

CLINTON CITY PLANNING COMMISSION MINUTES

Commissioner Deborah Barlow, Chair
Commissioner Mike Petersen, Vice Chair
Commissioner Samuel DeLong
Commissioner Allen Labrecque
Commissioner Tony Thompson
Councilmember Blair Bateman, City Council Representative

Planning Commission Meeting	October 1, 2013	Call to Order: 7:01 P.M.	2267 N 1500 W Clinton UT 84015
Staff Present	Community Development Director Lynn Vinzant and Lisa Titensor recorded the minutes.		
Public Present	Barbara Valentine, Allen Whittle, Joanne Hansen, James Newsome, Joanne Daniels, Karen Ballif, Matt Gertge, Erik Craythorne, Bryce Thurgood, Marilyn Diamond, Karen Peterson		
Pledge of Allegiance	Commissioner Tony Thompson		
Prayer or Thought	Commissioner Mike Petersen		
Roll Call & Attendance	Commissioner Labrecque arrived at 7:05 p.m.		
Declarations of Conflict	There were none.		
City Council Report	Councilmember Joanne Hansen provided the September 24, 2013 City Council Meeting report as recorded in the minutes.		
Commissioners Issue & Concerns	There were none.		
<p>Commissioner Barlow directed the Planning Commission to address Agenda Item 2 prior To Agenda Item 1 due to the applicant being delayed.</p> <p>The issue was further delayed and the approval of the minutes was addressed prior to Agenda Item 1as well.</p>			
<p>7:10 PM PUBLIC HEARING – ORDINANCE NO. 13-06Z REVIEW AND RECOMMENDATION TO THE CITY COUNCIL CONCERNING A REZONE REQUEST TO REZONE PROPERTY LOCATED AT APPROXIMATELY 948 NORTH 3000 WEST FROM A-1 TO R-1-15. PROPERTY MORE ACCURATELY DESCRIBED IN THE ORDINANCE.</p>			
Petitioner	Erik Craythorne, representing Jacqueline Wallmann		
	<p>This issue was addressed at 7:44 p.m.</p> <p>Mr. Vinzant provided the following information in the staff report:</p> <ul style="list-style-type: none"> • The area is designated on the Master Land Use Map as R-1-9 • The property to the North is R-1-15, to the South is R-1-15, and to the East is R-1-15. The property to the West is West Point and it is zoned R-1-10. <p>Mr. Craythorne identified this property is a one acre piece of property adjacent to an existing development he has put in. The property owner has contacted him to see if he would be interested in purchasing the back part of her property. He is seeking a rezone from A-1 to R-1-15 in order to allow for two additional lots that would be congruent with the General Plan and the lots across the street.</p> <p>Commissioner Thompson disclosed he lives in the area; however, he has no personal conflict.</p> <p>Commissioner Petersen questioned if there are still out buildings on the property.</p> <p>Mr. Craythorne responded one has already been removed and the other is in the process of being removed.</p> <p>Mr. Craythorne clarified the existing home will remain on an approximately 15,000 sq. ft. lot, the two additional lots will both be approximately 15,000 sq. ft. also.</p> <p>Commissioner Barlow clarified the property is completely surrounded by R-1-15.</p> <p>Commissioner Barlow opened the Public Hearing at 7:51 p.m. and with no public comment, closed the public hearing at 7:51 p.m.</p>		

CONCLUSION Commissioner DeLong moved to approve Ordinance 13-06Z, approval of a request to rezone property located at approximately 948 North 3000 West from A-1 to R-1-15 based on the findings of Master Land Use Map Compatibility, City Utility Compatibility and compatibility with surrounding zoning of properties. Commissioner Petersen seconded the motion. Voting by roll call is as follows: Commissioner Thompson, aye; Commissioner Petersen, aye; Commissioner DeLong, aye; Commissioner Labrecque, aye; Commissioner Barlow, aye.

TABLED FROM SEPTEMBER 17, 2013 – SITE PLAN REVIEW AND COMMISSION ACTION PERTAINING TO A REQUEST TO ADD TO AN EXISTING BUILDING LOCATED AT 2303 WEST 1300 NORTH:

Petitioner Allen Whittle, Camnetics MFG Corp.

Mr. Whittle addressed the issue with the Planning Commission. He reminded the Planning Commission he would like to add onto an existing warehouse to relocate some materials and expand his business. He agrees to all the issues identified in the staff report, which are identified below:

Mr. Vinzant met with Mr. Whittle and the Fire Chief on September 20, and an agreeable situation was reached that would enable the site plan to be approved. A letter from the Fire Chief outlining the conditions agreed upon is included in the staff report; these items have been incorporated into a site plan approval.

The Building Official has reviewed the building size and site and the building will be able to be constructed under the building code without any special requirements. The existing building is sprinkled and this addition will be sprinkled also.

Mr. Whittle is under a time crunch to move on this site. Mr. Vinzant recommends that the Planning Commission approve the site plan with the conditions and requirements, and any that the PC may develop, established in the attached Site Plan Approval:

Project Information			
Applicant	Allen Whittle	Building Square Footage	2,000 (addition)
Property Address	2303 West 1300 North	Building Perimeter	N/A
Zoning	Light Manufacturing	Site Gross Size	N/A
Date of Hearing	September 17, 2013	Site Net Size	N/A
Date of Action	October 1, 2013	Architectural Score	N/A

Discussion

Additional Approval Requirements / Comments

1. Conditions of the letter from the Clinton City Fire Chief, dated September 24, 2013, shall be complied with prior to the issue of a Certificate of Occupancy by the Clinton City Building Official. One change to the Fire Department Letter has been agreed upon. The existing 24-foot wide, two section gate on the west side will be allowed rather than a two section 26-foot gate provided the 42-foot turning radius can be maintained to get off and on the service road on the west side; however wheels, meeting the requirements of the Fire Department, will still need to be added to the gates.
2. A site plan shall be provided and approved by the Community Development Director prior to issue of a building permit.
3. The retention pond design shall be approved by the Clinton City Engineer and the pond shall be fully constructed prior to the issue of a Certificate of Occupancy by the Clinton City Building Official.
4. All required fire lanes and required access points to the site are to be maintained and clear of all debris, vegetation, and other obstructions at all times.
5. Future improvements are severely limited due to the limited access on the west side of the site. Future improvements may require the widening of the west access to include the removal of the watchman's house.
6. One streetlight will be required along 1300 North, location to be determined by the Public Works Department.
7. Open storage in the area shall be kept a minimum of 10-feet from the buildings unless the area is an approved storage area as indicated on the final site plan.

CONCLUSION	Commissioner Thompson moved to approve the site plan for Camnetcs MFG Corp at 2303 W 1300 N with the stipulation that the conditions and requirements of items 1 – 7 identified in the staff report are met. Commissioner Petersen seconded the motion. Voting by roll call is as follows: Commissioner Labrecque, aye; Commissioner Thompson, aye; Commissioner Petersen, aye; Commissioner DeLong, aye; Commissioner Barlow, aye.
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WORK SESSION – GENERAL PLAN REVIEW OF COMMENTS FROM THE PUBLIC HEARING SEPTEMBER 17, 2013 AND FROM THE PUBLIC HEARING, REVIEW OF THE MASTER LAND USE

Petitioner	Community Development
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Discussion & Public Comment	<p>Commissioner Barlow asked the Planning Commission to address the following topics based on the review of the public comments. They referred to portions of the Zoning Ordinance as well as a rescinded Title 7, Planned Development and Chapter 22; Patio Homes which were all included in the staff report.</p> <p>Commissioner Barlow commented it is important to make sure the Master Land Use Map matches the zoning and Master Plan so they all concur.</p> <p>The Planning Commission agreed Commissioner Barlow will correct grammatical errors she has located in the proposed General Plan.</p> <ul style="list-style-type: none"> o Zoning for Patio Homes o Performance Zone size o Master Land Use Map and actual zoning o Option for Down Zoning, developing at a lesser density than indicated on the Master Land Use Map o Master Land Use Map, an updated map based on existing land uses in developed areas will be available. o Option for Down Zoning. This is an option for any developer; the Master land Use map is a guide to maximum density not minimum density. For simplicity of the plan I do not think that it should be complicated with unnecessary discussions. o Patio Homes and Performance Zone. The PZ has always been so large because there was the option to include this zone with other zones in development of a PUD, an option that was removed from the Zoning Ordinance by the Council and not desired by the General Plan Committee. (I have attached sections of the Zoning Ordinance that will be used in this discussion.) <p>During the Planning Commission’s discussion of the General Plan, they unanimously agreed to the following:</p> <p>The Master Land Use Map has been established to indicate the maximum planned density within an area of the City. These land use and density factors have been used to establish requirements of the technical plans of the General Plan and the Impact Fees charged by the City.</p> <p>Top of page 10</p> <p>Map Change Patterson house on 1500 W to R-1-9 Multi family on 300 N, Virginia Apartments Change corner of 800 N and 1000 W and Jordan Valley Easement from R-1-10 to R-1-9</p> <p>Lessons learned from previous fiscal experiences have taught that bonding should be accomplished with a secure revenue source either through a General Obligation Bond secured by an increase in property tax revenue or through a Revenue Bond based upon a revenue source established solely for payment of the bond. This strategy will facilitate the ability of the City to repay a bond in the event of any economic downturn.</p> <p>Bottom of page 14</p> <p>The possibility of Planned Residential Unit Developments and Planned Urban Developments may be reestablished within the City. The use of these planning and development tools may be used to create buffers between lower density residential and the Performance Zone where practical. These buffer developments are desired to be designed toward single family dwellings along the line of the Patio Home Zone and utilize clustering of units per acre creating open spaces and connectivity between the developments and civic and commercial areas.</p>
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	<p>Bottom of page 10, in Land Use</p> <p>The Planning Commission identified they would like to work on the Infill Zone as one of their next projects.</p>
Approval of Minutes	Commissioner DeLong moved to table the approval of the minutes of the September 17, 2013 Planning Commission Meeting to the October 15, 2013 Planning Commission meeting. Commissioner Petersen seconded the motion. All voted in favor of the motion.
ADJOURNMENT	Commissioner DeLong moved to adjourn the meeting. Commissioner Labrecque seconded the motion. All those present voted in favor of the motion. The meeting adjourned at 10:36 p.m.