



**CLINTON CITY COUNCIL MEETING MINUTES  
CITY HALL  
2267 North 1500 W Clinton UT 84015**

**MAYOR**  
*Brandon Stanger*

**CITY COUNCIL MEMBERS**  
*Marie Dougherty*  
*Gary Tyler*  
*Dane Searle*  
*Spencer Arave*  
*Austin Gray*

<b>Date of Meeting</b>	<b>February 27, 2024</b>	<b>Call to Order: 7:00 PM</b>
<b>City Council &amp; Staff Present</b>	City Manager Trevor Cahoon, Police Chief Shawn Stoker, Fire Chief David Olsen, Community Development Director Peter Matson, Recreation Director Brooke Mitchell, Public Works Director David Williams, IT Specialist Dereck Bauer, JUB Engineer Bryce Wilcox, Treasurer Steve Hubbard, Court Administrator Amy Durrans and Lisa Titensor recorded the minutes.	
<b>Attendees who signed the record</b>	John Diamond, Laretta Beesley, Robert Beesley, Ally Bryson, Lori Bryson, Joanne Daniels, Larry Solien, Marilyn Diamond, John Diamond, Kellie Cowley, Shannon Busse, Dereck Terry, Garrett Seely, Judy Frandson, Beth Johnson,	
<b>Invocation or Thought &amp; Pledge of Allegiance</b>	Councilmember Gray	
<b>Roll Call &amp; Attendance Of City Council</b>	Mayor Stanger, Spencer Arave, Marie Dougherty, Austin Gray, Dane Searle, and Gary Tyler attended electronically.	
<b>Public Input</b>	There was none.	
<b>A. COMMUNITIES THAT CARE PRESENTATION</b>		
<b>Petitioner</b>	Shannon Busse	
<b>Discussion</b>	<p>Ms. Busse addressed the Council and presented their goals and action plan to help youth; working with risk factors and protective factors.</p> <p>She reviewed the North Davis Communities that Care Mission and Action Plan during her presentation as identified in Attachment A below. She explained their focus is on families. They would also like to get the Clinton City Youth Council involved.</p> <p>The Mayor expressed his appreciation for this organization and their willingness and effort to support the youth.</p>	
<b>B. <u>PUBLIC HEARING RESOLUTION 20-23, PROPOSED DEVELOPMENT AGREEMENT FOR APPROX. 19.20 ACRES ZONED R-M (MULTI-FAMILY RESIDENTIAL) AND 4.20 ACRES ZONED PZ (PERFORMANCE ZONE) LOCATED AT APPROX. 2541 NORTH 2000 WEST</u></b>		
<b>Petitioner</b>	<p><b>Petitioners:</b> Charles G. Summers Family Trust, Sharon S. Bingham and Doug F. Summers Trustees, Judy Frandsen Trustee, and Ellis F. and Emma Jane Bouwhuis Summers Trustees. Property Owners are represented by Derek Terry and Garrett Seely.</p> <p><b>Submitted by:</b> Peter Matson, Community Development</p>	
<b>Discussion</b>	<p>Since approval of the R-M/PRD ordinance on February 13, 2024, the applicant has revised the development agreement concept plan to align with the new code guidelines and regulations as follows:</p> <ul style="list-style-type: none"> <li>• All single-family lots are 3,500 square feet or larger;</li> <li>• All roads are public with 60' wide right of way with the exception of the three shared drive in the town home portion of the site;</li> <li>• The lots along the western boundary of the site adjacent to the R-1-15 zone are 7,500 square feet or larger;</li> </ul>	

- The south boundary is transitioned with a 45' open space area and a 60' public road creating 105' buffer from the adjacent R-1-15 zone;
- The required 7.5% open space acreage is 1.43 acres and the concept plan provides 1.45 acres as follows:
  - 0.80-acre open space area at south boundary with dog park, walking trail around the border, and trees and benches along the trail;
  - 0.50-acre central open space area with tot lot and two pickle ball courts; and 0.15-acre, 33' wide open space area between to connect townhomes with central open space area to meet pedestrian circulation requirement.

The PRD Overlay Zone lot size, setback, site development and private drive standards are incorporated into the updated concept plan so Section 4.10 and Section 4.15.2 of the development agreement are no longer needed and are removed in the latest draft.

Additionally, the applicant is requesting a slight modification to Section 4.14 of the development agreement allowing some flexibility for occasional construction access through the two residential connections should access to 2000 West not be available.

**PLANNING COMMISSION RECOMMENDATION:** The Planning Commission reviewed the development agreement during their December 12th meeting. The Commission recommended the Council not approve Resolution 20-23 denying the request to approve the development agreement because the R-M (multi-family) zone should be updated and the 2 development agreement should follow the updated code with respect to larger single-family lots, no private drives, more open space and a maximum of four units per townhome building. The motion was approved by a unanimous vote.

**DISCUSSION:** The approved minutes from the December 12th Council meeting indicate the motion to approve the General Plan amendment and P-Z/ R-M zoning was subject to the approval development agreement. The updated development agreement is consistent with the recently adopted PRD Overlay standards. The attached comparison table provides a summary of the consistency between the ordinance and the agreement.

Staff recommends the Council adopt Resolution 20-23 approving the development agreement based on the adjustments to the concept plan bringing the agreement in line with the site development and open space standards of the recently adopted PRD Overlay Zone. Incidentally, the proposed density of 8.47 units/acre is markedly less than what this development could qualify for under the density bonus provisions of the PRD Overlay Zone.

Mayor Stanger opened the public hearing at 6:12 pm. With no public comment, he closed the public hearing.

City Manager Trevor Cahoon explained based on a review by the City Attorney, the following modifications should be considered;

#### 4.4.5

Clarify construction material for walkways. Staff recommends following City standards

He clarified the intent is not to supersede Utah State Law.

#### 4.14.2.1

Clarify who is in charge of the construction. This will be the owner.

Community Development Director Peter Matson explained that regarding 4.1 the Home Owners Association, staff agrees with all comments from counsel and that any carry through should be applicable to the HOA and be added to the plats.

Mayor Stanger clarified the two areas to be added to the plat are no parking on private drives

	<p>along with the dissolution of the HOA cannot be done without approval by the City Council.</p> <p>Mr. Matson continued regarding 4.1.2; clarification needed from the developer regarding fencing. Staff confirmed the perimeter of the development will be maintained by the HOA.</p> <p>City Manager Cahoon reviewed recommended changes in the Recitals; these are minor changes to where as statements.</p> <p>1.4 point to the version adopted Feb. 13, 2024 of RM Zoning. Because there was no land use application for a subdivision at that time, the addition was not challenged by the developer.</p> <p>There was a question if this should be an ordinance or resolution. It is a resolution because it is considered a contract.</p> <p>4.4 Density transition; this indicates single family lots should account for 50% of the area.</p> <p>4.5 7.5% communal open space is consistent with the code.</p> <p>4.5.6 Details and open space shall not be calculated to include areas occupied by multiple buildings, setbacks or pavement. Regarding the buffer, the zoning text does not clarify the minimum lot depth, so staff assumed 90', and development agreement should specify minimum of 45 foot depth for the green space buffer.</p> <p>Mayor Stanger asked for clarification on the shared drives and asked if there will be a sidewalk on both sides or on one side.</p> <p>The developer responded no, that shared drives will act as the sidewalk.</p> <p>Councilmember Searle expressed appreciation for the Developer and City Council's willingness to cooperate so well on this agreement.</p> <p>Councilmember Arave appreciates the visual aesthetics of this development.</p> <p>Mayor Stanger stated he is concerned with one area that enters the south side of the project where there is a curve. He clarified this will be addressed with the site plan.</p>
<p><b>CONCLUSION</b></p>	<p><i>Councilmember Searle moved to adopt Resolution 20-23 approving the Development Agreement with the Property Owners of approximately 19.20 acres zoned R-M (Multi-Family Residential) and 4.20 acres zoned PZ (Performance Zone) located at approximately 2541 North 2000 West. (Parcels 13-490-0028, 13-049-0009, 13-049-0013, 13-049-0014, and 13-049-0015) and now the previously provisionally approved Resolution 19-23, Ordinance 23-07Z and Ordinance 23-08Z are fully approved and effective as of this approval action with changes and action by Council as discussed staff, HOA Attorney, Land Use Attorney and Councilmember Dougherty's comments. Councilmember Gray seconded the motion. Voting by roll call is as follows: Councilmember Arave, aye; Councilmember Dougherty, aye; Councilmember Gray, aye and Councilmember Tyler, aye.</i></p>
<p><b>Approval of Minutes</b></p>	<p><i>Councilmember Arave moved to approve the minutes of the February 13, 2024 City Council Meeting. Councilmember Searle seconded the motion. Voting is as follows: Councilmember Arave, aye; Councilmember Dougherty, aye; Councilmember Gray, aye; Councilmember Searle, aye; and Councilmember Tyler, aye.</i></p>
<p><b>Accounts Payable</b></p>	<p><i>Councilmember Searle moved to authorize the payments for February 14, 2024, February 22, 2024 and February 27, 2024. Councilmember Dougherty seconded the motion. Council members' Arave, Dougherty, Gray, Searle and Tyler voted in favor of the motion.</i></p>
<p><b>Planning Commission Report</b></p>	<p>The Planning Commission will meet next on March 7, 2024.</p>

<b>City Manager Reports</b>	<ul style="list-style-type: none"> <li>• Received Legal RFP Responses – scored will interview and bring a recommendation on March 12.</li> <li>• Met with Department Heads regarding budget – budget retreat will be March 22.</li> <li>• HR Software</li> <li>• The Department Heads will be reviewing personnel policy</li> </ul>
<b>Staff reports</b>	Recreation is changing up the Easter celebration to a walk on March 30.
<b>Councilmember Arave</b>	<ul style="list-style-type: none"> <li>• Arts Board Events as identified in the newsletter</li> <li>• Parks Board will meet in March</li> </ul>
<b>Councilmember Dougherty</b>	<ul style="list-style-type: none"> <li>• Communities That Care will meet Thursday, February 29.</li> </ul>
<b>Councilmember Gray</b>	<ul style="list-style-type: none"> <li>• West Davis Chamber of Commerce – Business Networking Wednesday, Feb 28 at 6 pm.</li> <li>• Youth Council Dinner for Leadership Conference in Logan is March 15.</li> </ul>
<b>Councilmember Searle</b>	<ul style="list-style-type: none"> <li>• Nothing at this time.</li> </ul>
<b>Councilmember Tyler</b>	<ul style="list-style-type: none"> <li>• Nothing at this time.</li> </ul>
<b>Mayor Stanger</b>	<ul style="list-style-type: none"> <li>• VK Lighting is working on solving their lighting issues.</li> <li>• HAFB – Troop 388 has approx. 250 members deployed; will host a spa event for spouses. The Youth Council will participate.</li> <li>• Wasatch Integrated – is selling land to Layton City. An agreement was made 10 years ago.</li> <li>• Construction on 1800 N and 2000 W is beginning.</li> </ul>
<b>Discussion</b>	<p>Due to an error in noticing of the time for the previous public hearing, Mayor Stanger re-opened the public hearing at 7:05 p.m.</p> <p>Sheila Bateman expressed a concern that multi housing units will increase the amount of crime in Clinton.</p> <p>She stated that her husband’s dental practice which is down 1800 N across the street from the construction area of the huge storage unit building has already had an impact. They have had a significant amount of graffiti. She is concerned that Fat Cats will also bring in crime and potentially gangs.</p> <p>Mayor Stanger clarified Clinton has not approved mass housing; they have approved mid-level housing including town homes but not apartment buildings.</p> <p>Preston Anderson stated that he appreciates the effort that went into the subdivision ordinance and he feels the end product is a look that Clinton deserves.</p> <p>Mayor Stanger closed the public hearing at 7:19 pm.</p>
<b>ADJOURNMENT</b>	<p><i>Councilmember Gray moved to adjourn. Councilmember Searle seconded the motion. Council members’ Arave, Dougherty, Gray, Searle and Tyler voted in favor of the motion. The meeting adjourned at 6:50 pm.</i></p> <p><i>Councilmember Gray moved to adjourn. Councilmember Arave seconded the motion. Council members’ Arave, Dougherty, Gray, Searle and Tyler voted in favor of the motion. The meeting adjourned at 7:20 pm.</i></p>

*Dated this 12<sup>th</sup> day of March 2024  
/s/Lisa Titensor, Clinton City Recorder*

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### NORTH DAVIS CTC MISSION

Our mission is to foster a **safe & connected community** for our youth by empowering families, schools, and local leaders.

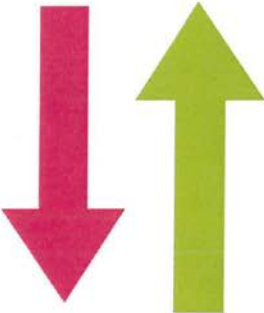
We do this by looking at local data and creating a plan. **Risk factors** increase the likelihood of substance use and mental health challenges and **protective factors** decrease that likelihood.



## 2025 ACTION PLAN

### REDUCE RISK 2%

- 1. Depressive symptoms
- 2. Suicidal Thoughts
- 3. Family Conflict
- 4. Low Commitment to School
- 5. Low Neighborhood Attachment



### INCREASE PROTECTION 2%

- 1. Family Attachment
- 2. Rewards for Positive Family Involvement
- 3. Rewards for Positive Community Involvement

The priority substances we want to prevent youth from using are **alcohol, marijuana, and vaping**. Our long-term goal is to maintain less than 5% in 30-day alcohol use by 2032 and reduce vaping (in general and of marijuana) by 2% as measured on the SHARP by 2032. Our mental health goal is to **reduce suicidal thoughts and self-harm** by 2% as measured on the SHARP by 2025.

## YEARLY STRATEGIES



### PROBLEMS

- Alcohol
- Vaping
- Marijuana
- Self-harm
- Suicidal Thoughts
- Suicidal Behaviors



### PROGRAMS

- Strengthening Families
- Circle of Security Parenting
- Learning to Breathe
- Big Brothers Big Sisters
- EveryDay Strong
- Social Development Strategy



### PROTECTION

- SFP class-4 Eng, 1 Span
- COSP class-2 Eng, 1 Span
- L2B class-6th graders
- BBBS-1 recruiting event
- EDS-market online class
- SDS-find opportunities

For additional information contact our CTC Coordinator - Shannon Busse at [shannonb@dbh.utah.org](mailto:shannonb@dbh.utah.org)

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# COALITION COLLABORATION

PLEASE NOMINATE NEW CTC MEMBERS HERE ----->



## 12 SECTORS OF THE COMMUNITY



BUSINESS



CIVIC & VOLUNTEER GROUPS



SCHOOLS



GOVERNMENT



LAW ENFORCEMENT



MEDIA



PARENTS



RELIGIOUS & FRATERNAL ORGS



HEALTHCARE PROFESSIONALS



YOUTH



YOUTH SERVING ORGS



SUBSTANCE ABUSE ORGS

Membership in North Davis CTC shall reflect the diverse interests, populations, and geographic districts of the geographic region. The coalition is open to individuals, agencies organizations, or government entities that support the mission and goals of the coalition. Membership is without regard to gender, race, color, age, religion, national origin, sexual orientation, or disability. membership shall include, but is not limited to the community sectors listed above and any others who are involved in promoting healthy lifestyle choices as appropriate.

For additional information contact our CTC Coordinator - Shannon Busse at [shannonb@dbhutah.org](mailto:shannonb@dbhutah.org)