



**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

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| Date of Meeting | March 19, 2019 | Call to Order | 7:00 p.m. |
| Staff Present | Community Development Director Valerie Claussen and Lisa Titensor recorded the minutes. | | |
| Citizens Present | Kaylyn Brough, Ed Olson | | |
| Pledge of Allegiance | Commissioner Evans | | |
| Prayer or Thought | Commissioner Gregersen | | |
| Roll Call & Attendance | Present were: Commissioner’s Dereck Bauer, Tony Thompson, Gary Tyler, Jolene Cressall, Dan Evans and Mark Gregersen. | | |
| Declaration of Conflicts | There were none. | | |
| <p>1) REVIEW AND ACTION ON A REQUEST BY JZW ARCHITECTS FOR SITE PLAN APPROVAL FOR EXTERIOR BUILDING MODIFICATIONS TO MAVERIK LOCATED AT THE NORTHWEST CORNER OF 1800 NORTH AND 1000 WEST AT 1036 W 1800 N (PARCEL NO. 14-062-0033).</p> | | | |
| Petitioner | Petitioners: AJ Vaughn, JZW Architects Submitted by: Val Claussen, Community Development | | |
| Discussion | <p>Ms. Claussen explained that this request consists of a site plan approval for minor modifications to the Maverik store exterior located at 1036 W 1800 N. This includes updating the main entrance with a new entry feature and updating the materials of the façade to commercial-grade hardie board (siding) and stone veneer wainscoting. An expansion of the building’s existing cooler/freezer is also proposed. Standard conditions of approval are included. The proposed modifications are consistent with the development standards of the City.</p> <p>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 Maverik, plans dates February 12, 2019. <ol style="list-style-type: none"> a) Construction drawings shall be to the satisfaction of the Public Works Department, specifically the inclusion of a grease trap and detail in the plans, prior to building permits being issued b) Construction drawings shall be to the satisfaction of the Fire Department prior to building permits being issued. c) The building official will review, generate plan review comments and must approve the building plan set prior to building permits being issued. 2) Signage is under separate review and approval. <p>Ed Olson representing Maverik explained the changes being proposed are to bring both the interior and exterior up to current standards. It will include a wall to separate the cooking from the sales floor. There is a proposed portico for the front. The cooler on the side of the building will be enlarged. There are no structural changes, just cosmetic improvements.</p> | | |

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| | Mr. Olson confirmed for the Planning Commission the interior of the building will be closed for approximately 10 days to complete the remodel. The exterior gas pumps will remain open. |
| CONCLUSION | Commissioner Bauer moved to approve the site plan with the conditions identified above for a site plan approval of the exterior modifications to the Maverik store located at 1036 W 1800. Commissioner Evans seconded the motion. Voting by roll call is as follows: Commissioner Bauer, aye; Commissioner Thompson, aye; Commissioner Cressall, aye; Commissioner Evans, aye; Commissioner Gregersen, aye and Commissioner Tyler, aye. |
| 2) PLANNING COMMISSION TRAINING: UTAH OPEN MEETING LAW | |
| Petitioner | Val Claussen, Community Development |
| Discussion | Ms. Claussen provided a video for the Planning Commission to review regarding Open Meetings Law Training. |
| OTHER ISSUES | <p>a. Approval of March 5, 2019 Meeting Minutes <i>Commissioner Bauer moved to approve the March 5, 2019 Planning Commission Meeting Minutes. 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> |
| ADJOURNMENT | Commissioner Bauer moved to adjourn. Commissioner Evans seconded the motion. Commissioners' Cressall, Thompson, Bauer, Evans, Gregersen and Tyler voted in favor. The meeting adjourned at 8:35 p.m. |