



**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***

Date of Meeting	April 3, 2018	Call to Order	7:01 p.m.
Staff Present	Community Development Director Will Wright and Lisa Titensor recorded the minutes.		
Citizens Present	Jim Flint, Paul Hill, Alex Fisher, Mike Bastian, Craig North, Joel A.		
Pledge of Allegiance	Commissioner Cressall		
Prayer or Thought	Commissioner Evans		
Roll Call & Attendance	Present were: Commissioner’s Dereck Bauer, Jolene Cressall, Gary Tyler, Tony Thompson, Andy Hale, Dan Evans and Jacob Briggs		
City Council Report	Mr. Wright reported on the March 27, 2018 City Council Meeting as recorded in the minutes.		
Declaration of Conflicts	There were none.		
Approval of Minutes	<p>Commissioner Cressall moved to approve the March 6, 2018 Planning Commission minutes. Commissioner Bauer seconded the motion. Commissioners’ Thompson, Tyler, Cressall, Bauer, Evans and Briggs voted in favor.</p> <p>Commissioner Hale abstained because he was not present at the meeting.</p>		
7:05 P.M. - REVIEW AND RECOMMEND ACTION FOR THE CITY COUNCIL, UPON A REQUEST FROM MIKE BASTIAN REPRESENTING PERGA DEVELOPMENT, TO APPROVE THE RENAMING OF THE YORKTOWN MEADOWS SUBDIVISION TO WILLOW FLATS SUBDIVISION PHASE 3 LOCATED AT APPROX. 1650 N 3000 W			
Petitioner	Mike Bastian and Jerry Preston, owners of Perga Development		
Discussion	<p>Mike Bastian explained the mylar has not been recorded with the County. The original developer who started the process originally named the subdivision as Willow Flats. He has since passed away and his wife requested the name stay Willow Flats as a tribute to him.</p> <p>Commissioner Briggs opened the public hearing at 7:14 p.m.</p> <p>The following information was included in the staff report:</p> <ul style="list-style-type: none"> • The City Council approved the Final Plat for Yorktown Meadows Subdivision phase 1 for 16 lots on July 18, 2017. • The Planning Commission approved the Preliminary Plat for Yorktown Meadows on May 5, 2017. • The proposed Preliminary Plat shows 33 lots with lot sizes that meet the half acre size requirement (21,780 sq. ft.) • The Master Land Use Map in the General Plan shows this area is zoned Agricultural Estates (A-E) and is approximately 20 acres consisting of 33 lots. • Two parcels (about 6.4 acres) were rezoned to the (A-E) Zone by the City Council on March 14, 2017 and coincides with the remainder of the property, which is zoned (A-E) for this proposed subdivision; <p>Comments and/or questions related to changes needed in drawings have been provided to the developer.</p>		
CONCLUSION	Commissioner Thompson moved to forward a recommendation onto the City Council to approve Resolution 12-18 to amend Resolution 19-17 and approve a name change for		

	Yorktown Meadows Subdivision to Willow Flats Subdivision Phase 3 located at approx. 1650 N 3000 W. Commissioner Tyler seconded the motion. Voting by roll call is as follows: Commissioner Hale, aye; Commissioner Bauer, aye; Commissioner Thompson, aye; Commissioner Tyler, aye; Commissioner Cressall, aye; Commissioner Evans, aye; and Commissioner Briggs, aye.
7:10 P.M. – REVIEW AND RECOMMEND ACTION FOR THE CITY COUNCIL TO APPROVE THE FINAL PLAT FOR HARRISBURG COUNTRY ESTATES SUBDIVISION PHASE 6 LOCATED AT APPROXIMATELY 2700 WEST 1300 NORTH. (PETITIONER REQUESTS THIS ITEM BE TABLED TO THE MAY 1, 2018 MEETING.)	
Petitioner	Q-2, LLC and Craythorne Construction, Erik Craythorne
Discussion	<p>Mr. Wright explained that the petitioner requested to table this item to the May 1, 2018 Planning Commission meeting.</p> <p>The following information was included in the staff report:</p> <ul style="list-style-type: none"> • This proposed subdivision is in the R-1-15 zone and consists of approximately 8 acres; • The Preliminary Plat for phases 6 & 7 for Harrisburg Country Estates Subdivision was approved on July 19, 2016. • A Preliminary Plat was changed from that which was originally approved, because the City acquired four acres of property for a drainage basin. • The latest Preliminary Plat has 38 total lots with 23 in Phase 6 (changed to 17 lots) and 15 lots (now 21) in Phase 7. <p>The Final Plat for Phase 6 of Harrisburg Country Estates has changed the phasing boundary line and shows only 17 lots on about 8 acres with the other 6 lots shifting to Phase 7 of this subdivision (compare with preliminary plat).</p> <p>At 7:21 PM, Commissioner Briggs declared the public hearing remains open and will continue to the May 1, 2018 Planning Commission meeting. He asked if there was anyone present to address this issue; there was none.</p>
CONCLUSION	Commissioner Thompson moved to table Resolution 09-18 a request for approval of the Final Plat for Phase 6 of Harrisburg Country Estates Subdivision to the May 1, 2018 Planning Commission meeting. Commissioner Evans seconded the motion. Commissioners' Tyler, Thompson, Bauer, Hale, Cressall, Evans and Briggs voted in favor.
7:15 P.M. – REVIEW AND ACTION UPON A REQUEST FROM PAUL MACKLEY TO APPROVE A SITE PLAN FOR A PARKING LOT ON AN ADJACENT PARCEL FOR COMFORT DENTAL AT APPROXIMATELY 1800 N 2225 W.	
Petitioner	Paul Mackley, owner/agent for Comfort Dental Office at 2207 West 1800 North.
Discussion	<p>Jim Flint of Hansen and Associates representing Paul Mackely explained the plan is to expand the current Comfort Dental building use. The existing site does not meet the required parking needs. The intent is to purchase a piece of property across the street for additional parking and to move the entrance as far from 1800 N as possible onto 2225 W.</p> <p>Mr. Wright reviewed the following information in the staff report:</p> <p>In the December 5, 2017 Planning Commission meeting, the Planning Commission forwarded a recommendation onto the City Council to amend Section 28-4-7 Location of Parking Facilities of the Zoning Ordinance, which would allow an overflow parking lot to be placed on an adjacent parcel under certain conditions. The design of this parking lot is to meet requirements to insure desired aesthetics (fencing and landscaping) and sound engineering (drainage and safe driveway for parcel/street access), as well as provide for necessary public safety measures by requiring a legal crosswalk(s).</p> <p>The Site Plan for the Comfort Dental Office was approved by the Planning Commission on October 7, 2008. There were subsequent issues and approval surrounding the City's landscaping requirements which were ultimately approved on December 3, 2008. The parking for this 6,303 sf building required 19 parking spaces. It appears that originally the building was designated for medical clinics, which currently all have the same parking requirement of six (6) spaces per 1,000 sf of building. This would mean that 37 parking spaces would be needed.</p> <p>However, apparently, about 1,175 sf of this building is available for uses other than a medical clinic,</p>

which has created issues with parking since different uses have separate and distinct parking requirements. For example, staff understands that a chiropractor utilized this office space for some time, which had the same parking requirement as a dental office. However, there is now a beauty salon in this portion of the building that requires three (3) parking spaces per chair.

The existing parking lot at Comfort Dental has 19 spaces and the amended regulations that allow an overflow parking lot on an adjacent parcel must provide "... no more than fifty (50%) of the required off-street parking for the existing building" Since Comfort Dental is amending their site plan by providing additional parking then they are required to meet current parking requirements. The current building of 6,303 sf contains the Comfort Dental Office of about 5,128 sf, which according to Section 28-4-5 **Parking Space for Commercial, Industrial, and Institutional Uses** subsection (18) Medical Clinics require six spaces per 1,000 square feet so the dental clinic requires 31 spaces, while the remaining 1,175 sf of space is currently being used as a beauty salon, which subsection (5) Barber Shop/Beautician Shop indicates 'three (3) spaces per chair'. The parking regulations limited this salon to two chairs or six more spaces for a total of 37 parking spaces for the current uses of this building. The proposed 19 parking spaces in the overflow parking is 50% of the existing parking needs for this building.

The site plan shows the configuration of the proposed parking lot and the landscaping plan, which generally conform to the City's development standards. However, the City continues to need grading and drainage information to insure the proper operation of these facilities. Further, staff continues to have a question of what the applicant plans for the front portion of this parcel and what condition this unused part of the lot will have, especially since it fronts onto a main arterial street (1800 N) of the City.

The applicant provided the following information;

CLINTON DENTAL PARKING LOT

2225 West 1800 North
Clinton, Utah

Introduction:

The existing Comfort Dental professional building is on the southeast corner of the 1800 North/ 2225 West intersection in Clinton, Utah. The desire is to more fully expand the existing building services - such precipitates a need for additional parking which cannot be achieved on-site. The owner is advancing installing the additional parking on a vacant lot immediately to the west.

Purpose

The purpose of the Site Plan is for additional parking as explained above. Any future development is not germane - this application is strictly for parking addition purposes. There is no reason to develop the 1800 North frontage as such would be eliminated/removed upon any development utilizing the north portion of the lot. The new parking lot entrance is located as far southerly as possible for two purposes: (1) UDOT encourages entrance locations as far away from highway (1800 North) as possible (2) The southerly location seems the least obtrusive location to not hamper any future development plans should they arise. The 1800 North frontage would be the most appealing for development purposes rather than for a parking lot.

As mentioned previously, parking on the vacant lot is a stand-alone project. Three parking spaces could perhaps be removed in the future to provide access for a possible northerly building. Such is not anticipated nor contemplated at this time.

Performance Zone

The site is within the 'PZ' (Performance Zone) zone per the Clinton City Zoning Map. The applicable standards are found in Chapter 19 of the Clinton City Zoning Ordinances. Despite good intentions, a ready interpretation of the code is challenged.

Chapter 19 interestingly has '28' prefixes. The first code section is 28-19-1.

28-19-1: General Intent - chapter is to balance adjoining interests.

28-19-2: N/A (meaning not specifically applicable to parking lot addition.

28-19-3: Project would be a low-volume traffic generator.

28-19-4: The professional building consists of dentists and salon personnel. The pertaining category

- from Table 19.4 is section 3.110. The use is a 'Permitted' use; the general use category is 'Office.'
- 28-19-5: Non-residential uses require site plan review by Planning Commission - this seems at odds with a typical 'Permitted' use that is typically administratively handled by staff.
- 28-19-6: Sections 19.6 and 19.7 actually means 28-19-6 and 29-19-7. This is actually a circular reference. There are no mathematical references provided per this section.
- 28-19-7: Again, this is a circular reference with no mathematical criteria.
- 28-19-8: 'Sight Capacity' - believed to be 'Site Capacity' - this is believed to be what is commonly called 'Lot Coverage' - typically applies to 'buildable area' and 'floor area,' not parking lot area. Table 19.7 seems to pertain to 'subdivisions.' The 'Other' category appears to offer a very wide range from 5% to 100%.
- 28-19-9: This project is a parking lot addition, not a building (or existing Building) project. The purpose of this section is supposedly for 'Bufferyard' purposes. We are not dealing with an existing building buffering requirement, only with a new parking lot. Section A: Parking lot addition is 6,000 SF (0.138 acre). Section B is 0.00 acre (no public roads on lot). Section C is existing office parcel on east side of 2225 West - the area is -0.558 acre (minus sign for 'subtract land'). Section D is 0.000 acre. Section E: A minus B, C & D = -0.42 acre. Guestimating a 10-foot strip along south and west sides of proposed parking lot is 0.043 acre. The total is -0.463 acre. Due to the resulting negative value this section is deemed N/A.
- 28-19-10: With Base Site area being a negative value, Permitted impervious area is N/A. The project involves no floor area.
- 28-19-11: There is no perceivable, applicable open space requirement.
- 28-19-12: Informational.
- 28-19-13: Range of intensity class wording enumerated but no specifics provided.
- 28-19-14: The 'project' is actually not 'Office' but just a parking lot. 'Office' shows up under Class V, VI, VIII, VIII, IX. Maximum density is n/a. ISR is not really applicable (parking lot is less than 50% of lot). Floor area is not applicable. Site Design standards - indeterminate from table. Maximum building height shows office allowance from 60 to 75 feet - not an applicable parameter. Hours of operation - only category is V with any listed hours. The closest category based on ISR and hours of operation is V.
- 28-19-15: Bufferyard purposes stated.
- 28-19-16: Bufferyard location: Section 1: Land use category from 19-4 is 'Office' (though a parking lot is not an office). Adjacent uses are residential. 2225 West Street is clearly a street that serves residential homes. Section 2: Refers to 29-19-18. Section 3: Again, refers to 19-18. Section 4: The parking lot will be post-residential development. Section 5: parking lot screening seems not applicable - all residential homes have backyard fences and parking lot isn't obtrusive. Section 5c alludes to a 10-foot buffer. Sections 5e & 5f confirm that only developed area (i.e. parking lot) needs to have landscape buffer. Conclusion - Table 19.16.1: Provide streetscape landscaping, 10 feet in width along east side of parking lot along 2225 West using a 'Residential' classification. Note - this section applies to 'streetscape' - the areas south and west of proposed parking lot, if landscaped, would provide no meaningful buffer to residential neighbors with existing backyard fences.
- 28-19-17: As mentioned previously, the parking lot really isn't 'Office' (Class V). However using Table 19.17 as if it were, left classification as V, upper classification as Class III subdivision, yields a 'D' classification.
- 28-19-18: Section 1: Table refers to number of plants per 100 LF. 2225 West streetside landscaping is approximately 72 LF. Section 2: Note - south and west sides already have 6-foot backyard fences. Table 19.18.2 - My understanding per 28-19-17 is that Bufferyard D is applicable - 2 Canopy trees, 4 understory trees and 6 shrubs would be required - these could be factored down by a factor of 72 LF/100 LF (72%).
- 28-19-19: N/A.
- 28-19-20: Lot owner to own bufferyard.
- 28-19-21: Perhaps south and west sides of parking lot 'buffer' could be reduced by 50%, say to 5 feet. Such is advanced as an appropriate buffer.
- 28-19-22: N/A - vacant land is single parcel on-site land.
- 28-19-23: Site is within 500 feet of major roadway (1800 North) - this does not mandate frontage landscaping beyond parking lot addition.
- 28-19-24: Land use intensity weakly defined as 'D' per 28-19-17.
- 28-19-25: If of any practical applicability to south and west sides of parking lot (187 LF) - table is

	<p>per 300 LF. Ratio of 187/300 = 62%. 'D' yields 1 Canopy, 1 Understory, 3 shrubs. 28-19-26: Off-Street parking landscaping: East, south and west sides evaluated above. 28-19-27: It is unclear whether a parking lot is mandated to have a light. If so, apply lighting standards. No light is advanced as parking lot will not be utilized at night - any specific appointments outside standard hours will park next to office building. 28-19-28: Signage will be to City standards. 28-19-29: N/A - applies to permitting residential within PZ zone. 28-19-30: Provides valuable, defining plant material information. 28-19-31: N/A.</p> <p>The Planning Commission discussed the issue at length. They expressed concern about the parcel to the north of the proposed parking lot that is left undeveloped. There is nothing shown on the drawings to show landscaping. They cautioned Mr. Flint the property is on a main arterial (1800 N) in Clinton and will need to be maintained; some landscaping will be required.</p> <p>Commissioner Briggs opened the public hearing at 7:55 p.m. There was no comment. He declared the public hearing to remain open to the April 17, 2018 Planning Commission meeting.</p>
<p>CONCLUSION</p>	<p>Commissioner Tyler moved to table the Site Plan Review to place an overflow parking lot on an adjacent parcel located on the corner of 2225 W 1800 N with the requirement for information regarding grading, a berm, streetscape and landscaping of the entire site and the corridor on 1800 N to meet City requirements, a photometric drawing for lighting if there are to be pole lights and information regarding water hookups through the Davis Weber Counties Canal Company in addition to a completed site plan to the April 17, 2018 Planning Commission meeting. Commissioner Bauer seconded the motion. Commissioners' Tyler, Thompson, Bauer, Hale, Cressall, Evans and Briggs voted in favor.</p>
<p>7:20 P.M. – REVIEW AND RECOMMEND TO THE CITY COUNCIL TO APPROVE A REZONE REQUEST FROM CRAIG NORTH TO AMEND THE CITY ZONING MAP FROM AGRICULTURAL (A-1) TO RESIDENTIAL (R-1-15) FOR PROPERTY LOCATED AT APPROXIMATELY 2560 N 3000 W WITH LEGAL DESCRIPTION AS FOLLOWS: BEG ON N LINE DAVIS CO AT A PT 660 FT, M/L, N FR SW COR NE 1/4 OF SW 1/4 SEC 21-T5N-R2W, SLM; TH S 290 FT, M/L, TO W'LY LINE LAYTON CANAL R/W; TH N 36'08" E ALG SD R/W TO A PT E OF BEG; TH W 215 FT TO POB. CONT. 0.71 ACRES.</p>	
<p>Petitioner</p>	<p>Craig North, owner/agent for parcel</p>
<p>Discussion</p>	<p>Craig North explained this piece of is adjacent to the Patterson property which was rezoned a few years ago. It is located on the intersection of 2650 N and 3000 W with access off 2750 N to the west.</p> <p>Mr. Wright reviewed the following information included in the staff report: the .71 acre parcel is zoned Agricultural (A-1) and is designated in the Master Land Use Map of the General Plan as Residential (R-1-15) Zone. Properties immediately surrounding this parcel are designated as residential R-1-15 Zone with Patterson Homestead on the west and some of the south side, while there's residential R-1-15 land on the east side and this parcel is bordered by Roy City on the north.</p> <p>This parcel represents a remnant property that was owned separately from the Patterson Homestead Subdivision. It will be accessed off roads in the Patterson Homestead subdivision at approximately the intersection of 2650 N and 2775 W.</p> <p>Mr. Wright cautioned the development will need to meet the development standards identified in Chapter 14.</p> <p>Commissioner Briggs opened the public hearing at 8:20 p.m. With no public comment, he closed the public hearing at 8:21 p.m.</p> <p>ORD 18-01Z includes the following findings:</p> <ul style="list-style-type: none"> • Property is currently zoned Agricultural (A-1) zone for one acre lots but is only .71 of an acre; • The Master Land Use Map shows this property is zoned as Residential, Single Family (R-1-15) Zone; • City utilities have not been stubbed out to this property.
<p>CONCLUSION</p>	<p>Commissioner Cressall moved to forward a recommendation on to the City Council to approve a rezone request for property located at approx, 2650 N 3000 W from</p>

Agricultural (A-1) Zone to Residential (R-1-15) Zone. Commissioner Bauer seconded the motion. Voting by roll call is as follows: Commissioner Hale, aye; Commissioner Bauer, aye; Commissioner Thompson, aye; Commissioner Tyler, aye; Commissioner Cressall, aye; Commissioner Evans, aye; and Commissioner Briggs, aye.

7:25 P.M. – REVIEW AND RECOMMEND TO THE CITY COUNCIL TO APPROVE A REQUEST FROM CHASE FAIRBAIRN, REPRESENTING IVORY DEVELOPMENT FOR THE FINAL PLATS FOR PHASES 8 & 9 OF CRANEFIELD SUBDIVISION LOCATED AT 2500 N 3430 W AND 2560 N 3300 W, RESPECTIVELY.

Petitioner Chase Freebairn, representing Ivory Development

The petitioner was not present to address this issue.

Mr. Wright reviewed the following information included in the staff report:

The Master Land Use Map in the General Plan shows this area zoned for residential use with the land use designated as A-E Zone with a minimum of 10,000 square feet lots. Phase 8 of the Cranefield Estates Subdivision consists of 17 lots, while Phase 9 is 15 lots for a total of 32 lots. This Planned Residential Use Development is guided by the Development Agreement entered into January 27, 2009 and an approved Preliminary Plat. Comments related to corrections needed in the drawings have been provided to the developer.

Discussion

Public Works

- Submittal Date: 2/28/18
- Lot Drainage: Lots shall be laid out so as to provide positive drainage away from all buildings, and individual lot drainage shall be coordinated with the general storm drainage pattern for the area. Drainage shall be designed so as to avoid concentration of storm drainage water from each lot to adjacent lots.
- Add key map to drawings
- Submit SWPPP
- Call out fire hydrant foot valves at main line connection
- Call out water valves on main at property lines
- Call out address and stop signs
- Sht 3 add blow off on culinary water line at dead end 2500N
- Sht 3 2500N mh 4+90.14 verify existing (not a stub)
- All culinary services to be copper
- Include the same general grading notes from phase 9 sht. 6 (add to sht.4)
- Sht. 6 change to phase 9, not phase7
- If City is paying for ditch relocation, use shortest direct route from the dead end to lot 220

Public Works

- Submittal Date: 2/28/18
- Lot Drainage: Lots shall be laid out so as to provide positive drainage away from all buildings, and individual lot drainage shall be coordinated with the general storm drainage pattern for the area. Drainage shall be designed so as to avoid concentration of storm drainage water from each lot to adjacent lots.
- Add key map to drawings
- Submit SWPPP
- Note #3 on plat add actual pond elevation
- Sht2 .50 min. on sewer main
- Call out water valves on culinary main on property lines
- Put fire hydrant foot valves on main line connection
- Note: vegetation to be removed before imported fill brought in. Imported fill to be compacted in lifts and to meet Clinton City Standard
- Sht.3 2650N, north of 2560N, do we need a LD extension between lots 202/207 for future phases?
- Sht4 st. 31+95.35 use a cb instead of man hole
- Sht4 call out roadway slope east of 30+45
- Call out stop and address signs

	<ul style="list-style-type: none"> • Put blow offs on culinary main at dead ends <p>Commissioner Briggs opened the public hearing at 8:33 p.m. and with no public comment, closed the public hearing at 8:34 p.m.</p> <p>Resolution 13-18 includes the following requirements:</p> <ol style="list-style-type: none"> 1 Plat shall not be recorded until a Subdivider’s Improvement Agreement and Subdivider’s Escrow Agreement have been completed and executed to insure the completion of the improvements in this development. 2 All comments related to the plat and engineering shall be corrected before the final plat is presented for signatures. 3 It is the developer/contractor’s responsibility to comply with all Clinton City Standards, Ordinances, Staff, Engineer and requirements established during the approval process. Wherever there is a discrepancy between these drawings and City Standards the more stringent requirement will apply. If there is any doubt as to the requirement the developer is to seek clarification from the Community Development Department and obtain the determination in writing. Copies of the Standards are available at the Community Development Department. 4 Prior to Conditional Acceptance and Final Acceptance by the City the Subdivider shall clear any construction debris from lots within the subdivision, except lots with buildings under construction, and level vacant lots within the subdivision in such a way that weed control, via mowing with a brush hog or similar item, is possible and all vacant lots will be mowed for weed control. 5 The developer/contractor is responsible for insuring that all required inspections are performed by the Clinton City Public Works Department. If the developer is unsure of what inspections are required he can obtain a list from the Public Works Department. The developer is cautioned not to proceed past an inspection point without insuring that the inspection has been performed and work passed by representative(s) of Public Works. 6 It is the developer/contractor’s responsibility to insure adequate dust, trash and weed control practices are observed while any of the lots are under their control. 7 A preconstruction meeting shall not be scheduled until all required changes have been made to the Final Plat and Engineering (see #2) and the required number of copies have been provided to the City and indicated approved by the City. 8 Install a six (6) foot fence prior to occupancy along adjacent properties of dissimilar use and zones.
<p>CONCLUSION</p>	<p>Commissioner Bauer moved to forward a recommendation for approval of Resolution 13-18 onto the City Council for approval of the Final Plat for Cranefield Estates Subdivision Phases 8 & 9 located at 2500 N 3430 W & 2560 N 3300 W, respectively. Commissioner Tyler seconded the motion. Voting by roll call is as follows: Voting by roll call is as follows: Commissioner Hale, aye; Commissioner Bauer, aye; Commissioner Thompson, aye; Commissioner Tyler, aye; Commissioner Cressall, aye; Commissioner Evans, aye; and Commissioner Briggs, aye.</p>
<p>OTHER SSUES</p>	<p>There were none.</p>
<p>ADJOURNMENT</p>	<p>Commissioner Cressall moved to adjourn. Commissioner Bauer seconded the motion. Commissioners’ Tyler, Thompson, Bauer, Hale, Evans and Briggs voted in favor. The meeting adjourned at 8:50 p.m.</p>