

CLINTON CITY COUNCIL WORK SESSION MINUTES

June 16, 2026
Clinton City Hall
6:00 p.m.

1. Call to Order

Mayor Marie Dougherty called the work session to order at approximately 6:00 p.m. Council Members present included Dane Searle, Chris Danson, Jennifer Christensen, Spencer Arave, and Adam Larsen (joined electronically during the meeting). Staff present included City Manager Trevor Cahoon, Community Development Assistant Keaton Jones, and other city staff.

2. General Plan Discussion – North Clinton Planning Area

The Council continued its discussion regarding the northern portion of the City's General Plan, focusing on property generally located north of 2300 North, including land owned by the Church of Jesus Christ of Latter-day Saints and areas adjacent to Greenfield Landing, 1500 West, and 2000 West. Staff explained that developers are interested in moving forward with development proposals and are seeking direction regarding future land uses and design expectations.

2300 North Corridor and Future Mixed-Use Opportunities

The Mayor reviewed previous discussions regarding the possibility of creating a gateway or mixed-use corridor along portions of 2300 North. Staff noted that developers have expressed concern that commercial uses may not be viable on the east portion of 2300 North, near 1500 West, at this time because the surrounding area has not yet developed sufficiently to support retail demand. Council members discussed the possibility of preserving future mixed-use opportunities in designated areas on the western portion of that corridor, while allowing residential development to proceed in the near term.

Council members expressed support for maintaining the planned mixed-use ("purple") area near the Civic Center for long-term commercial and pedestrian-oriented development opportunities. Discussion included creating a future neighborhood gathering area with small shops, dining opportunities, and a walkable environment that could evolve over time as market conditions change.

Residential Frontage Along 1500 West and 2300 North

The Council discussed alternatives for residential development along 1500 West and portions of 2300 North, including:

- Homes fronting the roadway with rear-loaded garages.
- Landscape easements maintained by a homeowners association (HOA).
- Fencing and landscaped corridors.

- Private alleys serving rear-loaded homes.

Council members generally favored residential homes facing the street rather than long stretches of fencing. Several members commented that front-facing homes would create a more attractive streetscape and neighborhood character. Concerns were discussed regarding maintenance responsibilities and the need for landscaping standards to ensure long-term corridor aesthetics.

Staff explained that if landscape corridors were used, the City could require an HOA and development agreement provisions to ensure ongoing maintenance and prevent future dissolution of the HOA without City approval.

A general consensus emerged supporting front-facing residential lots along both 1500 West and portions of 2300 North, while pursuing architectural and landscaping standards that would create a high-quality appearance and preserve future redevelopment opportunities.

Housing Types and Development Character

For the area east of the powerlines, staff reported that developers intended to build single-family homes of varying sizes. For the area west of the powerlines, behind Home Depot, the developer indicated little interest in constructing apartment projects in the area due to current market conditions. Instead, developers expressed interest in a blend of detached single-family homes, patio homes, twin homes, and other attached housing products. Staff encouraged developers to provide housing styles that differ from nearby developments and avoid long rows of identical townhomes. Council members supported that direction.

Discussion included examples of twin-home designs and other housing products that could provide variety while maintaining neighborhood character.

Open Space and Power Corridor Opportunities

The Council discussed opportunities associated with the power corridor and adjacent open space areas. The Council directed that the developer be asked to build usable recreation space for the City in their otherwise unused powerline easement in exchange for the increase in density being offered from the current R-1-15 zoning. Ideas included:

- Multi-use trails.
- Exercise stations.
- Pump tracks or jump tracks for bicycles.
- Additional usable community green space.

Council members noted public interest in preserving meaningful green space as additional residential development occurs in the area. Discussion also included the possibility of coordinating with Rocky Mountain Power regarding future use of corridor areas.

3. General Plan Direction

At the conclusion of the discussion, Council members indicated support for:

- Preserving the planned mixed-use area near the Civic Center for future commercial and pedestrian-oriented opportunities.
- Encouraging front-facing residential development along key corridors rather than long fence lines.
- Pursuing design standards that create a cohesive and attractive streetscape.
- Exploring meaningful open space and trail opportunities within the power corridor area.
- Updating the General Plan as development proposals become more refined and consistent with the Council's direction.

5. Adjournment

With no further discussion, the work session adjourned at approximately 6:44 p.m.