



**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	June 5, 2018	Call to Order	7:06 p.m.
Staff Present	Community Development Director Will Wright and Lisa Titensor recorded the minutes.		
Citizens Present	Daniel Martinez		
Pledge of Allegiance	Commissioner Tyler		
Prayer or Thought	Commissioner Hale		
Roll Call & Attendance	Present were: Commissioner’s Jacob Briggs, Jolene Cressall, Gary Tyler and Andy Hale Excused were: Commissioner’s Dereck Bauer, Tony Thompson and Dan Evans		
City Council Report	Mr. Wright reported on the May 22, 2018 City Council Meeting as recorded in the minutes.		
Declaration of Conflicts	There were none.		
Approval of Minutes	Commissioner Tyler moved to approve the May 15, 2018 Planning Commission minutes as corrected. Commissioner Hale seconded the motion. Commissioners’ Tyler, Cressall, Hale and Briggs voted in favor.		
CONTINUE REVIEW AND UPDATE EFFORT OF THE CITY’S SUBDIVISION ORDINANCE WITH A REVIEW OF SECTION 26-2 DEFINITIONS AND OTHER AREAS OF THE ORDINANCE AS TIME PERMITS.			
Petitioner	Community Development		
Discussion	<p>The Planning Commission reviewed the following sections of Chapter 2 of the Subdivision Ordinance.</p> <p>****Chapter 5 – 76 – Shade Trees Planted by Developer – define what is acceptable in the parkstrip – reference chapter 20 – table 20.2</p> <p>“Simple Subdivision” means a minor subdivision where there is three (3) lots or less and complies in all other ways with the requirements of a minor subdivision.</p> <p>Delete all reference in the code of simple subdivision and refer to “minor subdivision”.</p> <p>“Site-related Facility” means an improvement or facility which is for the primary use or benefit of a new development and/or which is for the primary purpose of safe and adequate provision of _____ to serve the new development, and which is not included in the capital improvements program and for which the developer or property owner is solely responsible under subdivision or other applicable regulations. Research if this refers to a specific statute.</p> <p>“Sketch Plat” means a sketch preparatory to the preliminary plat (or final plat in the case of minor subdivisions) to enable the subdivider to save time and expense in reaching general agreement with the Planning Commission city staff as to the form of the plat and the objectives of these regulations.</p> <p>“Specific Plan” means a document encompassing a specific geographic area of the City which is prepared for the purpose of specifically implementing the General Plan of Clinton City by (1) refining the policies of the comprehensive plan to a specific geographic area; (2) containing specific recommendation as to the detailed policies and regulations applicable to a focused development scheme. The specific plan shall consist of goals, objectives and</p>		

policies; requirements for capital improvements; the level of service required for public facilities; physical and environmental conditions; housing and land use characteristics of the area; and maps, diagrams, and other appropriate materials showing existing and future conditions.

“Sponsor” means an applicant seeking approval for construction of an office development project subject to Section 5.13 of these Regulations, such applicant’s successors and assigns, and/or any entity which controls or is under common control with such applicant. Clarify if found elsewhere in the Code.

“Street, Collector Roads” means a street ~~road~~ intended to move traffic from local ~~roads~~ streets to secondary arterials. A collector street ~~road serves a neighborhood or large subdivision and~~ should be designed so that no residential properties face onto it.

“Street - Local Road” means a ~~road~~ street whose sole function is to provide access to abutting properties and to other ~~roads~~ streets from individual properties and to provide right-of-way beneath it for sewer, water, and storm drainage pipes. **Public utilities, cables and other utility improvements as approved by the City.**

“Street, Principal”~~“Major Arterial,”~~ means a ~~road~~ street intended to move through traffic to and from major attractors such as central business districts, regional shopping centers, colleges and/or universities, military installations, major industrial areas, and similar traffic generators within the governmental unit; and/or as a route for traffic between communities or large areas and/or which carries high volumes of traffic. See 26-5-3

“Street, Minor Arterial, Minor”~~“Secondary Arterial”~~ means a ~~road~~ street intended to collect and distribute traffic in a manner similar to ~~primary~~ principal arterials, except that these ~~roads~~ streets service minor traffic-generating areas such as community commercial areas, primary and secondary educational facilities, hospitals, major recreational areas, churches, and offices and are designed to carry traffic from collector streets to the system of ~~primary-principle~~ arterials.

SEARCH ROAD, STRIKE THROUGH & REPLACE WITH STREET. – CORRECT ALPHABETIZATION.

“Street” A thoroughfare which has been dedicated ~~or abandoned~~ to the public and accepted by the City ~~proper public authority, or a thoroughfare~~ not less than twenty-six (26) feet wide. ~~which has been made public by right of use and which affords the principal access to abutting property.~~

“Street, Cul-de-Sac” means a local street with only one outlet that terminates in a vehicular turnaround and having an appropriate terminal for the safe and convenient reversal of traffic movement.

“Street, Private” A thoroughfare within a subdivision which has been reserved by dedication unto the developer or lot owners to be used as a private access to serve the lots platted within the subdivision. Private streets shall comply with the adopted street cross section standards of the City and shall be maintained by the developer or other private agency.

Structure” means anything constructed or erected.

“Subdivide” means the act or process of creating a subdivision.

“Subdivider” means any person : 1) who having an interest in land, causes it, directly or indirectly, to be divided into a subdivision; or, 2) who directly or indirectly, sells, leases, or develops, any interest, lot, parcel, site, unit or plot in a subdivision; or, 3) who engages directly offering for sale, lease, or development a subdivision or any interest, lot, parcel, site, unit, or plot in a subdivision; and, 4) who is directly or indirectly controlled by, or under direct or indirect common control with any of the foregoing.

“Subdivision” means any land vacant or improved, which is divided or proposed to be divided into two (2) or more lots, parcels, sites, units, plots, condominiums, tracts, or interests for the purpose of sale, lease, or development whether immediate or future, either on the installment plan or upon any and all other plans, terms, and conditions. Subdivision includes the division or development of residentially and nonresidentially zoned land

~~including any adjourned date thereof including any adjourned date thereof~~ whether by deed, metes and bounds description, devise, intestacy, lease, map, plat, or other recorded instrument. Subdivision includes resubdivision and condominium creation or conversion. This definition shall not include bona fide division or partition of agricultural land for agricultural purposes, as defined herein nor shall it include or apply to any cemetery or burial plot, while used for their purpose. The word “subdivide” and any derivative thereof shall have reference to the term “subdivision” as herein defined.

“Subdivision Agent” means any person who represents, or acts for or on behalf of, a subdivider or developer, in selling, leasing, or developing, or offering to sell, lease, or develop any interest, lot, parcel, unit, site, or plot in a subdivision, except an attorney-at-law whose representation of another person consists solely of rendering legal services.

“Subdivision Improvement Agreement” means a contract entered into by the applicant and the City ~~Planning Commission on behalf of the municipality~~ by which the applicant promises to complete the required public improvements within the subdivision within a specified time period following final subdivision plat approval.

“Subdivision, Major”

~~**“Minor Subdivision”** means any subdivision containing not more than five (5) lots fronting on an existing street, not involving any new street or road, or the extension of municipal facilities or the creation of any public improvements, and not adversely affecting the remainder of the parcel or adjoining property, and not in conflict with any provision or portion of the General Plan, Official Map, Zoning Ordinance, or these regulations. See ???~~
ADD BACK – Match what is in the code elsewhere.

“Subdivision, Minor” See Minor Subdivision

A subdivision meeting the requirements of 26-1-6

Bring Minor Subdivision definition here.

“Subdivision Plat” means the final map or drawing, described in these regulations, on which the subdivider’s plan of subdivision is presented to the Planning Commission and the City Council for approval and which, if approved, may be submitted to the County ~~Clerk or Recorder of Deeds~~ for filing.

“Temporary Improvement” means an improvement built and maintained by a subdivider during construction of the subdivision and prior to release of the cash escrow. ~~performance bond. ???{security or cash bond??}~~

“Temporary Turnaround” Add definition.

“Tract” means a lot. The term “tract” is used interchangeably with the term “lot,” particularly in the context or subdivision, where a “tract” is subdivided into several lots, parcels, sites, units, plots, condominiums, tracts, or interests.

“Transfer of Development Rights” means the conveyance of development rights by deed, easement, or other legal instrument, authorized by ordinance or regulation, to another parcel of land and the recording of that conveyance.

“Tree,Shade” means a tree in a public place, ~~street~~, special easement, or right-of-way adjoining a street as provided in these regulations.

“Tree,Street” ~~“Street Tree”~~ – means a tree planted within the public street right-of-way and defined in a list provided by the City.
“Use to Use Relationship” means focusing on the unique aspects of established, newly developed, ~~and~~ redeveloping neighborhoods, ~~and~~ or commercial/industrial areas in order to achieve improved compatibility and fit of infill development projects and at the same time assist in the preservation and conservation of stable existing neighborhoods and commercial areas. Does this term appear anywhere else in the code?

“Vested Rights” means the right to initiate or continue the establishment of a use which will be contrary to a restriction or regulation coming into effect when the project associated with the use is completed.

“Utilities” Gas lines, culinary water lines, sewer lines, electric power transmission lines,

	telephone transmission lines, with all poles, wires, pipes, guy wires, bracing, pertaining thereto, and irrigation water. <u>“Zoning Ordinances”</u> The Zoning Ordinances for Clinton City, as adopted and amended by the City Council.
OTHER SSUES	There were none.
ADJOURNMENT	Commissioner Cressall moved to adjourn. Commissioner Tyler seconded the motion. Commissioners’ Cressall, Tyler, Hale and Briggs voted in favor. The meeting adjourned at 9:34 p.m.