



**2267 N 1500 W
Clinton UT 84015**

Planning Commission Members

***Dan Evans
Mark Gregersen
Dave Jones
Chad Hansen
Jennifer Christensen
Jennive Miller***

Date of Meeting	June 5, 2025	Call to Order	6:05 pm.
Staff Present	Recorder Lisa Titensor, Community Development Director Peter Matson, Keaton Jones, and Becky Smith recorded the minutes.		
Attendees	Dan Zoldak, David Winnie, Jordan Sheets, Dane Searle, Greg Ellsworth		
Prayer or Thought	Commissioner		
Pledge	Commissioner		
Roll Call/Attendance	Present were Commissioners Jennifer Christensen, Dan Evans, Mark Gregersen, Chad Hansen, Dave Jones, Jennive Miller.		
Declaration of Conflicts	None		
PETITIONER:	Michael Keltz with SS Architecture		
SUMMITTED BY:	Keaton Jones, Community Development Planner		
DISCUSSION	AGENDA ITEM 1 Public Hearing: Review and action on a request by Michael Keltz with SS Architecture for Site Plan approval for Pink Door Storage and RV on 6.31 acres located at 2277 West 1300 North (Parcel No. 145470002 & 145470003). 1) The request consists of site plan approval for an outdoor covered RV storage facility on 6.31 acres located at 2277 West 1300 North (South end of property as shown on Attachment A). The property is zoned MP-1 (Light Manufacturing) with storage outside of a fully enclosed building within fully fenced area listed as a permitted use and requiring site plan review and approval by the Planning Commission. The North and West sides of the site are adjacent to properties also zoned MP-1, while the properties to the East and South of the site are existing single-family homes within the R-1-15 zone.		

- 2) The proposed outdoor covered RV storage portion of the facility is situated on lots 2 and 3 of the existing three-lot Secure Self Storage Minor Subdivision (see attached [Attachment B](#)).
- 3) The unimproved site was being used for RV storage by the previous owner of the property. The area was not approved for this use with the original site plan approval. The property was purchased by Pink Door RV and Storage, and this site plan review application intends to legalize the use and improve the site to provide proper safety measures and functionality.
- 4) The proposal is consistent with the development standards of the zoning ordinance. More specifically, the site plan ([Attachment C](#)) meets the requirements of the zone including adequate site circulation and bufferyards.
- 5) The proposed outdoor covered RV storage area includes 196 covered RV parking stalls underneath 25 separate unenclosed parking canopy structures. There are also 57 uncovered RV parking stalls that are placed between the parking structures and on the periphery of the site.
- 6) [Attachment D](#) includes the photometric (lighting) plan. The photometric plan indicates acceptable readings at the adjacent property lines. Additionally, it was noted that all light fixtures closest to the property lines will be given a cut off shield so that no direct light can be visible from the top of the fence at the property line. The facility will also close at 10:00PM each evening and all canopy lights are motion sensor activated.
- 7) The landscape plan ([Attachment E](#)) is consistent with the guidelines of the water efficient landscape standards for new industrial developments. The landscape buffer beside the existing storage units due North of the site is to be brought back into conformity by replacing missing or dead plants and cleaning up the weeds and fallen branches. The MP-1 zone offers several buffer options depending on the type of fence proposed. The F-3 and F-4 buffer options require a solid fence (wood or vinyl) and a buffer depth of 10-15 feet with a combination of deciduous trees and shrubs. To provide the most effective fence and landscape buffer along the residential property lines, the applicant proposes the following:
- Installation of a six-foot solid masonry wall along the property lines.
 - A buffer depth along the east property line of at least 15 feet with the increased depth at the southeast corner to just over 30 feet.
 - A landscape buffer depth of 40 feet is proposed along the south property line. This larger depth is needed to avoid an easement that follows the same property line, and it offers additional separation beyond code minimums.
 - In place of deciduous trees, install a variety of six-foot conifer trees and 2" caliper gambrel oak trees spaced 20-30 feet apart and staggered within the buffer.
 - Install tan colored decorative rock mulch in the buffer.

The upgraded masonry wall, evergreen trees and additional buffer depth are proposed as an offset for not planting shrubs or ground cover. Commercial

development sites benefit from the aesthetic aspects of shrubs and ground cover. However, in the case of outdoor storage in a manufacturing zone where the buffer is more about screening, separation and year-round tree foliage, the applicant's proposal seems to be a reasonable option. Staff support this proposal, but the The commission must specify this detail as part of the site plan review and approval.

Commissioner Christensen asked what is traditionally required as a buffer, how does this proposal differ?

Mr. Jones advised this proposal was made after the water-wise ordinance was accepted, and since this section is out of the sight of the citizens, it was decided that the shrubby was not needed as part of a buffer.

Mr. Matson advised the MP zone has a broad range of landscaping options. He explained several options the developer could have chosen, and the staff decided this proposal was a better option.

Commissioner Jones asked what the height of the covered structures would be? Will the surface be paved?

Mr. Ellsworth advised the structures would be 16 feet high, and the surface would be asphalt.

Commissioner Jones asked what would be done with the run off?

Mr. Ellsworth stated there will be underground retention that would collect that water.

Commissioner Miller inquired about the lighting plan. Questioned if each dot on the plans represented a light?

Mr. Ellsworth advised it represents the lights admittance. The lights are currently going to be inside the canopy, but he will be talking with the city to see if those lights could be relocated on the outside of the canopy.

Commissioner Gregersen inquired about the access. What sort of easement do they have that connects them to 1300 North? Is it an express easement? Does the property owner presently own the land up to 1300 North? Will the access be large enough for RV's to be traveling past the current buildings with others parked along the way?

Mr. Ellsworth advised they would be driving through the existing storage facility. He advised yes, they currently do own the land up to 1300 North. They will only be

	using the access they have on their property to access 1300 North. Customers will be on driveways that are 24 feet wide, and they will have a straight shot to the RV storage area from there. Commissioner Christensen asked Mr. Ellsworth to please describe what the canopy tops would look like. Also, is there a sidewalk by the fence? What is beyond the exterior of the wall? Mr. Ellsworth explained the south and the east side will be existing backyards of the citizens, and it will replace the existing fence. The storage canopies are metal and are 24 feet and has a metal fascia around the metal roof. Commissioner Hansen asked what color the canopy would be? Mr. Ellsworth advised at this time it is proposed as being grey. Commissioner Hansen asked if the city planners and engineers are ok with the sewer easement in the corner? Mr. Matson advised this easement and the width of the easements along the property lines will have an irrigation easement; it will be along the south one as well. Commissioner Jones asked if solar panels would be placed on the canopies? Mr. Ellsworth advised that solar triple chargers would be, which consists of two panels, will be placed on them. There will not be a solar array like you typically see. Commissioner Evans inquired if there will be assigned parking. Mr. Ellsworth advised yes, they will be assigned to the person whose driver's license is on file. Commissioner Hansen asked why are some footings listed at 10 foot 6 inches while others are listed as 12 feet? Mr. Ellsworth advised because the soils report recommended that to be the case. Chair Evans opened the public hearing at 6:28pm for public comment. Due to no public comment the hearing was closed at 6:29pm.
Conclusion and Motion	Commissioner Hansen made the motion to approve the request by Michael Keltz with SS Architecture for Site Plan approval for the Pink Door Storage and RV on 6.31 acres located at 2277 West 1300 North. Commissioner Miller seconded the

	motion. Voting is as follows: Commissioner Miller, aye; Commissioner Jones, aye; Commissioner Hansen, aye; Commissioner Gregersen, aye; Commissioner Christensen, aye; Commissioner Evan, aye.
Discussion	AGENDA ITEM 2 Public Hearing: Review and action on a request by Lars Anderson and Associates representing Home Depot for preliminary subdivision plat approval for a five-lot commercial subdivision encompassing 15.12 acres located at 2554 North 2000 West (Parcel No. 13-051-0063) in the P-Z (Performance Zone) Zoning District. This five-lot commercial subdivision covers a total of five lots on the east side of 2000 West at approximately 2554 North. The plat area is located directly south of Vasa Fitness and Dutch Bros Coffee, and directly north of the Greenfield Landing PRD. The property is in the P-Z zoning district, which is the main commercial zone along the 2000 West corridor. The lot sizes and configuration conform to the zoning and subdivision code regulations. The attached plat will ultimately be recorded so the individual lots can be marketed and sold for development. The civil plans are combined with the Home Depot site plan because they will install all utilities and site infrastructure so the four out lots will be ready for development. The city engineer has reviewed the overall site civil plans and the subdivision plat and recommends approval based on comments from the most recent review memo. The comments are minor in nature and will be reviewed and signed off with the final plat. RECOMMENDATION: Staff recommends approval of the preliminary plat for the Home Depot Clinton Subdivision, based on the following: 1) All comments related to the plat and civil plans shall be corrected and reviewed by the City before the final plat is presented for signatures. 2) Final Plat approval is subject to review and final approval by Davis-Weber County Canal Companies (DWCCC). 3) A preconstruction meeting shall not be scheduled until all required changes have been made to the Final Plat and Improvements Drawings, the required number of copies provided to the City, and the plans are stamped approved by the City. 4) Plat shall not be recorded until a Subdivider's Improvement Agreement and Subdivider's Escrow Agreement have been completed and executed to ensure the completion of the improvements in this development. Commissioner Christensen asked for clarification about what the other four lots around Home Depot will be.

Mr. Matson advised they will be four other commercial lots, they could be restaurants, fast food, smaller retail buildings just to name a few options. The development is not set up too different from the parcel to the north, Vasa, which also has commercial buildings in front of that. The landscaping and detention will also look similar.

Commissioner Evans questioned if according to the way these lots are set up, could each one be developed separately?

Mr. Matson advised yes, they can and if a developer needs more or even less space, the builder will have an option to make a lot line adjustment that can be overseen administratively.

Commissioner Christensen asked if they could be further subdivided?

Mr. Matson said they certainly could, the process would be a parcel split that would be done administratively. Additional drawings would be required.

Commissioner Jones asked what the width of that drive way would be, he then asked for clarification on the frontage on 2000 West. Will there be storm water retention? Would it be changed when the 2000 West is widened?

Mr. Matson advised no, they have already had multiple encroachment permit meetings with UDOT. It will be developed in a way that UDOT will not have to change or require additional right of way changes.

Commissioner Gregersen inquired if UDOT has granted access on 2000 West at that point?

Mr. Matson advised they have. This will be a private access, but it will line up with the public access that will be 2540 North.

Commissioner Miller asked if either of these accesses will have a light?

Mr. Matson advised UDOT has indicated the light at 6000 South in Roy and the one at 2300 North in Clinton will be sufficient.

Commissioner Miller inquired if the north access is where trucks will be coming in? Without a light?

Mr. Matson advised that is correct.

Commissioner Gregersen asked if Home Depot customers will only have one access, and will that be along the private drive?

Mr. Matson and Commissioner Hansen advised the customers will have two access points. Explaining the options the citizens will have.

Commissioner Gregersen asked if it is contemplated that there will be reciprocal parking agreements with the four other parcels.

Mr. Matson advised the landscaping agreement to the north has been worked out regarding access rights. The other parking rights will be decided when the additional parcels are developed.

Commissioner Christensen asked what the street will be to the north?

Mr. Matson advised there probably will not be a street address because it is a private road.

Commissioner Miller asked if there would be any physical barriers between Home Depot and Vasa? Will it be a straight through drive?

Mr. Matson advised there will be landscaping islands and landscaping strips.

Commissioner Gregersen asked if the site plan is contemplating the construction of additional things outside the boundary of this parcel and what will be the enforcement mechanism by which the owners of the parcels will construct those improvements?

Mr. Matson advised it would be best if this question could be addressed during agenda 3, the Site Plan review agenda.

Commissioner Hansen said he thinks there has been a lot of work that has gone into this development. The only question he has is regarding the piece of land by the church. Does the church still own this land? Will this one little corner be land locked?

Mr. Matson advised the property will have access with two public street accesses points.

Commissioner Gregersen asked what provisions have been made for public utility easements on the site map?

Mr. Matson advised there is a series of them on the north end, as well as in front of these lots, and a drainage easement on the west side.

Commissioner Gregersen asked if those are referred to on the plat?

	Mr. Matson advised yes, they are noted on the plat. Commissioner Christensen and Gregersen located those easements listed on the plat. Chair Evans opened the public hearing at 6:53pm. He closed the public hearing at 6:54pm due to no public comment.
Conclusion and Motion	Commissioner Christensen made the motion to approve the Home Depot Clinton Preliminary Plat subject to the conditions of approval listed in this report. Commissioner Hansen seconded the motion. Voting is as follows: Commissioner Miller, aye; Commissioner Jones, aye; Commissioner Hansen, aye; Commissioner Gregersen, aye; Commissioner Christensen, aye; Commission Evans, aye.
Discussion	AGENDA ITEM 3 Public Hearing - Review and action on a request by Lars Anderson & Associates, representing Home Depot, for Site Plan approval for a Home Depot home improvement store on approximately 11.40 acres located at 2554 North 2000 West (part of Parcel No. 13-051-0063). The request consists of site plan approval for a 107,519 square foot Home Depot home improvement store and a 28,113 square foot garden center on 11.40 acres located at 2554 North 2000 West (Attachment A). The development site is situated just south of Vasa Fitness and Dutch Bros, and north of Greenfield Landing PRD. The property is zoned PZ with retail sales of this size and scale listed as a permitted use requiring site plan and design review and approval by the planning commission. Item number 4 on this meeting agenda addresses the conditional use permit for the permanent outdoor sales portions of the site. The Home Depot store is situated on Lot 1 of the proposed five-lot Clinton Home Depot subdivision plat (see attached Attachment B). The proposal is consistent with the development standards of the zoning ordinance. More specifically, the site plan (Attachment C) meets the requirements of the PZ zone including adequate parking, site circulation, landscaping, and architecture. The parking code does not have a specific category for home improvement stores other than a general retail/shopping center ratio of one stall per 200 square feet (five/1000 sf) of retail or leasable floor space. National planning and retail studies indicate that a lower ratio for home improvement stores is certainly justified and that the standard retail ratio is likely too restrictive. Clinton's parking code indicates that when specific commercial uses or categories are not listed, they are to be assigned by the CD director and approved by the Planning Commission. Based on this code provision, staff have reviewed several local and national parking studies

and ordinances to determine the best parking ratio to recommend for a home improvement store and garden center.

In addition to reviews of various ordinances and studies, staff examined eight home improvement store (Home Depot and Lowes) parking lots in Davis/Weber counties. Google Earth air photos all dated Saturday, July 15, 2023, show the parking lots to be anywhere from 20% to 50% full implying that most stores have ample parking. The Riverdale and Layton Home Depot parking lots appear to be the fullest, but they are also the smallest of the home improvement store lots. Even still, the Layton Home Depot parking lot on this Saturday in July 2023 was 48% occupied and the Riverdale store was 46% occupied.

Staff recommends a parking ratio be assigned for the retail store and a separate standard for the garden center given the seasonal nature of this portion of the site. More specifically, a parking standard for the home improvement store of three (3) parking stalls per 1,000 square feet of gross floor area, and a ratio of one (1) stall per 1,000 square feet of garden center area. This amounts to a proposed minimum parking requirement of 323 stalls for the store and 28 stalls for the garden center for an overall total minimum parking stall count of 351. The site includes a total of 366 parking stalls.

The architecture and color scheme of the Home Depot store and garden center is in keeping with the CBD design guidelines in Chapter 20 of the zoning code. The main building entrance is on the west elevation facing 2000 West (see [Attachments F, G and H](#)). This front façade includes a brick veneer wainscot matching the split face block columns and pilasters. The coping, cornice and metal roof panels are provided with a bronze finish. Building signage and the horizontal access band are the traditional Home Depot orange. The main front entrance extends 16 feet from the front plane of the store while the lumber entrance with the covered loading area extends out approximately 43' from the front plane of the store. The garden center entrance matches the design of the front entrances and is enclosed by a black vinyl coated chain link fence with front portion broken up by a series of columns that match those at the entrances.

The south elevation of the store is mostly covered by the enclosed garden center, which covers any architectural details otherwise provided for design review. Site design upgrades along the south property line include increased buffer widths and tree/shrub plantings to offset the design review scoring. Similarly, the north and rear elevations include simple divided panel sections and roofline offsets with additional landscape buffer widths and tree/shrub plantings to offset the design review scoring.

The design review scoring ([Attachment I](#)) includes staff recommendations for the various point evaluations for building, site and landscape design and can be used

as a guide for the commission's final evaluation design review average score. In the case of the rear and side elevations, the recommended scores are lower, assuming higher scores for site landscaping design. An overall design review evaluation score greater than zero (0) is justification for the Commission to make the finding that the development site plan meets the general purpose and spirit of the Performance Standard (P-Z) zone. Staff recommended overall design review evaluation score is 0.77.

The landscape plan ([Attachment E](#)) is consistent with the guidelines of the recently adopted water efficient landscape standards for new commercial developments. There is no turf grass proposed with the development, and the tree and plant selections are appropriate for our climate. The landscape plan represents 32% live plant coverage when planted, which will well exceed the 35% minimum mature coverage requirement.

Parking lot landscaping includes the required number of landscape islands and landscaped pedestrian connections. Trees are required on each landscape island; however, in some instances the required trees conflict with underground utilities. To offset the reduced number of trees, an additional 6,000 square feet of parking lot landscaping is provided.

The 2000 West street frontage landscape incorporates linear storm water detention with an average depth of approximately 50 feet – more than the 20-foot minimum buffer depth. Required streetscape plantings are integrated in the detention with a combination of shrubs and ground covers along the edge of the basins. Trees are clustered in line with the property lines of the front commercial parcels to preserve visibility to these future uses.

There is no landscape buffer required adjacent to the existing commercial to the north and future commercial to the south. However, the majority of the north property line includes landscaping along the edge of the parking lot, and the buffer adjacent to the south commercial property line averages 20' in depth.

The landscape buffer along the east property line averages a depth of 24 feet. Although the adjacent parcel is zoned commercial, the fence and buffer with increased understory shrub planting is provided in case the parcel is changed to an office or residential use. Located between the rear boundary of Home Depot on the west and the RMP power corridor to the east, future commercial development may prove challenging.

[Attachment D](#) includes the photometric (lighting) plan with lighting fixture details for pole, wall, and under-canopy lighting. The dark bronze finish on the pole and wall lights are similar to the roof and cornice accents on the front of the building. The photometric plan indicates acceptable readings at the adjacent property lines.

More specifically, adjacent, and potential future residential property line readings are well below the maximum allowed. These property line readings in addition to the landscape buffers should minimize lighting impact on these adjacent properties.

Based on the information outlined in each section of this report, the Planning Commission can make the finding that the site plan meets the general purpose and spirit of the Performance Standard Zone standards. More specifically, approval is recommended based on the following:

- The site plan layout and site circulation meet code standards and provide proper connectivity to 2000 West, adjacent commercial uses, and future planned commercial development.
- The lighting plan meets code requirements including appropriate readings at property lines.
- The landscape plan meets code requirements for streetscape and property line buffers. The plan follows the guidelines of the water efficient landscape standards for live plant coverage and tree/plant species appropriate for our climate.
- Design review scoring for architectural, color, parking integration and site landscape design are sufficient to conclude that the overall development plan meets the general purpose and spirit of the P-Z (Performance) zone guidelines and regulations.

Commissioner Evans inquired how the over flow parking will be managed.

Commissioner Christensen inquired about the seasonal products and how they affect parking and wondered how many parking spots do they envision would be used.

Mr. Dan Zoldak, representing Home Depot, advised it has been taken into consideration on the site plan and there will be a designated area for those seasonal products.

Commissioner Christensen said she liked this parking layout better than that of the store in Riverdale. Asked Mr. Matson for clarification regarding the statement saying landscaping will be 32% live plant coverage.

Mr. Matson explained our code indicates at the time of the plant's maturity the landscaping is required to have 35% of live plant coverage, whereas this development, at the time of development, live plant coverage will already be 32%. He advised this would be more than the code requires.

	Commissioner Gregersen asked if the site plan shows improvements beyond this property to the north? Wondering if some of the features would still need to be constructed? Would the construction be beyond the Home Depot's property? Mr. Zoldak advised there will be three curb cuts that will need to be made to the north as well as a few things that they will need to complete defined in the development agreement. Commissioner Gregersen advised it sounded like there are already agreements that have been worked on with the adjoining lot to the north. Commissioner Hansen asked if they would be developing parking islands? Will they be irrigating those parking islands from their parcel? Mr. Zoldak advised yes, they will be doing some landscaping requirements. Home Depot will be irrigating their side of the property where the other developer will need to take care of their side. Commissioner Gregersen inquired if the agreement will allow the Home Depot customers to drive on the property to the north? Mr. Zoldak advised yes, it is a cross-access agreement. Commissioner Gregersen asked if that will be recorded as such? Mr. Zoldak said yes, it will be. Commissioner Christensen asked what will the out lots look like until they are developed? Mr. Zoldak advised they are required to landscape across the frontage, there will be a detention basin, and the out lots will be hydroseeded. Chair Evans opened the public hearing at 7:18pm. He closed the public hearing at 7:19pm due to no public comment.
Conclusion and Motion	Commissioner Jones made the motion to approve the request by Lars Anderson & Associates for site and design review approval of the Home Depot home improvement store on approximately 11.40 acres located at 2554 North 2000 West based on the findings outlined in the staff report. Commissioner Christensen seconded the motion. Voting is as follows; Commissioner Miller, aye; Commissioner Jones, aye; Commissioner Hansen, aye; Commissioner Gregersen, aye; Commissioner Christensen, aye; Commissioner Evans, aye.

Discussion

AGENDA ITEM 4

Public Hearing:

Review and action on a request by Lars Anderson and Associates representing **Home Depot** for a **conditional use permit for outdoor storage and display of goods** (sheds, garden products and trailers) for the proposed Home Depot home improvement store and garden center located on 11.40 acres located at 2554 North 2000 West (Parcel No. 13-051-0063) in the P-Z (Performance Zone) Zoning District.

The conditional use permit request is for four areas of the Home Depot site plan to be specified for permanent and seasonal outdoor display. While the Home Depot home improvement store/garden center is categorized as a permitted use for the *sale of merchandise and equipment*, the *storage and display of goods outside of a fully enclosed building* is classified as a conditional use. More specifically, the applicant is requesting approval of four areas on the site where merchandise will be permanently and seasonally displayed. Attachment B shows the overall site plan with the display areas identified with photo examples of each.

- The first area is at the northwest corner of the site and is identified as a trailer display occupying a row of eight parking stalls. The photo shows a series of flat-bed trailers to be displayed.
- The second display area is at the southwest corner of the site and is identified as a shed display area covering a row of eight parking stalls. These are standard garden shed examples available for sale.
- The third area is noted on the site plan as a seasonal sales area occupying 10,000 square feet (44 parking stalls). Like seasonal sales at other large retail establishments, this area is for yard and garden products for the summer months. Off-season, this area is less busy with more parking stalls left open.
- The fourth area is for front apron sales occupied by barbeque grills, larger mowers, and snow blowers on each side of the main entrance, and shrub/flower sales in front of the garden center.

Conditional Use Permit Review Findings: The conditional use permit for the proposed permanent and seasonal outdoor display areas can be approved based on the following general findings:

- a) The proposed use is not detrimental to persons or property,
- b) It is consistent with the objectives of the General Plan, and

	c) It is compatible with the character of the site, adjacent properties, and surrounding neighborhoods. More specific findings include the following: a) The site can accommodate the proposed areas designated for permanent and seasonal outdoor displays. These areas are designed to have the least impact on parking for employees and customers. b) The display areas will not generate excessive traffic not already otherwise present at a home improvement store and garden center, and c) Access to and through the display areas are adequate. Required Public Notice was made. No public comment has been received to date. Commissioner Evans asked how it was advertised that Home Depot was interested in this area. Mr. Matson advised it was advertised multiple ways. There was a public notice sign that was posted on the frontage of the property, the mayor discussed it in the monthly newsletter, it appeared on the State of Utah public notice website, which is also accessible through the Clinton city's website, and finally one public location which we chose the space between the main doors at the city hall. Commissioner Jones asked what the time table would be for them to open for business? Mr. Zoldak advised as soon as possible. Hoping to start construction in July. Commissioner Miller inquired about how jobs does Home Depot project they will be bringing into the city? Mr. Zoldak advised a total of 147 jobs. Chair Evans advised since the public was not in attendance; we will not have a public hearing.
Conclusion and Motion	Commissioner Miller made the motion to approve the Conditional Use Permit request for permanent and seasonal outdoor display areas for the proposed Home Depot home improvement store and garden center on approximately 11.40 acres located at 2554 North 2000 West based on the general and specific findings and conditions outlined in the staff report. Commissioner Hansen seconded the motion. Voting is as follows: Commissioner Miller, aye; Commissioner Jones, aye; Commissioner Hansen, aye; Commissioner Gregersen, aye; Commissioner Christensen, aye; Commissioner Evans, aye.

COMMISSIONERS REPORT	• The minutes of the May 6, 2025, have been approved with the corrections that were discussed. • Commissioner Christensen announced she has filed to run for City Council.
DIRECTORS REPORT	• Next meeting is scheduled for July 3, 2025. Would June 26th or July 10th work for the Commission? The Commission advised the 26th of June would work the best. • The website for the General Plan is currently available on the city's website. Mr. Matson will send the link out to the commission. The consultants will have a booth for Heritage Days and will be there on Friday the 13th for a few hours to solicit input. On Saturday, the exhibit will still be up, and Mr. Matson advised he will be there off and on in the evening hours to answer any questions and take input.
ADJOURNMENT	<i>Commissioner Hansen moved to adjourn. Commissioner Miller seconded the motion. Voting is as follows; Commissioner Miller, aye; Commissioner Jones, aye; Commissioner Hansen, aye; Commissioner Gregersen, aye; Commissioner Christensen, aye; Commissioner Evans, aye. The meeting adjourned at 7:48pm.</i>

*Reviewed and Approved by the
Clinton City Planning
Commission on this 10th
day of July 2025*