



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

**Planning Commission Members**

*Chair – Jacob Briggs  
Vice Chair – Gary Tyler  
Tony Thompson  
Jolene Cressall  
Andy Hale  
Dereck Bauer  
Dan Evans*

<b>Date of Meeting</b>	<b>January 16, 2018</b>	<b>Call to Order</b>	<b>7:00 p.m.</b>
<b>Staff Present</b>	Community Development Director Will Wright and Lisa Titensor recorded the minutes.		
<b>Citizens Present</b>	There were none.		
<b>Pledge of Allegiance</b>	Commissioner Cressall		
<b>Prayer or Thought</b>	Commissioner Tyler		
<b>Roll Call &amp; Attendance</b>	Present were: Commissioner's Dereck Bauer, Jolene Cressall, Gary Tyler, Tony Thompson, Dan Evans and Jacob Briggs  Excused were: Commissioner Hale		
<b>City Council Report</b>	Mr. Wright reported on the January 9, 2018 City Council meeting as recorded in the minutes.		
<b>Declaration of Conflicts</b>	There were none.		
<b>Approval of Minutes</b>	<b>Commissioner Cressall moved to approve the December 5, 2017 Planning Commission minutes. Commissioner Tyler seconded the motion. Commissioners' Tyler, Thompson, Cressall, Bauer, Evans and Briggs voted in favor.</b>		
<b>7:05 P.M. PUBLIC HEARING – REVIEW AND ACTION UPON A REQUEST FROM IVORY DEVELOPMENT FOR A PRELIMINARY PLAT FOR MONARCH MEADOWS SUBDIVISION LOCATED AT 2600 W 1300 N. (OWNER/AGENT REQUESTS THAT THIS ITEM BE TABLED TO THE FEBRUARY 6, 2018 PLANNING COMMISSION MEETING)</b>			
<b>Petitioner</b>	Chase Freebairn and Nick Mingo, representing Ivory Development		
<b>Discussion</b>	<p>Mr. Wright reviewed the following information included in the staff report:</p> <p>This request was tabled by the Planning Commission on November 7 &amp; December 5, 2017 due to the plans not being complete by not showing the City park, thereby allowing further negotiation by the City for this land.</p> <ol style="list-style-type: none"> <li>1. The Parcel contains 30.035 acres and is designated as Single Family Residential Zone on which 64 lots are proposed.</li> <li>2. The City Council approved the rezoning of this property from Agricultural (A-1) to Residential Single Family (R-1-15) Zone on September 5, 2017.</li> <li>3. Ordinance 17-05Z approved the rezoning of this parcel and indicated the developer agrees "... to negotiate with Clinton City for property to become a park adjacent to the detention basin."</li> <li>4. Staff informed the developer early on of the City's interest in acquiring land for a park, since this area was identified in the City's Park Master Plan for a park, which is why negotiation for its acquisition became a condition for rezoning this parcel.</li> <li>5. City management staff continues to negotiate with the developer and have formed the framework that, though not fully complete, indicates the City's willingness to allow the area of the park to be used in averaging the size of the lots within the development standards for the R-1-15 zone and reduces the side setbacks to 8/10 rather than 10/10.</li> <li>6. The City's offer on the land for a park is now shown on the Monarch Meadows Preliminary Plat, while acquisition negotiations continue with the developer for this property.</li> </ol> <p>Comments and/or questions related to changes needed in drawings have been provided to the developer.</p>		

	<p>Mr. Wright explained that because this item was initially proposed in November, it has been re-noticed.</p> <p>Commissioner Briggs declared the public hearing open at 7:16 p.m. There was no public comment.</p>
<b>CONCLUSION</b>	<p><b>Commissioner Tyler moved to table the Preliminary Plat for Monarch Meadows Subdivision to the February 6, 2018 Planning Commission meeting with the public hearing to remain open. Commissioner Cressall seconded the motion. Commissioners’ Bauer, Cressall, Tyler, Evans and Briggs voted in favor of the motion.</b></p>
<p><b>7:05 P.M. PUBLIC HEARING RESOLUTION 2-18 (correct) - REVIEW AND RECOMMEND TO CITY COUNCIL UPON A REQUEST TO APPROVE A FINAL PLAT FOR TRYXEN MEADOWS SUBDIVISION AT 717 W 2300 N. R-1-10</b></p>	
<b>Petitioner</b>	<p>Justin Barrow &amp; Pat Burns, owners/agents developing this subdivision.</p>
<b>Discussion</b>	<p>Mr. Wright identified the petitioners were not present. He reviewed the following information included in the staff report.</p> <ol style="list-style-type: none"> <li>1. The Preliminary Plat for Tryxen Meadows Subdivision was approved by the Planning Commission on September 5, 2017 with similar design for seven (7) lots as shown on the Final Plat, except for phasing.</li> <li>2. The Master Land Use Map in the General Plan shows this area as zoned for Residential Single Family R-1-10 Zone (R-1-10) which is approximately 1.6 acres consisting of 7 lots.</li> <li>3. This Final Plat shows 7 lots that meet the R-1-10 size requirement (10,000 sq. ft.) on average in size.</li> <li>4. This Preliminary Plat shows that these proposed lots meet the frontage requirement of being a minimum of 75 feet wide with an average of 85 feet (minimum width meets the 75 feet with an average of just over 92 feet when calculated with the lots that front onto 2300 North and 2100 North).</li> <li>5. Comments and/or questions related to changes needed in the drawings have been provided to the developer.</li> </ol> <p>Mr. Wright suggested the Planning Commission table Res 2-18 to February 6, 2018.</p> <p>Commissioner Briggs opened the public hearing at 7:43 p.m. There was no public comment.</p>
<b>CONCLUSION</b>	<p><b>Commissioner Thompson moved to table the Final Plat approval of Tryxen Meadows Subdivision due to lack of petitioner representation and issues that need to be addressed on the staff report and Resolution in addition to ongoing negotiations for construction of the 2200 N street to the February 6, 2018 Planning Commission meeting. Commissioner Tyler seconded the motion. Commissioners Bauer, Cressall, Tyler, Thompson, Evans and Briggs voted in favor of the motion.</b></p>
<p><b>WORK SESSION: CONTINUE REVIEW AND UPDATE EFFORT OF THE CITY’S SUBDIVISION ORDINANCE WITH A REVIEW OF SECTION 26-2 DEFINITIONS AND OTHER AREAS OF THE ORDINANCE AS TIME PERMITS.</b></p>	
	<p>The Planning Commission reviewed the following terms of Chapter 2 of the Clinton City Subdivision Ordinance.</p> <p><b>“Landscaping”</b> means acting with the purpose of meeting specific criteria regarding uses of outside space, including ground cover, buffers, and shade trees.</p> <p><del><b>“Linkage”</b> means a program that requires developers constructing nonresidential structures to either construct affordable housing units or pay money in lieu of construction into a designated fund to provide housing for the future employees of the site.</del></p> <p><b>“Local Government”</b> means the municipality of Clinton City, <b>Utah.</b></p> <p><b>“Local Road”</b> means a road whose sole function is to provide access to abutting properties and to other roads from individual properties and to provide right-of-way beneath it for <del>sewer, water, and storm drainage pipes.</del> <b>public utilities, cables and other utility improvements as approved by the City.</b></p> <p><b>“Lot, Agricultural, Building, Corner, Interior, Development Standards”</b> refer to the</p>

	<p>Zoning Ordinance of the City of Clinton. <i>Verify included in the Zoning Ordinance.</i></p> <p><b>“Lot, Corner”</b> means a lot situated at the intersection of two (2) streets, the interior angle of such intersection not exceeding 135 degrees.</p> <p><b>“Lot Improvement”</b> Any building, structure, <del>place, work of art, or</del> other object or improvement of the land which <del>they</del> are situated <del>on or under the ground</del> constituting a physical betterment of real property or any part of such betterment. Certain lot improvements shall be properly bonded or escrowed as provided in these regulations.</p> <p><b>“Low Density”</b> means those residential zoning districts in which the density is equal to or less than one dwelling unit per 15,000 square feet. Make sure this is consistent with the General Plan.</p> <p><b>“Market Value”</b> means the fair market value of a designated unit at the time such value is determined. <del>by the Community Development Director.</del></p> <p><b>“Medium Density”</b> means those residential zoning districts in which the density is between 15,000 and 98,000 square feet per dwelling unit. Confirm with the General Plan and High Density.</p> <p><b>“Metropolitan or Regional Planning Commission and Metropolitan or Regional Council of Governments”</b> means the agency performing A 95 review of all federal grant in aid projects that are required to be reviewed by regional and state planning boards to ensure the projects conform to regional and state needs; the planning agency established to carry on regional or metropolitan comprehensive planning.</p> <p><b>“Minor Subdivision”</b> means any subdivision containing not more than five (5) lots fronting on an existing street, not involving any new street or road, or the extension of municipal facilities or the creation of any public improvements, and not adversely affecting the remainder of the parcel or adjoining property, and not in conflict with any provision or portion of the General Plan, Official Map, Zoning Ordinance, or these regulations. See ???</p> <p><b>“Model Home”</b> means a dwelling unit used initially for display purposes which typifies the type of units that will be constructed in the subdivision and which will not be permanently occupied during its use as a model.</p> <p><b>“Money in Lieu of Land”</b> means payment of money into a municipally earmarked fund to provide for acquisition of facilities off site in place of dedicating land or providing such facility on site.</p> <p><b>“Municipality”</b> see Local Government.</p>
<p><b>OTHER ISSUES</b></p>	<ul style="list-style-type: none"> <li>• Commissioner Tyler asked the Planning Commission to consider ways of moving the meeting along more quickly such as holding work sessions prior to the meetings.</li> <li>• Expressed concern that Macey’s is closing and that the building will remain vacant for an extended period of time.</li> </ul>
<p><b>ADJOURNMENT</b></p>	<p><b>Commissioner Cressall moved to adjourn. Commissioner Evans seconded the motion. Commissioners’ Cressall, Bauer, Thompson, Tyler, Evans and Briggs voted in favor of the motion, the meeting adjourned at 9:15 p.m.</b></p>