

**CLINTON CITY PLANNING COMMISSION MINUTES**

**Commissioner Tony Thompson**  
**Commissioner Allen Labrecque**  
**Commissioner Dave Coombs**  
**Commissioner Jolene Cressall**  
**Commissioner Jeff Ritchie**  
**Commissioner Bob Buckles**  
**Commissioner Jacob Briggs**

**Mayor L. Mitch Adams, City Council Representative**

<b>Planning Commission Meeting</b>	<b>October 7, 2014</b>	<b>Call to Order: 7:00 P.M.</b>	<b>2267 N 1500 W Clinton UT 84015</b>
<b>Staff Present</b>	Community Development Director Lynn Vinzant and Lisa Titensor recorded the minutes.		
<b>Public Present</b>	Dennis and Nancy Layton, Shane Erickson, Spencer Wright		
<b>Pledge of Allegiance</b>	Commissioner Coombs		
<b>Invocation or Thought</b>	Commissioner Thompson		
<b>Roll Call &amp; Attendance</b>	Mayor Adams was excused.		
<b>Approval of Minutes</b>	<b>Commissioner Cressall moved to approve the minutes of the September 16, 2014 Planning Commission meeting as written. Commissioner Labrecque seconded the motion. Commissioner Buckles abstained because he was not present at the meeting. All others voted in favor of the motion.</b>		
<b>City Council Report</b>	Mr. Vinzant reported on the September 23, 2014 City Council Meeting as recorded in the minutes.		
<b>Declarations of Conflict</b>	Commissioner Briggs declared a conflict of interest to the review and action upon a request from Spencer Wright, Wright Development, for a site plan review for Westside Medical, Building Two, to be located at approximately 1407 North 2000 West.		
<b>TABLED PUBLIC HEARING - REVIEW AND ACTION UPON A REQUEST FROM SPENCER WRIGHT, WRIGHT DEVELOPMENT, FOR A SITE PLAN REVIEW FOR WESTSIDE MEDICAL, BUILDING TWO, TO BE LOCATED AT APPROXIMATELY 1407 NORTH 2000 WEST.</b>			
<b>Petitioner</b>	Spencer Wright, Wright Development		
<b>Discussion</b>	<p>Spencer Wright addressed the Planning Commission regarding the Site Plan review for Westside Medical Building Two. He identified that Shane Erickson was also present to answer questions regarding the building plans.</p> <p>Mr. Vinzant reviewed the most recent set of drawings dated 10/07/14 for this building which are included in the staff report.</p> <p>Mr. Wright explained that underground detention is too expensive; the plan is to go forward with above ground.</p> <p>Mr. Vinzant explained that the applicants should look into the requirements for ingress/egress for the basement to meet ADA compliance.</p> <p>Mr. Vinzant recommended the Developer be required to stick with existing lighting for consistency. He explained the Zoning Ordinance requires landscaping in the buffer area of large trees, small trees, evergreens and shrubs. The island is considered an enhancement on this particular development.</p> <p>Commissioner Thompson reopened the public hearing at 7:45 p.m. and asked for additional public hearing.</p> <p>Mr. Vinzant clarified a vinyl fence will be required.</p> <p>Regarding the elevation, Commissioner Thompson explained it is identified on sheets c7 &amp; c8.</p>		

With no further public comment, Commissioner Thompson closed the public hearing at 7:48 p.m.

Commissioner Thompson asked for the Architectural Scores from the Planning Commissioners regarding the request for bonuses of a 2’ reduction on some drive isles and a 10’ reduction on the street scape.

Table 20.1 Architectural Design Review – Points Evaluation			
	Point	Weight (opt'l)	Total
1. Building orientation			
a. To the street	1		
b. For future infill	1		
2. Roofing type and pitch	2		
3. Roof line length	1		
4. Building height	1		
5. Building materials	1		
6. Façade length variation	2		
7. Color schemes	2		
8. Loc and prop of porches & entrances	1		
9. Location and proportion of windows	1		
10. Ornamentation and details	1		
11. Parking integration	2		
12. Sign integration	0		
13. Site landscaping design			
a. Fencing/walls	0		
b. Sidewalks	1		
c. Trees	2		
d. Solid waste enclosures	1		
e. Additional features	1		
14. Exterior lighting	1		
TOTAL			22
DESIGN REVIEW AVERAGE SCORE (Total / 19)			

**Commissioner Cressall moved to approve the Architectural Design Review of the West Side Medical Building 2 with a positive score and recommend bonuses to the Site Plan. Commissioner Coombs seconded the motion. Voting by roll call is as follows: Commissioner Labrecque, aye; Commissioner Cressall, aye; Commissioner Coombs, aye; Commissioner Ritchie, aye; Commissioner Thompson, aye. Commissioner Briggs abstained from the vote due to his declaration of conflict in regards to this issue.**

The Planning Commission discussed the Site Plan and determined the following based on a positive Architectural Design Review score.

Project Information			
Applicant	Wright Development	Building Square Footage	2 * 14,616 = 29,232
Property Address	1407 N 2000 W	Building Perimeter	484 est
Zoning	Performance Zone	Site Gross Size	105,809
Date of Hearing	September 16, 2014 / October 7, 2014	Site Net Size	N/A
Date of Action	October 7, 2014	Architectural Score	+1.3

A. Gross site area as determined by actual on-site inspection	105,809 sq.ft.
B. Subtract land constituting roads and land within ultimate rights-of-way of existing roads as shown in the Clinton City Major Street Plan, rights-of-way of utilities, and easements of access.	0
C. Subtract land which is not contiguous:	

1. A separate parcel which does not abut, adjoin or share common boundaries with the rest of the development.	0
2. Land which is cut off from the main parcel by a road, railroad, existing land uses, or major stream, such that common use is hindered or that the land is unavailable for building purposes.	0
D. Subtract land which in a previously approved subdivision encompassing the same land, as part or all of the subject parcel, was reserved for resource reasons (e.g. flooding or for recreation).	0
E. Subtract land required for bufferyard area by Sections 19.16 through 24. (A preliminary decision of which buffer is to be used will need to be made at this time to arrive at this figure. Refer to Sections 19.16 and 19.18 for bufferyard requirements and sizes.)	9,450 sq.ft
F. Equals base (net) site area.	96,359 sq.ft.

Site Information				
Use	3.110	Office not related to merchandising		
Conditional / Permitted	P	Use Category		Office
Estimated Floor Area Ratio	31%	Recalculated Floor Area Ratio		
Estimated Impervious Ratio	15% minimum	Recalculated Impervious Ratio		
Estimated Class Code	VIII	Recalculated Class Code		
Impervious Surface Ratio				
	North	South	East	West
Adjoining Property Class	VIII	I	2000 W	III
Estimated Buffer Requirement	No	Yes	No	Yes
Estimated Buffer Designator		B		G
Recalculated Buffer Designator	None	None	Arterial	G
Estimated Buffer Depth (feet)	No Buffer Required	Contracted with adjacent property	10 based on reduction	20
Required Buffer Depth (feet)				
Landscape Requirements				
	Canopy Tree		2	3
	Understory Tree		2	5
	Shrub		20	17
	Evergreen / Conifer		2	9
	Bench		2	
	Fence Requirement			F-3V

Parking Requirements			
Type of Space (ref. § 28-4-5)	Scale	Stalls Required	
6/1,000 sq ft up to 9000	9	54	
1/200 > 9000 (20,232)	200	101	
Accessible parking required	5		
		Total Stalls Required	155

**Additional Approval Requirements / Comments**

**Use:** Petitioner has indicated, in a Public Hearing, that the use of the building, main floor and basement, shall be for medical offices. Specifically petitioner indicated that the basement will be for future offices and storage. Petitioner has indicated in other communication that there will not be surgery performed in the building.

**Design:** Egress from the basement shall be addressed and if the design results in significant site design changes the drawings are to be returned to the Planning Commission for re-consideration. Compliance with requirements of Construction Codes and Fire Code.

**Exterior Lighting:** Parking lot lighting is to match existing parking lot lighting associated with Westside Medical Building One

	<p>Landscaping: Landscaping in buffers is to meet the requirements for 20-foot buffers against all Class III residential type adjoining properties.</p> <p>Fencing: Fencing shall maintain the existing vinyl fence and replace any chainlink fence in the project area with similar fencing.</p> <p>Stormwater Detention: Stormwater calculations are to be provided and design shall meet the requirements of City standards.</p> <p>Signage: All site and building signage shall meet the requirements of the City Ordinance. Monument sign will be evaluated against existing signs and potential signage on the undeveloped property. Vegetation requirements will still be met after monument sign location is decided.</p> <p>Site Requirements: In addition to the proposed landscape package there will be two park benches included in the landscaping area between the parking on the east side of the building adjacent to the walkway.</p> <p>Streetscape Evaluation: A 10-foot reduction in streetscape has been granted based on architectural score and increased landscaping in the parking area.</p> <p>Shane Erickson commented the building is being built for specialists to establish their business in Clinton to compliment the current general practice.</p> <p>Commissioner Thompson asked Mr. Erickson if Westside Medical would be willing to install benches similar to those install for building 1 for customers to sit down if they wish.</p> <p>Mr. Erickson said he thought that was a good idea and he committed to installing two benches in the center island.</p> <p>Mr. Vinzant said he would look into the ordinance for monument sign placement.</p>
<b>CONCLUSION</b>	<p><b>Commissioner Buckles moved to approve the Site Plan for Westside Medical Building 2 as identified in the Site Plan Approval listed above. Commissioner Ritchie seconded the motion. Voting by roll call is as follows: Voting by roll call is as follows: Commissioner Labrecque, aye; Commissioner Cressall, aye; Commissioner Ritchie, aye; commissioner Coombs, aye; Commissioner Buckles, aye; Commissioner Thompson, aye. Commissioner Briggs did not vote due to his Declaration of Conflict for professional reasons.</b></p>
<b>WORK SESSION - DISCUSSION, CHAPTER 1,2 &amp; 4, SUBDIVISION ORDINANCE</b>	
	<p><b>Tabled to the October 21, 2014 Planning Commission Meeting.</b></p>
<b>ISSUES &amp; CONCERNS</b>	<p><b>There were none.</b></p>
<b>ADJOURNMENT</b>	<p><b>Commissioner Ritchie moved to adjourn the meeting. Commissioner Cressall seconded the motion. All those present voted in favor of the motion. The meeting adjourned at 8:47 p.m.</b></p>