

CLINTON CITY PLANNING COMMISSION MINUTES

Commissioner Deborah Barlow, Chair
Commissioner Mike Petersen, Vice Chair
Commissioner Samuel DeLong
Commissioner Allen Labrecque
Commissioner Tony Thompson
Councilmember Blair Bateman, City Council Representative

Planning Commission Meeting	August 20, 2013	Call to Order: 7:02 P.M.	2267 N 1500 W Clinton UT 84015
Staff Present	Community Development Director Lynn Vinzant and Lisa Titensor recorded the minutes.		
Public Present	Matt Smith, Nate Hosac, Karen Peterson, J.K. Draayer, Art & Karen Ballif, Gary Tyler, Lori Miller, Howard L Elting, Melissa Bishop, Lorri Cessna, James Newsome.		
Pledge of Allegiance	Commissioner Deborah Barlow		
Prayer or Thought	Commissioner Tony Thompson		
Roll Call & Attendance	Excused were Commissioner Sam DeLong		
Declarations of Conflict	There were none.		
Amendment of Agenda	Commissioner Thompson motioned to amend the date on the agenda from August 13, 2013 to August 20, 2013. Commissioner Petersen seconded the motion. All those present voted in favor of the motion. The agenda was amended with the correct date.		
City Council Report	Councilmember Bateman reported on the August 13, 2013 Clinton City Council Meeting as recorded in the minutes.		
General Plan Committee	Commissioner Barlow reported the General Plan Committee has finished the General Plan.		
7:10 PM PUBLIC HEARING – SITE PLAN REVIEW OF TACO BELL TO BE LOCATED AT 1667 NORTH 2000 WEST IN CLINTON CORNER SUBDIVISION:			
Petitioner	Nate Hosac		
Discussion & Public Comment	<p>Mr. Hosac was present to address the issue. He discussed the following with the Planning Commission:</p> <p>The store design has been modified to specifically accommodate the prairie architecture required by Clinton City. The design now includes a cluster of windows, vertical columns and horizontal lines which is unique for Taco Bell.</p> <p>He explained Taco Bell is looking for a decrease in the landscape setback on 2000 West and a reduced drive isle on the north side. In return they will incorporate benches and increase the interior landscape. On the street itself, the design will exceed the number of trees and shrubs required in addition to adding a 3’ berm. The intent is to accommodate more cars in the drive thru line to avoid backing up into parking and maintain continuity with Panda Express. The fence on the west side will be decorative and will continue not only along the west side, but along the north boundary.</p> <p>Mr. Vinzant identified that staff’s main concern is moving the Panda Express dumpster. Moving it will reduce Panda’s parking stalls by one under the requirement. Taco Bell will allot two spaces to Panda which will accommodate for the loss between the two businesses. He said their will be no loss to landscape area.</p> <p>He reported that the proposed lighting is the same as used at Clinton Corners.</p> <p>Mr. Vinzant explained that a positive score is required to accommodate for the architectural consideration.</p> <p>He went on to review the information included in the staff report:</p> <ul style="list-style-type: none"> • This proposal is for a site in Clinton Corners Subdivision. The site is just north of the Panda Express. 		

- This plan causes a change to the dumpster location for Panda Express. The dumpster was located on this site in the southwest corner, however as noted on the color landscape plan the Panda dumpster is being relocated and the Taco Bell dumpster enclosure is being located on the north side. The only possible concern with this move is the loss of a parking spot for Panda. The Panda building is 2448 square feet and the requirement is for 1 space per 100 square feet or 25 spaces, there are currently 25 spaces at Panda. There is a solution to this problem but it will require coordination between the land owner, developer, and Panda.
- Parking:
 - Taco Bell building is 1775 square feet, 1 space per 100 square feet means 18 spaces. There are 27 spaces.
 - Required drive isle is 26 feet unless, under § 28-20-1(7), the planning commission finds a positive score for the building design then isle width can be reduced to 24 feet. This plan has an isle width of 24 feet.
 - Parking area is to be set back from an arterial 20 feet unless, under § 28-19-16(5), the planning commission finds a positive enhancement to landscaping, note examples given in ordinance.
- Photometric: Attached is a sample picture of the parking lot light, § 28-20-4(1) (j) indicates that parking lights “shall have a decorative style reflecting the architectural style.” The photometric evaluation shows high levels at the west edge next to residential to the west. This level needs to be close to zero.
- Landscape:
 - This use is a Class VIII with a 15% landscape requirement.
 - The buffer on the west side against the Class III residential is required to be a 20-foot Class G buffer
 - A solid fence is required, design indicates a continuation of the same type of fence that is west of Panda
 - Landscape design meets the requirements of the buffer, except the “evergreen/conifer” requirement is not met.
 - Other landscaping, there are some issues with quantity but these can be easily resolved.
- Signage: There is indication of a monument sign on 2000 W, no design at this time however any signage will be required to meet the requirements of the sign ordinance. Building signage complies with requirements of the sign ordinance.
- Architecture: Design meets the requirements for roofline and wall off-sets. There are some added features in the windows, mullions, which enhance the prairie style desired.

Recommend approval with the following items to be considered:

- Drive isle width based upon PC acceptance of architectural features.
- Reduction of parking setback from main street based on enhanced landscaping.

Commissioner Barlow opened the public hearing at 7:28 p.m. and asked for public comment. There was none, therefore she closed the public hearing at 7:29 p.m.

Planning Commission Architectural Scores

Commissioner Thompson +1
 Commissioner Petersen +1
 Commissioner Labrecque +1
 Commissioner Barlow +1

Commissioner Barlow asked if trees will be added to the parking islands adjacent to the sidewalk.

Mr. Hosac said trees will be added to the islands which will add shade to the benches.

Commissioner Thompson and Commissioner Petersen said they are pleased that the building has been modified to fit into the prairie architecture.

Commissioner Barlow said that she appreciates the flow of traffic with the neighbors.

CONCLUSION
Commissioner Thompson moved to approve the site plan review for Taco Bell to be located at 1667 N 2000 W with the conditions and architectural scoring for the bonuses and reductions in the drive isle and additional landscaping features for a

reduction in the streetscape buffer.

Fencing: Fencing is to be heavy duty vinyl and match fencing on parcel to the south in color and style, staff has review and approval authority for minor color/design differences. Developer has elected to continue the vinyl fence along the north property line adjoining with the UDOT yard.

Exterior Lighting: Automatic exterior lighting is to be the decorative lighting reflecting the architectural style, any wallpak units for loading dock are to be switched and used for loading and unloading only.
Developer will use the same parking lot lights that are being used in the Clinton Corners development to the north.

Landscaping: Landscaping is to be maintained and any dead or removed landscaping is to be replaced with similar item as indicated on the approved landscape plan. Landscape plan is to have at least the minimum required planting required by ordinance. Understory trees will be added to shade the benches in the parking lot island that provides public access.

Stormwater Detention: Stormwater detention design was included in Clinton Corner’s subdivision. Underground piping design is to be approved during City review of civil engineer drawings.

Dumpster Location: The dumpster location, currently on the site, will be located at the west side of Panda Express. This relocation will be accomplished by Wright Development at that same time or prior to construction of Taco Bell. The relocation will take one of Panda’s parking stalls but because Taco Bell has extra stalls two will be designated for Panda.

Signage: All site and building signage shall meet the requirements of the City Ordinance. Location of a monument sign is indicated on the site plan, the location is approved.

Property Access: Access to Panda Express, via the crossover easement, will be maintained throughout the construction of the Taco Bell.

Findings of Significance: Parking lot isle width reduction: Changing from the original architectural concept to the current design is recognized as a significant effort to adhere to the City design standards. The use of similar materials as other buildings on the site is also a contributing factor.
East buffer reduction: Increase in landscape area from the required 15% as well as the increased vegetation, above the required minimum, and the hardscape features which the developer has added, benches and additional vinyl fence, are considered positive attributes to the project design.

**Commissioner Petersen seconded the motion. Voting by roll call
Commissioner Thompson, aye; Commissioner Petersen, aye; Commissioner Labrecque, aye; Commissioner Barlow, aye.**

WORK SESSION – PRESENTATION OF GENERAL PLAN AND AFFORDABLE HOUSING PLAN:

Deborah Barlow presented the data analysis from the General Plan Survey completed in January, February and March of 2013. Four information gathering meetings took place in addition to Ms. Barlow and other volunteers going door to door to gather the information.

General Plan Committee Chair Karen Peterson presented the General Plan to the Planning Commission. She introduced the General Plan Committee Members

Chair Karen Peterson

Vice-Chair Gary Tyler
Melissa Bishop
Travis Bonsteel
Lorri Cessna
Lori Miller
Arverd Taylor
Blair Bateman-City Council Liaison
Cheri Reed-City Council Liaison
Deborah Barlow-Planning Commission Liaison

She addressed the following:

- Process
- Information Gathering
- Economic Development and Land Use
- Residential Land Use
- Community Facilities and Services
- Transportation and Roads
- Boulevard Streetscape Plan
- Parks, Trails and Recreation
- Housing
- Technical Plans
- Public Input

Commissioner Thompson praised the General Plan Committee for doing an excellent job.

Commissioner Petersen said he feels the detail included in the plan will benefit the public during the public comment meetings.

Commissioner Labrecque expressed concern that moderate income housing is not popular in Clinton City. He feels that the community needs patio homes for senior housing.

Ms. Peterson clarified that there is a section in the General Plan that addresses this issue.

Commissioner Barlow commented that there are areas in the City that can be considered to be developed as patio homes.

Councilmember Bateman commented that Clinton City meets the moderate housing requirements imposed by the state.

Commissioner Barlow commented that the General Plan Committee was excellent to work with.

Lori Miller commented that patio homes are not necessarily moderate income housing; many cost more than \$300,000.00.

Ms. Barlow said the General Plan will be turned over to the Planning Commission and will include an Open House on September 3, 2013 where public comment will be accepted.

Mr. Vinzant presented the Notice of Intent and identified the schedule of upcoming meeting for the public to provide their input. There will be an open house on Tuesday, September 3 from 5 p.m. to 9 p.m.; a public hearing during the Planning Commission meeting on Tuesday, September 17 and October 1 at 7 p.m. where the General Plan will be finalized to forward to the City Council. The General Plan will then be presented to the City Council on October 8, 2013.

Commissioner Barlow commented that she would like to add a provision to the General Plan to allow Developers to decrease the density for the development if the Developer wants to.

Commissioner Thompson commented that he would like to see an inter local agreement for cooperation with Sunset City for the over pass intended for 1800 N since the majority of the project will not be in Clinton City.

Mr. Vinzant said based on a recommendation from the committee a parks and trails map will be available at the open house. He explained that Land Use Definitions will be available. The proposed Master Land Use Map and the Transportation Plan Map will be available as well.

Commissioner Thompson commented that under the trails portion, Clinton Creek should be renamed to 2050 Trail.

Commissioner Petersen commented it may be a good idea to have a chart identifying definitions and abbreviations.

The Planning Commission was in consensus that a copy of the original survey and the analysis of the data should be available for the public to view at the open house.

Commissioner Barlow asked Mr. Vinzant to provide a sign up sheet for public comment during the General Plan Open House and Public Hearing.

Approval of Minutes	Commissioner Thompson moved to adopt the July 7, 2013 Planning Commission Meeting minutes as amended. Commissioner Petersen seconded the motion. All voted in favor of the motion.
Commissioners Issue & Concerns	There were none.
ADJOURNMENT	Commissioner Petersen moved to adjourn the meeting. Commissioner Labrecque seconded the motion. All those present voted in favor of the motion. The meeting adjourned at 9:27 p.m.