



2267 N 1500 W
Clinton UT 84015

Planning Commission Members

Chair – Dan Evans

Vice Chair – Dereck Bauer

Mark Gregersen

Dan Evans

Jolene Cressall

Ed Olson

Tony Thompson

Date of Meeting	September 5, 2023	Call to Order	7:00 p.m.
Staff Present	Community Development Director Peter Matson and Lisa Titensor recorded the minutes.		
Attendees	Brad Lafater, A. Jack Patterson, Josh Rabe, Marie Dougherty		
Prayer or Thought	Commissioner Evans		
Pledge	Commissioner Olson		
Roll Call/Attendance	Present were: Dereck Bauer, Jolene Cressall, Mark Gregersen, Tony Thompson, Ed Olson and Dan Evans		
Declaration of Conflicts	There were none.		
1. REVIEW AND ACTION ON SITE PLAN APPROVAL FOR A KUM & GO CONVENIENCE STORE AND GAS STATION ON APPROXIMATELY 1.52 ACRES LOCATED AT THE NORTHWEST CORNER OF 2300 NORTH AND 2000 WEST IN THE PZ (PERFORMANCE ZONE) ZONING DISTRICT (PARCEL NOS. 13-050-0002, 13-050-0003 AND 13-050-0004).			
Petitioner	Petitioner: Joshua Rabe with Kum & Go, L.C. and Joe Wright, Olsson Civil Engineers Submitted by: Peter Matson, Community Development		
Discussion	BACKGROUND: <ol style="list-style-type: none">1) The request consists of site plan approval for a 3,968 square foot convenience store building and gas station on 1.52 acres located at the northwest corner of 2300 North and 2000 West. The development site is situated on the south lot (Lot 2) of the proposed two-lot Via Commercial Park subdivision (see attached plat). The north lot (Lot 1) was previously proposed for a tunnel car wash development, which from what we understand is no longer under consideration. The property is zoned PZ with a convenience store and liquid fuel sales listed as permitted uses requiring site plan and design review and approval by the planning commission.2) The proposal is consistent with the development standards of the zoning ordinance. More specifically, the site plan meets the requirements of the PZ zone including adequate parking, site circulation, landscaping and architecture.3) The 22 parking stalls (including one ADA stall) meet the minimum standards of the zone for this use. The ordinance requires one parking space for each two hundred square feet of retail floor area.4) The photometric (lighting) plan attached to the staff report on page 5 of the site plan exhibits indicates the attached, pole and fuel canopy lighting meet the standards of the code and lighting is appropriately contained onsite.		

	<p>5) The architecture and color scheme associated with the site are in keeping with the CBD design guidelines in Chapter 20 of the zoning code. The main building entrance is the east elevation (see Site Plan Exhibit Page 6) that includes a vintage wood cedar panel above the front entrance and windows with a wrap-around silver metallic aluminum fascia. The wood panel and aluminum fascia wrap around to the north elevation for a cohesive design. Staff’s architectural review scoring is attached to the staff report for reference 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 0.59. The finding that the site plan and improvements meet the general purpose and spirit of the Performance Standard Zone standards can be made.</p> <p>6) The landscape and irrigation plans are generally consistent with the guidelines of the recently adopted water efficient landscape standards for new commercial developments. No turf grass is proposed and the tree and plant selections are appropriate for the climate. Staff has requested the applicant provide clarification regarding the 35% minimum mature growth live plant coverage (except for deciduous tree canopy coverage). The applicant will provide a calculation table or an updated landscape plan prior to the meeting to ensure the plan meets this minimum standard.</p> <p>Mr. Matson reviewed the information included in the staff report.</p> <p>Commissioner Bauer questioned the note regarding the 5’ front canopy and pump setback.</p> <p>Josh Rabe with Kum and Go replied this is most likely just a note to avoid future confusion.</p> <p>Commissioner Thompson asked if the fact that Maverik purchased Kum and Go will affect future development.</p> <p>Mr. Rabe said his direction is still to develop a Kum and Go. If this does change, the proper process will be followed to accommodate any changes.</p> <p>Commercial Cressall asked about the red tower.</p> <p>Mr. Rabe responded the red tower and the red oval are part of the standard design.</p> <p>Commissioner Gregersen asked if there are three lots. He asked if there is a 25’ setback.</p> <p>Mr. Rabe responded he believes the three lots will be being divided into two lots.</p> <p>Mr. Matson clarified the setbacks are buffer driven; the setbacks are 20’, 20’, 20’ and 0 on the north.</p> <p>He commented drawings should be cleaned up of some of the labels that are confusing.</p> <p>Commissioner Olson asked if the drive lane will be continued through both lots.</p> <p>Mr. Rabe responded yes.</p> <p>There will be a convenience store with healthy food options as well.</p>
<p>CONCLUSION</p>	<p><i>Commissioner Thompson moved to approve the architectural review for the Kum & Go Convenience store located at 2300 N 2000 W based on a positive score .59. Commissioner Bauer seconded the motion. Voting is as follows: Commissioner Bauer, aye; Commissioner Cressall, aye; Commissioner Gregersen, aye; Commissioner Olson, aye; Commissioner Thompson, aye and Commissioner Evans, aye.</i></p> <p><i>Commissioner Thompson moved to approve the site plan and associated improvements of the Kum & Go convenience store and gas station PARCEL NOS. 13-050-0002, 13-050-0003 AND 13-050-0004 commercial site plan and associated improvements with the following conditions of approval.</i></p> <p><i>1) Construction drawings shall be in substantial conformance with the documents</i></p>

	<p><i>submitted in this Site Plan and Design Review approval for Kum & Go Convenience Store, plans dated August 30, 2023.</i></p> <p><i>a. Construction drawings shall be to the satisfaction of the City Engineer and Public Works department prior to building permits being issued. Comments generated in the memo dated August 2, 2023 shall be fully addressed.</i></p> <p>2) <i>Site Plan approval is subject to obtaining approval by Davis-Weber Counties Canal Company (DWCCC) prior to building a permit being issued.</i></p> <p>3) <i>Water efficient landscape plan to show minimum 35% live plant coverage (except deciduous tree coverage).</i></p> <p>4) <i>Monument and/or wall signage will be reviewed and approved under separate permit.</i></p> <p>5) <i>Site plan approval may be subject to obtaining Utah Department of Transportation (UDOT) approvals prior to issuance of a building permit, if applicable.</i></p> <p>6) <i>Pursuant to Section 28-3-10(v) (A), landscaping shall be installed prior to occupancy of any building. In cases of inclement of weather, a financial guarantee shall be required.</i></p> <p><i>Commissioner Bauer seconded the motion. Voting is as follows: Commissioner Bauer, aye; Commissioner Cressall, aye; Commissioner Gregersen, aye; Commissioner Olson, aye; Commissioner Thompson, aye and Commissioner Evans, aye.</i></p>
	<ul style="list-style-type: none"> • Approval of August 15, 2023 Planning Commission Meeting Minutes. <i>Commissioner Bauer moved to approve the minutes of the August 15, 2023 Planning Commission Meeting. Commissioner Cressall seconded the motion. Commissioners Bauer, Cressall, Gregersen Olson, Thompson and Evans voted in favor.</i> • Directors Report: • Mr. Matson reported on training opportunities coming up in Ogden for the Planning Commission to attend. • He also asked the Commission for some topics for training they would like to see come before the Planning Commission at future meetings. • Reported on the August 22, 2023 City Council meeting as identified in the meeting minutes. • Commission Comments:
OTHER ISSUES	<ul style="list-style-type: none"> • There were none.
ADJOURNMENT	<p><i>Commissioner Cressall moved to adjourn. Commissioner Olson seconded the motion. Commissioners Bauer, Cressall, Gregersen, Olson, Thompson and Evans voted in favor. The meeting adjourned at 8:08 pm.</i></p>