



**CLINTON CITY PLANNING COMMISSON
CITY HALL
2267 North 1500 W Clinton UT 84015**

Planning Commission Members

Chair – Jacob Briggs

Vice Chair – Bob Buckles

Tony Thompson

Dave Coombs

Jolene Cressall

Jeff Ritchie

Andy Hale

Date of Meeting	October 18, 2016	Call to Order	7:07 p.m.
Staff Present	Community Development Director Will Wright and Lisa Titensor recorded the minutes.		
Citizens Present	Spencor Wright, Wright Development; Brian Zoltz		
Pledge of Allegiance	Commissioner Cressall		
Prayer or Thought	Commissioner Hale		
Roll Call & Attendance	Present were: Commissioners’ Dave Coombs, Jolene Cressall, Andy Hale, Tony Thompson, Bob Buckles and Jacob Briggs		
City Council Report	Mr. Wright reported on the October 11, 2016 City Council meeting as recorded in the minutes.		
Declaration of Conflicts	There were none.		
Approval of Minutes	<p>Commissioner Cressall moved to approve the September 20, 2016 Planning Commission minutes. Commissioner Coombs seconded the motion. Commissioners Coombs, Cressall, Hale, Ritchie, Thompson and Briggs voted in favor. Commissioner Buckles abstained because he was not present at the meeting.</p> <p>Commissioner Coombs moved to approve the October 4, 2016 Planning Commission Work Session minutes. Commissioner Cressall seconded the motion. Commissioners Buckles, Coombs, Cressall, Ritchie, Thompson and Briggs voted in favor. Commissioner Hale abstained because he was not present at the meeting.</p>		
7:05 P.M PUBLIC HEARING - REVIEW AND ACTION UPON A REQUEST FROM THE WRIGHT DEVELOPMENT GROUP REPRESENTED BY SPENCER WRIGHT FOR A SITE PLAN REVIEW TO CONSTRUCT A COMMERCIAL CENTER COMPRISED OF FOUR (4) STORES IN THE PARK PLAZA SUBDIVISION LOCATED AT 1934 N 2000 W IN CLINTON.			
Petitioner	Community Development		
Discussion	<p>Mr. Wright reviewed the following information included in the staff report. This proposed commercial center is a part of the Park Plaza Subdivision that is zoned Performance Zone (PZ) and located in the City’s Central Business District (chapter 20). Several commercial pads in this subdivision were previously developed including, Pad E consisting of Costa Vida, Jimmy Johns and Papa Murphy’s. This proposed commercial development adds 64,528 square feet to an existing 6,600 square feet to Pad E totaling 71,128 square feet. This new center will house four stores, namely: Ross, Deseret Book, Downeast and Petco.</p> <p>These stores are located north of pad E with this site having 352.5 linear feet of frontage on 2000 West that increases to 630 feet, when combined with pad E, along 2000 West. Access to this site will be from a driveway north of these commercial pads off of 2000 West as well as a driveway just south of pad E from 2000 West. There is an extensive interior driveway through this commercial complex that is served by five (5) driveways (3 from 2000 West and 2 off of 1800 N). Parking totals 266 spaces and though the buildings total 71,128 square feet the actual retail space is only 53,346 or 75% and calculates to 266.7 spaces needed for these buildings, which is a very minor difference from what is proposed.</p>		

Site Plan

The Site Plan blends well with Pad E housing the Costa Vida, Jimmy Johns and Papa Murphy's and the surrounding stores from an aesthetic theme. Both an irrigation and landscape plan was provided that shows extensive planting along 2000 West on the western facade and in the landscape islands in the parking lot. This commercial pad has 352.5 feet linear frontage with a depth of about 473 feet. The frontage increases to about 630 feet along 2000 West when added to existing Pad E.

Building Design

The building is about 187 feet facing 2000 West and about 412 feet wide from the front that faces south to the parking lot. The building appears to have a flat roof that shields any mechanical equipment and is broken up on average every 20+ feet with depth, dimension and texture provided by bump outs, etc. These details will receive greater review as staff has more time to look at the building construction plans.

Brian Zoltz, the architect for the project presented the design as included in the staff report. He explained that the intent behind the design is to maintain consistent with the existing buildings.

Mr. Wright stated he used 28-19-14 on page 19-11, Class 8 Commercial Standards to determine the site development standards.

Commissioner Buckles suggested that 28-20-5 should be a consideration because it deals with Big Box design objectives.

The Planning Commission discussed a concern over traffic and requested that a right turn only sign be installed to encourage safety at the northwest corner of the building.

Commissioner Thompson suggested the rear of the building (north elevation) be enhanced similar to the Taco Time building with CMU columns every 40 feet to break up the long building.

Commissioner Hale suggested that because pets are allowed at Petco they should consider providing and maintaining a specified area for pet waste.

The Planning Commission discussed the stripes on the Ross building and expressed a concern that it could be considered a sign. They asked Mr. Wright to pay close attention to the sign requirements identified in the ordinance.

Mr. Spencer gave a summary of his understanding of the discussion:

- Architectural bump outs on the north side of the elevation;
- Right turn only sign on west drive isle;
- Grassy area for pets in front of Petco with signs and require Petco to maintain it;
- Striping on the road to the north of the building;
- Install signage at the intersection on the east side near Lowes;
- Address the signage question with Ross

Commissioner Briggs asked the Planning Commission to review table 20.1 the Architectural Design Review and page 20-3 Design Review Procedures.

Commissioner Briggs opened the public hearing at 8:31 p.m. with no public comment, he closed the public hearing at 8:32 p.m.

Commissioner Briggs directed the Planning Commission to 28-20-5 and asked them to use the criteria pertaining to big box stores for the scoring evaluation.

Big Box Design Objectives. The following design objectives apply to big box buildings, defined as having at least 25,000 square feet. Two or more buildings with less than 25,000 square feet each that are attached by an enclosed walkway must also comply with big box design requirements. Such buildings attached by open breezeways are not subject

to big box design requirements.

(1) Design Standards

(a) Applications of Prairie Style Architecture. Design options exist for the development of big box commercial operations in order to comply with the architectural standards. Big box design shall emphasize the use of:

(i) horizontal lines, massing and patterns

(ii) low pitch roofs with large overhangs, fascia

(iii) square columns contrasting color schemes

(iv) low wall planters in front of the building

(b) Roofing type / pitch. Roofing for all entrances, drive-throughs, accents, and special architectural features shall be compatible with Prairie style architecture, including the use of hipped or gabled roofs with a low roof pitch. Eaves shall be no less than three (3) feet, which will help maintain horizontality of the Prairie style architecture. Pitch of roofing should be no higher than 6 feet of rise to 12 feet of run. Drive through areas should be covered with a compatible roof style.

(c) Roof Line Length. For sides of the building facing a public street, roof lines shall vary in depth, shape or dimension every thirty (30) feet. For sides of the building which do not face a public street, roof lines shall vary in depth, shape or dimension every sixty (60) feet. The change in depth, shape or dimension must run the length of the changed roof line.

(d) Height Limitation. Buildings shall be limited to two stories with a maximum height limit 40 feet. Increased height or additional stories may be approved with a conditional use permit, considering whether the proportionate design of the building maintains a chiefly horizontal appearance.

(e) Building Materials. Acceptable materials include brick, stucco, horizontal rock, or split face block. No flat or smooth face block (CMU) is allowed. Additional materials compatible with the Prairie style may be approved by the Planning Commission.

(f) Color schemes. All structures shall have contrasting color schemes using earth tones.

(g) Fenestration. The use of windows shall include repetition and clustering of rectangular or tall, narrow windows. Window framing shall have a bold appearance.

(h) Façade Length. Façades lengths shall vary in depth, shape or dimension every thirty (30) feet at a minimum depth of twenty four (24) inches. For sides of the building which do not face a public street, façades shall vary in depth, shape or dimension every sixty (60) feet. The change in depth, shape or dimension must run the length of the changed façade length.

(i) Solid Waste Enclosure. Solid waste receptacles and compactors which are not located within a building, shall be enclosed on three sides with the same materials as used on the main structures, and reflect a style complimentary to the Prairie Architecture Style.

(j) Fencing / walls. When required, fencing should consist of long, low walls achieving a horizontal appearance. Columns are acceptable if overall appearance is horizontal. Chain link fencing is not permissible. If a chain link fence exists prior to the development occurs, replacement of the fence will be required.

(k) Lighting.

(i) Parking Lot Lights within the development shall have a decorative style reflecting the architectural style of the building, and shall be in accordance with City lighting requirements. No cobra-style light standards are allowed.

(ii) Exterior building lighting shall reflect the architectural style of the building

(l) Mechanical shielding. Mechanical equipment, solar panels, and other rooftop equipment shall be shielded from view with roofing materials or other architectural features with a horizontal appearance. This also includes screening and sound proofing of

the equipment that is on the ground.

(m) Ornamentation. Ornamentation consistent with Prairie style architecture is encouraged, including detailing on windows, handrails, columns, etc. Emphasis should be on the use horizontal lines.

(2) Landscaping. Residential landscaping should be compatible with the building architecture. The installation of well designed landscaping, including the use of green, drought resistant and native plants is encouraged. (see 28-3-20) Trees are encouraged to be planted, following the tree planting guidelines as shown on table 20.2.

Architectural Design Photos. Figure 3 on the following page displays several examples of the application of the Prairie style architecture on big box commercial buildings.

The Planning Commission scored the Architectural Design Review as follows:

Table 20.1 Architectural Design Review – Points Evaluation
Park Plaza Subdivision Amendment 3 for Ross, Deseret Book, Downeast and Petco

Building orientation	
To the street	0
For future infill	NA
Roofing type and pitch	1
Roof line length	2
Building height	1
Building materials – adequately meets intent	1
Façade length variation	-1
Color schemes	0
Location and proportion of porches, and entrances	1
Location and proportion of windows	1
10. Ornamentation and details	2
11. Parking integration	1
Sign integration	1
Site landscaping design	
Fencing/walls	0
Sidewalks	2
Trees	1
Solid waste enclosures	0
Additional features (fire lane around bldg.)	0
Exterior lighting	0
	TOTAL 13
	DESIGN REVIEW AVERAGE SCORE (13 / 19) = .68

CONCLUSION

Architectural Review -Commissioner Thompson moved to approve the architectural review of Park Plaza 1978 N 2000 W with a positive score for site plan bonuses and recommend the north elevation add CMU block columns at the intervals of 60 feet (as required by the ordinance) to the elevation similar to the Pines development. Commissioner Ritchie seconded the motion. Voting by roll call is as follows: Commissioner Cressall, aye; Commissioner Hale, aye; Commissioner Buckles, aye; Commissioner Thompson, aye; Commissioner Coombs, aye; Commissioner Ritchie, aye; Commissioner Briggs, aye.

Site Plan Review - Commissioner Thompson moved to approve the site plan review of Park Plaza 1978 N 2000 W with staff’s comments and recommendations addressed and the City standards met along with 1) a right turn only on the north bound lanes on the drive access west of Ross; 2) a pet green space on the east island for Petco; 3) stripe the travel lane on the north entrance road to the development on the north side of the building on the road; 4) provide a sidewalk or ramp connection from the 2000 West sidewalk to the development and 5) as a bonus for the architectural review positive score the site plan is allowed to have 24 foot drive isles. Commissioner Cressall seconded the motion. Voting by roll call is as follows: Commissioner Cressall, aye; Commissioner Hale, aye; Commissioner Buckles, aye; Commissioner

	Thompson, aye; Commissioner Coombs, aye; Commissioner Ritchie, aye; Commissioner Briggs, aye.
Issues & Concerns	There were none.
ADJOURNMENT	Commissioner Coombs moved to adjourn. Commissioner Ritchie seconded the motion. Commissioners' Coombs, Thompson, Cressall, Hale, Ritchie and Briggs voted in favor of the motion., the meeting adjourned at 10:03 p.m.