



CLINTON CITY COUNCIL WORK SESSION AGENDA

2209 N 1500 W – Police Training Room
Clinton UT 84015

March 24, 2026 – Special Time 7:00 PM

This meeting may be attended electronically by one or more members.

7:00 PM WORK SESSION

1. Joint Discussion with the Planning Commission on General Plan and Land Use Map

ADJOURN

Dated the 17th day of March, 2026
s/Lisa Titensor, Clinton City Recorder

- *Supporting documentation for this agenda is posted on the Clinton City website at www.clintoncity.com and on the Utah Public Notice Website www.utah.gov/pmn*
- *In compliance with the American with Disabilities Act, individuals needing special accommodation (including auxiliary communicative aids and service) during the meeting should notify Lisa Titensor, City Recorder, at (801) 614-0700 at least 24 hours prior to the meeting.*
- *This meeting may involve electronic communications for some members of this public body. The anchor location for the meeting shall be the Clinton City Council Chambers at 2267 N 1500 W Clinton UT 84015. Elected Officials at remote locations may be connected to the meeting electronically to participate.*
- *Notice is hereby given that by motion of the Clinton City Council, pursuant to Utah State Code Title 52, Chapter 4 sections 204 & 205, the City Council may vote to hold a closed session for any of the purposes identified in that Chapter.*
- *The order of agenda items may change to accommodate the needs of the city council, staff and/or public*

CLINTON CITY COUNCIL WORK MEETING STAFF REPORT

2267 North 1500 West, Clinton, Utah 84015

MEETING DATE:	March 24, 2026
PETITIONER(S):	Mayor Dougherty Peter Matson – Community Development Director
SUBJECT:	Joint City Council/Planning Commission Work Meeting - Review of the Draft Future Land Use Maps for the General Plan Update

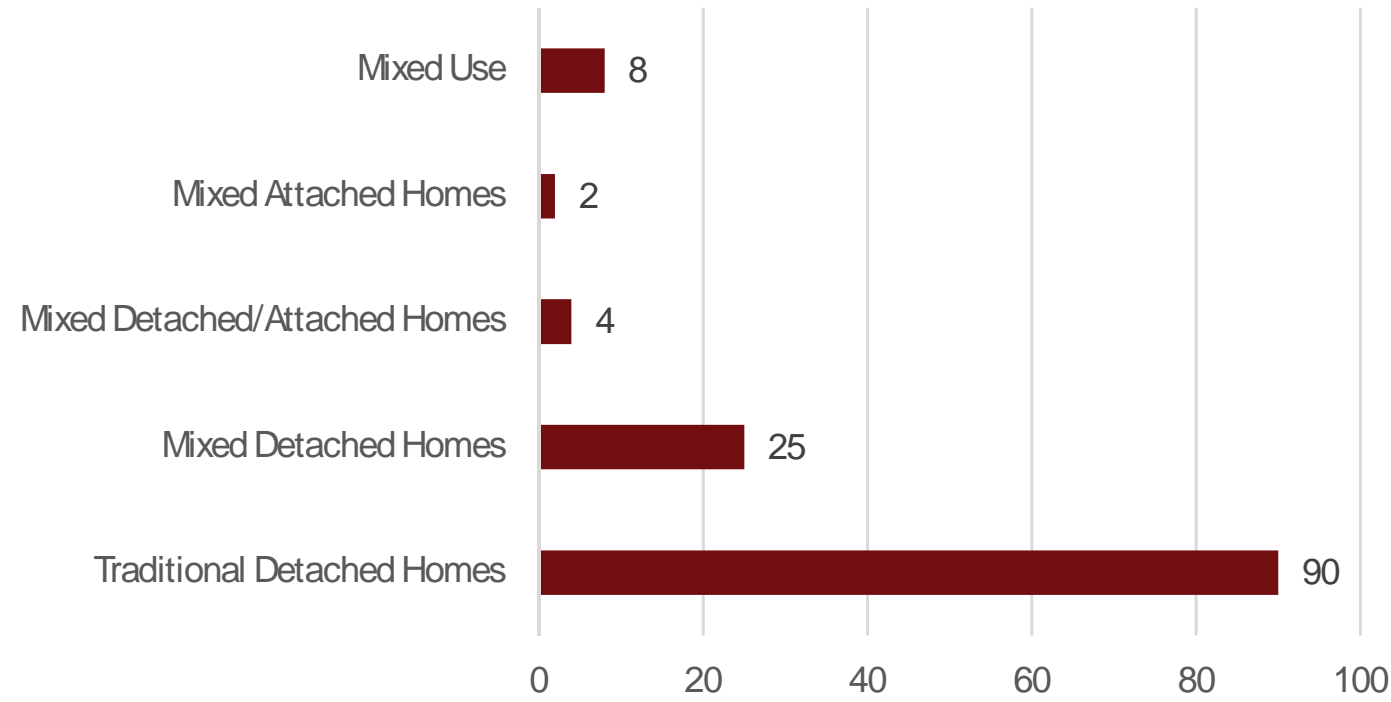
The work meeting discussion will focus on draft future land use maps prepared as part of the General Plan update process. The meeting packet includes draft future land use maps from October 2025 (including the Open House maps in the attached public input details) and alternative maps developed following recent staff discussions with Mayor Dougherty and the General Plan consultant (Psomas). In addition to the maps, the packet provides comprehensive details of public outreach efforts, including results from online surveys (written responses, visual preference surveys, and mapping exercises), as well as input gathered during three 2025 public events: Heritage Days in June, Working Wheels in August, and the October Open House and food truck rally.

The meeting will begin with a brief overview and introduction, after which most of the time will be dedicated to Council Members and Planning Commissioners reviewing the map alternatives and providing feedback and direction on potential modifications. Input from this work meeting will help inform any future adjustments the Council may consider as it evaluates land use decisions that will shape the City's long-term growth.

The work meeting is scheduled for Tuesday, March 24 at 7:00 p.m. in the Police Department training room. The regular Council meeting will begin at 6:00 p.m., with the later start time for the work session intended to better accommodate Planning Commission participation. The training room is located on the west side (lower level) of the Public Safety Building. The entrance will be marked with signage or left open for access.

JUNE 2025 VISUAL PREFERENCE SURVEY RESULTS

Clinton City Neighborhood Types



Definitions

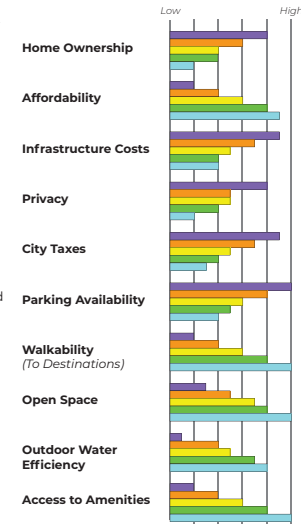
These community profiles highlight how different neighborhood designs perform across various factors. Each bar shows a relative score from low to high, based on the criteria provided.

A few definitions:

Infrastructure Cost reflects how much road is needed per home—more road means higher utility (water, sewer, power) and service (fire, police, etc.) Costs.

City Taxes are influenced by the number of households, businesses, and other tax-generating entities. A higher number of residential units and shops can help reduce the tax burden on individual homeowners.

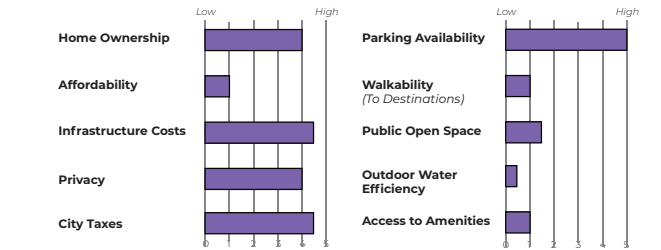
Parking Availability indicates how easy it is to find parking near homes or local destinations.



Traditional Detached Homes



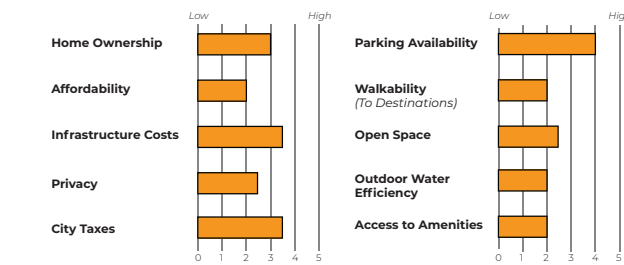
- Traditional Single Family Rambler (55+)
- Front Load Cottage
- Garden Cottage
- Motor Court
- Alley Load Cottage
- Tiny Homes
- Accessory Dwelling Units (ADU's)
- Twin Homes
- Attached Ramblers (55+)
- Triplex (Large Single Family Style)
- Fourplexes
- Garden Courts
- Townhomes
- Condos
- Apartments



Mixed Detached Homes



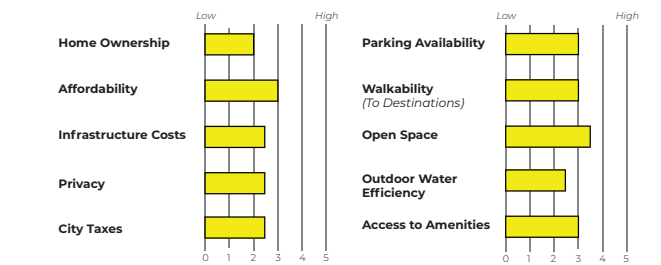
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- Apartments



Mixed Detached/Attached Homes



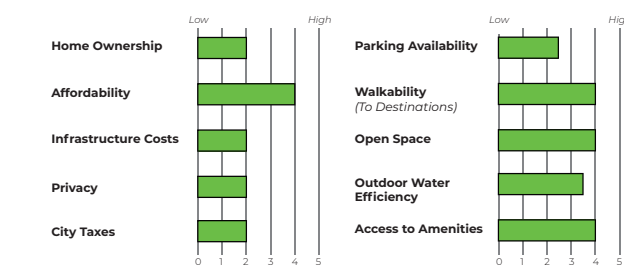
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- Apartments



Mixed Attached Homes



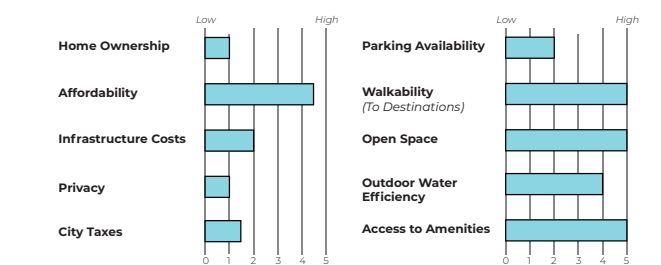
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- Condos
- Apartments



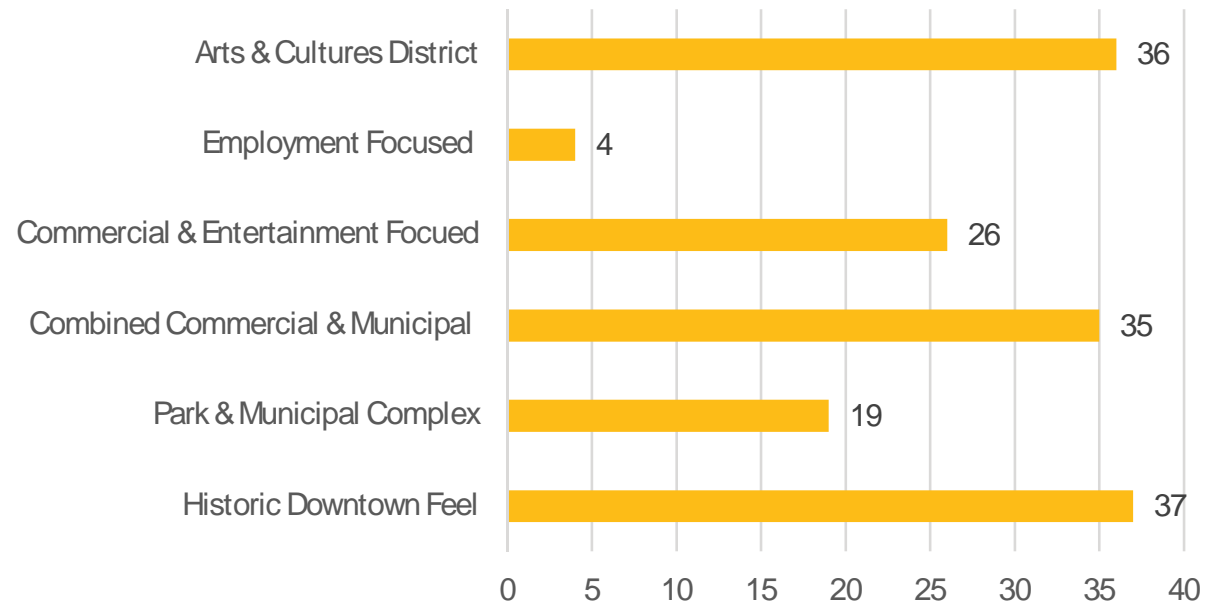
Mixed Use



- Traditional Single Family Rambler (55+)
- Front Load Cottage
- Garden Cottage
- Motor Court
- Alley Load Cottage
- Tiny Homes
- Accessory Dwelling Units (ADU's)
- Twin Homes
- Attached Ramblers (55+)
- Triplex (Large Single Family Style)
- Fourplexes
- Garden Courts
- Townhomes
- Condos
- Apartments
- Other Uses



The New Downtown & Heart of the City



What do you want the Downtown/future Heart of the City to look like? (Leave a Dot on your preferred options)



Historic Downtown Feel



Park & Municipal Complex



Combined Commercial & Municipal



Commercial & Entertainment Focused

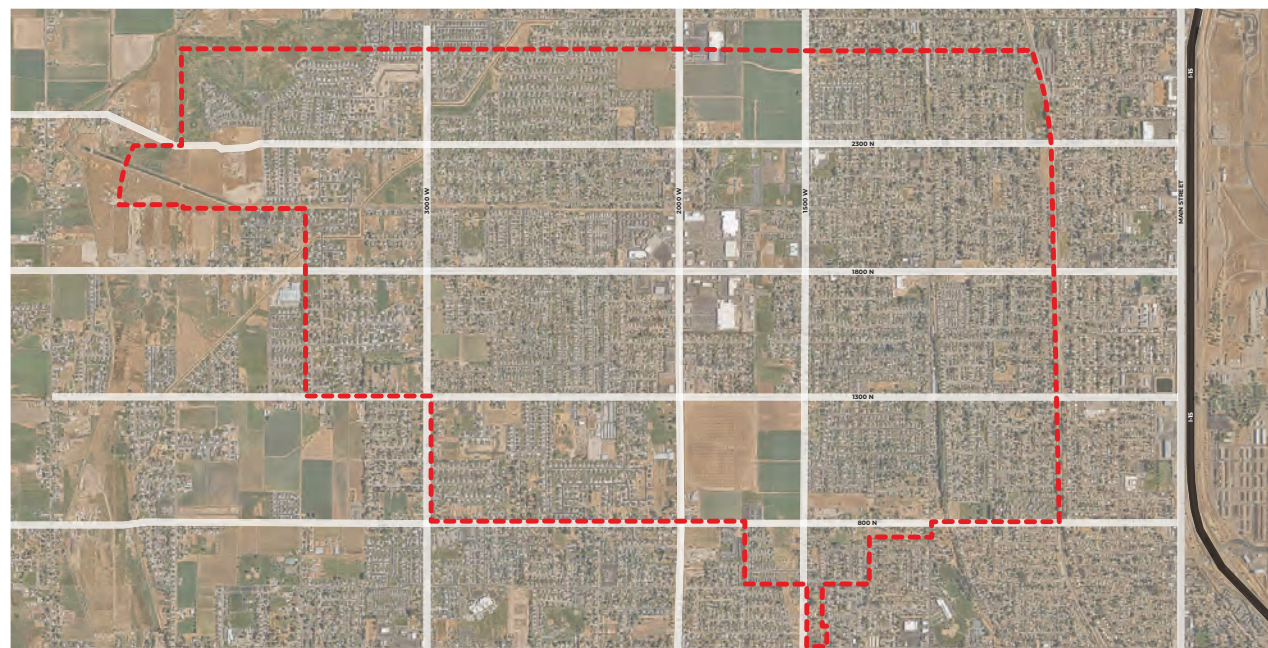


Employment Focused



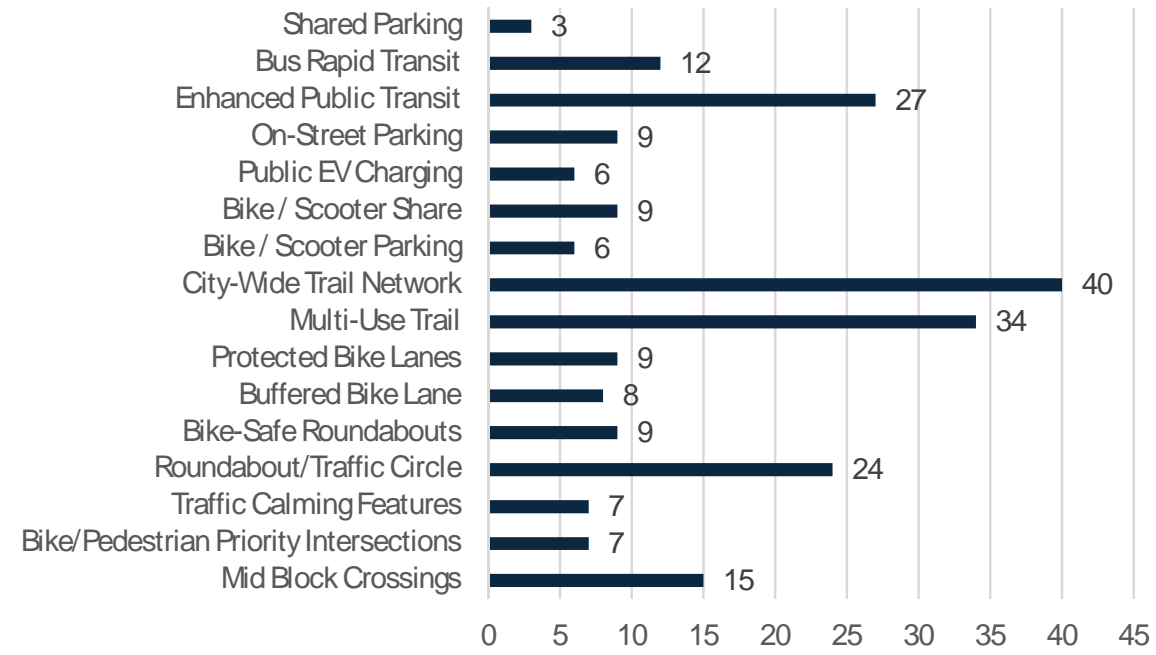
Arts & Culture District

General Comments / Map Feedback



- Moving because the commute is too long
- 1300 N Pedestrian Safety @ trail/roundabout
- Repair 2300 N
- In n Out
- Pedestrian signal needed @ 1800 N to get to kestrell park
- turn light at 2300 N and 2000 W needed
- construction @ different times @ different places = roads to drive on
- Splash Pad
- Trampoline park now
- More community events throughout the summer!
- Chick-Fil-A
- Dog leg near the new townhome subdivision traffic light?
- Dog friendly parks, not a dog park but allowing dogs in parks!
- Bowery at kestrel park
- Bars & Brews
- High School
- Spartcard Shop
- Dog Shelter
- Aquatic Center 2300 N & 1500 W
- Pedestrian crossing lowe's 2000 N
- Pool- outdoor swim lessons, summer swim team, adult lap swim, waterpolo team
- Mall & Canes
- Local library weber & clearfield are 4+ miles from city center. Not accesible without parents chauffuring
- aquarium
- zoo
- More parks & open Space, Sit down restaurants vs fast food, small single familyhomes vs. townhomes
- trail connectivity to DRGT
- A big sledding hill (a wide one so it's safer)
- lots of shade at parks. Would love a naturescape park (like rocks at heritage park. It's awesome!)
- We absolutely love clinton days, keep it going

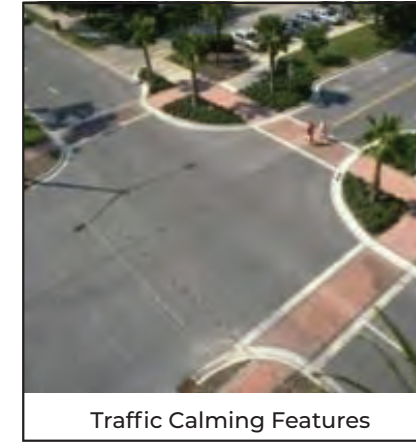
Transportation



Mid Block Crossings / Raised Crosswalks



Bike/Pedestrian Priority Intersections



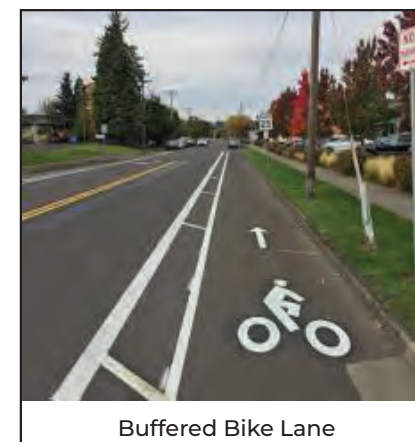
Traffic Calming Features



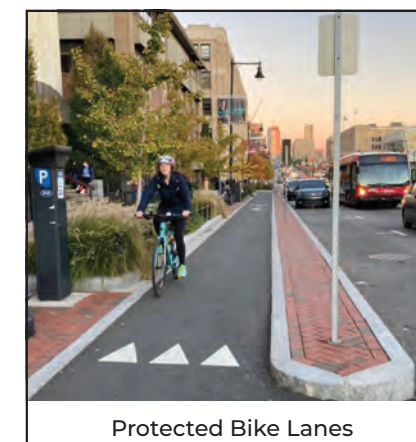
Roundabout/Traffic Circle



Bike-Safe Roundabouts



Buffered Bike Lane



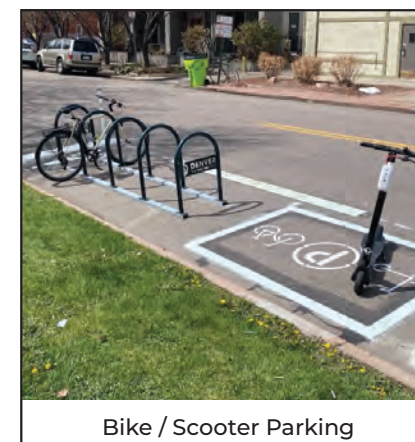
Protected Bike Lanes



Multi-Use Trails



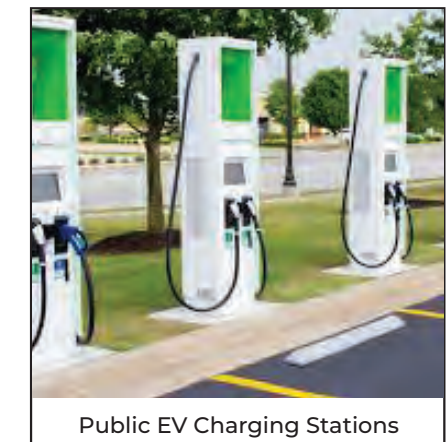
City-wide Trail Network



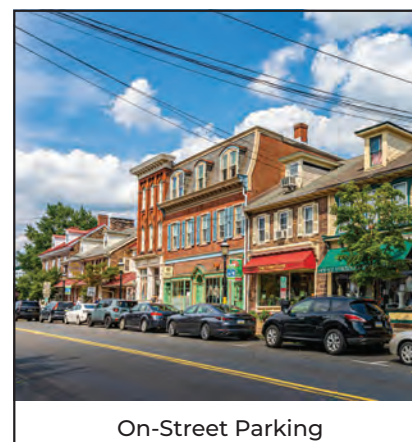
Bike / Scooter Parking



Bike & Scooter Share



Public EV Charging Stations



On-Street Parking



Enhanced Public Transit

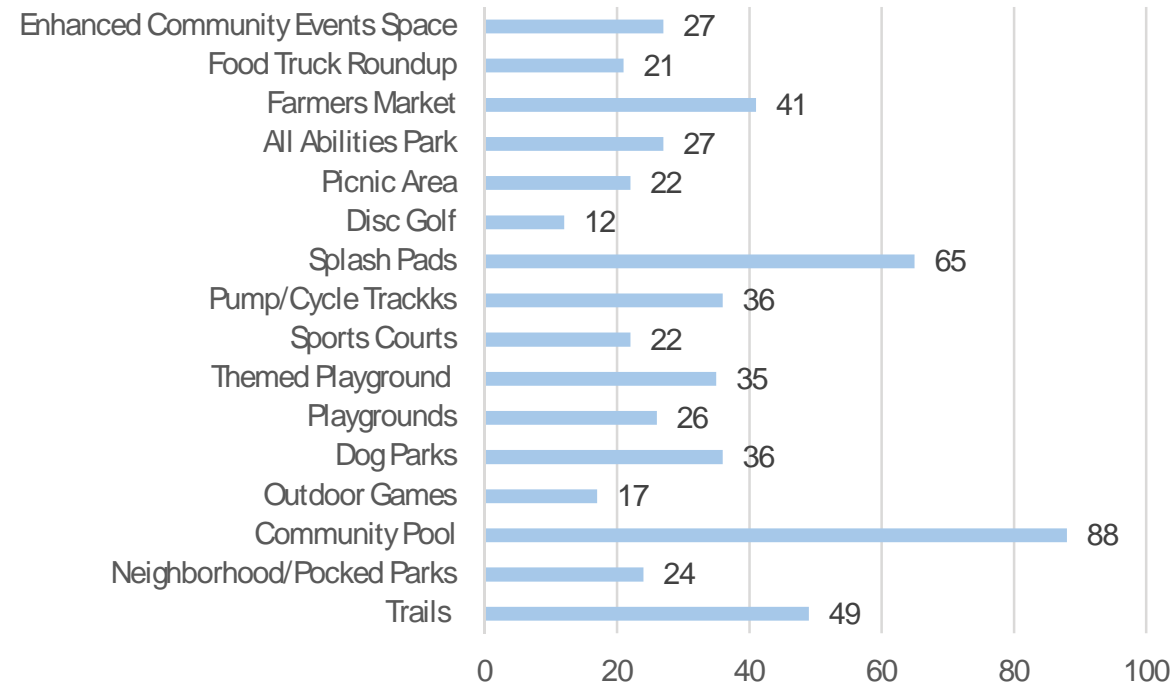


Bus Rapid Transit (BRT)



Shared Parking

Open Space, Recreation & Entertainment



Trails



Neighborhood / Pocket Parks



Community Pool



Outdoor Games (9 Square, Bocce)



Dog Parks



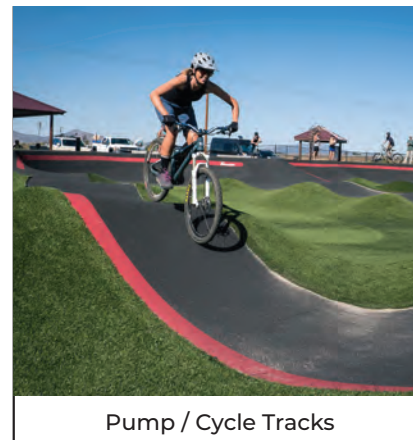
Playgrounds



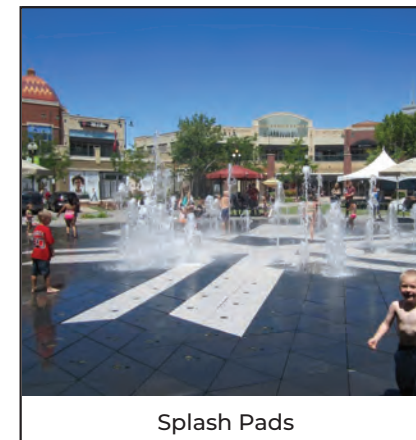
Themed Playground



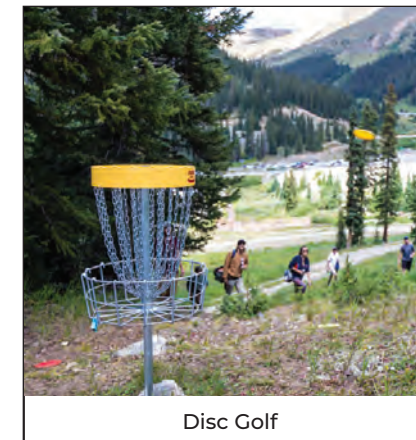
Sports Courts



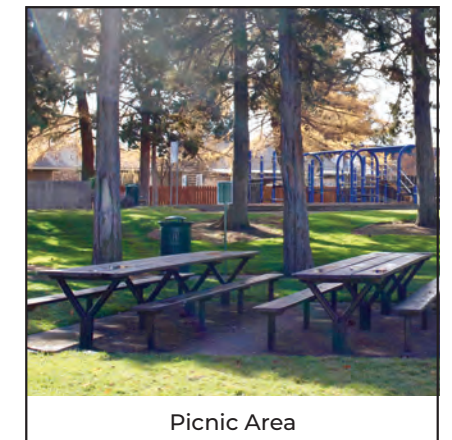
Pump / Cycle Tracks



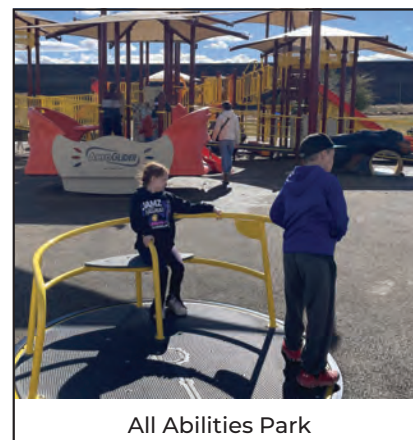
Splash Pads



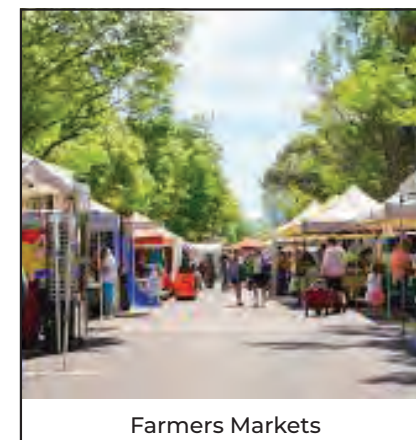
Disc Golf



Picnic Area



All Abilities Park



Farmers Markets

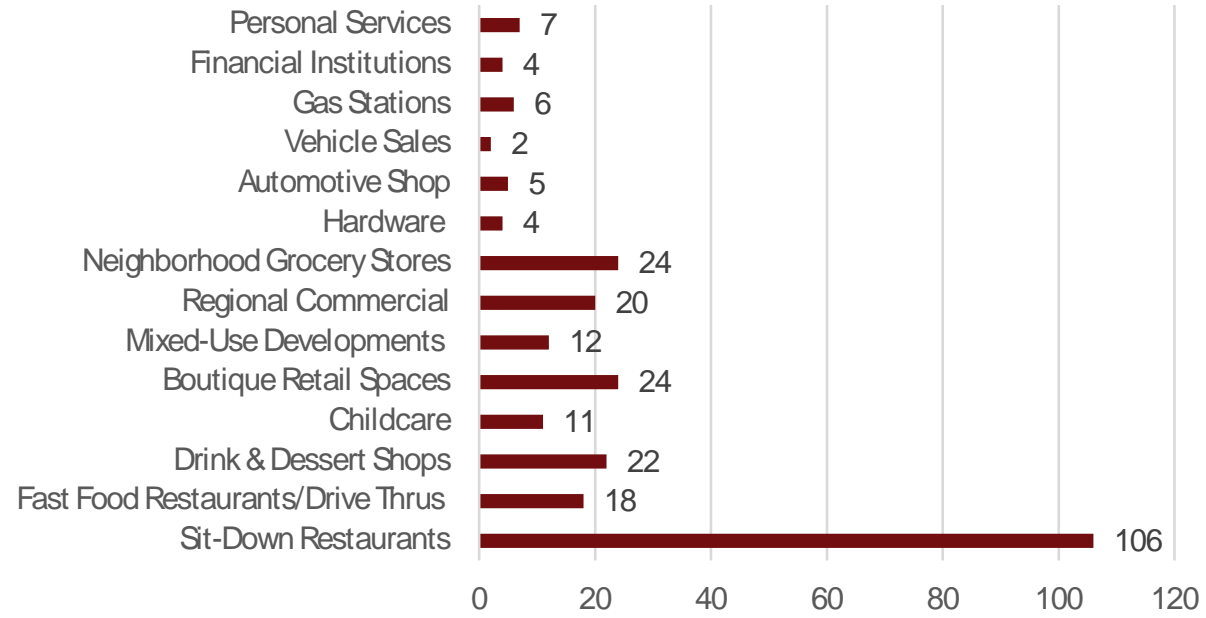


Food Truck Roundup



Enhanced Community Events Space

Shopping & Food



Sit-Down Restaurants



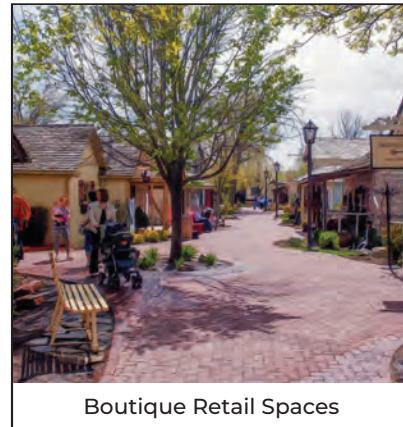
Fast Food Restaurants/Drive Thrus



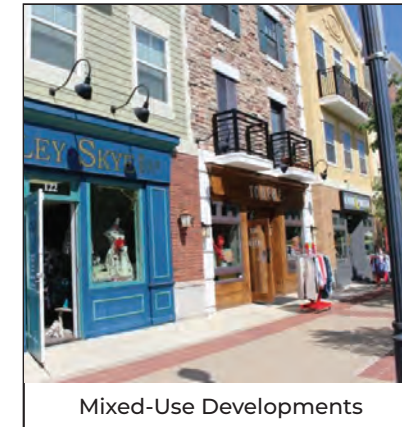
Drink & Dessert Shops



Childcare



Boutique Retail Spaces



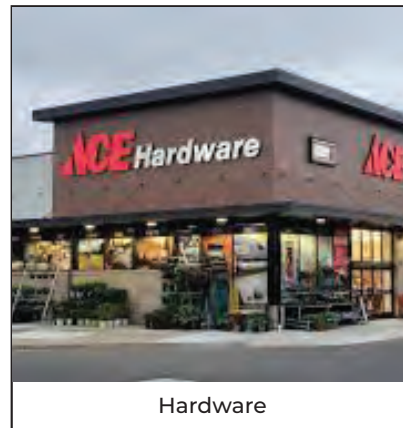
Mixed-Use Developments



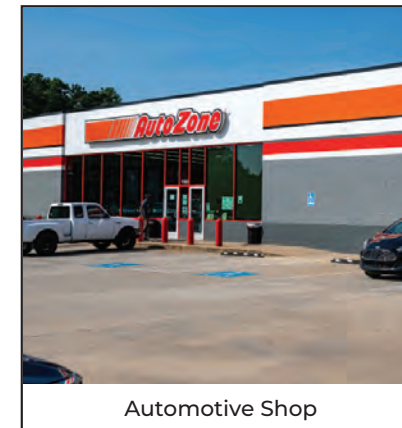
Regional Commercial



Neighborhood Grocery Stores



Hardware



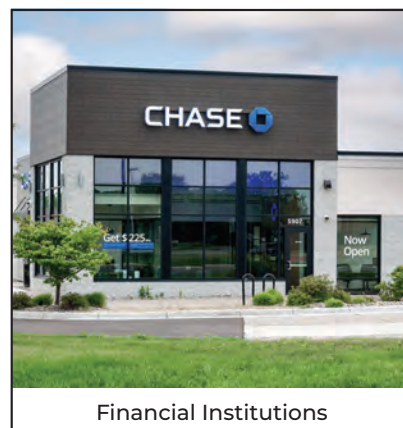
Automotive Shop



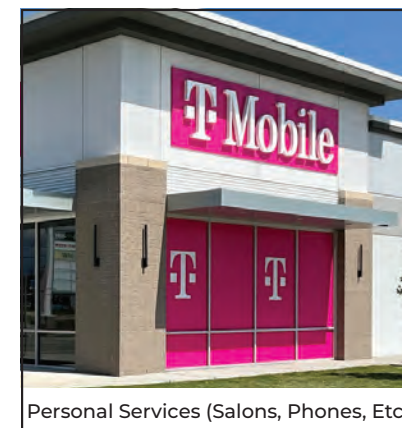
Vehicle Sales



Gas Stations

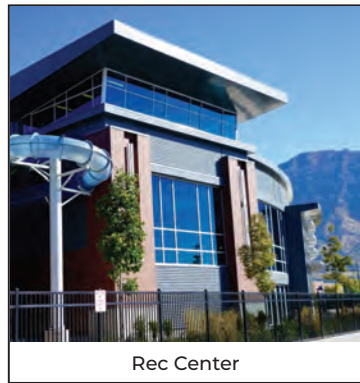


Financial Institutions



Personal Services (Salons, Phones, Etc.)

Entertainment



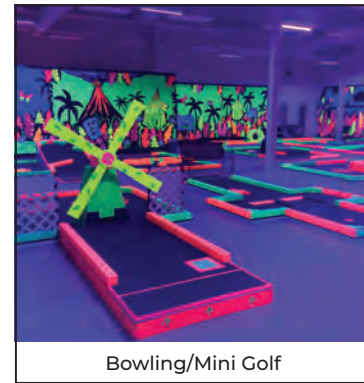
Rec Center



Performing Arts



Library/Museum



Bowling/Mini Golf



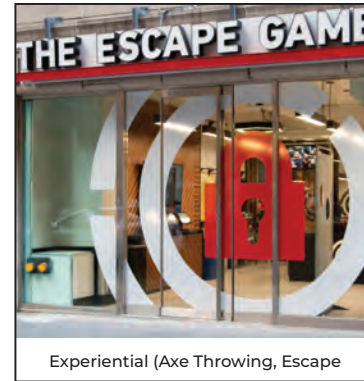
Movie Theater



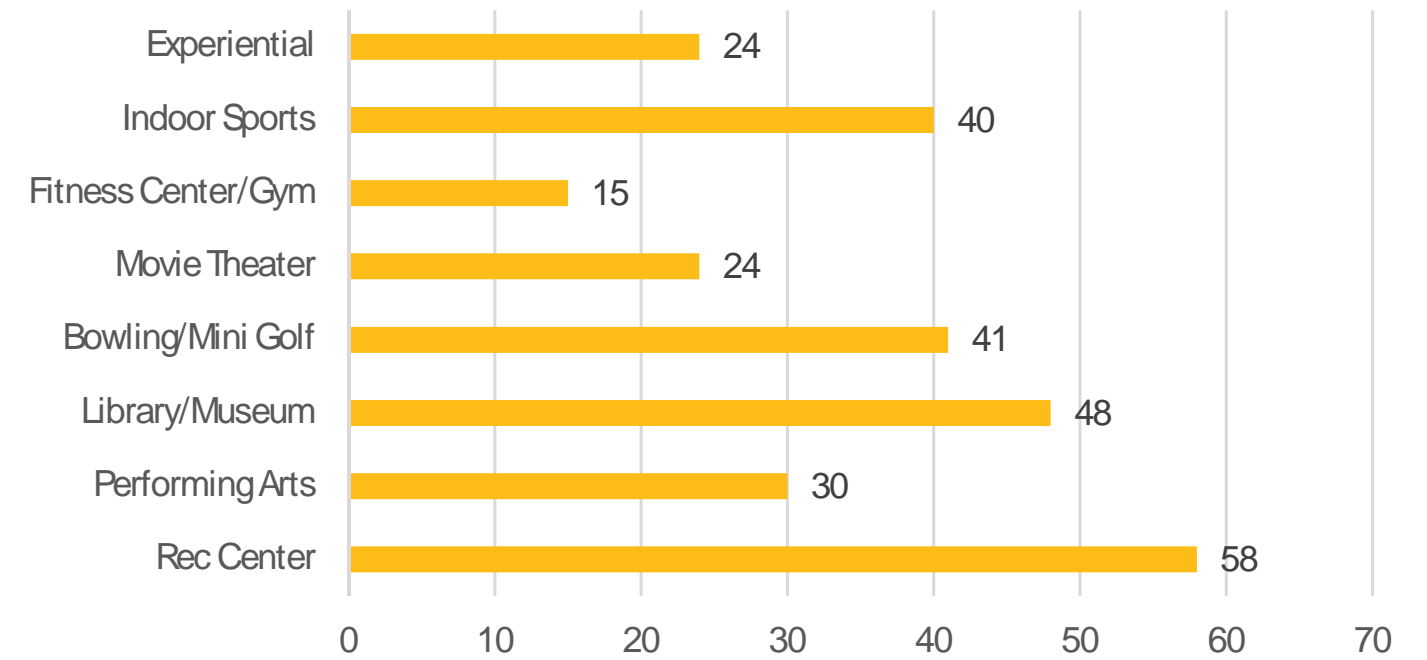
Fitness Center/Gym



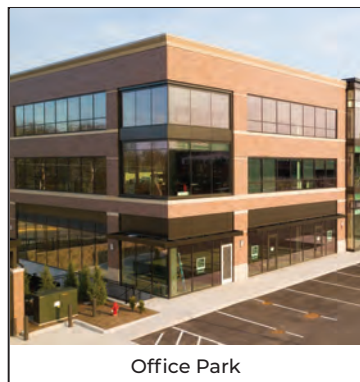
Indoor Sports (Ice Rink, Rock Climbing, Etc.)



Experiential (Axe Throwing, Escape)



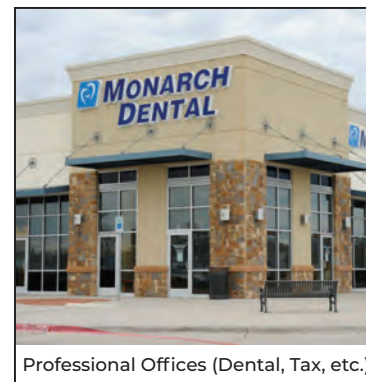
Employment



Office Park



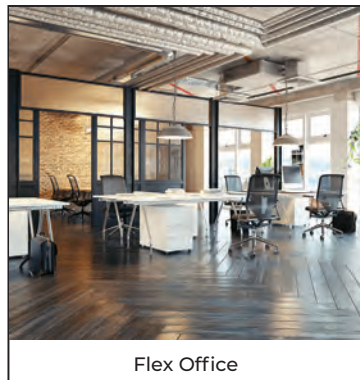
Co-Working Space (Kiln)



Professional Offices (Dental, Tax, etc.)



Medical Clinics / Offices



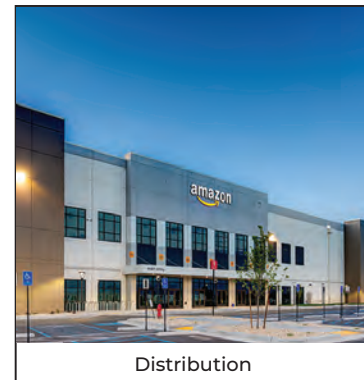
Flex Office



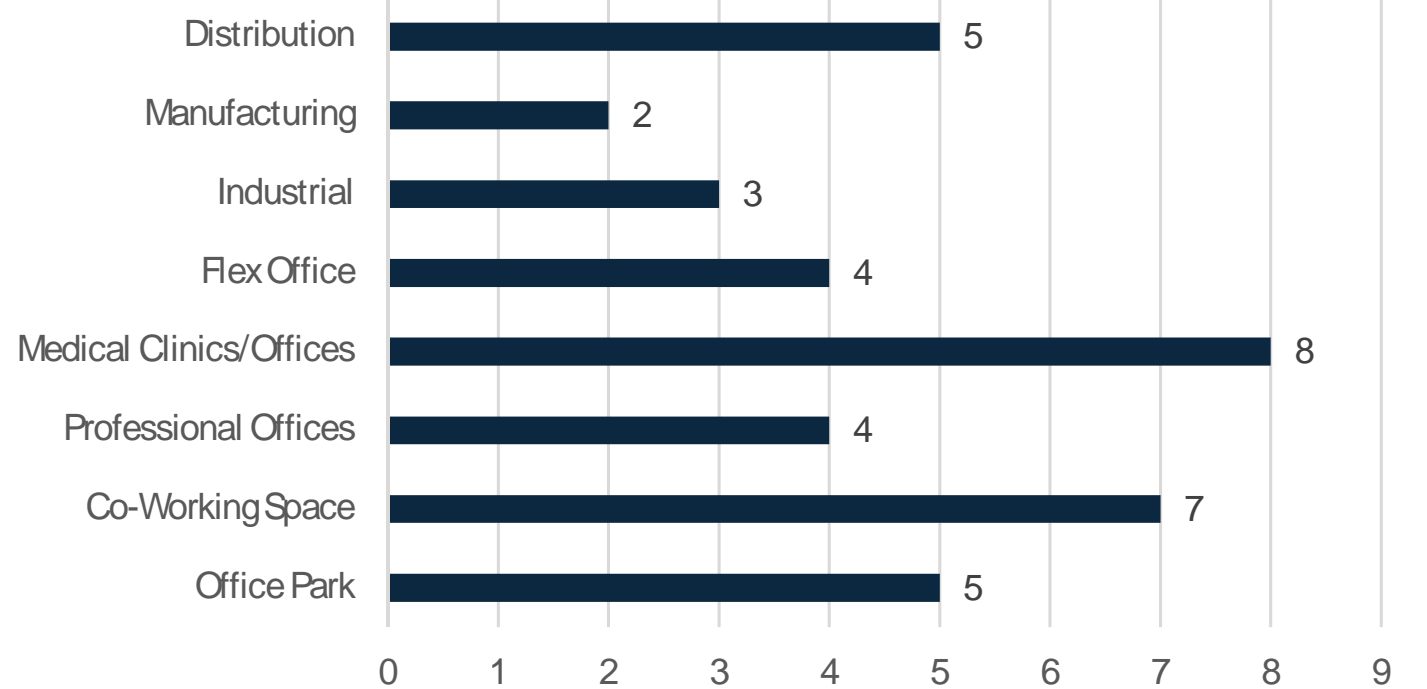
Industrial



Manufacturing



Distribution



Single Family Homes - Choose your Top 4



Accessory Dwelling Units (ADU's)



Tiny Homes



Front Load Cottage



Alley Load Cottage



Garden Cottage



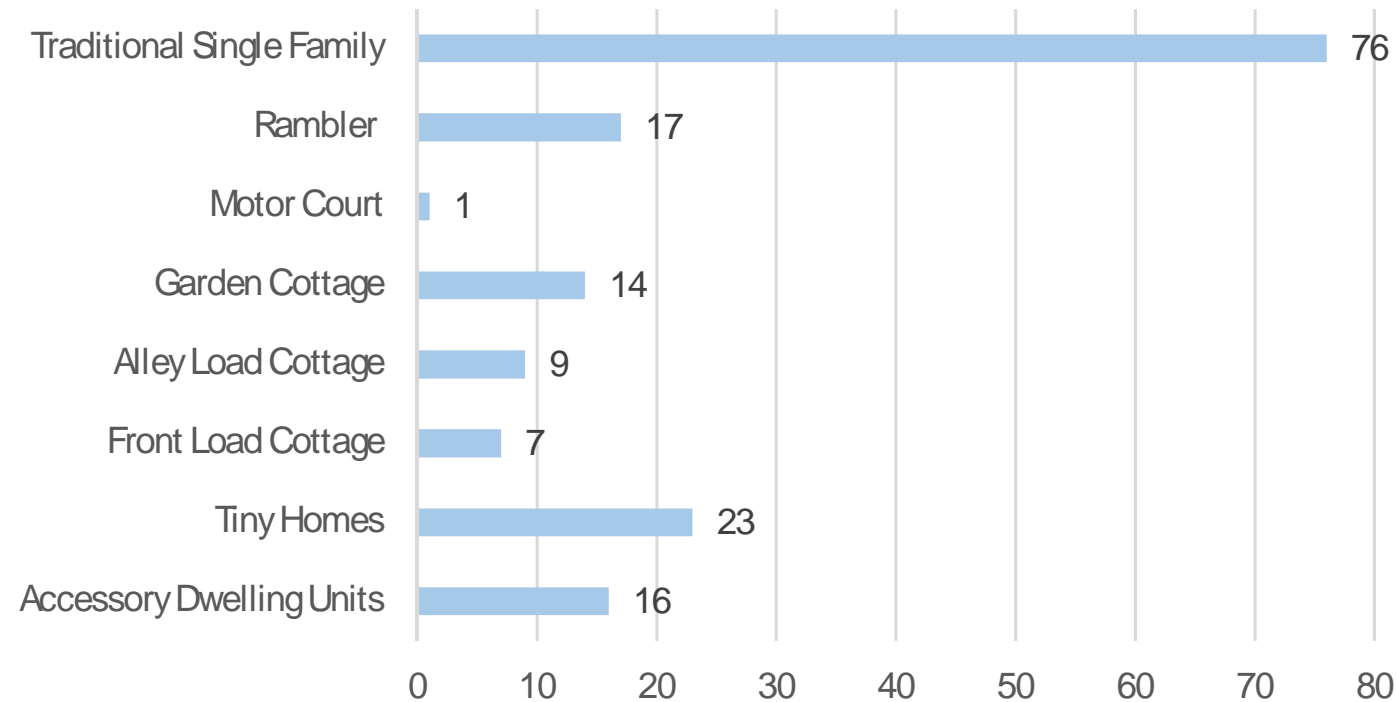
Motor Court



Rambler (55+)



Traditional Single Family



Attached Homes - Choose your Top 4



Attached Ramblers (55+)



Twin Homes



Triplex (Large Single Family Style)



Fourplexes



Townhomes



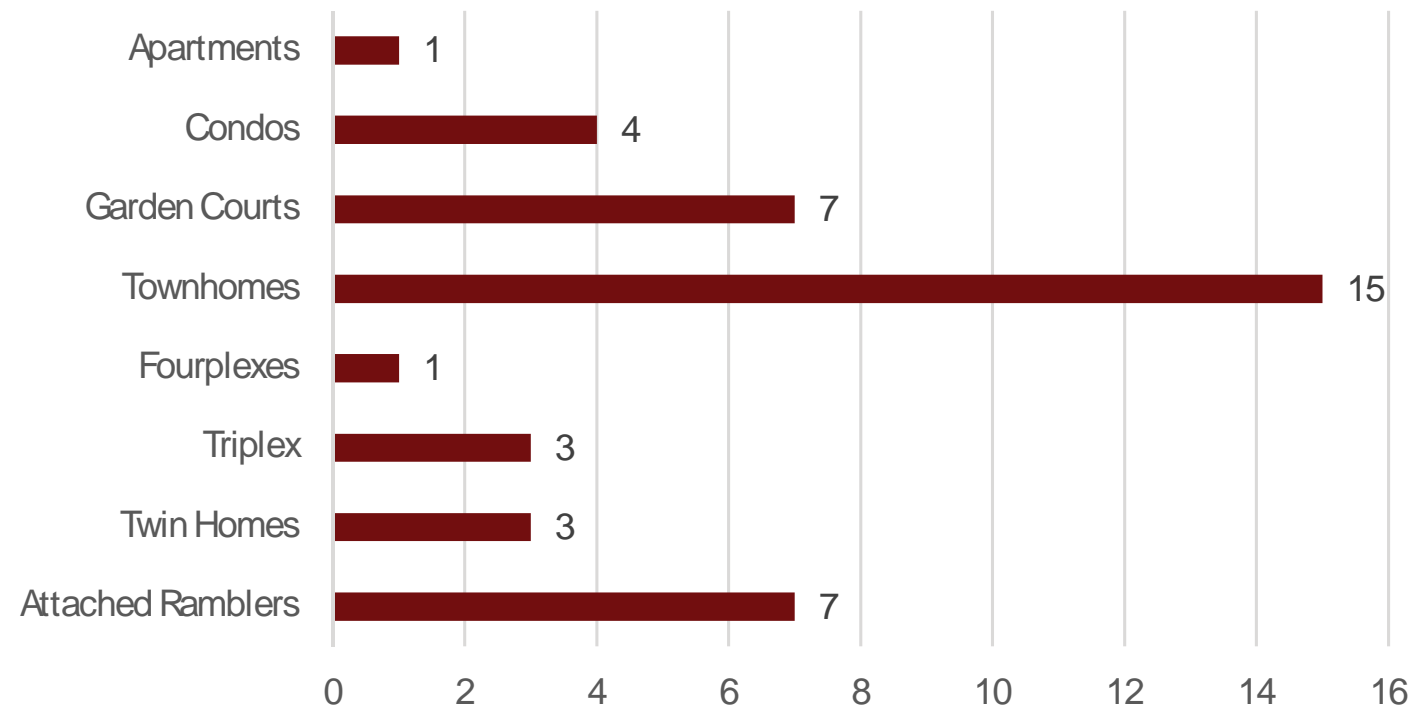
Garden Courts



Condos



Apartments



JUNE 2025 CLINTON SOCIAL PINPOINT
VISUAL PREFERENCE SURVEY

What is your name?	Select all the following that apply to you:	Choose the transportation infrastructure you would most like to see within the city:	Choose the Urban Design/Streetscape Amenities You Would Most Like to See within the city	Choose the Open Space / Recreation Amenities You Would Most Like to See Within the city	Pick your top 4 Detached Single Family Home Types	Pick your top 4 Attached Single Family Home Types	Select all the shopping/services options you would like in the city:	Select all the entertainment options you would like to see in the city:	Select all the employment options you would like to see in the city:	Is there any additional feedback you would like to leave regarding the Clinton General Plan update?
Kaymarie Ybarra	I live in Clinton; I own property in Clinton; I shop in Clinton	Mid-Block Crossings / Raised Crosswalks; Traffic Calming Features; Buffered Bike Lanes; Multi-Use Trails; Connected Trail Networks; Shared Parking	Uniform Streetscapes; Decorative Lighting Fixtures; Street Furniture/Seating; Multi-Use Trails; Decorative Street Lighting; Street Trees / Raised Planters; Outdoor Dining; Arts District	Trails; Neighborhood / Pocket Parks; Community Pool; Outdoor Games (9 Square, Bocce); Playgrounds; Themed Playground; Sports Courts; Pump / Cycle Tracks; Splash Pads; Picnic Area; Farmers Markets; Food Truck Roundup; Enhanced Community Events Space	Rambler 55+; Traditional Single Family	Attached Ramblers (55+); Twin Homes	Sit-Down Restaurants; Fast Food Restaurants/Drive Thrus; Drink & Dessert Shops; Boutique Retail Spaces; Neighborhood Grocery Stores	Recreation Center; Performing Arts Center; Library/Museum; Bowling/Mini Golf; Movie Theater	Medical Clinics / Offices; Professional Offices (Dental, Tax, etc.)	
Valerie Nelson	I live in Clinton; I shop in Clinton	Mid-Block Crossings / Raised Crosswalks; Traffic Calming Features; Protected Bike Lanes; Multi-Use Trails; Shared Parking; Bus Rapid Transit (BRT)	Uniform Streetscapes; Street Furniture/Seating; Multi-Use Trails; Public Art; Wayfinding Signage; Street Trees / Raised Planters; Outdoor Dining; Plaza; Electronic Signs	Community Pool; Neighborhood / Pocket Parks; Playgrounds; Splash Pads; Farmers Markets; Food Truck Roundup; Enhanced Community Events Space	Traditional Single Family	Garden Cottage; Twin Homes; Garden Courts	Sit-Down Restaurants; Mixed-Use Developments; Gas Stations	Recreation Center		

JUNE 2025 CLINTON SOCIAL PINPOINT
VISUAL PREFERENCE SURVEY

Emily Behan	I live in Clinton	Protected Bike Lanes; Mid-Block Crossings / Raised Crosswalks; Multi-Use Trails; Enhanced Public Transit	Street Trees / Raised Planters; Plaza	Neighborhood / Pocket Parks; Playgrounds; Themed Playground; Pump / Cycle Tracks; Splash Pads; Food Truck Roundup	Traditional Single Family	Garden Courts	Sit-Down Restaurants; Neighborhood Grocery Stores	Recreation Center	
Karrie Nyre	I live in Clinton; I own property in Clinton; I shop in Clinton	Multi-Use Trails; Connected Trail Networks; Buffered Bike Lanes	Decorative Lighting Fixtures; Multi-Use Trails	Trails; Community Pool; Playgrounds	Traditional Single Family; Accessory Dwelling Units (ADU's); Rambler 55+	Attached Ramblers (55+); Twin Homes	Regional Commercial; Gas Stations; Neighborhood Grocery Stores; Sit- Down Restaurants	Library/Museum; Performing Arts Center; Recreation Center	Keep the small town bedroom community feel except on main roads 2000 w and 1800 n
Carolyn Saunders	I live in Clinton; I own property in Clinton	Traffic Calming Features; Multi-Use Trails	Decorative Lighting Fixtures; Street Furniture/Seating	Neighborhood / Pocket Parks; Community Pool; Outdoor Games (9 Square, Bocce); Playgrounds; Pump / Cycle Tracks; Splash Pads; All Abilities Park	Rambler 55+		Sit-Down Restaurants; Boutique Retail Spaces;	Performing Arts Center;	
Joel Brown	I live in Clinton; I work in Clinton; I own property in Clinton; I shop in Clinton	Bike-Safe Roundabouts; Multi-Use Trails; Enhanced Public Transit	Multi-Use Trails; Plaza; Village Town Center; Electronic Signs	Neighborhood / Pocket Parks; Community Pool; Enhanced Community Events Space; Farmers Markets; All Abilities Park	Rambler 55+; Traditional Single Family; Garden Cottage	Attached Ramblers (55+); Twin Homes; Fourplexes; Garden Courts	Sit-Down Restaurants; Boutique Retail Spaces; Neighborhood Grocery Stores; Gas Stations; Personal Services (Salons, Phones, Etc.)	Performing Arts Center; Library/Museum; Experiential (Axe Throwing, Escape Rooms)	Medical Clinics / Offices; Professional Offices (Dental, Tax, etc.)

JUNE 2025 CLINTON SOCIAL PINPOINT
VISUAL PREFERENCE SURVEY

		Roundabout/Traffic							
	I live in Clinton;	Circles; Traffic Calming		Trails; Neighborhood /	Garden Cottage; Rambler				
	I own property	Features; Buffered Bike		Pocket Parks;	55+; Traditional Single				
	in Clinton; I	Lanes; Shared Parking;	Decorative Lighting	Playgrounds; Splash Pads;	Family; Front Load	Garden Courts;		Library/Museum;	
Julie Porter	shop in Clinton	Enhanced Public Transit	Fixtures; Public Art	Farmers Markets	Cottage	Twin Homes	Sit-Down Restaurants	Recreation Center	
Bob Stevenson	I live in Clinton				Traditional Single Family		Sit-Down Restaurants		
			Uniform						
			Streetscapes;						
			Decorative Lighting	Neighborhood / Pocket					
			Fixtures; Street	Parks; Community Pool;					
			Furniture/Seating;	Outdoor Games (9					
			Public Art; Decorative	Square, Bocce); Dog					
		Multi-Use Trails;	Street Lighting; Street	Parks; Playgrounds;		Sit-Down			
		Connected Trail	Trees / Raised	Themed Playground;		Restaurants;	Recreation Center;		
	I live in Clinton;	Networks; Bike /	Planters; Outdoor	Splash Pads; Farmers		Boutique Retail	Library/Museum;		
	I own property	Pedestrian Priority	Dining; Plaza; Village	Markets; Food Truck		Spaces;	Indoor Sports (Ice		
Chandra	in Clinton; I	Intersections; Traffic	Town Center;	Roundup; Enhanced		Neighborhood	Rink, Rock	Professional Offices	
Weisbecker	shop in Clinton	Calming Features	Electronic Signs	Community Events Space	Traditional Single Family	Garden Courts	Climbing, Etc.)	(Dental, Tax, etc.)	

AUGUST 2025 STEERING COMMITTEE CHARETTE

	Group 1			Group 2	Group 3			Culmulative (At least 1 vote from any group)		
	North	South	West		North	South	West	North	South	West
Commercial Style -										
Traditional		0				3				
Modern			17						17	
Convenience			0						0	
				Light commercial, swanky neighborhood boutique style commercial on the west side area				Gardner village, park city. Family friendly small scale located by existing retail more bontique cluster build on strengths		
Small-Scale Lifestyle			3			12			3	
Large-Scale Lifestyle			0						0	
Mixed Use			6			9			6	
Detached Homes-										
ADU ✓		✓	✓				1		✓	✓
Tiny Homes ✓						1			✓	
Front Load Cottage ✓		✓	✓			5	3	5	✓	✓
Alley Load Cottage ✓		✓	✓			7	2	3	✓	✓
Garden Cottage		✓	✓			12	4	5	✓	✓
Motor Court								1		
Rambler 55+ ✓			✓				5	6	✓	✓
Traditional Single Family ✓		✓	✓				9	4	✓	✓
Attached Homes-										
Attached Ramblers 55+ ✓			✓				4	7	✓	✓
Twin Homes ✓			✓			4	6	5	✓	✓
Triplex (Large Single Family Style)		✓				2	4	3	✓	
Fourplexes		✓							✓	
Townhomes ✓		✓	✓			3	6	4	✓	✓
Garden Courts ✓		✓	✓			8	2	1	✓	✓
Condos ✓			✓			2		2	✓	✓
Apartments ✓						5	2	2	✓	
Residential Feeling-										
Traditional Detached Homes				Starer homes w/ a carport that could be converted later to a garager. Really want smaller detached homes that are affordable + no HOA!			2	5		
Mixed Detached Homes				South area, NE north area.			11	10		

AUGUST 2025 STEERING COMMITTEE CHARETTE

Mixed Detached/Attached Homes			8	7	6	
Mixed Attached Homes			5	4	3	
Mixed Use			11			
Street Treatments-						
Main Steet - No Parking		Open to on street parking			8	
Main Street - Angled Parking			9	8		
Main Street - Parrallel Parking		Tree lined river trail/canal trail would be amazing	5	4		
Boulevard			4		4	
Buffered Bike Lanes			4	8	5	
		Need to continue trail coming in to city building area n/s. More Trees!!				
Multi-Use Path		Potentially put them in the center or in private property along the road.	1	5	4	
Combined Sidewalks		Prefer seperated paved trail over bike lanes.				
Seperated Sidewalks			1			
Employment						
Office Park	✓	South Area needs to be a mix. Some commercial, some residential	5	8	1	✓
Co-Working	✓	restaurant is high priority.	3		✓	✓
		What type of employment? Not manufacturing, not tech/data center, maybe flex space to the west				
Professional Offices	✓		7	2	8	✓
Medical Clinics	✓			4	3	✓
Flex Office	✓		8	6	2	✓
Industrial	✓			1	4	✓
Manufacturing				2	1	
Distribution				1	5	
Entertainment						
Indoor Event Venue	✓		7	8	✓	
Performing Arts	✓		4	1	✓	
Library/Museum	✓		2		✓	✓
Family Fun Center	✓			5		✓
Movie Theater	✓				1	✓
Fitness Center	✓		2	2	5	✓
Indoor Sports	✓		8	2	2	✓

AUGUST 2025 STEERING COMMITTEE CHARETTE

Experiential ✓			1	6	6 ✓
Open Space					
Trails			6	7	6
Neighborhood & Pocket Parks				6	4
Community Pool					
Picnic Area				2	2
Dog park					1
playgrounds, all abilities park			1	4	2
themed playground					
sports courts			2		3
skate/pump tracks					1
splash pads			2	1	2
outdoor games				1	
recreation center			7		
plaza			2	1	
farmers market			2	1	2
food truck round up				1	
enhanced event space			2		
Downtown Feeling					
Park and Municipal Complex	6		6	current situation	6
Combined Commercial & Municipal	10	3 story apartments only feasible behind vasa or home depot (away from neighborhoods)	7	mom and pop stores	10
Historic Downtown Feel	0	we like the historic downtown feel. We realize we don't have any historic stuff, but could implement historic feel community identity type elements	4	don't have, would have to build brand new	0
Commercial & Entertainment Focused	8	commercial & entertainment in the center of the north area. Active trans bridge into park area build on existing city building / center. We have some fast food, need a restaurant	3	sit down restaurant, live music, gathering area, farmers market, similar to st george bt by park liquor licence at restaurant, want a 3rd place after home and employment	8

AUGUST 2025 STEERING COMMITTEE CHARETTE

Employment Focused	0	commercial zone currently exists along 2000 west - itd be nice to spread out to the north along 1800 north mixed use in the north focus area.		0
Arts & Culture District	2	elements of an arts district like a place to hold a concert, open air. Winter activity, etc, food truck rally farmers markets, etc. Bring people to clinton gathering place.	4	2
Word Cloud			<p>Daytime population to support restaurants but not employment focuses, centerville mix by in n out</p> <p>art gallery sports bar, live music, water feature, farmington station</p> <p>Be aware of noise w/ sports parks</p> <p>Where is space for schools w/ the population growth homey</p> <p>Family friendly</p> <p>3rd place</p> <p>gathering</p> <p>plaza space</p> <p>safe!</p> <p>sports courts</p> <p>destination</p> <p>not drive thru to get somewhere else</p> <p>keep the S in clinton</p> <p>not riverdale</p> <p>cultural center needed in n davis county</p> <p>slow paced</p>	

WORKING WHEELS EVENT

Commercial Layout

Traditional	12
Modern	6
Convenience	0
Small-Scale Lifestyle	38
Large-Scale Lifestyle	8
Mixed Use	13

Downtown Feeling

Park & Municipal Complex	2
Combined Commercial & Municipal	17
Historic Downtown Feel	11
Commercial & Entertainment Focused	7
Employment Focused	0
Arts & Culture District	5

Sticky Notes:

MTB Park	2
Sit-down restaurants	5
Private Air Strip	1

Employment

Office Park	2
Co-working Space	2
Professional Offices	3
Medical Clinics	7
Flex Office	2
Industrial	0
Manufacturing	3
Distribution	2

Entertainment

Indoor Event Venue	10
Performing Arts	9
Library/Museum	18
Family Fun Center / Trampoline	27
Movie Theater	5
Fitness Center	5
Indoor Sports / Rock Climbing	10
Experiential	9

Open Space

Trails	16
Neighborhood / Pocket Parks	5
Community Pool	28

WORKING WHEELS EVENT

Picnic Area	2
Dog Parks	3
Playgrounds	14
Themed Playgrounds	14
Sports Courts	6
Skate / Pump Tracks	12
Splash Pads	31
Outdoor Games	3
Rec Center	40
Plazas	3
Farmers Markets	11
Food Truck Roundup	10
Enhance Community Events Space	6

Heart of the City

North Focus Area	15
South Focus Area	4
West Focus Area	3

Street Treatments

Main Street - No Parking	0
Main Street - Angled Parking	7
Main Street Parallel Parking	0
Boulevard	2
Buffered Bike Lane	3
Multi-Use Path	17
Combined Sidewalks	2
Separated Sidewalks	2

Notes:

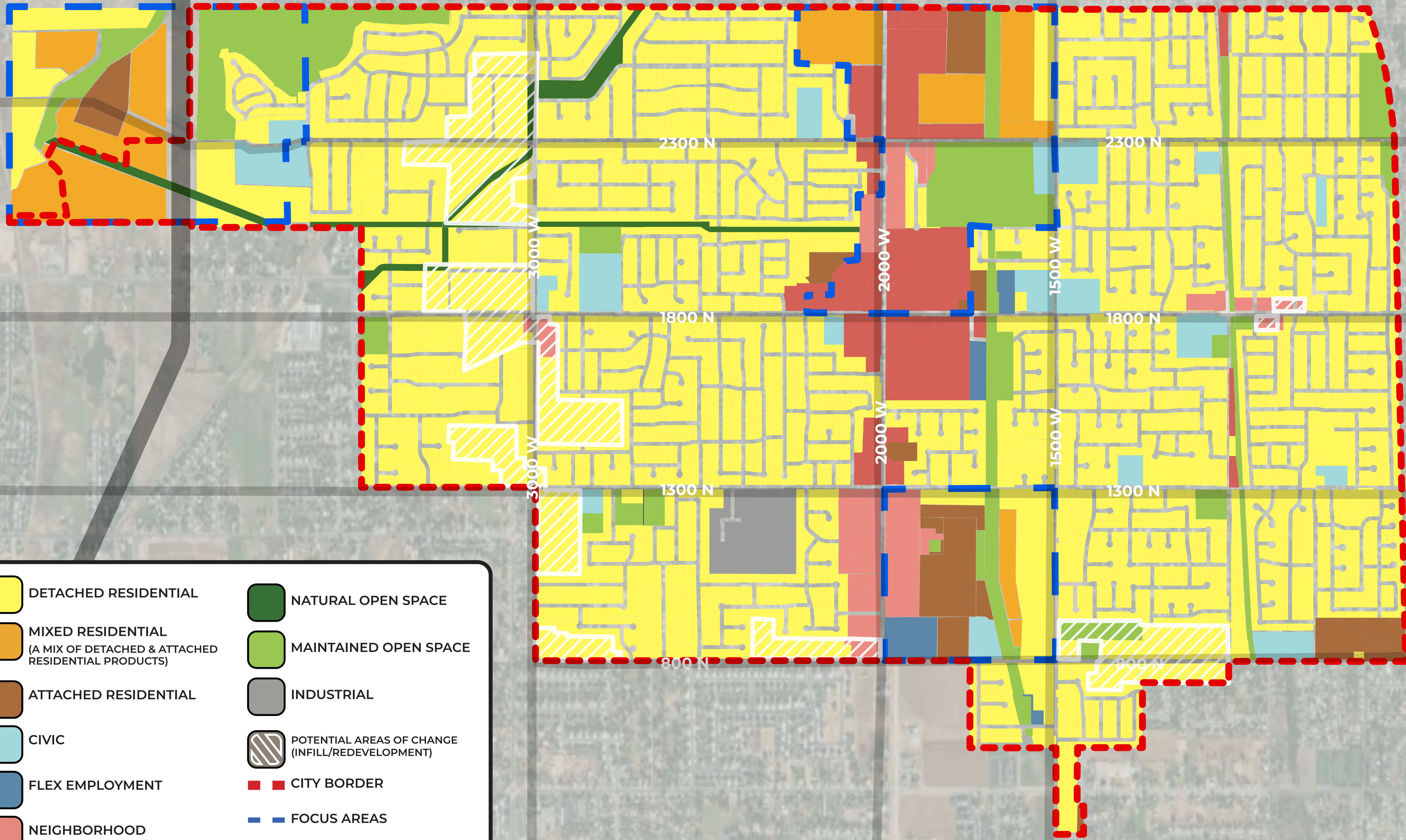
Can be tricky to get out of angled spots
















Total: 500

AUGUST PUBLIC ENGAGEMENT CUMULATIVE SYNOPSIS

			Online	In-Person	Total		Online	In-Person		Online	In-Person	Total	Rank	Rank
Mixed Use	8	Arts	6	36	42	S Parking		36	Event Space	89	27	116	9	1
Att	2	Employment	1	4	5	BRT		4	Food Truck	84	21	105	10	2
Mixed Res	4	Comm & entertainment	53	26	79	E Public Tr		26	Farmers Market	127	41	168	4	3
Det	25	Comm & Municipal	76	35	111	On-Street		35	All Ability	76	27	103	11	4
Tra	90	Park & Municipal	25	19	44			19	Picnic	95	22	117	8	5
		Historic	34	37	71			37	Disc Golf	26	12	38	16	6
									Splash Pads	130	65	195	2	7
									Pump Track	38	36	74	15	8
									Sports Courts	61	22	83	13	9
									Theme PG	91	35	126	7	10
									Playground	110	26	136	6	11
									Dog Park	59	36	95	12	12
									Outdoor Games	62	17	79	14	13
									Community Pool	119	88	207	1	14
									Neighborhood Park	137	24	161	5	15
									Trails	123	49	172	3	16

FUTURE LAND USE MAP



 DETACHED RESIDENTIAL	 NATURAL OPEN SPACE
 MIXED RESIDENTIAL (A MIX OF DETACHED & ATTACHED RESIDENTIAL PRODUCTS)	 MAINTAINED OPEN SPACE
 ATTACHED RESIDENTIAL	 INDUSTRIAL
 CIVIC	 POTENTIAL AREAS OF CHANGE (INFILL/REDEVELOPMENT)
 FLEX EMPLOYMENT	 CITY BORDER
 NEIGHBORHOOD COMMERCIAL	 FOCUS AREAS
 REGIONAL COMMERCIAL	 WEST DAVIS CORRIDOR EXPANSION
	 ROADS



**SCAN TO
GIVE YOUR
FEEDBACK!**

CITY-WIDE FUTURE LAND USE MAP COMMENTS

CAN WE SCRATCH THE
WRITING & SAVE FOR 2050
GENERAL PLAN?

DONT MESS WITH LONG
TIME CITY RESIDENTS!

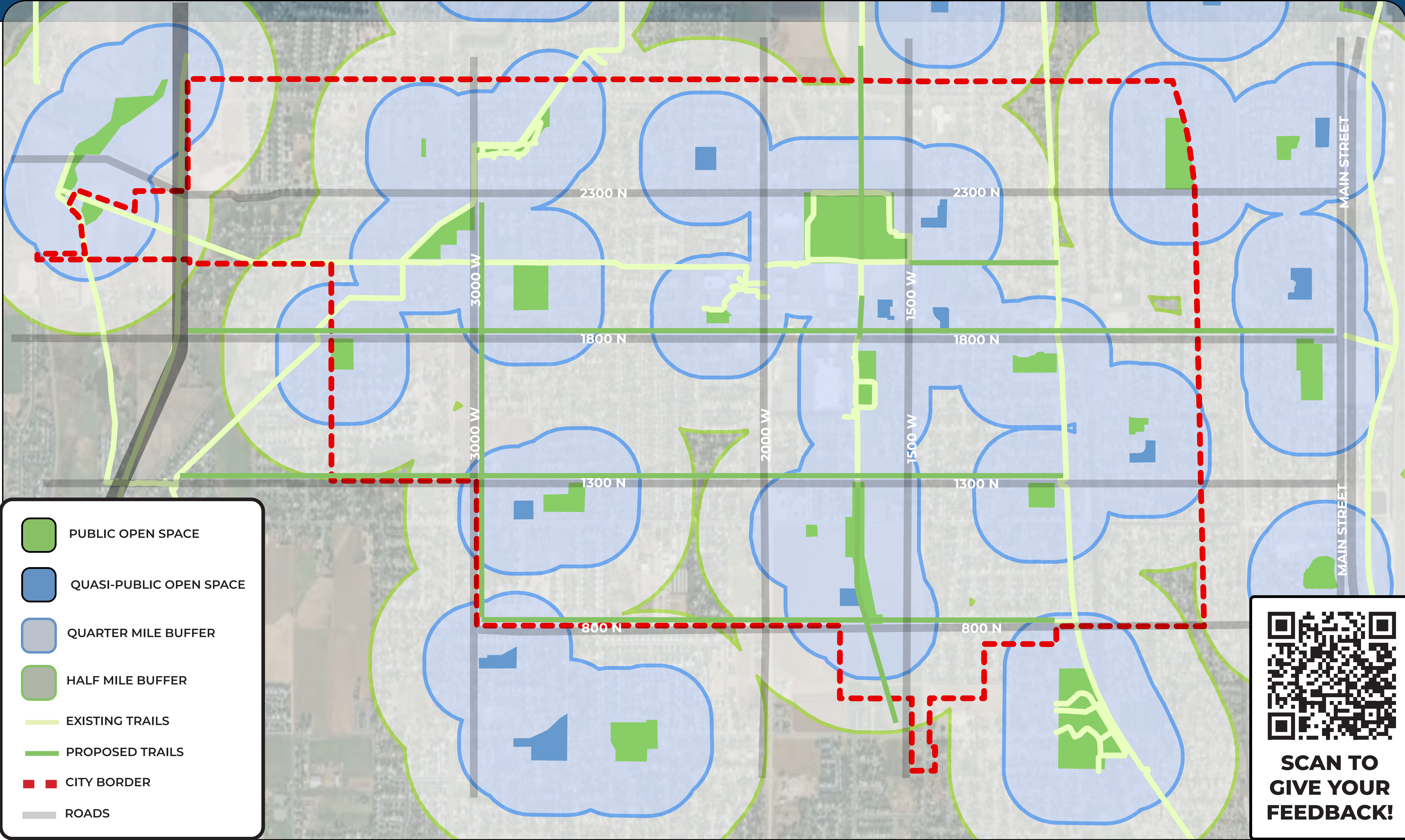
GET RID OF ALL WHITE
DIAGONAL LINES ON
YELLOW SECTIONS BELOW
3000. DO NOT CHANGE!!!!

WOULD BE GREAT
TO INTEGRATE
PUBLIC TRANSIT INTO
NEIGHBORHOODS SO NOT
EVERY HAS TO DRIVE

MAYBE PUT SOME MORE
ZONE FOR BUSINESS UP
1800 M FROM 2000 W
AFTER THEY WIDEN IT

ADEQUITE PARKING

MAINTAINED OPEN SPACE AND TRAILS



MAINTAINED OPEN SPACE AND TRAILS COMMENTS

NOT AN EXISTING TRAIL! THIS IS
THE CANAL. NO PUBLIC ACCESS!
CANAL PROPERTY

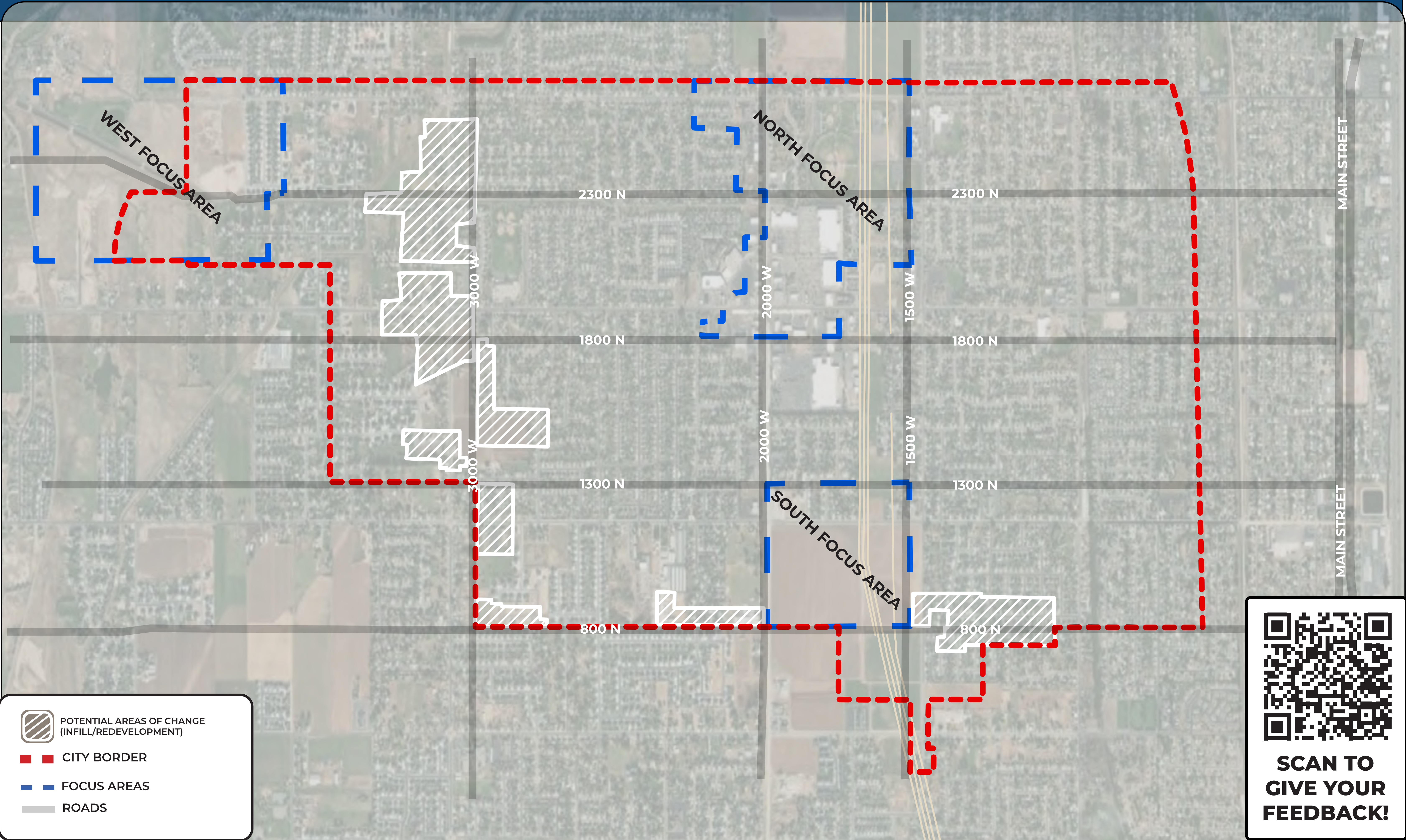
THIS IS NOT PUBLIC OPEN
SPACE! THIS IS PRIVATE
PROPERTY




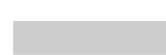
PHYSICALLY SEPERATED
BIKE/MULTI-USE PATH
ALONG 2300 N

I LOVE THE TRAIL IDEA UNDER
THE POWER LINES :)

WE NEED A TRAIL TO CONNECT
THE TRAIL ALONG 2100 N TO
THE RAIL TRAIL. WE NEED TO
GET UNDER OR OVER 2000 W (+
2 AGREE)

POTENTIAL AREAS OF CHANGE



-  POTENTIAL AREAS OF CHANGE (INFILL/REDEVELOPMENT)
-  CITY BORDER
-  FOCUS AREAS
-  ROADS



**SCAN TO
GIVE YOUR
FEEDBACK!**

POTENTIAL AREAS OF CHANGE COMMENTS

THERS NOT ROOM TO ADD
HOUSES BETWEEN THESE LOTS.
THE DRIVEWAYS ARE RIGHT BY
THE PROPERTY LINE

I DONT AGREE WITH THESE
POTENTIAL AREAS OF CHANGE

KEEP RURAL FEEL OF CLINTON!

DO NOT TARGET AGRICULTURE
LOTS LEAVE LARGE ANIMAL
ALONE

WE STILL NEED 1/2 OR LARGER
LOTS OUT WEST

PATION HOMES, NOT BUSINESS
ON THIS SIDE 3000 W

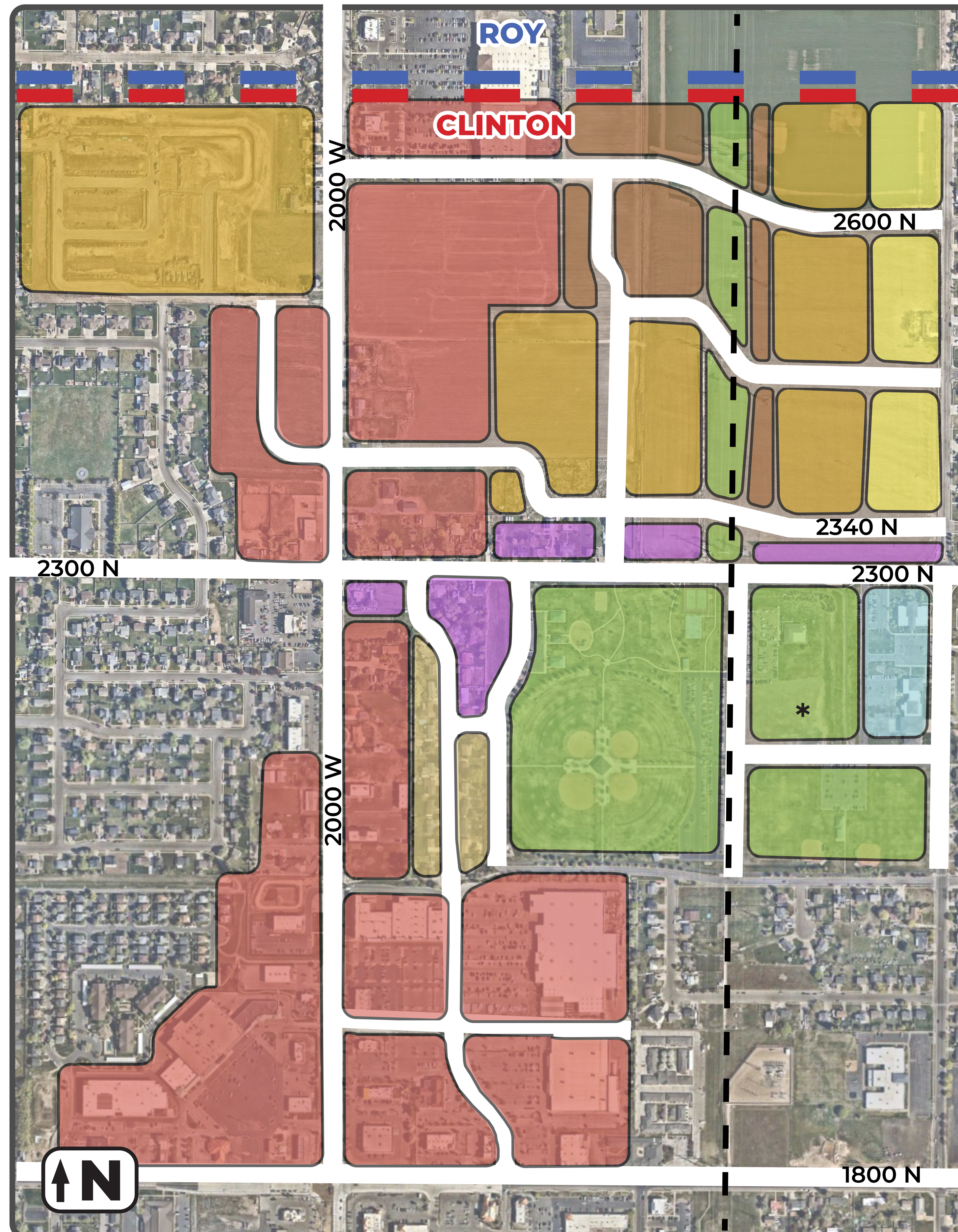
LEAVE THE AGRICULTURE LOTS
ALONE, DONT CHANGE ZONING

PLEASE DONT FILL EVERY NOOK
AND CRANNY WITH HOMES/
BUSINESSES. CLINTON SHOULD
HAVE A RURAL FEEL!

CLINTON NORTH FOCUS AREA PLAN

A NEW DOWNTOWN

While the majority of Clinton's residential areas are detached homes, this area is an opportunity to provide mixed residential housing choices, commercial destinations, and parks. This would create a more walkable mixed-use town center, a stronger economic hub (reducing the tax burden on residents), and further establish a downtown "heart" of the city.



■ CITY BORDER
 - - POWERLINE CORRIDOR



SCAN TO GIVE YOUR FEEDBACK!



NOTE:

*Potential Recreation Center Location
 **Currently, there are multiple 35-foot buildings in the city. These are equivalent to a 3-story building.

NORTH FOCUS AREA PLAN COMMENTS

YES! MIXED USE ZONE MIXING.
GREAT IDEA!

ABSOLUTELY NOT

HIGH DENSITY HOUSING UNDER
POWERLINES. WHY ARE YOU
PUTTING BABIES UNDER
POWER LINES?

NO - SPEAKING FOR
4000+ WHO SIGNED THE
REFERENDUM (+2)

GOOD!

TOO MANY ATTACHED
RESIDENTIAL PLANS. NOT ROY.

WHY ARE THE KIDS ONLY
PARKS AROUND POWERLINES?

MIXED RESIDENTIAL MEANS
HIGH DENSITY HOMES. WHY??
NO

GOOD! (+1)

LIKE MIXED USE LIKE A
HISTORIC MAIN STREET

HORRIBLE TO RUN THIS
STREET STRAIGH THROUGH
RESIDENTIAL INTO
COMMERCIAL PARKING (+1)

NEED RECREATION AREAS!

HOW MANY CARS DO YOU
HAVE AT YOUR HOUSE?
TRUCKS? TRAILERS? WHERE DO
THOSE PARK IN THE WINTER OR
OTHER SITUATIONS?

MIGHT BE A GOOD IDEA TO
INCLUDE A MULTI USE PATH
RUNNING NORTH/SOUTH
ALONG THE POWERLINE
CORRIDOR

CLINTON SOUTH FOCUS AREA PLAN

A NEW COMMERCIAL HUB

While the majority of Clinton's residential areas are detached homes, this area is an opportunity to provide employment, commercial, mixed residential, and parks. This would create additional opportunities for high-wage jobs, a more walkable mixed-use town center, an additional economic hub (reducing traffic to other areas of the city), and establish a secondary commercial destination within the city.



DETACHED RESIDENTIAL (1-2.5 STORIES)



MIXED RESIDENTIAL (1-3 STORIES)
(A MIX OF DETACHED & ATTACHED RESIDENTIAL PRODUCTS)

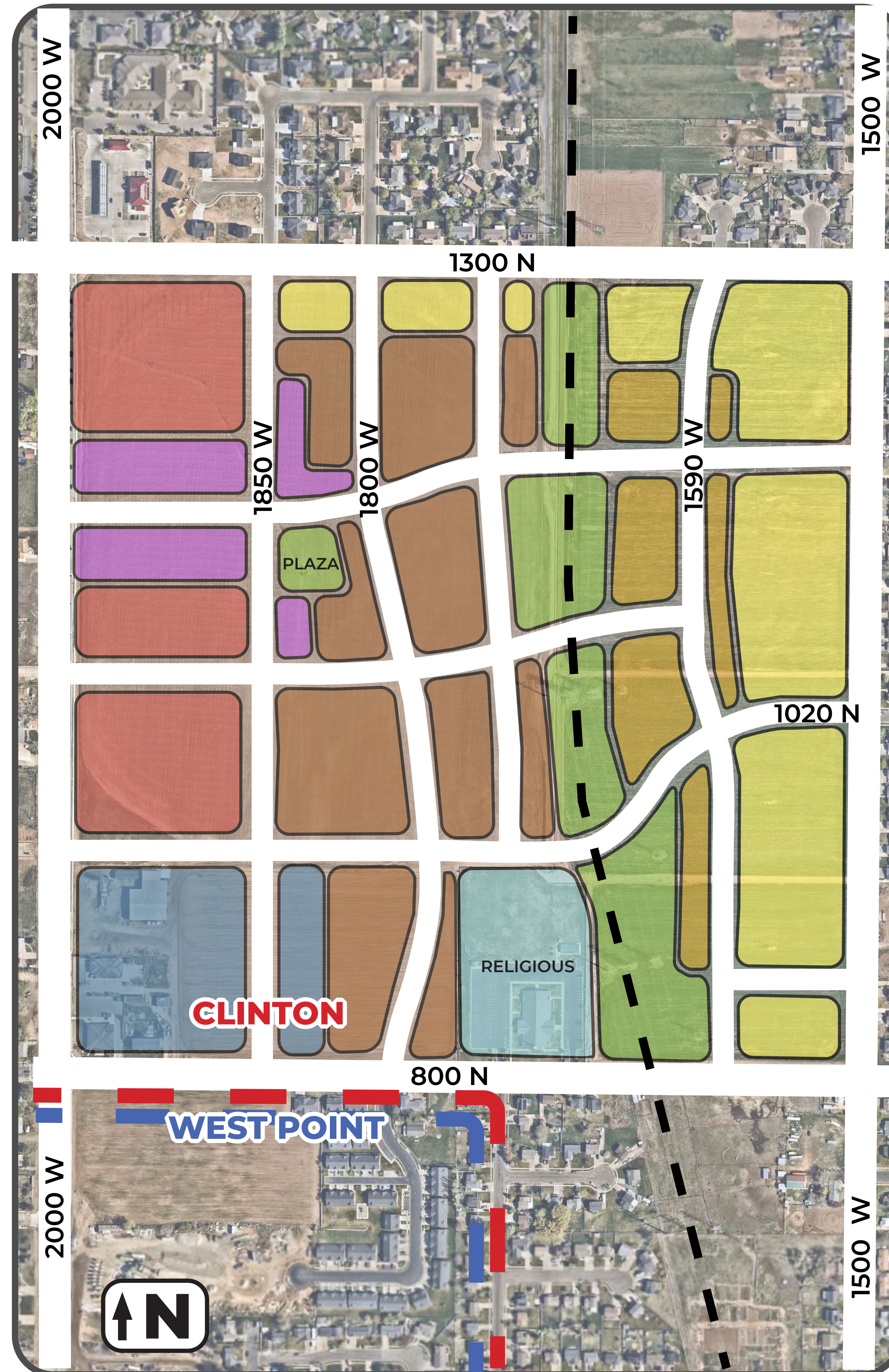


ATTACHED RESIDENTIAL (2-3 STORIES)*

-  CITY BORDER
-  POWERLINE CORRIDOR



SCAN TO GIVE YOUR FEEDBACK!



MIXED USE (1-3 STORIES)



COMMERCIAL (1-2 STORIES)



OPEN SPACE



FLEX EMPLOYMENT (1-2 STORIES)

SOUTH AREA PLAN COMMENTS

WHO IS THE MIXED RESIDENTIAL AND ATTACHED RESIDENTIAL BENEFITING? IT IS NOT YOUR CURRENT CONSTITUANTS. SO WHO?

GOOD BLENDING FOR THE RESIDENTIAL AREA TO ACCOMODATE THE BUSINESS TAX BASE

RESIDENTIAL AND MULTI FAMILY. NO 3 STORY. COMMERCIAL AREA, CONSIDER SOME 3 STORY

WHAT ARE HIGH WAGE JOBS. (EX PLEASE)

A FULL SERVICE RESTUARANT W/O JUNK FOOD

SPRUCE UP CLINTON BIKE PATH BETWEEN AUTO ZONE AND SYRACUSE

CONSTRUCTION ZONES NEED BETTER PLANNING BEFORE DIVERTING/CLOSING TRAFFIC MOVEMENT

LIMIT RENTAL CAPACITY TO AT MOST 50%

CONCERNS ABOUT MORE TRAFFIC ON 1300 N

TRAFFIC IMPACT FROM LOTS OF ADDED RESIDENTS WILL BE A BIG PROBLEM

CONTINUE WALKING PATH

NO MIXED USE

NEED MORE MIXED USE!

TO MUCH ATTACHED RESIDENTIAL. WANT LOTS OF COMMERCIAL.

NO DEVELOPMENT

NO MIXED USE!

LIKE THE MIXED USE STREET. LIKE A MAIN STREET.

WHY IS EVERY PARK UNDER A POWERLINE?

WE DON'T WANT 3 STORIES! (+1)

3 STORIES IS FINE.

WHY ISN'T CIVIC EXPANDING IF WE ARE GREATLY INCREASING POPULATION AND TRAFFIC ATTRACTION? WE'LL NEED MORE POLICE & SERVICES

YES TO ALL DIFFERENT KINDS OF HOUSING FOR DIFFERENT FAMILIES, BUT NO TO 3 STORIES

MORE OPEN SPACE

YEST TO OPEN SPACE AND WALKNG PATH! HOW WILL PATH CONTINUE ACROSS ROADS? PEDESTRIAN CROSS WALKS? DON'T HAVE SO MANY ROAD BREAKS

WHY IS IT ONLY WALKABLE FOR THE HDH WHO LIVE CLOSE TO IT? HOW MUCH PARKING WILL THERE BE FOR EVERYONE ELSE?

CLINTON WEST FOCUS AREA PLAN

DAVIS CORRIDOR AREA

This area receiving the Davis Corridor expansion, is a prime opportunity to allow a wide range of residential product types to be established.

The Davis Corridor will serve somewhat as a buffer between east and west side development. Non-residential uses (outside of open space and civic uses) will not exist.



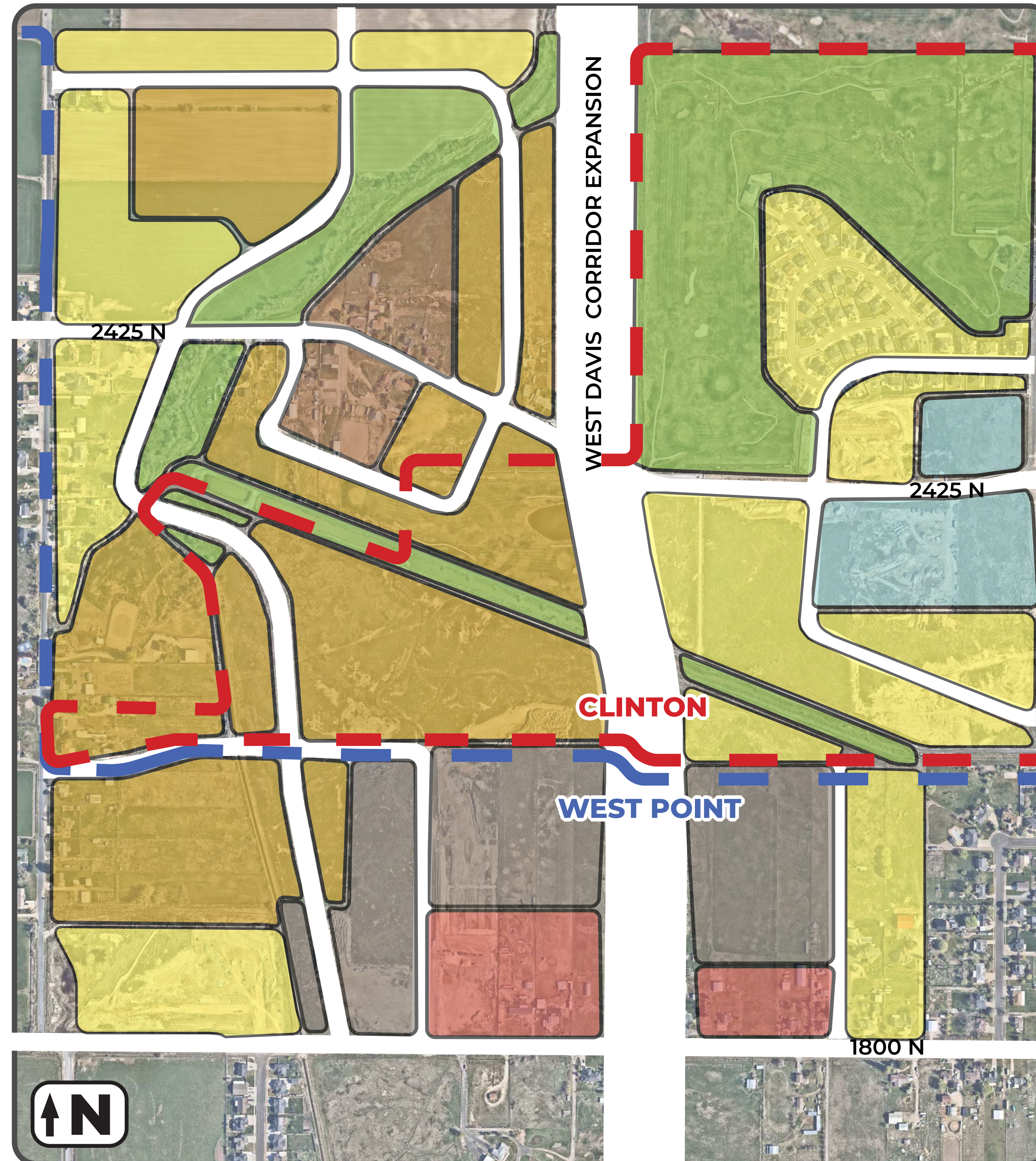
DETACHED RESIDENTIAL (1-2.5 STORIES)



MIXED RESIDENTIAL (1-3 STORIES)
(A MIX OF DETACHED & ATTACHED RESIDENTIAL PRODUCTS)



ATTACHED RESIDENTIAL (2-3 STORIES)*



CIVIC



OPEN SPACE

INDUSTRIAL (in West Point City)

COMMERCIAL (in West Point City)

COMMENTS:

■ ■ CITY BORDER



SCAN TO
GIVE YOUR
FEEDBACK!

NOTE:

*Currently, there are multiple 35-foot buildings in the city. These are equivalent to a 3-story building.

WEST AREA PLAN COMMENTS

INDUSTRIAL OR TRADE
CAREER OPTIONS
NEAR COORIDOR. TAKE
ADVANTAGE OF TRAFFIC/
DRAF FROM SR 177

NO :(

AGREED! 2 STORY FOR
ATTACHED HOUSING

GOOD!

NO TO ANYTHING OVER 2
STORY (+2)

OCTOBER 2025 PUBLIC ENGAGEMENT FEEDBACK

Future Land Use Map

Don't mess with long time city residents!

Can we scratch the writing & save for 2050 general plan?

Get rid of all white diagonal lines on yellow sections below 3000. Do not change!!!!

Would be great to integrate public transit into neighborhoods so not every has to drive

Maybe put some more zone for business up 1800 n from 2000 w after they widen it

Adequate parking

Maintained Open Space and Trails

Not an existing trail! This is the canal. No public access! Canal property

This is not public open space! This is private property

Physically separated bike/multi-use path along 2300 n

I love the trail idea under the power lines :)

We need a trail to connect the trail along 2100 n to the rail trail. We need to get under or over 2000 w (+2 agree)

Potential Areas of Change

Patio homes, not business on this side 3000 w we still need 1/2 or larger lots out west

Thers not room to add houses between these lots. The driveways are right by the property line

Leave the agriculture lots alone, don't change zoning

I don't agree with these potential areas of change

Keep rural feel of Clinton!

Please don't fill every nook and cranny with homes/

Businesses. Clinton should have a rural feel!

Do not target agriculture lots leave large animal alone

Clinton North Focus Area

Mixed residential means high density homes. Why?? No

Good! (+1)

OCTOBER 2025 PUBLIC ENGAGEMENT FEEDBACK

How many cars do you have at your house? Trucks? Trailers? Where do those park in the winter or other situations?

Horrible to run this street straight through residential into commercial parking (+1)

Need recreation areas!

Like mixed use like a historic main street

Might be a good idea to include a multi use path running north/south along the powerline corridor

Too many attached residential plans. Not Roy.

Why are the kids only parks around powerlines?

High density housing under powerlines. Why are you putting babies under power lines?

Yes! Mixed use zone mixing. Great idea!

Good!

Absolutely not

No - speaking for 4000+ who signed the referendum (+2)

Clinton South Focus Area

A full service restaurant w/o junk food

Construction zones need better planning before diverting/closing traffic movement

Who is the mixed residential and attached residential benefiting?

It is not your current constituents. So who?

Spruce up Clinton bike path between auto zone and Syracuse

Limit rental capacity to at most 50%

No mixed use!

Like the mixed use street. Like a main street.

We don't want 3 stories! (+1)

Why is it only walkable for the hdh who live close to it? How much parking will there be for everyone else?

What are high wage jobs. (ex please)

Concerns about more traffic on 1300 n traffic impact from lots of

Added residents will be a big problem

Continue walking path

OCTOBER 2025 PUBLIC ENGAGEMENT FEEDBACK

Good blending for the residential area to accommodate the business

Tax base residential and multi family. No 3 story. Commercial area, consider some 3 story

No mixed use

Need more mixed use!

To much attached residential. Want lots of commercial.

No development why is every park under a powerline?

Yes to all different kinds of housing for different families, but no to 3 stories

Yes to open space and walking path! How will path continue across roads? Pedestrian cross walks? Don't have so many road breaks

Why isn't civic expanding if we are greatly increasing population and traffic attraction? We'll need more police & services

More open space

3 stories is fine.

Clinton West Focus Area

No :(

Agreed! 2 story for attached housing industrial or trade career options

Near corridor. Take advantage of traffic/draft from sr 177

No to anything over 2 story (+2)

Good!

I want to keep this a suburban area. We have plenty of shopping in neighboring cities. Please stop taking people's homes adding apartments and creating more traffic.

No apartments or tall buildings let's keep the community small

Our parks and green spaces are too few and spaced too far apart.

Please do not allow the apartment buildings with shops on the bottom. They only add to the traffic, population density and the shops. Do not last long.

This area doesn't seem to turn out any parks or open space.

All of this is rubbish. I have lived all over the country and grew up in Salt Lake City, in the Rose Park area. People always seem to imagine great expansion and reinvigoration based on things they have seen in movies, artistic renderings, or imaginary city planning models. We do not need to push everything "into the future" by destroying all of the natural beauties that have come through organic growth of the city. In our desire to pack as many people into a tiny "city center" we have driven out the farm fields and open land; which is not only critical to human survival, but also a visual and mental reprieve from the suffocating over built urban development that is constantly pushed further and further. To promote sustainable growth, development should be allowed to happen naturally and based on the needs of the citizens rather than a forced imaginary utopia rooted in delusions of Hollywood magic or artistic pleasantries.

I have seen all of these grand plans backfire in many other places. The best use of the land is to have clearly defined commercial, residential, and civic areas, and do not try to mix them in any way shape or form. In residential areas, priority should be given to single family dwellings with multi-family dwellings as built as needed, not as a first course of action. Single family dwellings need to come in many different sizes and not just the one size that is the best bang for the buck for the developer. Small starter homes need to be built along with mid size family structures. Commercial should not take over residential areas only to have more multi-family structures built to house those that have been displaced. Houses with useable yards are also necessary. Yards should not only be large enough to build a home on and then provide central park and playground areas for near by residence. There is no need for parks all over if people have land for children to play and family gatherings to convene.

Do not continue to destroy my state and home with whimsical nonsense like trying to create a utopian landscape and infrastructure. The variable that you haven't considered is the human variable of people not having what it takes to live in such a society, or not wanting to live in such an environment. Just because you can create something pretty doesn't mean that is the best thing for the given situation.

I extremely loath that the idea is to remove critically needed farm land to create a spaghetti street mess. There may not be enough land to fit everyone in. That is something that people need to deal with by finding a different location or moving to a less populated area. We can not keep removing our natural resources to accommodate for commercial development. We will eventually cause the problem of needing everything shipped in and prices increased due to the inability to provide for ourselves. We need to ask if this is truly in the best interests of the citizens of the near by region.

I am still not a proponent of losing our much needed farmland, but for single family dwellings and grid based road system, I would be more willing to accept the loss of some land. I would only agree to the mixed residential zoning on a very limited basis.

Why have a majority of open space under the high power electrical lines? That much EF/RF has been shown to cause cancer.

Is the golf course being redeveloped? That's the reason we bought in Cranefield, to be on the golf course!!!!

Please stop taking space that people are already living in and space that makes the city feel like a lovey country home like fields and trees to turn it all into capitalist mundanity and ugly generic contemporary sites. All the places I adored as a kid were all deemed as old and offensive to the eye and plowed over for the sake of businesses and unaffordable townhomes. Now it all feels so uninviting, bland, and soul sucking.

I say bring more trees and nature to more free land, and revive the feeling this town used to have a decade ago- cozy and roomy farmland living space

We don't need more roads, more shops, or more generic expensive housing. Improve conditions for the current residents so we can regain the love we've lost over the years.

Stop plowing over the familiar landmarks and landscape we adore and are comfortable in for the sakes of large corporations who don't give two flying rat butts about the small town residents. Focus on bringing character to the town again, because it'll incentivize the residents that are already here to invest more in what we have and less into companies that don't benefit us.

Please leave the open space and fields alone so all the displaced wildlife that already struggle with expanding properties have somewhere to stay put. They'll be driven to invade homes and businesses if people keep destroying the wild lands they're meant to live in. Balance the ecosystems.

How about instead of more new houses that aren't built to last more than a decade and cost a lifetime of debt to get into, the city renovates old buildings and land to be homeless shelters, neighborhood communal facilities, nature zones, or literally anything that benefits someone/something that needs the help?

What are the plans for more Dining restaurants like where you can have an adult drink sit down and maybe watch a game ?

I'm somewhat disgusted that my property is listed as "potential area of change". The land in question (1300 N 3000 W) is currently land locked by homes and each parcel is privately owned by individuals. Just because people have pastures and open space, doesn't mean we should rezone that for something other than what it is. The second we do that, developers will come in and start throwing money at people until a few cave, and then it's all over.

Clinton has a lack of open/park space in a bad way. For some reason we think that any park needs to be used for a specific sport. We need parks that are more like Layton Commons or Barnes in Kaysville where there is more of a nature aspect to them and families can picnic in the shade.

NO NO NO. I can't emphasize this enough. Just because people have extra space, rezoning for those spaces should be a case by case, and not decided by entire blocks. I find it hard to even consider rezoning A1 areas solely because they have space. The second we open that door, there will be no going back and contractors will slip in and snake their way into building as many units per acre as possible.

While I am not opposed to more businesses While I'm not opposed to more businesses along 2000 W, expanding beyond that area seems illogical to me. I also don't see the value in adding more HOA-type neighborhoods, whether detached or not. Developers and contractors choose those styles of residences primarily because they can maximize profits by increasing units per acre. If they could make more money developing .25-acre lots/homes, they would definitely push those options harder.

We don't need to be station park or anything that resembles that. While I support more business along 2000 W, the rest of the space shouldn't be jam packed with as many dwelling units as possible. While this plan shows a small amount of green space, it is not even close to enough.

Too many high density housing projects have been approved for this area. Enough is enough.

East of the power line (dashed lines) should be all detached residential.

The green open space provides the perfect buffer between different types of neighborhoods. Keep the mixed and attached styles closer to the commercial, there is enough space there. East of the strip of open space should be kept all detached residential style homes.

East of the power line (dashed lines) should be all detached residential.

The green open space provides the perfect buffer between different types of neighborhoods. Keep the mixed and attached styles closer to the commercial, there is enough space there. East of the strip of open space should be kept all detached residential style homes.

Keep natural and maintained open spaces

Trails and open spaces are very important!!!

Keep open spaces. There are so many people moving in

Would like to see more attached residential along 1800 N. This is a UDOT road that will connect I-15 and the future West Davis SR177 and intersects our commercial corridor, 2000 W. Long term, this will give more citizens closer access to jobs, shopping, and services. People will be able to walk and bike to more places. More housing density along 1800 N will help provide the ridership for much-needed transit through our city. Just having it in our plan will get UTA's attention and willingness to invest and expand to Clinton.

This map shows an existing trail over the Layton Canal. There is no trail, but it is an ideal location for a proposed trail. Currently it is a fenced-off open canal. Davis County has 4th quarter transportation funds to partner with cities for regional trail building.

I strongly support all of the proposed trails and would encourage city staff to consider making trail connectivity, completing sidewalk gaps, and creating an active transportation plan to be city priorities.

Some considerations for land-use along along 3000 W:

-private or charter school to help ease the strain on DSD. Currently elementary students in NW Clinton get bused to West Point Elementary on 300 N, passing 2 other elementary schools on the way.

-small homes on small lots for starter homes and senior homes

-townhomes with garages are OK in my opinion

-3 story apts are appropriate at 1800 N (and at 2000W and 800 N)

-commercial development should be allowed for low-impact and/or mixed-use w/residential purposes.

3000 W is already a busy traffic corridor. It would be excellent to preserve this as a walkable street and promote traffic calming (narrow lanes, street parking, raised medians, trees) and walkable development (parking in rear and minimal setbacks so commercial buildings are to built along the frontage of 3000).

This is a great idea to strive for a downtown center. Since we get to start clean, let's make sure to plan for active transportation. Lots of off-street trails, paths and sidewalks will make this a wonderful place for our citizens to live, work, play, dine, and thrive!!

Also, the streets around the downtown need to be walkable and safe. It would be excellent to promote traffic calming (narrow lanes, street parking, raised medians, trees) and walkable development (parking in rear and minimal setbacks so commercial buildings are to built along the frontage of roads).

This is a great to see plans for more density while still allowing for commercial growth, open space and maintaining the charm of existing neighborhoods. Should these ag properties ever get developed, this is a good vision.

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I do not support the residential of more than 2 stories in this area. It would require a considerable investment in public infrastructure (roads, sewer, water) and services (fire police, utilities)

I really like the proposed paths and are excited for them.

I don't like the part where my residential street, 1930 West, connects directly to a commercial parking lot. Today it is a cul-de-sac with no through traffic. The commercial traffic would be less safe for our two kids, be louder, and trap us in our driveway. It would also immediately bisect the walking trail from Clinton City Park to the Nature Trail. I like the path, I do not support connecting 1930 W with the commercial parking lot. I would love for it to be more walk-able, and less car-centric.

We need to decrease the amount of attached residential coming into Clinton and focus more on single family lots and patio homes. I would not put more businesses on the south area lot (800 N and 2000 W) since we are already developing the north area. I would prefer to just keep the business at 1800 and 2000 and bring better businesses into the vacant infrastructure we already have for example where Joanne's closed.

Lets have more Open Space near 2000 W and 800 N.

We don't need more attached housing. I wasn't for adding more big boxed businesses but since its already going in lets ensure we have nice areas and no more smoke shops, tire stores, and industrial businesses. We are already on a path that is making Clinton into the next West Valley. This needs to change.

I understand it is hard to have development near the power lines but this will ensure Clinton will be the next west valley. I want to keep the small town feel in Clinton. No more townhomes or apartments. We are already bringing businesses to the north area of 2000. Seeing this just makes me want to put my house up for sale.

I am disappointment that the leadership in Clinton failed to listen to the public and added the townhomes here. I already felt like I voiced my concern but the leaders didn't listen. It makes me wonder if they would hear my concerns with this.

I feel that it makes most sense to keep 2000 W and 1800 the most commercial in scope. Taking that to 3000 W would cause a huge impact on the homes and already overloaded streets.

I agree with this plan because it provides more homes that are hopefully more affordable for families, boosts our economy, and anything walkable is great so traffic isn't bad.

My property is designated as being changeable. That is wrong. It is private and is agricultural. No change is anticipated or acceptable.

My property is designated as open public. That is wrong. It is private and used as agriculture. No change is anticipated or acceptable.

My property is designated as potential area of change. This is wrong. It is private and is used agricultural. No change is anticipated or acceptable.

The proposed changes between 2300 N and 2174 N along 1930 W " turning what's now a quiet, dead-end street into a through street " is a slap in the face to the families who live here. This area has always been a safe, walkable space for our kids to play, ride bikes, and visit the park without constant traffic. Turning it into a potential commuter corridor strips away the safety and integrity of this community and it serves no one but developers looking to increase access to high-density projects.

Combine that with the proposed 30% county property tax hike and it's hard not to see what's happening: homeowners are being asked to pay more to subsidize growth they never wanted. Meanwhile, rezoning continues to push for commercial and townhome expansion rather than schools, parks, or true community infrastructure. The people who built this neighborhood, pay their taxes, and maintain their homes are being overlooked in favor of short-term profit.

This isn't just a policy discussion " it's a fight for the future of our community. Utah's development model already leans too heavily on homeowners, and now we're seeing the cost both financially and socially. Making 1930 W a through street and reshaping our quiet family neighborhood is not progress " it's overreach. We need leadership that listens to residents, not developers, and protects the values that make Clinton a place worth living. Add multiple years of similar increases, and it becomes a significant, compounding financial burden on families who didn't ask for or benefit from the high-density development driving these changes.

The context matters. This rezoning and development is largely benefiting developers and commercial interests, not public infrastructure like schools or parks. It's essentially forcing homeowners to subsidize private profit. Remember, Mike Hatch paid people to remove names from a petition designed to let residents vote on this. That's manipulation, not freedom.

Property tax percentages can be misleading. Utah's property taxes are already among the highest in the region, and much higher than states like Wyoming, where property taxes are minimal yet they can fund higher teacher salaries and community services. States like Wyoming can sustain their communities with resource revenue rather than burdening residents, while Utah's reliance on property taxes leaves homeowners exposed to sharp increases.

Long-term risk to the community is real. Every new development and every additional household strains roads, schools, utilities, and public services. This isn't just numbers " unchecked growth combined with rising taxes could spread resources thin, increase costs for residents, and threaten long-term financial stability for our neighborhoods and the state.

These “open space gaps” are not just empty land — they’re the buffers and green spaces that make our neighborhoods safe and livable. Filling them with high-density housing or commercial development threatens children’s play areas, park access, and neighborhood safety.

Many of these areas also act as critical buffers around power lines and emergency access routes. Losing them isn’t just about aesthetics — it’s about real safety risks and quality of life.

I’m also concerned about the plan to route a main community trail directly along the newly renovated 1800 N. This is a heavily trafficked street, and placing a trail here puts pedestrians, runners, and cyclists in direct danger. Trails should prioritize safety, accessibility, and enjoyment, not just convenience. There are safer, quieter routes through existing parks, green spaces, and residential corridors that would provide a true recreational experience without exposing residents to unnecessary risk.

Clinton should address open space gaps by protecting, enhancing, and connecting green areas, not by treating them as empty land to fill or placing people in harm’s way. Residents deserve a city that preserves these spaces for families, kids, and the long-term health of our community.

This map isn’t just about redevelopment — it’s about the future of our neighborhoods. Families, kids, and longtime residents are being asked to sacrifice open spaces, quiet streets, and safe play areas so high-density projects and commercial developments can move forward.

Turning established areas into mixed-use or multi-story housing, especially near power lines or busy corridors, puts people at risk and strains schools, roads, and emergency services. It feels like the voices of the people who live here are being ignored in favor of developer profit.

Clinton should grow responsibly, not at the expense of the community that built it. Infill and redevelopment need to protect what makes our city safe, livable, and proud — our homes, our kids, and our neighborhoods. Residents deserve a seat at the table before these changes become permanent.

Under the North Small Area Plan, the city is proposing to rezone the established neighborhood south of 2300 N along 1930 W for mixed-use commercial and residential development. That includes land where families have built their homes and raised their children — and now those same homes could be forced to border businesses and 2–3 story townhomes planned directly beside the power line corridor. This is not thoughtful planning; it’s reckless overdevelopment that disregards the people who already live here.

The plan to turn 1930 W from a quiet, dead-end street into a through street only adds insult to injury. This street has been a safe space for kids to ride bikes, play with friends, and walk to the park. Turning it into a traffic route for new developments destroys that safety and erodes the peaceful character of the neighborhood we’ve worked hard to preserve.

Building 2–3 story townhomes directly beside the high-voltage power line corridor is not just poor planning — it’s dangerous and negligent. These transmission lines emit strong electromagnetic fields (EMFs), which have been linked in numerous studies to potential health risks including higher rates of childhood leukemia, sleep disturbances, and neurological effects. Beyond that, the risk of arcing, downed lines, or fire during storms makes tall residential structures a serious safety concern. These power corridors exist as buffer zones for a reason — to protect the public. Turning them into high-density housing strips away that protection, devalues nearby homes, and exposes families to hazards that no responsible city should overlook.

Finally, placing 2–3 story townhomes next to the high-voltage power line corridor creates serious risks for our local fire department. In an emergency, firefighters would have to maneuver ladders and equipment dangerously close to energized lines, putting lives at risk. Even during construction, workers and equipment would be exposed to the same hazards, increasing the likelihood of accidents or electrical incidents. This is not just a planning oversight — it’s a direct threat to public safety that should never be allowed in a residential neighborhood.

While the city's plan for a new commercial hub in South Clinton sounds appealing on paper, the reality behind the language raises serious concerns about how this will actually impact our community long-term.

The proposal describes a walkable mixed-use town center that would provide high-wage jobs and reduce traffic to other areas. But the truth is, projects like this rarely live up to those promises. Instead of sustainable, locally owned businesses, we often end up with high-turnover retail, chain stores, and dense housing that strain infrastructure and add traffic to residential roads not built for it. The jobs created are usually service-based, not the high-paying employment the plan suggests.

This area is currently one of the few remaining buffers of open space in Clinton a transition zone that keeps our neighborhoods livable and less congested. Turning it into another commercial hub risks overloading schools, intersections, and utilities, and accelerating the same overdevelopment we're already fighting in the north. Once it's paved over, that land and the character it provides are gone forever.

If the goal truly is to create a vibrant, sustainable city center, then Clinton should focus on revitalizing the existing commercial core along 2000 W and 1800 N, rather than scattering new hubs that dilute traffic, funding, and identity. Concentrating development where infrastructure already exists will bring more real economic benefit than carving new commercial corridors into residential areas.

Clinton doesn't need another shopping and mixed-use district. What it needs is balanced planning that protects neighborhoods, preserves open space, and invests in improving what we already have not multiplying the very problems residents have been raising for years.

I'm deeply concerned about the direction our city leadership is taking with the recent rezoning and proposed developments especially the 34.9-acre project at 2088 N 4500 W that was pushed through despite widespread community opposition. This development, and the way it was handled, has shaken residents' trust in how decisions are being made in Clinton City.

When citizens organized a petition for a public vote on that rezoning, the community expected our voices would be respected. Instead, paid representatives funded by developer Mike Hatch went door-to-door convincing residents to withdraw their names, often by providing misleading information. That effort undermined a fair democratic process and silenced the very people who will live with the long-term consequences of these decisions.

Now, with the city considering further zoning changes and Davis County proposing a 30% property tax increase, it's hard not to see a troubling pattern. Homeowners are being asked to shoulder the financial burden of rapid, developer-driven expansion that benefits outside investors far more than the residents who built and maintain this community.

Many of us moved to Clinton because it was a safe, family-oriented city with space to breathe. But the push for high-density housing especially near sensitive areas like the power line corridor or alongside established neighborhoods is not sustainable or responsible. These developments bring increased traffic, strain on schools and emergency services, and rising costs for infrastructure that taxpayers will ultimately fund.

We are not against growth. We are against unchecked growth that disregards community input, public safety, and transparency. Our city should focus on preserving open space, supporting local schools and parks, and maintaining the small-town integrity that makes Clinton special not fast-tracking large commercial and multi-unit projects for outside gain.

I urge city leadership and planners to step back and rebuild public trust. That means listening to residents, halting any further high-density rezonings until a full community impact study is done, and ensuring that all public processes are free from developer influence or manipulation. Clinton deserves growth that reflects the will of its people, not the power of private interests.

I am absolutely against the development on 2000 W and 1300 N. I live near there and I will immediately leave Clinton if that happens. I came to Clinton for the small city feel. We need to focus on patio homes. Not townhomes.

Too many town homes and commercial areas. We need more detached housing and open space. We are growing too fast.

ABSOLUTELY NOT! I will put my house up for sale if this happens. I am fine adding a park or detached housing but not commercial or attached housing. I came to Clinton for the small town feel. I understand we need growth but not this is too fast and I am against the attached housing. We need to just keep the commercial on the 1800 and 2000 intersection.

I signed the petition to not have these townhomes built. I am saddened that the council and planning commission have disregarded the voters of Clinton.

Single family houses! Less cars, less traffic, less road destruction, less crime, and more family oriented city.

We need all open spaces left alone.

Clinton infrastructure can not handle more people. Traffic is horrible. 3000w is 30mph and it's nonstop traffic. They drive 35 to 59mph and police seldom give tickets. 2000w is about grid locked most of the day.

Detached residential only. More open space for parks and playgrounds. A nine hole golf course.

Detached residential and more open space for parks and playgrounds.

Industrial and commercial since its by W. Points and W. Davis corridor. But need exit for trucks to get to industrial and commercial businesses.

We need more parks and open areas for public use. Over developing the area and losing everything that makes the city great.

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We need more affordable detached single family homes. There are too many attached homes in the area already. This is absolutely ridiculous.

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This is not the feel of Clinton City that I know. I moved here 55 years ago. Then, the city was a mixture of agriculture and suburban. It was a quiet and peaceful community. Those that have lived here less than 25 or 30 years won't understand what I mean. Basically, Clinton is getting carried away with high density housing! We do not have the infrastructure to support this. This is not Salt Lake City! Already, we have major traffic problems. With this kind of development, we'll have the same water issues as Syracuse. We don't need this! People are crying that we have a housing shortage and Clinton needs to do something about it. No, we don't. Supply and demand will work that out. Let the larger cities like Salt Lake, Layton, and Ogden build all of the townhouses that they want. But we don't need them here! The Mayor and City Council needs to start listening to what the people want and quit railroading their ideas down our throat! They were elected to represent the people!

I believe the large areas marked on the west side of the map for "potential change" is too large and would not benefit the city or residents. Those areas are all private owned and

I believe the large areas marked on the west side of the map for "potential change" is too large and would not benefit the city or residents. Those areas are all private owned. The area west of 3000 and south of 2300 has a canal running through it. Just doesn't seem worth it. Other areas nearby are already being developed. This area would not make sense.

No commercial development on the 800N and 1500 W area. Especially not a Farmington Station type development that Mayor Stanger has proposed. Keep commercial development along 2000 w and out of residential areas.

No commercial development through this residential area

WE NEED BIGGER LOTS AND ACTUAL ABILITY TO BUILD HOMES FOR FAMILIES. ALL ME AND MY HUSBAND HAVE WANTED IS TO BE ABLE TO BUY A LARGE LOT AND BUILD A HOUSE. WE NOW DON'T EVEN WANT TO BE IN CLINTON BECAUSE OF THE POTENTIAL WAY IN WILL LOOK IN THE FUTURE.

WE DO NOT NEED MORE APARTMENTS. CLINTON CITY IS A SMALLER CITY WE DO NEED TO GROW THIS FAST. THE FACT THAT THERE ARE INDIVIDUALS WHO WANT MORE APARTMENTS AND LARGER BUSINESSES THAT CAN CAUSE HIGH TRAFFIC IS CRAZY. THEY ARE THE PROBLEM. CLINTON CITY IS A PLACE I NOW LONGER WANT TO LIVE THANKS TO THE CURRENT MAYOR.

Let's make stipulations that these commercial and high density housing projects are paying significantly higher taxes to reflect their significantly higher demand on infrastructure! NO TAX BREAKS FOR MULTI MILLION DOLLAR DEVELOPERS.

Areas along the West Davis Corridor should be commercial or higher density residential (apartments, townhouses) since it is a primary commute corridor and any lower density development adds to overall sprawl along the Wasatch Front.

I appreciate the commercial corridor and thoughtful planning for sales tax revenue generation while maintaining a logical area for that in the city that is consistent with the corridor of neighboring cities. I also appreciate the attached residential as a buffer between the commercial and detached residential. One area that feels lacking is open space. It would be nice to see more parks in Clinton.

This is a great visual to understand open space. One big thing with open space that I believe in is connectedness. While some areas have already been "built out" making that connectedness no longer possible other than through trails, there is a large undeveloped portion along 3000 West between 1800 North and 1300 North that would be an ideal location for more open space such as a park to create that connection. There is also a large gap of connection along 2300 North west of 3000 West where there is planned Civic area and it'd be great to have an open space/park to connect that area as well.

It would be nice to see these areas avoid commercial development and just maintain the commercial corridor. I'd love to see more open space such as parks or Civic recreation development in these areas along with detached residential.

Good buffering to commercial with diverse residential. Yes please to a Rec Center Indoor Complex!

Again, good commercial corridor with buffers of attached residential and open space to transition to detached residential. I do question whether the flex employment zone is necessary or would be more beneficial as continued commercial.

While the golf course is open space, it's private and it would be nice to see open space for a public park possibly to the west of the Civic property.

We moved to Clinton because of its semi-rural charm where we could have a horse. We would like to see Clinton retain its fundamental character, and balance the need for additional housing through less-intrusive means such as ADU's. Thus, we don't see the corridor of 800 North near 1000 West (where we live) as "opportunities" for infill. It would be sad to feel the need to move, to find a replacement location for what Clinton once was. Thank you for hearing our view.

I like the higher density development focused in the areas of open space. I am concerned about traffic with the additional development. Please prioritize traffic studies. And please please consider traffic calming elements long/term. Rather than just posting a speed limit, design the right-of-way to calm traffic. Streetscape elements, street trees, deliberate easements, wider sidewalks, etc.

In general, I would like to see Clinton City take the next steps from the General Plan update to address the city ordinances and design guidelines to give direction for future developers. The higher density areas can lend a nicer feel to the city if there's more of a zero-setback approach, or smaller setbacks, so housing and commercial flank the streets and define the streets. Design guidelines should address architectural detailing, so the end built-product has

I would love to see all open space areas connected with trails, which I understand is difficult at this point of development. In situations where the connecting walkways are street sidewalks on busier streets, it would be helpful to have the walks wider than four feet (to allow more comfortable passing, walking two people wide with a dog, etc.) and make these a more pedestrian-friendly experience. Consider implementing street trees, wider park strips as a buffer from traffic, etc. This will require follow-up work by the city to address the ordinances, typical right-of-way profiles, etc. to define for future development.

Please consider revisiting city ordinances and additionally creating design guidelines for developers, so the end built-product is similar to the examples shown the higher density, mixed use, mixed residential area. Smaller setbacks, buildings closer to the street, street trees, etc. will help calm traffic and define Clinton City as a nice place visually and aesthetically. Thank you!

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Dog park in the undeveloped area in the city park. Please do it like the Syracuse dog park. It would be so handy and nice.

Less resident and more green space

Dog park in this area would be nice too

I like it how it is. I prefer the amount of detached housing that is available and how the regional commercial areas are all located near 2000.

I was surprised at the amount of parks and trails we already have. I won't necessarily say no to more trails, but for me personally I hardly ever use the ones we already have. I think I'd need to use those more before I ask that we create new ones.

I am not certain as to what the areas will be redeveloped for. Is it for maintenance, are we adding more homes and housing options? Is this a vague "We want to remodel" or are there specific plans in mind?

I'm not certain about this whole "new downtown" idea. As far as I've been aware, downtown is the fourway intersection with all of the stores and stations. I also don't see how the additions of new kinds of housing would benefit anyone. Can it really be affordable in our current economy? It wasn't before. How will the additions of these new housing options change any of that?

Also, Clinton City already had a Rec Center. Why are we looking at options for another one? Is this to replace the old one (if so, why?) or is it because we need a new one (again, if so, why?)

Again, just not certain if adding more attached and mixed housing options is really a good idea. I enjoy the detached housing areas, growing up it was nice to have these kinds of places to live in and explore. I still don't see or understand how the attached or mixed housing would be any more affordable to some people than the detached housing options.

I am open to more detached housing, but will it be safe? Not everybody likes to live on busy roads (it makes pulling in and leaving your house a thrill and a half when the roads are busy enough), and what about noise concerns? Will it be a nice place people will want to live, or are we envisioning a Clinton City where it's busy enough that the major roads are busy and loud all the time? Will that attract families to our city?

I like the open spaces of Clinton and am in favor of keeping it that way as much as possible. I understand the need for some medium density housing, but we should keep it to a minimum and not allow high density housing at all. Keep businesses along 2000 W where the roads can better handle them.

Unfortunately, the new housing that's being built here still isn't affordable for our adult children to be able to move out onto their own. I'm glad that accessory dwelling units are now allowed because that's the most affordable option for young adults at this time.

I feel like we have enough parks. Let's not develop more than can be a financial drain to the budget.

I don't understand what infill is.

I don't think that we need to spend the money to build another rec center. I'm not sure how frequently the one we have now gets used. We need to look at cutting expenses, not increasing them.

I do like the idea of a walkable mixed use town center. However, with our weather, how many weeks of the year is it truly enjoyable to be outside and walking to businesses? My guess is that during winter/snow and the heat of summer everyone will be driving. Having mixed residential over detached homes will be more density and vehicles on the roads which I'm not in favor of.

Detached residential

Open spaces maintained by the HOA

What is the civic area in the Davis Corridor area. Also, why are we not planning near industrial growth near the Corridor? It seems like a perfect place for getting some trade career or job growth other than retail careers. It'd be nice to have places where people could go for career work that supports a family instead of retail jobs.

Living near here a big worry is increased traffic congestion at neighborhood exits, pressure of growth on schools in the area, and height of buildings.

I don't like that all of the undeveloped space is going towards commercial or high-density residential. Reduce the population load and create new open spaces (in addition to those already existing). Don't just fill ALL the undeveloped land with apartments!

ALL that undeveloped land going to commercial or high density residential? Ugh! Leave some (1/3) for open space!! And don't pretend that under the power lines is new green space. Everyone knows you can't build under there.

Feels like too much attached residential, but at least you kept some green space on this one.

For our community it does not make a lot of sense to have as much high density housing as is shown on the map. If there were mass transit corridors like they have in Ogden or Salt Lake county it would make more sense. Davis corridor does not fit that use case.

A redevelopment zone on 3000 west does not make all of sense. Redevelopment of that area would reduce the total number of single family homes. And would also remove the sense of community in those areas.any redevelopment efforts should be focused on the existing CBD of 2000 west.

Look like this area has too much of a commercial focus. Commercial property only provides revenue if it is in use. If there are no any tenants then it becomes commercial blight. With the environment damage done for commercial development, it is no longer for residential or open space redevelopment.

The area between 1300 north and 800 north should not have so much high density housing. The arterial road in this area will not support that much traffic. 1500 West and 1300 North are already a nightmares. Adding this much more traffic would make it worse. Most of that should so be set aside as green space.

Having attached residential units in the area makes absolutely no sense.

We love the maintained open space near 1300 n and 3000 w.it needs to be developed into a full park with playground. There are no close playgrounds for kids in those neighborhoods.

I don't like the idea of redevelopment that kicks people out of their homes. Old homes aren't a problem. They are affordable and many residents take pride in them. They are kept up well.

Looks great, especially the potential recreation center.

I'd be interested to know more about what's envisioned for the plaza. I am grateful for the acknowledgement that more housing of various kinds is needed. I also am glad the flex employment is in one spot instead of spread out.

Looks good!

Make sure roads are wide enough BEFORE you develop!

What is the proposed area of change off of 800 N and 3000 W? There are currently homes in that proposed area of change.

I moved here from Salt Lake City over 10 years ago to escape the noise and over crowded city. I fell

In love with Clinton instantly for the small town feel. I loved being able to actually see the sunset and mountains instead of concrete buildings everywhere. I am devastated by the loss of farmland and the massive population growth over the last few years. I am opposed to more commercial and residential development. It is anxiety inducing with how condensed the city is becoming.. we have more than enough food and grocery options nearby and more people than our streets can handle even with the new expansions. We need to maintain what little land we have left for people to connect with nature more.

We didn't need anymore housing developments. We need to change our liquor laws to allow sit down restaurants, ie. Chili's, Applebee's. Even a sports bar. If we want to stay fresh with the times. We don't need to house more people flooding our area from California.

No more housing.

Why is there no proposed trail along 2300 N? I like that there are more plans to connect the east side of town with the west side via trail. I'm curious to know what can be done to make crossing 2000 W safer.

The North Focus Area presents a fantastic opportunity to introduce mixed zoning. By allowing for commercial, residential, and civic zones to blend together you create a more efficient and productive use of land.

I understand the need for some commercial, please make it neighborhood commercial over regional commercial and limit it. I am against high density attached units in Clinton, that's not who we are.

We need affordable starter homes to bring people into our community. Townhouses are nice but people don't stay in them very long. Apartments are ok but the costs involved to use them is out of reach to many people young and old included.

I would love to see at least one park with a splash pad for kids and families to use.

With all the building plans we need affordable housing for everyone. Starter homes are better than many townhouses and apartments. We also need parks, schools and churches included in the plans.

A nice sit down restaurant would be wonderful. We have many fast food but limited restaurants.

Parks, restaurants, picnic area for families and groups.

With the West Davis Corridor, it will be noisy, and busy. So I am not sure what people will enjoy. You could make a biking, walking path.

I feel strongly that open spaces need to be retained as open or low residential housing. More business in Clinton City will have an effect on crime rate. I went to a city council meeting back when they were discussing Walmart, Kohls, Lowes and other strip malls. The city council recorded votes but didn't pay attention to what we as citizens wanted. They assured us that with the businesses we would have more sales tax in Clinton and they would lower our water bills. Since that time, Crime increased in the business regions and we went from a small police department with 6 officers to 16 then more. Businesses were even offered tax cuts if they would come to Clinton. We don't need more businesses and we do need a lower water bill. More business would also affect the roads in our city. With the construction on 2000 West and 1800 north people have begun to use back roads like 1300 N to move west to east in the morning and east to west in the late afternoon. People have talked about an eventual Round-about on the corner of 1300 N and 1500 W. We don't need more roundabouts especially in that location. When road construction is done on 1800 N, it will become the main thorough Fair again. Spending thousands of dollars from our tax money to pay for another round-about will be a waste of money. IT IS NOT NEEDED.

Whatever we need to do, we need to preserve some of our open spaces. In Clinton we are down stream from Clearfield. They have built multiple high density housing units. most of them are not completely full. So there is available housing not too far away. We need to remember that we are living in a cold desert region. We often do not get enough rain to even keep the Great Salt Lake full. Having enough water is a huge concern. Adding high density housing will cause us many problems as we grow. It is enticing to think of the tax money we will get from apartments and other High density housing and businesses, but it doesn't cover the problems our city will have without enough water. We are a smaller city, and we need to live within our means and remember that many of us moved here because we wanted to leave the urban areas in other cities behind. More money is not going to solve our infrastructure problems and concerns.

Having open land for gardens and other needs is crucial. We love being a small town and not having some of the things larger towns have is okay. We don't need to be like Layton, or Clearfield. They do have larger boundaries and many more people. Do we really want to become more Urban than we are. I live close to 800 North and areas that you have marked for Redevelopment. These places are where people live. These are their homes. They are beautiful and enhance our city immensely. I think that some people who come here and fight for leadership and development have a skewed picture of what will beautify our city.

Please listen to us, the citizens of this city. We don't need more commercial, and other businesses. We love Clinton as a smaller town. We don't want it to become more crowded.

This is in my front yard. If you change it and put in more houses and businesses, it will change the feel, beauty, and feeling of my home and my neighbor's homes, We don't need to have more people and businesses. We don't need to feel like it is up to Clinton city to solve the housing problems that surround us. the cities need to work together. Clearfield has already added multiple high density housing units. Water supply is a daily concern. You have already raised our water bills time and again. Please don't change the area where I live.

Our Farms are disappearing. As the Farmers get older and leave their farms for their descendants they are being sold and developed. Adding businesses and apartments will change the feel of our city. Please listen to us and keep our city smaller, homey, and friendly.

Ok the commercial along 2000 west is ok.

I do not like the attached areas as that means apartments.

Needs more detached residential

Like everything east of the power lines.

I see no issues with town homes 2 story

More for retired or say 3 people per condo

Nothing over 2 story

Do not want any apartments

In agreement

In agreement

See local comments

General agreement. I don't understand the logic of putting a thin line of detached housing along 1300N west of the power lines. If you're going to plan for apartments/townhomes in that area, it makes more sense to just have the whole area be zoned higher density.

I would also remove the mixed residential east of the power lines and just have that entire area be zoned detached residential. I just don't see the need to mix the two in that area. Keep the high density zones on the west side of the power lines.

One clarification, would the green space under the power lines be accessible or fenced off? My vote is for accessible. You can do business with our local High Mountain Garden nursery and plant a very low maintenance/water wise green space with a meandering walkway and beautiful pollinating plants.

I believe that Clinton (among most other cities and towns in the Salt Lake Valley between Provo and Ogden) is already over-developed and that all development should be frozen until such a time as we can see the impact that this present over-development is going to have. I know this seems like an extreme approach, but I have good reasoning- The impact of development and over-development CANNOT be seen immediately. It takes TIME to be able to see the impact of development that has already taken place. If we don't TAKE this TIME, the over-development will continue, and we will end up like California- Too many people concentrated into too small of areas, which results in infrastructure that is overwhelmed, traffic nightmares, higher taxes, and not enough water. FREEZE all development in Clinton, take the TIME that is required to assess the development that has already taken place, and then proceed SLOWLY AND CAREFULLY, putting each individual proposed new project before the voters for consideration and approval.

Just because all the other surrounding communities plow ahead with unchecked development, doesn't mean that Clinton has to follow suit.

Let's live with Clinton THE WAY IT IS for 2-3 years and see how we like it. I'm quite sure we will find we are happy that we did.

FREEZE IT the way it is for 2-3 years.

FREEZE IT the way it is for 2-3 years.

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FREEZE IT the way it is for 2-3 years.

FREEZE IT the way it is for 2-3 years.

could use more open space and green space. there should be buffers between detached residential and industrial.

needs more open space and green belt

responsible growth

more buffer between commercial and residential

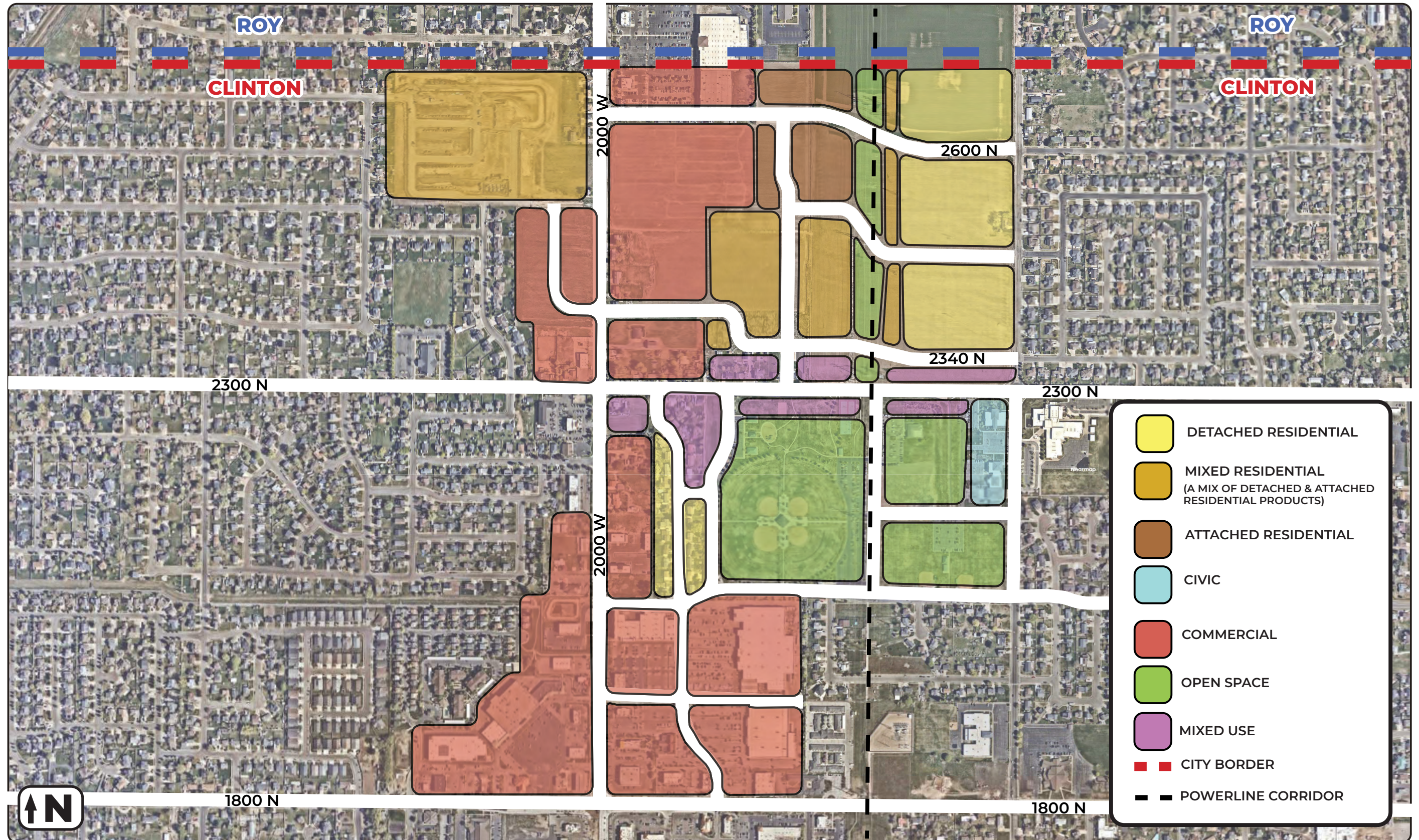
needs less attached residential.

more buffer between residential and industrial consider a green band or maintained open space

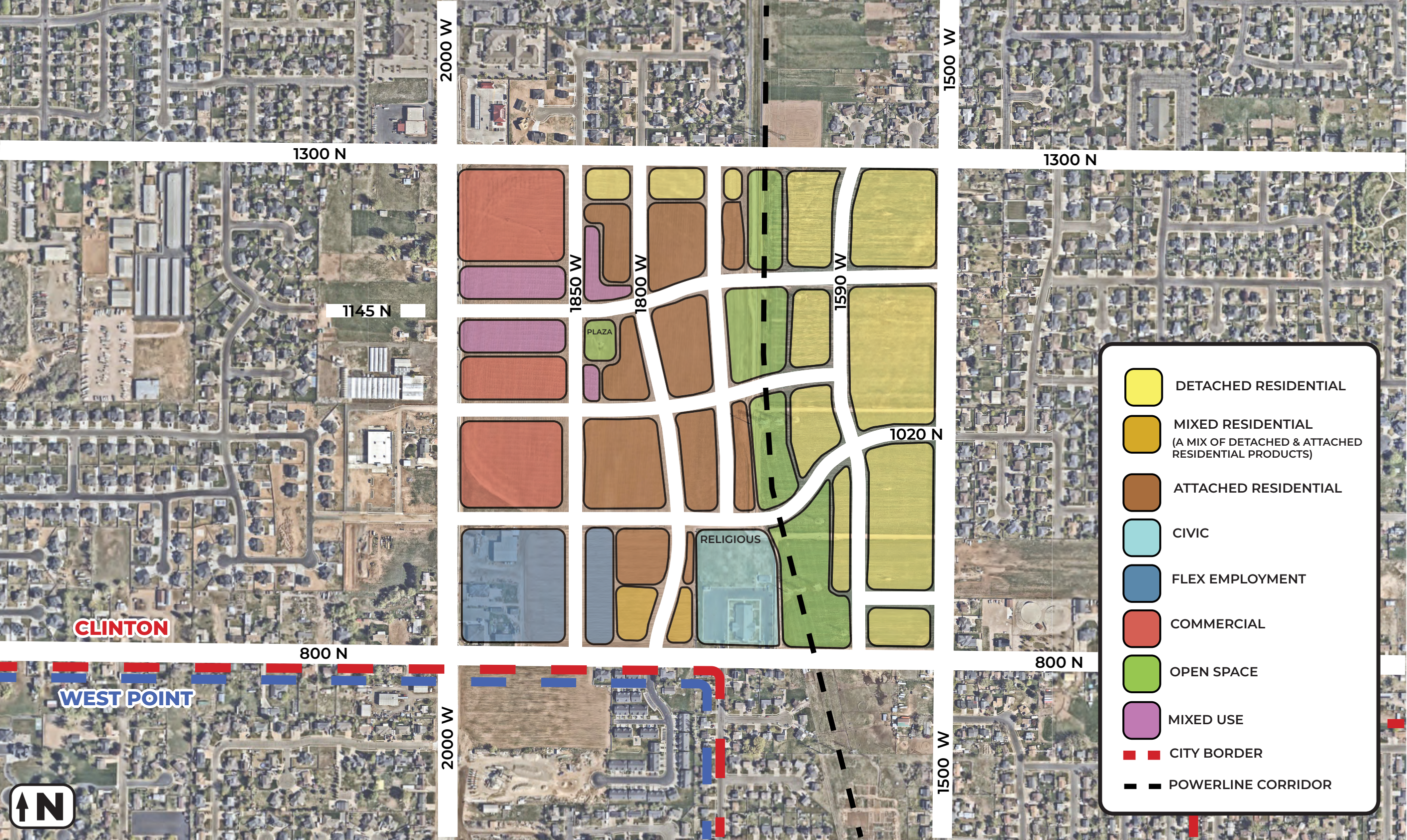
Top 10 Priorities from Public Engagement

1. Preserve open space and maintain green buffers between neighborhoods.
2. Support responsible growth with a mix of housing types, but keep density moderate.
3. Maintain Clinton's small-town character and avoid overdevelopment.
4. Focus commercial development along existing corridors (2000 W and 1800 N).
5. Improve connectivity with trails, sidewalks, and safe pedestrian crossings.
6. Provide more parks and recreation opportunities, including nature-based spaces.
7. Ensure traffic planning and road safety measures accompany new development.
8. Encourage design standards that promote walkability and visual appeal.
9. Plan for long-term infrastructure needs (roads, utilities, public services).
10. Protect agricultural land where feasible and respect private property rights.

CLINTON NORTH FOCUS AREA PLAN



CLINTON SOUTH FOCUS AREA PLAN



CLINTON WEST FOCUS AREA PLAN

