

CLINTON CITY COUNCIL SPECIAL MEETING MINUTES

Special Meeting

Date: October 7, 2025

Time: 6:00 PM

Location: 2267 N 1500 W, Clinton, UT 84015

Mayor: Brandon Stanger

**City Council: Spencer Arave, Marie Dougherty, Austin Gray,
Dane Searle and Gary Tyler attended electronically**

**Staff: Police Chief Shawn Stoker, Treasurer Steve Hubbard, Public Works Director
David Williams, Fire Chief Jason Poulsen, Recreation Director Brooke Mitchell**

**Attendees: Lacy Richards, Mike Flood, Edward Phillips, Greg Allen, Michael & Wendy
Dyer, Kraig Butt, Chris Klebe, Adam & Deanna Larsen, Chandra Weisbecker, Dereck
Bauer, Hannah Klebe**

CALL TO ORDER

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

He led the Pledge of Allegiance and provided an invocation.

ROLL CALL

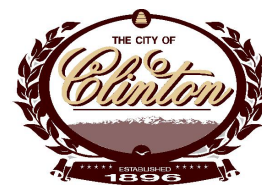
Mayor Stanger, Councilmembers Arave, Dougherty, Gray, Searle were all present and
Councilmember Tyler attended electronically.

PUBLIC INPUT

Michael Dyer stated he is here to address property directly across from him and next to
Civic Center Park. He is concerned about developing a parking lot in this area. He feels that
housing would be a better option.

Hannah Klebe suggested that ADA accessible amenities would be a great option for the
park intended for the new development out west.

Craig Butt feels that the Nielson home project is a better option than previous plans
proposed. He does still have concerns about traffic and other potential issues. He feels it is
still a large project for Clinton.



Greg Allen is long time resident. He is pleased with the proposal from Nilson Homes. Although it is not perfect, he feels it is an improvement to previously proposed developments.

BUSINESS ITEMS

A. A RESOLUTION 10-25 - REQUEST FROM NILSON HOMES TO REPEAL AND REPLACE THE FOOTHILL DITCH LLC (TRAIL POINT) ANNEXATION/DEVELOPMENT AGREEMENT WITH THE AGREEMENT FOR THE DEVELOPMENT OF LAND BETWEEN CLINTON CITY AND NILSON LAND HOLDINGS, LLC, FOR 34.90 ACRES LOCATED AT APPROXIMATELY 2088 NORTH 4500 WEST. THE NEW DEVELOPMENT AGREEMENT INCLUDES A REVISED CONCEPT PLAN, A LOWER RESIDENTIAL DENSITY AND MODIFICATIONS TO THE REQUIREMENTS FOR OPEN SPACE AND AMENITIES, ARCHITECTURE AND SEWER LIFT STATION IMPROVEMENTS (PARCELS 14-175-0005, 14-038-0067, & 14-038-0083)

Lacey Richards with Nilson Homes reported there is a proposed development agreement to replace the existing development agreement.

Nilson Homes feels it is a much better proposal. The town homes have been reduced by 76 units. The walking trail will be developed along with a trailhead. Half of the units will be required to be owner occupied.

Nilson Homes is excited to be in Clinton City. They have tried to accommodate concerns that have been raised in past proposals.

Community Development Director Peter Matson addressed the development agreement and identified some of the changes including:

Section 4.1 – trail – chain link fence is preferred over a vinyl fence.

Page 5 – parking and amenities have been struck

Detached single family and town homes parking – no tandem spaces

Off-site sewer line – a proposed line to service this area and future developments. Eastern edge running north under the West Davis Corridor – the vacant property to the east

12-inch line is preferred by the City.

This is an area that is part of the Clinton City Sanitary Sewer Special Service District.

7.4 – clarifications were added

Nilson homes to install because it is necessary for the development and Clinton City will reimburse Nilson Homes with impact fees.

Time frame will be until the facility is paid for.

AS the project goes on, the time frame will be determined.

Section 7.5 was struck because it was redundant.

Streets and drives Exhibit B, Cross sections for streets

`Update to 2644 page 3 – follows the PRUD overlay zone.

Open Space and Amenities – Exhibit D

Amenities are listed

The redline agreement is included as Attachment A.

The Planning Commission was unanimous in their recommendation.

Councilmember Dougherty asked for clarification that the chain link will be between the trail and Hooper Canal.

Ms. Richards explained the change will be reflected in the exhibit as well as the development agreement, it will say developers' discretion.

Regarding parking, there will be 53 off-street parking stalls. A minimum standard is included for off-street parking. Parking is distributed throughout the development. The units have garages and driveway parking as well. There is a section that will not allow parking on the street.

Mayor Stanger clarified winter parking restrictions will be enforced in this development.

Councilmember Dougherty asked for coordination with Nilson Homes on the development of the future City park.

Mayor Stanger clarified the deed restriction. The deed restriction will come off after 10 years but the HOA remains intact and will continue to require 50% home ownership.

Councilmember Arave is in favor of collaborating on the park development.

Councilmember Searle appreciates Nilson Homes.

Councilmember Tyler stated housing is a big discussion in Utah. He feels it is the right thing to support this development. This will allow families to live near each other. He feels this is a great development that will benefit Clinton for years to come.

Councilmember Dougherty expressed appreciation to the citizens who have been involved in this issue. She also thanked Nilson Homes for their willingness to come in and create more of a community driven development.

She also addressed a few other changes included in the agreement including setbacks and garages.

Mayor Stanger clarified single car garages cannot exceed more than ten percent of the project.

Jed Nilson explained as an owner of Nilson Homes, he appreciates Clinton City for their involvement and willingness to work and listen together to create such a beautiful community. He feels it takes a lot of courage to address the housing crisis. Every City needs to do their part. It takes courage to take the time and put forth the effort to do it

correctly. Creating community with love is a goal of Nilson Homes. They feel this community will improve lives and be full of love.

MOTION

Councilmember Tyler moved to adoption of Resolution 10-25 approving the request from Nilson Homes to replace the Foothill Ditch LLC-Trail Point annexation/development agreement for approximately 34.90 acres zoned R-M/PRD with the Agreement for the Development of Land between Clinton City and Nilson Land Holdings, LLC Councilmember Searle seconded the motion. Voting is as follows: Councilmember Arave, aye; Councilmember Dougherty, aye; Councilmember Gray, aye; Councilmember Searle, aye; Councilmember Tyler, aye.

Reviewed and Approved by the Clinton City Council this 28th of October 2025

*/s/ Lisa Titensor
Clinton City Recorder*