



Planning Commission Agenda

2267 North 1500 West Clinton City, UT 84015

June 18, 2026

6:00 pm

Call to Order

1. Invocation or Thought
2. Pledge
3. Roll Call
4. Declaration of Conflicts

Administrative Items

Legislative Items

1. **Public Hearing** – Review and action on a Conditional Use Permit request by Dragon Dynamite Fireworks for a fireworks sales tent at 1896 North 2000 West (Arby's parking lot).

Other Business

1. Approval of June 4, 2026 Meeting Minutes
2. Director's Report and Discussion
3. Commission Report

Adjournment

The order of agenda items may be changed, or times accelerated.

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY MEETINGS

If you attend this meeting and, due to a disability, will need assistance in understanding or participating, please notify the Community Development Department at (801) 614-0740 prior to the meeting and we will seek to provide assistance.

CLINTON CITY

PLANNING COMMISSION AGENDA ITEM

SUBJECT: <i>Public Hearing</i> – Review and action on a request by Dragon Dynamite Fireworks LLC for a Conditional Use Permit (CUP) for a temporary firework sales tent for the sale of consumer fireworks located in the Arby's parking lot at 1896 N 2000 W (Parcel#: 144760007)	AGENDA ITEM: 1
PETITIONER: Kalia Bowman, representing Dragon Dynamite Fireworks LLC SUBMITTED BY: Keaton Jones, Community Development	MEETING DATE: June 18, 2026
RECOMMENDATION: To approve the Conditional Use Permit request for a temporary firework sales tent used for the sale of consumer fireworks located at 1896 N 2000 W. Staff recommends approval for a term of five (5) years, after which the CUP is eligible for review and possible renewal.	ROLL CALL VOTE: YES
BACKGROUND: (1) The proposal consists of a 20' x 30' firework sales tent and a lockable 8' x 20' shipping container for storage (see image on site plan). The tent would be located at the West edge of the Arby's parking lot as shown on the attached site plan. The applicant intends to begin setting up around the second week of June and plans to sell from June 24th through July 25th. The applicant did provide an executed lease agreement as well as a certificate of liability insurance and is working to get a Clinton City business license as well. (2) Staff recommends a five (5) year approval, but the timeframe is up to the discretion of the Commission. (3) CUP REVIEW FINDINGS: The proposed use is (a) not detrimental to persons or property, (b) consistent with the objectives of the General Plan (c) compatible with the character of the site, adjacent properties and surrounding neighborhoods. (The Design Compatibility finding is not applicable for temporary uses.) The site can accommodate the sales tent and shipping container while maintaining sufficient parking for both employees and customers and will not generate excessive traffic not already otherwise present in this commercial area. (4) Required Public Notice was made. No public comment has been received to date. (5) Conditions of Approval are recommended and attached for review.	
ATTACHMENTS: 1) Conditions of Approval 2) Submittal Documents – Location Map, lease agreement	

Conditions of Approval

Dragon Dynamite Temporary Firework Sales Trailer

1. A Clinton City business license is required, along with all required inspections (Fire and Building Departments). If a Clinton City Business License is not obtained, for the appropriate year, this Conditional Use Permit becomes invalid.
2. All signage shall comply with the Clinton City Sign Ordinance.
3. The tent and storage container are to be set up no earlier than two weeks prior to the date of legal sales as established by the State and shall be removed within one week after the date of legal sales as established by the State.
4. This CUP is only valid for the site requested in the applicant's petition to the Planning Commission.
5. The CUP may be reviewed by staff upon complaint and forwarded to the Commission for a hearing upon recommendation from staff.
6. A trash receptacle, designed to keep wind from blowing the contents out, for customer use, shall be located adjacent to the temporary trailer. This receptacle shall be emptied as needed to prevent the spread of trash at the end of each workday.
7. The applicant will pick up the site of all litter, whether associated with the business or not, at least daily, more often if needed.
8. The CUP is valid for a five-year period, 2026 being the first year.
9. If applicable, any power connections to the outlets shall be adequately protected from vehicular and pedestrian traffic, and the Clinton City Building Inspector shall inspect the connection and protection.
10. A copy of the executed lease contract and Certificate of Liability shall be provided to the Community Development Department before the structure is moved onto the site. An updated certificate of liability must be provided yearly if certificate expires on an annual basis.

Firework Sales Tent Location Map



Land Rental Agreement

The owner of Property gives Dragon Dynamite LLC permission to rent space for a temporary firework stand during June and July for the sale of fireworks at the following address:

1896 N 2000 W

Clinton, UT 84015

Owner Name: X **Tyson**

Owner Signature: X **[Signature]**

Date: **5-27-20**



Dragon Dynamite Fireworks

1024 E Bigelow Ave, Layton UT 84040

(801)879-3545



2267 N 1500 W
Clinton UT 84015

Planning Commission Members

Gregory Allen

Dan Evans

Mark Gregersen

Dave Jones

Chad Hansen

Jennive Miller

Trent Williams

Date of Meeting	June 4, 2026	Call to Order	6:01 pm.
Staff Present	Community Development Director Peter Matson, Planner Keaton Jones, and Lisa Titensor recorded the minutes.		
Attendees	Kalia Bowman, Dragon Dynamite Fireworks LLC		
Prayer or Thought	Commissioner Evans		
Pledge	Commissioner Allen		
Roll Call/Attendance	Commissioners present were Commissioner Evans, Commissioner Allen, Commissioner Gregersen, Commissioner Hansen, Commissioner Jones, Commission Miller, Commissioner Williams.		
Declaration of Conflicts	Commissioner Trent Williams disclosed that he intends to submit an application for an Accessory Dwelling Unit (ADU) at his residence due to a change in family circumstances. Staff advised that the proposed ordinance discussion involved parking and state law compliance issues and did not create a direct financial benefit. The Commission agreed that participation in the legislative discussion was appropriate and that any future application involving Commissioner Williams' property would be handled separately.		
SUMMITTED BY:	Keaton Jones, Clinton City Planner		
DISCUSSION	Public Hearing – Review and action on a request by Dragon Dynamite Fireworks LLC for a Conditional Use Permit (CUP) for a temporary firework sales trailer for the sale of consumer fireworks located in the FatCats parking lot at 2062 W 1800 N (Parcel: 14-266-0021) (1) The proposal consists of a lockable 27' x 8' semi-trailer and steps leading to a porch for customers to view the fireworks for sale (see image on site plan). The trailer would be parked toward the south end of the FatCats parking lot as shown on the attached site plan. The applicant intends to begin setting up around the second week of June and plans to sell from June 24th through July 25th. The applicant did provide certificate of liability insurance and is working to get a Clinton City business license as well.		

	(2) Staff recommends a five (5) year approval, but the timeframe is up to the discretion of the Commission. (3) CUP REVIEW FINDINGS: The proposed use is (a) not detrimental to persons or property, (b) consistent with the objectives of the General Plan (c) compatible with the character of the site, adjacent properties, and surrounding neighborhoods. (The Design Compatibility finding is not applicable for temporary uses.) The site can accommodate the semi-trailer and porch while maintaining sufficient parking for both employees and customers and will not generate excessive traffic not already otherwise present in this commercial area. (4) Required Public Notice was made. No public comment has been received to date. (5) Conditions of Approval are recommended and attached for review. Commissioner Miller asked whether the trailer would be located entirely within designated parking stalls. Applicant Kalea Bowman confirmed the trailer would remain within the parking stalls and not extend into traffic aisles. Commissioner Miller asked whether employees would remain on site overnight. Mrs. Bowman explained that the trailer is self-contained and secured each night and that no overnight occupancy is planned. Additional inventory will be stored off site and replenished as needed. Commissioner Miller also expressed concern regarding customer comfort and sun exposure. Mrs. Bowman stated she was considering changing the orientation of the trailer to improve shade conditions for customers. Commissioner Gregersen asked whether liability insurance would remain current throughout the five-year permit period. Mrs. Bowman indicated the policy is renewed annually. Staff recommended adding a condition requiring updated proof of insurance each year. Chair Evans opened the public hearing at 6:13 p.m. No public comments were received. Chair Evans closed the public hearing at 6:14 p.m.
Conclusion	Commissioner Gregersen moved to approve the Conditional Use Permit request submitted by Dragon Dynamite Fireworks, LLC, for a temporary fireworks sales trailer located at approximately 2062 West 1800 North, including the updated condition requiring annual verification of liability insurance coverage. Commissioner Allen seconded that motion. Voting was Commissioner Allen, aye; Commissioner Miller, aye; Commissioner Jones, aye; Commissioner Gregersen, aye; Commissioner Williams, aye; Chair Evans, aye.

Discussion	Accessory Dwelling Units (ADUs) are smaller, secondary dwelling units allowed on lots with a primary single-family home. ADUs can take several forms, including: • Internal ADUs – located entirely within the existing home • Attached ADUs – created as an addition to the home • Detached ADUs – located in a separate structure, typically in the rear or side yard In 2022, the City Council adopted regulations for internal ADUs in response to State law requirements. In March 2025, the City Council approved amendments to the ADU Standards (Chapter 28-3-27) to expand and clarify regulations for attached and detached ADUs. These amendments were intended to clearly distinguish between the different ADU types and to establish development standards for detached ADUs located in separate structures. DISCUSSION AND ANALYSIS ATTACHMENT A contains proposed changes to the Accessory Dwelling Unit regulations based on discussions from previous Commission meetings. State law now requires only one public hearing for a zoning ordinance amendment. The public hearing will be scheduled before the City Council once a recommendation is provided by the Planning Commission. Although this review is not a public hearing, the Commission should still allow for public comments as part of the procedures for this agenda item. Mr. Matson reviewed recent state legislative changes affecting ADU regulations. He explained that municipalities may no longer regulate certain detached ADU design elements, including entrance placement and roof pitch. Staff recommended removing those provisions from the ordinance while retaining applicable setback and height requirements. Staff reviewed revisions to the preliminary site plan review process. The Commission discussed the purpose of the review process, noting that it allows applicants to determine project feasibility before investing in engineered plans and building permit applications. A lengthy discussion followed regarding rear-yard impervious surface limitations and whether various hard-surface improvements should count toward the maximum coverage requirement. Commissioner Williams stated that driveways serving detached ADUs should count toward the maximum coverage requirement but expressed concern about counting
--------------------------	---

recreational improvements such as sports courts, patios, pools, and similar amenities. He noted that water-wise landscaping and recreational uses should remain available to property owners.

Chair Evans asked staff to explain the purpose of the impervious surface regulations. Staff explained that the regulations are intended to prevent excessive paving and address stormwater runoff concerns affecting neighboring properties.

Mr. Matson reported that other Utah municipalities have adopted varying approaches to impervious surface regulations, with some communities allowing significantly greater flexibility than Clinton City and others providing little regulation in this area.

Commissioner Hansen suggested that if a property exceeds a specified impervious surface threshold, additional drainage review requirements could be considered.

Commissioner Miller stated that drainage concerns should be addressed directly and expressed concern that strict impervious surface limitations could unnecessarily restrict property owners who wish to install recreational improvements or water-wise landscaping.

Commissioner Allen stated that runoff concerns may be better addressed through the building permit review process rather than broad zoning restrictions. He further commented that overly restrictive regulations could make the City appear more like a homeowner's association than a municipal government.

Commissioner Gregersen discussed whether ADU regulations should mirror existing residential zoning standards, so applicants are neither penalized nor exempted simply because they are constructing an ADU. He expressed concern about maintaining consistency between ADU regulations and the standards already applied to residential properties.

Commissioner Williams proposed alternative language that would continue to apply the 25 percent rear-yard coverage limitation to detached ADUs and detached structures while excluding patios, sports courts, and similar recreational surfaces from the calculation. He further proposed that driveways and access areas serving detached ADUs continue to count toward the maximum coverage requirement.

Following additional discussion, staff clarified that the existing 25 percent rear-yard coverage limitation already applies generally to residential properties. Commissioner Williams indicated that additional consideration was needed to determine whether ADU properties should be treated differently than other residential properties and whether the proposed language would create unintended inconsistencies with existing zoning regulations.

After further discussion, the Commission agreed that additional review was warranted before making a final recommendation.

	Mr. Jones expressed appreciation to Peter Matson for his mentorship, leadership, and years of service to Clinton City.
Conclusion	Commissioner Hansen moved to table discussion of the ADU ordinance amendments until the June 18, 2026, Planning Commission meeting. Commissioner Jones seconded the motion. All commissioners voted in favor.
ADJOURNMENT	<i>Commissioner Jones moved to adjourn. Commissioner Allen seconded the motion. Voting is as follows; Commissioner Allen, aye; Commissioner Miller, aye; Commissioner Jones, aye; Commissioner Evans, aye; Commissioner Hansen, aye; Commission Gregersen, aye; Commission Williams, aye. The meeting adjourned at 8:01pm.</i>

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