

CLINTON CITY PLANNING COMMISSION MINUTES

Commissioner Dave Coombs (Chair)
Commissioner Bob Buckles (Vice Chair)
Commissioner Tony Thompson
Commissioner Allen Labrecque
Commissioner Jolene Cressall
Commissioner Jeff Ritchie
Commissioner Jacob Briggs

Planning Commission Meeting	May 19, 2015	Call to Order: 7:01P.M.	2267 N 1500 W Clinton UT 84015
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Staff Present	Community Development Director Lynn Vinzant and Lisa Titensor recorded the minutes.
Public Present	Rachel Rudiger (JEA)
Pledge of Allegiance	Commissioner Briggs
Invocation or Thought	Commissioner Coombs
Roll Call & Attendance	Present were: Commissioner Coombs, Commissioner Buckles, Commissioner Labrecque, Commissioner Ritchie, Commissioner Briggs Excused were: Commissioner Cressall
City Council Report	Mr. Vinzant reported on the May 12, 2015 City Council Meeting as recorded in the minutes.
Approval of Minutes	Commissioner Buckles moved to approve the May 5, 2015 Planning Commission Minutes as amended – adding the following statements to the end of the discussion for 7:40 p.m. – Preliminary Plat Review and action upon a request from Uinta Land Investments, LLC, Dennis Hepworth, for approval of the Preliminary Plat of Fenway Estates Subdivision, located at approximately 2475 West 800 North and 1000 North on 2000 West. Commissioner Thompson asked for clarification if commercial lot 1 is part of the Preliminary Plat. Mr. Vinzant replied if it was shown on the Preliminary Plat it was with UDOT’s approval needed for access. Commissioner Thompson seconded the motion. All those present voted in favor of the motion.
Declarations of Conflict	There were none.

7:10 P.M. PUBLIC HEARING – SITE PLAN REVIEW – REVIEW AND ACTION UPON A REQUEST FROM JEA SENIOR LIVING REPRESENTED BY RACHEL RUDIGER FOR A SITE PLAN AND ARCHITECTURAL REVIEW AND POSSIBLE APPROVAL FOR THE CLINTON MEMORY CARE CENTER TO BE LOCATED AT 1404 NORTH ON THE EAST SIDE OF 2000 WEST.

Discussion	<p>Rachel Rudiger was present representing JEA Senior Living. She explained JEA feels there is a need in Clinton for this type of facility. JEA has been in business over 20 years and they are passionate about this service. This 66 bed memory facility will provide up to date technology that is intended to have 22 employees on duty 24 hours a day, it will employ 40 full time staff members. The design has a courtyard area and meets the Prairie Architecture standard.</p> <p>Mr. Vinzant reviewed the following information included in the staff report with the Planning Commission.</p> <p>This use was originally set for 2050 W on the east side of 1800 N however the site was too small.</p> <ul style="list-style-type: none"> ▪ This new site is well suited to this use; the structure is architecturally pleasing as well as the proposed site development. An issue comes to rise when evaluating the architecture in accordance with Chapter 20. Reviewing by section: <ul style="list-style-type: none"> ▪ 28-20-4(1) <ul style="list-style-type: none"> • (a) Roof pitch is 5:12 - no issue foreseen. – Eaves are 2-feet; the ordinance desires 3-feet. • (b) Roof Line Length – there are sections that do not meet the variation requirement, however this is a matter of application. The roof is sloped, hipped, and has a 3-foot eve. • (c) Height Limitation - no issue foreseen. • (d) Building material – rock, board and batten - no issue foreseen. • (e) Color Scheme - no issue foreseen. • (f) Fenestration – Windows are rectangular, tall compared to width and appear to have a detail within the glazing - no issue foreseen. • (g) Façade Length – I have made comments on the elevation drawings related to façade. • (h) Mechanical Shielding – Shielding is shown on the east elevation - no issue foreseen.
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The Planning Commission discussed the look of the building and the potential for adding dormers.

Ms. Rudiger said the units are proportionate in size to accommodate the needs of the patients; however, it may be possible to add dormers to improve the elevation appearance and dress up the design. Stone columns may also be an option.

Mr. Vinzant explained the building is ideal; there are no reductions in set back being requested. Dormers could be a consideration to break up the 20 foot sections.

- (i) Fencing – There isn't a fencing detail on these drawings, however construction drawings indicate a 6-foot vinyl fence but no color is stipulated. The construction drawings indicate a picket and rail type fence. The majority of the fence is on the street side of the project - no issue foreseen.
- (j) Lighting – Parking lot lighting meets the intent of the ordinance. The photometric indicates some light contamination in the yards of the residential property to the north, one light may need to be shielded or relocated - no issue foreseen.
- (k) Solid Waste – A gated solid waste enclosure is located on the east side of the project. Construction drawings indicate a block structure with rock veneer – no issue foreseen.
 - 28-20-4(2)-(4)
- Ornamentation – window detailing, columns, handrails, emphasis on horizontal lines. Site plan windows indicate mullion and stile.
- Doors are a combination of 4 panel with rail and stile, true divided lites, and institutional with vision panel.
- Landscaping - no issue foreseen.

The Planning Commission discussed the parking requirements.

Mr. Vinzant clarified there is 45 parking stalls required.

Ms. Rudiger commented that historically in this type of facility, parking is not an issue; visitation is very minimal except for holidays. The parking meets standard requirements.

Mr. Vinzant reviewed comments submitted by Public Works, JUB Engineers and the Fire Department regarding this request which are included at the end of these minutes. He stated that each will follow up on their perspective issues.

Commissioner Briggs read from Chapter 20 Central Business District Design Standards regarding the appearance and requirement of Prairie Architecture for the Business District; he asked how much flexibility there is.

Mr. Vinzant responded the ordinance allows for interpretation with specific findings. This is an appealing structure that meets the intent of Prairie Architecture and it fits the desired design with a few modifications such as the dormers discussed previously.

Ms. Rudiger stated prairie architecture is simplistic and clean; in her opinion since the roof line is straight, the dormers would add character but maintain the clean lines.

Commissioner Thompson asked for clarification on the site plan on 2000 West which includes a right-of-way for UDOT; he asked why the curb and gutter is not being held back.

Mr. Vinzant replied UDOT is not requiring it. When they improve 2000 West, they will need to install the curb, gutter and sidewalk. Requiring the setback is becoming very difficult for the City.

Ms. Rudiger explained that JEA has come to an agreement with UDOT; JEA purchased the property and dedicated it to UDOT, it was part of the negotiation to align the sidewalk so that it would not need to be moved when 2000 West is widened. UDOT will be responsible for the curb.

Commissioner Coombs opened the public hearing at 8:07 p.m. With no public comment, Commissioner Coombs closed the public hearing at 8:08 p.m.

Mr. Vinzant stated that staff recommends approval with staff's comments addressed, and if there are items that need to be addressed that Mr. Vinzant and the applicant can't come to terms with, it will be brought back to the Planning Commission.

Commissioner Coombs opened the public hearing at 8:07 p.m. With no public comment, Commissioner Coombs closed the public hearing at 8:08 p.m.

Commissioner Thompson moved to approve the Architectural Review incorporating staff’s comments and adding the pop out and dormer on the west elevation (side B) and an additional dormer on the streetscape elevation with the findings that it meets the intent of the architectural review with a positive score. Commissioner Buckles seconded the motion. Voting by roll call is as follows: Commissioner Briggs, aye; Commissioner Ritchie, aye; Commissioner Labrecque, aye; Commissioner Thompson, aye; Commissioner Buckles, aye; Commissioner Coombs, aye.

Commissioner Briggs moved to approve the site plan for Clinton Memory Care Center with a recommendation to incorporate staff’s comments and authorize staff to finalize the plans and bring any unresolved issues back to the Planning Commission. Commissioner Ritchie seconded the motion. Voting by roll call is as follows: Commissioner Briggs, aye; Commissioner Ritchie, aye; Commissioner Labrecque, aye; Commissioner Thompson, aye; Commissioner Buckles, aye; Commissioner Coombs, aye.

CONCLUSION

Site Information					
Impervious Surface Ratio	69%	Max Allowed	70%	Buffer Area	
Landscape Buffer Ratio	31.4%	Min Allowed	30%	2,740 sq. ft.	
	North	South	East	West	
Buffer Requirement	Against Res.	None	None	Arterial Street	
Buffer Designator	G				
Buffer Depth (feet)	20 feet				
Landscape Requirements					
Landscape is required per 100 l.f.	Canopy Tree	2.8			
	Understory Tree	4.2			
	Shrub	16.8			
	Evergreen / Conifer	8.4			
Site Landscaping			Design Standard		D
	Bench	Canopy Tree	Understory Tree	Shrub	Evergreen/Conifer
Streetscape / 100 ft	0.5	2	2	20	2
Site / 300 ft bldg perimeter		2	2	5	
Parking					
Parking Requirements					
	Type of Space (ref. § 28-4-5)		Factor		Stalls Required
	Residential for Elderly (1 / 2 beds)		66- Beds		33
	Total Stalls Required				33
	Parking Available				45

COMMENTS RELATED TO APPLICATION

- Provide soils report
- Respond to SWPPP items requested under separate communiqué from Kasey Jensen
- Respond to Clinton FD items indicated on separate communiqué from Justin Benavides.
- Fire Department will require two sets of plans, one set for the City and one set to send to the State Fire

Marshall’s Office.

- I have forwarded a copy of the site plan to the North Davis Sewer District for Comment.
- 10-foot Public Utility and Drainage Easement around the lot.
- Show greater contract between the shaded areas dedicated to UDOT and the Access Easement.
- Plat does not indicate corner markers; there is an indication of markers in the Legend.

COMMENTS RELATED TO THE SITE PLAN

- Site map, coversheet, does the site extend to 1300 North?
- Note 17, page C1.01, indicates future drive approach when adjacent land develops, what is the plan with this site?
- Note 10, page C1.01, add for crossing at entrance into north parking lot.

- Note 2, page C1.01, could not locate the patch.
- Note 5, sheet C2.01, orifice is to be on westerly leg of box show detail.
- Note 6, sheet C2.01, box designed with sump for oil water separator snout show detail.
- Note 12; sheet C4.01, no irrigation connection indicated.
- A connection to the secondary water system is not indicated. Show lateral size and submit application and drawings to Davis Weber Counties Canal Co. 138 West 1300 North, Sunset, UT 84015.
- Recommended routing of culinary and secondary water is shown on drawings. My understanding is that the access crossover is to provide access to future development to the south. Water and secondary should be run to the south also. This will provide a loop to 1300 N to the south decreasing chance of water interruption due to maintenance. Coordinate with property owner to south.
- Provide a letter from UDOT indicating approval of dedication and street improvements, specifically that existing curb, gutter, and sidewalk will remain and access location is approved.
- Signage shall comply with Clinton City sign ordinance. Submit detail with site plat.
- The northeast and southwest corners are the low spot on the parcel to the east and south. If agricultural irrigation is to continue on property to south / east a means of removal of tail water is necessary. If irrigating will not continue natural drainage to the west shall be maintained and a means of removal through detention area required.
- Legend does not indicate required City streetlight symbol.
- Streetlight locations to be confirmed with City prior to installation.
- Site lighting next to dumpster enclosure may need to be shielded to prevent bleed over into residential area. Consider relocating.
- Site lighting fixture is approved based upon depiction in drawings.
- Generator is located adjacent to single family residential area. Please provide potential noise levels.

COMMENTS RELATED TO CENTRAL BUSINESS DISTRICT DESIGN STANDARDS

- Roof Line Length. For sides of the building facing a public street, roof lines shall vary in depth, shape or dimension every twenty (20) feet. For sides of the building which do not face a public street, roof lines shall vary in depth, shape or dimension every forty (40) feet. The change in depth, shape or dimension must run the length of the changed roof line.
- Facade Length. Facades lengths shall vary in depth, shape or dimension every twenty (20) feet at a minimum depth of twenty four (24) inches. For sides of the building which do not face a public street, facades shall vary in depth, shape or dimension every forty (40) feet. The change in depth, shape or dimension must run the length of the changed façade length.
- Solid Waste Enclosure. Solid waste receptacles and compactors which are not located within a building, shall be gated and enclosed on three sides with the same materials as used on the main structures and reflect a style complimentary to the Prairie style architecture.

Site review is a good faith effort to provide information to the petitioner of areas of design concern or compliance. Changes in review may be necessary as revised drawings are provided.

WORK SESSION – DISCUSS CHAPTER 4 – SUBDIVISION ORDINANCE

To be discussed at a later meeting.

ISSUES & CONCERNS

Commissioner Coombs expressed concern about the setback on a new construction home on 2300 N near 1000 west. Mr. Vinzant replied it is the R-1-8 zone which requires a 5 foot setback.

ADJOURNMENT

Commissioner Briggs moved to adjourn the meeting. Commissioner Buckles seconded the motion. All those present voted in favor of the motion. The meeting adjourned at 8:27p.m.



**PUBLIC WORKS
STREETS & INSPECTIONS**

**1740 North 1750 West
Clinton City, UT 84015**

Phone: (801) 614-0872

Fax: (801)614-0883

e-mail: gfolk@clintoncity.com

DEVELOPMENT REVIEW

DATE: 05/01/2015
TO: Lynn
FROM: Gregg Folk
RE: Alzheimer Special Care Center

Public Works

- Submittal Date: 4/20/2015
- Where does sewer out of grease interceptor go?
- Storm water needs treatment before leaving site
- Where does storm water coming West from Tartan Ridge stubb street get addressed?
- There is a 8 or 10 culinary line stubbed to West side of 2000W
- Culinary setter needs a by pass
- C-900 water pipe is acceptable
- Unless there is a Fire Department requirement, water meter and service can come off of the 8" line closer to the building
- 2.5" meter and culinary service is normal
- Foot valve for fire hydrant should be on the mainline connection (6")



J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

MEMORANDUM

DATE: April 28, 2015

TO: Lynn Vinzant

CC:

FROM: Bryce Wilcox

SUBJECT: Clinton Alzheimer Care Center - Memo 1 (55-15-001-008)

Plat Review

1. The section tie on the plat does not match the description. The plat calls 89°50'12" the description calls 89°50'21".
2. Change the street dedication to a different shading or hatch so that it does not match the access easement.

Construction Drawing Review

Sheet C-2.01

1. On the new entrance from 2000 West, where will the drainage south of the entrance that is north of the catch basin go?
2. At the entrance how much drainage from the site will enter the curb on 2000 West without being detained? It could be as far back as the intersection. It is difficult to tell given the parking lot grading.
3. The orifice plat location is not shown on the plans.
4. The detention pond needs to have an emergency overflow that would direct water away from the building and adjacent properties if it ever overflows.
5. Why is the storm drain system between 8 and 10 feet deep?
6. The drain line around the building is 8 feet deep and next to the building. This will be difficult to construct and if it ever had to be dug up for repairs could undermine the building foundation.
7. The storm water has to back up 5 feet deep in the storm drain before it will enter the pond. This standing water will place a lot of sediment in then storm drain.
8. The orifice plate calculations show 7.5 feet of head on the orifice. This will be very difficult to clean if the 3" orifice happens to plug.

Sheet C-4.01

9. The pressure irrigation connection in note 12 is not shown.
10. Does the sewer outfall from the grease trap run under the building to the sewer main? Where do the cleanouts get installed?



DAVID OLSEN
FIRE CHIEF

JUSTIN BENAVIDES
DEPUTY FIRE CHIEF

General Plan Corrections List
Based on the 2012 Edition of the International
Codes

Date: 04/28/2015

Site Plan Review

Business Name: Clinton Memory Care

Owner Name:

Business address: 1424 North 2000 West

Construction Type:

Occupancy Group:

Occupant Load:

Fire Sprinklers: Yes No N/A

Kitchen Hood System: Yes No N/A

A site plan review was completed by Clinton Fire and Steve Higley from the Utah State Fire Marshall's office on April 27, 2015. Below are our findings:

- The fire hydrant on sheet C4.01 is too close to the building. It should be no closer than forty (40) feet per NFPA 24, 7.2.3.
- The Fire Department Connection (FDC) on sheet C4.01 is on the building. Per Clinton City ordinance 10-8-11 the FDC will be freestanding and shall be a minimum distance that is equal to 1 ½ times the height of the building. Also a fire hydrant should be no more than 50ft away from the FDC. A good location for the FCD would be on the West side of the dumpster.
- The building is 37,910 SQFT and based on a V-A construction Clinton City Fire Department will be requiring two (2) fire hydrants. One needs to be on the East side no more than fifty from the FDC. The second fire hydrant needs to be on the South side of the entrance on 2000 West.
- A flow test will be required and a Fire Code Official shall be notified prior to the test. Flow tests shall be witnessed by the Fire Code Official and approved documentation of the test shall be provided to the Fire Code Official.

Submitted by:

Digitized by Justin T. Benavides
 Justin T. Benavides
 Clinton City Fire Department
 801-614-0840
 Date: 2015 04 29 10:48:11 -0400