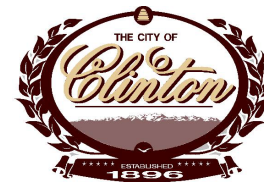


**CLINTON CITY COUNCIL WORK SESSION MINUTES
2267 N 1500 W Clinton UT 84015**



Date: June 23, 2026

Time: 6:00 PM

Location: 2267 N 1500 W, Clinton, UT 84015

Staff present: Fire Chief Jason Poulsen, Public Works Director Dave Williams, Deputy Recorder Amy Durrans, and Recorder Lisa Titensor. City Manager Trevor Cahoon attended electronically.

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, Jennifer Christensen, and Spencer Arave. Adam Larsen arrived at XXXX. Councilmember Danson was excused.

2. GENERAL PLAN DISCUSSION WEST FOCUS AREA

Mayor Dougherty led a work session discussion regarding the draft General Plan West Focus Area and the associated Small Area Plan. The Council reviewed a preliminary future land use map and discussed roadway connectivity, future land use designations, existing agricultural properties, and development opportunities within the City's western annexation area.

The Mayor reviewed the status of the area, noting that the Nilson Homes development has already been approved and annexed. The proposed West Davis Corridor will affect portions of the adjacent golf course, and discussions between the golf course and UDOT regarding potential relocation of affected holes remain ongoing.

Mayor Dougherty explained that the development was originally expected to provide a roadway connection to 1800 North through adjoining property; however, that access has not been secured because the affected property owner has different development plans. As an alternative, Nilson Homes has acquired additional property to provide the required third-access point through another location connecting to 4500 West.

Council Members expressed concern that the revised access configuration would increase traffic on existing neighborhood roads and noted that nearby residents had anticipated a different roadway layout. The Council discussed the importance of pursuing additional conversations with neighboring property owners and West Point City to determine whether future roadway connectivity opportunities may still exist. City Manager Trevor Cahoon agreed to continue researching ownership information and contact the affected parties to better understand future possibilities.

The Council then reviewed the draft future land use map and discussed the appropriate transition of residential densities throughout the planning area. Members generally supported maintaining larger residential lots adjacent to existing rural properties while allowing smaller lot development closer to major transportation corridors. The Council emphasized the importance of creating logical transitions between neighborhoods while preserving compatibility with existing development patterns.

Long-term agricultural properties and family-owned land that may remain undeveloped for many years was a part of the discussion. Council Members recognized that assigning future potential land use designations directly over existing residences could create unnecessary concern among property owners who have no intention of selling their land. The Council discussed whether portions of the planning area should remain designated as agricultural while utilizing a secondary planning overlay or cross-hatched future land use designation to illustrate the City's long-range vision if redevelopment were to occur in the future.

City Manager Cahoon explained that while maintaining agricultural designations may help reduce concern among existing residents, the City also has an obligation to plan for future growth and provide guidance for future development proposals. Council Members generally agreed that an overlay approach may provide an appropriate balance between long-term planning objectives and respect for existing landowners.

The Council also discussed several parcels adjacent to the West Davis Corridor that may be suitable for future blended land uses and that a certain low-access triangular area currently identified for residential development may be better suited for employment or industrial uses because of its location near the corridor. Staff was directed to continue evaluating those areas as the planning process moves forward.

The discussion also addressed the importance of protecting existing agricultural operations as annexation occurs. Council Members recognized that many farming properties have remained in the same families for generations and expressed support for incorporating appropriate protections into future annexation agreements. The Council discussed providing notice to future residents regarding normal agricultural activities and exploring methods to reduce complaints associated with dust, odors, livestock, and other customary farming operations.

Throughout the discussion, Council Members emphasized that preparation of the Small Area Plan is intended to guide future development over the coming decade and does not require existing property owners to sell or develop their property. Members acknowledged that the General Plan will continue to evolve over time and directed staff to refine the draft land use map, simplify conceptual roadway illustrations, further evaluate appropriate land use transitions, and continue working with property owners and neighboring jurisdictions before presenting a revised draft for future consideration.

The meeting adjourned at 6:50 PM.