



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

Planning Commission Members

Chair – Gary Tyler

Vice Chair - Tony Thompson

Jolene Cressall

Dereck Bauer

Dan Evans

Mark Gregersen

Date of Meeting	March 5, 2019	Call to Order	7:00 p.m.
Staff Present	Community Development Director Valerie Claussen and Lisa Titensor recorded the minutes.		
Citizens Present	Susie Brewer, Josh Lynch, Mark Andersen, Benjamin Wynn, LeGrand Richins		
Pledge of Allegiance	Commissioner Gregersen		
Prayer or Thought	Commissioner Cressall		
Roll Call & Attendance	Present were: Commissioner's Tony Thompson, Dereck Bauer, Gary Tyler, Jolene Cressall and Mark Gregersen. Commissioner Dan Evans was excused.		
Declaration of Conflicts	There were none.		
1) PUBLIC HEARING: REVIEW AND ACTION ON A REQUEST BY JOSH LYNCH, FOR A REZONING OF APPROXIMATELY 5.07 ACRES FROM THE A-1 (AGRICULTURAL) ZONE TO R1-9 (SINGLE-FAMILY RESIDENTIAL) LOCATED ABOUT A QUARTER OF A MILE WEST OF 2000 WEST ON THE NORTH SIDE OF 1300 NORTH AT 2298 W 1300 N (PARCEL NO. 14-021-0019).			
Petitioner	Josh Lynch, Woodmere Homes Submitted by: Val Claussen, Community Development		
Discussion	Ms. Claussen reported the rezoning request consists of roughly 5 acres located at 2298 W 1300 North. The request is consistent with the General Plan and Land Use Map. The properties are master planned for the R1-9 land use and are predominately surrounded by similar R1-9 zoning. Josh Lynch of Woodmere Homes identified he was present to address this issue. Commissioner Tyler opened the public hearing at 7:06 p.m. and with no public comment, he closed the public hearing at 7:07 p.m.		
CONCLUSION	Commissioner Cressall moved to recommend approval of Ordinance 19-02Z to the City Council for approval of the Hepworth Homestead rezoning request of approximately 5.07 acres from the A-1 (Agricultural) zone to R1-9 (single-family residential) located about a quarter of a mile west of 2000 West on the north side of 1300 North at 2298 W 1300 N (Parcel No. 14-021-0019). Commissioner Bauer seconded the motion. Voting by roll call is as follows: Commissioner Bauer, aye; Commissioner Cressall, aye; Commissioner Thompson, aye; Commissioner Gregersen, aye Commissioner Tyler, aye.		
2) PUBLIC MEETING: REVIEW AND ACTION ON A REQUEST BY DENNIS HEPWORTH, FINAL PLAT APPROVAL OF FENWAY ESTATES PHASE 4 LOCATED ABOUT A QUARTER OF A MILE WEST OF 2000 WEST ON THE NORTH SIDE OF 800 NORTH (PARCEL NOS. 14-053-0035, -0036, AND -0037). (CONTINUANCE REQUESTED TO APRIL 2, 2019)			
Petitioner	Valerie Claussen, Community Development		
Discussion	Ms. Claussen reported this request and public hearing was advertised for the March 5, 2019 Planning Commission meeting; however, more time is needed for the applicant to resubmit modifications to the original layout and address items identified in the technical review. Staff recommends opening the public hearing and continuing the item to the April 2, 2019		

	<p>Planning Commission meeting.</p> <p>Commissioner Thompson noted the agenda item needs to be amended from a rezone which took place on February 19, 2019 to a Final Plat approval.</p>
<p>CONCLUSION</p>	<p>Commissioner Thompson moved to amend the agenda item number 2 to read request for final plat approval of Fenway Estates phase 4. Commissioner Cressall seconded the motion. Commissioner’s Bauer, Cressall, Thompson, Gregersen, and Tyler all voted in favor.</p> <p>Commissioner Thompson moved to table the request for final plat approval of Fenway Estates Phase 4 to April 2, 2019. Commissioner Bauer seconded the motion. Commissioner’s Bauer, Cressall, Thompson, Gregersen, and Tyler all voted in favor.</p>
<p>3) REVIEW AND ACTION ON A REQUEST BY DOUG DENNETT FOR SITE PLAN APPROVAL FOR A HEAD START SCHOOL AND ASSOCIATED IMPROVEMENTS ON APPROXIMATELY 0.92 ACRES LOCATED AT THE NORTHEAST CORNER OF 800 NORTH AND 2000 WEST (PARCEL NO. 14-062-0033).</p>	
<p>Petitioner</p>	<p>Doug Dennett Submitted by: Val Claussen, Community Development</p>
<p>Discussion</p>	<p>Community Development Director Val Claussen explained this request consists of a request for a site plan approval for a 4,250 square foot building and associated site improvements. The building is a head start preschool on roughly one acre. The property is zone PZ and this is a permitted use. The proposal is consistent with the development standards of the Zoning Ordinance and specifically the PZ zone including adequate parking, landscaping, buffers, appropriate site access and prairie-styled architecture.</p> <p>The trash enclosure was initially proposed to be located in the far southeast corner of the site. An alternative location was proposed for the northeast corner of the site when Staff indicated that the southeast corner placed the trash enclosure much closer to the residential (but PZ zoned) property. Planning Commission is requested to specifically provide direction on this item, because there are pros and cons with either location.</p> <p>Standard conditions of approval are proposed and attached to the staff report. Most of the outstanding comments are ones that would typically be addressed during construction document review phase, versus conceptual site plan.</p> <p>The current site plan demonstrates compliance with the development standards of the City.</p> <p>Ms. Claussen reviewed the following proposed conditions of approval:</p> <ol style="list-style-type: none"> 1) Construction drawings are required to be submitted for building permits and shall be in substantial conformance with the documents submitted in this Site Plan approval for Centro de La Familia, plans dated February 14, 2019. <ol style="list-style-type: none"> a. Construction drawings shall be to the satisfaction of the City Engineer prior to building permits being issued. Comments generated in the engineering memo, dated February 21, 2019 shall be fully addressed. b. Construction drawings shall be to the satisfaction of the Fire Department prior to building permits being issued. Comments generated in the fire review memo, dated January 30, 2019 shall be fully addressed. c. Construction drawings shall be to the satisfaction of the City Planner prior to building permits being issued and address the following items: <ol style="list-style-type: none"> i. A revised landscape plan with a more native plant palette ii. A trash enclosure detail will be included in the construction drawings, to include solid gates. d. The building official will review, generate plan review comments and must approve the building plan set prior to building permits being issued. 2) Signage (monument and/or wall) is under separate review and approval. 3) Pursuant to Section 28-3-10(v)(A), landscaping shall be installed prior to occupancy of any

building. In cases of inclement weather, a financial guarantee shall be required.

Mark Anderson representing Doug Dennett was present to address this issue.

Commissioner Cressall asked if this Head Start Program is associated with Davis School District.

Benjamin Wing stated he manages the Head Start Program in this area; this project is a Migrant Head Start with separate funding. They are under the same performance standards and rules however it is geared toward serving the families engaged in agricultural work.

Commissioner Gregersen asked if the detention pond will be a safety issue for the young children; how often it will have water and how deep the water will be.

Ms. Claussen responded that some changes to the detention pond will be required.

Jefferson Bell with Talisman Civil Engineering commented that the detention pond is only for detaining water and it includes an outlet for drainage. The pond will not retain water. It will drain within 12 hours of a large storm event.

Mr. Anderson confirmed the children will be in a fenced area. The preschool has policies that prevent the children from going outside during a storm.

Ms. Claussen confirmed the depth to the detention area is 2 feet according to the Engineer report.

Mr. Bell stated a permit for conditional access has been obtained from UDOT. No utility encroachment permits will be required because they will be tying into 800 N.

The Planning Commission requested that the engineer confirm with staff if they are tying into the West Point water line or the Clinton water line.

Commissioner Cressall asked if the parking is sufficient.

Mr. Wing responded approximately 90% of the children are bussed in. There will be approximately 6 to 8 staff members.

Commissioner Gregersen asked if the parking lot is sufficient for the bus.

Mr. Wing responded all the children will be inside before the bus turns around to exit the parking lot.

Ms. Claussen added parking requirements to meet code is based on the highest shift; based on the submittal, there are 19 parking spaces.

Commissioner Thompson asked if the color has been decided.

Mr. Anderson replied darker tan for the building, brown trim and a gray brown rock with a standing seam roof for the sloped portion and the rest will be asphalt.

Mr. Wing stated the intent would be to fence as much as possible for the playground.

Commissioner Tyler cautioned a 3 foot fence is the highest that would be allowed 30 feet from the property line to protect the sight triangle.

Mr. Wing stated the ages for the students are 2 months to 5 years old. The hours are 8am to 3 pm Monday – Thursday and 8am to 12pm on Friday.

Suzu Brewer stated she lives next door to this proposed building and she and her husband

	<p>would prefer the trash container placed as far from their home as possible.</p> <p>Mr. Wing confirmed they will accommodate this request and stated they plan to be a good neighbor.</p> <p>The Planning Commission scored the Architectural Design as follows:</p> <p><u>Architectural Design Review</u></p> <table border="0"> <tr><td>Building orientation</td><td>1</td></tr> <tr><td>Roofing type and pitch</td><td>1</td></tr> <tr><td>Roof line length</td><td>0</td></tr> <tr><td>Building height</td><td>0</td></tr> <tr><td>Building materials</td><td>1</td></tr> <tr><td>Façade length variation</td><td>0</td></tr> <tr><td>Color schemes</td><td>1</td></tr> <tr><td>Location and proportion of porches & entrances</td><td>0</td></tr> <tr><td>Location and portion of windows</td><td>1</td></tr> <tr><td>Ornamentation and details</td><td>1</td></tr> <tr><td>Parking integration</td><td>0</td></tr> <tr><td>Sign integration</td><td>0</td></tr> <tr><td>Site landscaping design</td><td>1</td></tr> <tr><td>Exterior lighting</td><td>0</td></tr> <tr><td>Design average</td><td>+.26</td></tr> </table>	Building orientation	1	Roofing type and pitch	1	Roof line length	0	Building height	0	Building materials	1	Façade length variation	0	Color schemes	1	Location and proportion of porches & entrances	0	Location and portion of windows	1	Ornamentation and details	1	Parking integration	0	Sign integration	0	Site landscaping design	1	Exterior lighting	0	Design average	+.26
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<p>CONCLUSION</p>	<p>Commissioner Thompson moved to approve the architectural review for Centro de la Familia a head start school located at the northeast corner of 800 north and 2000 west. Commissioner Bauer seconded the motion. Commissioner’s Bauer, Cressall, Thompson, Gregersen, and Tyler all voted in favor.</p> <p>Commissioner Thompson moved to approve the site plan for a head start school and associated improvements on approximately 0.92 acres located at the northeast corner of 800 North and 2000 West (Parcel No. 14-062-0033) with the following conditions of approval:</p> <ol style="list-style-type: none"> 1) Construction drawings are required to be submitted for building permits and shall be in substantial conformance with the documents submitted in this Site Plan approval for Centro de la Familia, plans dated February 14, 2019. <ol style="list-style-type: none"> a. Construction drawings shall be to the satisfaction of the City Engineer prior to building permits being issued. Comments generated in the engineering memo, dated February 21, 2019 shall be fully addressed. b. Construction drawings shall be to the satisfaction of the Fire Department prior to building permits being issued. Comments generated in the fire review memo, dated January 30, 2019 shall be fully addressed. c. Construction drawings shall be to the satisfaction of the City Planner prior to building permits being issued and address the following items: <ol style="list-style-type: none"> i. A revised landscape plan with a more native plant palette ii. A trash enclosure will be located at the northeast corner of the site, and a detail will be included in the construction drawings, to include solid gates. iii. A lighting plan shall be submitted and approved, if lighting is proposed in the parking lot. d. The building official will review, generate plan review comments and 																														

	<p>must approve the building plan set prior to building permits being issued.</p> <p>2) Signage (monument and/or wall) is under separate review and approval.</p> <p>3) 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.</p> <p>Commissioner Bauer seconded the motion. Voting by roll call is as follows: Commissioner Bauer, aye; Commissioner Cressall, aye; Commissioner Thompson, aye; Commissioner Evans, aye; Commissioner Gregersen, aye and Commissioner Tyler, aye.</p>
<p>OTHER BUSINESS</p>	<p>There was none.</p>
<p>OTHER ISSUES</p>	<p>a. Approval of February 19, 2019 Meeting Minutes <i>Commissioner Cressall moved to approve the February 19, 2019 Planning Commission Meeting Minutes with an amendment on page 2 regarding a comment by Commissioner Gregersen adding :</i> He asked if substantial conformance is a consideration being raised by the “alternative recommendations” section of the staff report. <i>Commissioner Gregersen seconded the motion. Voting by roll call is as follows: Commissioner Bauer, aye; Commissioner Cressall, aye; Commissioner Thompson, aye; Commissioner Evans, aye; Commissioner Gregersen, aye and Commissioner Tyler, aye.</i></p> <p>b. City Council Report</p> <p>c. Commission Report</p>
<p>ADJOURNMENT</p>	<p>Commissioner Bauer moved to adjourn. Commissioner Gregersen seconded the motion. Commissioners’ Cressall, Bauer, Thompson, Bauer, Gregersen and Tyler voted in favor. The meeting adjourned at 8:35 p.m.</p>