



PLANNING COMMISSION

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*Clinton City
Planning Commission*

*Chairman
Jacob Briggs*

*Vice Chairman
Gary Tefler*

*Members
Dereck Bauer
Solene Cressall
Dan J. Evans
Andy Hale
Anthony 'Tony' Thompson*

*City Staff
Will Wright
Lisa Titensor*

October 2, 2018

7:00 pm

There will be a regular meeting of the Clinton City Planning Commission held on the date mentioned above in the **Council Chambers** of Clinton City Hall located at 2267 North 1500 West.

	Pledge	Appointed
	Invocation or Thought	Appointed
	Roll Call	Chair
	City Council Report	Staff
	Planning Commission Minutes for September 18., 2018	Chair
	Declaration of Conflicts	Chair
1.	WORK SESSION: Continue review and update effort of the City's Subdivision Ordinance.	
2.	COMMISSION COMMENTS	
3.	ADJOURN	
	THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY MEETINGS If you attend this meeting and, due to a disability, will need assistance in understanding or participating, then please notify the City at (801) 614-0740 at least three days prior to the meeting and we will seek to provide assistance. The order of agenda items may be changed or times accelerated.	



**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*

Date of Meeting	September 18, 2018	Call to Order	7:00 p.m.
Staff Present	Community Development Staff Mike Fisher, April Touchin and Lisa Titensor recorded the minutes.		
Citizens Present			
Pledge of Allegiance	Commissioner Bauer		
Prayer or Thought	Commissioner Tyler		
Roll Call & Attendance	Present were: Commissioner’s Jacob Briggs, Tony Thompson, Jolene Cressall, Dereck Bauer and Gary Tyler Excused was: Andy Hale, Dan Evans		
City Council Report	Lisa Titensor reported on the September 11, 2018 City Council Meeting as recorded in the minutes.		
Declaration of Conflicts	There were none.		
Approval of Minutes	Commissioner Thompson moved to approve the August 21, 2018 Planning Commission minutes. Commissioner Cressall seconded the motion. Commissioners’ Cressall, Bauer, Tyler, Thompson and Briggs voted in favor.		
7:05 P.M. PUBLIC HEARING – REVIEW AND ACT UPON A REQUEST FOR A CONDITIONAL USE PERMIT FOR THRIVE TO PLACE A SIGN ON THE PETCO STORE LOCATED AT 1978 N 2000 W.			
Petitioner	Allied Electric Sign & Awning represented by Kelsey Liddle.		
Discussion	<p>Mike Fisher explained the staff report should include a reference to 24-4-2(6) to address the square footage increase.</p> <p>He reviewed the following information that was included in the staff report.</p> <p>The Ross/Petco Building currently has seven (7) signs on its front and according to Title 24 – SIGNS AND ADVERTISING DEVICES REGULATIONS, Section 24-4-2 <u>Signs that Require a Permit</u> in subsection Restrictions: (iii) the maximum number of wall signs allowed on any given wall. However, subsection (iii) provides that this maximum number may be exceeded if the Planning Commission judges the proposed sign meets criteria. In subsection Requirements: paragraph (i) reads, “the sign package blends with the aesthetics of the building and surrounding natural and manmade environment. (ii) the 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. (iii) the number of signs are appropriate to the scale of the building.”</p> <p>The existing seven signs (from left to right) with their square footage, includes: 1) Ross Store main sign (291 sq. ft.); 2) Ross sign (8 sq. ft.); 3) Ross sign (8 sq. ft.); 4) Deseret Book sign (116 sq. ft.); 5) Downeast sign (315 sq. ft.); 6) Petco’s main sign (315 sq. ft.); and 7) Petco sign listing services available (28 sq. ft.). The proposed Thrive sign shown is 34 sq. ft. and is located at the furthest left western corner of Petco store front. Also proposed is an additional 4 sq. ft. to be added to the existing available services sign. The total front of the Ross/Petco building is approximately 12,362 square feet. Section 24-4-2(6) provides that signage should not occupy more than 10% or 600 square feet of a front whichever is less then permits a maximum number of seven signs. The existing signage equals 1,069 sq. ft.</p>		

	<p>and would increase to about 1,107 sq. ft. with the proposed sign. The 1,107 sq. ft. represents about 9% of the front of the building and is within the 10% area allowance for signage on the primary wall.</p> <p>April Touchin explained that the sign has already been installed on the building prior to obtaining a building permit. The Building Official will not sign off without the Planning Commission review because they are over their limit on the number of signs as well as exceeding the square footage.</p> <p>The Planning Commission held a lengthy discussion on the definition of a wall during which they reviewed Title 24-4-2- and 24-4-6. They also discussed their authority to allow an exception with a conditional use permit.</p> <p>They also reviewed the minutes of the site plan approval from October 2016.</p> <p>Commissioner Briggs opened the public hearing at 8:13 p.m. At 8:14 p.m. he declared the public hearing will remain open.</p> <p>Ms. Touchin stated that the former Community Development Director has already signed off on the extra square footage. The Planning Commission needs to make a decision on the extra sign for Thrive.</p> <p>Commissioner Thompson clarified the code pertains to per tenant use.</p>
<p>CONCLUSION</p>	<p>Commissioner Thompson made a motion to table the request for a Conditional Use Permit for Thrive to place a sign on the Petco store located at 1978 N 2000 W with the public hearing to remain open to October 2, 2018 and asked staff to communicate with the applicant the terms of the discussion and ask them to provide a response. In addition request that the petitioner provide the calculations of Title 24-4-6(a). Commissioner Tyler seconded the motion. Commissioners Bauer, Cressall, Thompson, Tyler and Briggs voted in favor of the motion.</p> <p>At 8:31 p.m. Commissioner Thompson amended his motion to table the request for a Conditional Use Permit for Thrive to place a sign on the Petco store located at 1978 N 2000 W with the public hearing to remain open to October 16, 2018 and asked staff to communicate with the applicant the terms of the discussion and ask them to provide a response. In addition request that the petitioner provide the calculations of Title 24-4-6(a). Commissioner Tyler seconded the motion. Commissioners Bauer, Cressall, Thompson, Tyler and Briggs voted in favor of the motion.</p>
<p>WORK SESSION: CONTINUE REVIEW AND UPDATE EFFORT ON THE CITY'S SUBDIVISION ORDINANCE REVIEWING CHAPTERS 6 AND 7.</p>	
<p>Petitioner</p>	<p>Community Development.</p>
<p>Discussion</p>	<p>Due to the late hour, the Planning Commission agreed to postpone this discussion to a later date.</p>
<p>OTHER ISSUES</p>	<p>The 2300 N project is complete; city staff is appreciated for their efforts.</p>
<p>ADJOURNMENT</p>	<p>Commissioner Cressall moved to adjourn. Commissioner Bauer seconded the motion. Commissioners' Cressall, Tyler, Bauer, Thompson and Briggs voted in favor. The meeting adjourned at 8:39 p.m.</p>