



2267 N 1500 W  
Clinton UT 84015

**Planning Commission Members**

**Chair – Dan Evans**  
**Vice Chair – Dereck Bauer**  
**Jolene Cressall**  
**Mark Gregersen**  
**Ed Olson**  
**Tony Thompson**

<b>Date of Meeting</b>	<b>February 21, 2023</b>	<b>Call to Order</b>	<b>7:21 p.m.</b>
<b>Staff Present</b>	Community Development Director Peter Matson and Lisa Titensor recorded the minutes.		
<b>Attendees</b>	Marie Dougherty		
<b>Prayer or Thought</b>	Commissioner Cressall		
<b>Pledge</b>	Commissioner Evans		
<b>Roll Call/Attendance</b>	Commissioners present were: Dereck Bauer, Jolene Cressall, Dan Evans, Mark Gregersen and Tony Thompson Excused were: Commissioner Ed Olsen		
<b>Declaration of Conflicts</b>	There were none.		
<b>ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON</b>			
<b>Petitioner</b>	Peter Matson, Community Development		
<b>Discussion</b>	The Planning Commission nominated individuals to be elected as chair and vice-chair for 2023. The Commission agreed the individual with the highest amount of votes would serve as chair and the individual with the second highest amount of votes would serve as vice chair. Commissioner Bauer moved to nominate Dan Evans. Commissioner Cressall moved to nominate Dereck Bauer. There were no other nominations. Commissioner Bauer moved to end nominations. Commissioner Cressall seconded the motion. Commissioners Bauer, Cressall, Evans, Gregersen and Thompson voted in favor of the motion. Commissioner Evans was elected as Chair and Commissioner Bauer was elected as Vice-chair for 2023.		
<b>DISCUSSION: REVIEW OF CORNER LOT SIDE YARD SETBACKS AND SIGHT TRIANGLE STANDARDS</b>			
<b>Petitioner</b>	Peter Matson, Community Development		
<b>Discussion</b>	This is a continuation of the discussion regarding side yard setbacks on corner lots. The wording and layout of Table 14.3, <i>Site Development Standards for Residential Zones</i> , has caused some confusion related to the classification of the street adjacent to the side yard. Staff is working on a revised Table 14.3		

to clarify main structure, accessory building and shed setbacks on corner lots adjacent to local (residential), collector and arterial (major) streets.

The setback tables attached to the staff report show how different chapters in the Zoning Ordinance regulate corner lot setbacks relative to Major/Main streets and Other streets. Any changes to Table 14.3, substantive or for clarification purposes should be consistent throughout the zoning title to insure uniform application of the setback regulations.

Additionally, the definition of *Sight Triangle*, also known as the *Visual Clearance Triangle*, is worth examining because the definition refers to "*commercial, light manufacturing, office or similar areas*", with no mention of residential areas. The definition should clarify that the sight triangle should also apply to residential streets and driveways. Staff recommends that residential driveways should have a separate set of sight triangle regulations with the measurement taken from the outside edges of the driveway leading to the garage. The graphics attached to the staff report show how this triangle is measured at residential corners and proposed alternatives for measurement at residential driveways.

The intent is to discuss these two sets of regulations and determine the preferred approach for each for staff to formalize ordinance amendments to review and recommend to the Council at the next meeting.

Commissioner Evans asked for clarification of what is required to cut the curb for the approach.

Mr. Matson responded a permit is required for curb cuts.

Commissioner Bauer commented he prefers two separate diagrams for the code.

Mr. Matson clarified the following are considerations to move forward with ordinance amendments:

- Distinction between commercial and residential
- Measurement for street intersections
- How driveways are measured – staff recommends going 10' back and 20' along the property line.

Commissioner Thompson commented on the residential site triangle; he feels safety is very important. He feels enforcement will be problematic for the City concerning neighboring properties.

Commissioner Gregersen asked if the scope of the proposal should be narrowed to avoid this.

Commissioner Thompson suggested specific to the driveway, coming up the driveway 10' and terminating at the property corner could avoid impact to the neighboring property.

Commissioner Cressall stated she agrees with Commissioner Thompson, she is not in favor of infringing on neighbors yards.

Mr. Matson explained some other cities have a description in their code of what is a possible obstruction such as specific size of landscaping and/or fences. He agrees that enforcement will be an issue.

Commissioner Thompson proposed another category to apply to corner lots may be to follow the property line to the 10' and at the intersection of the property line follow the property line perpendicularly.

The other commissioners present agreed with Commissioner Thompson.

In regards to setbacks, Mr. Matson reviewed the table in chapter 14 for residential single

	<p>family lots and homes.</p> <p>The Planning Commission discussed setbacks. They were in consensus to change main to major making sure the definition clarifies a major street is a collector or arterial, changing other to local and clarifying the corner setbacks. Making sure tables are consistent.</p>
	<p>a. <b>Approval of February 7, 2023 Planning Commission Meeting Minutes.</b>  <i>Commissioner Cressall moved to approve the minutes of the February 7, 2023 Planning Commission Meeting. Commissioner Bauer seconded the motion. Commissioners Bauer, Cressall, Evans, and Thompson voted in favor of the motion. Commissioner Gregersen abstained because he was not present at the meeting.</i></p> <p>b. Discussion Items – Nothing at this time.</p> <p>c. Commission Reports – Nothing at this time.</p>
<p><b>ADJOURNMENT</b></p>	<p><i>Commissioner Bauer moved to adjourn. Commissioner Thompson seconded the motion. Commissioners Bauer, Cressall, Evans, Gregersen and Thompson voted in favor of the motion. The meeting adjourned at 9:16 p.m.</i></p>