



**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>November 6, 2018</b>	<b>Call to Order</b>	<b>7:02 p.m.</b>
<b>Staff Present</b>	Community Development Director Valerie Claussen and Lisa Titensor recorded the minutes.		
<b>Citizens Present</b>	Kurt Jensen, Jay Bingham		
<b>Pledge of Allegiance</b>	Commissioner Evans		
<b>Prayer or Thought</b>	Commissioner Hale		
<b>Roll Call &amp; Attendance</b>	Present were: Commissioner’s Jacob Briggs, Dereck Bauer, Dan Evans, Gary Tyler, Andy Hale and Jolene Cressall. Commissioner Tony Thompson arrived at 7:15 p.m.		
<b>City Council Report</b>	Valerie Claussen reported on the October 23, 2018 City Council meeting as recorded in the minutes.		
	Update on current projects No items tracking to November 20, 2018		
<b>Declaration of Conflicts</b>	There were none.		
<b>Approval of Minutes</b>	<b>Commissioner Tyler moved to approve the October 16, 2018 Planning Commission minutes. Commissioner Cressall seconded the motion. Commissioners’ Cressall, Bauer, Tyler and Briggs voted in favor.</b>		
<b>1) PUBLIC HEARING – Request for a Conditional Use Permit - Review and action upon a request to renew a Conditional Use Permit from Wal-Mart Stores, permit for outside display and sales at the store located at 1632 North 2000 West. (Continued from October 16, 2018 meeting)</b>			
<b>Petitioner</b>	Wal Mart Stores, Bryce Blackburn		
<b>Discussion</b>	<p>This is the fourth 5-year renewal to a conditional use permit issued to Wal-Mart Stores located at 1632 North 2000 West.</p> <ul style="list-style-type: none"> <li>There have not been any issues related to these uses.</li> </ul> <p>The Planning Commission continued this item from the October 16, 2018 meeting after requesting an updated exhibit that reflected current conditions, displays and storage. The revised exhibit has been submitted. The swing set display has been removed and the solicitation area from the southwest corner of the building now shows the propane exchange display toward the northwest corner of the building and delineates an area directly north of the building for seasonal storage pods.</p> <p>Kurt Jensen was present representing Wal Mart.</p> <p>At 7:14 p.m. Commissioner Briggs asked for public comment. There was none; he closed the public hearing at 7:15 p.m.</p> <p>The Planning Commission reviewed the map and Conditional Use Permit.</p> <p>Mr. Jensen clarified the swing set display will be discontinued.</p> <p>He stated that Wal Mart is very pleased to be in Clinton City and is very successful here. The Clinton Wal Mart is one of the top performing stores in Utah.</p>		
<b>CONCLUSION</b>	<b>Commissioner Cressall moved to approve renew a Conditional Use Permit for Wal Mart Stores, for outside sales, display and temporary storage trailers at 1632 N 2000 W</b>		

	<p><b>Commissioner Tyler seconded the motion. Voting by roll call is as follows: Commissioner Bauer, aye; Commissioner Cressall, aye; Commissioner Thompson, aye; Commissioner Tyler, aye; Commissioner Hale, aye; and Commissioner Briggs, aye.</b></p>
<p><b>2) PUBLIC HEARING—Request for a Conditional Use Permit - Review and action upon a request for a Conditional Use Permit for Thrive to place a sign on the Petco store located at 1978 N 2000 W. (Continued from September 18, 2018 meeting)</b></p>	
<b>Petitioner</b>	<p>Allied Electric Sign &amp; Awning represented by Kelsey Liddle.</p>
<b>Discussion</b>	<p>Jay Bingham was present representing Allied Electric Sign.</p> <p>The staff report identified the Ross/Petco Building currently has seven wall signs. The proposal consists of the addition of another wall sign that is 34 SF in size for business identification, and an additional 4 SF of wall signage to be added to the existing services list on the Petco building. Total square footage of existing signage for this multi-tenant building is approximately 1,069 SF and this request is an increase of 38 SF for a total of 1,107 SF.</p> <p>Section 24-4-2 of the City Code limits the number of wall signage for multi-tenant buildings to seven (7) signs. However, Section 24-4-2(6)(b) states the number of wall signs in a multi-tenant building may be exceeded with review and approval of a CUP by the Planning Commission. The CUP findings for approval to increase the number of wall signage are the following:</p> <ol style="list-style-type: none"> <li>1) Sign package blends with the aesthetics of the building and surrounding natural and manmade environment.</li> <li>2) Sign package color, style, size, scale and proportion enhances the exterior of the building and does not place too much bulk and external distractions on the exterior of the building.</li> <li>3) Number of signs are appropriate to the scale of the building.</li> </ol> <p>The CUP findings for Thrive to request additional wall signage can be made in the affirmative. The sign blends with the aesthetics of the environment, the addition of the vet services signage to the existing list is the same lettering, color and sign style of the existing list. The Thrive business sign is designed with thinner massing and in a manner that it does not compete with the primary Petco business signage. It is also of individual lettering. Lastly, the Thrive business sign is in proportion to the building and at an appropriate scale. Consistent with Section 24-4-2(6) the total sign area for the multi-tenant building would be 1,107 SF, this is roughly 9% of the fronts of the buildings that are a total of 12,362 SF, which is less than the 10% maximum.</p> <p>At 7:39 p.m. Commissioner Briggs stated the public hearing was continued from the September 18, 2018 meeting and asked for public comment.</p> <p>The Planning Commission discussed the dimensions of the building and signs and determined it was under 10% for the Petco wall area.</p> <p>With no public comment, Commissioner Briggs closed the public hearing at 7:46 p.m.</p> <p>Mr. Bingham stated that he has addressed this issue in several cities and most cities require the 10% maximum total sign area.</p>
<b>CONCLUSION</b>	<p><b>Commissioner Thompson moved that no conditional use permit is required at this time for Thrive to place a sign on Petco and to allow the current signs to remain as they are in accordance with section 24-4-02. Commissioner Bauer seconded the motion. Voting by roll call is as follows: Commissioner Bauer, aye; Commissioner Cressall, aye; Commissioner Thompson, aye; Commissioner Tyler, aye; Commissioner Hale, aye and Commissioner Briggs, aye.</b></p>
<b>OTHER ISSUES</b>	<p><b>Commissioner Cressall moved to cancel the November 20, 2018 Planning Commission meeting. Commissioner Tyler seconded the motion. Commissioners Bauer, Cressall, Thompson, Tyler, Evans, Hale, Thompson and Briggs voted in favor of the motion.</b></p>
<b>ADJOURNMENT</b>	<p><b>Commissioner Tyler moved to adjourn. Commissioner Bauer seconded the motion. Commissioners’ Cressall, Tyler, Bauer, Thompson, Evans, Hale and Briggs voted in favor. The meeting adjourned at 8:08 p.m.</b></p>