



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

Date of Meeting	April 18, 2023	Call to Order	7:00 p.m.
Staff Present	Community Development Director Peter Matson and Lisa Titensor recorded the minutes.		
Attendees	Marie Dougherty		
Prayer or Thought	Commissioner Cressall		
Pledge	Commissioner Gregersen		
Roll Call/Attendance	Commissioners present were: Dereck Bauer, Jolene Cressall, Mark Gregersen and Tony Thompson Excused were: Commissioner Dan Evans & Commissioner Ed Olsen		
Declaration of Conflicts	There were none.		
DISCUSSION: ZONING ORDINANCE AMENDMENTS – DISCUSSION ONLY: a. CLARIFICATION OF CORNER LOT SIDE YARD SETBACKS b. UPDATED SIGHT TRIANGLE STANDARDS c. REVIEW OF PROPOSED DETACHED ADU SETBACKS AND STANDARDS d. UPDATE ON PROPOSED WATER EFFICIENT LANDSCAPING STANDARDS			
Petitioner	Peter Matson, Community Development		
Discussion	<p>Mr. Matson explained the wording and layout of the <i>Site Development Standards</i> Table has caused some confusion related to the classification of the adjacent street. The setback tables attached to the staff report show corner lot setbacks in the agricultural and residential zones with the term “Other” street changed to “Local” street. This clarifies that collector and arterial streets fall under the “Main Street” category and residential/neighborhood streets fall under the “Local Street” category. This same clarification also applies to the residential setback Table 19.29.2 in the PZ zone.</p> <p>The terms <i>Sight Triangle</i> and <i>Visual Clearance Triangle</i> are used interchangeably in the ordinance. Staff proposes to remove the definitions and add the detailed regulatory language to Section 28-3-28, which will be a new section at the end of Chapter 3.</p> <p>Mr. Matson reviewed some potential regulations for detached ADU setbacks & standards.</p> <p>The Planning Commission discussed the proposed ordinance amendments listed above and provided staff with some direction and suggestions for modifications.</p>		
CONCLUSION			

	<p>a. Approval of February 21, 2023 Planning Commission Meeting Minutes. <i>Commissioner Thompson moved to approve the minutes of the February 21, 2023 Planning Commission Meeting. Commissioner Cressall seconded the motion. Commissioners Bauer, Cressall, Gregersen and Thompson voted in favor of the motion.</i> Discussion Items – Nothing at this time.</p> <p>b. Commission Reports – Training Opportunities; Development Update.</p>
<p>ADJOURNMENT</p>	<p><i>Commissioner Cressall moved to adjourn. Commissioner Thompson seconded the motion. Commissioners Bauer, Cressall, Gregersen and Thompson voted in favor of the motion. The meeting adjourned at 9:57 p.m.</i></p>