



**CLINTON CITY PLANNING COMMISSON
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*

Date of Meeting	May 15, 2018	Call to Order	7:02 p.m.
Staff Present	Community Development Director Will Wright and Lisa Titensor recorded the minutes.		
Citizens Present	Adam Benard, Jim Flint, Graydon Blair, DeLayne Hansen, Chris Shupe, Arverd Taylor, Mike Waite, Chase Freebairn		
Pledge of Allegiance	Commissioner Thompson		
Prayer or Thought	Commissioner Cressall		
Roll Call & Attendance	Present were: Commissioner’s Dereck Bauer, Jolene Cressall, Gary Tyler, Tony Thompson, Dan Evans and Commissioner Hale Excused were: Commissioner Jacob Briggs		
City Council Report	Mr. Wright reported the May 8, 2018 City Council Meeting as recorded in the minutes.		
Declaration of Conflicts	There were none.		
Approval of Minutes	Commissioner Thompson moved to approve the May 1, 2018 Planning Commission minutes. Commissioner Bauer seconded the motion. Commissioners’ Thompson, Tyler, Cressall, Bauer, Evans and Hale voted in favor.		
7:05 P.M. – REVIEW AND ACT UPON A SITE PLAN REQUESTED BY DR. PAUL MACKLEY TO BUILD AN OVERFLOW PARKING LOT ADDITION FOR COMFORT DENTAL LOCATED ON THE CORNER LOT AT 2225 W 1800 N (ITEM TABLED FROM APRIL 3, 2018 MEETING).			
Petitioner	Paul Mackley, owner/agent for Comfort Dental Office at 2207 West 1800 North, represented by Jim Flint of Hansen and Associates.		
Discussion	<p>On December 5, 2017 the Planning Commission recommended the City Council amend Section 28-4-7 Location of Parking Facilities of the Zoning Ordinance, which would allow an overflow parking lot to be placed on an adjacent parcel under certain conditions, which Council adopted on December 12, 2017. The design for a overflow parking lot is to meet requirements to insure desired aesthetics (fencing and landscaping) and sound engineering (drainage and safe driveway for parcel/street access), as well as provide for necessary public safety measures by requiring a legal crosswalk(s).</p> <p>The original Site Plan for the Comfort Dental Office was approved by the Planning Commission on October 7, 2008. There were subsequent issues and approval surrounding the City’s landscaping requirements which were ultimately approved on December 3, 2008. The parking for this 6,303 sq. ft. building was approved at 19 parking spaces. It appears that originally the building was designated for medical clinics, which currently have a parking requirement of six (6) spaces per 1,000 sq. ft. of building. This would mean that 38 parking spaces would be needed by current parking regulations.</p> <p>However, apparently, only 5,128 sq. ft. is used for dental office leaving about 1,175 sq. ft. of this building available for other use, which is the crux of the parking issues as different uses have different parking requirements. For example, staff understands that a chiropractor utilized this office space for some time, which had the same parking requirement as a dental office. However, there is now a beauty salon in a portion of the building that requires three spaces per chair.</p> <p>The existing parking lot at Comfort Dental has 19 spaces and the amended regulations that allow an overflow parking lot on an adjacent parcel must provide “... no more than fifty (50%) of the required off-street parking for the existing building” Since Comfort Dental is amending their site plan by</p>		

providing additional parking then they are required to meet current parking requirements. The current building of 6,303 sq. ft. contains the Comfort Dental Office of about 5,128 sq. ft., which according to Section 28-4-5 **Parking Space for Commercial, Industrial, and Institutional Uses** subsection (18) Medical Clinics require six spaces per 1,000 square feet so the dental clinic requires 31 spaces, while the remaining 1,175 sq. ft. of space is currently being used as a beauty salon, which subsection (5) Barber Shop/Beautician Shop indicates ‘three (3) spaces per chair’. The parking regulations limit this salon to two chairs or six more spaces for a total of 37 parking spaces for the current uses of this building. Because of the 50% rule credit for only 19 parking spaces is given for this site.

The site plan shows the configuration of the proposed parking lot, which conforms to the City’s development standards. The City Engineer has confirmed that the grading and drainage information will insure the proper operation of the proposed drainage facility. Further, the site plan shows the buffer yards and landscaping plan that generally meet regulations and corresponds to discussion with the Commission, which will be maintained by the applicant.

Mr. Wright reviewed the site plan as submitted in the staff report.

Public Works and the Fire Department provided the following:

Public Works

- Submittal Date: 3/28/2018
- Must have a storm drain connection
- Must have a storm water cleaner and an emergency overflow
- Submit a grading and drainage plan
- At driveway entrance remove sidewalk and replace with 6” thick walk to be driven on.

Fire Department

Clinton City Fire Department accepts the site plan for Clinton Dental parking lot as submitted.

Commissioner Tyler opened the public hearing at 7:16 p.m. With no public comment, he closed the public hearing at 7:17 p.m.

Commissioner Tyler stated the PZ zone landscaping requirements need to be followed. Per the IBC Code 1106.4, they are required to have one handicap stall with an 8 foot van accessible space with signage. A detention basin is required which must be tied into the storm drain.

Mr. Flint said they will meet the landscaping requirements as well as the ADA compliance and asked for engineer comments for the drainage.

Commissioner Thompson clarified public works required a 6”

- Commissioner Thompson clarified Public Works requirement of at the driveway entrance remove sidewalk and replace with 6” thick walk to be driven on.

Mr. Wright added that one street light is required on 1800 N. because it is in the central business district.

CONCLUSION

Commissioner Thompson moved to approve the Site Plan for Comfort Dental to place an overflow parking lot on an adjacent parcel located on the corner of 2225 W 1800 N with the conditions that the streetscape on 1800 N meets the City requirements including a street light, ADA compliance, detention basin connected to storm drain with a metered outflow and at driveway entrance remove sidewalk and replace with 6” thick walk to be driven on and comply with any other City Ordinances that are in effect. Commissioner Evans seconded the motion. Voting by roll call is as follows: Commissioner Hale, aye; Commissioner Bauer, aye; Commissioner Thompson, aye; Commissioner Evans, aye; Commissioner Cressall, aye; and Commissioner Tyler, aye.

7:10 P.M. - REVIEW AND RECOMMEND TO THE CITY COUNCIL FOR APPROVAL OF THE FINAL PLAT OF PHASE 6 FOR HARRISBURG COUNTRY ESTATES SUBDIVISION, LOCATED AT APPROXIMATELY 2700 W 1300 N.

Petitioner	Q-2, LLC and Craythorne Construction, Erik Craythorne
Discussion	<p>Commissioner Tyler stated the petitioner has requested this item to be tabled for a fourth time. The City Council in their motion on May 8, 2018 requested if the applicant requests another table that the process be started over.</p> <p>Mr. Wright explained this process has been going on for sometime; the City acquired four acres from the developer for a detention basin/park.</p> <p>The motion from the May 8, 2018 CC meeting is as follows:</p> <p><i>Councilmember Mitchell moved to table Resolution 09-18 a request for final plat approval of Harrisburg Country Estates Phase 6 to the May 22, 2018 City Council Meeting with the condition that an agreement clarifying how the payback/compensation for the land the City has purchased on 1300 N will be completed, and that if the item is asked to be tabled yet another time, that the table will be denied and the process will need to be started again. Councilmember M. Petersen seconded the motion. Voting by roll call is as follows: Councilmember Patterson, aye; Councilmember K. Peterson, aye; Councilmember Stanton, aye; Councilmember Mitchell, aye; Councilmember M. Peterson, aye.</i></p> <p>Commissioner Tyler opened the public hearing t 7:32 p.m. and with no public comment, he closed the public hearing at 7:33 p.m.</p>
CONCLUSION	<p>Commissioner Bauer moved to forward a recommendation to the City Council to disapprove Res 9-18 a request for approval of the final plat for Phase 6 of Harrisburg Country Estates located at approximately 2700 W 1300 N and resubmit when the petitioner is ready to move forward. Commissioner Thompson seconded the motion. Voting by roll call is as follows: Commissioner Hale, aye; Commissioner Bauer, aye; Commissioner Thompson, aye; Commissioner Evans, aye; Commissioner Cressall, aye; and Commissioner Tyler, aye.</p>
<p>7:15 P.M. - REVIEW AND ACT UPON A SITE PLAN AND ARCHITECTURAL REVIEW FOR SECURE SELF STORAGE REQUEST FROM ADAM BENARD TO EXPAND MINI-STORAGE FACILITY LOCATED AT 2277 W 1300 N.</p>	
Petitioner	Adam Benard, owner of Secure Self Storage and developer of proposed units
Discussion	<p>Adam Benard explained Secure Self Storage has purchased Lock It Up Self Storage. The intent is to expand the number of storage units; currently there are 213. SSS is proposing installing buildings with asphalt drive isles and underground retention. A buffer for homes to south to match existing buffer has been added. The units are all drive up with various sizes 5 x 10 to 10 x 30 with gated access.</p> <p>Mr. Wright reviewed the staff report:</p> <p>Secure Self Storage in the recent past acquired Lock It Up Self Storage along with additional property behind this storage facility. In 2/7/2006 the Planning Commission approved the storage units and a residence for this location that consisted of a little more than 2 acres and 213 storage units, along with a front office and residence to service this business site.</p> <p>The new owners acquired the property behind this storage facility in order to expand the business. The Secure Self Storage Subdivision is comprised of three (3) additional lots of which 2 of these lots are planned for the future expansion of the storage facilities. The Secure Self Storage Subdivision is a minor subdivision (three lots or less) that is being reviewed by staff and is expected to be approved by the City Engineer and Mayor, which contains 9.049 acres. It consists of three (3) lots, including: lot 1 of 2.737 acres; lot 2 is 5.31 acres; and lot 3 is a 1 acre parcel. It is planned that both lots 1 & 2 will be future phases of the Secure Self Storage project. Lot 1 is the property slated for the new storage units.</p> <p>The landscaping plan shows the buffer yard on the east side at 35 feet with extensive plantings that will create a green barrier at the rear of the residential lots, which will correspond with the existing buffer yard on the original site. There are six drives that circulate the storage unit area including 4 drives that flow onto two drives at each end of this site. The smallest drive is 25' wide there is no parking associated with these drive isles, while there are two 35' drives. Further, the Fire Department has reviewed and approved this layout. The exterior of these storage units are steel and are a color that will be similar to the existing storage units.</p>

	<p>Public Works</p> <ul style="list-style-type: none"> • Submittal Date: 4/3/18 • Sht. C3.0 Culinary water line should be 8” • Note: have an emergency overflow for underground detention • Submit SD calculations • Submit SD maintenance plan • Submit SD long term maintenance agreement <p>Fire Department</p> <p>#1 – C3.0 - Add a fire hydrant on the South-west property near where the water line will be stubbed.</p> <p>Commissioner Tyler opened the public hearing at 7:44 p.m. and with no public comment, closed the public hearing at 7:45 p.m.</p> <p>Commissioner Tyler asked for clarification on the lighting and fencing.</p> <p>Mr. Benard responded they will install down lights to match the existing lighting to avoid light pollution for neighboring homes.</p> <p>Regarding the fencing, both vinyl and chain link exist, fencing as required by the ordinance will be complied with.</p> <p>The Planning Commission recommended the legal description be amended to include the entire development including the new portion.</p>
<p>CONCLUSION</p>	<p>Commissioner Thompson moved to approve the Site Plan for the Secure Self Storage for the addition of 268 storage units located at 2277 W 1300 N with staff requirements met and other buffer yard and fencing requirements met. Commissioner Cressall seconded the motion. Voting by roll call is as follows: Commissioner Hale, aye; Commissioner Bauer, aye; Commissioner Thompson, aye; Commissioner Evans, aye; Commissioner Cressall, aye; and Commissioner Tyler, aye.</p>
<p>7:25 P.M. - REVIEW AND ACTION UPON A REQUEST FROM IVORY DEVELOPMENT FOR A PRELIMINARY PLAT CALLED MONARCH MEADOWS SUBDIVISION LOCATED AT APPROXIMATELY 2600 W 1300 N.</p>	
<p>Petitioner</p>	<p>Chase Freebairn, representing Ivory Development</p>
<p>Discussion</p>	<p>Chase Freebairn reported Ivory Homes has successfully negotiated with Clinton City to sell 4 acres for a park. The lots range from 11,000 sq. ft. to half acre lots. The initial engineering comments are resolved; the new comments received today will be addressed. The development agreement allows for averaging which includes the 4 acre parcel.</p> <p>Mr. Wright reviewed the following information included in the staff report:</p> <p>This request was tabled by the Planning Commission on November 7 & December 5, 2017 and January 16, 2018 due to not showing the land for a City park, thereby allowing for further negotiations by the City for this land then finally redesigning the subdivision showing the park area and lot layout per agreed upon conditions.</p> <ol style="list-style-type: none"> 1. The Parcel contains about 26 acres and is designated as Single Family Residential (R-1-15 Zone) on which 66 lots are proposed. 2. The City Council approved the rezoning of this property from Agricultural (A-1) to Residential Single Family (R-1-15) Zone on September 5, 2017. 3. Ordinance 17-05Z approved the rezoning of this parcel and indicated the developer agrees “... to negotiate with City for property to become a park adjacent to the detention basin.” 4. City management negotiated with the developer and the City Council approved on 2/13/18 a development agreement that provides for the City to acquire 4 acres for a park. Additionally, the park area can be used in averaging the size of lots which will be within the development standards for R-1-15 zone. Further, the side setbacks are reduced to 8/10 feet from the 10/10 feet. The lots must be a minimum of 11,000 sq. ft. and a max of 22,100 sq. ft. with corner lots to be 15,000 sq. ft. All 15 corner lots meet 15,000 sq. ft. requirement and the remaining 51 lots

range in size from 11,122 sq. ft. to 19,777 sq. ft. with an overall average for the 66 lots of 15,515 sq. ft. and just over 15,600 sq. ft. for the 51 lots when combined with the park area. All lots except for lots 50 & 63, have a width of at least 80' with lot 63 being just over 80' wide and lot 50 being over 75' in width at the setback line.

Comments and/or questions related to changes needed in the drawings have been provided to the developer as staff takes into account the few changes provided for in the development agreement.

Public Works

- Submittal Date: 4/3/2018
- Submit SWPPP
- Add the following paragraph to the drawings
- Lot Drainage: Lots shall be laid out so as to provide positive drainage away from all buildings, and individual lot drainage shall be coordinated with the general storm drainage pattern for the area. Drainage shall be designed so as to avoid concentration of storm drainage water from each lot to adjacent lots.
- Provide proof of application to DWC company
- Provide letter from ditch company approving changes
- At stub streets going south, verify irrigation pipe crossing roadway is RCP
- Sht. C2 along parcel A lots 1-7 that border the park, install 6' fence with 18" mow strip
- Sht. C2 1300N roadway section should call out 5" of asphalt (collector)
- All LD and S man holes to be 5' at all direction change, including T's
- All LD main to be 8"
- Sht. C3 re route SD to 1300N, re route LD to 1300N and to pond, or re route along the North property of lot7 then to pond avoiding park
- Sht. C2 move stop/address sign from lot 49 to lot 29
- Call out street addresses
- Install stop/address sign lot 25 and lot 66 at 1300N
- Pp1 cb #35 move to property line
- Pp1 add cb at corner lot 20
- Pp2 ad cb lot line 62/63
- Pp2 on sd box26 you have a stub going nowhere
- Pp2 move sd box 29 and sd box 30 to property line
- Pp3 lot 14, add cb at 2600W phase line (across from cb17)
- Pp3 change sd man hole to a cb lot 25
- Pp4 the centerline grade break stationing doesn't match the profile plan
- Pp4 at 2600 street connection tie on the City 36" sd and route and upsize pipe to park property lot 7
- Note: all topsoil vegetation to be removed before import material brought in
- Lot 63 on 1300N need curb, gutter and sidewalk

Commissioner Tyler opened the public hearing at 8:14 p.m.

Delayne Hansen stated his property borders lots 25, 26 27 & part of 28. He expressed the following concerns:

- The southern border has a 9 – 10 foot slope; he said a retention wall may be needed to prevent sloughing. An engineer who surveyed the property commented to him that metal plates should have been installed with the storm water line.
- Visibility on 2600 W and how the road will come over the ridge.
- The fence line with Castle Creek development has two homes that have field fence and have a different zone, he feels a vinyl fence should be installed.
- The width of the road going south of this development coming into his subdivision is narrower without curb and gutter.
- The sewer line may back up because the line is so shallow. Mr. Child has previously commented that when this property is developed, the line will be lowered when

	<p>being tied in.</p> <ul style="list-style-type: none"> • Lots 26, 27 & 28 are small lots which but up against his acre and animals may be a concern for those home owners. <p>Graydon Blair commented:</p> <ul style="list-style-type: none"> • He is not happy with the size of the tiny lots, they are long and narrow and the homes sit too close together which he feels decreases property values. • From a fire perspective he is concerned with the homes so close together. • Six foot parking strips are too large, he would like wider roads. <p>Chris Shupe said he is a homeowner in Castlecreek, his house borders lots 26 & 27. He has the following concerns:</p> <ul style="list-style-type: none"> • Runoff is a huge concern. • The size of the lots will decrease property value in surrounding developments. • He feels the visuality will be an issue; he is concerned for his kid’s safety. He would like to see stop signs installed at the top of the street. <p>Arverd Taylor questioned if the park is being averaged into the size of the lots.</p> <p>Commissioner Tyler confirmed that it is through the Development Agreement.</p> <p>With no further public comment, the public hearing was closed at 8:28 p.m.</p> <p>Mr. Wright clarified that with the preliminary plat only the lot layout and general design are considered, the construction and engineering is dealt with in the Final Plat. Regarding the comments, he explained the following:</p> <ul style="list-style-type: none"> • Curb and gutter will most likely not be required for existing developments. • The storm drain lines currently exist. <p>Regarding other comments, Commissioner Tyler stated that the size of the lots meet the City Code and he referred to Public Works comments listed above.</p> <p>Chase Freebairn stated he appreciate the comments and concerns identified, and provided the following information:</p> <ul style="list-style-type: none"> • The engineering plans have been submitted and received back from both the City Engineer and Publics Works Director. • Regarding the slope, there were no concerns identified by the geo tech. It may be up to homeowners to put in a retaining wall, there will be a construction grade done to direct water away from the homes with a perimeter drain system that ties into the land drain. If retaining walls are needed, they will be considered on a case by case basis. • The Road connection and safety is a valid concern; the City may want to address this and Ivory will work with staff. • Fencing is typically left up to home owners unless abutting to dissimilar use which would most likely require vinyl fencing. The agricultural zones usual requirement is a chain link fence. <p>Mr. Freebairn explained these are mid level homes costing \$400,000 and above. It is intended to be a destination and Ivory wants to be a good neighbor throughout the development process. The homes sizes will be the same for all size lots and meet setback requirements.</p>
<p>CONCLUSION</p>	<p>Commissioner Bauer moved based on the fact that the site plan meets code requirements to approve the Preliminary Plat for Monarch Meadows located at approx. 2513 W 1300 N. Commissioner Thompson seconded the motion. Voting by roll call is as follows: Commissioner Hale, aye; Commissioner Bauer, aye; Commissioner Thompson, aye; Commissioner Evans, aye; Commissioner Cressall, aye; and Commissioner Tyler, aye.</p>
<p>7:35 P.M. - REVIEW AND ACT UPON SITE PLAN REQUESTED BY KOREY KINDER REPRESENTING</p>	

MOUNTAIN AMERICA CREDIT UNION TO BUILD AN ADDITIONAL PARKING LOT AT 1727 W 1800 N.

Petitioner	Korey Kinder of Andersen, Wahlen & Associates, representing Mountain America Credit Union.
Discussion	<p>Arverd Taylor stated the intent is to extend the parking lot to the east and add 16 more parking stalls. There will be landscaping on 1800 N which includes trees.</p> <p>Mr. Wright reviewed the following information included in the staff report:</p> <p>The Planning Commission approved the Site Plan Review for Centennial Bank on June 2, 1998. Mountain America Credit Union then acquired this building and was approved for site modifications by the Planning Commission on July 17, 2012. The original and modified building was listed as 2,000 sq. ft. on a 25,610 sq. ft. parcel. The buildable area for the original building is 23,246 sq. ft. and has a total of 20 parking spaces including 2 handicapped spaces. There are ten (10) spaces in front of the building including the two handicapped parking spaces along with 10 spaces in the rear of the building. This parking lot addition proposes 16 new spaces located in the front of the building (east side) and when added to the original parking will provide a total of 36 spaces.</p> <p>A review of the current parking requirements for this existing building and use provides in Section 28-4-5(4) <u>Banks, Savings and Loans, Credit Union, Finance Companies, Drive-in Banking</u> that there should be “One (1) space per employee at the highest shift plus one (1) space per two hundred square feet of main floor area and one (1) space per five hundred square feet of basement or second floor area.” Since this building is 2,000 sq. ft. then ten (10) spaces are required for this size of building. Additionally, according to the branch supervisor, there are 12 employees at the highest shift requiring 12 more spaces for a total of 22 parking spaces required for this size and use of building.</p> <p>This means that the existing 20 parking spaces with the additional 16 parking spaces, including the 2 handicapped parking spaces meets or exceeds the parking requirements. Section 28-4-9 <u>Accessible Parking Spaces</u> states in subsection (2) that 2 handicapped parking spaces are required for 26-50 total parking spaces, meaning the two handicapped accessible spaces meets the City’s number of handicapped parking spaces. Further, subsection (2) of Section 28-4-9 indicates these spaces are to be “... located to provide the least travel distance to accessible facilities served, ... without crossing vehicle traffic, and ... do not exceed two hundred feet (200’) [from facilities served]”, which the current spaces meet these requirements.</p> <p>Mike Waite stated there are approximately 12 employees during peak hours, occasionally there are more prior to the credit union opening when staff meetings are held.</p> <p>Mr. Wright continued:</p> <p>The buffer yard setback along 1800 N is 28.5 feet and corresponds to the same setback shown for the original bank building. The landscape plan shows plantings similar to the current building’s landscaping. MACU’s representative contacted UDOT about future plans for this section of street and learned that improvements for this stretch of 1800 N will not materially affect this parcel or their current use on that site.</p> <p>The Planning Commission questioned what is intended for the landscaping and stated they want to make sure the entire lot is landscaped per code requirements.</p> <p>Arverd Taylor reviewed the landscaping plans.</p> <p>Commissioner Tyler clarified the landscaping requirements identified in 28-3-10 (a) requires landscaping back to the existing parking lot. The tree requirements are identified in 28-20-6(2) (a).</p> <p>Commissioner Tyler opened the public hearing at 9:20 p.m. With no public comment, he closed the public hearing at 9:21 p.m.</p>
CONCLUSION	<p>Commissioner Cressall moved to approve the Site Plan to add an additional parking lot adjacent to Mountain America Credit Union located at 1727 W 1800 N with the condition that the south part of the parking lot is landscaped according to 28-3-10 general requirements (a) and 28-20-6(2). Commissioner Evans seconded the motion. Voting by roll call is as follows: Commissioner Hale, aye; Commissioner Bauer, aye; Commissioner Thompson, aye; Commissioner</p>

	Evans, aye; Commissioner Cressall, aye; and Commissioner Tyler, aye.
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.	
Petitioner	Community Development
Discussion	Due to the late hour, the Planning Commission delayed this discussion.
OTHER ISSUES	There were none.
ADJOURNMENT	Commissioner Hale moved to adjourn. Commissioner Evans seconded the motion. Commissioners' Tyler, Thompson, Bauer, Evans, Hale and Briggs voted in favor. The meeting adjourned at 9:34 p.m.