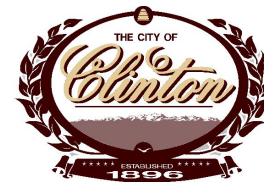


**CLINTON CITY COUNCIL WORK SESSION MINUTES
2267 N 1500 W Clinton UT 84015**



Date: August 11, 2026

Time: 6:00 PM

Location: 2267 N 1500 W, Clinton, UT 84015

Elected Officials:

Mayor: Marie Dougherty

Councilmembers: Spencer Arave, Jennifer Christensen, Chris Danson, Adam Larsen, and Dane Searle

Staff Present:

City Manager Trevor Cahoon, Assistant Police Chief Matt Fawbush, Fire Chief Jason Poulsen, Public Works Director David Williams, Assistant Public Works Director Cory Waters, Parks and Recreation Director Brooke Mitchell, Finance Director Cory Christensen, Sr Planner Keaton Jones, Treasurer Steve Hubbard, Deputy Recorder Amy Durrans, and Recorder Lisa Titensor

Others Present:

Kraig Butt and Lacy Richards of Nilson Homes

CALL TO ORDER

Mayor Dougherty called the work session to order at 6:00 p.m. Councilmember Larsen arrived shortly after the meeting began, after which the full City Council was present.

DISCUSSION – WEST CLINTON ANNEXATION DRAFT AGREEMENT

The City Council reviewed the draft West Clinton Annexation Agreement in preparation for a proposed public hearing on August 25, 2026. City Manager Trevor Cahoon explained that the agreement is intended to establish a framework for annexation while addressing concerns raised by existing property owners, including infrastructure, existing agricultural and rural uses, future development, zoning, utilities, and property-specific protections. The Council discussed providing residents adequate notice and an opportunity to review the agreement and provide feedback before any ordinance approving the annexation is considered.

Infrastructure and Utility Services

Mr. Cahoon explained that annexation would not constitute a commitment by the City to immediately construct or extend sewer, water, streets, or other capital infrastructure into the annexation area. Existing services and conditions would generally continue until future development, or a separately approved City capital project creates a need for improvements. The City would assume responsibility for maintaining public facilities that become City facilities, but maintenance would be distinguished from capital improvements such as widening, paving, relocating, urbanizing, or increasing capacity.

The Council discussed previously awarded sewer grant funding for the area. Staff indicated that the grant may assist with future sewer improvements, but the timing and exact use of the funds have not been determined, and the annexation agreement does not promise immediate sewer service. Most existing properties are currently served by septic systems and Hooper Water. Those existing arrangements may continue unless and until future improvements or development require changes.

Future development would be responsible for installing or extending infrastructure necessary to serve the development. Staff discussed the possibility that a developer could construct sewer or other facilities through a pioneering or reimbursement arrangement, subject to applicable approvals. The Council retains discretion regarding future capital plans, utility plans, project priorities, and appropriations.

Existing Agricultural Uses and Rural Property Protections

A significant portion of the discussion focused on protecting lawful agricultural operations and the rural character of existing properties. The draft agreement allows qualifying property owners to become Participating Owners by executing the agreement or a joinder so that documented existing agricultural operations and certain existing rural heritage displays may receive the parcel-specific protections provided by the agreement. Staff explained that applicable protections are intended to run with participating property rather than depend on a particular owner, provided the protected use was lawful and properly documented.

Property owners seeking protections beyond the City's generally applicable agricultural zoning would need to provide information documenting the existing use or condition so it can be placed on file and, where appropriate, recorded with the property. The protections would not authorize expansion beyond the documented existing use or legalize a use or structure that was unlawful before annexation.

The Council also discussed notice to future residents near agricultural operations. The agreement contemplates notice that normal agricultural activities may create noise, odors, dust, traffic, animal sounds, and similar impacts. Staff agreed to compare Davis County agricultural standards with Clinton City's A-1 standards and prepare information that will help property owners understand whether they need to join the agreement for additional protection. Staff further explained that the agreement does not automatically expire after 20 years. The City and Participating Owners may review it after 20 years, but applicable covenants are intended to run with participating properties and bind successors and assigns unless amended, terminated, or superseded in accordance with the agreement.

Existing Lawful Uses, Structures, and Secondary Water

Staff explained that lawful uses and structures existing before annexation would generally be allowed to continue. If an owner later expands or changes a structure or use, applicable City requirements would apply to the new work or changed use. The agreement would not grandfather structures or uses that were unlawful under Davis County requirements.

The Council discussed concerns from existing residents regarding Clinton City's secondary water requirements. Existing property owners would generally be allowed to continue their

current water arrangements while maintaining the same use of their property. If a property is later developed or substantially changed, the owner or developer would be required to comply with the development standards and water requirements applicable at that time.

Zoning and Future Development

Staff explained that most of the annexation area is anticipated to receive A-1 zoning to generally correspond with the existing agricultural character of the area. Two property-specific zoning areas were discussed: the Lone Pine property in the northern portion of the annexation area, proposed for R-1-10 zoning, and an R-M designation for a portion of the Nilson Homes property that is part of a larger master-planned development. The proposed R-1-10 zoning for the Lone Pine property does not approve a subdivision, lot layout, utility plan, or other development application; any future development would require separate review and approval.

For the Nilson Homes property, the draft agreement provides that the proposed residential area would consist of detached single-family dwellings rather than attached multifamily units. The Council reviewed proposed setbacks, building standards, architectural elevations, and a street cross-section. Staff explained that limited administrative flexibility may be needed to address final engineering and site constraints while keeping the development substantially consistent with the concept presented.

The Council discussed the importance of making clear in public materials that the RM designation on this specific property is being used to accommodate smaller detached single-family homes and is not intended to signal a broader policy for multifamily development throughout the surrounding area. The Council also discussed showing surrounding and existing zoning on public exhibits to provide context.

Staff emphasized that inclusion of zoning provisions in the annexation agreement does not eliminate required development review. Future development applications, plats, infrastructure plans, and any later zoning amendments remain subject to the applicable approval processes.

Access, Traffic, and Nilson Homes Roadway

The Council discussed the additional access required for the larger Nilson Homes development. Representatives explained that Nilson Homes acquired a narrow strip of property to provide an additional access after an originally anticipated southern access was not available. The City required the additional access, while acquisition of the necessary private property was the developer's responsibility.

Questions were raised regarding the spacing of access points on 4500 West and the potential traffic impact. Staff stated that the City Engineer had reviewed the proposed access and found it workable. Staff also indicated that traffic studies show the roadway may experience congestion but remains below the overall capacity of a two-lane road. The concept includes roadway stubs intended to preserve possible future connections to adjacent undeveloped property.

Resident Communication and Public Hearing

The Council discussed the need for clear communication with property owners before the public hearing. The City intends to mail notice to affected residents and provide access to the full agreement without requiring a lengthy paper copy to be mailed to every property owner. Ideas discussed included a QR code or similar direct link to the agreement and highlighting the sections most relevant to existing residents, particularly agricultural protections, existing uses, and the joinder process.

The Council expressed a preference that the annexation ordinance is not adopted on the same evening as the public hearing so residents have time to review the information presented, raise property-specific concerns, and understand how the agreement may affect them before final action is taken.

Fencing

The Council briefly discussed a request from the property owner north of the new Nilson Homes roadway for a more substantial privacy fence. Nilson Homes is currently contemplating a six-foot vinyl privacy fence. An eight-foot fence would require additional engineering and was estimated to add approximately \$18,000 over roughly 700 feet. The developer indicated that if the adjoining property owner desired an upgraded fence and was willing to cover the additional cost, the matter could be discussed with the fencing contractor.

No formal action was taken.

ADJOURNMENT

The work session adjourned at approximately 6:51 p.m.

**Dated this 25th day of August, 2026.
/s/Lisa Titensor, Clinton City Recorder**