



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	April 2, 2026	Call to Order	6:25 pm.
Staff Present	Community Development Director Peter Matson, Planner Keaton Jones, and Becky Smith recorded the minutes.		
Attendees	Ivan Quinones with Backyard Butchers via zoom call		
Prayer or Thought	Commissioner Allen		
Pledge	Commissioner Gregersen		
Roll Call/Attendance	Commissioners present: Commissioner Evans, Commissioner Allen, Commissioner Gregersen, and Commissioner Jones. Commissioner Hansen, Commissioner Miller, and Commissioner Williams were absent.		
Declaration of Conflicts	None		
SUMMITTED BY:	Keaton Jones, City Planner in the Community Development Department, Ivan Quinones from Backyard Butchers.		
DISCUSSION	Public Hearing – Review and action on a request by Backyard Butchers for a Conditional Use Permit (CUP) for an off-site sale of USDA frozen and prepackaged steaks at the Tractor Supply property located at 2026 West 935 North (Parcel#: 146160002) (1) The proposal consists of a freezer truck containing frozen and prepackaged steaks that would be parked in the southeast corner of the Tractor Supply property parking lot. The area where the truck would be parked is an area that Tractor Supply designated on their site plan as a permanent trailer equipment display area. This space is not currently being used as a display area so the setup for the sale should not have an impact on this area. Adjacent to the freezer truck would be a couple of canopy tents used to facilitate transactions. A few A-frame signs would also be tethered together to form a perimeter around the customer line/waiting area beside the truck. The freezer truck would have a banner spanning the length of the truck advertising the business and product. A Clinton City reciprocal business license has been obtained by the applicant. The applicant did obtain permission from the property owner to hold the sale. The applicant intends to host the sale this year		

during the month of April for a period of 10-12 consecutive days. They also intend to host the same sale in future years during the springtime for the same number of days.

(2) Staff recommends a three (3) 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 freezer truck, canopy tents, and the customer line/waiting area while maintaining sufficient parking for both employees and customers and will not generate excessive traffic not already 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.

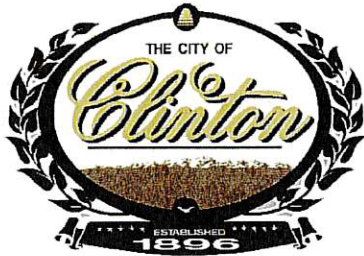
1. This approval is for a Conditional Use Permit (CUP) for a temporary off-site sale located at 2026 West 935 North (Parcel No. 146160002). The CUP will expire three (3) years from the date of approval. Prior to expiration, an application for renewal of the CUP permit may be submitted, reviewed, and forwarded to the Planning Commission for possible renewal. If any legitimate complaints are received, the conditional use permit may be required to be rereviewed by the Planning Commission.
2. The temporary off-site sale may operate for a period of 10-12 consecutive days during one of the springtime months. Hours of operation shall not exceed the hours of operation of the host business which are 8:00am – 9:00pm Monday through Saturday and 8:00am – 7:00pm on Sunday.
3. The applicant shall obtain and provide the City the written authorization from the property owner prior to commencing business each season. The CUP is only valid with the property owner's permission and may expire sooner if the property is sold and the new owner does not authorize such use.
4. The banner sign and smaller signs are approved. Temporary signage shall only be located on private property with which the business is operating and not within the public rights-of way or within the clear visual triangle at intersections.
5. Prior to operating, the applicant shall obtain a reciprocal business license from the City and shall also obtain any applicable County and State approvals/licenses.

	Chair Evans asked the commission if they had any questions, no questions were asked. He then asked Mr. Quinones if he would like to add anything. Mr. Quinones advised they did obtain a reciprocal business license with the city, and they waited for the Planning Commissions decision before they came to the city.
Conclusion	Commissioner Jones moved to approve the Conditional Use Permit renewal request for a temporary off-site sale of USDA frozen and prepackaged steaks located at the Tractor Supply property at 2026 West 935 North. Staff recommend approval for a term of three (3) years, after which the CUP is eligible for review and possible renewal. Commissioner Allen seconded the motion. Voting is as follows Commissioner Allen, aye; Commissioner Jones, aye; Commissioner Evans, aye; Commissioner Gregersen, aye.
Discussion	Land Use Training - Legislative Update Staff attended a recent training session that covered the major land provisions for cities. Most of the changes come from Senate Bill 284 (SB284) with a few from House Bill 436 (HB436). From a land use perspective, this legislative session is described as one of many, but no major changes. Commissioner Jones asked if these recent changes require the city to allow detached ADU's? Mr. Matson advised yes, that is correct. It is allowing any lot that is larger than 11,000 square feet to have an ADU. Mr. Matson also advised the appeal authority for Clinton City, is the Board of Adjustment, has not been fielded by the city since he has been here. The city attorney has drafted a change that would make the appeal authority be an appointed individual or group with planning and land use law background. This independent person or group would review various and special exceptions. Fortunately, we do not deal with those types of requests very often, which is a sign that the zoning ordinance is working well.
Conclusion	The planning commission completed the training.
DIRECTORS REPORT	• In the May meeting the planning commission rules and procedures and ADU regulations and updates will be discussed. • VK Electric multi-tenant building on 1800 North may be ready to present to the Planning Commission during the May meeting. • Mr. Matson thanked the Planning Commission for participating in the General Plan meeting on March 24th.

ADJOURNMENT

Commissioner Gregersen moved to adjourn. Commissioner Allen seconded the motion. Voting is as follows; Commissioner Allen, aye; Commissioner Jones, aye; Commissioner Evans, aye; Commission Gregersen, aye. The meeting adjourned at 7:00pm.

*Reviewed and Approved by the
Clinton City Planning
Commission on this 7th day of
May 2026*



COMMUNITY DEVELOPMENT

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Clinton, UT 84015

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www.clintoncity.net

April 2, 2026

Ivan Quinones - Permit Manager
Backyard Butchers

RE: Notice of Decision for Backyard Butchers Conditional Use Permit for a temporary off-site sale of USDA frozen and prepackaged steaks located at the Tractor Supply property.

Dear Mr. Quinones,

This letter serves as the notice of decision that on April 2, 2026, the Clinton City Planning Commission **approved with conditions** the request for a Conditional Use Permit for a temporary off-site sale of USDA frozen and prepackaged steaks at the Tractor Supply property located at 2026 West 935 North, Clinton UT. The approval is subject to the following conditions as stated in the Conditional Use Permit:

1. This approval is for a Conditional Use Permit (CUP) for a temporary off-site sale located at 2026 West 935 North (Parcel No. 146160002). The CUP will expire three (3) years from the date of approval. Prior to expiration, an application for renewal of the CUP permit may be submitted, reviewed, and forwarded to the Planning Commission for possible renewal. If any legitimate complaints are received, the conditional use permit may be required to be re-reviewed by the Planning Commission.
2. The temporary off-site sale may operate for a period of 10-12 consecutive days during one of the springtime months. Hours of operation shall not exceed the hours of operation of the host business which are 8:00am – 9:00pm Monday through Saturday and 8:00am – 7:00pm on Sunday.
3. The applicant shall obtain and provide the City the written authorization from the property owner prior to commencing business each season. The CUP is only valid with the property owner's permission and may expire sooner if the property is sold and the new owner does not authorize such use.
4. The banner sign and smaller signs are approved. Temporary signage shall only be located on the private property with which the business is operating and not within the public rights-of-way or within the clearview visual triangle at intersections.

5. Prior to operating, the applicant shall obtain a temporary business license from the City and shall also obtain any applicable County and State approvals/licenses.

A copy of the Conditional Use Permit and approved site plan exhibits are attached for reference. If you have any additional questions or require further clarification, please do not hesitate to contact me at (801) 614-0740 or via email kjones@clinton.utah.gov

Sincerely,

Keaton Jones
Planner

A handwritten signature in black ink, appearing to read "Keaton Jones", written over the typed name.



Backyard Butchers Setup and Sign Examples

