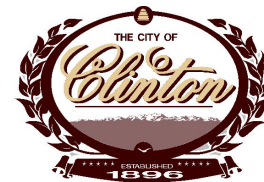


CLINTON CITY COUNCIL WORK SESSION MINUTES

Date: February 24, 2026

Time: 6:00 PM

Location: 2267 N 1500 W, Clinton, UT 84015



Staff present:

City Manager Trevor Cahoon, Finance Director Cory Christensen, Public Works Director, David Williams, Police Chief Shawn Stoker, Parks & Recreation Director Brooke Mitchell, Community Development Director Peter Matson, Deputy Recorder Amy Durrans, Recorder Lisa Titensor

City Council:

Mayor Marie Dougherty
Councilmembers Spencer Arave, Jennifer Christensen, Chris Danson, Adam Larsen, and Dane Searle (attended electronically)

CALL TO ORDER

Mayor Dougherty called the work session to order at 6:00 PM.

DISCUSSION ON CODE TOPICS THAT NEED INPUT FROM THE COUNCIL

The Mayor explained that the purpose of the work session was to review and discuss three code-related topics that have generated staff questions and recurring public feedback. The goal of the discussion was to provide policy direction to staff prior to drafting potential amendments.

1. Home businesses in residential accessory units
2. Parked vehicles in front/side yards
3. Dogs on leashes on walking path at Heritage Park

Home Businesses and Accessory Dwelling Units (ADUs)

Community Development Director Peter Matson presented a summary of issues encountered during administration of the City's ADU and home occupation regulations over the past year.

He explained that staff had created a table of recurring issues to share with the Planning Commission and Council. Many of the concerns involve clarification rather than substantive policy shifts.

ADU Structural and Design Clarifications

Mr. Matson outlined several areas of ambiguity in the current code:

- Combination structures (detached garage/shop combined with an ADU)
- Inconsistencies in roof pitch requirements
- Door orientation standards
- Design standards that may be overly rigid when evaluating otherwise well-designed structures

He noted that certain design requirements may need clarification or adjustment to address unique circumstances while preserving neighborhood compatibility.

Home Occupation Issues

The discussion then shifted to home-based businesses operating within accessory structures or ADUs.

Key issues identified:

- Lack of a cap on square footage used for business purposes
- Ambiguity regarding whether both the primary and accessory structures may be used for business
- No clear definition of “commercial vehicle”
- Outdoor storage concerns
- Impacts related to traffic, parking, and neighborhood character

Council Discussion

Councilmembers expressed general support for allowing home-based businesses but emphasized the need for limits to prevent residential properties from functioning as de facto commercial establishments.

Major themes included:

- Distinguishing between home offices (remote work with no customer traffic) and home occupations (customer-facing businesses).
- Concerns about:
 - Increased traffic
 - Multiple employees reporting to a residential site
 - Fleet vehicles parked in residential neighborhoods
 - Outdoor storage of business materials
- The risk of granting long-term legal nonconforming rights that could intensify over time.

- Whether home occupations should remain permitted uses with clearer standards or become conditional uses.

Councilmembers discussed defining commercial vehicles by:

- Gross vehicle weight
- Number of axles
- Vehicle type (e.g., box trucks, construction vehicles)

There was broad agreement that:

- Outdoor storage should be limited or prohibited.
- Traffic and parking impacts should be minimized.
- Staff should draft clearer, objective standards to address square footage, vehicle size, and outdoor storage.

Direction to Staff

- Draft language clarifying limits on home occupations in ADUs and accessory structures.
- Propose a definition of “commercial vehicle.”
- Clarify outdoor storage provisions.
- Provide sample redlined text for Council review.

3. Parking Regulations – Surface Requirements and Rear Yard Enforcement

Mayor Dougherty introduced concerns raised by residents regarding enforcement of parking surface requirements .

Residents have expressed frustration that parking in rear yards or behind fences now requires hard surface or specified gravel depth, especially when similar situations may not have been enforced historically.

The Mayor noted that some residents feel enforcement has become “HOA-like.”

Current Code Requirements

The code requires that:

- Accessory parking areas are required to be on hard surface or specified gravel.
- Parking areas inside or rear yards must be accessed via an approved drivable surface.
- Vehicles stored in rear yards must comply with surfacing standards.

Staff explained:

- Approximately 80% of enforcement cases are complaint-driven.
- Surfacing standards address:
 - Aesthetic impacts
 - Rodent harboring
 - Fire risk (hot vehicles parked on dry vegetation)
 - Prevention of rutting and yard degradation
- Enforcement behind fences is difficult unless visible or complaint-based.

Councilmembers debated whether:

- The City is overreaching by regulating behind fence lines.
- Health and safety concerns justify current restrictions.
- Weed and nuisance ordinances could address most concerns without requiring paved surfaces.
- Greater flexibility should be allowed behind fences.

Concerns raised included:

- Blight and long-term neighborhood decline.
- Accumulation of multiple vehicles on large lots.
- Rental properties contributing to parking impacts.
- Difficulty limiting the number of vehicles stored on private property.

Several members expressed interest in loosening rear-yard restrictions while maintaining front-yard standards.

Direction to Staff

- Review surfacing requirements behind fence lines.
- Consider whether rear yard regulations can be relaxed.
- Consult with Code Enforcement regarding practical enforcement implications.
- Draft potential revisions for Council consideration.

4. Dogs at Heritage Park

Mayor Dougherty explained that she has received numerous complaints over the past five years regarding the prohibition of dogs at Heritage Park .

Currently:

- Dogs are allowed on leash on asphalt perimeter trails at:
 - Meadows Park
 - Civic Center
 - Kestrel Park
- Dogs are prohibited at Heritage Park.

The original restriction was adopted primarily due to concerns about dog waste and lack of cleanup compliance.

Council Discussion

- Heritage Park has walkable paths and shaded areas suitable for leashed dog walking.
- Some residents comply with the prohibition and feel frustrated.
- Bad actors may ignore the rule regardless of prohibition.
- Concerns were expressed regarding:
 - Small park size
 - Proximity of trails to playground areas
 - Off-leash violations
- Potential for increased conflict between dogs and children.
- Whether installing dog waste bag stations could mitigate concerns.

One Councilmember suggested a trial period to evaluate impacts.

Parks and Recreation Director Brooke Mitchell expressed concern about allowing dogs at Heritage Park due to:

- The small size of the park
- The proximity of walking paths to the playground
- Concerns about off-leash behavior, even if rules require leashes
- Potential for increased conflict between dogs and young children

Her primary concern was that Heritage Park's layout differs from parks with asphalt perimeter trails, making dog presence more impactful because paths weave through active use areas rather than staying clearly separated.

The following ideas were discussed:

- Allow leashed dogs only on designated walking paths.
- Continue prohibition near playgrounds and pavilions.
- Install waste bag stations before implementation.
- Conduct a 6-month seasonal trial.
- Reevaluate after trial and assess complaints.

There was no unanimous agreement, but the majority appeared open to a trial period approach.

Direction to Staff

- Evaluate logistics of installing waste stations.
- Consider signage clarifying leash and restricted areas.

- Prepare a proposal for a trial period with defined review timeline.

DEPARTMENT HEAD REPORTS

Community Development

Mr. Matson also noted concerns with current business license code language related to home occupations and storage of business materials in accessory structures. Staff requested council direction to review and clarify code language. Council agreed clarification was appropriate.

ADJOURNMENT: The meeting adjourned at 6:50 pm.