

CLINTON CITY PLANNING COMMISSION MINUTES

Commissioner Dave Coombs (Chair)
Commissioner Bob Buckles (Vice Chair)
Commissioner Tony Thompson
Commissioner Allen Labrecque
Commissioner Jolene Cressall
Commissioner Jeff Ritchie
Commissioner Jacob Briggs

Planning Commission Meeting	December 15, 2015	Call to Order: 7:05 PM	2267 N 1500 W Clinton UT 84015
Staff Present	Community Development Director Will Wright and Lisa Titensor recorded the minutes.		
Public Present	Dale Kruitbosch		
Pledge of Allegiance	Commissioner Buckles		
Invocation or Thought	Commissioner Coombs		
Roll Call & Attendance	Present were: Commissioner Coombs , Commissioner Buckles, Commissioner Cressall, Commissioner Thompson, Commissioner Briggs, Commissioner Labrecque, Commissioner Ritchie		
City Council Report	Mr. Wright reported on the December 8, 2015 City Council Meeting as recorded in the minutes.		
Approval of Minutes	Commissioner Buckles moved to approve the minutes of the November 17, 2015 Planning Commission meeting as written. Commissioner Cressall seconded the motion. All voted in favor of the motion.		
Declarations of Conflict	There were none.		
1. 7:05 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.			
Petitioner	Jason Hamblin representing Doug Hamblin and Robert and Diane Voigt, owners		
Discussion	<ul style="list-style-type: none"> • This request is for a rezone from Agricultural (A-1) and a portion of Residential (R-1-9) to PH (Patio Home) Zone. • The 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. <p>Discussion previously had concerns with width of right-of-way (ROW), specifically having sidewalks on both sides of this street</p> <p>Commissioner Coombs opened the public hearing at 7:43 p.m. and asked for public comment. There was none, therefore he closed the public hearing at 7:44 p.m.</p>		
CONCLUSION	Commissioner Buckles moved to forward a recommendation to the City Council for approval of Ord. 15-08Z, a request to rezone 3.35 acres located at 1600 West 600 North on the south side of 600 North from Agricultural (A-1) and a portion Residential (R-1-9) to Patio Home (PH) zoning, more accurately described in the ordinance. Commissioner Briggs seconded the motion. Voting by roll call is as follows: Commissioner Ritchie, aye; Commissioner Buckles, aye; Commissioner Labrecque, aye; Commission Cressall, aye; Commissioner Briggs, aye; Commissioner Thompson, aye; Commissioner Coombs, aye.		
2. 7:15 P.M. – RESOLUTION NO. 25-15 – REVIEW AND RECOMMEND FOR COUNCIL ACTION A REQUEST OF DALE KRUITBOSCH TO CREATE THE HARRISBURG FARRELL MINOR (TWO LOT) SUBDIVISION AT 907 NORTH 2870 WEST.			
Petitioner	Dale Krutibosch, owner		
Discussion	<p>All of Lots 53 & 54, Harrisburg Country Estates Phase 4, Clinton City, Davis County, Utah and Lot 2R of Farrell Subdivision, Clinton City, Davis County, Utah being part of the Northwest Quarter of Section 33, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Clinton City, Davis County, Utah:</p> <p>Beginning at the Northeast Corner of Harrisburg Country Estates Phase 4 which is 672.38 feet North 0°01'41" West and 344.15 feet North 89°58'12" East from the West Quarter Corner of said Section 33</p>		

	<p>and running thence North 89°58'12" East 314.67 feet along the South Line of said Harrisburg Country Estates Phase 3 to the West Right-of-Way Line of 2870 West Street; thence the following three (3) courses as follows: (1) along said West Right-of-Way Line South 0°01'48" East 79.65 feet to a point of curvature; (2) Southwesterly along the arc of a 30.00 foot radius curve to the right a distance of 26.87 feet (Center bears 51°19'04" and Long Chord equals South 25°37'44" West 25.98 feet) to a point of reverse curvature; (3) Southerly along the arc of a 50.00 foot radius curve to the left a distance of 80.25 feet (Center bears 91°57'42" and Long Chord equals South 5°18'25" West 71.91 feet) to the Northeast Corner of Lot 55, Harrisburg Country Estates Phase 4; thence along the Northeast Line of said Lot 55 South 49°19'34" West 183.24 feet; thence along the South Line of said Lot 55 North 89°58'53" West 16.86 feet; thence along the West Line of said Lot 55 North 0°07'08" West 58.60 feet to the Southeast Corner of Lot 2R, Farrell Subdivision; thence along the South Line of said Lot 2R South 89°59'58" West 451.92 feet to the West Line of said Lot 2R; thence along West Line of said Lot 2R North 0°01'48" West 75.00 feet to a point on the South Line of Lot 1, Farrell Subdivision; thence along the South Line of said Lot 1 the following three (3) courses: (1) South 89°58'53" East 162.07 feet; (2) South 66°17'33" East 21.66 feet; (3) South 89°58'53" East 84.16 feet to the West Line of said Lot 2R; thence along West Line of said Lot 2R the following three (3) courses: (1) North 0°01'48" West 137.60 feet; (2) South 89°58'53" East 45.12 feet; (3) North 0°02'18" West 31.55 feet to the point of beginning. Containing 2.302 acres.</p> <p>Mr. Kruitbosch stated that his Intention is to landscape the property.</p> <p>Commissioner Thompson declared for the record that his property borders the Harrisburg Phase 4 Subdivision.</p> <p>Commissioner Coombs opened the public hearing at 8:00 p.m.; with no public comment, he closed the public hearing at 8:01 p.m.</p> <p>The following findings are included in the resolution:</p> <ol style="list-style-type: none"> 1 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. 2 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. 3 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. 4 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.
<p>CONCLUSION</p>	<p>Commissioner Cressall moved to forward a recommendation to the City Council for approval of Res 25-15 a request for a two lot minor subdivision Harrisburg Farrell Subdivision at 907 North 2870 West. Commissioner Ritchie seconded the motion. Voting by roll call is as follows: Commissioner Ritchie, aye; Commissioner Buckles, aye; Commissioner Labrecque, aye; Commission Cressall, aye; Commissioner Briggs, aye; Commissioner Thompson, aye; Commissioner Coombs, aye.</p>
<p>DISCUSSION AND POSSIBLE ACTION RELATED TO WHETHER OR NOT TO OPEN THE GENERAL PLAN</p>	
<p>At 8:05 PM the PC took a five minute break. They reconvened at 8:10 PM</p>	
<p>Petitioner</p>	<p>Community Development</p>
<p>Discussion</p>	<p>The Planning Commission discussed the possibility of a joint work session with the City Council to discuss a potential comprehensive General Plan amendment.</p> <p>Commissioner Briggs identified that a motion passed during the November 17, 2015 Planning Commission to immediately publish a notice for an amendment to the General Plan was premature in that the State statute referenced only applies if there is intent for a comprehensive General Plan amendment. He suggested that more information should be obtained before moving forward.</p> <p>Commissioner Ritchie said the General Plan is only two years old; any application should be considered on a case by case basis rather than opening the entire General Plan.</p>

	<p>Commissioner Buckles said he sees two issues that may be appropriate to address in a Comprehensive General Plan review in the future:</p> <ol style="list-style-type: none"> 1. Affordable Housing; 2. Desire for patio homes for retirees <p>These issues should be studied based on the City as a whole and not based on one specific petitioner.</p> <p>Commissioner Coombs said he agrees that all aspects need consideration. The General Plan is intended to provide a diversity of housing options for residents.</p> <p>Commissioner Thompson commented that his intent and understanding of the discussion at the November 17, 2015 Planning Commission meeting was for the potential of an amendment to the General Plan to address patio homes based on a request of one specific piece of property, not to propose a comprehensive General Plan change.</p> <p>Commissioner Briggs said his intent was to open the General Plan and consider an amendment because of how the State statute reads.</p>
CONCLUSION	<p>Commissioner Briggs moved to postpone indefinitely any delivery to staff of specific properties to be subject to a potential amendment which may or may not be revisited based on the following findings:</p> <ol style="list-style-type: none"> 1. The motion from the last meeting was defective in that it failed to provide the property or properties that would be subject to the potential amendment; 2. The particular parcel in question already has a development approval; 3. It has been clarified and agreed upon that changes to the General Plan affecting one property, are appropriately applied for by a petitioner and not instigated by the Planning Commission because, when the Planning Commission opens the General Plan it is for a comprehensive General Plan amendment. 4. It is not currently known what the comprehensive amendment should be for or if it is justified. <p>Commissioner Ritchie seconded the motion. Commissioner Labrecque voted no. All others voted in favor of the motion.</p>
Action Item	<p>The Planning Commission asked for a joint work session with the City Council. They asked staff to look into establishing a procedure to amend the General Plan which includes: who should initiate a modification to the Plan; how long before a change to the Plan should be considered after a comprehensive review; and what grounds initiate a proposed change to the Plan. The Planning Commission asked staff to review the process other cities use.</p>
Election of Planning Commission Chair for 2016	
	<p>Mr. Wright identified the need for the he Planning Commission to vote for the 2016 Chair and Vice Chair.</p> <p>After the vote, Mr. Wright revealed that by majority vote the 2016 Planning Commission Chair will be Jacob Briggs and the Vice Chair will be Bob Buckles.</p>
ISSUES & CONCERNS	<p>Mr. Wright stated there will be no meeting Jan 5 due to a lack of discussion items.</p>
ADJOURNMENT	<p>Commissioner Cressall moved to adjourn the meeting. Commissioner Ritchie seconded the motion. All those present voted in favor of the motion. The meeting adjourned at 8:41 p.m.</p>