



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	May 16, 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 Thompson		
Pledge	Commissioner Bauer		
Roll Call/Attendance	Commissioners present were: Dereck Bauer, Jolene Cressall, Mark Gregersen, Dan Evans, Ed Olsen and Tony Thompson		
Declaration of Conflicts	There were none.		
1. ZONING ORDINANCE AMENDMENTS – DISCUSSION ONLY:			
<ul style="list-style-type: none">• CLARIFICATION OF CORNER LOT SIDE YARD SETBACKS• UPDATED SIGHT TRIANGLE STANDARDS• REVIEW OF PROPOSED DETACHED ADU SETBACKS AND STANDARDS			
Petitioner	Peter Matson, Community Development		
Discussion	<p>Corner Lot Side Yard Setbacks 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>Sight Triangle Regulations 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 detailed regulatory language to Section 28-3-28, which will be a new section at the end of Chapter 3. Updated text since the last discussion is highlighted in yellow on the staff report and represents changes discussed and recommended by the Commission. Figures 3-28-1 and 3-28-2 have been added for corner and driveway sight triangle reference. The last meeting yielded some discussion about the definition of <i>driveway edge</i>. To cover various driveway situations that may occur in the field, the draft describes that “Measurements along the outside edge of the driveway shall be even with the outside edge of the garage and align with the edge of an approved drive approach”. The aerials attached to the staff report show examples of how different driveway configurations could be interpreted when driveways are extended that may or may not align with conforming drive approaches in new and older neighborhoods.</p>		

	<p>Detached ADU Regulations</p> <p>The draft text amendment attached to the staff report are for detached accessory dwelling units (DADU) are very similar to the packet of information sent out on May 3rd. The substantive items for discussion are highlighted in yellow in the ordinance document. The slides provide background information about detached ADUs with layout and building examples and setback alternatives for consideration.</p> <p>Commissioner Thompson commented an ADU can be beneficial but internal and detached could permit up to three families on one lot.</p> <p>He stated he is not in favor of allowing detached dwelling units. The increase in density puts a burden on the neighbors.</p> <p>With an interior use, there are no real changes to the character of the neighborhood.</p> <p>All the Commission agreed public input should be a part of the Detached ADU decision.</p>
	<p>a. Approval of April 18, 2023 Planning Commission Meeting Minutes. <i>Commissioner Cressall moved to approve the minutes of the April 18, 2023 Planning Commission Meeting. Commissioner Bauer seconded the motion. Commissioners Bauer, Cressall, Evans, Gregersen, Olsen and Thompson voted in favor of the motion.</i></p> <p>Commission Reports – A meeting will be scheduled for June 6, 2023.</p>
<p>ADJOURNMENT</p>	<p><i>Commissioner Bauer moved to adjourn. Commissioner Gregersen seconded the motion. Commissioners Bauer, Cressall, Evans, Gregersen, Olsen and Thompson voted in favor of the motion. The meeting adjourned at 8:44 p.m.</i></p>