

**CLINTON CITY COUNCIL MEETING MINUTES
2267 N 1500 W
Clinton Utah 84015**



Date: September 8, 2026

Time: 7:00 PM

Location: 2267 N 1500 W, Clinton, UT 84015

Mayor: Marie Dougherty

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

Staff: City Manager Trevor Cahoon, Police Chief Shawn Stoker, Fire Chief Jason Poulsen, Public Works Director David Williams, Parks and Recreation Director Brooke Mitchell, Finance Director Cory Christensen, Senior Planner Keaton Jones, Treasurer Steve Hubbard, Deputy Recorder Amy Durrans, and Recorder Lisa Titensor

Attendees: Dereck Bauer, Lacy Richards, Nilson Homes, Sharlie Wade, Cody Wade, Tara Thurgood, Kirby Crowley, Steve & Tammy Hubbard, Russell Arave, Daniel Martinez, Scott Thompson, Diane Thompson

CALL TO ORDER

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

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

Councilmember Dane Searle offered the invocation.

ROLL CALL

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

RECOGNITION

EMPLOYEE SERVICE AWARDS FOR THE 3RD QUARTER OF 2026

City Manager Cahoon recognized the following employees for their years of service to Clinton City:

Officer Brian Larsen - 5 years

Officer Austen Rogers - 5 years

Police Chief Shawn Stoker - 20 years

Chief Mechanic David Sottosanti - 10 years

Mr. Cahoon thanked the employees for their dedication and service. Chief Stoker was recognized in person; the awards for employees who were not present will be delivered to them.

PUBLIC INPUT

Sharlie Wade, a Hooper resident and property owner in the West Clinton annexation area, thanked the Councilmembers who had visited her family's property or communicated with her. She stated that her family is not opposed to growth but remains concerned about the proposed R-M development adjacent to their agricultural property. She asked the Council to consider a more gradual transition between higher-density housing and the existing farm,

including larger lots and stronger fencing. Ms. Wade emphasized that farming brings noise, dust, odors, livestock activity and late-night or early-morning work, and expressed concern about future conflicts between new residents and long-established agricultural operations. She asked the Council to consider whether the proposed compromise would feel fair if the affected property were their own home and family farm.

There was no additional public comment.

BUSINESS ITEMS

APPOINTMENT OF CORY CHRISTENSEN AS CLINTON CITY TREASURER

Mayor Dougherty explained that Treasurer Steve Hubbard is retiring and that the City Treasurer is appointed by the Mayor with the advice and consent of the City Council. She recommended Finance Director Cory Christensen for the appointment.

City Manager Cahoon reviewed the division of financial responsibilities and internal controls. He explained that the City Manager retains the auditing and general-ledger oversight functions assigned by City Code, while the Treasurer oversees incoming funds, account balances, bank records and investments. Appointing Mr. Christensen, as Finance Director and department head, would allow him to assign duties within the Finance Department while maintaining separation of duties and dual controls for fraud prevention.

MOTION: Councilmember Danson moved to consent to the Mayor's appointment of Cory Christensen as Clinton City Treasurer. Councilmember Arave seconded the motion. The motion carried unanimously by voice vote.

Mr. Christensen was sworn in as the new Clinton City Treasurer.

ORDINANCES 26-06, 26-07 & 26-01Z - WEST CLINTON ANNEXATION, ANNEXATION AND LAND USE CONDITIONS AGREEMENT, AND INITIAL ZONING MAP

Mayor Dougherty introduced the three separate actions required for the proposed West Clinton annexation: Ordinance 26-06 approving the annexation, Ordinance 26-07 approving the Annexation and Land Use Conditions Agreement, and Ordinance 26-01Z assigning the initial zoning. She noted that each ordinance would require a separate roll-call vote.

Mayor Dougherty emphasized that the annexation had been discussed over a period of years, including multiple public meetings and hearings, and that the Council's task that evening was to bring together the information received throughout that process and decide how to proceed.

The proposed annexation includes approximately 155.136 acres generally located near 2425 North and 4500 West. The initial zoning map assigns A-1 agricultural zoning to most of the annexation area, R-1-10 zoning to the Lone Pine property in the northwest corner, and R-M zoning to the Nilson property in the southwest portion of the area.

Mayor Dougherty reviewed the Council's earlier planning discussions for the area west of the canal, where the preference had been for lower-density single-family development with larger lots. She explained that the City and Nilson Homes had explored quarter-acre and one-third-acre lots on the narrow Nilson parcel, but the parcel's limited depth made that configuration impractical for typical housing products and would create unusually wide, shallow lots with higher infrastructure costs. As an alternative, the proposed conditions use larger side setbacks to create more space between homes and a lower-density appearance. She also clarified that although the parcel is designated R-M, the annexation agreement prohibits multifamily housing on the parcel.

Staff emphasized that the zoning action does not approve a subdivision, final density, site plan, utility plan or other development application; future development would still be subject to the City's normal land-use and engineering review processes.

The Council discussed the effect of the proposed R-M zoning, the roadway serving the Nilson property, density and setbacks, and the impact of future traffic on existing residents.

Staff explained that the development would be required to construct and fund infrastructure needed to serve the project and that the City may impose only legally supportable and proportionate development requirements.

Mayor Dougherty explained that land brought into Clinton through annexation does not enter the City with an existing Clinton zoning designation; the Council must assign an initial zone. She noted that most existing landowners had requested, or were presumed to prefer, A-1 agricultural zoning, while the owners of the two identified parcels requested different zoning. She also emphasized that the City must respect private-property rights and cannot impose requirements beyond what is legally supportable simply to prevent a property owner from making reasonable use of the land. In particular, the City had required a third access for the existing Nilson development, and the developer had acquired the narrow parcel to provide that roadway.

Mayor Dougherty stated that the City had sought additional protections for neighboring agricultural property. She explained that City Code would not normally require the level of screening being proposed at this location, but the City requested a six-foot vinyl privacy fence to provide a stronger buffer than a typical fence. She said staff had also considered whether a taller fence could be required, but the additional cost and engineering requirements raised concerns about imposing a requirement beyond what the City could reasonably justify.

Councilmember Christensen asked what approval of the zoning would mean at this stage.

City Manager Cahoon explained that the zoning would establish the applicable zoning rights and dimensional standards, but no preliminary development application had yet been processed. Engineering, environmental, traffic and other review could affect the final design and potentially reduce the number of units that can actually be constructed.

The Council also discussed whether the annexation itself is in the City's best interest.

Mayor Dougherty and City Manager Cahoon explained that Davis County has sought to eliminate isolated unincorporated areas and that Clinton already provides or is well positioned to provide police, fire and utility services to the area.

Councilmember Larsen stated that he did not view the annexation as providing a significant direct financial benefit to the City, but believed Clinton was the logical municipality to serve the area and that annexation would allow taxes from the area to help support services already being provided.

Councilmember Christensen asked about the City's good-faith obligations after several years of work with landowners and petitioners.

Staff stated that the petition met the applicable requirements and that, both administratively and operationally, staff recommends approval.

MOTION: At approximately 8:16 p.m., Councilmember Christensen moved to recess for five minutes. Councilmember Searle seconded the motion. The motion carried unanimously by voice vote.

The Council reconvened following the recess and continued discussion of the annexation and agreement.

City Manager Cahoon reported that staff had communicated with several property owners, including the Thompsons, Wades, Thurgoods and Kopeckys, regarding documentation of existing agricultural uses. Property owners with unique uses or conditions may submit documentation and execute joinders so those conditions can be recorded with the annexation agreement.

Councilmember Larsen asked how staff would verify information submitted by property owners.

Mr. Cahoon stated that the worksheet allows staff to review descriptions, site sketches, photographs and historical information before the documentation is accepted.

The Council discussed Section 3.4.6 of the agreement concerning the screening fence along the Nilson R-M property.

Councilmember Christensen questioned whether the fence language was premature because no final development had been approved.

Mr. Cahoon explained that retaining the requirement in the agreement would ensure that a solid screening fence remained an obligation if the property were later developed or transferred to another developer; the fence would not be required until development occurred.

Mayor Dougherty read the following revised fence language into the record for inclusion with the Council's approval: "The area shall include installation of a six-foot (6') high vinyl privacy screening fence along the north side of the public right-of-way, in a location approved by the City and consistent with applicable sight-distance, utility, and access requirements. The fence shall be installed by the developer as part of the required site improvements and shall thereafter be maintained, repaired, and replaced by the homeowners association. The obligation to maintain the fence shall be included in the recorded CC&Rs for the development and shall remain in effect until such time as future development or redevelopment of the adjoining property approved by the City requires or reasonably necessitates removal or modification of the fence."

ORDINANCE 26-06 - WEST CLINTON ANNEXATION MOTION: Councilmember Searle moved to approve Ordinance 26-06, annexing approximately 155.136 acres of real property generally located near 2425 North and 4500 West into Clinton City and extending the corporate limits of Clinton City. Councilmember Larsen seconded the motion. Voting by roll call was unanimous in favor. Ordinance 26-06 was adopted.

ORDINANCE 26-07 - WEST CLINTON ANNEXATION AND LAND USE CONDITIONS AGREEMENT MOTION: Councilmember Searle moved to approve Ordinance 26-07 and the West Clinton Annexation and Land Use Conditions Agreement, including the revised screening-fence language read into the record by Mayor Dougherty. Councilmember Christensen seconded the motion and concurred with the amendment to include the revised fence language. Voting by roll call was unanimous in favor. Ordinance 26-07 was adopted.

Councilmember Christensen stated that the agreement had been considered carefully and specifically and that she appreciated the effort to protect the property rights, agricultural heritage and unique conditions of the residents who would become part of Clinton City.

ORDINANCE 26-01Z - WEST CLINTON ANNEXATION AREA INITIAL ZONING MOTION:
Councilmember Searle moved to approve Ordinance 26-01Z, assigning the initial zoning designations shown on the West Clinton Annexation Area Initial Zoning Map. Councilmember Larsen seconded the motion. Voting by roll call was unanimous in favor. Ordinance 26-01Z was adopted.

Councilmember Searle stated that he would have preferred a roadway connection to the south but believed the proposed plan was the best available option.

Councilmember Larsen expressed appreciation for Nilson Homes' willingness to work with the City on density and measures intended to reduce impacts on nearby residents.

Councilmember Christensen described the decision as difficult because of the personal effect on existing property owners and stated that she had considered the matter from the perspectives of empathy, equity and future development. She acknowledged the difficulty of seeing open land change while also recognizing the efforts made to address the competing interests.

Mayor Dougherty said she had worked on the annexation for approximately four years and had come to know many of the residents who would become Clinton residents. She acknowledged that it is difficult to make everyone happy or find a perfect answer, but stated that the City had worked hard to be fair and that she genuinely believed the Council and staff had done the best they could with the circumstances presented.

Mayor Dougherty also noted that the annexation agreement requires future purchasers near agricultural property to receive notice through recorded plat and agreement provisions that agricultural uses existed first and may include normal agricultural noise, odors, dust and other impacts.

City Manager Cahoon added that staff would work with dispatch and code enforcement to flag applicable properties and would retain recorded joinders and agreement information so police, fire and enforcement staff are aware of the agricultural protections.

CONSENT ITEMS

1. Approval of Minutes: August 25, 2026 City Council Work Session and City Council Meeting
2. Approval of Accounts Payable: August 2026

MOTION: Councilmember Searle moved to approve the consent items. Councilmember Arave seconded the motion. The motion carried unanimously by voice vote.

OTHER BUSINESS

DEPARTMENT HEAD REPORTS

Parks and Recreation Director Brooke Mitchell reported that the RAP Tax Committee reviewed playground plans for Powerline Park and selected a preferred concept. Staff is contacting Rocky Mountain Power regarding whether shade can be added over the playground because the park is located on Rocky Mountain Power property. She is also obtaining bids for an ADA-accessible sidewalk connection from the restroom area to the playground.

Director Mitchell reported that the City is moving forward with a dock at the pond and will need to construct the landing pad as the City's in-kind contribution. She also summarized a Utah Outdoor Recreation grant training. Grant applications require an adopted master plan, letters of recommendation, a detailed budget and generally a 50/50 local match. She expects to return to the Council when specific grant opportunities are identified.

Director Mitchell also reviewed a demonstration of an automated GPS field-painting robot. She stated that it painted a soccer field in approximately 30 minutes, could reduce field-painting labor, paint use and setup time, and would allow staff to perform other maintenance while the machine is operating. The vendor offered an approximately \$17,000 promotional discount. City Manager Cahoon stated that the purchase price is approximately \$20,000, plus initial setup and an annual connectivity fee. Because the purchase is within his administrative purchasing authority, no immediate Council action was required, but a future budget amendment would be necessary.

Councilmembers generally supported proceeding, while emphasizing that staff should quantify anticipated labor savings, service improvements and budget impacts. Mayor Dougherty agreed that the equipment could improve labor efficiency but emphasized that, given the City's tight budget and recent addition of parks staff, the purchase should also demonstrate a practical financial benefit. She supported identifying corresponding savings, such as reducing seasonal staffing costs, to offset the annual connectivity expense.

Mayor Dougherty stated that she preferred using available storm-drain funds, rather than RAP Tax funds, for the pond landing-pad work because the pond functions as part of the storm-drain system and RAP Tax funds are limited for planned park improvements.

CITY MANAGER REPORT

City Manager Cahoon provided an update on the bridge project over 2000 West. UDOT agreed to a decorative steel fence rather than the previously proposed chain-link fence. Mayor Dougherty stated that she had strongly opposed using chain link on the bridge and had contacted UDOT Region One seeking a more appropriate appearance. Staff and the Mayor reviewed the available decorative options with the Council, favoring a black "Genesis" style with ornamental finials and ball caps. The Mayor also noted that the bridge girder could potentially be painted a Clinton-themed color, such as burgundy. Mr. Cahoon explained that UDOT is the project lead and grant administrator and therefore retains final control over the bridge design.

COUNCIL REPORTS

Councilmember Christensen reported that the Planning Commission is attending training during the week and she looks forward to hearing what commissioners learn.

Councilmember Larsen reported on the Hill Air Force Base Restoration Advisory Board meeting in South Weber. He stated that new information indicates an additional source area may be contributing to a groundwater plume and that additional remediation measures are planned. The program will also continue seeking participation from remaining residents for air sampling later in the month. He stated that the treatment and mitigation measures affecting Clinton City continue to operate as intended.

Councilmember Arave asked that the planned work-session discussion regarding term limits be moved to September 22 because he would be unavailable on the previously contemplated date. The Council agreed to place the discussion on the September 22 agenda.

Councilmember Searle reported that the fall water convention he attends for the sewer district will not conflict with City Council meetings.

Councilmember Danson had nothing to report.

MAYOR'S REPORT

Mayor Dougherty asked whether the Council wished to cancel the October 27, 2026 City Council meeting because it conflicts with the Utah League of Cities and Towns convention and there were no known items requiring a meeting that evening. The Council agreed to cancel the October 27 meeting.

ADJOURNMENT

The meeting adjourned at approximately 9:25 p.m.

Dated this 22nd day of September 2026

/s/Lisa Titensor, Clinton City Recorder