



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

**Planning Commission Members**

*Chair – Jacob Briggs  
Vice Chair – Gary Tyler  
Tony Thompson  
Jolene Cressall  
Andy Hale  
Dereck Bauer  
Dan Evans*

<b>Date of Meeting</b>	<b>February 20, 2018</b>	<b>Call to Order</b>	<b>7:00 p.m.</b>
<b>Staff Present</b>	Community Development Director Will Wright and Lisa Titensor recorded the minutes.		
<b>Citizens Present</b>	Logan Johnson		
<b>Pledge of Allegiance</b>	Commission Bauer		
<b>Prayer or Thought</b>	Commissioner Tyler		
<b>Roll Call &amp; Attendance</b>	Present were: Commissioner's Andy Hale, Dereck Bauer, Jolene Cressall, Gary Tyler, Tony Thompson, Dan Evans and Jacob Briggs		
<b>City Council Report</b>	Mr. Wright reported on the February 13, 2018 City Council meeting as recorded in the minutes.		
<b>Declaration of Conflicts</b>	There were none.		
<b>Approval of Minutes</b>	<b>Commissioner Cressall moved to approve the February 6, 2018 Planning Commission minutes. Commissioner Thompson seconded the motion. Commissioners' Tyler, Thompson, Bauer, Evans, Hale and Briggs voted in favor.</b>		
<b>7:05 P.M. – SITE PLAN AND ARCHITECTURAL REVIEW TO APPROVE INSTALLING AN INTERIOR DIRECTIONAL SIGN AT CLINTON CITY CENTER, LLC LOCATED AT 1937 W 1800 N.</b>			
<b>Petitioner</b>	Spencer Wright, Wright Development Group		
<b>Discussion</b>	<p>Logan Johnson representing Wright Development explained the renters in this area feel this sign would benefit their businesses by providing direction within the development. The intent is to leave the sign the same size even to accommodate when the vacant building is rented.</p> <p>Mr. Wright reviewed the following information included in the staff report:</p> <ol style="list-style-type: none"> <li>1. Section 24-4-2 <u>Signs that Require a Permit</u>. Subsection (3) Sign Theme Required: states, "All multi-tenant centers/buildings must submit a proposal for all on-premise signs to the Planning Commission, as part of the site plan review process, for design and placement approval." "The signs may vary from the regulations set forth herein and shall be considered as part of the site plan approval process ...."</li> <li>2. There are currently four signs for Park Plaza Center with two signs (a 216 sf, 31 foot high pylon sign and a 40 sf monument sign) on 1800 N and two of the same signs on 2000 W. This gives a total of 512 sf of signage in the existing locations on these two major streets. The Park Plaza Center has a little over 1,400 linear feet of frontage along these two streets (637 feet on 1800 N and about 765.5 feet on 2000 W). These existing signs were apparently approved as allowed under the sign theme provision with the height of the pylon signs going to the BZA for a variance from the 22 feet height requirement to the 31 foot for this height allowance in January 2008 BZA decision for the 2008-02Z request.</li> <li>3. The drawing that shows the location of each of these four existing signs indicates the separation to the proposed interior sign exceeds 100 feet as measured diagonally in Section 26-4-2(5)(a) from the four existing street sign. Signage for this commercial center was approved in January 2008 along with amendments approved for this subdivision. This interior sign is provided as an amendment to the sign theme allowance under Section 24-4-2(3).</li> </ol> <p>Commissioner Briggs opened the public hearing at 7:28 p.m. With no public comment he closed the public hearing at 7:29 p.m.</p>		

<p>CONCLUSION</p>	<p>Commissioner Tyler moved to approve the Site Plan request from Wright Development Group on behalf of Clinton City Center, LLC to install an interior directional sign at approximately 1937 W 1800 N without taking into consideration any other existing signs or modifying the original site plan. Commissioner Bauer seconded the motion. Voting by roll call is as follows: Commissioner Bauer, aye; Commissioner Hale, aye; Commissioner Cressall, aye; Commissioner Tyler, aye; Commissioner Thompson, aye; Commissioner Evans, aye and Commissioner Briggs, aye.</p>
<p><b>WORK SESSION: CONTINUE REVIEW AND UPDATE EFFORT OF THE CITY’S SUBDIVISION ORDINANCE WITH A REVIEW OF SECTION 26-2 DEFINITIONS AND OTHER AREAS OF THE ORDINANCE AS TIME PERMITS.</b></p>	
<p>Discussion</p>	<p><b>“Public Facility”</b> means <del>[separately identify categories of public facilities and the types of improvements for which an impact fee will be charged for each such category under this article].</del> Public facility excludes those improvements that are site related facilities.</p> <p><b>“Public Facility Improvements Program”</b> means the adopted plan, as may be amended from time to time, which identifies the public facilities and their costs for each public facility benefit area or subarea, which serve new development for a period not to exceed ten (10) years, which are to be financed in whole or in part through the imposition of public facilities fees pursuant to this ordinance.</p> <p><b>“Public Facilities Works Inspector” or “Inspector”</b> means the appropriately appointed Clinton City employee designated to inspect and pass or fail work accomplished in a Public Way.</p> <p><b>“Public Facilities Project”</b> means any and all public improvements the need for which is directly or indirectly generated by development, including but not limited to the following:</p> <ol style="list-style-type: none"> <li>(1) Water mains, pipes, conduits, tunnels, hydrants, and other necessary works and appliances for providing water service.</li> <li>(2) Lines, conduits, and other necessary works and appliances for providing electric power service.</li> <li>(3) Mains, pipes, and other necessary works and appliances for providing gas service.</li> <li>(4) Poles, posts, wires, pipes, conduits, lamps, and other necessary works and appliances for lighting purposes.</li> <li>(5) Sidewalks, crosswalks, steps, safety zones, platforms, seats, statuary, fountains, culverts, bridges, curbs, gutters, tunnels, subways or viaducts, parks and parkways, recreation areas, including all structures, buildings, and other facilities necessary to make parks and parkways and recreation areas useful for the purposes for which intended.</li> <li>(6) Sanitary sewers or instrumentalities of sanitation, together with the necessary outlets, cesspools, manholes, catch basins, flush tanks, septic tanks, disposal plants, connecting sewers, ditches, drains, conduits, tunnels, channels, or other appurtenances.</li> <li>(7) Drains, tunnels, sewers, conduits, culverts and channels for drainage purposes; with necessary outlets, cesspools, manholes, catch basins, flush tanks, septic tanks, disposal plants, connecting sewers, ditches, drains, conduits, channels, and appurtenances.</li> <li>(8) Pipes, hydrants, and appliances for fire protection.</li> <li>(9) Breakwaters, levees, bulkheads, groins and walls of rock, or other material to protect the streets, places, public ways, and other property from overflow by water, or to prevent beach erosion or to promote accretion to beaches.</li> <li>(10) Retaining walls, embankments, buildings, and any other structures or facilities necessary or suitable in connection with any of the work mentioned in this section.</li> <li>(11) Compaction of land, change of grade or contours, construction of caissons, retaining walls, drains, and other structures suitable for the purpose of stabilizing land.</li> <li>(12) Works, systems or facilities for the transportation of people, including rolling stock and other equipment appurtenant thereto.</li> <li>(13) All other work auxiliary to that described in subparagraph 12 which may be required</li> </ol>

	<p>to carry out that work, including terminal and intermediate stations, structures, platforms, or other facilities which may be necessary for the loading of people into and unloading of people from such transportation facilities.</p> <p>(14) The grading or re-grading, the paving or repaving, the planking or re-planking, the macadamizing or re-macadamizing, the graveling or re-graveling, and the oiling or re-oiling of streets.</p> <p>(15) Acquisition, construction, improvement, and equipping of temporary and permanent school buildings.</p> <p>(16) Acquisition, construction, improvement, and equipping of fire stations.</p> <p>(17) Acquisition, construction, improvement, and equipping of police stations.</p> <p>(18) Acquisition, construction, and installation of traffic signs, signals, lights, and lighting.</p> <p>(19) Public works maintenance facilities.</p> <p>(20) All other work auxiliary to any of the above which may be required to carry out that work including, but not limited to, the maintenance of Public Facilities Projects and administrative, engineering, architectural, and legal work performed in connection with establishing, implementing, and monitoring Public Facilities Projects.</p> <p>(21) Acquisition of any and all property, easements, and rights-of-way which may be required to carry out he purposes of the project.</p> <p><b>“Public Facility Service Area”</b> means the service area for Clinton City.</p> <p>Is this definition needed? <b>Discuss with Mike Child and Bryce Wilcox if needed in the Subdivision Ordinance or is addressed in the Engineering and Development Standards</b></p> <p><b>“Public Hearing”</b> means an adjudicatory proceeding held by the Planning Commission and use authority preceded by published proper notice and actual written notice to certain persons and at which certain persons the public, including the applicant may speak to those matters which are the subject of the hearing., may call witnesses and introduce evidence for the purpose of demonstrating that plat approval should or should not be granted. Witnesses shall be sworn and subject to cross examination. The rules of civil procedure binding on the courts shall not, however, bind the Planning Commission.</p> <p><b>“Public Improvements”</b> Any drainage ditch, subsurface drainage system, storm drainage system, roadway, parkway, sidewalk, pedestrianway, tree, lawn, off-street parking area, lot improvement, or other facility for which the City must ultimately assume the responsibility for maintenance and operation, or which may affect an improvement for which the City responsibility is established. All such improvements shall be accompanied by the required financial security. <del>properly bonded or eserowed.</del></p> <p>End of discussion for 02202018</p>
<p><b>OTHER ISSUES</b></p>	<p>There were none.</p>
<p><b>ADJOURNMENT</b></p>	<p><b>Commissioner Tyler moved to adjourn. Commissioner Cressall seconded the motion. Commissioners’ Cressall, Bauer, Thompson, Tyler, Evans and Briggs voted in favor of the motion, the meeting adjourned at 8:46 p.m.</b></p>