

CLINTON CITY PLANNING COMMISSION MINUTES

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

Planning Commission Meeting	September 15, 2015	Call to Order: 7:00 P.M.	2267 N 1500 W Clinton UT 84015
Staff Present	Community Development Director Will Wright and Lisa Titensor recorded the minutes.		
Public Present	Terry Look, Café Rio; William Leavitt		
Pledge of Allegiance	Commissioner Thompson		
Invocation or Thought	Commissioner Buckles asked for a moment of silence to honor those impacted by the events of September 11, 2001.		
Roll Call & Attendance	Present were: Commissioner Buckles, Commissioner Briggs arrived at 7:03 p.m., Commissioner Ritchie, , Commissioner Cressall, Commissioner Thompson, Commissioner Labrecque Excused was: Commissioner Coombs		
City Council Report	Mr. Wright reported on the August 25, 2015 City Council Meeting as recorded in the minutes.		
Approval of Minutes	Commissioner Cressall moved to approve the minutes of the August 18, 2015 Planning Commission meeting as written. Commissioner Labrecque seconded the motion. Commissioner Buckles abstained because he was not present at the meeting. All others present voted in favor of the motion.		
Declarations of Conflict	There were none.		
7:10 P.M. – SITE PLAN AND ARCHITECTURAL REVIEW FOR CAFÉ RIO MEXICAN RESTAURANT TO LOCATE IN THE TOWN CENTER COMMERCIAL COMPLEX AT 1867 NORTH 2000 WEST IN THE BUILDING SHARED BY THE SUBWAY.			
Petitioner	Terry Look, Café Rio		
Discussion	<p>Mr. Look said that Café Rio would like to have a covered Patio with 12 -15 seats outside in addition to the 84 seats inside the restaurant. They are asking for an allowance to be 18 feet off the road rather than the required 20 feet to allow for chairs. The intent is to put landscaping and shrubs around the perimeter of the patio to provide a barrier.</p> <p>He said this is a new design for Café Rio. They have received property owner approval. There will be a 2 foot retaining wall inside the greenery which will be 18 feet off the property line and 30 feet off the actual curb. There will be led-can lighting shining down and sconces that will shine both up and down. The awning will extend out over the retaining wall. The building itself sits 30 feet off the property line.</p> <p>Mr. Wright included the following information in his staff report: Café Rio is requesting to utilize the easterly 2,800 square feet of the 6,000 square foot building currently used by the Subway restaurant located in the Clinton Towne Center at 1867 North 2000 West. Café Rio is proposing several changes to the exterior façade of that building that should significantly add depth, dimension and texture to this existing building preferred in Section 28-20-4(g). The proposed drawings and renderings of these changes include the use of bump outs on the building as well as pergola awnings that give greater depth and dimension to the building. Additionally, they plan to add two parapet wall areas along the top of the building adding depth, shape and greater dimension to the roofline as preferred in 28-20-4(b) of the ordinance.</p> <p>The addition of the patio will necessitate adding an access door out to the east as well as redoing the windows on the north and east corner of the building. The rendering shows their design ideas that are simple for the building and are similar to some of the photos in Figure 2 of Section 28-20-4 on commercial design. The addition of a planter box around the patio compliments the city’s ongoing efforts for landscaping to beautify the Central Business District. A medium sized tree could perhaps be added, but ownership’s permission would be needed.</p> <p>An issue of slight concern deals with the patio area being proposed out to the east and north of the building. The patio itself is approximately 12’ x 20’ to the east that proposes to accommodate about 22 seats. The issue is the setback or buffer area to the sidewalk from the patio area goes from about 30 feet to about 18 feet at the end of the patio. However, the pergola only extends part way into the patio providing another few feet that would place the setback at more than 20 feet, which is called for in the Performance Zone to an arterial street. According to the building official,</p>		

	<p>the setback starts at the pergola that is attached to the building and meets the ordinance.</p> <p>Staff feels that this design generally compliments what the city is trying to achieve in its Central Business District and improves this existing building. The addition of the planter box and perhaps some landscaping further enhances the visual environment and supports the ongoing effort of the City to beautify this area.</p> <p>Commissioner Buckles opened the public hearing at 7:35 p.m. There was no public comment; therefore he closed the public hearing at 7:36 p.m.</p> <p>Commissioner Thompson asked the Planning Commission to consider identifying the screening percentage that should be required to provide an adequate buffer. He suggested at least 50% screening with the bushes to be at least 2 feet tall.</p> <p>The Planning Commission agreed.</p> <p>Commission Briggs stated that safety is a concern as well.</p>
<p>CONCLUSION</p>	<p>Commissioner Ritchie moved to approve the site plan and architectural review for Café Rio to be located at approximately 1867 N on the west side of 2000 W allowing for a 2 foot reduction in the set back/buffer based on a bonus of 50% landscaping with 24 inch vegetation and a minimum of an 18 inch retaining wall around the patio. Commissioner Cressall seconded the motion. Voting by roll call is as follows: Commissioner Ritchie, aye; Commissioner Briggs, aye; Commissioner Cressall, aye; commissioner Thompson, aye; Commissioner Labrecque, aye.</p>
<p>WORK SESSION</p>	<p>William Leavitt addressed the Planning Commission on behalf of Westside Medical. He explained that the second building is almost complete and will be opening soon. Dr. Cory Erickson would like to install a sign to provide direction to the doctors who will be located in both buildings. The goal is to make it convenient for patrons to find the right office.</p> <p>Mr. Wright provided the following information for the Planning Commission: Title 24 Signs and Advertising Devices in Section 24-4-1(6) Directional/Information signs are provided for in Clinton City’s Zoning Ordinance. The developer of the Medical Office Buildings felt the rules for this type of use is too restrictive and doesn’t meet what they are proposing, which is a 56 sq. ft sign (4’ x 14’).</p> <p>Clinton City does provide for directional/information signs in Section 24-4-1(6), which are limited to 4 sq. ft. signs. This could work to direct patrons to the medical versus the specialty care buildings, especially if labeled A or B. Staff was requested to research what other cities provide for in terms of directory or informational signs in commercial office complexes. A request was sent out through the Utah Chapter of American Planning Association (APA) for information from other cities with South Jordan responding that their regulations allow for one monument directory sign per building as a substitute for a wall sign on the building(s).</p> <p>South Jordan’s code reads, “C. Substitution: Wall signs on buildings in office and industrial parks may be substituted with one monument directory sign per building near the main entrance of the building. The area of a monument directory sign may not exceed 0.5 percent of the front building facade area. Monument directory signs may not exceed four feet (4’) in height for one- and two-story buildings and eight feet (8’) for three-story or taller buildings. Wall signs may not be used in addition to the monument directory sign. The monument directory signs may be used in addition to a monument sign as permitted in section 16.36.090 of this chapter.” It is worth noting that this regulation would take away a wall sign from off of the Medical Buildings and would only allow a 7.5 sq. ft. sign at each building (1500 sq. ft x .5% = 7.5 square foot sign), which is less than what Clinton currently allows and would eliminate a wall sign.</p> <p>There was mention of the regulations for menu signs at a fast food drive thru being similar to a directory sign. The Code provides the Council with some flexibility as to the location and size of the sign (see Section 24.4.2(11), which options could be applied to the city’s directory sign regulations, thereby providing flexibility for allowing directory signs, if the Commission and Council were so inclined. Parameters could be established for location, height, overall area of sign(s) then it could be a part of the site plan review.</p> <p>Staff is seeking direction from the Planning Commission to prepare and amendment to the sign ordinance to allow directional signs or to leave it as is.</p>

	<p>Commissioner Briggs said he feels the intent should be for directional purposes not advertising.</p> <p>Commissioner Thompson stated he is in favor of looking at the possibility of a directional sign option for professional businesses.</p> <p>Commissioner Briggs said that relevant parameters should be considered such as:</p> <ul style="list-style-type: none">• Size of the sign• Height of the lettering• How many feet from the road can it be located• How many feet from parking• Under what circumstances this would apply• Architecture compatibility <p>The Planning Commission was in consensus to consider a change to the ordinance.</p>
ISSUES & CONCERNS	Correction to agenda item 1 it should read: Center Commercial Complex at approximately 1867 West on the west side of 2000 West.
ADJOURNMENT	Commissioner Briggs moved to adjourn the meeting. Commissioner Ritchie seconded the motion. All those present voted in favor of the motion. The meeting adjourned at 9:02 p.m.