



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

Planning Commission Members

*Chair – Gary Tyler
Vice Chair - Tony Thompson
Jolene Cressall
Dereck Bauer
Dan Evans
Mark Gregersen*

Date of Meeting	October 1, 2019	Call to Order	7:00 p.m.
Staff Present	Community Development Director Valerie Claussen and Lisa Titensor recorded the minutes.		
Citizens Present	Lonnie Campbell, Dennis Hepworth		
Pledge of Allegiance	Commissioner Bauer		
Prayer or Thought	Lonnie Campbell		
Roll Call & Attendance	Present were: Commissioner’s Tony Thompson, Dan Evans, Mark Gregersen, Jolene Cressall, Dereck Bauer and Gary Tyler		
Declaration of Conflicts	There were none.		
REVIEW AND ACTION ON A REQUEST BY LONNIE CAMPBELL FOR AN AMENDED PLAT APPROVAL FOR THE COMBINATION OF TWO PARCELS IN THE LONNIE CAMPBELL SUBDIVISION LOCATED IN THE VICINITY OF THE NORTHWEST CORNER OF 800 NORTH AND 1000 WEST AT 1038 W 800 NORTH (PARCEL NOS. 14-500-0001 AND -0002).			
Petitioner	Lonnie Campbell, Lakeside Community Church Submitted By: Val Claussen, Community Development		
Discussion	<p>Ms. Claussen reported the applicant has requested a plat amendment to consolidate the two existing lots for tax purposes. The proposal meets the City’s zoning standards.</p> <p>Mr. Campbell explained he intends to give away a small strip of the property (identified as lot 3 on the report). Lot 3 will then become the total lot. Combining the two pieces into one piece will be a benefit for potential resale value and/or construction of a building as well as for tax purposes. There is a 90’ water easement on the north half of the property; the City required a second entrance in case the pipeline is developed. Jordan Valley Water has approved parking in this area. Clinton City has approved the utilities to be brought in off 800 North down the west property line.</p> <p>The staff report identified the following conditions of approval: 1) All comments related to the plat shall be corrected and reviewed by the City Engineer before the final plat is presented for signatures.</p>		
CONCLUSION	Commissioner Evans moved to forward a recommendation on to the City Council for approval of an amended plat for the Lonnie Campbell subdivision combining two parcels with the conditions listed above. Commissioner Cressall seconded the motion. Voting by roll call is as follows: Commissioner Evans, aye; Commissioner Gregersen, aye; Commissioner Thompson, aye; Commissioner Cressall, aye; Commissioner Bauer, aye and Commissioner Tyler, aye.		
REVIEW AND ACTION ON A REQUEST BY DENNIS HEPWORTH FOR PRELIMINARY PLAT APPROVAL OF FENWAY ESTATES SOUTH, A RESIDENTIAL SUBDIVISION CONSISTING OF APPROXIMATELY 2.46 ACRES LOCATED NORTH AND WEST OF THE NORTHWEST CORNER OF 800 NORTH AND 2000 WEST			

(PORTIONS OF PARCEL NOS. 14-053-0035, -0036, AND -0037).	
Petitioner	Dennis Hepworth, Uintah Land Company Submitted by: Val Claussen, Community Development
Discussion	<p>Ms. Claussen reviewed the following analysis provided in the staff report: At the time of rezoning, and as one of the conditions of approval, the Planning Commission stated they would review the “ample protection” standards of Section 28-3-9(1) (e), which states <i>“Future residential areas to be protected. In any residential zone and in any parcel of an agricultural zone, sharing a common boundary with a residential zone, placement of a barn, corral, trough, etc. shall be limited in location so as to not preclude through Section 3.9.3 above, future rights of adjacent property owners to develop residential land uses. In cases where existing structures listed in Section 3.9.3 would preclude residential development, the 100 foot separation may be waived provided ample protection of the health and safety of the dwelling occupants is provided. Ample protection shall be determined by the Planning Commission.”</i></p> <p>In order to determine what section this paragraph is really referencing you have to go back to the previous version of the 2005 Zoning Ordinance to match up the listed Section 3.9.3 paragraph correctly. The reference is actually found in preceding paragraph (1)(c) which states <i>“All such buildings, enclosing structures, pens, corrals, troughs and permanent concentrated feeding areas shall be located not less than 100 feet from all dwellings on adjoining lots, and not less than 30 feet from dwellings on the same lot.”</i></p> <p>The accessory structures just south of the proposed subdivision are existing, meet the required setbacks on their respective lots and would cause no more of an issue to the newly created lots, than accessory structures on other properties. The recent uses of these buildings have not been agricultural in nature, and as the zoning of the adjacent properties been changed to A-E, there will be even less of an intensity of animal-related uses; therefore, it is the recommendation to waive the 100 foot separation requirement, as ample protection of the dwelling occupants is provided. The distance waiver is further justified as there will be a six foot high solid fence installed along the southern boundary. The property to the west has distances from the accessory buildings that are greater than 100 feet and does not require a waiver by the Planning Commission. The abutting property, however, is zoned A-1 and the removal of the existing four foot wire fencing will be replaced with new fencing on the western boundary.</p> <p>CONDITIONS OF APPROVAL</p> <ol style="list-style-type: none"> 1) Final plat and improvement drawings shall be in substantial conformance with the approved preliminary plat, dated September 10, 2019. 2) A fencing plan shall be submitted with the final plat application, for review and approval. 3) Improvement drawings shall provide a fire hydrant between lots 405B and 406B, or as reviewed and approved by the Clinton City Fire Department. 4) Pursuant to the rezoning approvals, new deeds with legal descriptions shall be recorded for the A-E properties to the south, prior to final plat recordation of Fenway Estates South. 5) Final plat approval will be subject to obtaining a review and approval from Davis-Weber County Canal Companies (DWCCC). <p>Mr. Hepworth explained there is a jog in the property line on the south side to avoid the outbuildings from being too close to the property line.</p>
CONCLUSION	<p>Commissioner Bauer moved to approve with conditions the preliminary plat for approximately 2.46 acres located north and west of the northwest corner of 800 North and 2000 West (Portions of Parcel Nos. 14-053-0035, -0036, and -0037). Commissioner Gregersen seconded the motion. Voting by roll call is as follows: Commissioner Evans, aye; Commissioner Gregersen, aye; Commissioner Thompson, aye; Commissioner Cressall, aye; Commissioner Bauer, aye and Commissioner Tyler, aye.</p>

DISCUSSION ON POSSIBLE LAND USES OF THE OBLOCK PROPERTIES IN THE VICINITY NORTH OF 800 N AND 2000 W.	
Petitioner	Dennis Hepworth, Uintah Land Company Submitted by: Val Claussen, Community Development
Discussion	<p>Ms. Claussen explained this request is for feedback regarding the use of the Oblock properties for an assisted living facility. The property is already zoned PZ, which lists care facilities and residences as a permitted use. Attached to the staff report is an aerial showing the location of the property just north of 800 North and off of 2000 West. The undeveloped property directly to the west of the site is the future Phase 5 of Fenway Estates. The applicant has also provided pictures of examples of different types of facilities that are envisioned for the property.</p> <p>Dennis Hepworth proposed the idea to build an assisted living facility in this location and explained the idea is to provide all ranges of assisted living services.</p> <p>The Planning Commission held a brief discussion on the subject.</p> <p>Commissioner Tyler expressed his opinion that this location would be better suited for business development. He suggested the Zoning Code dictate the development.</p> <p>Ms. Claussen clarified this would be a permitted use according to the table identified in the code. There would be some unique standards to meet in accordance with chapter 19 and 20.</p> <p>Commissioner Thompson asked if the Code contains a definition of this use.</p> <p>Ms. Claussen referred to the definitions included in the Code including nursing, care institutions, intermediate care, handicap and child care.</p> <p>Mr. Hepworth stated there would be no rehab offered.</p>
REVIEW AND ACTION ON A REQUEST BY SHELLY BAILEY FOR SITE PLAN APPROVAL OF A PRE-SCHOOL AND DAYCARE TO BE LOCATED AT THE DEVELOPED PROPERTY AND IN THE EXISTING BUILDING LOCATED AT 1387 W 1800 NORTH (PARCEL NO. 14-004-0050). (CONTINUANCE REQUESTED TO THE NOVEMBER 5, 2019 MEETING)	
Petitioner	Shelly Bailey Submitted by Valerie Claussen
Discussion	<p>Ms. Claussen reported she has not heard from the applicant if they wish to move forward on this request after the determination of the Board of Zoning Adjustment on September 17, 2019.</p> <p>She recommended if they wish to continue with their request, it be re-advertised to a later date.</p>
CONCLUSION	Commissioner Bauer moved to close the item pending re-submittal by the applicant. Commissioner Evans seconded the motion. Commissioner's Evans, Gregersen, Thompson, Cressall, Bauer and Tyler voted in favor.
OTHER ISSUES	<p>a. Approval of September 3, 2019 Meeting Minutes <i>Commissioner Thompson moved to approve the September 3, 2019 Planning Commission Meeting Minutes with a request to change the conclusion in the motion of the total score on page 3 to 1.53. Commissioner Cressall seconded the motion. Commissioners Evans, Gregersen, Thompson, Cressall and Tyler voted in favor. Commissioner Bauer abstained because he was not present at the meeting.</i></p> <p>b. City Council Report</p> <p>c. Commission Report</p>

ADJOURNMENT	Commissioner Bauer moved to adjourn. Commissioner Evans seconded the motion. Commissioners' Thompson, Evans, Gregersen, Cressall, Bauer and Tyler voted in favor. The meeting adjourned at 7:47 p.m.
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