

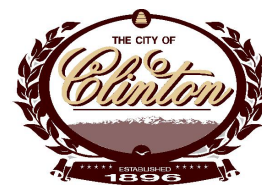
CLINTON CITY COUNCIL MEETING MINUTES

Date: May 26, 2026

Time: 7:00 PM

Location: 2267 N 1500 W, Clinton, UT 84015

Mayor: Marie Dougherty



City Council: Spencer Arave, Chris Danson, Adam Larsen, and Dane Searle.
Councilmember Jennifer Christensen was excused.

Staff: City Manager Trevor Cahoon, Police Chief Shawn Stoker, Fire Chief Jason Poulsen, Public Works Director David Williams, Parks and Recreation Director Brooke Mitchell, Treasurer Steve Hubbard, Assistant Public Works Director Kasey Jensen, Deputy Recorder Amy Durrans, and Recorder Lisa Titensor

Attendees: Dennis & Mitale Yamashita, Joan Young, Tara Thurgood, Sharlie Wade, Cody Wade, Jon Atkin, Collette West, Richard Lee, Preston Lee, Lacy Richards, Matt Meyer, Kraig Butt, Dennis Kendrick, Scott & Diana Thompson, Wayne Broadhead, Tangie Dayley, Cooper Dayley, Ellie Dayley, Daniel Martinez, Kirby Crowley, Brad Thurgood, Terry Tremea, Dona Gallegos

CALL TO ORDER

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

The Pledge of Allegiance was performed by all those in attendance.

Councilmember Adam Larsen provided the invocation.

ROLL CALL

Mayor Dougherty, Councilmembers Arave, Danson, Larsen, and Searle were all present.
Councilmember Christensen was excused.

RECOGNITION OF JOAN YOUNG - YOUTH COUNCIL ADVISOR 2016 - 2026

Current Youth Council Advisor Tangie Daley recognized Joan Young for her ten years of service as a Clinton City Youth Council Advisor. Ms. Daley highlighted Mrs. Young's dedication to the youth of Clinton City and noted that during her service she impacted 236 youth members, coordinated participation in more than 224 community service events, and helped facilitate more than 16,000 volunteer service hours throughout local communities.

Ms. Daley also recognized Mrs. Young's efforts organizing food drives, Sub for Santa programs, and service projects benefiting Clinton families and children.

Mayor Dougherty thanked Mrs. Young for her years of volunteerism and stated that Clinton City Youth Council advisors represent some of the City's highest levels of volunteer service and community dedication.

PUBLIC INPUT

John Atkin introduced himself as a candidate for Davis County Sheriff. He stated he currently works for the Davis County Sheriff's Office, is a military veteran, and wanted to attend the meeting to better understand the annexation discussion and continue strengthening relationships within the community.

Richard Lee, a Clinton resident, expressed concerns regarding ongoing door-to-door solicitation activity occurring within the City, specifically involving pest control, windows, and solar sales representatives. He stated solicitors continued returning after being told residents were not interested.

City Manager Trevor Cahoon reviewed the City's solicitation requirements and explained that solicitors are required to obtain a City license and display an approved solicitor identification tag. He encouraged residents to contact the City if solicitors are operating without proper permits so staff can address the issue directly with the companies involved.

Additional brief public comments were made regarding no solicitation signs and compliance concerns.

With no further public input, Mayor Dougherty closed the public input portion of the meeting.

BUSINESS ITEMS

REVIEW ON AN ANNEXATION REQUEST BY MIKE BASTIAN (LONE PINE DEVELOPMENT LLC) AND LOCAL RESIDENTS FOR PROPERTY LOCATED AT APPROXIMATELY 2224 NORTH 4500 WEST IN UNINCORPORATED DAVIS COUNTY. THE ANNEXATION REQUEST CONSISTS OF 155.14 ACRES. THE ANNEXATION WOULD INCLUDE THE DEVELOPMENT OF 12.19-ACRES OWNED BY LONE PINE DEVELOPMENT

Mayor Dougherty provided historical background regarding the proposed annexation area west of Clinton City. She explained that Davis County has been working for several years to reduce unincorporated areas within the county and has encouraged annexation into surrounding municipalities. She further explained that annexation discussions have occurred over multiple years with both Clinton City and West Point City to determine the most logical service boundaries for the area.

Mayor Dougherty and City Manager Cahoon noted that Clinton City already provides several services within the area, including police, fire, and emergency response services,

and stated the City has the operational capability and infrastructure planning experience necessary to continue serving the area in the future. Discussion also included the City's ongoing coordination regarding sewer, water, transportation, and utility planning associated with future annexation considerations.

Mayor Dougherty emphasized that the purpose of the evening's public hearing was to gather input from affected residents and assist the City in preparing an annexation agreement prior to any formal action by the City Council.

City Manager Trevor Cahoon then provided a presentation regarding the proposed annexation area, infrastructure considerations, future planning efforts, utility service concerns, and agricultural zoning considerations. Mr. Cahoon clarified that no development applications or subdivision approvals were currently being considered by the City Council and explained that the current recommendation would be to initially zone most of the annexed area Agricultural A-1 while the City completes a future small area/general plan process.

Assistant Public Works Director Kasey Jensen reviewed infrastructure considerations associated with sewer, water, storm drainage, and future utility planning for the annexation area. The mayor asked about the management of wetlands and he said any future development in the area would be required to conduct a wetland delineation and follow all associated state and federal laws.

Mayor Dougherty opened the public hearing at 7:42 p.m.

Dennis Yamashita – Unincorporated Davis County

Mr. Yamashita expressed concerns regarding future property tax increases associated with annexation and requested information regarding projected Clinton City tax rates. He also raised questions regarding sewer service responsibilities, fiber internet availability, secondary water infrastructure, roadway concerns, and future transportation planning associated with SR-177 and 2425 North.

Mr. Yamashita stated residents wanted a clearer understanding of the long-term infrastructure plans and financial impacts associated with annexation before any final action is taken.

Sharlie Wade – Unincorporated Davis County

Ms. Wade expressed concerns regarding future development impacts, including the possibility of higher-density housing near agricultural properties. She also discussed concerns regarding preservation of agricultural uses, livestock operations, traffic, road conditions, and the impact of future infrastructure improvements such as sidewalks, curb and gutter, and storm drainage improvements.

Ms. Wade emphasized that long-time agricultural residents are concerned about maintaining the rural character of the area and preserving existing farming operations and property rights.

Wayne Broadhead

Mr. Broadhead expressed concerns regarding taxes, roads, and future development impacts associated with annexation.

Mr. Broadhead indicated residents want assurance that future improvements and growth will be managed carefully and fairly for existing property owners.

Kraig Butt – Unincorporated Davis County

Mr. Butt stated the annexation discussions had been ongoing for many years and acknowledged that Clinton City already provides many services within the area. He expressed appreciation for the City's willingness to address concerns and discussed infrastructure, zoning, animal rights, and questions regarding grant funding associated with improvements in the annexation area.

Mr. Butt stated he appreciated the City's efforts to communicate with residents and address concerns as the annexation process moves forward.

Tara Thurgood – Unincorporated Davis County

Ms. Thurgood expressed concerns regarding preservation of agricultural lifestyles, family farming operations, animals, and sentimental agricultural equipment. She stated residents did not want the character of the area to significantly change.

Ms. Thurgood emphasized the importance of protecting agricultural traditions and maintaining the unique rural identity of the area.

Dona Gallegos

Ms. Gallegos asked what impact future annexation and development may have on local schools.

Discussion included concerns regarding future student population growth and school capacity planning associated with future development.

Mayor Dougherty responded that the school district has indicated it does not want municipalities determining future school needs or projecting school population impacts independently from the district's planning process. She explained that the school district utilizes its own demographic modeling and population projections to evaluate future school capacity and boundary needs.

Mayor Dougherty further stated that the proposed annexation itself would not immediately create a significant impact on local schools due to the low density of the existing area. She noted any future impact would depend on long-term development patterns and future zoning decisions. She also explained that the City is required to formally notify the school district regarding annexation proposals so the district can monitor and incorporate future growth into its planning efforts.

City Manager Cahoon added that the school district regularly communicates with local cities regarding annexation and development activity and stated the district is already aware of the potential annexation area and monitors changing student populations throughout the district.

With no further public comment, Mayor Dougherty closed the public hearing at 8:00 p.m.

Mayor Dougherty, City Manager Trevor Cahoon, and Assistant Public Works Director Kasey Jensen then responded to questions and concerns raised during the public hearing. Discussion included projected tax impacts, utility and infrastructure planning, sewer and secondary water service, roadway improvements, fiber internet availability, wetland protections, agricultural zoning, development agreements, preservation of existing property rights and agricultural uses, future general plan considerations, school impacts, and grant funding opportunities associated with future infrastructure improvements.

City officials emphasized that Clinton City already provides several emergency and municipal services within the area and has the capability and infrastructure planning capacity necessary to continue serving the area should annexation occur. Officials further stated that the annexation process remains ongoing, no final annexation action had yet been taken, and the City intends to continue working collaboratively with affected property owners throughout the process.

Councilmember Larsen asked additional questions regarding curb and gutter.

Mr. Cahoon explained that such infrastructure improvements are completed as development occurs and are typically included as part of the development requirements. He mentioned the possibility of State Routes to School Infrastructure grants.

RESOLUTION 14-26, INTERLOCAL AGREEMENT WITH LAYTON CITY FOR DISPATCH SERVICES

City Manager Trevor Cahoon presented Resolution 14-26 approving an Interlocal Agreement with Layton City for dispatch services.

Mr. Cahoon explained the agreement would transition dispatch services to Layton City and outlined the operational structure of the agreement, including contract duration, governance participation, and long-term service considerations. He noted the agreement includes a three-year term with renewal provisions and an exit clause, while also establishing Clinton City representation on the dispatch advisory board.

Discussion followed regarding the importance of maintaining reliable emergency communication services for residents and ensuring long-term operational stability for the City's police and emergency response systems.

Councilmember Danson asked additional questions regarding the contract term, renewal structure, and the City's future flexibility under the agreement. Mr. Cahoon explained the agreement renews perpetually unless terminated pursuant to the agreement provisions.

Councilmember Danson stated the transition had involved significant discussion and expressed frustration regarding circumstances surrounding the dispatch changes; however, he stated he believed approving the agreement was in the best interest of Clinton City and necessary to ensure continued quality dispatch services moving forward.

Members of the Council discussed the significance of the transition and acknowledged the importance of securing dependable dispatch operations and maintaining strong emergency communication partnerships.

MOTION

Councilmember Danson moved to adopt resolution 14-26 approving the Interlocal Agreement with Layton City for Dispatch Services. Councilmember Searle seconded the motion.

Voting by roll call was as follows:

- **Councilmember Christensen – Excused**
- **Councilmember Larsen – Aye**
- **Councilmember Arave – Aye**
- **Councilmember Searle – Aye**
- **Councilmember Danson – Aye**

The motion carried unanimously.

CONSENT ITEMS

The Council reviewed the following consent items:

- 1. Award Bid for 2026 Heritage Days Firework Contract**
- 2. Purchase of Recycling Carts**

City Manager Trevor Cahoon reviewed the proposed purchase of recycling carts and discussed vendor pricing, storage considerations, implementation coordination, and anticipated resident participation rates. Mr. Cahoon explained the City evaluated several purchasing options and identified cost savings associated with completing a single citywide rollout rather than implementing the program in phases. He stated the one-time rollout approach would provide the most cost-effective pricing for both cart purchasing and delivery.

Mr. Cahoon explained the anticipated rollout date is August 1, 2026, with distribution expected to take approximately three weeks to complete throughout the City. He stated resident communication efforts would begin following approval of the purchase order so residents could prepare for the transition and understand participation and opt-out procedures.

Assistant Public Works Director Kasey Jensen reviewed the anticipated rollout process and operational coordination associated with cart delivery and implementation.

Discussion also included potential resident opt-out participation, monthly program costs, and long-term operational efficiencies associated with the recycling program. Mr. Cahoon explained the Garbage Fund would be utilized to support the purchase and implementation of the recycling carts and noted the program is intended to remain financially sustainable within the enterprise fund structure.

Councilmember Larsen asked questions regarding the purchasing process, pricing comparisons, and participation assumptions should resident opt-out rates exceed projections. Mr. Cahoon responded that staff reviewed available vendor pricing and selected the lowest-cost option that best met the City's operational needs.

3. **Resolution 15-26, Agreement with Axon Enterprise Inc. for TASER 10 Equipment, Training & Related Services**
4. **FEMA Generator Project Bid Award**
5. **May 12, 2026 City Work Session and City Council Meeting Minutes, May 12, 2026 RDA & SSSSD Minutes**
6. **Approval of Accounts Payable: None**

Councilmember Danson moved to approve the consent items. Councilmember Arave seconded the motion. Voting by roll call was as follows:

- **Councilmember Christensen – Excused**
- **Councilmember Larsen – Aye**
- **Councilmember Arave – Aye**
- **Councilmember Searle – Aye**
- **Councilmember Danson – Aye**

The motion carried unanimously.

STAFF REPORTS

Fire Chief Poulsen

Chief Poulsen reported the department had responded to seven fires and discussed an upcoming ISO meeting related to the City's fire rating.

COUNCIL REPORTS

Councilmember Spencer Arave – No report

Councilmember Jennifer Christensen - Excused

Councilmember Adam Larson – No report

Councilmember Dane Searle – No report

Councilmember Chris Danson – No report

Mayor Marie Dougherty

Mayor Dougherty reminded residents to place Heritage Days activities on their calendars and encouraged community participation.

MOTION

Councilmember Searle moved to enter a closed session to discuss the character, professional competence, or physical or mental health of an individual pursuant to Utah Code § 52-4-205(1)(a). Councilmember Arave seconded the motion. All those present voted in favor of the motion.

ADJOURNMENT

The regular city council meeting adjourned at 8:51 p.m.

CLOSED SESSION

**Dated this 9th day of June 2026
/s/Lisa Titensor, Clinton City Recorder**