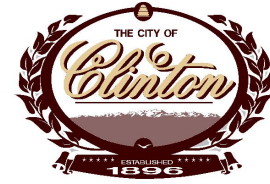


## CLINTON CITY COUNCIL WORK SESSION MINUTES

**Date:** March 24, 2026

**Time:** 7:00 PM – SPECIAL TIME

**Location:** 2267 N 1500 W, Clinton, UT 84015



### **Staff present:**

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

### **Elected Officials:**

Mayor: Marie Dougherty

Councilmembers: Spencer Arave, Jennifer Christensen, Chris Danson, Adam Larsen, and Dane Searle

### **Planning Commission:**

Dan Evans, Mark Gregersen, Jennive Miller, Chad Hansen, Dave Jones, Gregory Allen, Trent Williams

### **CALL TO ORDER**

Mayor Dougherty called the work session to order at 7:00 PM.

### **DISCUSSION WITH THE PLANNING COMMISSION ON GENERAL PLAN AND LAND USE MAP**

Mayor Dougherty welcomed members of the Planning Commission and expressed appreciation for their participation. She noted this was the first opportunity for the City Council and Planning Commission to meet jointly in this format to discuss the General Plan update.

### **General Plan Overview and Vision**

Mayor Dougherty provided an overview of prior Council strategic discussions that helped establish foundational principles for the General Plan. She emphasized that while consultants and regional partners assist in the process, the vision and direction of the General Plan ultimately rests with the City Council and community.

The Council previously identified three primary pillars to guide future planning:

- **Identity**
  - Emphasis on community character, heritage, and tradition
  - Preservation of mountain views, open space, and neighborhood feel
  - Desire for a “down-to-earth” community with strong connections
  - Thoughtful development that fits the existing character
  - Avoidance of overly dense or incompatible development patterns
- **Opportunity**
  - Providing opportunities for residents to thrive physically, socially, and economically
  - Supporting local businesses and employment opportunities, including for youth
  - Enhancing parks, trails, and recreational programming
  - Encouraging community engagement and citizen voice
  - Maintaining reasonable and balanced regulation
- **Stability**
  - Promoting predictability and trust in government decision-making
  - Ensuring financial and community stability
  - Avoiding unexpected or inconsistent development outcomes
  - Supporting long-term livability for residents

Mayor Dougherty noted these guiding principles should frame all future land use decisions.

### **Public Outreach Summary**

Staff and the consultant team from Psomas summarized extensive public outreach efforts, including:

- Online surveys (written responses, mapping exercises, and visual preference surveys)
- Participation at community events:
  - Heritage Days (June 2025)
  - Working Wheels (August 2025)
  - October Open House and Food Truck Rally
- Review of prior draft land use maps (October 2025)

Input from these efforts was incorporated into updated map alternatives for Council and Planning Commission review.

### **Interactive Exercise – Land Use Preferences**

The consultant facilitated an interactive polling exercise with Council and Planning Commission members to better understand preferences for land use patterns.

Discussion and input focused on:

## **Lot Size Definitions**

- General agreement that:
  - Large lots are approximately one acre or greater
  - Traditional lots generally fall in the mid-range
  - Small lots were discussed in the range of approximately 3,500–9,000 square feet
- Members emphasized that “look and feel” of neighborhoods is as important as numeric lot size

## **Housing Types**

Participants evaluated and discussed preferred residential product types, including:

- Single-family homes
- Twin homes
- Townhomes
- Villas and cottage-style developments
- Smaller-lot and clustered housing concepts

Discussion emphasized:

- Maintaining compatibility with existing neighborhoods
- Avoiding overly dense or out-of-character development
- Providing a mix of housing types while preserving community identity

## **Blended and Mixed-Use Areas**

The group discussed the concept of “blended” residential areas and mixed-use development, including:

- Incorporation of multiple housing types within the same area
- Possibility of combining residential and commercial uses in targeted locations
- Ensuring transitions between development types are appropriate

There was general support for flexibility within the General Plan, while recognizing that specific zoning and development standards would be addressed later.

## **Future Land Use Map Discussion**

The consultant presented multiple draft future land use map options.

Key discussion points included:

- How land use designations should be defined so the public clearly understands expectations
- The importance of aligning map designations with the City's desired outcomes
- The role of the General Plan as a guiding document rather than a fixed zoning map
- Ensuring sufficient flexibility to respond to future development proposals

Members discussed potential placement of:

- Residential areas (various densities)
- Mixed-use areas
- Commercial corridors

There was also discussion regarding:

- Whether certain areas should remain strictly commercial
- The benefits of including residential components to support commercial viability
- The need to carefully evaluate location, scale, and compatibility

### **General Direction and Feedback**

Overall, Council and Planning Commission members expressed interest in:

- Maintaining Clinton's community character while allowing thoughtful growth
- Providing a range of housing options without compromising neighborhood quality
- Encouraging economic development opportunities
- Using the General Plan to guide, but not overly restrict, future decisions
- Ensuring transparency and predictability for residents and developers

No formal decisions were made, as the work session was intended for discussion and feedback only.

### **ADJOURNMENT**

The work session concluded at approximately 9:40PM.

*Dated this 14<sup>th</sup> day of April 2026  
/s/Lisa Titensor, Clinton City Recorder*