

CLINTON CITY PLANNING COMMISSION MINUTES

Commissioner Tony Thompson
Commissioner Sam DeLong
Commissioner Allen Labrecque
Commissioner Dave Coombs
Commissioner Jolene Cressall
Commissioner Jeff Ritchie
Commissioner Bob Buckles

Mayor L. Mitch Adams, City Council Representative

Planning Commission Meeting	February 4, 2014	Call to Order: 7:15 P.M.	2267 N 1500 W Clinton UT 84015
Staff Present	Community Development Director Lynn Vinzant and Lisa Titensor recorded the minutes.		
Public Present	Jon Kent Draayer, Bruce Nilson, Linda Hogge		
Pledge of Allegiance	Commissioner DeLong		
Invocation or Thought	Commissioner Ritchie		
Roll Call & Attendance	Commissioner Coombs was excused.		
Declarations of Conflict	There were none.		
City Council Report	Mayor Adams reported on the January 28, 2014 City Council Meeting as recorded in the minutes.		
BZA Report	Commissioner Buckles reported on the February 4, 2014 BZA Meeting as recorded in the minute.		
Approval of Minutes	Commissioner DeLong moved to approve the minutes of the January 28, 2014 Planning Commission Minutes as amended. Commissioner Ritchie seconded the motion. All those present voted in favor.		
WORK SESSION – REVIEW OF PROPOSED CHANGES TO TITLE 28, CHAPTER 22, PATIO HOME ZONE			
Petitioner	Community Development		
Discussion	<p>The Planning Commission reviewed Title 28 Chapter 22.</p> <p align="center">Chapter 22.¹³⁹ Patio Home Zone (PH)</p> <p>28-22-1 Purpose 28-22-2 Permitted Uses 28-22-3 Conditional Uses 28-22-4 Minimum Lot Development Standards</p> <p>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 the specific subdivision within the Zone is to be based upon an overall site design created by and developed completely by one developer and home builder.</p> <p>28-22-2 Permitted Uses.¹⁸²</p> <p>(1) Single-family dwelling.</p> <p>(2) Publicly owned and operated recreation uses and facilities; public buildings; public parks and playgrounds.</p> <p>(3) Home Office.</p> <p>(4) Household Pets.</p> <p>(5) Sign – One nameplate and identification sign in accordance with the Clinton City Sign Ordinance.</p> <p>(6) Accessory buildings and uses customarily incidental to any permitted use.</p>		

- (7) Common area and amenities maintained by the homeowners association.
- (8) ~~Immediate family dwelling unit.~~
- (9) Temporary on site storage containers for emergency construction or repair of residences, with the following stipulations:

- (a) Must be placed on a hard surface
- (b) Can only be present for 3 months out of a 12 month period

28-22-3 Conditional Uses. ¹⁸²

- (1) ~~Public Utility Substations~~
- (2) ~~Bed and Breakfast~~
- (3) ~~Water Wells, Reservoir, or Storage Tank~~

28-22-4 Infill Standards.

- (1) Use of this Zone is only permitted to be applied for within ~~the established~~ R-1-6, R-1-8 and R-1-9 ~~and R-1-10~~ Zones.
- (2) Infill will only be permitted on parcels meeting the following criteria:
 - (a) Maximum of ~~48~~ **5** acres;
 - (b) Property can not have been subdivided from a larger parcel to meet requirements for this zone within the last 10 years;
 - (c) Property surrounding the parcel being developed must be fully developed; and,
 - (d) ~~The Patio Home development must improve the aesthetic and property values of the neighborhood in which it is going.~~
- (3) Development requirements shall include items in 28-22-5.

28-22-5 Minimum Lot Development Standards.

- (1) Area –
 - (a) Minimum: 5,100 square feet
 - (b) Average: 6300
 - (c) Corner minimum: 5,400 square feet
- (2) Width –
 - (a) Minimum: 57 feet
 - (b) Average: 64 feet
 - (i) Corner: 61 feet
- (3) Yard Setback:

Front of dwelling to property line	Major Street	Not Allowed
	Other Street	15 feet
Front of dwelling to sidewalk	Major Street	Not Allowed
	Other Street	19 feet
Side, interior	Dwelling	16 feet
	Other Main Building	20 feet
	Accessory Building	10 feet ^a
Side, facing street	Major Street	Not Allowed
	Other Street	4 feet
Rear	Main Building	10 feet
	Accessory Building	3 feet

^a Except 3 feet if located at least 5 feet from the main building

- (4) Building Height:

TABLE 22.4.2		
Main Building	Story	1 story
	Height	25 feet
Accessory Building	Minimum	6 feet
	Maximum	1 story or 15 feet ^a

^a not to exceed height of main building on lot

(5) Building size:

TABLE 22.4.3	
Minimum Dwelling Unit Square Footage	1430 1000 Research Patio Home definition
Minimum number of dwelling variations	3
Minimum increase in square footage between variations	200
Minimum Finished Living Space	1430/1630/1830 1000 Sq. Ft.
Minimum Garage Size	2 car with a minimum 15% of dwellings with three car garages
Accessory Building	400 sq. ft. maximum

(6) Aesthetics:

TABLE 22.4.3		
Exterior	Front	100% Brick, Stone or Hard Board
	Sides	75% Brick, Stone or Hard Board
	Rear	75% Brick or Stone Maintenance Free
	Trim	Maintenance Free
Patio	Minimum	200 square feet
Landscaping and Automatic Sprinkler System		Installed with construction contract
Park strip trees		1 per frontage, 1.5 average per frontage
Fencing		Standardized within development
Architecture		Consistent theme among all structures

(7) Development Characteristics:

TABLE 22.4.3	
Maximum Acreage	18
Maximum Density/Acre	5
Minimum Maximum Lots	90
Public Streets	Public
Utilities	Public
Street Design	City Alternate Design
Street Lights	City Design

(8) Homeowners Association: All developments within the zone shall have a Homeowners Association established with Conditions, Covenants and Restrictions (CC&R's). CC&R's shall be consistent between all phases of the development and apply equally to all property owners.

28-22-6 Application Process.

- (1) A rezone request shall be applied for on forms provided by the City and as outlined in Chapter 1 of this Title.
- (2) Rezone, if approved, shall be conditional upon final approval of a subdivision and development design approvals; and,
- (3) Subdivision and development design may be submitted simultaneous with the rezone application, however this will not have any bearing upon the approval or denial of the rezone application.

Bruce Nielson asked if the Planning Commission would consider hard board in the aesthetics portion of table (6) rather than 100% brick and stone. The Planning Commission agreed to the changes suggested.

Kent Draayer said he does not like the survey the General Plan Committee used.

The Planning Commission took a 10 minute break.

WORK SESSION – SIGN ORDINANCE PROVISIONS

Petitioner

Community Development -

The Planning Commission discussed the following provisions to the sign ordinance.

ADD minimum display time

Minimum Message change and scintillating signs

(1) Monument Signs. The following standards shall apply:

(a) Monument Sign, Size **Review with Planning Commission for clarification**

(i) Monument signs are allowed for any size parcel provided that the parcel has thirty (30) feet of street frontage. The sign area allowed is determined by the following formula: thirty-two (32) square feet plus one (1) square foot per 3.125 lineal feet of street frontage over fifty (50) feet, maximum size is sixty (60) square feet. Parcels with two street frontages are allowed a sign on each street. However, the signs must be separated by at least one hundred (100) feet as measured diagonally across the property from center to center of both signs or only one (1) sign will be allowed. Signs within the visibility triangle may be allowed with the permission of the Clinton City Engineer.

(ii) Monument signs must have at least a one (1) foot pedestal, and the height of the sign may not exceed five (5) feet for a total of six (6) feet. The height to the top of the sign may vary where the sign is placed upon a landscape berm. The combined height of the sign, pedestal and landscaped berm may not exceed nine (9) feet as measured from the top of the curb. The frontage of the property must be bermed a minimum lineal distance equal to one-half of the square footage of the sign for this to occur. The sign base shall be landscaped.

(iii) Electronic Message Centers (EMC) may be allowed, however, such devices shall not exceed 50% of the gross total sign area calculated in section (i) above and height limitations established in section (ii) above.

(b) **EMC Standards**

(i) **The illuminance of an EMC shall be measured with an illuminance meter set to measure footcandles accurate to at least two decimals. Illuminance shall be measured with the EMC off, and again with the EMC display a white image for a full color capable EMC, or a solid message for a single-color EMC. All measurements shall be taken perpendicular to the face of the EMC at the distance determined by the total square footage of the EMC as set forth in the Table _____.**

Discussion

Area of Sign sq. ft.	Measurement Distance (ft.)
10	32
15	39
20	45
25	50
30	55

(ii) **The difference between the off and solid-message measurements using the EMC Measurement Criteria shall not exceed 0.3 footcandles at night.**

(iii) **All permitted EMCs shall be equipped with a sensor or other device that automatically determines the ambient illumination and programmed to automatically dim according to ambient light conditions, or that can be adjusted to comply with the 0.3 footcandle measurements.**

(iv) **The installer of an EMC shall provide a statement of compliance of a newly installed sign or sign that has been altered or worked on to the City prior to any final inspection by the City.**

(v)

	<p>(c) Monument signs for Planned Commercial Centers:</p> <p>(i) Monument signs shall have a logo/identification theme as part of the sign.</p> <p>(ii) Planned commercial centers with two (2) or more street frontages are allowed one (1) sign on each street frontage. The signs must be separated by at least one hundred (100) feet as measured diagonally across the property from center of sign. In no case shall the approved monument sign be placed closer than one hundred (100) feet to any other sign (monument or freestanding/pole) located on the same side of street.</p> <p>(iii) The area of the sign is determined by the length of the frontage along which the sign is to be placed, including the frontage of any freestanding buildings included within the planned commercial center. The sign area is determined as provided in sub-paragraph 5.a above.</p> <p>(iv) In the case of the development of a planned commercial center on multiple parcels of property having common frontages, regardless of the number of separately owned parcels or buildings of separate occupancy within the planned commercial center, the frontage shall be considered to be the composite of the entire commonly-used parcels or buildings and not the frontage of each individual business or occupancy. The over-all frontage shall be used to calculate allowable sign area for the center identification sign as provided in sub-paragraph one (1) above.</p> <p>(v) In the event that a planned commercial center has several freestanding buildings (single or multi-occupant), each permitted monument sign shall be separated from each other by no less than one hundred (100) feet.</p> <p>(d) Freestanding Building within a Planned Commercial Center:</p> <p>(i) A freestanding building within an approved planned commercial center may request a monument sign provided that the freestanding building lot is contiguous to a major arterial street and has at least one hundred (100) feet of street frontage.</p> <p>(ii) Freestanding buildings with two (2) or more street frontages are allowed one (1) sign on each frontage. The signs shall be separated by at least one hundred (100) feet as measured diagonally across the property from center of sign. In no case shall the approved monument sign be placed closer than one hundred (100) feet to any other sign (monument or freestanding/pole) located on the same side of street.</p> <p>(iii) The business or tenant occupying the freestanding building shall be allowed a monument sign upon determination of the Community Development Director that the sign is not in conflict with the purpose of this chapter and is in architectural harmony with uses adjacent to the development.</p> <p>(iv) The sign area is determined as provided in sub-paragraph 5.a above.</p> <p>(e) Freestanding Building not Associated with a Planned Commercial Center:</p> <p>(i) A freestanding building not associated with a Planned Commercial Center is allowed one monument sign provided that the parcel has at least one hundred (100) feet of street frontage.</p> <p>(ii) In the case of the freestanding building having two (2) or more frontages, they may place one (1) sign on each street frontage provided that the signs are separated by at least one hundred (100) feet as measured diagonally from center of sign. In no case shall the permitted monument sign be placed closer than one hundred (100) feet to any other sign (monument or freestanding/pole) located on the same side of street.</p> <p>(iii) The sign area and size are determined as provided in sub-paragraph (5)(a) above. This section will be re-written.</p>
<p>Commissioner's Issues & Concerns</p>	<p>There were none</p>
<p>ADJOURNMENT</p>	<p>Commissioner DeLong moved to adjourn the meeting. Commissioner Ritchie seconded the motion. All those present voted in favor of the motion. The meeting adjourned at 10:07 p.m.</p>