



# Planning Commission Agenda

2267 North 1500 West Clinton City, UT 84015

**July 10, 2025**

**6:00 pm**

## Call to Order

1. Invocation or Thought
2. Pledge
3. Roll Call
4. Declaration of Conflicts

## Legislative Review

1. **Public Hearing:** Review and action on a request by Kathleen Ford with **Quail Pointe Veterinary Clinic** for **site plan** review for the expansion of the veterinary clinic and site on 1.24 acres located at 868 North 2000 West (Parcel No. 14-062-0037), which lies in the P-Z (Performance) zoning district.

## Other Business

1. Approval of June 5, 2025 Meeting Minutes
2. Director's Report
3. Commission Report

## Adjourn

The order of agenda items may be changed, or times accelerated.

### **THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY MEETINGS**

If you attend this meeting and, due to a disability, will need assistance in understanding or participating, please notify the Community Development Department at (801) 614-0740 prior to the meeting and we will seek to provide assistance.

# CLINTON CITY

## PLANNING COMMISSION AGENDA ITEM

<b>SUBJECT:</b> Public Hearing - Review and action on a request by Kathleen Ford with Quail Pointe Veterinary Clinic for Site Plan approval on 1.24 acres located at 868 North 2000 West (Parcel No. 14-062-0037).	<b>AGENDA ITEM:</b>  <div style="text-align: center; font-size: 2em; font-weight: bold;">1</div>
<b>PETITIONER:</b> Kathleen Ford – Quail Pointe Veterinary Clinic <b>SUBMITTED BY:</b> Keaton Jones, Community Development	<b>MEETING DATE:</b> July 10, 2025
<b>ORDINANCE REFERENCES:</b> Zoning Ordinance (Title 28), Chapter 3 Site Plan Review, Chapter 4 Parking, Chapter 19 Performance Standard Zone.	<b>ROLL CALL VOTE:</b>  <div style="text-align: center; font-weight: bold;">YES</div>
<b>RECOMMENDATION:</b> Move to approve the request by Kathleen Ford with Quail Pointe Veterinary Clinic for Site Plan approval on 1.24 acres located at 868 North 2000 West.	
<b>BACKGROUND:</b> <ol style="list-style-type: none"> <li>1) The request consists of site plan approval for an addition to the East side of the existing veterinary clinic building as well as finishing the unimproved remainder of the site located at 868 North 2000 West (See <a href="#">Attachment A</a>). The property is zoned PZ (Performance Standard Zone) with veterinarian services within a fully enclosed structure listed as a permitted use that requires site plan review and approval by the Planning Commission. The property fronts on 2000 West and the surrounding properties are also zoned PZ (Performance Standard Zone). There is one existing single-family home located South of the site on the Southeast side.</li> <li>2) The property is not part of a platted subdivision but is a metes and bounds parcel.</li> <li>3) The unimproved portion of the site currently has an existing carport structure and storage building that will remain in place. An additional 25 parking stalls are proposed on the site to replace the existing stalls that will be demolished and replaced with the new building addition as well as add to the total number of stalls in order to meet the parking requirements. The required parking ratio for this use is six (6) spaces per 1,000 square feet of floor area. The total number of parking stalls for the site is 48 stalls.</li> <li>4) The proposal is consistent with the development standards of the zoning ordinance. More specifically, the site plan (<a href="#">Attachment B</a>) meets the requirements of the zone including adequate site circulation and bufferyards.</li> <li>5) <a href="#">Attachment D</a> includes the photometric (lighting) plan. The photometric plan indicates acceptable readings on the interior of the site, but readings along some of the adjacent property lines exceed the maximum allowed by code. Staff recommends that site plan approval be subject to submittal of an updated photometric plan with acceptable readings at the property lines. This should be submitted and approved by staff prior to a pre-construction meeting being scheduled.</li> </ol>	

- 6) The landscape plan ([Attachment E](#)) is consistent with the guidelines of the water efficient landscape standards for new commercial developments. The landscape buffer yards on the North and East requires a buffer yard A, which requires a minimum of 1 canopy, 1 understory tree, and 1 shrub per 100 lineal feet. The East buffer includes a dozen evergreen trees, a couple canopy trees, an understory tree, and several shrubs. The North buffer includes a combination of evergreen trees, a canopy tree, a deciduous tree, an understory tree, and shrubs. New landscape rock mulch will surround the plantings throughout all the buffers.

The South buffer requires a buffer yard F, which requires 5 canopy trees, 10 understory trees, and 15 shrubs per 100 lineal feet. The south buffer yard against the residence shows a 15-foot-wide buffer yard that includes a combination of zelkova canopy trees, columnar Austrian pine understory trees, and various deciduous shrubs. There is an existing solid vinyl fence along this property line as well that satisfies the fence requirement for the buffer yard F.

On the North side of the building expansion there is a proposed dog run area that will be surrounded by an eight-foot-tall precast concrete fence/wall. This would be reviewed and approved separately with proper engineering with a deferred submittal building permit.

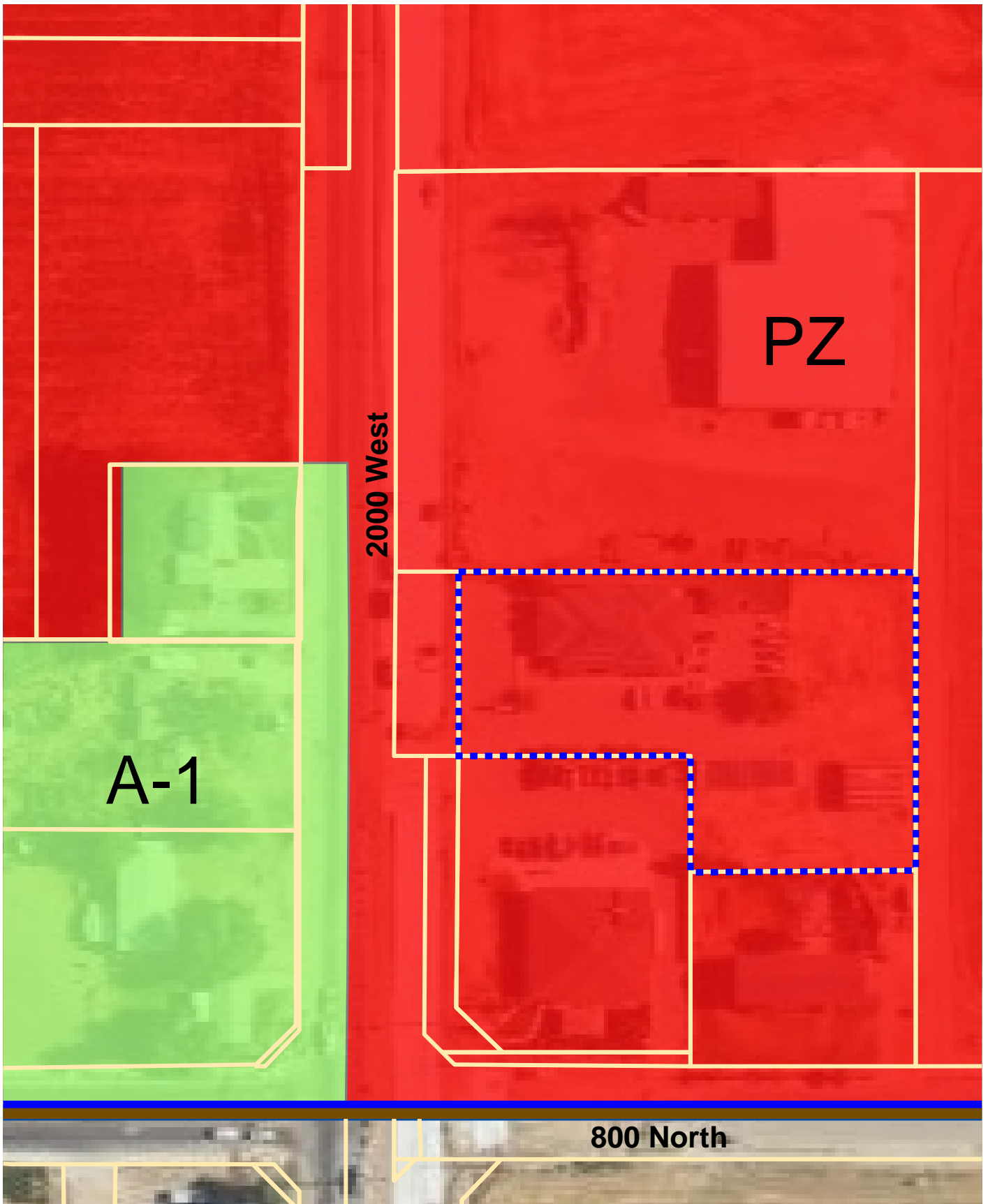
**RECOMMENDATION:**

Based on the information provided above and the supporting attachments, the Planning Commission can make the finding that the site plan meets the general purpose and spirit of the PZ Zone (Performance Standard Zone) subject to submittal and approval of an updated photometric plan.

**ATTACHMENTS:**

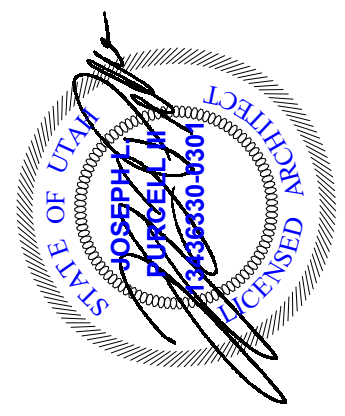
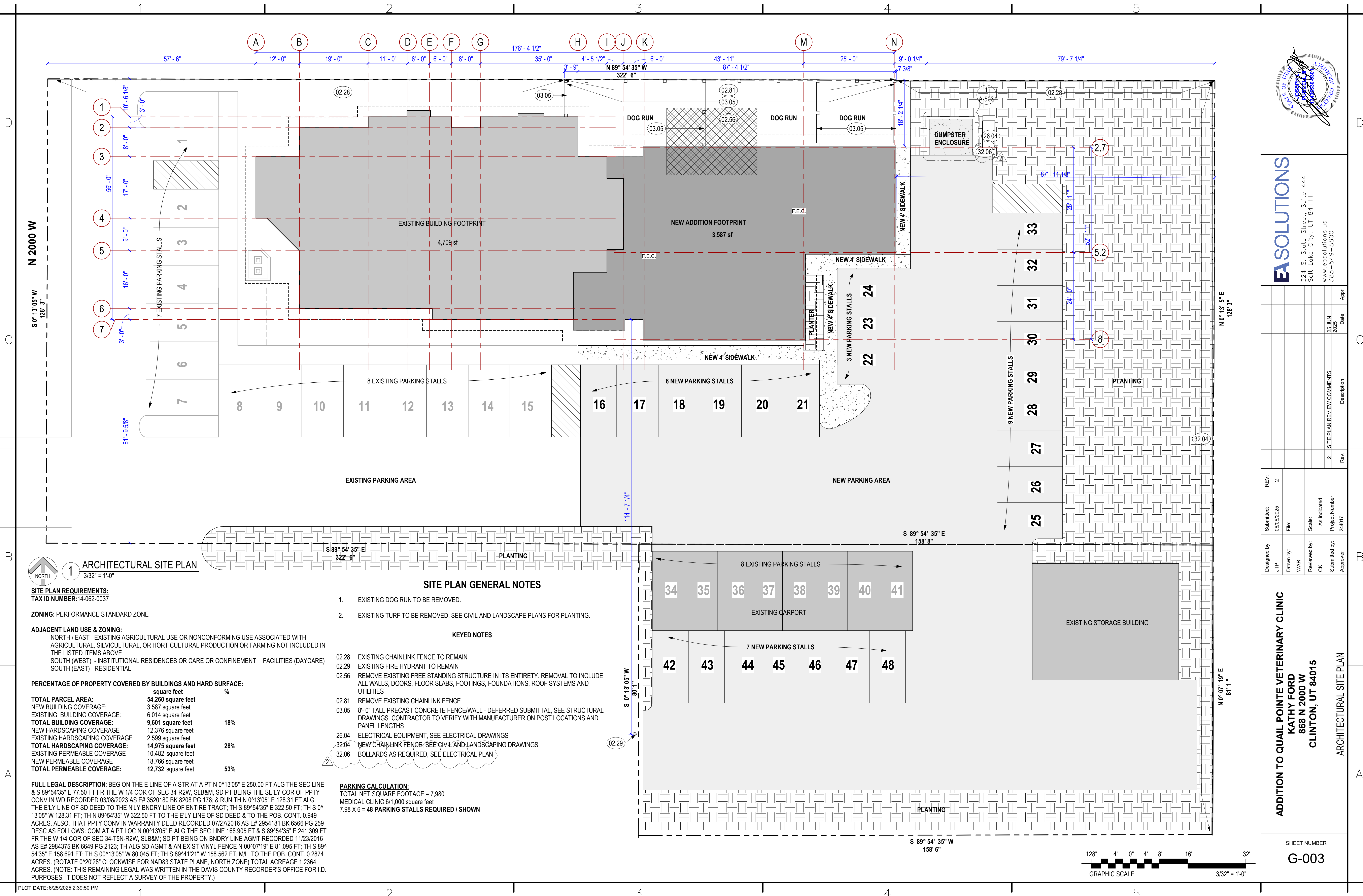
- A) Location/Base Map
- B) Quail Pointe Veterinary Architectural & Civil/Utility Site Plans
- C) Quail Pointe Veterinary Grading & Drainage Plan
- D) Quail Pointe Veterinary Photometric/Lighting Plan
- E) Quail Pointe Veterinary Landscape/Irrigation Plan
- F) Quail Pointe Veterinary Building Addition Elevations
- G) Quail Pointe Veterinary Design Review Scoring Sheet

# Quail Pointe Veterinary Clinic Location Map



Quail Pointe Veterinary Clinic



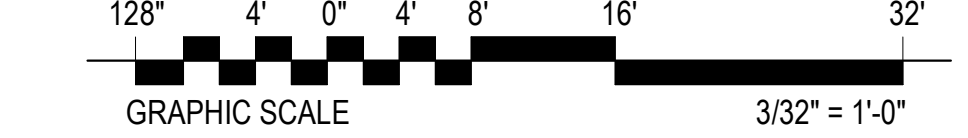


**EA SOLUTIONS**  
324 S. State Street, Suite 444  
Salt Lake City, UT 84111  
www.easolutions.us  
385-549-8800

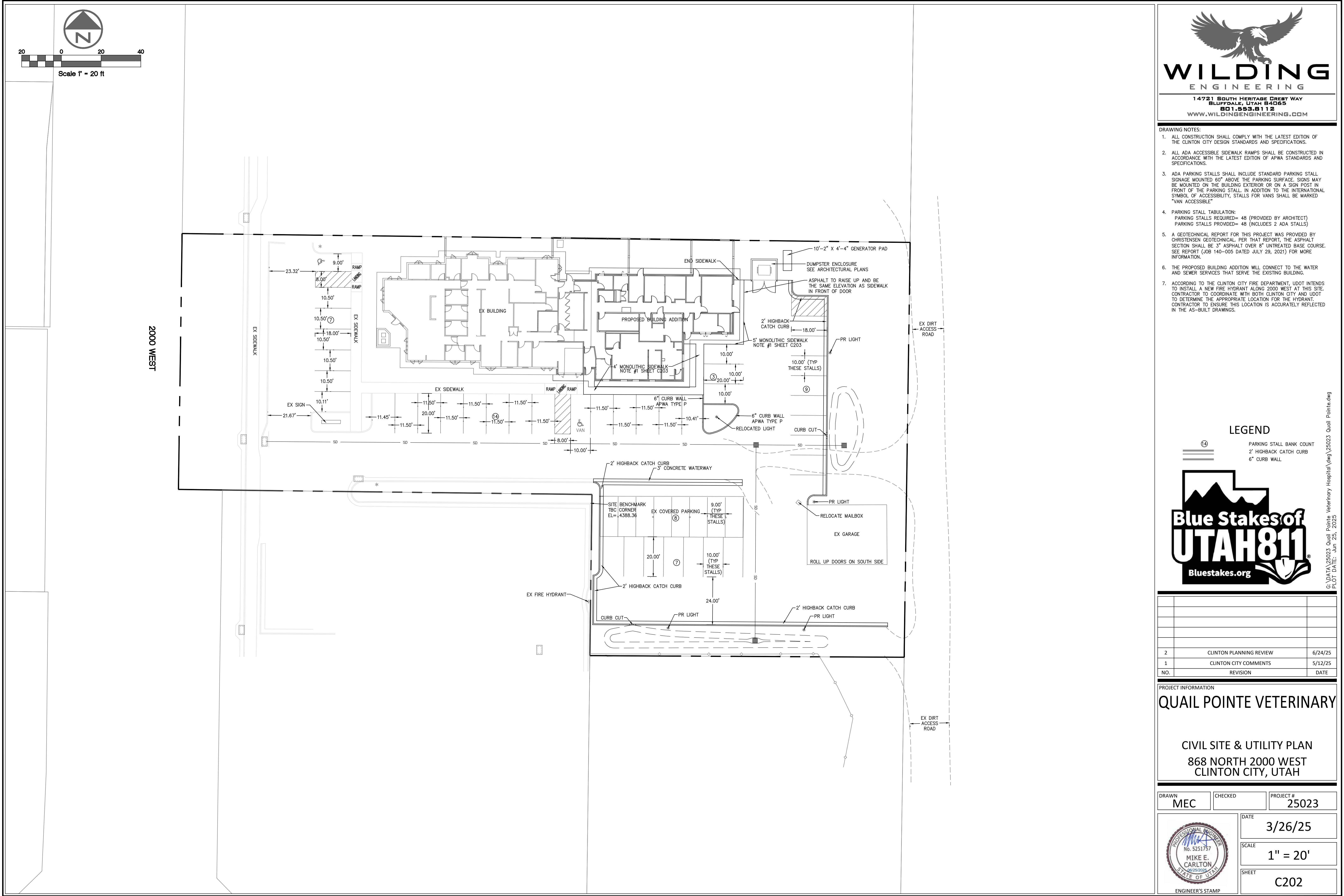
Designed by:	Submitted:	REV:	File:	Scale:	Project Number:	Date	Apr.
JTP	06/06/2025	2	WAR	As indicated	244017	25 JUN 2025	
Reviewed by:	CK						
Submitted by:	CK						
Approver:							
2 SITE PLAN REVIEW COMMENTS		Rev.	Description				

**ADDITION TO QUAIL PONTE VETERINARY CLINIC**  
KATHY FORD  
868 N 2000 W  
CLINTON, UT 84015

ARCHITECTURAL SITE PLAN







**WILDING**  
ENGINEERING

---

14721 SOUTH HERITAGE CREST WAY  
BLUFFDALE, UTAH 84065  
801.553.8112  
[WWW.WILDINGENGINEERING.COM](http://WWW.WILDINGENGINEERING.COM)

- DRAWING NOTES:**
1. ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITION OF THE CLINTON CITY SIDEWALK STANDARDS AND SPECIFICATIONS.
  2. ALL ADA ACCESSIBLE SIDEWALK RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF APWA STANDARDS AND SPECIFICATIONS.
  3. ADA PARKING STALLS SHALL INCLUDE STANDARD PARKING STALL SIGNAGE MOUNTED 60" ABOVE THE PARKING SURFACE. SIGNS MAY BE MOUNTED ON THE BUILDING EXTERIOR OR ON A SIGN POST IN FRONT OF THE PARKING STALL. IN ADDITION TO THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, STALLS FOR VANS SHALL BE MARKED "VAN ACCESSIBLE".
  4. PARKING STALL TABULATION:  
PARKING STALLS REQUIRED= 48 (PROVIDED BY ARCHITECT)  
PARKING STALLS PROVIDED= 48 (INCLUDES 2 ADA STALLS)
  5. A GEOTECHNICAL REPORT FOR THIS PROJECT WAS PROVIDED BY CHRISTENSEN GEOTECHNICAL. PER THAT REPORT, THE ASPHALT SECTION SHALL BE 3" ASPHALT OVER 6" UNTREATED BASE COURSE. SEE REPORT (JOB 140-005 DATED JULY 29, 2021) FOR MORE INFORMATION.
  6. THE PROPOSED BUILDING ADDITION WILL CONNECT TO THE WATER AND SEWER SERVICES THAT SERVE THE EXISTING BUILDING.
  7. ACCORDING TO THE CLINTON CITY FIRE DEPARTMENT, UDOT INTENDS TO INSTALL A NEW FIRE HYDRANT ALONG 2000' WEST AT THIS SITE. CONTRACTOR TO COORDINATE WITH BOTH CLINTON CITY AND UDOT TO DETERMINE THE APPROPRIATE LOCATION FOR THE HYDRANT. CONTRACTOR TO ENSURE THIS LOCATION IS ACCURATELY REFLECTED IN THE AS-BUILT DRAWINGS.

## LEGEND

- ⑭ PARKING STALL BANK COUNT  
2' HIGHBACK CATCH CURB  
6" CURB WALL




2	CLINTON PLANNING REVIEW	6/24/25
1	CLINTON CITY COMMENTS	5/12/25
NO.	REVISION	DATE

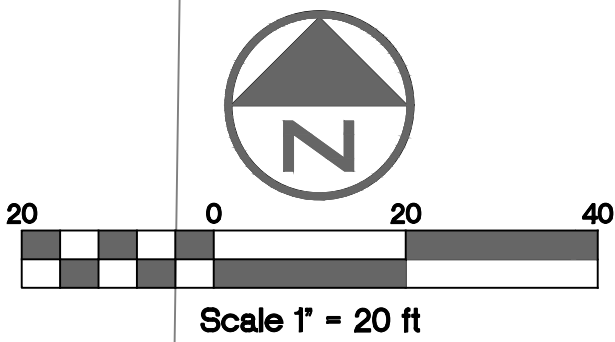
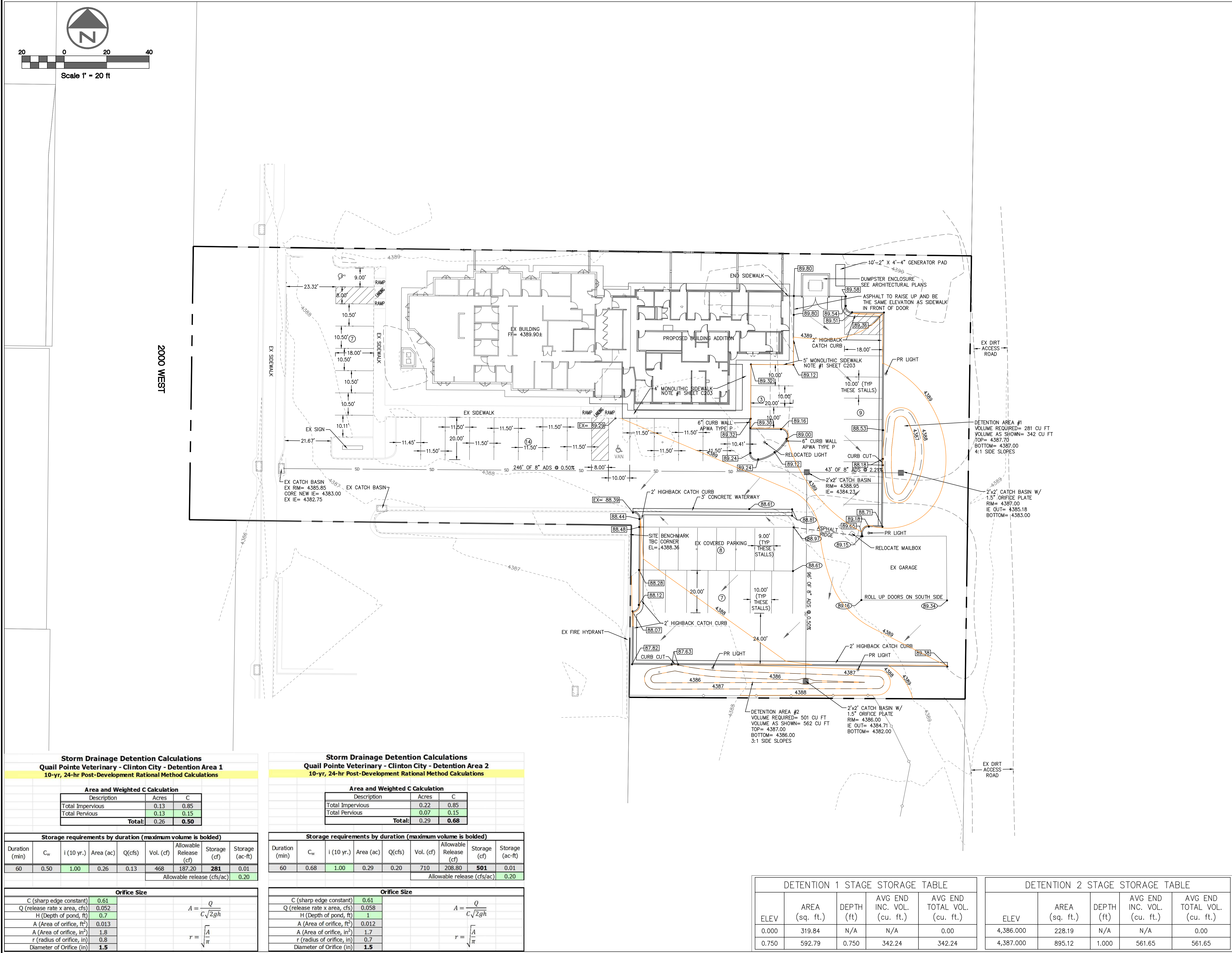
## PROJECT INFORMATION

# QUAIL POINTE VETERINARY

CIVIL SITE & UTILITY PLAN  
868 NORTH 2000 WEST  
CLINTON CITY, UTAH

DRAWN <b>MEC</b>	CHECKED	PROJECT # <b>25023</b>
	DATE <b>3/26/25</b>	
	SCALE <b>1" = 20'</b>	
	SHEET <b>C202</b>	
ENGINEER'S STAMP		





Storm Drainage Detention Calculations									
Quail Pointe Veterinary - Clinton City - Detention Area 1									
10-yr, 24-hr Post-Development Rational Method Calculations									
Area and Weighted C Calculation									
Description			Acres	C					
Total Impervious			0.13	0.85					
Total Pervious			0.13	0.15					
Total:			0.26	0.50					
Storage requirements by duration (maximum volume is bolded)									
Duration (min)	C <sub>w</sub>	I (10 yr.)	Area (ac)	Q(cfs)	Vol. (cf)	Allowable Release (cf)	Storage (cf)	Storage (ac-ft)	
60	0.50	1.00	0.26	0.13	468	187.20	<b>281</b>	0.01	
						Allowable release (cfs/ac)		0.20	
Orifice Size									
C (sharp edge constant)			0.61						
Q (release rate x area, cfs)			0.052						
H (Depth of pond, ft)			0.7						
A (Area of orifice, ft <sup>2</sup> )			0.013						
A (Area of orifice, in <sup>2</sup> )			1.8						
r (radius of orifice, in)			0.8						
Diameter of Orifice (in)			1.5						
						$A = \frac{Q}{C\sqrt{2gh}}$			
						$r = \sqrt{\frac{A}{\pi}}$			

Storm Drainage Detention Calculations									
Quail Pointe Veterinary - Clinton City - Detention Area 2									
10-yr, 24-hr Post-Development Rational Method Calculations									
Area and Weighted C Calculation									
Description			Acres	C					
Total Impervious			0.22	0.85					
Total Pervious			0.07	0.15					
Total:			0.29	0.68					
Storage requirements by duration (maximum volume is bolded)									
Duration (min)	C <sub>w</sub>	i (10 yr.)	Area (ac)	Q(cfs)	Vol. (cf)	Allowable Release (cf)	Storage (cf)	Storage (ac-ft)	
60	0.68	1.00	0.29	0.20	710	208.80	501	0.01	
						Allowable release (cfs/ac)		0.20	
Orifice Size									
C (sharp edge constant)			0.61						
Q (release rate x area, cfs)			0.058						
H (Depth of pond, ft)			1						
A (Area of orifice, ft²)			0.012						
A (Area of orifice, in²)			1.7						
r (radius of orifice, in)			0.7						
Diameter of Orifice (in)			1.5						
						$A = \frac{Q}{C\sqrt{2gh}}$			
						$r = \sqrt{\frac{A}{\pi}}$			

DETENTION 1 STAGE STORAGE TABLE				
ELEV	AREA (sq. ft.)	DEPTH (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)
0.000	319.84	N/A	N/A	0.00
0.750	592.79	0.750	342.24	342.24

DETENTION 2 STAGE STORAGE TABLE				
ELEV	AREA (sq. ft.)	DEPTH (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)
4,386.000	228.19	N/A	N/A	0.00
4,387.000	895.12	1.000	561.65	561.65

# WILDING

ENGINEERING

14721 SOUTH HERITAGE DRESS WAY  
BLUFFDALE, UTAH 84065  
801.553.8112  
WWW.WILDINGENGINEERING.COM

DRAWING NOTES:

1. CONTRACTOR AND INSPECTOR TO VERIFY THE EXISTING ACCESSIBLE ROUTE BETWEEN THE EXISTING ACCESSIBLE PARKING AND THE BUILDING ENTRANCE DOES NOT EXCEED A 5% RUNNING SLOPE AND A 2% CROSS SLOPE.

### LEGEND

- DRAINAGE FLOW DIRECTION
- TOP OF CONCRETE/ASPHALT
- TOP BACK OF CURB
- PARKING STALL BANK COUNT
- EXISTING INDEX CONTOUR (5')
- EXISTING CONTOUR (1')
- PROPOSED CONTOUR (1')

Bluestakes.org

6:00 PM 25023 Quail Pointe Veterinary Hospital.dwg 25023 Quail Pointe.dwg  
PLOT DATE: Jun 25, 2023

2	CLINTON PLANNING REVIEW	6/24/25
1	CLINTON CITY COMMENTS	5/12/25
NO.	REVISION	DATE

PROJECT INFORMATION

## QUAIL POINTE VETERINARY

GRADING & DRAINAGE PLAN

868 NORTH 2000 WEST  
CLINTON CITY, UTAH

DRAWN  
**MEC**

CHECKED

PROJECT #  
**25023**

DATE  
**3/26/25**

SCALE  
**1" = 20'**

SHEET  
**C203**

ENGINEER'S STAMP



D

C

B

A

D

C

B

A

ElumTools General Use Results					
Calculation Points Name	Average	Maximum	Minimum	Avg/Min	Max/Min
PARKING LOT	2 fc	6 fc	0 fc	9.5	25.0
Overall	2 fc	39 fc	0 fc	323409.4	6260937.8

Site Parking Lot Photometrics					
Calculation Points Name	Average	Maximum	Minimum	Avg/Min	Max/Min
PARKING LOT	2.1 fc	5.60 fc	0.22 fc	9.54	25.02
Overall	2.0 fc	39.42 fc	0.00 fc	323409.37	6260937.81

GENERAL SHEET NOTES

- 1 THE ELECTRICAL CONTRACTOR SHALL MEET WITH AND COORDINATE WITH ALL SERVICE PROVIDERS (POWER, COMMUNICATION, CABLE/SATELLITE, ETC.) TO THE FACILITY ON SITE PRIOR TO ANY WORK BEING PERFORMED. CONFIRM WITH EACH SERVICE PROVIDER EXACT LOCATIONS OF EQUIPMENT AND ROUTING. COMPLY WITH ALL SERVICE PROVIDER'S CURRENT STANDARDS AND REQUIREMENTS. PROVIDE THE REQUIRED EQUIPMENT, RACEWAYS, BOXES, CABLE, ETC. AS REQUIRED BY THE SERVICE PROVIDER WHETHER SHOWN ON THE DRAWINGS OR NOT.
- 2 FOR ALL LIGHT FIXTURES, POLE LIGHTS, AND ALL OTHER ELECTRICAL DEVICES THE CONTRACTOR SHALL COORDINATE EXACT LOCATION AND MOUNTING HEIGHTS WITH ARCHITECT, OWNER, ENGINEER, AND ALL OF THE CONTRACT DOCUMENTS PRIOR TO ROUGH IN AND TRENCHING.
- 3 CONTRACTOR IS RESPONSIBLE FOR ALL TRENCHING, BACKFILL, AND COMPACTION ASSOCIATED TO ALL ELECTRICAL UNDERGROUND RACEWAYS AND CABLES. COORDINATE WITH ARCHITECTURAL AND CIVIL DRAWINGS. SEE UNDERGROUND RACEWAY DETAILS FOR REQUIREMENTS FOR EACH TRENCH.
- 4 CONTRACTOR SHALL INSTALL POLE MOUNTED LIGHTS IN STRAIGHT LINES, SQUARE, AND PLUMB. COORDINATE WITH ARCHITECT AND CIVIL DRAWINGS.
- 5 THE ELECTRICAL CONTRACTOR SHALL HAVE ANY AND ALL CONCRETE POLE BASES AND SLABS REVIEWED BY A STRUCTURAL ENGINEER AND SHALL MODIFY DESIGN PER STRUCTURAL ENGINEER'S AND OR AHJ'S RECOMMENDATIONS.
- 6 PROVIDE BATTERY PACKS IN ALL EXTERIOR FIXTURES ADJACENT TO EGRESS DOORS.
- 7 PROVIDE PHOTOCELL ON NORTH SIDE OF FACILITY TO CONTROL EXTERIOR LIGHTS.
- 8 ALL EXTERIOR RECEPTACLES SHOWN SHALL BE NEMA 5-20R GFCI "WEATHER RESISTANT" RECEPTACLE WITH "WEATHER PROOF IN-USE COVER."
- 9 THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CONCRETE/ASPHALT CUTTING AND REPLACEMENT OF CONCRETE/ASPHALT TO MATCH EXISTING ASSOCIATED WITH UNDERGROUND RACEWAYS PROVIDED AS PART OF THIS PROJECT.
- 10 REFER TO PLANS FOR CONSTRAINTS ON PHYSICAL DIMENSIONS AND CLEARANCE REQUIREMENTS OF EQUIPMENT. PROVIDE EQUIPMENT DIMENSIONS THAT FALL WITHIN THE CONSTRAINTS OF EACH SPECIFIC LOCATION.
- 11 PROVIDE SERVICE RATED EQUIPMENT AT EACH SERVICE ENTRANCE.
- 12 SERVICE EQUIPMENT SHALL BE LEGIBLY MARKED IN THE FIELD WITH THE MAXIMUM AVAILABLE FAULT CURRENT. VERIFY OR RE-CALCULATE THE AVAILABLE FAULT CURRENT AT THE SERVICE WHERE MODIFICATIONS TO THE ELECTRICAL INSTALLATION OCCUR. PLEASE INCLUDE NOTES IN THE ELECTRICAL DRAWINGS OR SUPPLY CALCULATIONS WHERE APPLICABLE. SEE NEC 110.24. (B)
- 13 REMOVE ALL EXTERIOR (INCLUDING ROOF ROOF AND SOFIT) DEVICES BACK TO NEAREST LIVE JUNCTION BOX TO REMAIN. FIELD VERIFY EXACT LOCATIONS AND QUANTITIES.
- 14 REMOVE AND REPLACE ALL EXISTING RECEPTACLES WITH NEW NEMA 5-20R GFCI "WEATHER RESISTANT" RECEPTACLE WITH "WEATHERPROOF IN-USE COVER." FOR EXISTING SPECIALITY DEVICES REMOVE AND REPLACE WITH NEW CODE COMPLIANT EQUAL WITH APPROPRIATE COVER. FIELD VERIFY EXISTING CONDITIONS AND QUANTITY.
- 15 THE ELECTRICAL CONTRACTOR SHALL HAVE ANY AND ALL CONCRETE POLE BASES AND SLABS REVIEWED BY A STRUCTURAL ENGINEER AND SHALL MODIFY DESIGN PER STRUCTURAL ENGINEER'S AND OR AHJ'S RECOMMENDATIONS.

EA SOLUTIONS

324 S. State Street, Suite 444  
Salt Lake City, UT 84111  
www.easolutions.us  
365-549-6800

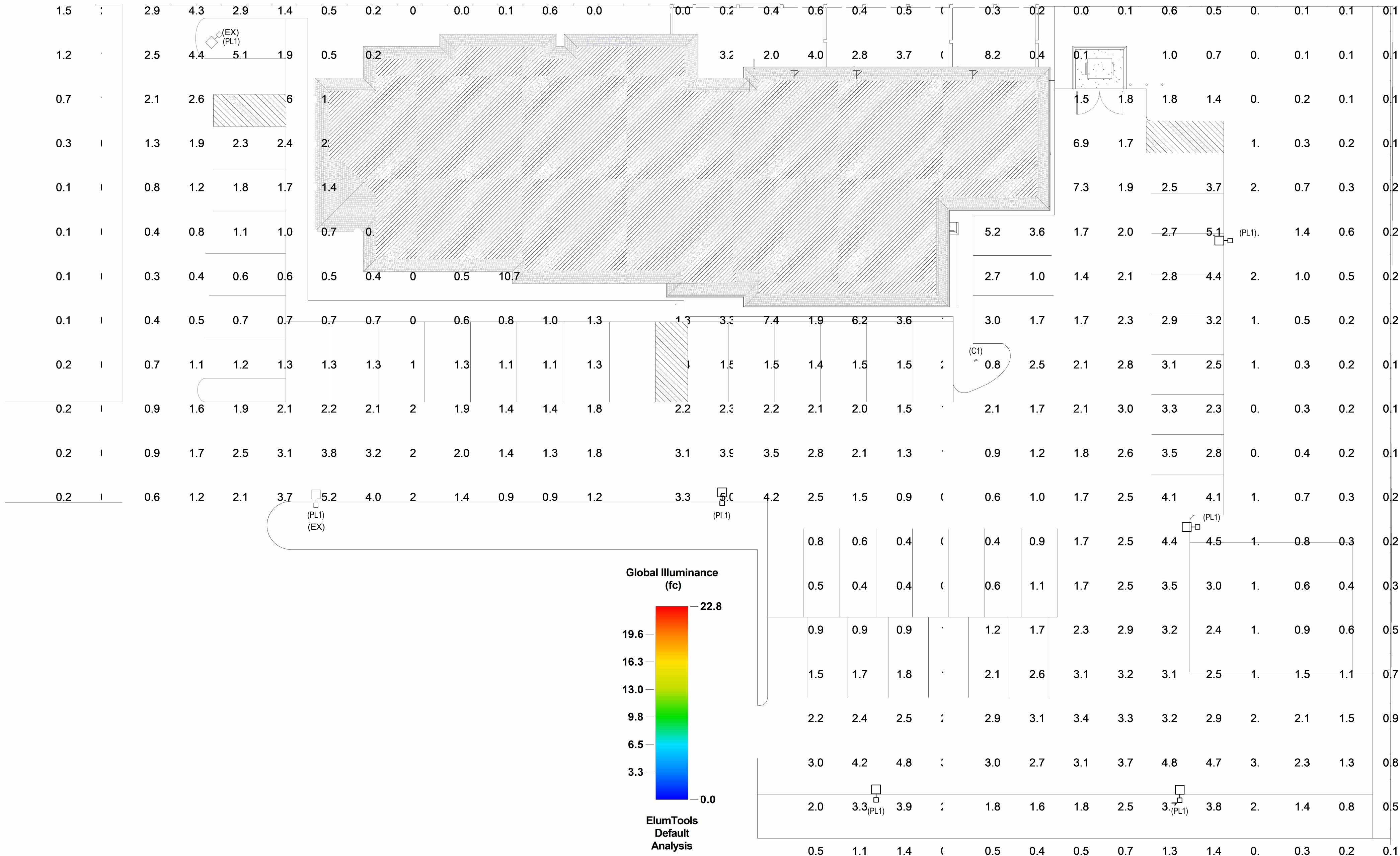
Rev.	Date	Description
2	06/25/2025	PLAN REVIEW COMMENTS

SHEET KEYNOTES

Designed by:	Submitted:	REV:
PMS	06/06/2025	2
Drawn by:	File:	
PMS		
Reviewed by:	Scale:	
WNF	1/16" = 1'-0"	
Submitted by:	Project Number:	
WNF	244017	

ADDITION TO QUAIL POINTE VETERINARY CLINIC  
KATHY FORD  
868 N 2000W  
CLINTON, UT 84015  
SITE PHOTOMETRIC PLAN

SHEET NUMBER  
ES201

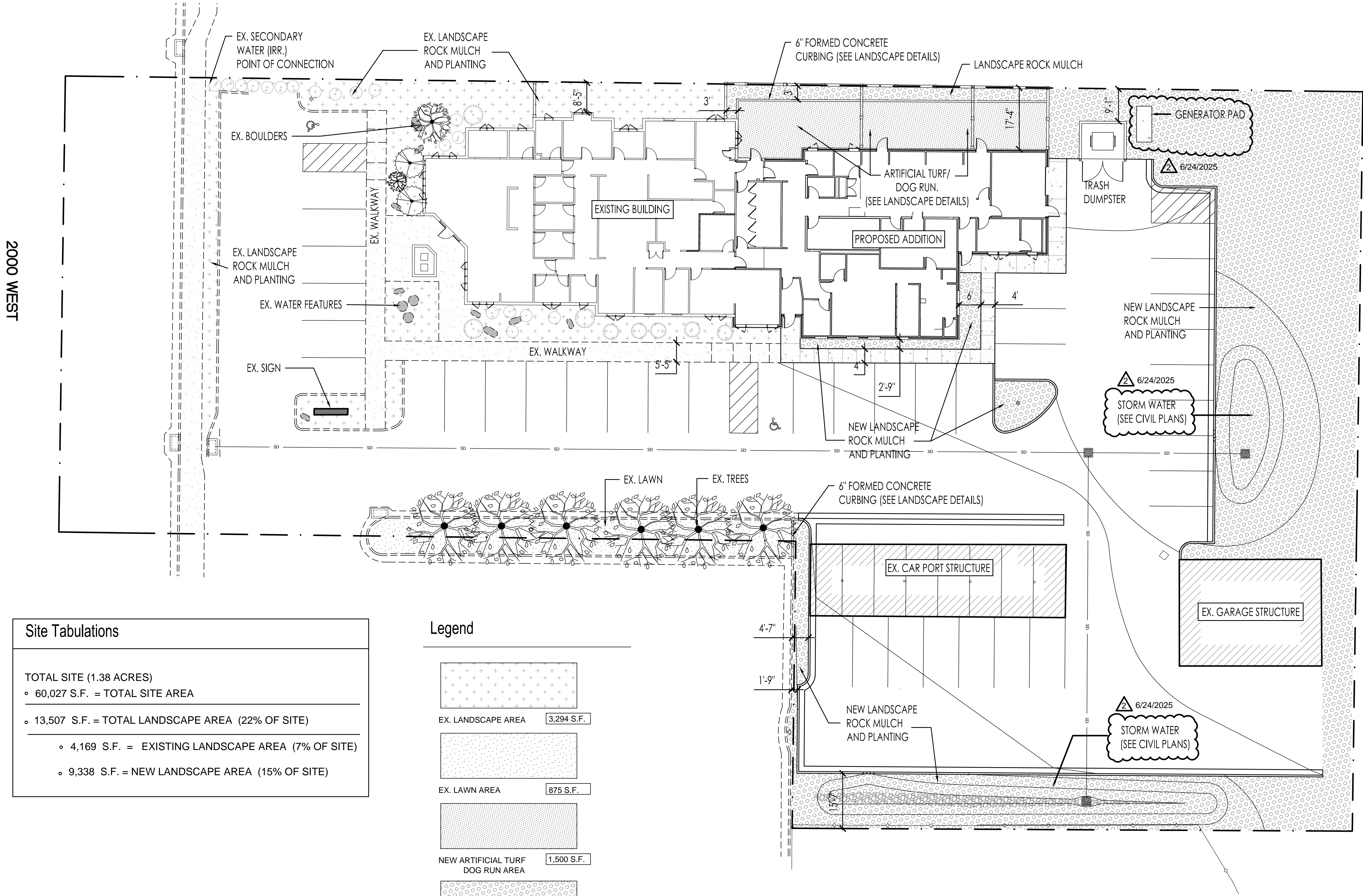


A1 ELECTRICAL PHOTOMETRIC SITE PLAN  
1/16" = 1'-0"



## Rev. 04/28/25





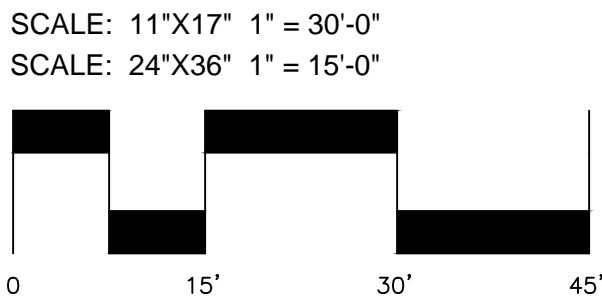
Site Tabulations

- TOTAL SITE (1.38 ACRES)
- 60,027 S.F. = TOTAL SITE AREA
- TOTAL LANDSCAPE AREA (22% OF SITE)
- 4,169 S.F. = EXISTING LANDSCAPE AREA (7% OF SITE)
  - 9,338 S.F. = NEW LANDSCAPE AREA (15% OF SITE)

Legend

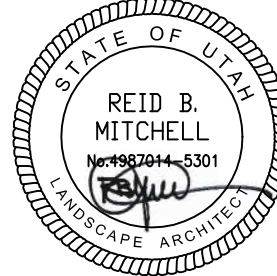
- EX. LANDSCAPE AREA 3,294 S.F.
- EX. LAWN AREA 875 S.F.
- NEW ARTIFICIAL TURF DOG RUN AREA 1,500 S.F.
- NEW LANDSCAPE AREA 9,338 S.F.
- \* 1" LANDSCAPE ROCK @ 3" THICK PLACED OVER WEED BARRIER FABRIC SEE SHEET LA3 DETAILS
- \* (STYLE TO MATCH EX. ROCK ON SITE) (LANDSCAPE CONTRACTOR SHALL SUBMIT SAMPLE FOR APPROVAL)

SEE LA2 FOR PLANTING PLAN  
SEE LA3 FOR LANDSCAPE AND IRR. DETAILS  
SEE LA4 FOR IRRIGATION PLAN  
SEE LA5 FOR NOTES



LANDCURVE  
LANDSCAPE ARCHITECTURE

2024-076



STAMP  
REVISIONS  
2 6/24/2025

PRELIMINARY  
NOT FOR  
CONSTRUCTION

Quail Pointe Veterinary  
Landscape Plans

Landscape  
Site Plan

SHEET NAME.

LA1

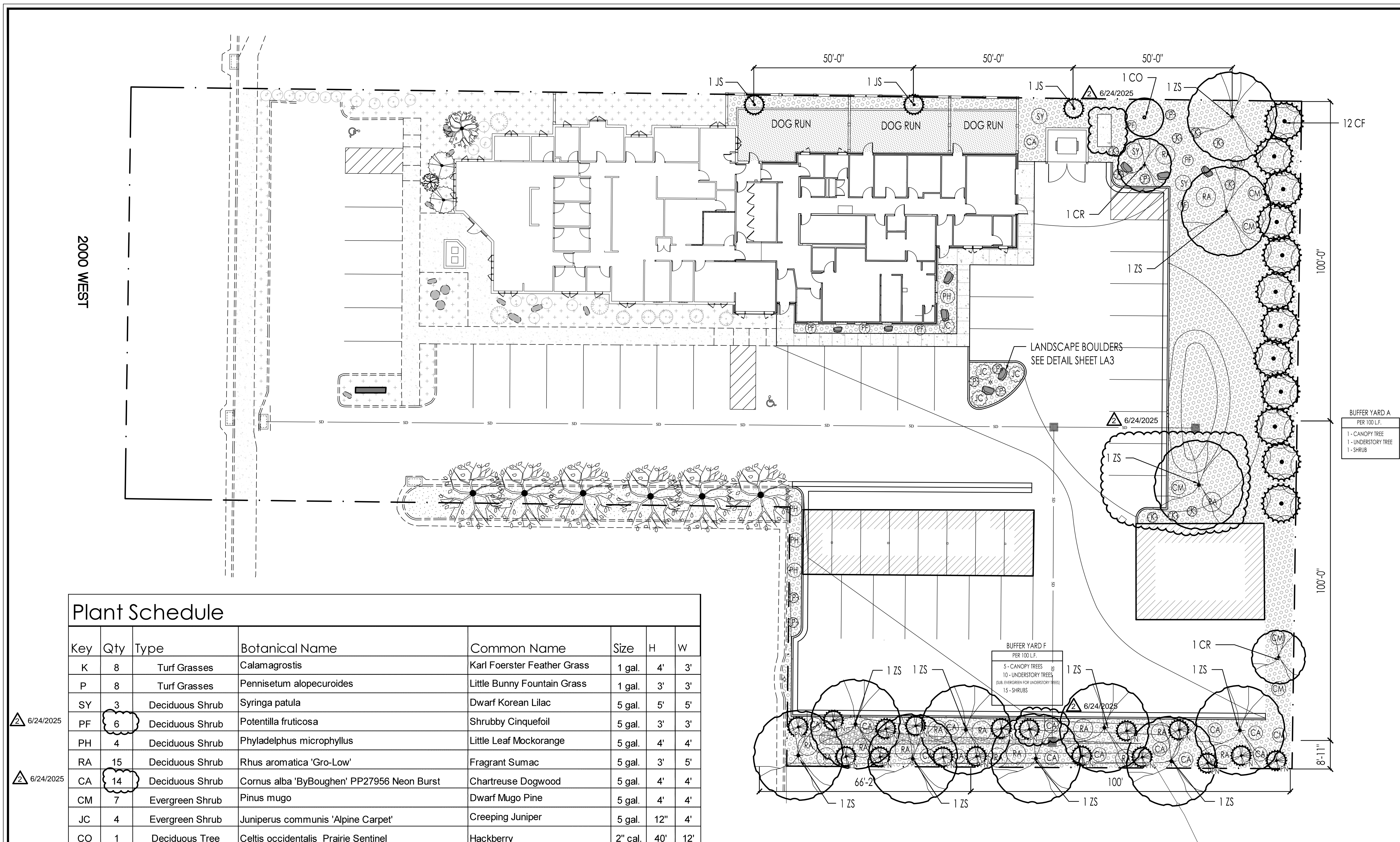
SHEET NO.

DATE: 3/27/2025

868 North 2000 West  
Clinton City, Utah 84015

2844 Beverly Street  
Salt Lake City, Utah 84106  
P 801 209 1072  
E reid.mitchell@gmail.com





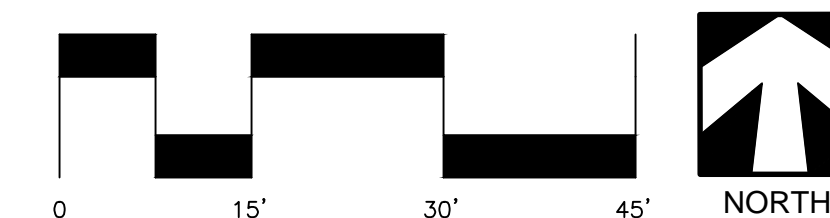
Key	Qty	Type	Botanical Name	Common Name	Size	H	W
K	8	Turf Grasses	Calamagrostis	Karl Foerster Feather Grass	1 gal.	4'	3'
P	8	Turf Grasses	Pennisetum alopecuroides	Little Bunny Fountain Grass	1 gal.	3'	3'
SY	3	Deciduous Shrub	Syringa patula	Dwarf Korean Lilac	5 gal.	5'	5'
PF	6	Deciduous Shrub	Potentilla fruticosa	Shrubby Cinquefoil	5 gal.	3'	3'
PH	4	Deciduous Shrub	Phyladelphus microphyllus	Little Leaf Mockorange	5 gal.	4'	4'
RA	15	Deciduous Shrub	Rhus aromatica 'Gro-Low'	Fragrant Sumac	5 gal.	3'	5'
CA	14	Deciduous Shrub	Cornus alba 'ByBoughen' PP27956 Neon Burst	Chartreuse Dogwood	5 gal.	4'	4'
CM	7	Evergreen Shrub	Pinus mugo	Dwarf Mugo Pine	5 gal.	4'	4'
JC	4	Evergreen Shrub	Juniperus communis 'Alpine Carpet'	Creeping Juniper	5 gal.	12"	4'
CO	1	Deciduous Tree	Celtis occidentalis Prairie Sentinel	Hackberry	2" cal.	40'	12'
CR	2	Understory Tree	Cercis reniformis 'Oklahoma'	Oklahoma Redbud	20 gal	15'	15'
PN	17	Evergreen Understory	Pinus nigra 'Frank'	Columnar Austrian Pine	6'	12'	5'
CF	12	Evergreen Tree	Cedrus atlantica 'Fastigiata'	Columnar Blue Atlas Cedar	6'	35'	12'
JS	3	Evergreen Tree	Juniperus scopulorum 'Woodward'	Upright Juniper	6'	15'	5'
ZS	11	Canopy Tree	Zelkova serrata 'Green Vase'	Zelkova	2" cal.	50'	30'

SEE LA2 FOR PLANTING PLAN  
SEE LA3 FOR LANDSCAPE AND IRR. DETAILS  
SEE LA4 FOR IRRIGATION PLAN  
SEE LA5 FOR NOTES

**Know what's below.**  **Call 811** before you dig.

 **BLUE STAKES OF UTAH**  
UTILITY NOTIFICATION CENTER, INC.  
**[www.bluestakes.org](http://www.bluestakes.org)**  
1-800-662-4111

SCALE: 11"X17" 1" = 30'-0"  
SCALE: 24"X36" 1" = 15'-0"



## Planting Plan

SHEET NAME.

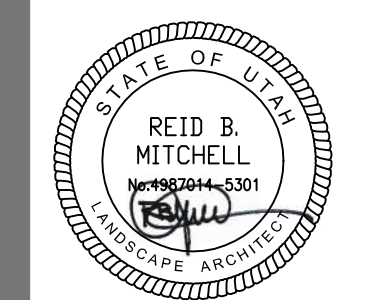
LA2

SHEET NO.

DATE. 3/27/2025

**LANDCURVE**  
LANDSCAPE ARCHITECTURE

2024-076



STAMP

## REVISIONS

2 6/24/2025

PRELIMINARY  
NOT FOR  
CONSTRUCTION

# Quail Pointe Veterinary

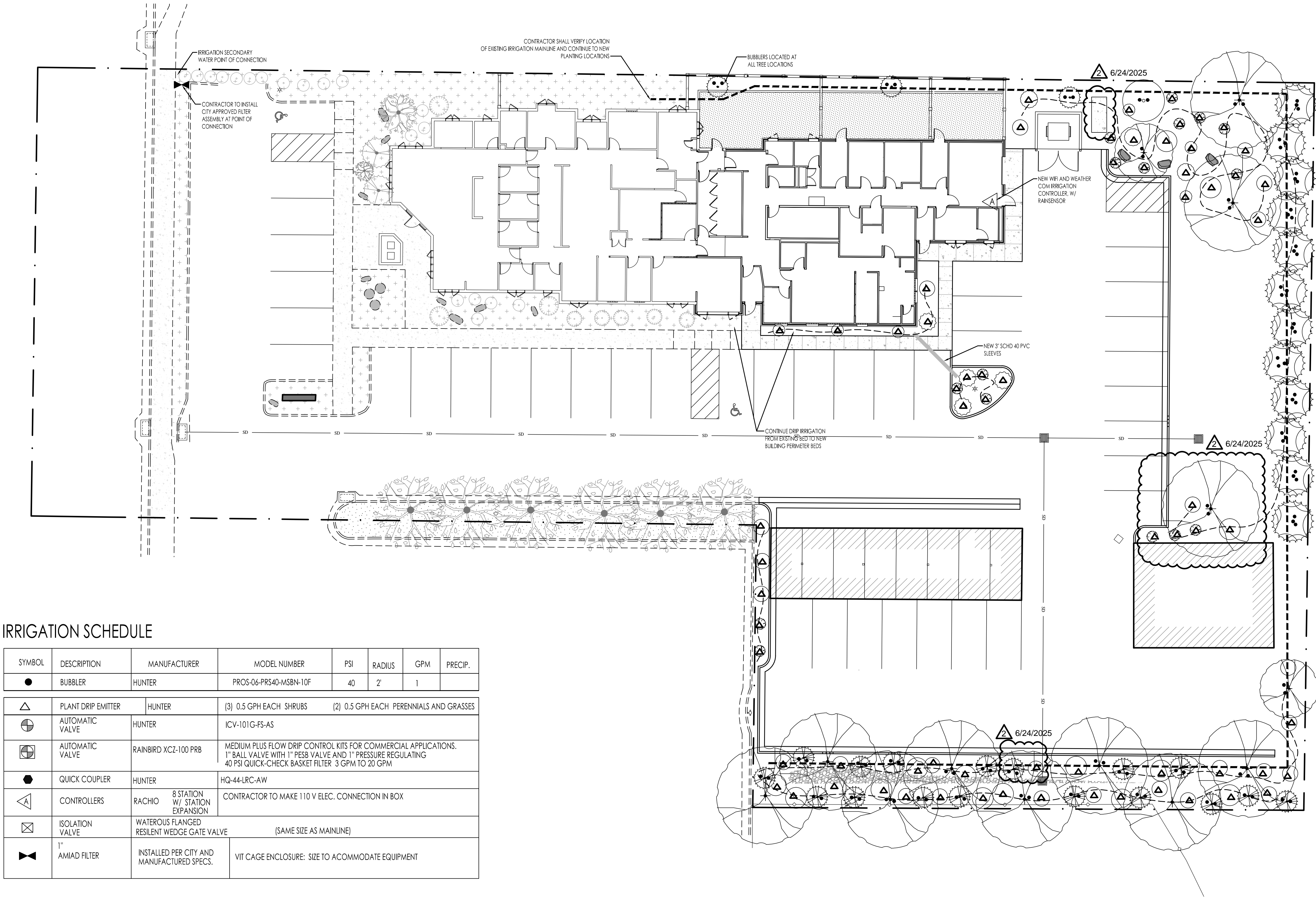
## Landscape Plans

888 NORTH 2000 WEST  
CLINTON CITY, UTAH 84015

Salt Lake City, Utah 84106  
P 801 209 1072  
E reid.mitchell@gmail.com



2000 WEST



IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NUMBER	PSI	RADIUS	GPM	PRECIP.
●	BUBBLER	HUNTER	PROS-06-PRS40-MSBN-10F	40	2'	1	
△	PLANT DRIP EMITTER	HUNTER	(3) 0.5 GPH EACH SHRUBS (2) 0.5 GPH EACH PERENNIALS AND GRASSES				
⊕	AUTOMATIC VALVE	HUNTER	ICV-101G-FS-AS				
⊗	AUTOMATIC VALVE	RAINBIRD KCZ-100 PRB	MEDIUM PLUS FLOW DRIP CONTROL KITS FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40 PSI QUICK-CHECK BASKET FILTER 3 GPM TO 20 GPM				
●	QUICK COUPLER	HUNTER	HQ-44-LRC-AW				
△	CONTROLLERS	RACHIO 8 STATION W/ STATION EXPANSION	CONTRACTOR TO MAKE 110 V ELEC. CONNECTION IN BOX				
⊠	ISOLATION VALVE	WATEROUS FLANGED RESILENT WEDGE GATE VALVE	(SAME SIZE AS MAINLINE)				
⋈	1" AMIAD FILTER	INSTALLED PER CITY AND MANUFACTURED SPECS.	VIT CAGE ENCLOSURE: SIZE TO ACCOMMODATE EQUIPMENT				

----- MAIN PRESSURE LINE- 1.5" PVC SCHED. 40

----- LATERAL LINES- PVC SCHED. 40

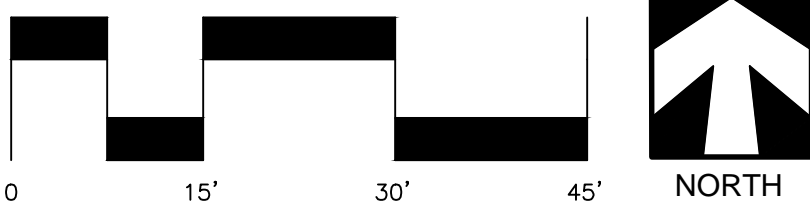
----- 1" DRIP LATERAL LINES- PVC SCHED. 40

LATERAL LINE PIPE SIZING CHART				
GPM 0-8	GPM 9-12	GPM 13-22	GPM 23-35	GPM 36-50
3/4"	1"	1-1/4"	1-1/2"	2"

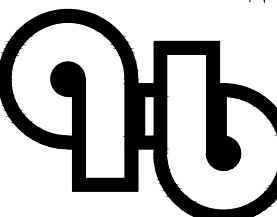
SEE LA2 FOR PLANTING PLAN  
SEE LA3 FOR LANDSCAPE AND IRR. DETAILS  
SEE LA4 FOR IRRIGATION PLAN  
SEE LA5 FOR NOTES



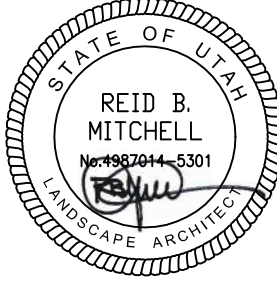
SCALE: 11"x17" 1" = 30'-0"  
SCALE: 24"x36" 1" = 15'-0"



LANDCURVE  
LANDSCAPE ARCHITECTURE



2024-076



STAMP

REVISIONS

6/24/2025

PRELIMINARY  
NOT FOR  
CONSTRUCTION

Quail Pointe Veterinary  
Landscape Plans

Irrigation  
Plan

SHEET NAME.

LA4

SHEET NO.

DATE: 3/27/2025

868 North 2000 West  
Clinton City, Utah 84015

2844 Beverly Street  
Salt Lake City, Utah 84106  
P 801 209 1072  
E reid.mitchell@gmail.com



EXTERIOR ELEVATION GENERAL NOTES

1.

ALL DIMENSIONS ARE TO FACE OF STUD IN NEW CONSTRUCTION, FACE OF FINISH IN EXISTING.
2.

ALL DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR.
3.

INSTALL "TYVEK" OR EQUIVALENT WEATHER BARRIER OVER EXTERIOR FACE OF EXTERIOR WALL. SUBSTRATE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. INSTALL WEATHER BARRIER PRIOR TO INSTALLATION OF WINDOWS AND DOORS. SILL PLATE INTERFACE - EXTEND LOWER EDGE OF WEATHER BARRIER OVER SILL PLATE INTERFACE 3-6 INCHES. SECURE TO FOUNDATION WITH ELECTROMETRIC SEALANT. WINDOW AND DOOR OPENINGS - EXTEND WEATHER BARRIER COMPLETELY OVER OPENINGS. FINISH AND FLASH OPENINGS. OVERLAP WEATHER BARRIER AT: EXTERIOR CORNERS - MINIMUM 12 INCHES, SEAMS - MINIMUM 6 INCHES. ATTACH WEATHER BARRIER TO STUDS THROUGH EXTERIOR SHEATHING. SECURE USING WEATHER BARRIER MANUFACTURER RECOMMENDED FASTENERS, SPACE 12 -18 INCHES VERTICALLY ON CENTER ALONG STUD LINE, AND 24 INCH ON CENTER, MAXIMUM HORIZONTALLY AND/OR ATTACH WEATHER BARRIER TO MASONRY. SECURE USING WEATHER BARRIER MANUFACTURER RECOMMENDED FASTENERS, SPACED 12-18 INCHES VERTICALLY ON CENTER AND 24 INCHES MAXIMUM HORIZONTALLY. WEATHER BARRIER MAY BE TEMPORARILY ATTACHED TO MASONRY USING RECOMMENDED ADHESIVE, PLACED IN VERTICAL STRIPS SPACED 24 INCHES ON CENTER, WHEN COORDINATED ON THE PROJECT SITE. SEAL SEAMS OF WEATHER BARRIER WITH SEAM TAPE AT ALL VERTICAL AND HORIZONTAL OVERLAPPING SEAMS. SEAL ANY TEARS OR CUTS AS RECOMMENDED BY WEATHER BARRIER MANUFACTURER. FLASH AND SEAL ALL THROUGH-WALL PENETRATIONS.

KEYED NOTES

- 02.03

EXISTING COLUMN TO REMAIN
- 02.04

EXISTING WALL TO REMAIN
- 02.12

EXISTING STONE PLANTER BOX TO REMAIN
- 02.14

EXISTING EFIS TO REMAIN
- 02.15

EXISTING BRICK VENEER TO REAMIN
- 03.05

8'-0" TALL PRECAST CONCRETE FENCE/WALL - DEFERRED SUBMITTAL, SEE STRUCTURAL DRAWINGS. CONTRACTOR TO VERIFY WITH MANUFACTURER ON POST LOCATIONS AND PANEL LENGTHS
- 03.07

2" THICK PRECAST CONCRETE CAP, TO MATCH DUMPSTER ENCLOSURE
- 03.12

CONCRETE FOOTING AND FOUNDATION WALL, TO MATCH DUMPSTER ENCLOSURE
- 04.06

3 5/8" FACING BRICK WITH TYPE N MORTAR, TO MATCH EXISTING
- 04.11

3' - 4" SPLIT FACE CMU WALL, TO MATCH DUMPSTER ENCLOSURE
- 07.01

NEW 30 YEAR ARCH. GRADE COMPOSITE SHINGLES OVER 30lb. ROOFING FELTS, MATCH EXISTING
- 07.02

R-7 MIN. EIFS, TO MATCH EXISTING STUCCO
- 07.03

COLORLED 2"x8" ALUMINUM COVERED FASCIA, AND DRIP EDGE
- 07.08

VENTED ALUMINUM SOFFIT, COLOR TO MATCH EXISTING. PROVIDE SOFFIT VENTS WITH MINIMUM OF 9 SQUARE INCHES PER LINEAR FOOT OF NET FREE AREA
- 07.12

CONTRACTOR TO PROVIDEE A SEPRATE FEE FOR THE REPLACEMENT OF THE EXISTING ROOF. PROVIDE SEPERATE LINE ITEM COST FOR COMPLETE REMOVAL AND REINSTALLATION OF EXISTING ROOF-MOUNTED PHOTOVOLTAIC SYSTEM TO ALLOW FOR OPTIONAL ROOF REPLACEMENT BY OWNER. COORDINATE WITH OWNER'S PHOTOVOLTAIC VENDOR. WORK TO PROCEED ONLY UPON WRITTEN AUTHORIZATION BY OWNER
- 07.13

GUTTER, COLOR TO MATCH EXISTING
- 07.14

DOWNSPOUT, COLOR TO MATCH EXISTING
- 08.06

LOUVER, SEE MECHANICAL DRAWINGS AND ARCHITECTURAL WINDOW SCHEDULE
- 10.04

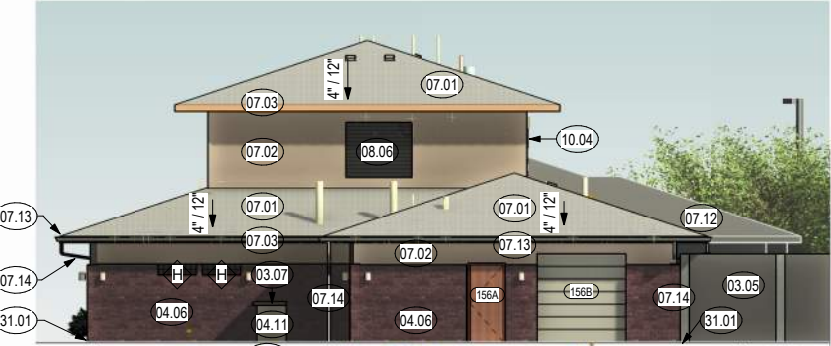
SIGNAGE TO BE COMPLETED BY SIGNAGE COMPANY
- 23.01

MECHANICAL EQUIPMENT, SEE MECHANICAL AND PLUMBING DRAWINGS
- 31.01

FINISH GRADE, SLOPE GRADE AWAY FROM STRUCTURE @ 5% MIN. FOR AMINIMUM DISTANCE OF 10 FEET - CONTINUOUS AT PERIMETER OF STRUCTURE

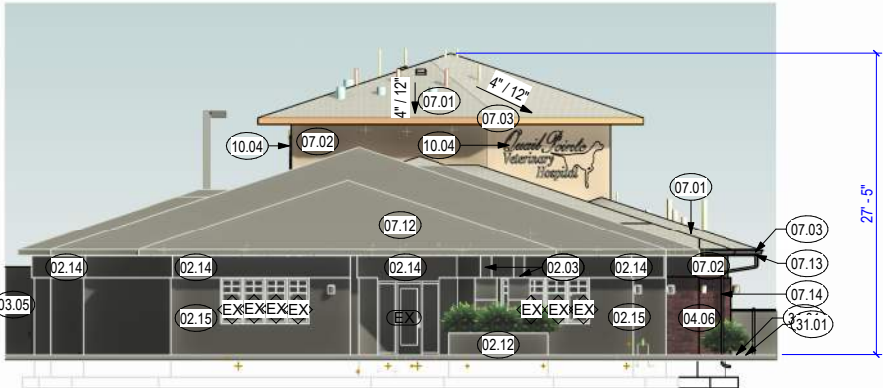
1 NORTH ELEVATION

1/8" = 1'-0"



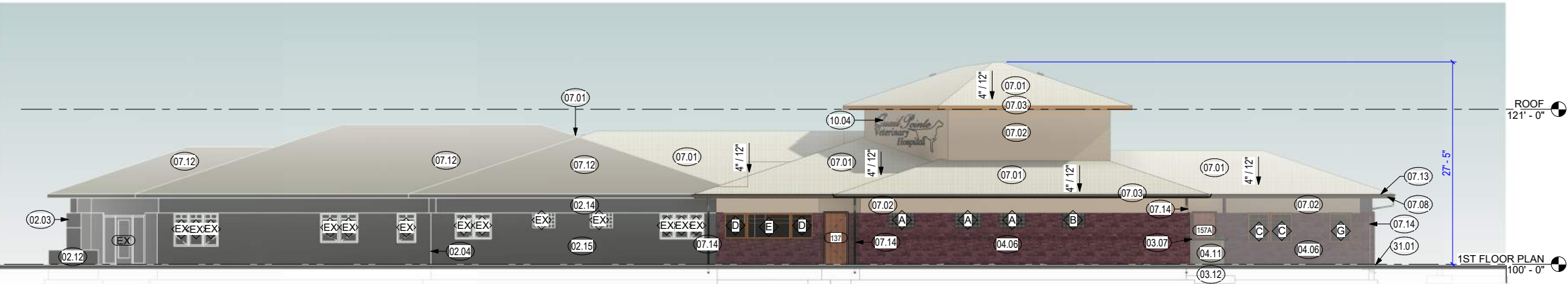
3 EAST ELEVATION

1/8" = 1'-0"



2 WEST ELEVATION

1/8" = 1'-0"



4 SOUTH ELEVATION

1/8" = 1'-0"



ADDITION TO QUAL PONTE VETERINARY CLINIC  
KATHY FORD  
868 N 2000 W  
CLINTON, UT 84015

COLORLED EXTERIOR ELEVATIONS

SHEET NUMBER  
P-201

QUAIL POINTE VETIRANARY CLINIC EXPANSION – Recommended Design Review Scoring		
Table 20.1	Design Review – Points Evaluation	
	Point	Notes
1. Building orientation	-----	-----
a. To the street	0.75	
b. For future infill	0.75	
2. Roofing type and pitch	1.50	
3. Roof line length	1.10	
4. Building height	1.00	
5. Building materials	1.00	
6. Façade length variation	1.00	
7. Color schemes	1.20	
8. Location and proportion of porches, and entrances	1.00	
9. Location and proportion of windows	0.75	
10. Ornamentation and details	0.80	
11. Parking integration	1.00	
12. Sign integration	N/A	
13. Site landscaping design	-----	-----
a. Fencing/walls	1.00	
b. Sidewalks	0.80	
c. Trees	1.00	
d. Solid waste enclosures	0.80	
e. Additional/Increased landscape buffers	1.00	
14. Exterior lighting	0.75	
<b>TOTAL</b>	<b>15.45</b>	
DESIGN REVIEW AVERAGE SCORE (Total / 19)	<b>0.81</b>	



**2267 N 1500 W  
Clinton UT 84015**

**Planning Commission Members**

***Dan Evans***

***Mark Gregersen***

***Dave Jones***

***Chad Hansen***

***Jennifer Christensen***

***Jennive Miller***

<b>Date of Meeting</b>	<b>June 5, 2025</b>	<b>Call to Order</b>	<b>6:05 pm.</b>
<b>Staff Present</b>	Recorder Lisa Titensor, Community Development Director Peter Matson, Keaton Jones, and Becky Smith recorded the minutes.		
<b>Attendees</b>	Dan Zoldak, David Winnie, Jordan Sheets, Dane Searle, Greg Ellsworth		
<b>Prayer or Thought</b>	Commissioner		
<b>Pledge</b>	Commissioner		
<b>Roll Call/Attendance</b>	Present were Commissioners Jennifer Christensen, Dan Evans, Mark Gregersen, Chad Hansen, Dave Jones, Jennive Miller.		
<b>Declaration of Conflicts</b>	None		
<b>PETITIONER:</b>	Michael Keltz with SS Architecture		
<b>SUMMITTED BY:</b>	Keaton Jones, Community Development Planner		
<b>DISCUSSION</b>	<p><b>AGENDA ITEM 1</b></p> <p><b>Public Hearing: Review and action on a request by Michael Keltz with SS Architecture for Site Plan approval for Pink Door Storage and RV on 6.31 acres located at 2277 West 1300 North (Parcel No. 145470002 &amp; 145470003).</b></p> <p>1) The request consists of site plan approval for an outdoor covered RV storage facility on 6.31 acres located at 2277 West 1300 North (South end of property as shown on <a href="#">Attachment A</a>). The property is zoned MP-1 (Light Manufacturing) with storage outside of a fully enclosed building within fully fenced area listed as a permitted use and requiring site plan review and approval by the Planning Commission. The North and West sides of the site are adjacent to properties also zoned MP-1, while the properties to the East and South of the site are existing single-family homes within the R-1-15 zone.</p>		

- 2) The proposed outdoor covered RV storage portion of the facility is situated on lots 2 and 3 of the existing three-lot Secure Self Storage Minor Subdivision (see attached [Attachment B](#)).
- 3) The unimproved site was being used for RV storage by the previous owner of the property. The area was not approved for this use with the original site plan approval. The property was purchased by Pink Door RV and Storage, and this site plan review application intends to legalize the use and improve the site to provide proper safety measures and functionality.
- 4) The proposal is consistent with the development standards of the zoning ordinance. More specifically, the site plan ([Attachment C](#)) meets the requirements of the zone including adequate site circulation and bufferyards.
- 5) The proposed outdoor covered RV storage area includes 196 covered RV parking stalls underneath 25 separate unenclosed parking canopy structures. There are also 57 uncovered RV parking stalls that are placed between the parking structures and on the periphery of the site.
- 6) [Attachment D](#) includes the photometric (lighting) plan. The photometric plan indicates acceptable readings at the adjacent property lines. Additionally, it was noted that all light fixtures closest to the property lines will be given a cut off shield so that no direct light can be visible from the top of the fence at the property line. The facility will also close at 10:00PM each evening and all canopy lights are motion sensor activated.
- 7) The landscape plan ([Attachment E](#)) is consistent with the guidelines of the water efficient landscape standards for new industrial developments. The landscape buffer beside the existing storage units due North of the site is to be brought back into conformity by replacing missing or dead plants and cleaning up the weeds and fallen branches. The MP-1 zone offers several buffer options depending on the type of fence proposed. The F-3 and F-4 buffer options require a solid fence (wood or vinyl) and a buffer depth of 10-15 feet with a combination of deciduous trees and shrubs. To provide the most effective fence and landscape buffer along the residential property lines, the applicant proposes the following:
- Installation of a six-foot solid masonry wall along the property lines.
  - A buffer depth along the east property line of at least 15 feet with the increased depth at the southeast corner to just over 30 feet.
  - A landscape buffer depth of 40 feet is proposed along the south property line. This larger depth is needed to avoid an easement that follows the same property line, and it offers additional separation beyond code minimums.
  - In place of deciduous trees, install a variety of six-foot conifer trees and 2" caliper gambrel oak trees spaced 20-30 feet apart and staggered within the buffer.
  - Install tan colored decorative rock mulch in the buffer.

The upgraded masonry wall, evergreen trees and additional buffer depth are proposed as an offset for not planting shrubs or ground cover. Commercial

development sites benefit from the aesthetic aspects of shrubs and ground cover. However, in the case of outdoor storage in a manufacturing zone where the buffer is more about screening, separation and year-round tree foliage, the applicant's proposal seems to be a reasonable option. Staff support this proposal, but the The commission must specify this detail as part of the site plan review and approval.

Commissioner Christensen asked what is traditionally required as a buffer, how does this proposal differ?

Mr. Jones advised this proposal was made after the water-wise ordinance was accepted, and since this section is out of the sight of the citizens, it was decided that the shrubby was not needed as part of a buffer.

Mr. Matson advised the MP zone has a broad range of landscaping options. He explained several options the developer could have chosen, and the staff decided this proposal was a better option.

Commissioner Jones asked what the height of the covered structures would be? Will the surface be paved?

Mr. Ellsworth advised the structures would be 16 feet high, and the surface would be asphalt.

Commissioner Jones asked what would be done with the run off?

Mr. Ellsworth stated there will be underground retention that would collect that water.

Commissioner Miller inquired about the lighting plan. Questioned if each dot on the plans represented a light?

Mr. Ellsworth advised it represents the lights admittance. The lights are currently going to be inside the canopy, but he will be talking with the city to see if those lights could be relocated on the outside of the canopy.

Commissioner Gregersen inquired about the access. What sort of easement do they have that connects them to 1300 North? Is it an express easement? Does the property owner presently own the land up to 1300 North? Will the access be large enough for RV's to be traveling past the current buildings with others parked along the way?

Mr. Ellsworth advised they would be driving through the existing storage facility. He advised yes, they currently do own the land up to 1300 North. They will only be

	<p>using the access they have on their property to access 1300 North. Customers will be on driveways that are 24 feet wide, and they will have a straight shot to the RV storage area from there.</p> <p>Commissioner Christensen asked Mr. Ellsworth to please describe what the canopy tops would look like. Also, is there a sidewalk by the fence? What is beyond the exterior of the wall?</p> <p>Mr. Ellsworth explained the south and the east side will be existing backyards of the citizens, and it will replace the existing fence. The storage canopies are metal and are 24 feet and has a metal fascia around the metal roof.</p> <p>Commissioner Hansen asked what color the canopy would be?</p> <p>Mr. Ellsworth advised at this time it is proposed as being grey.</p> <p>Commissioner Hansen asked if the city planners and engineers are ok with the sewer easement in the corner?</p> <p>Mr. Matson advised this easement and the width of the easements along the property lines will have an irrigation easement; it will be along the south one as well.</p> <p>Commissioner Jones asked if solar panels would be placed on the canopies?</p> <p>Mr. Ellsworth advised that solar triple chargers would be, which consists of two panels, will be placed on them. There will not be a solar array like you typically see.</p> <p>Commissioner Evans inquired if there will be assigned parking.</p> <p>Mr. Ellsworth advised yes, they will be assigned to the person whose driver's license is on file.</p> <p>Commissioner Hansen asked why are some footings listed at 10 foot 6 inches while others are listed as 12 feet?</p> <p>Mr. Ellsworth advised because the soils report recommended that to be the case.</p> <p>Chair Evans opened the public hearing at 6:28pm for public comment. Due to no public comment the hearing was closed at 6:29pm.</p>
<b>Conclusion and Motion</b>	<p>Commissioner Hansen made the motion to approve the request by Michael Keltz with SS Architecture for Site Plan approval for the Pink Door Storage and RV on 6.31 acres located at 2277 West 1300 North. Commissioner Miller seconded the</p>

	<p>motion. Voting is as follows: Commissioner Miller, aye; Commissioner Jones, aye; Commissioner Hansen, aye; Commissioner Gregersen, aye; Commissioner Christensen, aye; Commissioner Evan, aye.</p>
<p><b>Discussion</b></p>	<p><b>AGENDA ITEM 2</b></p> <p><b>Public Hearing: Review and action on a request by Lars Anderson and Associates representing Home Depot for preliminary subdivision plat approval for a five-lot commercial subdivision encompassing 15.12 acres located at 2554 North 2000 West (Parcel No. 13-051-0063) in the P-Z (Performance Zone) Zoning District.</b></p> <p>This five-lot commercial subdivision covers a total of five lots on the east side of 2000 West at approximately 2554 North. The plat area is located directly south of Vasa Fitness and Dutch Bros Coffee, and directly north of the Greenfield Landing PRD. The property is in the P-Z zoning district, which is the main commercial zone along the 2000 West corridor. The lot sizes and configuration conform to the zoning and subdivision code regulations. The attached plat will ultimately be recorded so the individual lots can be marketed and sold for development. The civil plans are combined with the Home Depot site plan because they will install all utilities and site infrastructure so the four out lots will be ready for development. The city engineer has reviewed the overall site civil plans and the subdivision plat and recommends approval based on comments from the most recent review memo. The comments are minor in nature and will be reviewed and signed off with the final plat.</p> <p><b>RECOMMENDATION:</b> Staff recommends approval of the preliminary plat for the Home Depot Clinton Subdivision, based on the following:</p> <ol style="list-style-type: none"><li>1) All comments related to the plat and civil plans shall be corrected and reviewed by the City before the final plat is presented for signatures.</li><li>2) Final Plat approval is subject to review and final approval by Davis-Weber County Canal Companies (DWCCC).</li><li>3) A preconstruction meeting shall not be scheduled until all required changes have been made to the Final Plat and Improvements Drawings, the required number of copies provided to the City, and the plans are stamped approved by the City.</li><li>4) Plat shall not be recorded until a Subdivider’s Improvement Agreement and Subdivider’s Escrow Agreement have been completed and executed to ensure the completion of the improvements in this development.</li></ol> <p>Commissioner Christensen asked for clarification about what the other four lots around Home Depot will be.</p>

Mr. Matson advised they will be four other commercial lots, they could be restaurants, fast food, smaller retail buildings just to name a few options. The development is not set up too different from the parcel to the north, Vasa, which also has commercial buildings in front of that. The landscaping and detention will also look similar.

Commissioner Evans questioned if according to the way these lots are set up, could each one be developed separately?

Mr. Matson advised yes, they can and if a developer needs more or even less space, the builder will have an option to make a lot line adjustment that can be overseen administratively.

Commissioner Christensen asked if they could be further subdivided?

Mr. Matson said they certainly could, the process would be a parcel split that would be done administratively. Additional drawings would be required.

Commissioner Jones asked what the width of that drive way would be, he then asked for clarification on the frontage on 2000 West. Will there be storm water retention? Would it be changed when the 2000 West is widened?

Mr. Matson advised no, they have already had multiple encroachment permit meetings with UDOT. It will be developed in a way that UDOT will not have to change or require additional right of way changes.

Commissioner Gregersen inquired if UDOT has granted access on 2000 West at that point?

Mr. Matson advised they have. This will be a private access, but it will line up with the public access that will be 2540 North.

Commissioner Miller asked if either of these accesses will have a light?

Mr. Matson advised UDOT has indicated the light at 6000 South in Roy and the one at 2300 North in Clinton will be sufficient.

Commissioner Miller inquired if the north access is where trucks will be coming in? Without a light?

Mr. Matson advised that is correct.

Commissioner Gregersen asked if Home Depot customers will only have one access, and will that be along the private drive?



Mr. Matson and Commissioner Hansen advised the customers will have two access points. Explaining the options the citizens will have.

Commissioner Gregersen asked if it is contemplated that there will be reciprocal parking agreements with the four other parcels.

Mr. Matson advised the landscaping agreement to the north has been worked out regarding access rights. The other parking rights will be decided when the additional parcels are developed.

Commissioner Christensen asked what the street will be to the north?

Mr. Matson advised there probably will not be a street address because it is a private road.

Commissioner Miller asked if there would be any physical barriers between Home Depot and Vasa? Will it be a straight through drive?

Mr. Matson advised there will be landscaping islands and landscaping strips.

Commissioner Gregersen asked if the site plan is contemplating the construction of additional things outside the boundary of this parcel and what will be the enforcement mechanism by which the owners of the parcels will construct those improvements?

Mr. Matson advised it would be best if this question could be addressed during agenda 3, the Site Plan review agenda.

Commissioner Hansen said he thinks there has been a lot of work that has gone into this development. The only question he has is regarding the piece of land by the church. Does the church still own this land? Will this one little corner be land locked?

Mr. Matson advised the property will have access with two public street accesses points.

Commissioner Gregersen asked what provisions have been made for public utility easements on the site map?

Mr. Matson advised there is a series of them on the north end, as well as in front of these lots, and a drainage easement on the west side.

Commissioner Gregersen asked if those are referred to on the plat?

	<p>Mr. Matson advised yes, they are noted on the plat.</p> <p>Commissioner Christensen and Gregersen located those easements listed on the plat.</p> <p>Chair Evans opened the public hearing at 6:53pm. He closed the public hearing at 6:54pm due to no public comment.</p>
<b>Conclusion and Motion</b>	<p>Commissioner Christensen made the motion to approve the Home Depot Clinton Preliminary Plat subject to the conditions of approval listed in this report. Commissioner Hansen seconded the motion. Voting is as follows: Commissioner Miller, aye; Commissioner Jones, aye; Commissioner Hansen, aye; Commissioner Gregersen, aye; Commissioner Christensen, aye; Commission Evans, aye.</p>
<b>Discussion</b>	<p><b>AGENDA ITEM 3</b></p> <p><b>Public Hearing - Review and action on a request by Lars Anderson &amp; Associates, representing Home Depot, for Site Plan approval for a Home Depot home improvement store on approximately 11.40 acres located at 2554 North 2000 West (part of Parcel No. 13-051-0063).</b></p> <p>The request consists of site plan approval for a 107,519 square foot Home Depot home improvement store and a 28,113 square foot garden center on 11.40 acres located at 2554 North 2000 West (<a href="#">Attachment A</a>). The development site is situated just south of Vasa Fitness and Dutch Bros, and north of Greenfield Landing PRD. The property is zoned PZ with retail sales of this size and scale listed as a permitted use requiring site plan and design review and approval by the planning commission. Item number 4 on this meeting agenda addresses the conditional use permit for the permanent outdoor sales portions of the site.</p> <p>The Home Depot store is situated on Lot 1 of the proposed five-lot Clinton Home Depot subdivision plat (see attached <a href="#">Attachment B</a>). The proposal is consistent with the development standards of the zoning ordinance. More specifically, the site plan (<a href="#">Attachment C</a>) meets the requirements of the PZ zone including adequate parking, site circulation, landscaping, and architecture.</p> <p>The parking code does not have a specific category for home improvement stores other than a general retail/shopping center ratio of one stall per 200 square feet (five/1000 sf) of retail or leasable floor space. National planning and retail studies indicate that a lower ratio for home improvement stores is certainly justified and that the standard retail ratio is likely too restrictive. Clinton's parking code indicates that when specific commercial uses or categories are not listed, they are to be assigned by the CD director and approved by the Planning Commission. Based on this code provision, staff have reviewed several local and national parking studies</p>

and ordinances to determine the best parking ratio to recommend for a home improvement store and garden center.

In addition to reviews of various ordinances and studies, staff examined eight home improvement store (Home Depot and Lowes) parking lots in Davis/Weber counties. Google Earth air photos all dated Saturday, July 15, 2023, show the parking lots to be anywhere from 20% to 50% full implying that most stores have ample parking. The Riverdale and Layton Home Depot parking lots appear to be the fullest, but they are also the smallest of the home improvement store lots. Even still, the Layton Home Depot parking lot on this Saturday in July 2023 was 48% occupied and the Riverdale store was 46% occupied.

Staff recommends a parking ratio be assigned for the retail store and a separate standard for the garden center given the seasonal nature of this portion of the site. More specifically, a parking standard for the home improvement store of three (3) parking stalls per 1,000 square feet of gross floor area, and a ratio of one (1) stall per 1,000 square feet of garden center area. This amounts to a proposed minimum parking requirement of 323 stalls for the store and 28 stalls for the garden center for an overall total minimum parking stall count of 351. The site includes a total of 366 parking stalls.

The architecture and color scheme of the Home Depot store and garden center is in keeping with the CBD design guidelines in Chapter 20 of the zoning code. The main building entrance is on the west elevation facing 2000 West (see [Attachments F, G and H](#)). This front façade includes a brick veneer wainscot matching the split face block columns and pilasters. The coping, cornice and metal roof panels are provided with a bronze finish. Building signage and the horizontal access band are the traditional Home Depot orange. The main front entrance extends 16 feet from the front plane of the store while the lumber entrance with the covered loading area extends out approximately 43' from the front plane of the store. The garden center entrance matches the design of the front entrances and is enclosed by a black vinyl coated chain link fence with front portion broken up by a series of columns that match those at the entrances.

The south elevation of the store is mostly covered by the enclosed garden center, which covers any architectural details otherwise provided for design review. Site design upgrades along the south property line include increased buffer widths and tree/shrub plantings to offset the design review scoring. Similarly, the north and rear elevations include simple divided panel sections and roofline offsets with additional landscape buffer widths and tree/shrub plantings to offset the design review scoring.

The design review scoring ([Attachment I](#)) includes staff recommendations for the various point evaluations for building, site and landscape design and can be used

as a guide for the commission's final evaluation design review average score. In the case of the rear and side elevations, the recommended scores are lower, assuming higher scores for site landscaping design. An overall design review evaluation score greater than zero (0) is justification for the Commission to make the finding that the development site plan meets the general purpose and spirit of the Performance Standard (P-Z) zone. Staff recommended overall design review evaluation score is 0.77.

The landscape plan ([Attachment E](#)) is consistent with the guidelines of the recently adopted water efficient landscape standards for new commercial developments. There is no turf grass proposed with the development, and the tree and plant selections are appropriate for our climate. The landscape plan represents 32% live plant coverage when planted, which will well exceed the 35% minimum mature coverage requirement.

Parking lot landscaping includes the required number of landscape islands and landscaped pedestrian connections. Trees are required on each landscape island; however, in some instances the required trees conflict with underground utilities. To offset the reduced number of trees, an additional 6,000 square feet of parking lot landscaping is provided.

The 2000 West street frontage landscape incorporates linear storm water detention with an average depth of approximately 50 feet – more than the 20-foot minimum buffer depth. Required streetscape plantings are integrated in the detention with a combination of shrubs and ground covers along the edge of the basins. Trees are clustered in line with the property lines of the front commercial parcels to preserve visibility to these future uses.

There is no landscape buffer required adjacent to the existing commercial to the north and future commercial to the south. However, the majority of the north property line includes landscaping along the edge of the parking lot, and the buffer adjacent to the south commercial property line averages 20' in depth.

The landscape buffer along the east property line averages a depth of 24 feet. Although the adjacent parcel is zoned commercial, the fence and buffer with increased understory shrub planting is provided in case the parcel is changed to an office or residential use. Located between the rear boundary of Home Depot on the west and the RMP power corridor to the east, future commercial development may prove challenging.

[Attachment D](#) includes the photometric (lighting) plan with lighting fixture details for pole, wall, and under-canopy lighting. The dark bronze finish on the pole and wall lights are similar to the roof and cornice accents on the front of the building. The photometric plan indicates acceptable readings at the adjacent property lines.

More specifically, adjacent, and potential future residential property line readings are well below the maximum allowed. These property line readings in addition to the landscape buffers should minimize lighting impact on these adjacent properties.

Based on the information outlined in each section of this report, the Planning Commission can make the finding that the site plan meets the general purpose and spirit of the Performance Standard Zone standards. More specifically, approval is recommended based on the following:

- The site plan layout and site circulation meet code standards and provide proper connectivity to 2000 West, adjacent commercial uses, and future planned commercial development.
- The lighting plan meets code requirements including appropriate readings at property lines.
- The landscape plan meets code requirements for streetscape and property line buffers. The plan follows the guidelines of the water efficient landscape standards for live plant coverage and tree/plant species appropriate for our climate.
- Design review scoring for architectural, color, parking integration and site landscape design are sufficient to conclude that the overall development plan meets the general purpose and spirit of the P-Z (Performance) zone guidelines and regulations.

Commissioner Evans inquired how the over flow parking will be managed.

Commissioner Christensen inquired about the seasonal products and how they affect parking and wondered how many parking spots do they envision would be used.

Mr. Dan Zoldak, representing Home Depot, advised it has been taken into consideration on the site plan and there will be a designated area for those seasonal products.

Commissioner Christensen said she liked this parking layout better than that of the store in Riverdale. Asked Mr. Matson for clarification regarding the statement saying landscaping will be 32% live plant coverage.

Mr. Matson explained our code indicates at the time of the plant's maturity the landscaping is required to have 35% of live plant coverage, whereas this development, at the time of development, live plant coverage will already be 32%. He advised this would be more than the code requires.

	<p>Commissioner Gregersen asked if the site plan shows improvements beyond this property to the north? Wondering if some of the features would still need to be constructed? Would the construction be beyond the Home Depot's property?</p> <p>Mr. Zoldak advised there will be three curb cuts that will need to be made to the north as well as a few things that they will need to complete defined in the development agreement.</p> <p>Commissioner Gregersen advised it sounded like there are already agreements that have been worked on with the adjoining lot to the north.</p> <p>Commissioner Hansen asked if they would be developing parking islands? Will they be irrigating those parking islands from their parcel?</p> <p>Mr. Zoldak advised yes, they will be doing some landscaping requirements. Home Depot will be irrigating their side of the property where the other developer will need to take care of their side.</p> <p>Commissioner Gregersen inquired if the agreement will allow the Home Depot customers to drive on the property to the north?</p> <p>Mr. Zoldak advised yes, it is a cross-access agreement.</p> <p>Commissioner Gregersen asked if that will be recorded as such?</p> <p>Mr. Zoldak said yes, it will be.</p> <p>Commissioner Christensen asked what will the out lots look like until they are developed?</p> <p>Mr. Zoldak advised they are required to landscape across the frontage, there will be a detention basin, and the out lots will be hydroseeded.</p> <p>Chair Evans opened the public hearing at 7:18pm. He closed the public hearing at 7:19pm due to no public comment.</p>
<b>Conclusion and Motion</b>	<p>Commissioner Jones made the motion to approve the request by Lars Anderson &amp; Associates for site and design review approval of the Home Depot home improvement store on approximately 11.40 acres located at 2554 North 2000 West based on the findings outlined in the staff report. Commissioner Christensen seconded the motion. Voting is as follows; Commissioner Miller, aye; Commissioner Jones, aye; Commissioner Hansen, aye; Commissioner Gregersen, aye; Commissioner Christensen, aye; Commissioner Evans, aye.</p>

<p><b>Discussion</b></p>	<p><b>AGENDA ITEM 4</b></p> <p><b>Public Hearing:</b></p> <p>Review and action on a request by Lars Anderson and Associates representing <b>Home Depot</b> for a <b>conditional use permit for outdoor storage and display of goods</b> (sheds, garden products and trailers) for the proposed Home Depot home improvement store and garden center located on 11.40 acres located at 2554 North 2000 West (Parcel No. 13-051-0063) in the P-Z (Performance Zone) Zoning District.</p> <p>The conditional use permit request is for four areas of the Home Depot site plan to be specified for permanent and seasonal outdoor display. While the Home Depot home improvement store/garden center is categorized as a permitted use for the <i>sale of merchandise and equipment</i>, the <i>storage and display of goods outside of a fully enclosed building</i> is classified as a conditional use. More specifically, the applicant is requesting approval of four areas on the site where merchandise will be permanently and seasonally displayed. Attachment B shows the overall site plan with the display areas identified with photo examples of each.</p> <ul style="list-style-type: none"> <li>• The first area is at the northwest corner of the site and is identified as a trailer display occupying a row of eight parking stalls. The photo shows a series of flat-bed trailers to be displayed.</li> <li>• The second display area is at the southwest corner of the site and is identified as a shed display area covering a row of eight parking stalls. These are standard garden shed examples available for sale.</li> <li>• The third area is noted on the site plan as a seasonal sales area occupying 10,000 square feet (44 parking stalls). Like seasonal sales at other large retail establishments, this area is for yard and garden products for the summer months. Off-season, this area is less busy with more parking stalls left open.</li> <li>• The fourth area is for front apron sales occupied by barbeque grills, larger mowers, and snow blowers on each side of the main entrance, and shrub/flower sales in front of the garden center.</li> </ul> <p><b>Conditional Use Permit Review Findings:</b> The conditional use permit for the proposed permanent and seasonal outdoor display areas can be approved based on the following general findings:</p> <ul style="list-style-type: none"> <li>a) The proposed use is not detrimental to persons or property,</li> <li>b) It is consistent with the objectives of the General Plan, and</li> </ul>
--------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	<p>c) It is compatible with the character of the site, adjacent properties, and surrounding neighborhoods.</p> <p>More specific findings include the following:</p> <ul style="list-style-type: none"><li>a) The site can accommodate the proposed areas designated for permanent and seasonal outdoor displays. These areas are designed to have the least impact on parking for employees and customers.</li><li>b) The display areas will not generate excessive traffic not already otherwise present at a home improvement store and garden center, and</li><li>c) Access to and through the display areas are adequate.</li></ul> <p>Required Public Notice was made. No public comment has been received to date.</p> <p>Commissioner Evans asked how it was advertised that Home Depot was interested in this area.</p> <p>Mr. Matson advised it was advertised multiple ways. There was a public notice sign that was posted on the frontage of the property, the mayor discussed it in the monthly newsletter, it appeared on the State of Utah public notice website, which is also accessible through the Clinton city's website, and finally one public location which we chose the space between the main doors at the city hall.</p> <p>Commissioner Jones asked what the time table would be for them to open for business?</p> <p>Mr. Zoldak advised as soon as possible. Hoping to start construction in July.</p> <p>Commissioner Miller inquired about how jobs does Home Depot project they will be bringing into the city?</p> <p>Mr. Zoldak advised a total of 147 jobs.</p> <p>Chair Evans advised since the public was not in attendance; we will not have a public hearing.</p>
<b>Conclusion and Motion</b>	<p>Commissioner Miller made the motion to approve the Conditional Use Permit request for permanent and seasonal outdoor display areas for the proposed Home Depot home improvement store and garden center on approximately 11.40 acres located at 2554 North 2000 West based on the general and specific findings and conditions outlined in the staff report. Commissioner Hansen seconded the motion. Voting is as follows: Commissioner Miller, aye; Commissioner Jones, aye; Commissioner Hansen, aye; Commissioner Gregersen, aye; Commissioner Christensen, aye; Commissioner Evans, aye.</p>



<b>COMMISSIONERS REPORT</b>	<ul style="list-style-type: none"> <li>• The minutes of the May 6, 2025, have been approved with the corrections that were discussed.</li> <li>• Commissioner Christensen announced she has filed to run for City Council.</li> </ul>
<b>DIRECTORS REPORT</b>	<ul style="list-style-type: none"> <li>• Next meeting is scheduled for July 3, 2025. Would June 26<sup>th</sup> or July 10<sup>th</sup> work for the Commission? The Commission advised the 26<sup>th</sup> of June would work the best.</li> <li>• The website for the General Plan is currently available on the city's website. Mr. Matson will send the link out to the commission. The consultants will have a booth for Heritage Days and will be there on Friday the 13<sup>th</sup> for a few hours to solicit input. On Saturday, the exhibit will still be up, and Mr. Matson advised he will be there off and on in the evening hours to answer any questions and take input.</li> </ul>
<b>ADJOURNMENT</b>	<p><b><i>Commissioner Hansen moved to adjourn. Commissioner Miller seconded the motion. Voting is as follows; Commissioner Miller, aye; Commissioner Jones, aye; Commissioner Hansen, aye; Commissioner Gregersen, aye; Commissioner Christensen, aye; Commissioner Evans, aye. The meeting adjourned at 7:48pm.</i></b></p>

*Reviewed and Approved by the  
Clinton City Planning  
Commission on this  
day of July 2025*