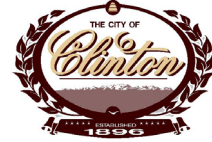


CLINTON CITY COUNCIL MEETING MINUTES – SPECIAL MEETING



Date: August 11, 2025

Time: 6:00 PM

Location: 2267 N 1500 W, Clinton, UT 84015

Staff: City Manager Trevor Cahoon, Community Development Director Peter Matson, Public Works Director Dave Williams, Deputy Director Amy Durrans

1. CALL TO ORDER

Mayor Stanger called the meeting to order at 6:00 PM.

2. ROLL CALL

Mayor: Brandon Stanger

City Council: Spencer Arave attended electronically, Marie Dougherty, Austin Gray, Gary Tyler and Councilmember Searle was excused

3. BUSINESS ITEMS

A. RESOLUTION 10-25 - REQUEST FROM HOME DEPOT TO ENTER INTO A WATER SERVICE AGREEMENT SETTING FORTH THE CITY'S COMMITMENT TO PROVIDE CULINARY WATER AND FIRE FLOW SERVICE FOR THE HOME DEPOT STORE LOCATED AT 2554 NORTH 2000 WEST (PARCEL 13-051-0063).

On June 5, 2025, the Planning Commission approved the preliminary subdivision plat and site plan for the Clinton Home Depot development. During the review process, the City informed Home Depot that the required culinary water and fire flow would be provided for the development through the construction of a 10-inch service line. This line will extend from 1500 West, utilizing an existing easement, to the Home Depot site. The installation of this 10-inch water line is an approved capital project in the City's 2025-2026 final tentative budget and is scheduled for completion before Home Depot's occupancy.

Additionally, the Greenfield Landing Planned Residential Development (PRD), located south of Home Depot has a planned 10-inch water line that will connect to the Home Depot site. This connection will create a looped water system, ensuring adequate flow for Home Depot. Although construction on Greenfield Landing is underway, Home Depot requires assurance that this looped system will be in place by March 2026 to facilitate its planned occupancy shortly thereafter.

The Agreement will formalize the City's commitment to construct the 10-inch water line from 1500 West. If the Greenfield line is installed as planned, the City will have flexibility regarding the timing of the 1500 West line's construction.

This Agreement is the result of several weeks of discussions and revisions. City staff and the city attorney have carefully reviewed the attached Agreement and are confident that it accurately reflects the City's

intentions and serves the City's best interests. Therefore, staff recommends proceeding with its approval.

City Manager Cahoon reported when Greenfield Landing completes their water loop, this agreement will make it so that Clinton City will not be required to put the loop in on our side until down the road when future development comes in.

MOTION

Councilmember Gray moved to adopt Resolution 10-25 approving the Water Service Agreement with Home Depot to provide culinary and fire flow water service to the Home Depot store and garden center on 11.40 acres zoned P-Z (Performance Zone) located at 2554 North 2000 West (Parcel 13-051-0063). Councilmember Dougherty seconded the motion. Voting by roll call is as follows: Councilmember Arave, aye; Councilmember Dougherty, aye; Councilmember Gray, aye; Councilmember Tyler, aye.

ADJOURNMENT

The meeting adjourned at 6:12 PM.

***Reviewed and Approved by the Clinton
City Council this 26th of August 2025***

***/s/ Lisa Titensor
Clinton City Recorder***

Due to technical difficulties this recording will not be posted to the public notice website.