



2267 N 1500 W
Clinton UT 84015

Planning Commission Members

Dan Evans
Mark Gregersen
Dave Jones
Chad Hansen
Jennifer Christensen

Date of Meeting	March 6, 2025	Call to Order	6:02 pm.
Staff Present	Community Development Director Peter Matson and		
Attendees	Keaton Jones City Planner, Dan Harris representing 814 Commercial Real Estate, Cory Berdinner representing Keller Williams		
Prayer or thought	Commissioner Evans		
Pledge	Commissioner Hansen		
Roll Call/Attendance	Present were Commissioner Jennifer Christensen, Commissioner Dan Evans, Commissioner Mark Gregersen, Commissioner Chad Hansen, and Commissioner Dave Jones.		
Declaration of Conflicts	None		
DISCUSSION	AGENDA ITEM 1 Public Hearing - Review and action on a request by EIG14T (814) Commercial Real Estate for Site Plan approval for Hippo Veterinary Clinic on 1.15 acres located at 1383 North 2000 West (Parcel No. 14-505-0304). 1) The request consists of site plan approval for an 8,428 square foot Hippo Veterinary Clinic on 1.15 acres located at 1383 North 2000 West (west side of 2000 West and as shown on Attachment A). The development site is situated just North of Les Schwab Tires. The property is zoned PZ with <i>veterinarian services inside a fully enclosed structure</i> as a permitted use requiring site plan and design. review and approval by the planning commission. 2) The Hippo Veterinary Clinic is situated on Lot 301 of the existing three-lot Regency Park Phase 3 Commercial Subdivision (see attached Attachment B). 3) The proposal is consistent with the development standards of the zoning ordinance. More specifically, the site plan (Attachment C) meets the requirements of the PZ zone including adequate parking, site circulation, landscaping, and architecture.		

- 4) The 57 total parking stalls (including three ADA stalls) exceed the minimum standard of the zone ordinance, which requires six parking spaces per 1,000 sq. ft. up to 9,000 sq ft. – 51 parking stalls. The building has a gross square footage of 8,428 square feet.
- 5) [Attachment E](#) includes the photometric (lighting) plan with lighting fixture details for standard and decorative attached lighting and pole lighting. The photometric plan indicates acceptable readings at the adjacent property lines.
- 6) The architecture and color scheme of the Hippo Veterinary Clinic is in keeping with the CBD design guidelines in Chapter 20 of the zoning code. The East side of the building faces 2000 W, however the primary entrance to the building is located on the South elevation (see [Attachment F](#)). Each façade includes a stone veneer wainscot that surrounds the building and is broken up by modular face brick pilasters and entry columns of varying heights and widths. The walls are a tan EIFS, with intermittent small rectangles of EIFS of a lighter tan color. The doors and window frames are black anodized aluminum. The awnings above windows and doorways are pre-finished aluminum in an oil rubbed bronze color. Staff's architectural review scoring is [Attachment G](#) and can be used as a guide for the Commission's evaluation. Scores greater than zero (0) are recommended for approval. Staff's initial review recommends a score of 1.11.
- 7) The landscape plan ([Attachment D](#)) is consistent with the guidelines of the water efficient landscape standards for new commercial developments. There is a small amount of turf grass proposed on the West side of building, and the tree and plant selections are appropriate for our climate. The landscape plan represents 35% live plant coverage at mature growth maintained by a drip irrigation system. There is an existing solid white vinyl fence near the west property line that was installed with the Regency Park Phase 1 residential subdivision to West of the subject property. This fence is in very good shape and meets the city's fencing standard, so there is no reason to require the applicant to install additional fencing along the west property line. The landscape buffer along the west property line incorporates the existing solid vinyl fence and trees on the west side of the fence. The detention basin for the site abuts the solid fence and the applicant proposes a combination of shrubs and grasses on the western bank of the basin with a combination of shrubs and three small shade trees on the eastern edge of the basin. The combination of existing and proposed landscaping achieves an appropriate landscape buffer at this location.
- 8) 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 Performance Standard Zone standards and CBD design guidelines.

Lighting Plan

Central Business District Design Standards guidelines that need to be addressed include shifts in the roof line, the façade, parapets and windows. The lot has a double frontage that already has some landscaping associated with it. There is also a detention basin. The existing trees already provide a buffer east of the sidewalk as

well as the slope of the detention basin. Additional trees are requested for the opposite side. It all slopes toward the basin.

Commissioner Gregersen asked for clarification on the CBD standards.

Mr. Jones advised CBD is the Central Business Design standards, which is located in chapter 20 of our zoning ordinance. Outlines guides and objections for the Central Business District.

Mr. Madson explained that staff also looked at shifts in the roof line, façade, various types of features, parapets above the main roof line, windows heavily accented, awnings over the windows. The landscape buffer was reviewed and there is a retention basin that has been reviewed.

Commissioner Evans and Commissioner Hansen discussed the retention basin and questioned if there were concerns that water would go into neighboring lots. It was determined that it was not as close to the fence and sloping as much as the basin on a different project was. It was decided that it was not a concern at this time.

Commissioner Jones asked if the landscaping on this retention basin was already in place?

Mr. Matson advised it is not. Trees have been planted outside of the basin.

Commissioner Evans asked if the trees were on the street side of the sidewalk.

Mr. Jones advised they are east of the sidewalk.

Commissioner Christensen questioned if the open pet area would be grass or turf and kept looking nice.

Dan Harris with 814CRE explained regarding the turf, there will be bags for animal waste and the clinic will keep the area clean. The intent is to use synthetic turf for cleanliness.

Mr. Harris also explained the detention pond, the area is almost flat, there is a storm easement, detention is needed for the site, this appears to be the best option. All the detention for all three lots will be linear located but not connected.

Commissioner Gregersen asked if each detention pond is independent?

Mr. Harris advised each detention pond was an independent system for each independent lot.

Commissioner Gregersen questioned if easements exist for access.

	Mr. Harris advised access from 2000 W will be provided by an entrance from the medical business and from 1300 N. Access being granted from 2000 West was discussed. Mr. Matson advised the combined access was already in place. UDOT has already acquired the right of way width for the expansion. They will follow what UDOT has already planned. The west side of 2000 West will have a 10-foot-wide sidewalk/walking path. Commissioner Gregersen questioned how the name came about. Mr. Harris responded it is based on a play of words. There are several clinics already existing. They serve smaller animals. They have surgical services as well. The typical hours are 7 am to 7 pm Monday through Friday. They do not offer boarding, no cremations, only post-surgery animals will be allowed to stay overnight. Commissioner Christensen asked for clarification on the left side. Mr. Harris explained to save some costs now, they will build the entire building but only finish half of the inside until the business grows. The intent is to expand once the business grows. Commissioner Christensen questioned how this impacts the required parking stalls. Mr. Jones responded the parking ratio is based on six parking spaces per 1,000 sq. ft. up to 9,000 sq. ft. or 51 stalls for 9,000 sq. ft. This development has provided 57 parking stalls. Advised this is sufficient for this use. Commissioner Hansen questioned if there will be sprinklers? Mr. Harris advised only the utility room will have sprinklers, because that is where they will store medical gas for surgery. Mr. Jones clarified there are no conditions of approval requested for this development. Chair Evans opened the public hearing at 6:33 pm. There was no public comment, so he closed the public hearing at 6:34 pm. Commissioner Gregersen questioned architectural scoring. The Planning Commission agreed with the scoring staff presented.
Conclusion and Motion	Commissioner Hansen made the motion to approve the request by EIG14T (814) Commercial Real Estate for Site Plan approval for Hippo Veterinary Clinic on 1.15 acres located at 1383 North 2000 West, with the score presented by staff. Commissioner Christensen seconded the motion. Voting by roll call is as

	follows: Commissioner Jones, aye; Commissioner Evans, aye; Commissioner Hansen, aye; Commissioner Gregersen, aye; Commissioner Christiansen, aye.
Discussion	DISCUSSION ONLY – Review of mixed-use zoning concepts and zoning options for development. AGENDA ITEM 2 Presently, the city does not have any provisions for mixed-use developments in the zoning ordinance. Mixed use zoning regulations typically provide for a mix of uses (limited commercial, office, and residential) within the same enclosed buildings. Often it is a tool used to encourage creative land use concepts near transit stations or town centers. Regulations are typically handled through the creation of a separate zoning district, an overlay zone or as an allowed use in commercial zones. Recently, the planning staff approached a small mixed-use proposal on the parcel just north of the new Sherwin Williams store on the east side of 2000 West at approximately 2140 North. The property owner enlisted the help of a local design consultant to draft a concept plan of how the site could accommodate two. mixed-use buildings that include office/light-commercial space on the first and second levels and townhome unit living space occupying the upper levels of the rear portion of the buildings. Two-car garages occupy the ground level of the rear portion of each building. The attached rendering shows a site plan together with 3D perspective renderings and photo simulations from different viewpoints. The concept plan, renderings and floor plans are provided as Attachment A. While the proposed concept appears to have merit, it is new to Clinton, and it involves attached unit townhomes – a housing type that has received a lot of attention as of late. The intent of this discussion is to introduce the concept and determine if the Commission would like staff to continue research on possible code amendment ideas. This could also be a topic for review and further discussion as part of the general plan update and associated code amendments. Commissioner Jones questioned what the ownership of the residential units would be. Mr. Berdinner with Keller Williams stated they would prefer owner occupied town home units. He advised the residential units would not own the roof space over the commercial developments, but they would be able to use them. Commissioner Evans asked if the developer was envisioning this as a mom-and-pop shop? Do they own commercial space below and live above? Mr. Berdinner advised ownership would be located at the back of where the townhomes are. There would be 4 townhomes across the back, one the front side the first floor would be retail, second floor would more than likely be office space. There does not have to be someone that lives there, but it could happen. He advised Clearfield had some of these developments as well.

Commissioner Hansen advised this would be a way to gain density without having to much sprawled throughout Clinton. He advised Ogden is doing something similar in their downtown.

Commissioner Evans clarified that in Ogden the part of the structure facing the road would be 2 stories and the residential would face away from the road. Similar to what is being proposed here.

Commissioner Hansen discussed how the structures in Clearfield are right off the side walk and the structure goes straight up.

Mr. Berdinner advised this proposal softens that up.

Commissioner Jones pointed out the occupancy would differ in the day than it would in the night.

Commissioner Gregersen discussed if three stories is best for Clinton. Advised in the past there have been 2 stories, even 2 and a half stories allowed, but never allowed 3. In this rendering there are 3 stories, with the 3rd story being in the back. But it would exceed what the Commission has previously allowed. In his mind this has been a benchmark, he would have to be convinced the pendulum should be swinging that far to allow 3 stories. But that still leaves the question about mixed use. And questioning if mixed use implies higher density? Or does it just imply a mixed use?

Mr. Matson explained that typically you cannot calculate density, it is a gross number of units by acre. You can do the calculation, but it will not tell the entire store because there will be commercial, and/or office use also, so will it be a net density that you look at? Or is it more of a heightened bulk and form-based type approach? If we look at ordinance options, would we look more at a PZ zone and try and work it in as an option? A separate zoning district? Is it residential or would it be a commercial zone?

Commissioner Christensen stated she feels like it would decrease the residential density in that area. If the mixed use wasn't there you would have doubled the number of residents. She stated she believes it would need to be its own new zoning category, since it is different from anything that we already have.

Commissioner Evans made a statement regarding Commissioner Gregersen's comment. He stated we have resisted 3 story building in the past by taking into consideration developments in Syracuse and Clearfield. The Commission has resisted that because they did not want that look for the city.

Commissioner Christensen advised she is not talking about the number of stories, but just the concept of it.

	Commissioner Hansen advised they way to get density is more stories, like apartments. Then you gain density. Townhomes would be less, but a person that would want to live in this would be living in a commercial zone not a residential area. Does not consider this type of development residential, rather commercial. Commissioner Evans and Mr. Berdinner discussed the parking availability. Commissioner Christensen appreciates the proposed parking to be adequate for the businesses to be viable. Mr. Matson explained the density is impacted because the residential is taking up space. This type of development may be more appropriate in a more urban area. The Commission expressed concerns about three stories. They agreed this type of zone or development would need to be approached very cautiously. The Commission discussed the importance of having a consultant guide the city through a process such as this. The Commission decided the process would benefit by collaborating with a steering committee, the consultant for this type of development.
Conclusion and Motion	N/A This is a review and discussion item with no specific recommendation.
Discussion	AGENDA ITEM 2b Review of Planning Commission Rules of Procedure and discussion of powers and duties of the Planning Commission. The Rules of Procedure were reviewed and discussed briefly during the last meeting. Review and final edits by staff are still in process. Staff would like to take this opportunity to review and discuss the roles and responsibilities of the Planning Commission and the individual commissioner with specific focus on guidelines for effective and efficient public meetings. Attachments are provided from two Utah Leage of Cities and Towns publications about the roles and responsibilities of the Commission as they relate to your interaction with the public during regular Commission meetings. The attachments provide information and reminders of the important roles and responsibilities. The intent is for this review and discussion to count towards your one-hour training on public. Mr. Matson advised Chair Evans that he has every right to make sure the people in the audience were heard, but you can put a time limit on their comments as well. Gave several examples of how other cities begin their meetings.

	The Commission discussed the ideas that were presented. What they would like to do, and how they would like too. Discussed the probability of casting the meeting online, and when people should appear in person before the Commission. Possibility of using a sign-in-comment sheet, so the Chair knows who has comments on which item that is being discussed. If the Commission would like a bullet point agenda sheet listing the main points of discussion. Mr. Matson advised there are training courses that the State offers that is required for the planning commission that you just log in to watch. Spring Utah APA (American Planning Association) Spring Conference in Logan which is usually catered to smaller and rural communities.
Conclusion	N/A - This is a review and discussion item with no specific recommendation.
APPROVAL OF MINUTES	Commissioner Gregersen moved to approve the minutes of the February 6, 2025, Planning Commission minutes with the change proposed on page 14 - Commissioner Gregersen wishes to proceed carefully without opening an exception that swallow the rule. Commissioner Jones seconded the motion. Commissioners Jones, Hansen, Gregersen, Christensen and Evans voted in favor.
OTHER ISSUES	•
DIRECTORS REPORT	• Next meeting date the Commission will see a site plan for the Secure Self Storage property ADA accessible and open storage for RV's that will be covered. • Multiple ordinance amendments will also be discussed at the next meeting. • Shipping containers for sheds in their backyard. • Currently there is a chapter in the ordinance regarding a Board of Adjustment, this could be replaced by creating an appeal authority.
ADJOURNMENT	<i>Commissioner Hansen moved to adjourn. Commissioner Gregersen seconded the motion. Voting is as follows; Commissioner Jones, aye; Commissioner Evans, aye; Commissioner Hansen, aye; Commissioner Gregersen, aye; Commissioner Cressall, aye. The meeting adjourned at 8:48 pm.</i>

***Reviewed and Approved by the
Clinton City Planning
Commission on this.
17th day of April 2025***