



Planning Commission Members

Chair – Dereck Bauer
Vice Chair – Dan Evans
Jolene Cressall
Mark Gregersen
Tony Thompson

Date of Meeting	February 16, 2021	Call to Order	7:01 p.m.
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This meeting was conducted electronically.

**DETERMINATION BY THE CHAIR OF THE PLANNING COMMISSION
 CONCERNING AN ANCHOR LOCATION**

Pursuant to UTAH CODE ANN. 52-4-207(4), I, Dereck Bauer, the chair of the Clinton City Planning Commission, hereby determine that due to the state of emergency caused by COVID-19, a global pandemic, I find that conducting a meeting at an anchor location under the current state of public health emergency constitutes a substantial risk to the health and safety of those who may be present in the location. Effective February 16, 2021.

Dereck Bauer

Staff Present	Community Development Director Valerie Claussen and Lisa Titensor recorded the minutes.
Citizens Present	Marie Dougherty, Eric Martineau, Diane Martineau,
Prayer or Thought	Commissioner Thompson
Roll Call/Attendance	Present were: Commissioners Jolene Cressall, Mark Gregersen, Tony Thompson, Dan Evans and Chairman Dereck Bauer
Declaration of Conflicts	There were none.
<p>1) REVIEW AND ACTION ON A REZONING REQUEST BY ERIC MARTINEAU OF APPROXIMATELY 0.81 ACRES LOCATED AT 2371 W 1300 NORTH (PARCEL NO. 14-057-0004) FROM THE A-1 ZONE TO THE MP-1 (LIGHT MANUFACTURING) ZONE.</p>	
Petitioner	Eric and Diane Martineau Submitted by Valerie Claussen
Discussion	<p>Ms. Claussen reviewed the following information included in the staff report: The property is currently zoned A-1 and master planned MP-1 as shown on the project maps. The request is for 0.81 acres to be rezoned to MP-1. A request to the MP-1 zoning district is consistent with the General Plan future Land Use Map. Future development of the property will require site plan approval and demonstrate compliance with meeting the City’s development standards. (A rezoning does not guarantee that a certain kind of development is possible on a property.)</p> <p>The existing structures on the western portion of the property will have to be removed, as rezoning, and in this case, a subsequent amended plat request cannot create new non-conformities violating the City’s Zoning Ordinance, Building Code or Fire Code. To allow ample time for the removal of the buildings, a condition of approval is included that the rezoning is only effectuated once the amended final plat is recorded and that this must occur within two years. If this does not occur the zoning of the property automatically reverts back to the A-1 zone.</p>

	<p>Ms. Claussen clarified the amended plat has been reviewed by staff and meets requirements.</p> <p>Commissioner Bauer asked if the existing house will remain.</p> <p>Ms. Claussen confirmed the house will remain and will be in the A1 zone.</p> <p>Commissioner Evans asked if the building on the north end of the PZ lot will be removed.</p> <p>Ms. Claussen confirmed it will be removed and clarified there was a CUP issued for a dog kennel previously.</p> <p>Commissioner Gregersen asked if the application and zoning revert back if the two year requirement is not met.</p> <p>Mr. Martineau commented the rezone and development of this property is a process and they are seeking ways to make their plans conform with the current City requirements.</p> <p>Ms. Claussen explained there is a potential to extend the 2 year requirement to remove the buildings if necessary.</p> <p>Commissioner Bauer opened the public hearing at 7:30 p.m. and with no public comment closed the public hearing at 7:31 p.m.</p>
<p>CONCLUSION</p>	<p><i>Commissioner Cressall moved to forward a recommendation for approval of Ord 21-01Z on to the City Council for approval with conditions of the rezoning request of approximately 0.81 acres located at 2371 W 1300 North (Parcel No. 14-057-0004) from the A-1 Zone to the MP-1 (Light Manufacturing) Zone.</i></p> <p><i>1) 1) The conditions of rezoning of the property from A-1 to MP-1 (Light Manufacturing) must be fully met prior to recordation.</i></p> <p><i>2) 2) The non-conforming existing structures on Lot 2 shall be completely removed, prior to submitting the plat to the City for signatures and prior to recordation of the amended plat. Any applicable demolition permits shall be applied for and obtained from the City, by the property owner, prior to removal. If such permit is not required, at minimum, building inspection(s) to confirm appropriate and proper removal of buildings shall be requested and paid for at the rate specified in the City’s Consolidated Fee Schedule.</i></p> <p><i>Commissioner Thompson seconded the motion. Voting by roll call is as follows: Commissioner Cressall, aye; Commissioner Evans, aye; Commissioner Thompson, aye; Commissioner Gregersen, aye; Commissioner Bauer, aye.</i></p>
<p>2) REVIEW AND ACTION ON A REQUEST BY ERIC MARTINEAU FOR LORI ANN ESTATES AMENDED PLAT TO SUBDIVIDE APPROXIMATELY 1.82 ACRES INTO TWO LOTS, LOCATED AT 2371 W 1300 NORTH (PARCEL NO. 14-057-0004).</p>	
<p>Petitioner</p>	<p>Eric and Diane Martineau Submitted by Valerie Claussen</p>
<p>Discussion</p>	<p>Ms. Claussen explained the amended plat has been reviewed and subject to the conditions of approval, meets the City’s subdivision standards. Specifically the structures on Lot 2 will be removed and confirmed by building inspection, prior to amended plat recordation. Conditions of approval are included to address this item.</p>
<p>CONCLUSION</p>	<p><i>Commissioner Gregersen moved to forward a recommendation on to the City Council for approval of Resolution05-21 for the Lori Ann Estates amended plat to subdivide approximately 1.82 acres into two lots, located at 2371 W 1300 North (Parcel No. 14-057-0004) with the following conditions:</i></p> <p><i>1) The conditions of rezoning of the property from A-1 to MP-1 (Light Manufacturing) must be fully met prior to recordation.</i></p>

	<p>2) <i>The non-conforming existing structures on Lot 2 shall be completely removed, prior to submitting the plat to the City for signatures and prior to recordation of the amended plat. Any applicable demolition permits shall be applied for and obtained from the City, by the property owner, prior to removal. If such permit is not required, at minimum, building inspection(s) to confirm appropriate and proper removal of buildings shall be requested and paid for at the rate specified in the City’s Consolidated Fee Schedule.</i></p> <p>Commissioner Evans seconded the motion. Voting by roll call is as follows: Commissioner Cressall, aye; Commissioner Evans, aye; Commissioner Thompson, aye; Commissioner Gregersen, aye; Commissioner Bauer, aye.</p>
OTHER ISSUES	<p>a. Approval of January 19, 2021 Planning Commission Meeting Minutes <i>Commissioner Thompson moved to approve the minutes of the January 19, 2021 Planning Commission Meeting as amended. Commissioner Cressall seconded the motion. Commissioners Cressall, Gregersen, Thompson, Evans and Bauer voted in favor.</i></p> <p>b. City Council Report</p> <p>c. Commission Reports</p>
ADJOURNMENT	<p>Commissioner Evans moved to adjourn. Commissioner Gregersen seconded the motion. Commissioners’ Bauer, Gregersen, Thompson, Evans and Cressall voted in favor. The meeting adjourned at 7:54 p.m.</p>