also described as beginning at a point which is South 0°39'32" West 607.50 feet along the Section Line and South 89°34'27" East 33.00 feet being on the Weber Davis County Line from the West Quarter Corner of Section 21, Township 5 North, Range 2 West, Salt Lake Base and Meridian and running thence South 89°34'27" East 1,283.48 feet; thence South 00°08'25" West 321.20 feet; thence South 36°23'32" West 921.91 feet to the point of curve of a non tangent curve whose center point bears North 64°43'37" West; thence Southwesterly along the arc a 103.29 foot radius curve to the right a distance of 121.88 feet (Central Angle equals 67°36'28", and Long Chord bears South 59°04'37" West 114.93 feet); thence North 88°53'48" West 616.91 feet; thence North 00°39'03" East 420.72 feet to the point of curve of a non tangent curve whose center point bears North 85°41'44" West; thence Northerly along the arc a 633.11 foot radius curve to the left a distance of 105.52 feet (Central Angle equals 9°32'58", and Long Chord bears North 04°07'26" West 105.40 feet); thence North 08°53'55" West 98.69 feet to a point of curve; thence Northerly along the arc a 567.00 foot radius curve to the right a distance of 94.50 feet (Central Angle equals 09°32'57", and Long Chord bears North 04°07'26" West 94.39 feet); thence North 00°39'04" East 402.59 feet to the point of beginning.

Contains 27.400 acres

QUESTAR GAS COMPANY

Questar approves this plat solely for the purpose of confirming that the plat contains Public Utility Easements. Questar may require other easements in order to serve this development. This Approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities provided by law or equity. This approval does not constitute acceptance, approval, or acknowledgment of any terms contained in the Owners Dedication, and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Questar's Right of Way department at 1-800-366-8532

Approved this _____ day of _____, 2015.

Questar Gas Company

By- _____

Title- _____

ACKNOWLEDGMENT OF CLINTON CITY OFFICIALS

State of Utah } ss
County of _____

On the _____ day of _____, 2015, personally appeared before me L. Mitch Adams, Mayor of Clinton City and Dennis W. Cluff, Clinton City, Recorder, who being by me duly sworn or affirmed, did say that they are the Mayor and City Recorder respectively and signed in behalf of Clinton City by the authority of the Clinton City Council and acknowledged to me that the Clinton City Council executed the same.

Residing At: _____ A Notary Public commissioned in Utah

Commission Expires: _____ Print Name

CLINTON CITY PLANNING COMMISSION

Approved by the Clinton City Planning Commission on the _____ day of _____, 2015.

Chairperson

ROCKY MOUNTAIN POWER

Approved by Rocky Mountain Power on the _____ day of _____, 2015.

Rocky Mountain Power

COMCAST

I _____, on behalf of Comcast am an authorized agent and have authority to sign on and in behalf of Comcast, signed this day of _____, 2015.

Comcast

NOTES:

- 10 foot wide Public Utility and Drainage Easements on the front, back or rear lot lines, and subdivision boundaries, 8 foot wide on each side of lot lines as indicated by dashed lines.
- Developer shall be responsible to grade lots such that drain water does not flow from one lot to another. If water cannot be made to drain to fronting roadways, side and rear yard swales may be constructed, provided appropriate easements are dedicated and grades are such that water can drain to intercepting roadways or common areas.
- Construction in conformance with the Engineering & Standard Specifications & Drawings for Clinton City.

CLINTON CITY APPROVAL

This is to certify that this plat and dedication of this plat were duly approved and accepted by the City Council of Clinton City, Utah this _____ day of _____, 2015.

Attest _____

Title _____

Mayor

CLINTON CITY ENGINEER

I hereby certify that this office has examined this plat and it is correct in accordance with information on file in this office. Signed this _____ day of _____, 2015.

Signature

CENTURYLINK

Approved by Centurylink on the _____ day of _____, 2015.

Centurylink

DAVIS & WEBER COUNTY CANAL COMPANY

I _____, on behalf of Davis and Weber County Canal Company am an authorized agent and have authority to sign on and in behalf of Davis and Weber County Canal Company, signed this _____ day of _____, 2015.

Davis & Weber County Canal Company

SURVEYOR'S CERTIFICATE

I, Travis R. Gower, a Registered Professional Land Surveyor in the State of Utah, do hereby certify that this plat of Patterson Homestead, in Davis County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Davis County Recorder's Office, and of a survey made on the ground.

Signed this _____ day of _____, 2015.

6439364

License No.

Travis R. Gower

OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat, and name said tract Patterson Homestead and hereby dedicate, grant and convey to Clinton City, Davis County, Utah, all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and also dedicate to Clinton City those certain strips as easements for public utility and drainage purposes as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage, as may be authorized by Clinton City.

Signed this _____ day of _____, 2015.

- Cornerstone Capital Group -

Colby Bond - President

ACKNOWLEDGMENTS

State of Utah } ss
County of _____

On the _____ day of _____, 2015, personally appeared before me Colby Bond, who being by me duly sworn did say that he is President of Cornerstone Capital Group and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and Colby Bond acknowledged to me that said Corporation executed the same.

Residing at: _____ A Notary Public commissioned in Utah

Commission Expires: _____ Print Name

Sheet 1 of 4

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____

DAVIS COUNTY RECORDER

BY: _____ DEPUTY



TENTATIVE FINAL

10-28-15P04:29 RCVD

15N302 - Patterson Subdivision

Patterson Homestead

A part of Section 21, T5N, R2W, SLB&M, U.S. Survey

Clinton City, Davis County, Utah

September 2015

Northwest Quarter of the
Southwest Quarter of the
Section 21, T5N, R2W, SLB&M, U.S. Survey
(Found Brass Cap Monument)

Center of Section 21,
T5N, R2W, SLB&M, U.S. Survey
(Found Brass Cap Monument)

Northwest Corner of Section 21,
T5N, R2W, SLB&M, U.S. Survey
(Found Brass Cap Monument)

West Quarter Corner of Section 21,
T5N, R2W, SLB&M, U.S. Survey
(Found Brass Cap Monument)

S 1°36'16" W
3465.48'

S 89°44'23" E (Basis of Bearings)

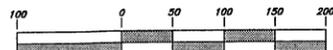
1311.22'

S 89°44'20" E

1360.81'



Scale: 1" = 100'



Graphic Scale

Legend

- ▲ Set Nail in Curb
- Set 5/8" Rebar (24" long) & cap w/ Fencepost
- Found 5/8" Rebar (24" long) & "GBE" cap w/ Fencepost
- ⊕ Set Hub & Tack
- ⊙ Monument to be set
- (Rad.) Radial line
- (N/R) Non-Radial line
- (D.C.S.) Davis County Surveyor
- (P.U.E.) Public Utility Easement
- ▨ HOA Landscape Parcel

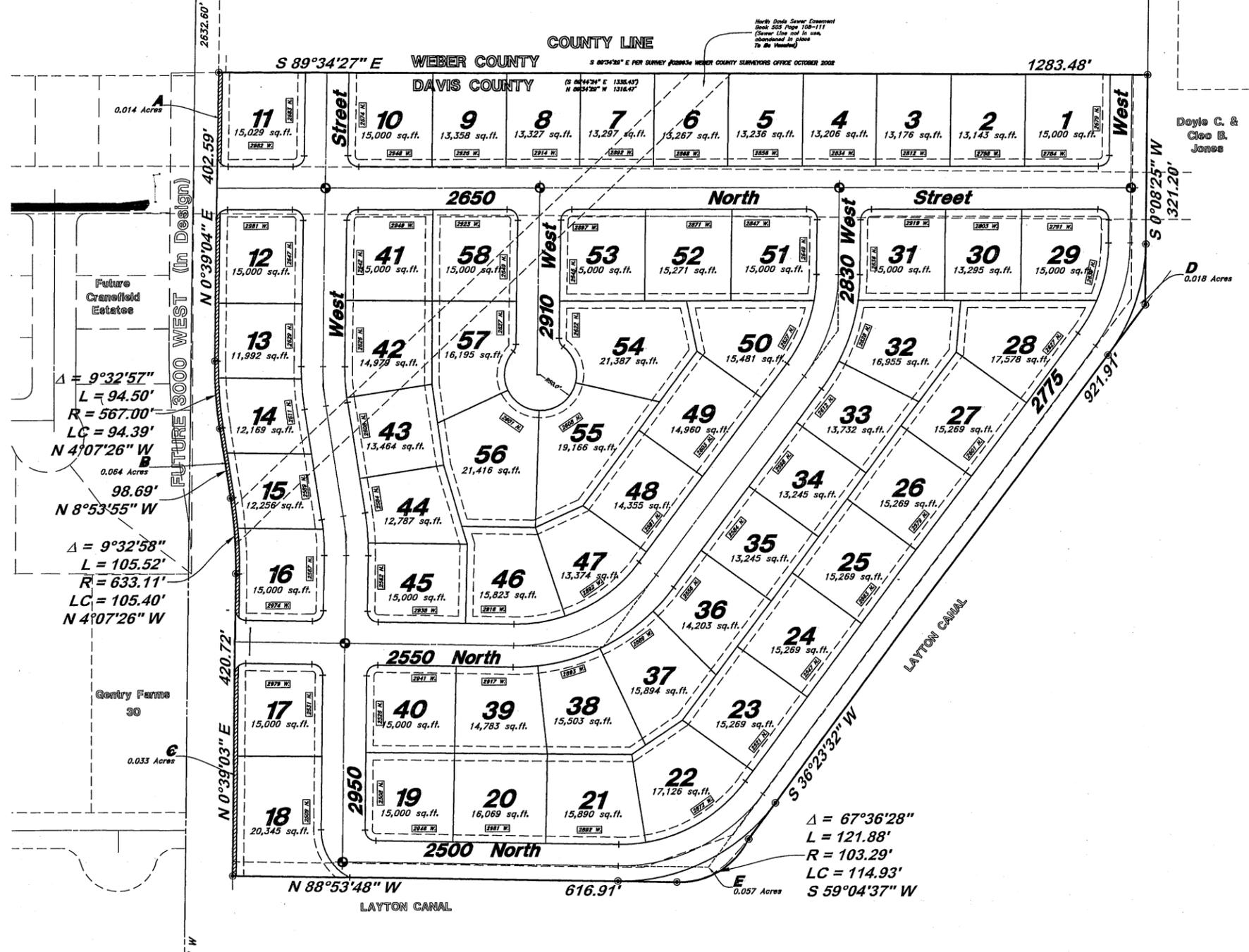
$\Delta = 9^\circ 32' 57''$
L = 94.50'
R = 567.00'
LC = 94.39'
N 4°07'26" W

98.69'
N 8°53'55" W

$\Delta = 9^\circ 32' 58''$
L = 105.52'
R = 633.11'
LC = 105.40'
N 4°07'26" W

$\Delta = 67^\circ 36' 28''$
L = 121.88'
R = 103.29'
LC = 114.93'

S 59°04'37" W



| Curve | Delta | Radius | Length | Chord | Chord Bearing |
|-------|-----------|--------|--------|---------|---------------|
| C300 | 48°11'16" | 15.00 | 12.62 | 12.25' | S 23°26'43" E |
| C301 | 48°11'23" | 15.00 | 12.62 | 12.25' | S 24°44'44" W |
| C302 | 9°32'57" | 562.00 | 93.67 | 93.56' | N 4°07'26" W |
| C303 | 9°32'58" | 638.11 | 106.35 | 106.23' | S 4°07'26" E |
| C304 | 48°11'18" | 15.00 | 12.62 | 12.25' | S 23°26'41" E |
| C305 | 9°32'58" | 633.11 | 105.52 | 105.40' | N 4°07'26" W |
| C306 | 9°32'57" | 567.00 | 94.90 | 94.39' | N 4°07'26" W |
| C307 | 48°11'23" | 15.00 | 12.62 | 12.25' | S 24°44'44" W |

LINE DATA

| Line | Bearing | Length |
|------|---------------|--------|
| L300 | S 89°34'27" E | 5.00 |
| L301 | N 0°39'02" E | 116.26 |
| L302 | S 0°39'02" W | 127.46 |
| L303 | N 0°39'02" E | 207.51 |
| L304 | N 8°53'55" W | 98.69 |
| L305 | S 0°39'03" W | 60.94 |
| L306 | S 0°39'03" W | 49.76 |
| L307 | S 8°53'55" E | 98.69 |
| L308 | S 0°39'02" W | 196.33 |
| L309 | N 0°39'03" E | 292.18 |
| L310 | N 88°53'48" W | 5.00 |
| L311 | N 0°39'03" E | 280.96 |

See Sheets 3 & 4

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

TENTATIVE FINAL

Sheet 2 of 4

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

RECORDED _____ FILED FOR RECORD AND _____ AT _____

IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____, RECORDED FOR _____

DAVIS COUNTY RECORDER

BY: _____ DEPUTY

Patterson Homestead

A part of Section 21, T5N, R2W, SLB&M, U.S. Survey
 Clinton City, Davis County, Utah
 September 2015

WEBER COUNTY

S 89°34'29" E PER SURVEY #02893a WEBER COUNTY SURVEYORS OFFICE OCTOBER 2002

DAVIS COUNTY



Doyle C. &
 Cleo B. Jones

- Legend**
- ▲ Set Nail in Curb
 - ⊙ Set 5/8" Rebar (24" long) & cap w/ Fencepost
 - Found 5/8" Rebar (24" long) & "OBE" cap w/ Fencepost
 - Set Hub & Tack Monument to be set
 - (Rad.) Radial line
 - (N/R) Non-Radial line
 - (D.C.S.) Davis County Surveyor
 - P.U.E. Public Utility Easement
 - ▨ HOA Landscape Parcel

CENTERLINE CURVE DATA

| Curve | Delta | Radius | Length | Chord | Chord Bearing |
|--------|-----------|---------|---------|---------|---------------|
| (C100) | 9°32'49" | 330.00' | 54.99' | 54.92' | S 4°07'31" E |
| (C101) | 9°33'04" | 329.85' | 54.99' | 54.92' | S 4°07'23" E |
| (C102) | 54°42'40" | 240.00' | 229.17' | 220.57' | N 63°44'52" E |
| (C103) | 36°07'55" | 240.00' | 151.35' | 148.85' | N 18°19'34" E |
| (C104) | 54°42'40" | 243.00' | 232.04' | 223.32' | N 63°44'52" E |
| (C105) | 36°15'31" | 242.94' | 153.74' | 151.19' | N 18°15'55" E |

$\Delta = 9°32'57"$
 $L = 94.50'$
 $R = 567.00'$
 $LC = 94.39'$
 $N 4°07'26" W$

See Sheet 4

CURVE DATA

| Curve | Delta | Radius | Length | Chord | Chord Bearing |
|-------|-----------|--------|--------|--------|---------------|
| (C1) | 90°03'48" | 15.00 | 23.58 | 21.22' | N 45°10'19" E |
| (C2) | 90°23'17" | 15.00 | 23.66 | 21.28' | S 44°32'45" E |
| (C3) | 89°36'43" | 15.00 | 23.46 | 21.14' | N 45°27'15" E |
| (C4) | 42°12'03" | 15.00 | 11.05 | 10.80' | S 68°38'22" E |
| (C5) | 41°25'12" | 15.00 | 10.84 | 10.61' | S 69°33'01" W |
| (C6) | 90°23'17" | 15.00 | 23.66 | 21.28' | N 44°32'45" W |
| (C7) | 2°42'27" | 360.00 | 17.01 | 17.01' | N 0°42'20" W |
| (C8) | 6°50'22" | 360.00 | 42.97 | 42.95' | N 5°28'44" W |
| (C9) | 2°33'07" | 299.85 | 13.35 | 13.35' | N 7°37'22" W |
| (C10) | 6°59'57" | 299.85 | 36.63 | 36.61' | N 2°50'50" W |

CURVE DATA

| Curve | Delta | Radius | Length | Chord | Chord Bearing |
|-------|-----------|--------|--------|--------|---------------|
| (C11) | 90°27'03" | 15.00 | 23.68 | 21.30' | N 45°52'41" E |
| (C12) | 41°21'28" | 15.00 | 10.83 | 10.59' | S 68°13'04" E |
| (C13) | 5°43'38" | 638.11 | 63.79 | 63.76' | N 2°12'46" W |
| (C14) | 3°49'19" | 638.11 | 42.57 | 42.56' | N 6°59'15" W |
| (C15) | 7°11'46" | 562.00 | 70.58 | 70.54' | N 5°18'02" W |
| (C16) | 2°21'11" | 562.00 | 23.08 | 23.08' | N 0°31'34" W |
| (C17) | 42°15'47" | 15.00 | 11.06 | 10.82' | S 69°58'19" W |
| (C18) | 89°32'57" | 15.00 | 23.44 | 21.13' | N 44°07'19" W |
| (C19) | 62°00'23" | 75.00 | 81.17 | 77.26' | N 30°21'03" W |
| (C20) | 89°32'57" | 15.00 | 23.44 | 21.13' | S 44°07'19" E |

CURVE DATA

| Curve | Delta | Radius | Length | Chord | Chord Bearing |
|-------|-----------|--------|--------|--------|---------------|
| (C21) | 90°27'03" | 15.00 | 23.68 | 21.30' | S 45°52'41" W |
| (C22) | 7°19'40" | 270.00 | 34.53 | 34.51' | S 87°26'22" W |
| (C23) | 18°56'22" | 270.00 | 89.25 | 88.84' | S 74°18'21" W |
| (C24) | 19°12'17" | 270.00 | 90.50 | 90.08' | S 55°14'02" W |
| (C25) | 9°14'21" | 270.00 | 43.54 | 43.49' | S 41°00'43" W |
| (C26) | 9°32'33" | 270.00 | 44.97 | 44.92' | S 31°37'16" W |
| (C27) | 18°56'22" | 270.00 | 89.25 | 88.84' | S 17°22'48" W |
| (C28) | 7°39'00" | 270.00 | 36.05 | 36.02' | S 4°05'07" W |
| (C29) | 90°00'00" | 15.00 | 23.56 | 21.21' | S 45°15'37" W |
| (C30) | 89°53'04" | 15.00 | 23.53 | 21.19' | N 44°47'51" E |

CURVE DATA

| Curve | Delta | Radius | Length | Chord | Chord Bearing |
|-------|-----------|--------|--------|---------|---------------|
| (C31) | 22°09'41" | 213.00 | 82.39 | 81.87' | N 11°13'23" E |
| (C32) | 14°05'11" | 213.00 | 52.37 | 52.23' | N 29°20'49" E |
| (C33) | 44°34'12" | 213.00 | 165.69 | 161.55' | N 58°40'38" E |
| (C34) | 10°08'28" | 213.00 | 37.70 | 37.65' | N 86°01'58" E |
| (C35) | 89°32'57" | 15.00 | 23.44 | 21.13' | N 44°07'19" W |
| (C36) | 2°49'34" | 359.85 | 17.75 | 17.75' | N 0°45'38" W |
| (C37) | 6°43'30" | 359.85 | 42.24 | 42.21' | N 5°32'10" W |
| (C38) | 1°20'08" | 300.00 | 6.99 | 6.99' | N 8°13'51" W |
| (C39) | 8°12'41" | 300.00 | 42.99 | 42.96' | S 3°27'27" W |
| (C40) | 89°36'43" | 15.00 | 23.46 | 21.14' | N 45°27'15" E |

CURVE DATA

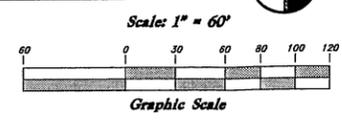
| Curve | Delta | Radius | Length | Chord | Chord Bearing |
|-------|-----------|--------|--------|--------|---------------|
| (C41) | 90°23'17" | 15.00 | 23.66 | 21.28' | S 44°32'45" E |
| (C42) | 40°28'05" | 15.00 | 10.59 | 10.38' | S 20°52'56" W |
| (C43) | 66°05'04" | 50.00 | 57.67 | 54.53' | S 8°04'26" W |
| (C44) | 63°27'31" | 50.00 | 55.38 | 52.59' | S 56°41'52" E |
| (C45) | 78°29'03" | 50.00 | 68.49 | 63.26' | N 52°19'51" E |
| (C46) | 63°50'35" | 50.00 | 55.71 | 52.88' | N 18°49'58" W |
| (C47) | 51°24'09" | 15.00 | 13.46 | 13.01' | N 25°03'11" W |
| (C48) | 89°36'43" | 15.00 | 23.46 | 21.14' | N 45°27'15" E |
| (C49) | 90°00'00" | 15.00 | 23.56 | 21.21' | S 44°44'23" E |
| (C50) | 10°00'12" | 210.00 | 36.66 | 36.62' | S 5°15'43" W |

CURVE DATA

| Curve | Delta | Radius | Length | Chord | Chord Bearing |
|-------|-----------|--------|--------|---------|---------------|
| (C51) | 26°07'43" | 210.00 | 95.77 | 94.94' | S 23°19'40" W |
| (C52) | 35°02'30" | 210.00 | 128.43 | 126.44' | S 53°54'47" W |
| (C53) | 19°40'11" | 210.00 | 72.09 | 71.74' | S 81°16'07" W |

GREAT BASIN ENGINEERING
 5746 SOUTH 1475 EAST OGDEN, UTAH 84403
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TENTATIVE FINAL



Sheet 3 of 4

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

RECORDED _____ AT _____

IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____, RECORDED FOR _____

DAVIS COUNTY RECORDER

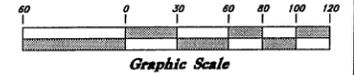
BY: _____ DEPUTY

Patterson Homestead

A part of Section 21, T5N, R2W, SLB&M, U.S. Survey
 Clinton City, Davis County, Utah
 September 2015

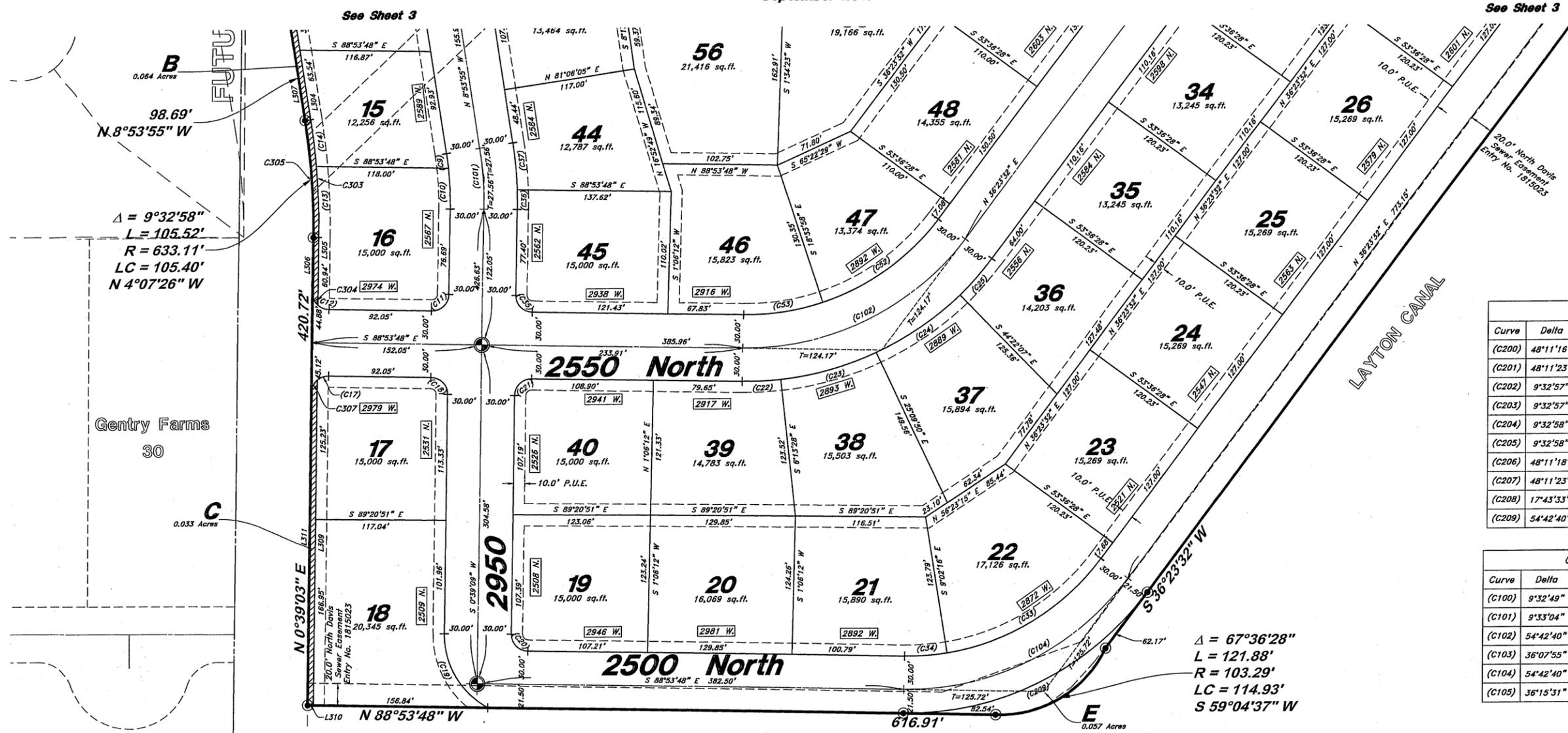


Scale: 1" = 60'



Legend

- ▲ Set Nail in Curb
- Set 5/8" Rebar (24" long) & cap w/ Fencepost
- Found 5/8" Rebar (24" long) & "GBE" cap w/ Fencepost
- ⊕ Set Hub & Tack Monument to be set
- (Rad.) Radial line
- (N/R) Non-Radial line
- (D.C.S.) Davis County Surveyor
- P.U.E. Public Utility Easement
- ▨ HOA Landscape Parcel



| CURVE DATA | | | | | |
|------------|-----------|--------|--------|---------|---------------|
| Curve | Delta | Radius | Length | Chord | Chord Bearing |
| (C200) | 48°11'16" | 15.00 | 12.62 | 12.25' | N 23°26'43" W |
| (C201) | 48°11'23" | 15.00 | 12.62 | 12.25' | N 24°44'44" E |
| (C202) | 9°32'57" | 562.00 | 93.67 | 93.56' | S 4°07'26" E |
| (C203) | 9°32'57" | 567.00 | 94.50 | 94.39' | N 4°07'26" W |
| (C204) | 9°32'58" | 638.11 | 106.35 | 106.23' | S 4°07'26" E |
| (C205) | 9°32'58" | 633.11 | 105.52 | 105.40' | N 4°07'26" W |
| (C206) | 48°11'18" | 15.00 | 12.62 | 12.25' | N 23°26'41" W |
| (C207) | 48°11'23" | 15.00 | 12.62 | 12.25' | N 24°44'44" E |
| (C208) | 17°43'33" | 264.44 | 81.81 | 81.48' | N 9°00'28" E |
| (C209) | 54°42'40" | 264.50 | 252.57 | 243.08' | N 63°44'52" E |

| CENTERLINE CURVE DATA | | | | | |
|-----------------------|-----------|---------|---------|---------|---------------|
| Curve | Delta | Radius | Length | Chord | Chord Bearing |
| (C100) | 9°32'49" | 330.00' | 54.99' | 54.92' | S 4°07'31" E |
| (C101) | 9°33'04" | 329.85' | 54.99' | 54.92' | S 4°07'23" E |
| (C102) | 54°42'40" | 240.00' | 229.17' | 220.57' | N 63°44'52" E |
| (C103) | 36°07'55" | 240.00' | 151.35' | 148.85' | N 18°19'34" E |
| (C104) | 54°42'40" | 243.00' | 232.04' | 223.32' | N 63°44'52" E |
| (C105) | 36°15'31" | 242.94' | 153.74' | 151.19' | N 18°15'55" E |

| CURVE DATA | | | | | |
|------------|-----------|--------|--------|--------|---------------|
| Curve | Delta | Radius | Length | Chord | Chord Bearing |
| (C1) | 90°03'48" | 15.00 | 23.58 | 21.22' | N 45°10'19" E |
| (C2) | 90°23'17" | 15.00 | 23.66 | 21.28' | S 44°32'45" E |
| (C3) | 89°36'43" | 15.00 | 23.46 | 21.14' | N 45°27'15" E |
| (C4) | 42°12'03" | 15.00 | 11.05 | 10.80' | S 68°38'22" E |
| (C5) | 41°25'12" | 15.00 | 10.84 | 10.61' | S 69°33'01" W |
| (C6) | 90°23'17" | 15.00 | 23.66 | 21.28' | N 44°32'45" W |
| (C7) | 2°42'27" | 360.00 | 17.01 | 17.01' | N 0°42'20" W |
| (C8) | 6°50'22" | 360.00 | 42.97 | 42.95' | N 5°28'44" W |
| (C9) | 2°33'07" | 299.85 | 13.35 | 13.35' | N 7°37'22" W |
| (C10) | 6°59'57" | 299.85 | 36.63 | 36.61' | N 2°50'50" W |

| CURVE DATA | | | | | |
|------------|-----------|--------|--------|--------|---------------|
| Curve | Delta | Radius | Length | Chord | Chord Bearing |
| (C11) | 90°27'03" | 15.00 | 23.68 | 21.30' | N 45°52'41" E |
| (C12) | 41°21'28" | 15.00 | 10.83 | 10.59' | S 68°13'04" E |
| (C13) | 5°43'38" | 638.11 | 63.79 | 63.76' | N 2°12'46" W |
| (C14) | 3°49'19" | 638.11 | 42.57 | 42.56' | N 6°59'15" W |
| (C15) | 7°11'46" | 562.00 | 70.58 | 70.54' | N 5°18'02" W |
| (C16) | 2°21'11" | 562.00 | 23.08 | 23.08' | N 0°31'34" W |
| (C17) | 42°15'47" | 15.00 | 11.06 | 10.82' | S 69°58'19" W |
| (C18) | 89°32'57" | 15.00 | 23.44 | 21.13' | N 44°07'19" W |
| (C19) | 62°00'23" | 75.00 | 81.17 | 77.26' | N 30°21'03" W |
| (C20) | 89°32'57" | 15.00 | 23.44 | 21.13' | S 44°07'19" E |

| CURVE DATA | | | | | |
|------------|-----------|--------|--------|--------|---------------|
| Curve | Delta | Radius | Length | Chord | Chord Bearing |
| (C21) | 90°27'03" | 15.00 | 23.68 | 21.30' | S 45°52'41" W |
| (C22) | 7°19'40" | 270.00 | 34.53 | 34.51' | S 87°26'22" W |
| (C23) | 18°56'22" | 270.00 | 89.25 | 88.84' | S 74°18'21" W |
| (C24) | 19°12'17" | 270.00 | 90.50 | 90.08' | S 55°14'02" W |
| (C25) | 9°14'21" | 270.00 | 43.54 | 43.49' | S 41°00'43" W |
| (C26) | 9°32'33" | 270.00 | 44.97 | 44.92' | S 31°37'16" W |
| (C27) | 18°56'22" | 270.00 | 89.25 | 88.84' | S 17°22'48" W |
| (C28) | 7°39'00" | 270.00 | 36.05 | 36.02' | S 4°05'07" W |
| (C29) | 90°00'00" | 15.00 | 23.56 | 21.21' | S 45°15'37" W |
| (C30) | 89°53'04" | 15.00 | 23.53 | 21.19' | N 44°47'51" E |

| CURVE DATA | | | | | |
|------------|-----------|--------|--------|---------|---------------|
| Curve | Delta | Radius | Length | Chord | Chord Bearing |
| (C31) | 22°09'41" | 213.00 | 82.39 | 81.87' | N 11°13'23" E |
| (C32) | 14°05'11" | 213.00 | 52.37 | 52.23' | N 29°20'49" E |
| (C33) | 44°34'12" | 213.00 | 165.69 | 161.55' | N 58°40'38" E |
| (C34) | 10°08'28" | 213.00 | 37.70 | 37.65' | N 86°01'58" E |
| (C35) | 89°32'57" | 15.00 | 23.44 | 21.13' | N 44°07'19" W |
| (C36) | 2°49'34" | 359.85 | 17.75 | 17.75' | N 0°45'38" W |
| (C37) | 6°43'30" | 359.85 | 42.24 | 42.21' | N 5°32'10" W |
| (C38) | 1°20'08" | 300.00 | 6.99 | 6.99' | N 8°13'51" W |
| (C39) | 8°12'41" | 300.00 | 42.99 | 42.96' | N 3°27'27" W |
| (C40) | 89°36'43" | 15.00 | 23.46 | 21.14' | N 45°27'15" E |

| CURVE DATA | | | | | |
|------------|-----------|--------|--------|--------|---------------|
| Curve | Delta | Radius | Length | Chord | Chord Bearing |
| (C41) | 90°23'17" | 15.00 | 23.66 | 21.28' | S 44°32'45" E |
| (C42) | 40°28'05" | 15.00 | 10.59 | 10.38' | S 20°52'56" W |
| (C43) | 66°05'04" | 50.00 | 57.67 | 54.53' | S 8°04'26" W |
| (C44) | 63°27'31" | 50.00 | 55.38 | 52.59' | S 56°41'52" E |
| (C45) | 78°29'03" | 50.00 | 68.49 | 63.26' | N 52°19'51" E |
| (C46) | 63°50'35" | 50.00 | 55.71 | 52.88' | N 18°49'58" W |
| (C47) | 51°24'09" | 15.00 | 13.46 | 13.01' | N 25°03'11" W |
| (C48) | 89°36'43" | 15.00 | 23.46 | 21.14' | N 45°27'15" E |
| (C49) | 90°00'00" | 15.00 | 23.56 | 21.21' | S 44°44'23" E |
| (C50) | 10°00'12" | 210.00 | 36.66 | 36.62' | S 5°15'43" W |

| CURVE DATA | | | | | |
|------------|-----------|--------|--------|---------|---------------|
| Curve | Delta | Radius | Length | Chord | Chord Bearing |
| (C51) | 26°07'43" | 210.00 | 95.77 | 94.94' | S 23°19'40" W |
| (C52) | 35°02'30" | 210.00 | 128.43 | 126.44' | S 53°54'47" W |
| (C53) | 19°40'11" | 210.00 | 72.09 | 71.74' | S 81°16'07" W |

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TENTATIVE FINAL

Sheet 4 of 4

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
 FILED FOR RECORD AND
 RECORDED _____ AT
 _____ IN BOOK _____ OF OFFICIAL
 RECORDS, PAGE _____, RECORDED
 FOR _____

DAVIS COUNTY RECORDER
 BY: _____ DEPUTY

CLINTON CITY PLANNING COMMISSION AGENDA ITEM

| | | | |
|---|--|------------|-----------|
| SUBJECT: Ordinance 15-08Z - Review and recommendation to the City Council to rezone the 3.35 acres located at 1600 West 600 North on the south side of 600 North from A-1 and Residential (R-1-9) to Patio Home (PH) zoning, more accurately described in the ordinance. | AGENDA ITEM: 2 | | |
| PETITIONER: Jason Hamblin representing Doug Hamblin and Robert and Diane Voigt, owners | MEETING DATE: November 17, 2015 | | |
| ORDINANCE REFERENCES: Zoning Ordinance 28-15, Zoning Map and 28-22, Patio Home Zone (PH) | ROLL CALL VOTE: <table style="margin: auto; border: none;"> <tr> <td style="padding: 0 10px;">YES</td> <td style="padding: 0 10px;">NO</td> </tr> </table> | YES | NO |
| YES | NO | | |
| BACKGROUND: <ul style="list-style-type: none"> The request is for a rezone from Agricultural (A-1) and a portion of Residential (R-1-9) to PH (Patio Home) Zone. Request meets the criteria for infill development provided in Section 28-22-3 Infill Site Development Characteristics, specifically subsection 2 with acreage of less than 5 acres and surrounding property developed. Conceptual design for lots meets minimum average of 6,300 square feet and frontage requirements. There is adequate infrastructure to accommodate this request in the area for this development. Discussion previously had concerns with width of right-of-way (ROW), specifically having sidewalks on both sides of this street | | | |
| ALTERNATIVE ACTIONS: | | | |
| ATTACHMENTS: Ordinance 15-08Z Map | | | |
| SEPARATE DOCUMENTS: | | | |

Respectfully submitted,

Will Wright, Director
Community Development

ORDINANCE NO. 15-08Z

REZONE

AN ORDINANCE BASED UPON A REQUEST BY DOUG HAMBLIN AND ROBERT AND DIANE VOIGHT, OWNERS OF THE PROPERTY, REPRESENTED BY JASON HAMBLIN, TO AMEND THE ZONING MAP OF CLINTON CITY

WHEREAS, Clinton City has established a standard for land use and land use density through its zoning powers; and,

WHEREAS, The Clinton City Planning Commission has convened a public hearing and based upon established planning principles and public input forwarded a recommendation to the City Council

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF CLINTON CITY, DAVIS COUNTY, STATE OF UTAH:

BY MOTION The Clinton City Council voted to (adopt) (reject) this petition for rezone.

SECTION 1. Petition

Petitioner has requested the property located at approximately 1600 West 600 North on the south side of 600 North, more accurately described below, shall be rezoned from Residential (R-1-9) and a portion zoned Agricultural (A-1) to the Patio Home (PH) Zone based upon the request from the stated property owner (based upon the finding stated).

SECTION 2. Legal Description

PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 2 WEST, S.L.B. & M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF WEST FAIRFIELD ESTATES PHASE 2, SAID POINT BEING S00°08'53"W 1142.79 FEET AND N89°54'56"W 531.95 FEET FROM THE CENTER OF SAID SECTION 34 AND RUNNING THENCE N89°54'56"W ALONG SAID SOUTH LINE OF SAID WEST FAIRFIELD ESTATES PHASE 2 789.18 FEET TO THE EAST LINE OF FREW ESTATES NO. II; THENCE S00°06'55"W ALONG SAID EAST LINE 179.92 FEET TO THE EXTENSION OF THE NORTH LINE OF WESTRIDGE SUBDIVISION PHASE 1; THENCE S89°54'56"E ALONG SAID NORTH LINE 832.18 FEET; THENCE N13°19'41"W 184.97 FEET TO THE POINT OF BEGINNING.
CONTAINING 145,860 S.F. OF 3.35 ACRES

SECTION 3. Map

A map is attached to the ordinance by reference, however if a discrepancy exists between the map and legal description the legal description takes precedence.

SECTION 4. Planning Commission Action

Reviewed in a public hearing the 17th day of November 2015, by the Clinton City Planning Commission and recommended for approval through a motion passed by a majority of the members of the Commission based upon the following findings.

For Favorable Action (Adoption):

- Zoning Ordinance, Compliance
- General Plan, Compliance
- City Utilities, Compatible

September 16, 2015

NOTICE PUBLISHED

DAVID C. COOMBS
CHAIRMAN

SECTION 5. Severability. in the event that any provision of this Chapter is declared invalid for any reason, the remaining provisions shall remain in effect.

SECTION 6. Effective date. This ordinance shall be recorded and become effective upon the date of posting indicated below.

PASSED AND ORDERED RECORDED AND POSTED by the Council of Clinton City, Utah, this 8th day of December, 2015.

September 16, 2015

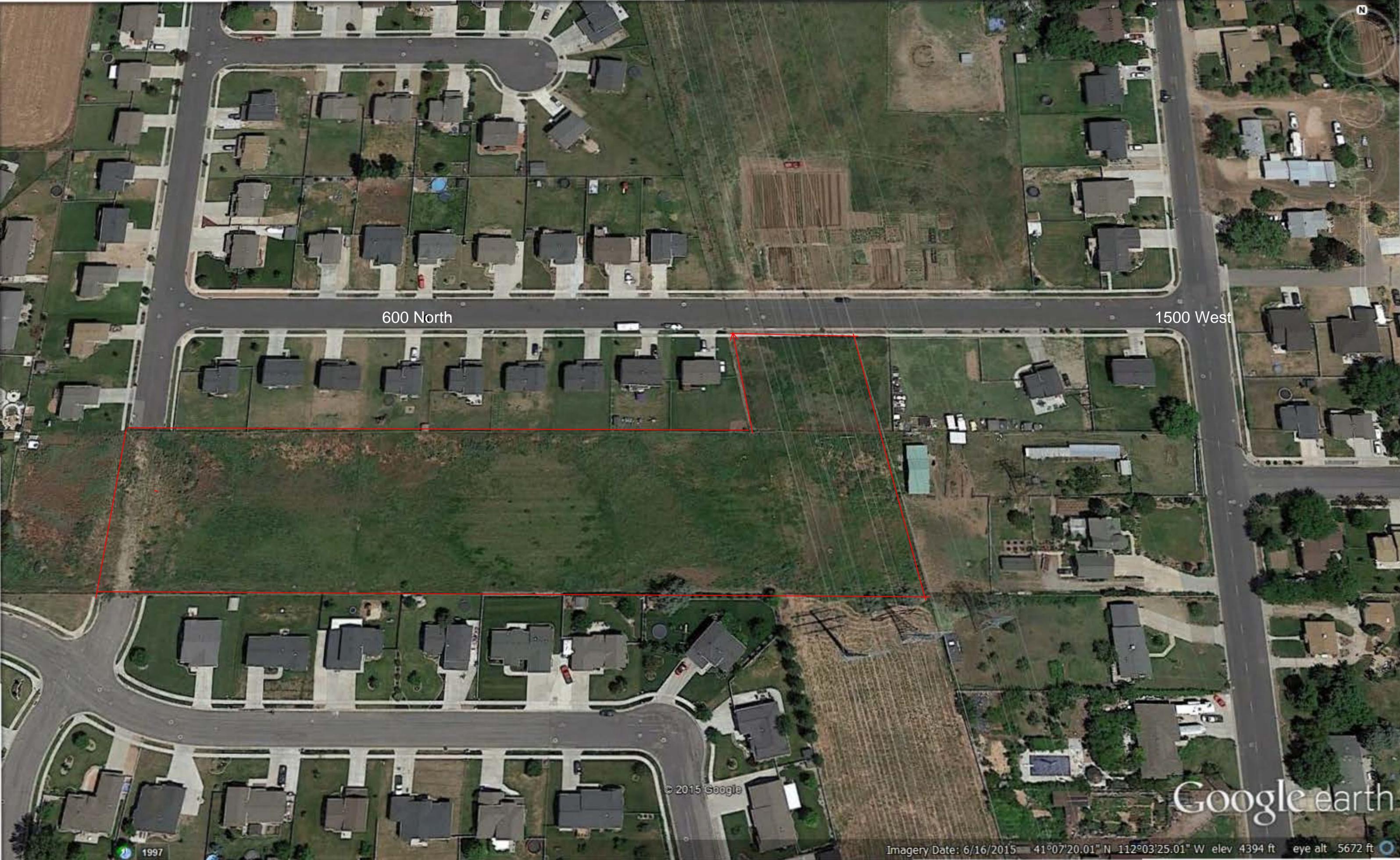
NOTICE PUBLISHED

L. MITCH ADAMS
MAYOR

ATTEST:

DENNIS W. CLUFF
CITY RECORDER

Posted: _____



600 North

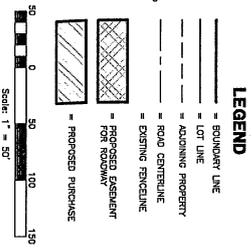
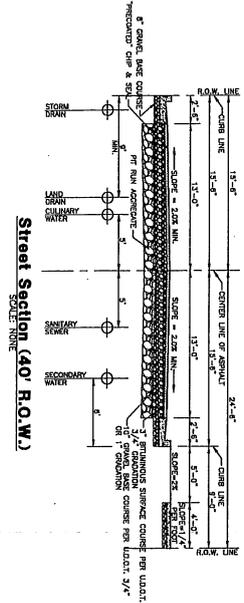
1500 West

© 2015 Google

Google earth

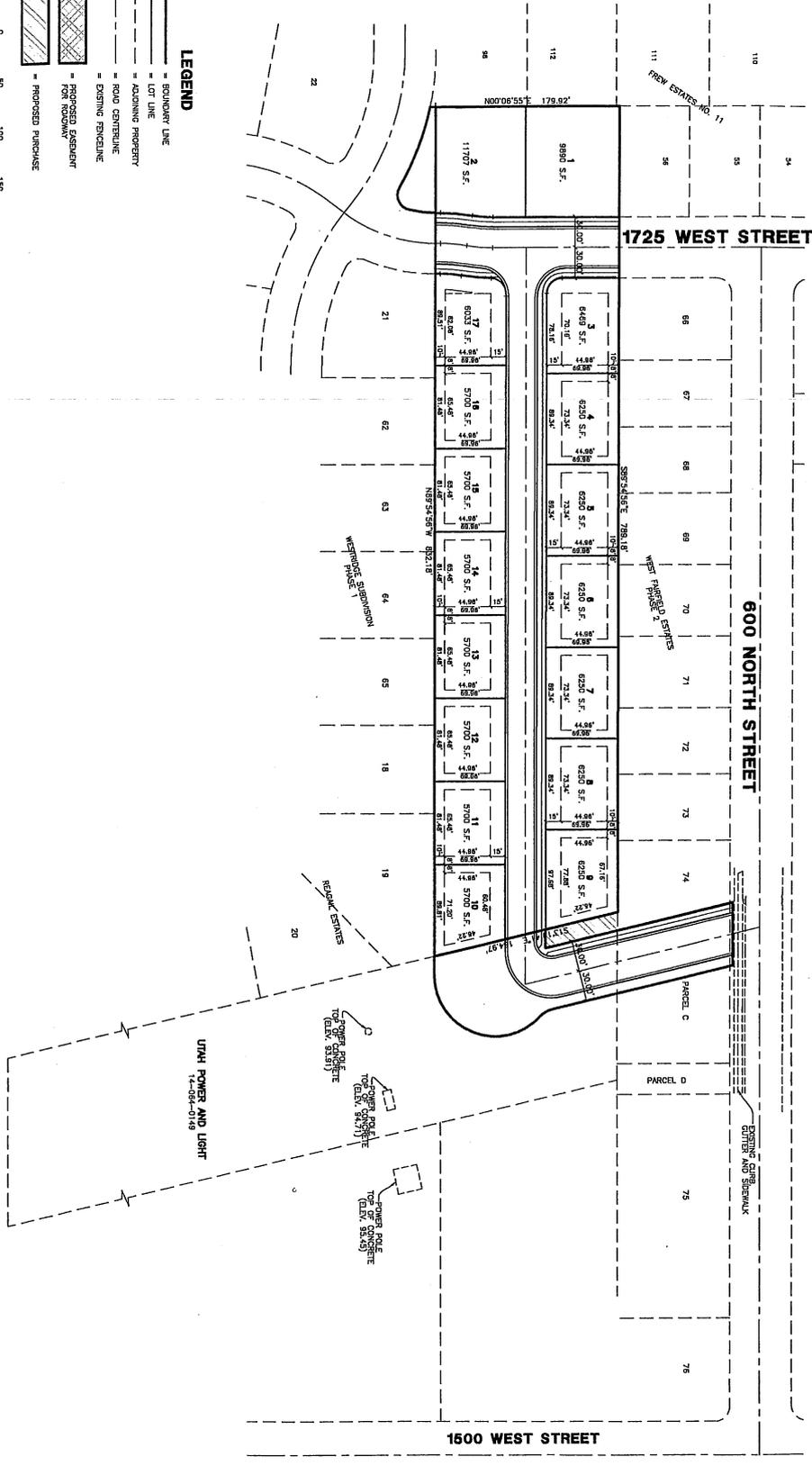
Imagery Date: 6/16/2015 41°07'20.01" N 112°03'25.01" W elev 4394 ft eye alt 5672 ft

1997



Westridge Subdivision Phase 3

Clinton City, Davis County, Utah



THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC. NO OWNER, STREET, DATE, 14, COOK, UTM, BOUND, AND SHALL NOT BE REPRODUCED, RE-COMPILED, OR USED IN ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNATED HEREON. WITHOUT THE WRITTEN PERMISSION, THE OWNER AND ENGINEER OF REEVE & ASSOCIATES, INC. RESERVE ANY RIGHTS FOR ANY CHANGES OR AMENDMENTS MADE TO THESE PLANS ON THE DESIGN HEREAFTER WITHOUT THEIR CONSENT.

Revised: Sept. 21, 2015

| <p>West Fairfield Phase 3 CLINTON CITY, DAVIS COUNTY, UTAH</p> <p>Concept Plan</p> | | <p>REVISIONS</p> <table border="1"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table> | DATE | DESCRIPTION | | | | | | | <p>Reeve & Associates, Inc. 323 CHAMBER STREET, SUITE 14, COOK, UTAH 84003 TEL: (435) 631-2102 FAX: (435) 631-2966 www.reeveandassociates.com ARCHITECTS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS</p> |
|--|--|---|------|-------------|--|--|--|--|--|--|---|
| DATE | DESCRIPTION | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| <p>Project Info</p> <p>Surveyor: R. KINZ</p> <p>Designer: C. COLE</p> <p>Sign: D. COLE</p> <p>Date: August 30, 2015</p> <p>Name: WEST FAIRFIELD 3</p> <p>Number: 3402-342</p> | <p>Sheet: 1</p> <p>Sheets: 1</p> | <p>Revised: Sept. 21, 2015</p> | | | | | | | | | |

CLINTON CITY PLANNING COMMISSION AGENDA ITEM

| | |
|---|---|
| SUBJECT: 7:10 p.m. – Ordinance No. 15-09Z – Review and recommendation to the City Council regarding a request to rezone property located at 1104 North 1000 West from Residential (R-1-8) to Residential (R-1-10). | AGENDA ITEM: 3 |
| PETITIONER: Jeff Chambers, property owner | MEETING DATE: November 17, 2015 |
| ORDINANCE REFERENCES: Zoning Ordinance 28-1-4(2) | ROLL CALL VOTE: <div style="display: flex; justify-content: space-around;"> YES NO </div> |
| BACKGROUND: The area is designated in the Master Land Use Map of the General Plan as Residential (R-1-8), while the property across the street is designated at R-1-10. This parcel is zoned Residential (R-1-8) with properties to the North, East and South also being zoned R-1-8, while the property to the West is zoned R-1-10. | |
| ALTERNATIVE ACTIONS: | |
| ATTACHMENTS: Ordinance 15-09Z | |
| SEPARATE DOCUMENTS: | |

Respectfully submitted,

Will Wright, Director
Community Development

ORDINANCE NO. 15-09Z
REZONE

**AN ORDINANCE BASED UPON A REQUEST FROM JEFF CHAMBERS (OWNER)
OF THE PROPERTY TO AMEND THE ZONING MAP OF CLINTON CITY**

WHEREAS, Clinton City has established a standard for land use and land use density through its zoning powers; and,

WHEREAS, The Clinton City Planning Commission has convened a public hearing and based upon established planning principles and public input forwarded a recommendation to the City Council

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF CLINTON CITY, DAVIS COUNTY, STATE OF UTAH:

BY MOTION The Clinton City Council voted to (adopt) (reject) this petition for rezone.

SECTION 1. Petition

Petitioner has requested the property located at approximately 1104 North 1000 West, more accurately described below, to be rezoned from Residential (R-1-8) to a portion of this parcel zoned to Residential (R-1-15) based upon the request from the stated property owner.

SECTION 2. Legal Description

BEG AT PT S 974.9 FT & E 31 FT FROM NW COR OF SEC 35-T5N-R2W, SLM; TH S 212.5 FT; TH E 179 FT; TH N 212.8 FT; TH W 169 FT TO BEG. CONTAINING 0.839 ACRES.

SECTION 3. Map

A map is attached to the ordinance by reference, however if a discrepancy exists between the map and legal description the legal description takes precedence.

SECTION 4. Planning Commission Action

Reviewed in a public hearing the 3rd day of November 2015, by the Clinton City Planning Commission and recommended (not recommended) for approval through a motion passed by a majority of the members of the Commission based upon the following findings.

For a Favorable (Unfavorable) Recommendation for Adoption based upon the following findings:

- Property is currently zoned Residential (R-1-8) with a portion remaining in this zone
- The General Plan and Master Land Use Map is Residential (R-1-8)
- City utilities have been stubbed out to these lots

October , 2015
NOTICE PUBLISHED

DAVID T. COOMBS
CHAIRMAN

SECTION 5. Severability. in the event that any provision of this Chapter is declared invalid for any reason, the remaining provisions shall remain in effect.

SECTION 6. Effective date. This ordinance shall be recorded and become effective upon the date of posting indicated below.

PASSED AND ORDERED RECORDED AND POSTED by the Council of Clinton City, Utah, this 3rd day of November, 2015.

July 15, 2014

NOTICE PUBLISHED

L. MITCH ADAMS
MAYOR

ATTEST:

DENNIS W. CLUFF
CITY RECORDER

Posted: _____

CLINTON CITY PLANNING COMMISSION AGENDA ITEM

| | |
|--|--|
| SUBJECT: 7:25 p.m. – Resolution 24-15 – Review and recommend to the City Council concerning a request for a Minor Subdivision (two lot) at 1104 North 1000 West. | AGENDA ITEM: 4 |
| PETITIONER: Jeff Chambers, property owner | MEETING DATE: November 17, 2015 |
| ORDINANCE REFERENCES: General Plan, Master Land Use Map is zoned Residential (R-1-8) Subdivision Regulations 26-3-1 | ROLL CALL VOTE: YES NO |
| BACKGROUND: Both parcels requesting to be subdivided exceed 10,000 square feet in area with parcels created being .5 and .34 of an acre. The zoning was previously reviewed by the Commission in some detail with this parcel currently zoned R-1-8 and designated as R-1-8 on the Master Land Use Plan of the General Plan. The proposed newly created parcels are requesting to be rezoned to the R-1-10 zone. There are other parcels located along the D&RG trail that are also larger than the R-1-8. | |
| ALTERNATIVE ACTIONS: | |
| ATTACHMENTS: Resolution No. 24-15 | |
| SEPARATE DOCUMENTS: | |

Respectfully submitted,

Will Wright, Director
Community Development

RESOLUTION NO. 24-15

A RESOLUTION APPROVING THE FINAL PLAT FOR JEFF CHAMBERS MINOR SUBDIVISION

WHEREAS, Section 3-4(4) of the Clinton City Subdivision Ordinance states that the City Council shall approve, modify and approve, or disapprove subdivision application by resolution; and,

WHEREAS, The Clinton City Planning Commission has reviewed the final plat for Jeff Chambers and recommended approval of the plat; and,

NOW, THEREFORE, BE IT RESOLVED BY THE CLINTON CITY COUNCIL THAT THE FINAL PLAT FOR JEFF CHAMBERS MINOR SUBDIVISION IS HEREBY APPROVED WITH THE FOLLOWING FINDINGS, CONDITIONS AND STIPULATIONS:

SECTION 1. By majority vote on a motion before the Clinton City Council the Final Plat of Jeff Chambers Minor Subdivision is (Approved) (Not Approved) based upon the following findings, conditions and/or stipulations:

- The Council concurs with the findings of the Clinton City Planning Commission.

SECTION 2. Reviewed in a public hearing the 17th day of November 2015, by the Clinton City Planning Commission and recommended for approval through a motion passed by a majority of the members of the Commission based upon the following findings and conditions.

- 1 Comply with City requirements regarding utilities on 1000 West.
- 2 It is the developer/contractor's responsibility to comply with all Clinton City Standards, Ordinances, Staff, Engineer and 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.
- 3 Developer/contractor agrees to keep vacant lot within the subdivision in such a way that weed control, via mowing with a brush hog or similar item, is possible.
- 4 The developer/contractor is responsible for insuring that all required inspections are performed by the Clinton City Public Works Department, if needed, and the Building Official.
- 5 It is the developer/contractor's responsibility to insure adequate dust, trash and weed control practices are observed while any of the lot(s) are under their control.

OCTOBER 15, 2015
NOTICE PUBLISHED

DAVID C. COOMBS
CHAIRMAN

SECTION 3. Effective date. This Resolution shall become effective upon signature and posting.

PASSED BY MOTION AND ORDERED PUBLISHED by the Council of Clinton City, Utah, this 8th day of December, 2015.

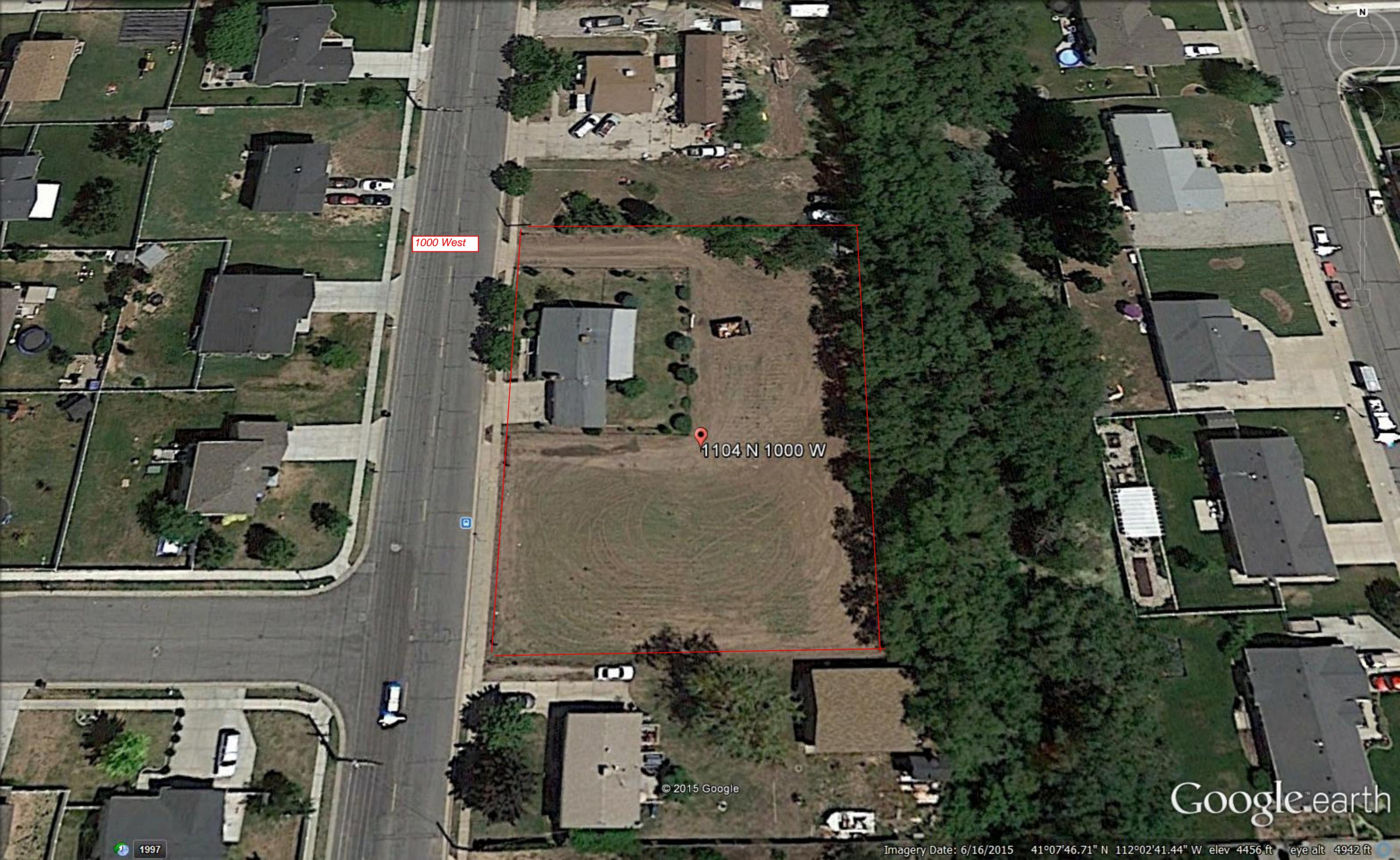
OCTOBER 15, 2015
NOTICE PUBLISHED

L. MITCH ADAMS
MAYOR

ATTEST:

DENNIS W. CLUFF
CITY RECORDER

Posted: _____



1000 West

1104 N 1000 W

© 2015 Google

Google Earth

1997

Imagery Date: 6/16/2015 41°07'46.71" N 112°02'41.44" W elev 4456 ft eye alt 4942 ft

CHAMBERS SUBDIVISION

A PART OF THE NORTHWEST QUARTER SECTION 35 T5N, R1W, S.L.B. & M
CLINTON CITY, DAVIS COUNTY, UTAH
SEPTEMBER, 2015

Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAT IS THE MONUMENT LINE BETWEEN THE FOUND SECTION CORNER MONUMENTS AS SHOWN HEREON.

Narrative

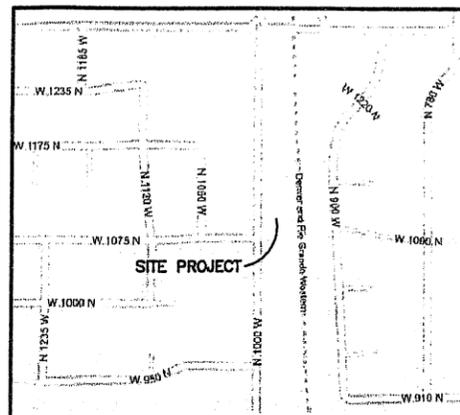
THE PURPOSE OF THIS PLAT IS TO DIVIDE THE PARCEL SHOWN HEREON INTO A TWO LOT SUBDIVISION. THE BOUNDARY WAS ESTABLISHED BY DEED. THERE WERE NO CONFLICTS BETWEEN THE DEED OF THIS PARCEL AND THE ADJACENT DEED AND SUBDIVISIONS, EXISTING OCCUPATIONS, OR FOUND SURVEY MARKERS. ALL PROPERTY CORNERS WERE SET AS SHOWN HEREON.

Boundary Description

PART OF THE NORTHWEST QUARTER OF SECTION 35, T.5N., R.1W., S.L.B.&M., U.S. SURVEY. DESCRIBED AS FOLLOWS:

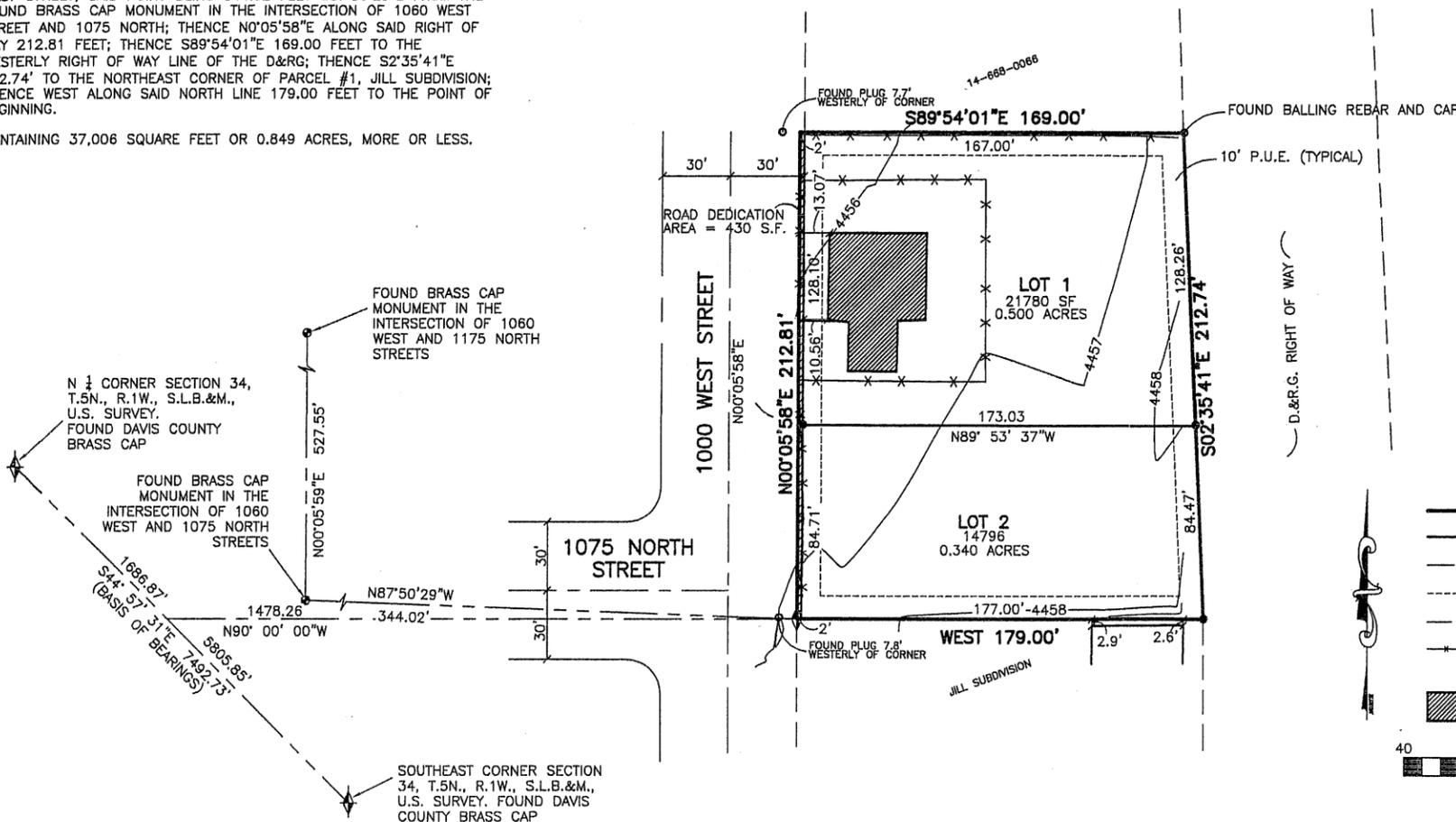
BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 1000 WEST STREET, SAID POINT BEING 344.02 FEET S87°50'29"E FROM THE FOUND BRASS CAP MONUMENT IN THE INTERSECTION OF 1060 WEST STREET AND 1075 NORTH; THENCE N0°05'58"E ALONG SAID RIGHT OF WAY 212.81 FEET; THENCE S89°54'01"E 169.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE D&RG; THENCE S2°35'41"E 212.74' TO THE NORTHEAST CORNER OF PARCEL #1, JILL SUBDIVISION; THENCE WEST ALONG SAID NORTH LINE 179.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 37,006 SQUARE FEET OR 0.849 ACRES, MORE OR LESS.



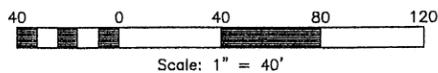
Vicinity Map

SCALE: NONE



Legend

- = SECTION CORNER
- = FOUND STREET MONUMENT
- = FOUND AS NOTED
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = EXISTING FENCELINE
- = PUBLIC UTILITY EASEMENT
- = EXISTING BUILDING



SURVEYOR'S CERTIFICATE

I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 9031945, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENT AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT AS DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS CHAMBERS SUBDIVISION IN DAVIS COUNTY, UTAH, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

SIGNED THIS _____ DAY OF _____, 20____



9031945
UTAH LICENSE NUMBER

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT CHAMBERS SUBDIVISION, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20____

ALISON CHAMBERS

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____) ss.
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC _____

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____) ss.
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC _____

PROJECT INFORMATION

Surveyor: T. HATCH Project Name: CHAMBERS SUBDIVISION
Designer: D. CAVE Number: 8627-01
Begin Date: 9/4/2015 Scale: 1"=40'
Revision: _____
Checked: _____

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
AND RECORDED, _____ AT _____
IN BOOK _____ OF _____
THE OFFICIAL RECORDS, PAGE _____

RECORDED FOR:

DAVIS COUNTY RECORDER

DEPUTY.



10-05-15P04:09 RCVD

CLINTON CITY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 20____, BY THE CLINTON CITY PLANNING COMMISSION.

CHAIRMAN, CLINTON CITY PLANNING COMMISSION

CLINTON CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

CLINTON CITY ENGINEER DATE

CLINTON CITY COUNCIL

PRESENTED TO THE CLINTON CITY COUNCIL THIS THE _____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

CLINTON CITY MAYOR ATTEST: CITY RECORDER

CLINTON CITY ATTORNEY

APPROVED BY THE CLINTON CITY ATTORNEY THIS THE _____ DAY OF _____, 20____.

CLINTON CITY ATTORNEY

CLINTON CITY PLANNING COMMISSION AGENDA ITEM

| | |
|--|--|
| SUBJECT: Ordinance 15-10Z - Review and recommend for Council action amending the Clinton City Zoning Ordinance 28-3-9(3) Household Pets paragraphs (f) and (g) adding rabbits to list of small animals and Chapter 28-14 Residential, Single Family Table 14.2(7) to allow residential chickens on lots of 10,000 square feet and larger. | AGENDA ITEM: 5 |
| PETITIONER: Planning Commission | MEETING DATE: November 17, 2015 |
| ORDINANCE REFERENCES: Zoning Ordinance 28-3-9(3) paragraphs (f) and (g) Household Pets and 28-14 Residential, Single Family Table 14.2(7) | ROLL CALL VOTE: YES NO |
| BACKGROUND: <p>Members of the Planning Commission have received requests regarding residential chickens being permitted in all single family residential zones for lots 10,000 square feet and larger. Since some lots in the R-1-6, R-1-8 and R-1-9 single family residential zones are larger than 10,000 square feet, the Planning Commission recommends to the Council that these zones permit residential chickens when all other zoning conditions are met and the residential chickens are registered at the City.</p> <p>Further, the Commission discussed rabbits being designated as a small animal that could be considered both a household pet and an animal 'being kept outdoors'. Therefore, paragraphs (f) and (g) that pertain to these descriptions are amending those definitions to allow a rabbit to be kept either indoors or outdoors depending on use.</p> | |
| ALTERNATIVE ACTIONS: | |
| ATTACHMENTS: Ordinance 15-10Z | |
| SEPARATE DOCUMENTS: | |

Respectfully submitted,

Will Wright, Director
Community Development

ORDINANCE NO. 15-10Z

AN ORDINANCE AMENDING TITLE 28, CHAPTER 3 REGULATIONS APPLICABLE TO ALL ZONES

WHEREAS, Clinton City has an existing Title 28, Chapter 3 Section 9(2) Residential Chickens and (3) Household Pets and Title 28, Chapter 14 Table 14.2 Residential Zones clarifying regulations for keeping residential chickens; and,

WHEREAS, The City Council has found that changes are required to clarify regulations pertaining to residential chickens and household pets; and,

WHEREAS, Clinton City has an obligation to provide for the health, safety, and general welfare of its citizens.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF CLINTON CITY, DAVIS COUNTY, STATE OF UTAH:

BY MOTION The Clinton City Council voted to (adopt) (reject) this ordinance.

Paragraph 28-3-9(3)(f) reads, “A residence may have a total of six (6) small animals, in addition to the dogs and cats listed in subsection 1 above, or fowl customarily kept within the home, such as hamsters, guinea pigs, parakeets, canaries, etc. Said animals shall be for family use only and not raised for commercial purposes.”

Paragraph 28-3-9(3)(g) reads, “Animals normally associated with being kept outdoors and/or normally associated with agricultural areas such as horses, cows, goats, sheep, pigs, rabbits, chickens, ducks, geese or other farm animals, shall not be allowed as household pets.

SECTION 1. Changes

ADD:

28-3-9(3) Household Pets

Paragraph (f) add rabbits¹⁹³

“A residence may have a total of six (6) small animals, in addition to the dogs and cats listed in subsection 1 above, or fowl customarily kept within the home, such as hamsters, guinea pigs, parakeets, canaries, *rabbits*, etc. Said animals shall be for family use only and not raised for commercial purposes.”

28-9-3(3) Household Pets

Paragraph (g) add, except for rabbits

“Animals normally associated with being kept outdoors and/or normally associated with agricultural areas such as horses, cows, goats, sheep, pigs, rabbits, chickens, ducks, geese or other farm animals, shall not be allowed as household pets, *except for rabbits*.”

28-14 Residential, Single Family Table 14.2 USES, RESIDENTIAL ZONES

7. Residential Chickens (See 28-3-9(2)) add Permitted only on lots of 10,000 square feet and larger. (All chickens are registered at City) and change designated use in smaller residential zones to P for Permitted

| | | | | | | | |
|----|---|----|----|----|----|---|---|
| 7. | Residential Chickens (see § 28-3-9(2)) ¹⁷⁰ Permitted only on lots 10,000 square feet and larger. (All chickens are registered at City) | NP | NP | NP | NP | P | P |
|----|---|----|----|----|----|---|---|

SECTION 1. Planning Commission Action. Reviewed in a public hearing the 17th day of November 2015, by the Clinton City Planning Commission and recommended for (approval) (rejection) through a motion passed by a majority of the members of the Commission based upon the following findings.

- Proposed changes do affectively clarify the intent of the ordinance.

NOTICE PUBLISHED

David T. Coombs, Chairman

SECTION 3. Severability. In the event that any provision of this Chapter is declared invalid for any reason, the remaining provisions shall remain in effect.

SECTION 4. Effective date. This ordinance shall be recorded and become effective upon the date of posting indicated below.

PASSED AND ORDERED RECORDED AND POSTED by the Council of Clinton City, Utah, this 8th day of December, 2015.

NOTICE PUBLISHED

L. MITCH ADAMS
MAYOR

ATTEST:

DENNIS W. CLUFF
CITY RECORDER

Posted: _____

CLINTON CITY PLANNING COMMISSION AGENDA ITEM

| | |
|--|---|
| SUBJECT: 7:10 p.m. – Ordinance No. 15-11Z – Review and recommendation to the City Council regarding a request to rezone property located at 2118 North 2000 West from Agricultural (A-1) zone to the Performance Zone (PZ). | AGENDA ITEM: <div style="text-align: center; font-size: 2em;">6</div> |
| PETITIONER: Mark Archer, property owner | MEETING DATE: November 17, 2015 |
| ORDINANCE REFERENCES: Zoning Ordinance 28-1-4(2) | ROLL CALL VOTE: <div style="display: flex; justify-content: space-around;"> YES NO </div> |
| BACKGROUND: This rezoning request consists of two parcels including 14-001-0094 (.96 acres) and 14-001-0081 (.87 acres) comprising 1.83 acres. This area is designated as Performance Zone in the Master Land Use Map of the General Plan. | |
| ALTERNATIVE ACTIONS: | |
| ATTACHMENTS: Ordinance 15-11Z | |
| SEPARATE DOCUMENTS: | |

Respectfully submitted,

Will Wright, Director
Community Development

ORDINANCE NO. 15-11Z

REZONE

AN ORDINANCE BASED UPON A REQUEST FROM MARK ARCHER (OWNER) OF THE PROPERTY TO AMEND THE ZONING MAP OF CLINTON CITY

WHEREAS, Clinton City has established a standard for land use and land use density through its zoning powers; and,

WHEREAS, The Clinton City Planning Commission has convened a public hearing and based upon established planning principles and public input forwarded a recommendation to the City Council

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF CLINTON CITY, DAVIS COUNTY, STATE OF UTAH:

BY MOTION The Clinton City Council voted to (adopt) (reject) this petition for rezone.

SECTION 1. Petition

Petitioner has requested the property located at approximately 2118 North 2000 West, more accurately described below, to be rezoned from Agricultural (A-1) to Performance Zone (PZ) based upon the request from the stated property owner.

SECTION 2. Legal Description

BEG 16.65 RODS N & S 89°52'31" E 46.98 FT OF SW COR NW ¼ OF NW ¼ SEC 27-T5N-R2W, SLM, N 00°07'29" E 132.00 FT, E 283.02 FT, S 8 RODS, W 283.02 FT TO BEG. CONT. 0.96 ACRES.

BEG 24.65 RODS N & S 89°52'31" FT FM SW COR NW ¼ OF NW ¼ SEC. 27-T5N-R2W, SLM, TH N 00°07'29" E 107.18 FT; TH N 01°49'49" W 24.83 FT, E 283.87 FT, S 8 RODS, W 283.02 FT TO BEG. CONT 0.87 ACRES

SECTION 3. Map

A map is attached to the ordinance by reference, however if a discrepancy exists between the map and legal description the legal description takes precedence.

SECTION 4. Planning Commission Action

Reviewed in a public hearing the 17th day of November 2015, by the Clinton City Planning Commission and recommended (not recommended) for approval through a motion passed by a majority of the members of the Commission based upon the following findings.

For a Favorable (Unfavorable) Recommendation for Adoption based upon the following findings:

- Property is currently zoned Agricultural (A-1)
- The General Plan and Master Land Use Map is Performance Zone (P-Z)
- City utilities are available to this site

October , 2015
NOTICE PUBLISHED

DAVID T. COOMBS
CHAIRMAN

SECTION 5. Severability. in the event that any provision of this Chapter is declared invalid for any reason, the remaining provisions shall remain in effect.

SECTION 6. Effective date. This ordinance shall be recorded and become effective upon the date of posting indicated below.

PASSED AND ORDERED RECORDED AND POSTED by the Council of Clinton City, Utah, this 8th day of December, 2015.

October 16, 2014
NOTICE PUBLISHED

L. MITCH ADAMS
MAYOR

ATTEST:

DENNIS W. CLUFF
CITY RECORDER

Posted: _____

CLINTON CITY PLANNING COMMISSION AGENDA ITEM

| | |
|--|---|
| SUBJECT: 7:25 p.m. – Ordinance No. 15-12Z – Review and recommendation to the City Council upon a request for a rezone of the property located at approximately 2382 West 1800 North from Residential (R-19-9) to Patio Home (PH). | AGENDA ITEM: 7 |
| PETITIONER: Bruce Nilson, representing Nilson Homes and He Flies, LLP | MEETING DATE: November 17, 2015 |
| ORDINANCE REFERENCES: General Plan, Land Use section Zoning Ordinance 28-1-4(2) | ROLL CALL VOTE: <div style="display: flex; justify-content: space-around;"> YES NO </div> |

BACKGROUND:

The Master Land Use Plan shows this area as Performance Zone along 1800 North and the remainder of this parcel as Residential (R-1-9) with the Master Land Use Map only designating one area in the Patio Home zone. However, the land use section of the General Plan references the need for high-quality retirement communities. The following chart found on page 10 of the General Plan outlines characteristics of a desired single family retirement community.

| | |
|---|--|
| Characteristics of a desired single family retirement community | |
| | Should not be allowed in all zones |
| | Allow in areas where the higher density would not detract from large lot developments |
| | Frontage of lots should not be adjacent to frontage of larger lots |
| | Density increases over established zone should be based on development criteria over standard development criteria and outlined in an infill ordinance |
| | Allow only in small areas that are considered infill |
| Developments should improve the overall characteristics of surrounding properties | |
| | Require proof (through assessed values) of higher quality products |
| | Access should not be restricted |
| Qualifications for higher density should be established | |
| | Quantifiable criteria for percentages of increase over established zone |
| | Landscape requirements and enhancements |
| | Recorded Development Agreement with all approved development criteria |
| | Superior building materials |
| | Quantity and quality of community amenities |
| | Established and professionally managed HOA |
| | Trail / park / shopping / transportation access for residents |
| | Require proof that the City has adequate infrastructure to support the development |
| | Public streets and infrastructure meet established guidelines |
| | Meets unmet housing demand |
| Developer is builder | |
| | Architectural theme with diversity of appearance |

The Zoning Code in Chapter 28-22 indicates the Patio Home zoning is permitted in single family residential zones R-1-6, R-1-8 and R-1-9 as an infill zone for parcels five (5) acres or less with other conditions noted in this chapter. There is a conventional table 28.22.5 that provides different characteristic for a PH zone. This 17.58 parcel would fit into those land characteristics, however this area would first need to be designated as PH on the Master Land Use Map of the General Plan for this rezoning to be considered, since the Master Land Use Map is the guide for the City when considering rezoning requests.

This area is currently zoned R-1-9 on both the Zoning Map and the Master Land Use Map with the frontage along 1800 North designated for Performance Zone on the Master Land Use Map. It is worth noting, this same rezone request was rejected last summer by the Commission and City Council.

ALTERNATIVE ACTIONS:

ATTACHMENTS:

Ordinance 15-10Z

SEPARATE DOCUMENTS:

Respectfully submitted,

Will Wright, Director
Community Development

ORDINANCE NO. 15-12Z

REZONE

AN ORDINANCE BASED UPON A REQUEST FROM HE FLIES LLP
(OWNERS) OF THE PROPERTY, REPRESENTED BY BRUCE L. NILSON,
TO AMEND THE ZONING MAP OF CLINTON CITY

- WHEREAS,** Clinton City has established a standard for land use and land use density through its zoning powers; and,
- WHEREAS,** The Clinton City Planning Commission has convened a public hearing and based upon established planning principles and public input forwarded a recommendation to the City Council
- NOW THEREFORE,** BE IT ORDAINED BY THE CITY COUNCIL OF CLINTON CITY, DAVIS COUNTY, STATE OF UTAH:
- BY MOTION** The Clinton City Council voted to (adopt) (reject) this petition for rezone.

SECTION 1. Petition

Petitioner has requested the property located at approximately 2501 West 1725 North, more accurately described below, to be rezoned from Residential (R-1-9) to Patio Home (PH) based upon the request from the stated property owner.

SECTION 2. Legal Description

A parcel of land located in the Northeast Quarter of Section 28, Township 5 North, Range 2 West, Salt Lake Base and Meridian, Davis County, Utah.

Beginning at a point on the northerly right-of-way line of 1800 North, point being on the southeast corner of the He Fly's No. 4 Subdivision (on file and of record in the office of the recorder, Davis County) point also being 993.60 feet East and 33.51 feet North from the center quarter corner of Section 28, Township 5 North, Range 2 West, Salt Lake Base and Meridian, (basis of bearing being N00°01'16"E between center section and the north quarter corner of Section 18); and running thence N00°30'56"E along the easterly boundary of He Fly's No. 4 Subdivision 111.00 feet to the northeast corner of Subdivision; thence N89°29'34"W along the northerly boundary of He Fly's No. 4 Subdivision and the northerly boundary of the He Fly's No.2 Subdivision 213.00 feet to the northwest corner of He Fly's No. 2 Subdivision; thence S00°30'48w along the westerly boundary line of He Fly's No. 2 Subdivision 111.00 feet to the northerly right-of-way line of 1800 North; thence N89°29'34"W along northerly right-of-way line 14.74 feet; thence N00°30'48"E 111.00 feet; thence N89°29'34"W 100.00 feet to a point on the easterly boundary line of the Bridges Phase-3 Subdivision; thence N00°32'21"E along easterly boundary line 1090.55 feet; thence S89°29'58"E 666.35 feet to the northwest corner of the Clinton Towne Center Residential Subdivision-Phase 1 Amended; thence S00°33'55"W along the westerly boundary line of Clinton Towne Center Residential Subdivision-Phase 1 amended and the westerly boundary of Clinton Towne Center Subdivision 1201.63 feet to a point on the northerly right-of-way line of 1800 North; thence N89°29'34"W along right-of-way 338.02 feet to the point of beginning.

Containing 765,602 Sq feet Or 17.58 acres, Parcel 14-019-0084 contains 17.58 acres

SECTION 3. Map

A map is attached to the ordinance by reference, however if a discrepancy exists between the map and legal description the legal description takes precedence.

SECTION 4. Planning Commission Action

Reviewed in a public hearing the 17th day of November 2015, by the Clinton City Planning Commission and recommended (not recommended) for approval through a motion passed by a majority of the members of the Commission based upon the following findings.

For a Favorable (Unfavorable) Recommendation for Adoption based upon the following findings:

- A clear deviation from the General Plan and Master Land Use Map
- There is no Patio Home zone on the Master Land Use Map
- Site exceeds the infill criteria of 5 acres
- The Commission notes that if tight adherence to the GP is not a priority and the parcel is not considered too large the request would appear to meet an unmet demand and otherwise aligns favorably with the Patio Home Zone as found and documented through use of the chart found in the GP.
- The Master Land Use Map indicates that the frontage of the property, on 1800 North, is to develop as PZ. The property is currently zoned R-1-9 and any development is not likely to rezone the frontage to PZ as called out in the MLUM.
- General Plan, Insert the findings from chart
- City Utilities, Verify before it goes to Council

October 15, 2015

NOTICE PUBLISHED

DAVID T. COOMBS, CHAIRMAN

SECTION 5. Severability. in the event that any provision of this Chapter is declared invalid for any reason, the remaining provisions shall remain in effect.

SECTION 6. Effective date. This ordinance shall be recorded and become effective upon the date of posting indicated below.

PASSED AND ORDERED RECORDED AND POSTED by the Council of Clinton City, Utah, this 8th day of December, 2015.

July 15, 2014 and October 15, 2015

NOTICE PUBLISHED

L. MITCH ADAMS, MAYOR

ATTEST:

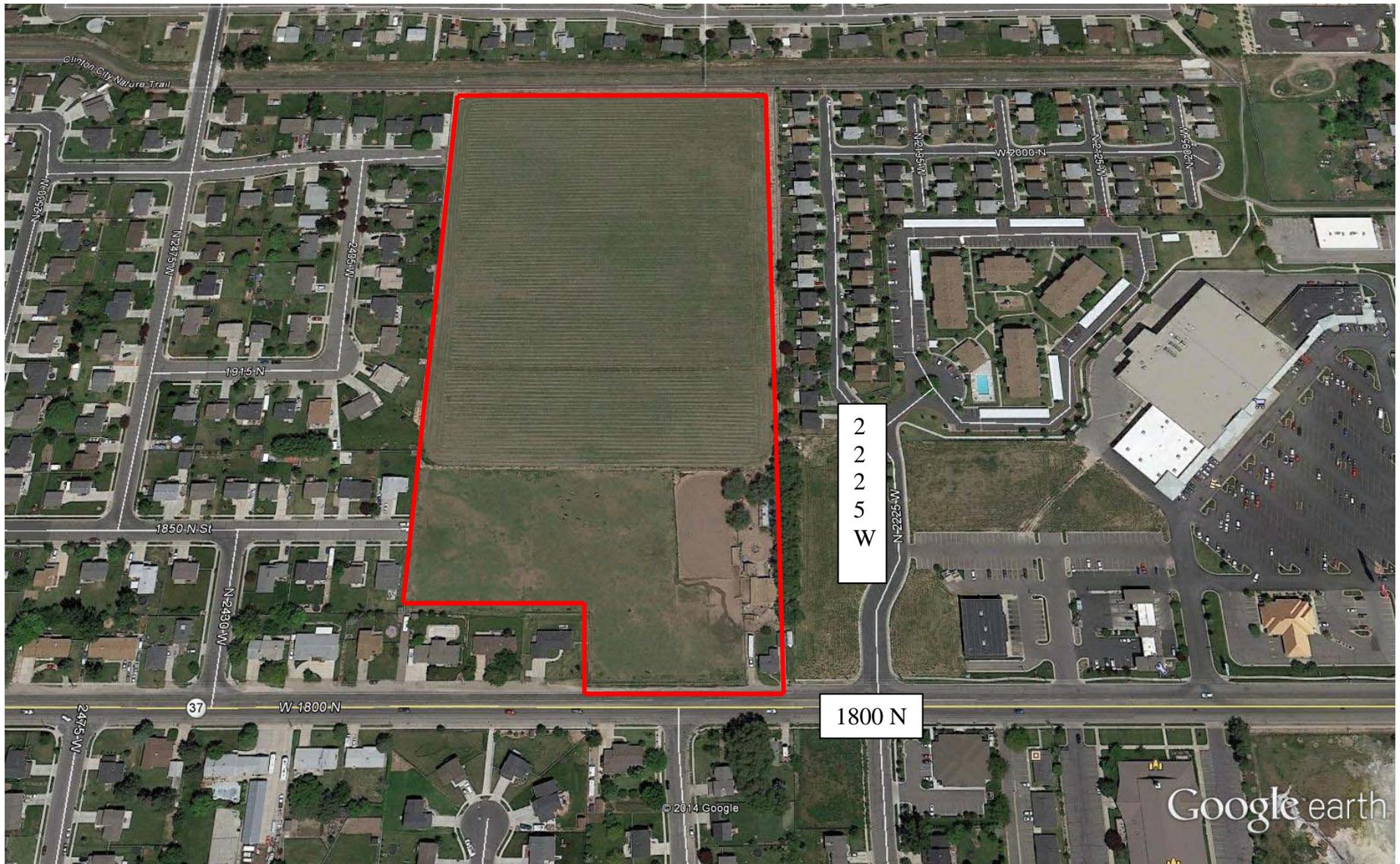
DENNIS W. CLUFF, CITY RECORDER

Posted: _____

- Rezone Request
- Ordinance No. 15-10Z

- PC November 3, 2015
- CC November 10, 2015

- Requested
- R-1-9 to PH



Clinton City

Community Development
2267 North 1500 West
Clinton, Utah 84015
Phone (801) 614-0740 Fax (801) 614-0752
www.clintoncity.net



DATE: November 12, 2015
TO: Members of the Planning Commission
FROM: Will Wright
SUBJECT: Westside Medical Building Two

This memo is to request the Planning Commission consider amending the Landscape Plan for the Westside Medical Building Two that is currently completing construction located at 1407 North 2000 West. The proposed change concerns the fencing along the rear lot line of this building which also extends west along the side of a residence on 2090 West. The Commission approved a six (6) foot vinyl fence along the rear of this building and the west side of the lot abutting the parking lot for the new medical building.

The issue is there is an existing chain link fence that is owned by the adjacent residents, including the corner resident Dennis Layton on 2090 West who indicated he would rather keep this fence rather a vinyl fence (see letter). He said when he and his wife saw the trees and shrubs planted as green buffer next to their property that they'd prefer keeping the current chain link fence for its openness. I explained, however, my concern about the lights and noise from vehicles using the parking lot disturbing them in the night, which he acknowledged could happen, though he felt that area of the parking lot would probably be used primarily by employees with the patrons using the parking in the front.

Compounding the issue somewhat is that the Westside Medical Building One was not required to install a six (6) foot vinyl fence on the rear property line adjacent to the residents along 2090 West. There are vinyl slates in this existing chain link fence along this rear property line and this fence connects to the fence on the rear lot line of the new medical building. So it is proposed the Commission consider the following options, namely:

- 1) Allow the current chain link fence with vinyl slates to remain rather than remove the existing chain link fence in order to replace it or put in offset vinyl fence;
- 2) Allow the existing chain link fence with vinyl slates until it turns west along the Dennis Layton property and simply replace that portion with a new vinyl fence;
- 3) Keep the approved vinyl fence requirement which would mean the removal of the existing chain link fence, if residents agreed, and either replace with a new vinyl fence or install an offset vinyl fence next to the existing chain link fence, if residents would agree to allow their chain link fences to be removed.

Let me know if you have any comments or questions about this item.

Clinton City Planning Commity:

c/O Will Wright

From: Dennis C. and Nancy T. Layton

1932 N. 2090 W.

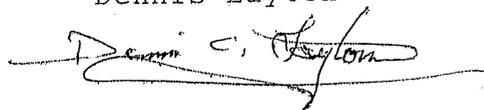
Directly west of new Westside Medical Building #B

We have been asked what we would like with the type of fence on the south side of our property between our lot and the new Westside Medical Clinic south side parking lot and the parking lot retention pond. Presently there is just a plain 6 foot chain link fence. We have enjoyed the view to the south of our lot. The open view is very good for two retired people.

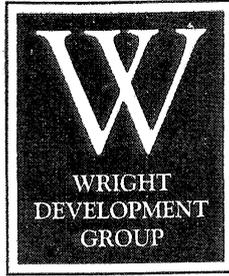
The home was built as a patio home. No steps. Since the pine trees and other Founa have been planted, it looks very nice. From our view, we like the openness as our kitchen-patio view is in that direction. Nancy & I have talked it over and decided if we could, to let^{it} stay the way it is.

If that is not to be and you really want a privacy fence there, then we would want the chain link with slats to match the rest of the fencing on the east side of our lot. Thank you.

Dennis Layton



11-11-65



November 12, 2015

Will Wright, Director
Community Development Department
2267 N. 1500 West
Clinton, UT 84015

Re: Westside Medical II

Dear Mr. Wright,

Clinton City has requested that we install a white vinyl fence along the east/west property line of Westside Medical II. However, Dennis Layton, a landowner, is opposed to the white vinyl fence. He prefers a uniform chain link fence with white vinyl slates. We support Mr. Layton.

Feel free to contact me with any questions.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Spencer Wright', is written over a horizontal line.

Spencer Wright
Wright Development Group
1178 West Legacy Crossing Blvd.
Suite 100
Centerville, Utah 84014
P: (801) 773-7339
F: (801) 773-7355

CLINTON CITY PLANNING COMMISSION MINUTES

Commissioner Tony Thompson
Commissioner Allen Labrecque
Commissioner Dave Coombs
Commissioner Jolene Cressall
Commissioner Jeff Ritchie
Commissioner Bob Buckles
Commissioner Jacob Briggs

Mayor L. Mitch Adams, City Council Representative

| | | | |
|--|--|---------------------------------|---------------------------------------|
| Planning Commission Meeting | October 7, 2014 | Call to Order: 7:00 P.M. | 2267 N 1500 W Clinton UT 84015 |
| Staff Present | Community Development Director Lynn Vinzant and Lisa Titensor recorded the minutes. | | |
| Public Present | Dennis and Nancy Layton, Shane Erickson, Spencer Wright | | |
| Pledge of Allegiance | Commissioner Coombs | | |
| Invocation or Thought | Commissioner Thompson | | |
| Roll Call & Attendance | Mayor Adams was excused. | | |
| Approval of Minutes | Commissioner Cressall moved to approve the minutes of the September 16, 2014 Planning Commission meeting as written. Commissioner Labrecque seconded the motion. Commissioner Buckles abstained because he was not present at the meeting. All others voted in favor of the motion. | | |
| City Council Report | Mr. Vinzant reported on the September 23, 2014 City Council Meeting as recorded in the minutes. | | |
| Declarations of Conflict | Commissioner Briggs declared a conflict of interest to the review and action upon a request from Spencer Wright, Wright Development, for a site plan review for Westside Medical, Building Two, to be located at approximately 1407 North 2000 West. | | |
| TABLED PUBLIC HEARING - REVIEW AND ACTION UPON A REQUEST FROM SPENCER WRIGHT, WRIGHT DEVELOPMENT, FOR A SITE PLAN REVIEW FOR WESTSIDE MEDICAL, BUILDING TWO, TO BE LOCATED AT APPROXIMATELY 1407 NORTH 2000 WEST. | | | |
| Petitioner | Spencer Wright, Wright Development | | |
| Discussion | <p>Spencer Wright addressed the Planning Commission regarding the Site Plan review for Westside Medical Building Two. He identified that Shane Erickson was also present to answer questions regarding the building plans.</p> <p>Mr. Vinzant reviewed the most recent set of drawings dated 10/07/14 for this building which are included in the staff report.</p> <p>Mr. Wright explained that underground detention is too expensive; the plan is to go forward with above ground.</p> <p>Mr. Vinzant explained that the applicants should look into the requirements for ingress/egress for the basement to meet ADA compliance.</p> <p>Mr. Vinzant recommended the Developer be required to stick with existing lighting for consistency. He explained the Zoning Ordinance requires landscaping in the buffer area of large trees, small trees, evergreens and shrubs. The island is considered an enhancement on this particular development.</p> <p>Commissioner Thompson reopened the public hearing at 7:45 p.m. and asked for additional public hearing.</p> <p>Mr. Vinzant clarified a vinyl fence will be required.</p> <p>Regarding the elevation, Commissioner Thompson explained it is identified on sheets c7 & c8.</p> | | |

| | |
|--|---|
| | <p>Landscaping: Landscaping in buffers is to meet the requirements for 20-foot buffers against all Class III residential type adjoining properties.</p> <p>Fencing: Fencing shall maintain the existing vinyl fence and replace any chainlink fence in the project area with similar fencing.</p> <p>Stormwater Detention: Stormwater calculations are to be provided and design shall meet the requirements of City standards.</p> <p>Signage: All site and building signage shall meet the requirements of the City Ordinance. Monument sign will be evaluated against existing signs and potential signage on the undeveloped property. Vegetation requirements will still be met after monument sign location is decided.</p> <p>Site Requirements: In addition to the proposed landscape package there will be two park benches included in the landscaping area between the parking on the east side of the building adjacent to the walkway.</p> <p>Streetscape Evaluation: A 10-foot reduction in streetscape has been granted based on architectural score and increased landscaping in the parking area.</p> <p>Shane Erickson commented the building is being built for specialists to establish their business in Clinton to compliment the current general practice.</p> <p>Commissioner Thompson asked Mr. Erickson if Westside Medical would be willing to install benches similar to those install for building 1 for customers to sit down if they wish.</p> <p>Mr. Erickson said he thought that was a good idea and he committed to installing two benches in the center island.</p> <p>Mr. Vinzant said he would look into the ordinance for monument sign placement.</p> |
| CONCLUSION | <p>Commissioner Buckles moved to approve the Site Plan for Westside Medical Building 2 as identified in the Site Plan Approval listed above. Commissioner Ritchie seconded the motion. Voting by roll call is as follows: Voting by roll call is as follows: Commissioner Labrecque, aye; Commissioner Cressall, aye; Commissioner Ritchie, aye; commissioner Coombs, aye; Commissioner Buckles, aye; Commissioner Thompson, aye. Commissioner Briggs did not vote due to his Declaration of Conflict for professional reasons.</p> |
| WORK SESSION - DISCUSSION, CHAPTER 1,2 & 4, SUBDIVISION ORDINANCE | |
| | <p>Tabled to the October 21, 2014 Planning Commission Meeting.</p> |
| ISSUES & CONCERNS | <p>There were none.</p> |
| ADJOURNMENT | <p>Commissioner Ritchie moved to adjourn the meeting. Commissioner Cressall seconded the motion. All those present voted in favor of the motion. The meeting adjourned at 8:47 p.m.</p> |

With no further public comment, Commissioner Thompson closed the public hearing at 7:48 p.m.

Commissioner Thompson asked for the Architectural Scores from the Planning Commissioners regarding the request for bonuses of a 2' reduction on some drive isles and a 10' reduction on the street scape.

| Table 20.1 Architectural Design Review – Points Evaluation | | | |
|--|-------|----------------|-------|
| | Point | Weight (opt'l) | Total |
| 1. Building orientation | | | |
| a. To the street | 1 | | |
| b. For future infill | 1 | | |
| 2. Roofing type and pitch | 2 | | |
| 3. Roof line length | 1 | | |
| 4. Building height | 1 | | |
| 5. Building materials | 1 | | |
| 6. Façade length variation | 2 | | |
| 7. Color schemes | 2 | | |
| 8. Loc and prop of porches & entrances | 1 | | |
| 9. Location and proportion of windows | 1 | | |
| 10. Ornamentation and details | 1 | | |
| 11. Parking integration | 2 | | |
| 12. Sign integration | 0 | | |
| 13. Site landscaping design | | | |
| a. Fencing/walls | 0 | | |
| b. Sidewalks | 1 | | |
| c. Trees | 2 | | |
| d. Solid waste enclosures | 1 | | |
| e. Additional features | 1 | | |
| 14. Exterior lighting | 1 | | |
| TOTAL | | | 22 |
| DESIGN REVIEW AVERAGE SCORE (Total / 19) | | | |

Commissioner Cressall moved to approve the Architectural Design Review of the West Side Medical Building 2 with a positive score and recommend bonuses to the Site Plan. Commissioner Coombs seconded the motion. Voting by roll call is as follows: Commissioner Labrecque, aye; Commissioner Cressall, aye; Commissioner Coombs, aye; Commissioner Ritchie, aye; Commissioner Thompson, aye. Commissioner Briggs abstained from the vote due to his declaration of conflict in regards to this issue.

The Planning Commission discussed the Site Plan and determined the following based on a positive Architectural Design Review score.

| Project Information | | | |
|---------------------|--------------------------------------|-------------------------|---------------------|
| Applicant | Wright Development | Building Square Footage | 2 * 14,616 = 29,232 |
| Property Address | 1407 N 2000 W | Building Perimeter | 484 est |
| Zoning | Performance Zone | Site Gross Size | 105,809 |
| Date of Hearing | September 16, 2014 / October 7, 2014 | Site Net Size | N/A |
| Date of Action | October 7, 2014 | Architectural Score | +1.3 |

| | |
|---|----------------|
| A. Gross site area as determined by actual on-site inspection | 105,809 sq.ft. |
| B. Subtract land constituting roads and land within ultimate rights-of-way of existing roads as shown in the Clinton City Major Street Plan, rights-of-way of utilities, and easements of access. | 0 |
| C. Subtract land which is not contiguous: | |

| | |
|---|---------------|
| 1. A separate parcel which does not abut, adjoin or share common boundaries with the rest of the development. | 0 |
| 2. Land which is cut off from the main parcel by a road, railroad, existing land uses, or major stream, such that common use is hindered or that the land is unavailable for building purposes. | 0 |
| D. Subtract land which in a previously approved subdivision encompassing the same land, as part or all of the subject parcel, was reserved for resource reasons (e.g. flooding or for recreation). | 0 |
| E. Subtract land required for bufferyard area by Sections 19.16 through 24. (A preliminary decision of which buffer is to be used will need to be made at this time to arrive at this figure. Refer to Sections 19.16 and 19.18 for bufferyard requirements and sizes.) | 9,450 sq.ft |
| F. Equals base (net) site area. | 96,359 sq.ft. |

| Site Information | | | | |
|--------------------------------|---------------------|-------------------------------------|-----------------------|------|
| Use | 3.110 | Office not related to merchandising | | |
| Conditional / Permitted | P | Use Category | Office | |
| Estimated Floor Area Ratio | 31% | Recalculated Floor Area Ratio | | |
| Estimated Impervious Ratio | 15% minimum | Recalculated Impervious Ratio | | |
| Estimated Class Code | VIII | Recalculated Class Code | | |
| Impervious Surface Ratio | | | | |
| | North | South | East | West |
| Adjoining Property Class | VIII | I | 2000 W | III |
| Estimated Buffer Requirement | No | Yes | No | Yes |
| Estimated Buffer Designator | | B | | G |
| Recalculated Buffer Designator | None | None | Arterial | G |
| Estimated Buffer Depth (feet) | No Buffer Required | Contracted with adjacent property | 10 based on reduction | 20 |
| Required Buffer Depth (feet) | | | | |
| Landscape Requirements | | | | |
| | Canopy Tree | | 2 | 3 |
| | Understory Tree | | 2 | 5 |
| | Shrub | | 20 | 17 |
| | Evergreen / Conifer | | 2 | 9 |
| | Bench | | 2 | |
| | Fence Requirement | | | F-3V |

| Parking Requirements | | | |
|-------------------------------|-----------------------|-----------------|--|
| Type of Space (ref. § 28-4-5) | Scale | Stalls Required | |
| 6/1,000 sq ft up to 9000 | 9 | 54 | |
| 1/200 > 9000 (20,232) | 200 | 101 | |
| Accessible parking required | 5 | | |
| | | | |
| | Total Stalls Required | 155 | |

Additional Approval Requirements / Comments

Use: Petitioner has indicated, in a Public Hearing, that the use of the building, main floor and basement, shall be for medical offices. Specifically petitioner indicated that the basement will be for future offices and storage. Petitioner has indicated in other communication that there will not be surgery performed in the building.

Design: Egress from the basement shall be addressed and if the design results in significant site design changes the drawings are to be returned to the Planning Commission for re-consideration. Compliance with requirements of Construction Codes and Fire Code.

Exterior Lighting: Parking lot lighting is to match existing parking lot lighting associated with Westside Medical Building One

Clinton City

Community Development
2267 North 1500 West
Clinton, Utah 84015

Phone (801) 614-0740 Fax (801) 614-0752
www.clintoncity.net



DATE: November 12, 2015
TO: Members of the Clinton City Planning Commission
FROM: Will Wright, Community Development Director
SUBJECT: General Plan Considerations

As you're aware, the Planning Commission reviewed a rezoning request in their November 3rd meeting from Bruce Nilson of Nilson Homes to change a 17.5 acre parcel located at 2187 West 1800 North from a Residential (R-1-9) zone to a Patio Home (PH) zone. The Commission directed staff to determine if the City Council was amenable to open the General Plan to amend the Master Land Use Map to allow more land to be designated for Patio Homes.

As you probably remember, this application came before the City last summer with essentially no change in the new request, therefore essentially the same staff report was used for the Commission as was provided with last year's application. As you may recall, this request was ultimately denied by the Council because, in part, it would require the City to amend the Master Land Use Map of the General Plan and as I understand it some members of the Council were reluctant to change such a newly adopted Plan, given the extensive work put into its adoption.

After some discussion, members of the Council concluded the Planning Commission has the power and authority to review and update the General Plan. Several members expressed their opinion that the Planning Commission should be somewhat independent of the Council as they perform their duties and functions. They stated that Title 2.8.3(1) of the Municipal Code describes the duties and powers of the Planning Commission for the Master Plan as, "It shall be the function and duty of the planning commission, after holding public hearings, to recommend to the city council a master plan ... and to maintain such plan as needed to reflect current city conditions and needs."

Most of the Council expressed their opinion that they would like to see what the Commission and community comes out with regarding the General Plan before they decide if they'd consider any changes. Councilmember Karen Peterson did bring out that Title 10-9a-408 (see attached) of the State Statutes indicates the City shall perform a biennial review of the moderate housing plan for the community. She stated perhaps the General Plan could be opened to perform this update and then consider any other areas of concern in that context.

The purpose of this memo is to provide Commission with some background regarding the Council's interest in contemplating a review of the General Plan for possible changes, with only indirect consideration for the Nilson rezoning request. Further, to inform the Commission of their powers and duties pertaining to the Master Plan in consideration for the fact that the Council has the ultimate approval authority for amending the General Plan and any rezoning request. Please let staff know of any concerns you may have about this memo as we discuss how you'd like City staff to proceed with this information on the 2013 General Plan for Clinton City.

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Bills

Site

Historical Code

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[Index](#) [Utah Code](#)

[Title 10](#) [Utah Municipal Code](#)

[Chapter 9a](#) [Municipal Land Use, Development, and Management Act](#)

[Part 4](#) [General Plan](#)

[Section 408](#) [Biennial review of moderate income housing element of general plan.](#)

10-9a-408. Biennial review of moderate income housing element of general plan.

- (1) The legislative body of each city shall biennially:
 - (a) review the moderate income housing plan element of its general plan and its implementation; and
 - (b) prepare a report setting forth the findings of the review.
- (2) Each report under Subsection (1) shall include a description of:
 - (a) efforts made by the city to reduce, mitigate, or eliminate local regulatory barriers to moderate income housing;
 - (b) actions taken by the city to encourage preservation of existing moderate income housing and development of new moderate income housing;
 - (c) progress made within the city to provide moderate income housing, as measured by permits issued for new units of moderate income housing; and
 - (d) efforts made by the city to coordinate moderate income housing plans and actions with neighboring municipalities.
- (3) The legislative body of each city shall send a copy of the report under Subsection (1) to the Department of Workforce Services and the association of governments in which the city is located.
- (4) In a civil action seeking enforcement or claiming a violation of this section or of Subsection [10-9a-404\(5\)](#) [\(c\)](#), a plaintiff may not recover damages but may be awarded only injunctive or other equitable relief.

Amended by Chapter [212](#), 2012 General Session

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CLINTON CITY MODERATE INCOME HOUSING PLAN

2013 UPDATE

This review is an update to the Clinton City Affordable Housing Master Plan. The information contained in this review is based upon the data provided from the US Census Bureau as collected and published from the 2010 Census and amended. Information has also been obtained from the Governor’s Office of Planning and Budget, Utah State Tax Commission and other sources listed at the end of this document.

POPULATION AND DEMOGRAPHICS

Clinton’s 2010 census population was reported as having 20,426, with an average of 3.31 persons per household. This population is based upon 5,990 of 6,175 occupied housing units, 185 were listed as vacant. Using the data from the 2010 census and the number of permits issued from January 1, 2010 to December 31, 2012, the housing count within the city as of the last day of 2012 is 6,245 resulting in a population of 20,670, by using the average household size established by the 2010 Census. Growth within the City has been sluggish since 2008 depends on which household size is being used, either way Clinton City has had an increase of at least 5,851. Clinton City has had an annualized growth rate of 8% since the 2000 census but has come to a standstill this past year, which exceeding the State rate of 2.9% or the County rate of 2.1%.

AVERAGE HOUSEHOLD SIZE

The 2010 Census calculated the average household size of Clinton City at 3.31. This is a significant drop from both the 2000 census of 3.59 and the 1990 census of 3.97; however, it remains significantly above the 2010 statistics for the County, 3.14 or the State 2.82. The average age of residents in Clinton has changed from 20.4 in 1990 to 25.3 in 2000, which would indicate a continued decrease in average household size due to the ageing of family units as a whole.

| EXISTING HOUSING STOCK | | | | | | |
|--------------------------------------|------------------|--|---|--------------------------------|-------------------------|------------------------|
| Dwelling Units by Housing Type | 2010 Census Data | Building Permits Issued (1/1/11 – 12/31/12)* | Existing Units = Units w/Building Permits | Percent of Total Housing Units | 2010 County Percentages | 2010 State Percentages |
| Single Family Det. | 5679 | 70 | 5749 | 92.1% | 74.0% | 67.7% |
| Single Family Att. | 146 | 0 | 146 | 2.3% | 4.7% | 4.9% |
| 2 Family Bldgs. | 25 | 0 | 25 | 0.4% | 2.5% | 3.8% |
| 3 to 4 Family Bldgs. | 144 | 0 | 144 | 2.3% | 4.9% | 4.8% |
| 5 to 9 Family Bldgs. | 17 | 0 | 17 | 0.3% | 2.5% | 3.6% |
| 10 to 19 Family Bldgs. | 15 | 0 | 15 | 0.2% | 3.3% | 3.9% |
| 20 or More | 17 | 0 | 17 | 0.3% | 3.7% | 5.8% |
| Mobile Homes | 31 | 0 | 31 | 0.5% | 4.4% | 5.1% |
| Senior Citizen Assisted Living units | 101 | 0 | 101 | 1.6% | Unknown | Unknown |

* Source: Clinton City Community Development

INCOME LEVELS

According to Money Magazine, Best places to live in 2007, the average household income for Clinton City was \$63,507. This represents an increase from the 2003 IRS records of \$48,676 or a 30% increase per household. However, compared to Davis County the City’s median household income is lower than the County’s median household income being \$67,720 in 2007.

In this Plan some assumptions had to be made in evaluating the relationship between the level of income and affordability of housing. One of these assumptions is that 30% of a household’s monthly income is spent on housing. This assumption is based upon data gained from FHA and averages utilized in estimating home loans. The following table illustrates housing costs in each of the income categories based upon the information outlined above.

| DETERMINATION OF LOW INCOME LEVEL | | | | |
|-----------------------------------|---|---------------------------------------|--|--------------------|
| Income Portion of Median | Income Based Upon Percentage of Median Income | Annual Expenses Available for Housing | Monthly Expenses Available for Housing | Common Designation |
| 100% | \$74,954 | \$24,735 | \$2,061 | Median Income |
| 80% | \$59,963 | \$19,788 | \$1,649 | Low Income |
| 50% | \$29,982 | \$9,894 | \$824 | Low Income |
| 30% | \$8,994 | \$2,968 | \$247 | Very-Low Income |

Source: 2007-2011 American Community Survey 5-Year Estimates

The following table illustrates the number of households in each of the income classes that constitute low-income households in Clinton.

| LMI HOUSEHOLDS | | | | | | | |
|---|----------------------|-------|--------|-----------------------|--------|--------|--------|
| Adjusted Gross Income | Number of Households | | | % of Total Households | | | |
| | Year | 2000 | 2003 | 2008 | 2000 | 2003 | 2006 |
| Less than \$10,000 | | 197 | 273 | 275** | 5.90% | 6.34% | 4.76% |
| \$10,001 - \$15,000 | | 103 | 139 | 191** | 3.08% | 3.23% | 3.31% |
| \$15,001 - \$25,000 | | 267 | 397 | 435** | 7.99% | 9.22% | 7.54% |
| \$25,001 - \$35,000 | | 368 | 531 | 560** | 11.01% | 12.33% | 9.70% |
| \$35,001 - \$50,000 | | 616 | 820 | 1000** | 18.44% | 19.03% | 17.33% |
| Total Households under 80% | | 1,551 | 2,160 | 2,461 | | | |
| Total Households | | 3,341 | 4,308* | 5,772 | | | |
| Percent of Total Households Filed Qualify LMI | | | | | 46.4% | 50.1% | 42.6% |

* Source: IRS – 2003 Household filings

** Source: Bureau of Economic & Business Research at the University of Utah

HOUSING TRENDS

Fair Market Rental Survey

According to the data/resources given to the City from Lotus Community Development Inc, a non-profit organization, the rental units in Clinton City as of 2007, shows an increase in pricing across the board. There was a significant increase (18%) for families needing a two (2) bedroom apartment or home however for families needing a three (3) bedroom apartment or a home the increase was an astonishing (46%). The following table represents the comparison between the rates of 2002 and those of 2007.

| Housing Type | Number of Units | Average Rent 2013 | *Average Rent 2007 | % Change |
|--------------|-----------------|-------------------|--------------------|----------|
| 1 Bedroom | 24 | \$679.00 | \$607.00 | 9% |
| 2 Bedroom | 106 | \$720.21 | \$720.21 | 18% |
| 3 Bedroom | 32 | \$837.75 | \$996.00 | 46% |
| 4 Bedroom | | n/a | \$1,204.00 | |

Source: *HUD USER – 2008 Rent of the Ogden/Clearfield Area

While it would not be expected that a family would reside in a one bedroom apartment or home, however, based upon this survey and the associated findings of the annual income of families within these units their income would need to be, at a minimum, of \$ 50,000. These income levels are within the affordable income levels of the 80% LMI group as shown in a table above; however, they are not at the affordability level of groups below the 50% of median income group.

Home Ownership Opportunities

House prices have increased in Clinton over the past several years relative to the economy 2000. A comparison of sales of occupied homes in Clinton and the previous reporting period is outlined in the following table. The table is based upon homes purchased in Clinton between January of 2007 and September of 2008. Affordability of housing is based upon a purchase value equal to three (3) times the available income and where it fits into the purchase ranges of the houses, i.e. three times the 80% income is equal to \$150,618 which falls into the price range of \$140,000 - \$150,999 so in this study all of the units in this group are considered affordable to that group.

| Home Sales Price | Clinton | Income Portion of Median | Units Sold In Income Group | Percent of Total | Percent of Group in 2002 update |
|-----------------------|---------|--------------------------|----------------------------|------------------|---------------------------------|
| \$00,001 - \$56,500 | 0 | Very Low Income | 0 | 0.00% | 0.00% |
| \$56,501 - \$59,999 | 0 | 50 % Low Income | 1 | 0.29% | 3.55% |
| \$60,000 - \$69,999 | 0 | | | | |
| \$70,000 - \$79,999 | 0 | | | | |
| \$80,000 - \$89,999 | 1 | | | | |
| \$90,000 - \$94,200 | 0 | | | | |
| \$94,201 - \$119,999 | 4 | 80% Low Income | 46 | 13.29% | 60.65% |
| \$120,000 - \$139,999 | 17 | | | | |
| \$140,000 - \$150,999 | 25 | | | | |
| \$151,000 - \$159,999 | 18 | Median Income | 124 | 35.84% | 30.77% |
| \$160,000 - \$179,999 | 73 | | | | |
| \$180,000 - \$188,299 | 33 | | | | |
| \$188,300 - \$199,999 | 34 | Above Median Income | 175 | 50.58% | 5.03% |
| \$200,000 - \$249,999 | 100 | | | | |
| \$250,000 - \$299,999 | 19 | | | | |
| \$300,000 - \$349,999 | 14 | | | | |
| \$350,000 - \$399,999 | 5 | | | | |
| \$400,000 - \$449,999 | 2 | | | | |
| \$450,000 and above | 1 | | | | |
| | 346 | TOTAL | 346 | 100.00% | 100.00% |

Source of data WFRMLS

As the chart above indicates of the 346 existing homes sold in Clinton during the study period 13.29% of all of the homes sold, are affordable at 80% of the median income level. This is a drastic decrease from the previous 2002 update to this Plan where it was calculated that 65% sold at a level were affordable at 80% of median income. This decline is also reflected in the table below which shows the increase in home sale prices over the past six (6) years, this increase in costs can be associated with the large number of new houses that were built.

| YEAR | *Average House Prices in Clinton | REQUIRED ANNUAL INCOME | Average House Prices in Davis County | REQUIRED ANNUAL INCOME |
|------|----------------------------------|------------------------|--------------------------------------|------------------------|
| 2002 | \$ 124,939 | \$ 41,646 | \$ 170,159 | \$ 56,720 |
| 2004 | \$ 131,776 | \$ 43,925 | \$ 175,610 | \$ 58,537 |
| 2006 | \$ 170,952 | \$ 56,984 | \$ 227,819 | \$ 75,940 |
| 2008 | \$ 200,109 | \$ 66,703 | \$ 254,668 | \$ 84,889 |

Source of data Utah Association of REALTORS

* Information is an estimation, based off of Davis Counties percentage increase from year to year

The following statistical analysis of comparison between the 2002 update and this update to the plan shows that even though the median income has an increase of 48% over the passed five (5) years, and that the number of housing units has also increased 57%, it does not compare to the 136% increase of families that have fallen below the 80% LMI levels.

| Analyzed Item | Prior Statistic 2002 | New Statistic 2007 | Percent Change |
|-----------------------------|----------------------|--------------------|----------------|
| Median Income | \$ 57,536 | \$ 63,507 | 10 % |
| Single Family Housing Units | 4,245 | 5,772 | 36 % |
| Multi-Family Housing Units | 172 | 172 | 0 % |
| Low Income (80%) Households | 1,477 | 2,461 | 67 % |

CONCLUSION

Analysis of the housing market and household incomes within Clinton City indicates that the housing market no longer has an adequate supply of affordable housing. In 2002, 64.2% of the occupied housing sales were within an affordable range of the 80% average income level grouping, today, as of the end of 2008 there were only 13.6% of the occupied housing sales that are within the affordable range of the 80% LMI, this is a decrease of 51%.

With 42.6% of the population (2,461 households or approximately 9,372 persons) of Clinton City falling within the LMI status, which is a 67% increase from the 2002 plan update, an anticipated 50% of the housing market would be needed to fulfill the requirements of this segment of the population, but as mentioned above only 13.6% of the housing stock falls within the affordable housing market.

If an even distribution of house prices is assumed and based upon the annual average increase in housing costs over the past six years of \$12,528 and an average household income increase from \$1,219 per year; a shortage of housing for the 80% LMI population has already occurred and this trend will continue over the next five (5) years. Housing prices have out reached the increases of household income, and this trend will continue with the current desire of large lots and large homes.

REGULATIONS AND ORDINANCES

In the past Clinton City has not made any changes to the standing regulations and ordinances that would result in an impact upon the availability of affordable housing. Changes to the regulations and ordinances are needed in order for those desiring to stay within the community in order to afford to live in the community.

ZONING PROPORTIONALITY

As indicated in the chart below Clinton City has a variety of zoning possibilities ranging from R-1-6, minimum 6,000 square foot lots to A-1, minimum one-acre lots.

| TOTAL ACRES DEVELOPED AND UNDEVELOPED | | |
|--|-------|------------------------|
| CURRENT ZONING | | % OF TOTAL ACRES |
| | ACRES | |
| R-1-6 | 40 | 1% |
| R-1-8 | 580 | 17% |
| R-1-9 | 301 | 9% |
| R-1-10 | 624 | 19% |
| R-1-15 | 320 | 10% |
| PH | | |
| AE | 80 | 2% |
| A-1 | 868 | 26% |
| PZ | 160 | 5% |
| Multi Family | 28 | 1% |

| TOTAL ACRES DEVELOPED AND UNDEVELOPED | | |
|--|-------|------------------------|
| MASTER ZONING | | % OF TOTAL ACRES |
| | ACRES | |
| R-1-6 | 40 | 1% |
| R-1-8 | 566 | 17% |
| R-1-9 | 791 | 24% |
| R-1-10 | 472 | 14% |
| R-1-15 | 432 | 13% |
| PH | | |
| AE | 126 | 4% |
| A-1 | 428 | 13% |
| PZ | 160 | 5% |
| Multi Family | 28 | 1% |

In addition to the Multi Family Zone the Performance Zone (PZ) permits multi family development as a conditional use.

GOALS AND POLICIES

The goals and policies established in the December 2000 Affordable Housing Plan are no longer valid and will need to be readdressed.

SOURCES

| | |
|--|--|
| Bureau of Economic and Business Research; University of Utah | The Changing Economic Structure and Current baseline of Davis County and Municipalities - 2007 |
| Davis County | www.daviscountyutah.gov |
| Federal Tax Information | tax.utah.gov/esu/income/fed2003/median03.htm |
| HUD USER | www.huduser.org |
| Lotus Community Development Inc | Workforce Housing Model Worksheet |
| Utah Association of REALTORS | www.utahrealtors.com/quarterly/ |
| Public Service Commission of Utah | www.psc.state.ut.us/PressReleases.html |
| Public Service Commission of Utah | tax.utah.gov/ |
| Wasatch Front Region MLS | www.wfrmls.com |

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

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| Planning Commission Meeting | November 3, 2015 | Call to Order: 7:04 PM | 2267 N 1500 W Clinton UT 84015 |
| Staff Present | Community Development Director Will Wright and Lisa Titensor recorded the minutes. | | |
| Public Present | Jeff and Alison Chambers, A. Jack Patterson, Jon Kent Draayer, Craig North, Colby Bond, Steve Hubbard, Art Ballif, Linda Hogge, Jerry Hogge, Bruce Nilson | | |
| Pledge of Allegiance | Commissioner Buckles | | |
| Invocation or Thought | Commissioner Thompson | | |
| Roll Call & Attendance | Present were: Commissioner Coombs , Commissioner Buckles, Commissioner Cressall, Commissioner Thompson, Commissioner Briggs, Commissioner Labrecque Excused were: Commissioner Ritchie | | |
| City Council Report | Mr. Wright reported that the October 27, 2015 City Council Meeting was cancelled. | | |
| Approval of Minutes | Commissioner Buckles moved to approve the minutes of the October 20, 2015 Planning Commission meeting as amended. Commissioner Thompson seconded the motion. All those present voted in favor of the motion. | | |
| Declarations of Conflict | There were none. | | |
| 7:10 P.M. PUBLIC HEARING – RESOLUTION NO. 22-15 – REVIEW AND RECOMMEND FOR COUNCIL ACTION A REQUEST OF KW ADVISORY GROUP, REPRESENTED BY COLBY BOND FOR THE FINAL PLAT OF PATTERSON HOMESTEAD SUBDIVISION, PHASE 1, LOCATED AT 2580 NORTH ON THE EAST SIDE OF 3000 WEST. | | | |
| Petitioner | KW Advisory Group represented by Colby Bond | | |
| Discussion | <p>Colby Bond addressed the Planning Commission and explained that the delays on this project have been a result of issues on the Hooper side dealing with sewer and land drain.</p> <p>Mr. Wright reported that the revised drawings for this Final Plat were submitted to the City on October 28. Staff is reviewing these plat drawings and should be ready to proceed by the November 17, 2015 meeting. The Planning Commission approved the Preliminary Plat for the Patterson Homestead Subdivision on May 5, 2015. This Final Plat for Phase 1 consists of 27.4 acres for 58 lots that are zoned R-1-15.</p> <p>At 7:19 p.m. Commissioner Coombs identified this public hearing has remained open from a previous meeting and asked for public comment; there was none. He stated the public hearing will remain open to the November 17, 2015 Planning Commission Meeting.</p> | | |
| CONCLUSION | Commissioner Thompson moved to table Resolution 22-15, a review and action upon a request for approval of the Final Plat for Phase 1 of the Patterson Homestead subdivision located at 2580 North on the east side of 3000 West to the November 17, 2015 Planning Commission meeting with the public hearing to remain open. Commissioner Cressall seconded the motion. All those present voted in favor of the motion. | | |
| 7:15 P.M. PUBLIC HEARING – ORDINANCE NO. 15-09Z – REVIEW AND RECOMMEND FOR COUNCIL ACTION A REQUEST OF JEFF CHAMBERS TO REZONE AN .84 ACRE PARCEL FROM RESIDENTIAL (R-1-8) TO AGRICULTURAL ESTATE (A-E) AT 1104 NORTH 1000 WEST. | | | |
| Petitioner | Jeff Chambers, property owner | | |
| Discussion | <p>Jeff Chambers said he would like this rezone to build a large garage in the back of the property. Eventually the property is intended to be split into two lots and a house built on the vacant lot.</p> <p>Mr. Wright identified the area is designated in the Master Land Use Map as R-1-8. The property to the North, East and South are zoned R-1-8 and the property to the West is zoned R-1-10.</p> <p>Commissioner Buckles expressed concern about the AE zone. He stated that Chapter 13 identifies</p> | | |

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| | <p>specifications and allowances for the AE zone including allowing large animals which are not allowed in residential zones. He is not in favor of allowing the AE zone.</p> <p>Mr. Wright responded some lots in the area are smaller and have non-conforming animal rights.</p> <p>Commissioner Cressall asked if once the lot is divided if the garage will be in compliance.</p> <p>Mr. Wright confirmed it would.</p> <p>Commissioner Thompson asked what the lot sizes will be when it is divided.</p> <p>Mr. Wright replied this lot would be a half acre and the vacant lot will be a third of an acre.</p> <p>Commissioner Coombs opened the public hearing at 7:31 p.m. and asked for public comment; there was none, therefore he closed the public hearing at 7:33 p.m.</p> <p>The Planning Commission questioned if this request should be addressed by the BZA or if the R-1-10 zone may be a better option for the rezone.</p> <p>Mr. Wright responded that there is no prevailing reason to request a variance to the ordinance; therefore it is not an issue to be addressed by the BZA.</p> <p>Commissioner Briggs expressed concern the rezone would deviate from the Master Plan.</p> <p>Commissioner Thompson responded that the Master Plan provides the highest density; this would actually decrease the density factor.</p> <p>The Planning Commission discussed the requirements and potential of an R-1-10 zone.</p> <p>Commissioner Thompson asked what the plan is for the vacant lot, he identified that 1000 West was recently improved and the road could be an issue.</p> <p>Mr. Chambers responded that he was notified of the road improvements beforehand and was able to get the utilities stubbed into the property so the new road will not be impacted.</p> <p>The Planning Commission discussed the potential of an R-1-10 zone to provide Mr. Chambers the opportunity to build at least a 2,000 square foot garage. They determined it may be necessary to table the issue to determine the correct provisions to meet an R-1-10 or R-1-15 zone and to allow time to review the legal description of the property.</p> |
| <p>CONCLUSION</p> | <p>Commissioner Thompson moved to table Ordinance No. 15-09Z a review and recommendation to the City Council regarding a request to rezone property located at 1104 North 1000 West from Residential (R-1-8) to a portion of the parcel to Agricultural Estate (A-E) in order to get a legal description and consider an alternative zone with the public hearing to remain open until the November 17, 2015 Planning Commission Meeting. Commissioner Briggs seconded the motion. Voting by roll call is as follows: Commissioner Cressall, aye; Commissioner Briggs, aye; Commissioner Thompson, aye; Commissioner Labrecque, aye; Commissioner Buckles, aye; Commissioner Coombs, aye.</p> |
| <p>7:25 P.M. PUBLIC HEARING – RESOLUTION NO. 24-15 – REVIEW AND RECOMMEND FOR COUNCIL ACTION A REQUEST OF JEFF CHAMBERS TO CREATE A MINOR (TWO LOT) SUBDIVISION AT 1104 NORTH 1000 WEST.</p> | |
| <p>Petitioner</p> | <p>Jeff Chambers, property owner</p> |
| <p>Discussion</p> | <p>The staff report identified that the area is designated on the Master Land Use Plan as R-1-8; the property to the north, east and south of this parcel is zoned R-1-8, while the property to the west is zoned R-1-10.</p> <p>Commissioner Coombs opened the public hearing at 8:13 p.m. He stated the public hearing will remain open to the November 17, 2015 Planning Commission meeting.</p> |
| <p>CONCLUSION</p> | <p>Commissioner Buckles moved to table Resolution 24-15 a review and recommendation to the City Council concerning a request for a Minor Subdivision (two lots) at 1104 North 1000 West pending a decision on the rezone and that the public hearing remain open until further discussion on November 17, 2015. Commissioner Cressall seconded the motion. Voting by roll</p> |

call is as follows: Commissioner Cressall, aye; Commissioner Briggs, aye; Commissioner Thompson, aye; Commissioner Labrecque, aye; Commissioner Buckles, aye; Commissioner Coombs, aye.

7:35 P.M. PUBLIC HEARING – ORDINANCE NO. 15-10Z – REVIEW AND RECOMMEND FOR COUNCIL ACTION A REQUEST OF BRUCE NILSON, NILSON HOMES, REPRESENTING HE FLY’S LLP, FOR A REZONE OF THE PROPERTY LOCATED AT APPROXIMATELY 2382 WEST 1800 NORTH, CLINTON, UT FROM RESIDENTIAL (R-1-9) TO PATIO HOME (PH), MORE ACCURATELY DESCRIBED IN ORDINANCE 15-10Z.

Petitioner Bruce Nilson, representing Nilson Homes and He Flys, LLP

ORDINANCE REFERENCES: General Plan, Land Use section
Zoning Ordinance 28-1-4(2)

Discussion

Bruce Nilson stated he is passionate that this property should be developed as patio homes. The success of the recent Country Cove development on 1800 N of 13 lots which is sold out but for one lot identifies the need for patio homes.

The parcel in question is approximately 17 acres and although larger than the 5 acres stipulated by the ordinance for a PH zone does meet the infill criteria. It is surrounded on all three sides by development. The east side of the property currently has 3000 sq. ft. lots and the west side 7100 to 9500 sq. ft. lots. The PH zone would allow for a community of approximately 4.6 units to the acre.

Currently the General Plan calls for the first half of the parcel to be the PZ Zone, which according to the code would allow 4.7 lots to the acre and the other half the R-1-9 zone which would allow 3.8 units to the acre. The estimated difference in putting a PH zone on the parcel and using the zoning design for the General Plan would be approximately a difference of 8 lots.

This parcel empowers the City. It would provide a natural transition from higher density housing to lower density housing and allows the City absolute control of the development. There would be less traffic, fewer people and a higher scale value. The homes will be built with brick, stone or hardi-board. It will be totally landscaped which will be maintained by an HOA.

He stated the Draayers and Hogges have talked with neighbors; no one in the area is against this type of development.

Commissioner Briggs asked for clarification on the actual numbers for the difference in lots between the zones.

Mr. Nilson responded that the current zoning would allow 57 lots; the current General Plan zoning would allow 65 lots; and the requested PH zone would allow 71 lots.

Mr. Wright referred to the following information from the General Plan which was included in the staff report:

The Master Land Use Plan does not provide any Patio Home zoning in the future of the City, however the land use section of the General Plan references the need for high-quality retirement communities. The following chart found on page 10 of the General Plan outlines characteristics of a desired single family retirement community.

| Characteristics of a desired single family retirement community | |
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| | Should not be allowed in all zones |
| | Allow in areas where the higher density would not detract from large lot developments |
| | Frontage of lots should not be adjacent to frontage of larger lots |
| | Density increases over established zone should be based on development criteria over standard development <i>criteria</i> and outlined in an infill ordinance |
| | Allow only in small areas that are considered infill |
| | Developments should improve the overall characteristics of surrounding properties |
| | Require proof (through assessed values) of higher quality products |
| | Access should not be restricted |
| | Qualifications for higher density should be established |
| | Quantifiable criteria for percentages of increase over established zone |
| | Landscape requirements and enhancements |
| | Recorded Development Agreement with all approved development criteria |
| | Superior building materials |
| | Quantity and quality of community amenities |
| | Established and professionally managed HOA |
| | Trail / park / shopping / transportation access for residents |
| | Require proof that the City has adequate infrastructure to support the development |

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| | | Public streets and infrastructure meet established guidelines | |
| | | Meets unmet housing demand | |
| | | Developer is builder | |
| | | Architectural theme with diversity of appearance | |

However, Chapter 28-14 indicates the Patio Home zoning is permitted in single family residential zones R-1-6, R-1-8 and R-1-9 as an infill zone for parcels five (5) acres or less with other conditions noted in this chapter. The 17.58 parcel is currently zoned R-1-9 with the Master Land Use Map being the same zone, however the frontage along 1800 North is reserved for Performance Zone.

He identified this same rezone request was rejected last May by the Commission.

Mr. Wright clarified that although table 28-22-5.1 in the Zoning Ordinance does provide parameters for maximum density and acreage in larger infill lots, he does not think it was the full intent. He explained that he discussed the issue with Mr. Vinzant who provided the explanation that it was left in the table so that existing patio home zone developments would not become non-conforming.

Commissioner Briggs stated he feels the intent of 28-22-3 was that the PH zone would only be permitted on parcels 5 acres or less. He feels the purpose paragraph identified in Chapter 22 lends to this interpretation as well. He read from 28-22-1: **Purpose.** *The purpose of the Patio Home Zone is to provide an acceptable housing style for single family “empty nest” type housing that is a sustainable quality product within Clinton City. Additionally the Zone is intended for infill use within the guidelines established within this Title. Development within any subdivision within the Zone is to be based upon an overall site design created by and developed completely by one developer and home builder.* He said the paragraph identifies infill usage is separate from conventional.

Commissioner Buckles said he was involved in the process and the intent was to make it clear that 5 acre or smaller lots which are too small for conventional development could potentially be developed as patio homes without changing the Master Plan. Larger lots should be addressed as basic zoning issues. At this point it should be up to the City Council to determine if they would like to change the Master Plan to allow for larger infill lots.

Commissioner Briggs agreed the proper procedure to carry out this request would be to modify the Master Land Use Map.

Commissioner Coombs opened the public hearing at 8:44 p.m.

Art Ballif said he is fortunate to have purchased one of the quality patio homes in Country Cove. It is a quality home with an HOA that maintains the property. He wants a one level home and thinks there are many others who desire this type of first class development.

Steve Hubbard stated he lives in the Clinton Town Center homes which borders the east side of this property. Although he has enjoyed the open space, he realizes this type of development is much more appealing than single family homes. The one level homes will be less obstructive and an HOA will maintain the appearance of the homes. He has known the Draayers, Hogges and Mr. Nilson for quite sometime and knows them to have integrity, he is confident they will build a quality development.

Glen Phillips stated his home also borders this property. He is not in favor of commercial development in this area. He has had the opportunity to work for Mr. Nilson and knows him to build quality homes. This type of development will also help alleviate traffic concerns because the home owners will generally be empty nesters with one or two vehicles.

Commissioner Coombs closed the public hearing at 8:55 p.m.

Commissioner Labrecque said he is in favor of more patio homes, he feels this would be a good development.

Commissioner Coombs said he is not opposed to patio homes but he feels the ordinances need to be followed.

Mr. Wright identified for the Planning Commission that a 10 day public notice is required to change the Master Land Use Map.

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| CONCLUSION | Commissioner Thompson moved to table ordinance 15-10Z to allow for the City Council to consider an amendment to the Master Land Use Map with the proper public notice. Commissioner Buckles seconded the motion. Voting by roll call is as follows: Voting by roll call is as follows: Commissioner Cressall, aye; Commissioner Briggs, aye; Commissioner Thompson, aye; Commissioner Labrecque, aye; Commissioner Buckles, aye; Commissioner Coombs, aye. |
| ISSUES & CONCERNS | The Planning Commission took a five minute break at 9:15 p.m. They reconvened at 9:24 p.m. The agreed there was nothing further to discuss. |
| ADJOURNMENT | 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 9:24 p.m. |