



**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*

<b>Date of Meeting</b>	<b>May 21, 2019</b>	<b>Call to Order</b>	<b>7:00 p.m.</b>
<b>Staff Present</b>	Community Development Director Valerie Claussen and Lisa Titensor recorded the minutes.		
<b>Citizens Present</b>	Lee Cox, AW&A Associates		
<b>Pledge of Allegiance</b>	Commissioner Evans		
<b>Prayer or Thought</b>	Commissioner Cressall		
<b>Roll Call &amp; Attendance</b>	Present were: Commissioner’s Tony Thompson, Dereck Bauer, Jolene Cressall, Dan Evans, Mark Gregersen and Gary Tyler		
<b>Declaration of Conflicts</b>	There were none.		
<b>REVIEW AND ACTION ON A REQUEST BY ANDERSON WAHLEN &amp; ASSOCIATES, FOR A REZONING OF APPROXIMATELY 0.45 ACRES FROM THE R1-10 (SINGLE-FAMILY RESIDENTIAL) TO THE PZ (PERFORMANCE ZONE) ZONING DISTRICT LOCATED AT 1693 W 1800 NORTH (PARCEL NO. 14-003-0004).</b>			
<b>Petitioner</b>	Anderson Wahlen & Associates Submitted by: Valerie Claussen, Community Development		
<b>Discussion</b>	<p>Ms. Claussen reported the rezoning request consists of roughly a half acre directly adjacent to the existing and developed Mountain America parcel. The request is consistent with the General Plan and Land Use Map. The property is master planned for the PZ (Performance Zone) zoning district and is surrounded by this same zoning.</p> <p>A minor subdivision for the reconfiguration of abutting parcels has been received and is currently in review with City Staff and will be recorded upon approval. Also, at a future date, the Planning Commission will be reviewing a Site Plan request, which will ultimately allow Mountain America to reconstruct a new building and parking lot, incorporating the addition of this property to their existing site.</p> <p>Lee Cox was present representing Anderson Wahlen &amp; Associates and explained the intent is to expand the branch. The existing building will stay open while a new building is constructed.</p> <p>Commissioner Tyler opened the public hearing at 7:09 p.m. and with no public comment, closed the public hearing at 7:10 p.m.</p>		
<b>CONCLUSION</b>	<b>Commissioner Bauer moved to approve the rezone of approximately 0.45 acres from the R1-10 (single-family residential) to the PZ (Performance Zone) zoning district located at 1693 W 1800 North (Parcel No. 14-003-0004). Commissioner Evans seconded the motion. Voting by roll call is as follows: Commissioner Bauer, aye; Commissioner Cressall, aye; Commissioner Evans, aye; Commissioner Gregersen, aye; Commissioner Thompson, aye and Commissioner Tyler, aye.</b>		
<b>OTHER ISSUES</b>	<p><b>a. Approval of May 7, 2019 Meeting Minutes</b> <i>Commissioner Cressall moved to approve the May 7, 2019 Planning Commission Meeting Minutes. Commissioner Bauer seconded the motion. Commissioners Bauer, Cressall, Evans, Gregersen, Thompson and Tyler voted in favor.</i></p> <p><b>b. City Council Report</b></p>		

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	<b>c. Commission Report</b>
<b>ADJOURNMENT</b>	<b>Commissioner Bauer moved to adjourn. Commissioner Cressall seconded the motion. Commissioners' Cressall, Thompson, Bauer, Evans, Gregersen, Thompson and Tyler voted in favor. The meeting adjourned at 7:32 p.m.</b>

DRAFT