



**CLINTON CITY PLANNING COMMISSON
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	September 3, 2019	Call to Order	7:00 p.m.
Staff Present	Community Development Director Valerie Claussen and Lisa Titensor recorded the minutes.		
Citizens Present	Karen Kagie, Shane Sanders		
Pledge of Allegiance	Commissioner Gregersen		
Prayer or Thought	Commissioner Cressall		
Roll Call & Attendance	Present were: Commissioner’s Tony Thompson, Dan Evans, Mark Gregersen, Jolene Cressall and Gary Tyler Excused were: Commissioner Dereck Bauer		
Declaration of Conflicts	There were none.		
REVIEW AND ACTION ON SITE PLAN APPROVAL FOR THE MOUNTAIN AMERICA CREDIT UNION BUILDING AND ASSOCIATED SITE IMPROVEMENTS LOCATED AT 1727 WEST 1800 NORTH (PARCEL NOS. 14-244-0001 AND 14-003-0004).			
Petitioner	Petitioners: Sanders Associates Architects and Anderson, Wahlen & Associates (Engineers) Submitted by: Valerie Claussen, Community Development		
Discussion	<p>Ms. Claussen reviewed the following information provided in the staff report:</p> <ol style="list-style-type: none"> 1) The request consists of site plan approval for a new 3,865 square foot building and associated site improvements on roughly one acre. The old building on the site will be demolished. The property is zoned PZ and credit unions are permitted with site plan and design review approval. 2) The proposal is consistent with the development standards of the Zoning Ordinance and more specifically the PZ zone including adequate parking, landscaping, buffers, appropriate site access and prairie-styled architecture. Staff’s architectural design review scoring is attached for reference and can be used for the Commission’s evaluation. Scores greater than zero are recommended for approval. The initial review offers a score of 1.5. The finding that development of the site plan meets the general purpose and spirit of the Performance Standards Zone ordinance can also be made. 3) Standard conditions of approval are proposed and attached. One condition that is unique to the site involves secondary water improvements to the lot directly to the south. The site has secondary water service, but when the parcel to the south develops secondary water improvements will need to be determined. These improvements may affect the subject parcel because an easement may need to be provided at a future date for the secondary water service lines. (Or a property owner’s association (POA) may be established that would manage a single meter to serve both lots.) 4) The project’s proposed signage meet standards and are recommended for approval. 		

Commissioner Gregersen asked about utility easements and if additional recording requirements are necessary.

Ms. Claussen responded the plat has been reviewed by the Engineer and there are no other requirements at this time.

Shane Sanders with Sanders Associates Architects explained Mountain America has determined to build a new structure rather than remodel their old building. The purpose is to improve the service to local customers.

He reviewed the exterior features and materials of the building.

The Planning Commission reviewed the Architectural Design Review provided in the staff report.

1. Building orientation
 - a. To the street 2
 - b. For future infill N/A
 2. Roofing type and pitch 2
 3. Roof line length 2
 4. Building height 2
 5. Building materials 2
 6. Façade length variation 2
 7. Color schemes 2
 8. Location and proportion of porches, and entrances 2
 9. Location and proportion of windows 1
 10. Ornamentation and details 2
 11. Parking integration 2
 12. Sign integration 1
 13. Site landscaping design
 - a. Fencing/walls 1
 - b. Sidewalks 1
 - c. Trees 2
 - d. Solid waste enclosures 1
 - e. Additional features 1
 14. Exterior lighting 1
- TOTAL 29 - DESIGN REVIEW AVERAGE SCORE (Total / 19) 1.53

The Planning Commission unanimously agreed with the positive score of 29.

CONDITIONS OF APPROVAL

- 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 and Design Review approval for Mountain America Credit Union, plans dated July 11, 2019 (architectural) and August 20, 2019 (civil).
- 2) Monument and wall signage has been reviewed and approved in conjunction with this site plan and design review. Building permits for the signs will still need to be submitted for and obtained.
- 3) Secondary water improvements for the northern lot shall be installed with this phase. Secondary water improvements for the southern lot shall occur at time of development. The northern lot will provide any kind of easement necessary for service to be available and provided to the lot to the south. Or alternatively, a Property Owner's Association may be established that will manage the single meter and serve both lots.
- 4) Site plan approval is subject to obtaining Utah Department of Transportation (UDOT) approvals prior to issuance of a building permit, if any approvals are required.
- 5) 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.

CONCLUSION	<p>Commissioner Thompson moved to approve the architectural review and design of the Mountain America Credit Union as presented with a positive score of 1.53. Commissioner Gregersen seconded the motion. Commissioner's Evans, Gregersen, Thompson, Cressall, and Tyler all voted in favor.</p> <p>Commissioner Thompson moved to approve the new Mountain America Credit Union building and associated site improvements based on conditions 1-5 identified above being complied with. Commissioner Cressall seconded the motion. Voting by roll call is as follows: Commissioner Evans, aye; Commissioner Gregersen, aye; Commissioner Thompson, aye; Commissioner Cressall, aye and Commissioner Tyler, aye.</p>
OTHER ISSUES	<p>a. Approval of August 20, 2019 Meeting Minutes <i>Commissioner Cressall moved to approve the August 20, 2019 Planning Commission Meeting Minutes. Commissioner Evans seconded the motion. Commissioners Evans, Gregersen, Thompson, Cressall and Tyler voted in favor.</i></p> <p>b. City Council Report</p> <p>c. Commission Report</p>
ADJOURNMENT	<p>Commissioner Evans moved to adjourn. Commissioner Gregersen seconded the motion. Commissioners' Thompson, Evans, Gregersen, Cressall and Tyler voted in favor. The meeting adjourned at 7:36 p.m.</p>