



**CLINTON CITY PLANNING COMMISSON
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	June 21, 2016	Call to Order	7:00 p.m.
Staff Present	Community Development Director Will Wright and Lisa Titensor recorded the minutes.		
Citizens Present			
Pledge of Allegiance	Commissioner Cressall		
Prayer or Thought	Commissioner Thompson		
Roll Call & Attendance	Present were: Commissioners’ Bob Buckles, Dave Coombs, Jolene Cressall, , Tony Thompson, Andy Hale and Jacob Briggs Commissioner Ritchie was absent		
City Council Report	Mr. Wright reported that the June 14, 2016 City Council meeting was cancelled. There will be a special meeting on Wednesday, June 22, 22 2016.		
Declaration of Conflicts	There were none.		
Approval of Minutes	Commissioner Cressall moved to approve the June 7, 2016 Planning Commission minutes. Commissioner Buckles seconded the motion. Commissioners’ Buckles, Coombs, Thompson, Cressall and Hale voted in favor of the motion. Commissioner Briggs abstained from the vote because he was not present at the meeting.		
1. 7:05 P.M. – SITE PLAN REVIEW AND ACTION UPON A REQUEST TO MODIFY A SITE PLAN REVIEW OF THE QUAIL POINT VETERINARY HOSPITAL AT 868 NORTH 2000 WEST, CLINTON, UT TO ALLOW A SOLAR CARPORT TO SERVE THE HOSPITAL.			
Petitioner	Kathy Ford, owner of Quail Point Animal Hospital and residence, is represented by Franz Johansson of Auric Solar		
Discussion	<p>Mr. Wright explained that the owner of the Quail Point Veterinary Clinic is Kathy Ford; Franz Johansson of Auric Solar is selling the carport.</p> <p>The site plan requires the Planning Commission to review this change.</p> <p>The veterinary hospital and residential structures are in the PZ Zone.</p> <ol style="list-style-type: none"> 1. Section 28-19-5 states, “For all non-residential uses proposed in this zone, a site plan review by the Planning Commission is required. 2. The Veterinary Hospital was approved in a Site Plan on June 17, 2003. 3. Staff determined that modifying the approved Site Plan is also subject to Commission review and action. 4. There are not really any minimum size requirements for parcels in the PZ zone, though there is a reference to residential being a minimum of 6,000 square feet and discussions on density. <p>The new hospital parcel would be 56,342 square feet or 1.29 acres, while the residential parcel would be reduced in size to 20,388 square feet or .46 of an acre, thereby exceeding any minimum allowances for parcel sizes. PZ zone</p>		

	<p>The petitioners were not present for the discussion. The Planning Commission agreed that it may be appropriate to table the item to July 5, 2016 to allow for the petitioners to attend and answer questions regarding this request.</p> <p>The Planning Commission had question regarding the foot print and appropriate setback requirements.</p> <p>Commissioner Briggs opened the public hearing at 7:39 p.m. With no public comment, Commissioner Briggs asked for a motion to table with the public hearing to remain open.</p>
<p>CONCLUSION</p>	<p>Commissioner Coombs moved to table the modified Site Plan for the Veterinary Hospital located at 868 North 2000 West, Clinton, UT to allow a solar carport to serve the hospital to the July 5, 2016 Planning Commission meeting. Commissioner Hale seconded the motion. Commissioners’ Buckles, Coombs, Thompson, Cressall, Hale, and Briggs voted in favor of the motion.</p>
<p>At 7:42 p.m. Commissioner Coombs motioned to take a five minute recess. Commissioner Buckles seconded the motion. All voted in favor.</p>	
<p>1. WORK SESSION – CONTINUE REVIEW OF THE CLINTON CITY SUBDIVISION ORDINANCE</p>	
<p>Discussion</p>	<p>26-3-1 <u>Notice of Public Hearing:</u></p> <p>(1) Notice: Notice of City Council, Planning Commission or other meetings, addressing the subdivision of land which requires Public Notice, required notice shall be provided as required by Utah Code 10-9a-205.:</p> <p>(a) The Community Development Department will submit a notice for publication in one (1) newspaper of general circulation to be published at least fourteen (14) days prior to the public hearing.</p> <p>(b) Where specific property is identified in a petition, at least twelve (12) days prior to the required meeting during which a petition is being considered, the Community Development Director or designated agent, shall post a minimum of one (1) Public Notice Sign on each street frontage of the subject property stating the proposed or requested action and the date, time and location of the Public Hearing where the petition will be considered. One notice for each petition is required. This is not intended to require posting of a property for discussions continued over to additional meetings or tabled for additional information or action.</p> <p>(c) File copies of all applications, drawings, and sketches shall be maintained by the Community Development Department for public review prior to any hearing.</p> <p><u>Assumption of Validity of Notice of Hearing:</u> If no protest of the processing of the public hearing has been received, in writing, by the Community Development Director within 30 days of the public hearing the notice of public hearing is assumed to have been processed properly.</p> <p>26-3-5 <u>Amendments to Preliminary Plat:</u> At any time after preliminary plat approval and before submission of a final plat, the applicant may request of the Community Development Director that an amendment be made in the approval or conditional approval of the preliminary plat. Under regulations established by the Planning Commission, The Community Development Director may agree to proposed amendments that are deemed to be minor. If the proposed amendment is major, the Planning Commission shall hold a public hearing on the proposed major amendment in accordance with the same requirements for preliminary plat approval found in Section 3.02. Any public hearing on a proposed major amendment shall be limited to whether the proposed major amendment should or should not be approved. The Commission shall approve or disapprove any proposed major amendment and may make any modifications in the terms and conditions of preliminary plat approval reasonably related to the proposed amendment. If the applicant is unwilling to accept the proposed major amendment under the terms and conditions required by the Commission, the applicant may withdraw the proposed major amendment. A major amendment shall include, but is not limited to, any amendment that results in or has the effect of decreasing open space in the subdivision by ten percent (10%) or more or increasing density in the subdivision by ten percent (10%) or more. An applicant may not propose more than two (2) amendments-whether major or minor- to any preliminary plat. The Commission shall render a decision on the proposed major</p>

	amendment within thirty (30) days after the meeting at which the public hearing was held, including any adjourned session, was closed.
Issues & Concerns	There were none.
ADJOURNMENT	Commissioner Cressall moved to adjourn. Commissioner Buckles seconded the motion. Commissioners' Buckles, Coombs, Thompson, Cressall, Hale and Briggs voted in favor of the motion., the meeting adjourned at 8:24 p.m.