



**CLINTON CITY PLANNING COMMISSION
CITY HALL
2267 North 1500 W Clinton UT 84015**

Planning Commission Members

*Chair – Jacob Briggs
Vice Chair – Bob Buckles
Tony Thompson
Dave Coombs
Jolene Cressall
Jeff Ritchie
Andy Hale*

Date of Meeting	February 2, 2016	Call to Order	7:02 p.m.
Staff Present	Community Development Director Will Wright and Lisa Titensor recorded the minutes.		
Citizens Present	There were none.		
Pledge of Allegiance	Commissioner Buckles		
Prayer or Thought	Commissioner Briggs		
Roll Call & Attendance	Present were: Commissioners Jacob Briggs, Bob Buckles, Tony Thompson, Dave Coombs, Jolene Cressall, Jeff Ritchie and Andy Hale		
City Council Report	Mr. Wright reported on the January 12, 2016 Planning Commission meeting as recorded in the minutes		
Introduction of new Planning Commissioner	Andy Hale introduced himself to the Planning Commissioners and stated he is looking forward to serving the community.		
City Council Report	Mr. Wright reported on the January 26, 2016 City Council Meeting as recorded in the minutes.		
Declaration of Conflicts	There were none.		
Approval of Minutes	Commissioner Buckles moved to approve the January 19, 2016 Planning Commission minutes as written. Councilmember Cressall seconded the motion. Commissioner Hales abstained because he was not a member of the Planning Commission at the time. All others voted in favor of the motion.		
1. CONSIDER PREVIOUSLY REVIEWED SUBDIVISION REGULATIONS BEGINNING WITH CHAPTER 1, INCLUDING CHAPTERS 2, 5 & 6			
Petitioner	Community Development The Planning Commission reviewed the following during the work session:		
Discussion	<p>26-1-1 Title:</p> <p>(1) These regulations are Title 26 of the Code of Revised Ordinances of Clinton City, Utah. This code shall officially be known, cited, and referred to as the Subdivision Ordinance of the City of Clinton. These regulations may also be referred to as the “Subdivision Ordinance.”</p> <p>(2) Specific citations will be to the Subdivision Ordinance by paragraph and sub-paragraph as depicted in this document and need not include a reference to Title 26.</p> <p>(3) This Title is part of the Clinton City Land Use Ordinances.</p>		
Commissioner Buckles will review for proposed alternative draft 26-1-2 and 26-1-3.			
<p>26-1-4 Authority: This section outlines the authority for processing of various forms of subdivision unless specifically outlined otherwise in this Title.</p> <p>(1) Where a process is outlined that leads to the approval by the Land Use Authority the</p>			

entire process is considered the authority as referred to elsewhere in this Title.

(2) The Planning Commission is the Land Use Authority vested with the power to review, approve, conditionally approve and disapprove applications for the preliminary and the final plats of subdivision of land unless specifically stated otherwise by this Title.

(3) Section deleted.

(4) The Community Development Director is the Land Use Authority for the following after establishing compliance with the requirements of this Title:

(a) The approval of simple subdivisions of five lots or less ;

(b) The approval of amendments to subdivisions that do not include vacating rights-of-way or easements ;

(c) The approval of lot line adjustments ;

(d) The approval of property combinations ;

(e) The approval of transfers, not to include vacation of rights-of-way and easements ;

(f) ; and,

(g) The approval of a Record of Survey Map.

26-1-5 Jurisdiction:

(5) These regulations apply to all subdivisions of land, as defined in § 26-[REDACTED], located within the corporate limits of the City or outside the corporate limits as provided by State law.

(6) No land may be subdivided through the use of any legal description other than with reference to a plat approved in accordance with the requirements of this Title, unless specifically excepted by this Title and in accordance with this Title.

(7) Land not in compliance with the requirements of this Title, to include the following, is considered no longer approved for development :

(a) The plat of the subdivided land or land subdivided by metes and bounds was recorded without the prior approval of the City as required by this Title or preceding ordinances dealing with the same or similar topics and the plat contains contiguous lots in common ownership, where one or more of the lots are undeveloped, whether the lots are owned by the original subdivider or an immediate or remote grantee from the original subdivider;

(b) The plat of the subdivided land or land subdivided by metes and bounds has been of record for more than five (5) years, was not approved after {the date of this Title}, and contains contiguous lots in common ownership where one or more of the contiguous lots are undeveloped, whether the lots are owned by the original subdivider or an immediate or remote grantee from the original subdivider;

(c) The plat of the subdivided land or land subdivided by metes and bounds has been of record for more than five (5) years, was approved after {the date of this Title}, and contains contiguous lots in common ownership where one or more of the contiguous lots is undeveloped and one or more is nonconforming under the Zoning Ordinance and/or land use ordinances whether the lots are owned by the original subdivider or an immediate or remote grantee from the original subdivider;

(d) The original subdivider or his successor failed to complete subdivision improvement requirements pursuant to a subdivision improvement agreement entered into when the plat for the subdivided land was approved and the plat contains contiguous lots in common ownership where one or more of the contiguous lots is undeveloped, whether the lots are owned by the original subdivider or an immediate or remote grantee from the original subdivider; except that this Section shall not apply if the City has obtained possession of sufficient funds from security provided by the subdivider with which to complete construction of improvements in the subdivision.

(e) The original subdivider or his successor failed to complete the subdivision process or failed to properly execute the requirements of these regulations.

Commissioner Briggs identified a table he likes in the Clearfield Zoning Code regarding Appeals:

http://sterlingcodifiers.com/codebook/index.php?book_id=372&chapter_id=11568#s718145

Commissioner Briggs asked Mr. Wright to provide the Planning Commission with the Rules of Procedures to discuss at the beginning of the next meeting.

**Commissioners
Issues and
Concerns**

- *There were none.*

ADJOURNMENT

Commissioner Coombs moved to adjourn. Commissioner Cressall seconded the motion. All those present voted in favor, the meeting adjourned at 9:11 p.m.