



Planning Commission Agenda

2267 North 1500 West Clinton City, UT 84015

October 1, 2026

6:00 pm

Call to Order

1. Invocation or Thought
2. Pledge
3. Roll Call
4. Declaration of Conflicts

Administrative Items

1. Review and possible action on amendments to the Planning Commission Rules of Procedure.

Discussion Items

2. Discussion of the proposed Clinton General Plan West Small Area Plan.

Other Business

1. Approval of August 6, 2026, Meeting Minutes
2. Director's Report and Discussion
3. Commission Report

Adjournment

The order of agenda items may be changed, or times accelerated.

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY MEETINGS

If you attend this meeting and, due to a disability, will need assistance in understanding or participating, please notify the Community Development Department at (801) 614-0740 prior to the meeting and we will seek to provide assistance.

CLINTON CITY PLANNING COMMISSION

STAFF REPORT

MEETING DATE:	October 1, 2026
AGENDA ITEM:	1
PETITIONER(S):	N/A
SUBMITTED BY:	Keaton Jones, Senior Planner
TYPE OF VOTE:	Roll Call Vote – Yes
SUBJECT:	Amendments to the Planning Commission Rules of Procedure.

RECOMMENDATION

Staff recommends that the Planning Commission approve the proposed amendments to the Planning Commission Rules of Procedure.

BACKGROUND INFORMATION

The Planning Commission Rules of Procedure (ROP) establish how the Commission is organized, how meetings are conducted, and how decisions are made. These rules function as the Commission's operating manual and are intended to ensure consistency, fairness, and compliance with state and local requirements.

These rules of procedure were updated and adopted earlier this year. Since that time, there were minor changes made to city code that created a need to make minor changes to the Planning Commission Rules of Procedure.

The latest version includes changes to the period a commissioner can serve as the chairperson or vice-chairperson. It also includes adjustments to the timing of the delivery of the planning commission packet to the commissioners that better aligns with state law.

ATTACHMENTS: Attachment A – Planning Commission Rules of Procedure redline copy

**CLINTON CITY PLANNING COMMISSION
RULES OF PROCEDURES**

CHAPTER 1 - ORGANIZATION.

(1) Appointment of Chairperson and Vice-Chairperson

The Commission, at its first regular meeting in December, shall elect by majority vote, a Chairperson and Vice-Chairperson. Said officers shall serve ~~for a one-year period (January-March 1 to December 31)~~ for a one-year period (January-March 1 to December 31) and may serve for a consecutive one-year period if re-elected by a majority vote.

(a) The Chairperson to preside at Commission Meetings.

The Chairperson shall preside at all meetings of the Commission and shall give the general direction for the meetings.

(b) Duties of the Chairperson.

- (i) To take the Chair precisely on the day and at the hour for which the meeting of the Commission has been called, or to which the Commission may have adjourned, and immediately to call the Commission to order, and proceed with the order of business.
- (ii) To announce the business before the Commission in the order in which it is to be acted upon.
- (iii) To receive and submit in the proper manner all motions and propositions presented by the members of the Commission.
- (iv) To put to vote all questions which are properly moved or which necessarily arise in the course of proceedings and to announce the results thereof.
- (v) To inform the Commission when necessary, or when referred to for that purpose, on any point of order or practice.
- (vi) To authenticate, by the Chairperson's signature when necessary or when directed by the Commission, the Commission's acts and proceedings.
- (vii) To maintain order at the meetings of the Commission.
- (viii) To present, when the chairperson deems necessary, a report to the Mayor and City Council covering the actions of the Commission.

(c) Duties of the Vice-Chairperson.

The Vice-Chairperson, during the absence of the Chairperson, shall have and perform all the duties and functions of the Chairperson

(d) Temporary Chairperson.

In the event of the absence of or disability of both the Chairperson and the Vice-Chairperson, the Commission shall elect a temporary Chairperson to serve until the Chairperson or Vice-Chairperson so absent or disabled shall return or the disability shall be removed, as the case may be. In such event, the temporary Chairperson shall have all powers to perform the functions and duties herein assigned to the Chairperson of the Commission.

(2) Commission Staff**(a) Community Development Director**

The Community Development Director of Clinton, as appointed by the City Manager, shall serve as staff to the Planning Commission. Staff shall have the following duties:

- (i) ~~At least four (4) days, unless approved by the Chairperson, prior to each regularly scheduled Commission meeting,~~ To supply each member of the Commission with sufficient materials and documents to advise ~~the Commission members~~ them of the issues to be discussed at the meeting ~~a minimum of twenty-four (24) hours in advance of the regularly scheduled Commission meeting. The standard practice will be to provide the Commission with the agenda packet at least four (4) days prior to the meeting.~~
- (ii) To recommend courses of actions in congruence with applicable Clinton City Ordinances.
- (iii) To present reports and materials to Commission members regarding the City's best interest.
- (iv) To present staff reports, recommendations and comments on any item of business as it is put before the Commission by the Chairperson
- (v) To clarify or explain any point of business as requested by the Chairperson.
- (vi) To call special meetings as deemed necessary with the approval of the Chairperson and/or majority of the Commission.

(b) Secretary

The Community Development Director shall appoint an individual to act as secretary for the Commission. The secretary shall have the following duties:

- (i) To give notice of all Commission meetings as hereinafter provided.
- (ii) To keep and maintain a permanent record file of all documents and papers pertaining to the work of the Commission.
- (iii) To perform such other duties as may be required by these rules.
- (iv) To take, transcribe, and maintain minutes and records of the Commission.
- (v) To attend every session of the Commission, to take roll and record the same, to read all communication, resolution and other papers of the meeting which are ordered to be read by the Chairperson, and to receive and bring to the attention of the Commission all messages and other communications from other sources.

CHAPTER 2 - RIGHTS AND DUTIES OF MEMBERS.**(1) Addressing Members**

Commission members shall be addressed as "Commissioner"

(2) Preparation

Members of the Commission shall take such time as necessary to prepare themselves for hearings and meetings.

(3) Members shall attend meetings

Every member of the Commission shall attend the sessions of the Commission unless duly excused or necessarily prevented. Any member desiring to be excused shall notify the staff member or secretary.

Clinton City Planning Commission**Rules of Procedure**

The staff member shall call the same to the attention of the Chairperson during the scheduled meeting. Two unexcused absences shall result in mandatory referral, by the Chairperson, to the Mayor for membership review.

At the discretion of the Chairperson and in coordination with the Community Development Director, a Commissioner may be permitted to attend a meeting by electronic means when warranted.

(4) Conflict of Interest.

Any member of the Commission who feels that they or any other member of the Commission has an actual, apparent, or reasonably foreseeable conflict of interest on any matter that is on the Commission agenda shall explain the apparent conflict to the Commission. The Commission shall then vote to decide whether the requested disqualification is justified. If it is decided that there is a conflict of interest, the person may be excused from the meeting and shall not participate in the discussion and voting of the matter, nor attempt to influence the Commission before, during or after the meeting.

- (a) There may be a conflict of interest if there are personal, familial, or financial ties between the Planning Commissioner and a proponent or opponent of any item of business.
- (b) A Planning Commissioner may appear before the Commission through the commissioner's employment as an advocate or agent for a proponent only after their disqualification on the subject matter.
- (c) A Planning Commissioner must not sell or offer to sell services or solicit prospective clients or employment by stating an ability to influence decisions.
- (d) A Planning Commissioner must not use the power of the office to seek or obtain a special advantage that is not in the public interest, or that provides any financial gain, nor any special advantage that is not a matter of public knowledge.

(5) Explaining Vote

After any vote is taken, any member of the Commission desiring to explain the commissioner's vote shall be allowed an opportunity to do so.

(6) Not to Vote Unless Present

No member of the Commission shall be permitted to vote on any question unless they are present when the vote is taken and when the result is announced. No member shall give their proxy to any person whomsoever. A Commissioner, who is attending the meeting by electronic means with proper notification, may be permitted to vote on any question, and is deemed present for the purposes of this paragraph.

CHAPTER 3 - MEETINGS**(1) Place**

All meetings of the Commission shall be held in the City Council Chambers of the Municipal Building, Clinton, Utah, or at such other place in Clinton City as the Commission may designate. A meeting having been convened at the place designated may be adjourned by the Commission to any other place within Clinton City for the sole purpose of investigating some particular matter of business which may be more conveniently investigated at such other place.

(2) Regular Meetings – Time for Notice

Regular meetings of the Commission shall typically be held at 6:00 p.m. on the first Thursday of each month. Scheduled Commission Meeting dates will be published annually.

At the discretion of the Chairperson, additional meetings, field trips, or work sessions may be held at other appropriate times.

(3) Special Meetings – Rehearings

The staff member shall give notice of the time and purpose of every special meeting of the Commission at least two (2) days prior to such meeting. Such notice shall be delivered to each member of the Commission personally, by e-mail, or may be given by telephone to the member of the Commission. Such notice may also be given by United States Mail directed to the member of the Commission to be notified at their residence and mailed not less than four (4) days prior to the time fixed for such special meeting.

It is specifically provided, however, that any member may in writing waive prior notice of the time, place, and purpose of such meeting and such waiver, if made, shall be noted on the minutes of the meeting by any member of the Commission, and shall be deemed to be waiver of prior notice of the time and purpose thereof.

(4) Meetings – Matter Considered

All items on the agenda will be considered at the meeting for which the agenda was prepared. Items discussed, but not fully acted upon, may be tabled by the Commission to a later time and date. The time and date must be announced during the meeting when it is tabled. A public hearing need not be re-advertised if a decision is tabled to a later date. If a decision is tabled indefinitely, proper notice will be provided in the same manner as a new agenda item.

- (a) Requests for continuance of matters scheduled for a particular agenda shall be filed with the Community Development Director by Friday at Noon preceding the Thursday meeting so that the printed agenda will reflect the requested continuance.
- (b) No appeal or application shall be considered unless the meeting is open to the public.

(5) Quorum

Four (4) members of the Commission shall constitute a quorum thereof for the transaction of all business, except where unanimous consent of all members present is required. Any member disqualified because of a conflict of interest shall not be considered when determining whether a quorum is constituted. Except as otherwise specifically provided in the rules, a majority vote of the Commission members present at a meeting shall be required and shall be sufficient to transact any business before the Commission.

(6) Work Sessions

Work sessions may be held as part of a Commission meeting, as a joint meeting with the City Council, or called in the same manner as a special meeting for the Commission to discuss matters at greater length or to obtain additional background information. The Commission shall take no vote during such work session, except to give directions to Staff regarding the presentation of options for future consideration.

(7) Open Meetings Law

All meetings of the Planning Commission shall be noticed in conformance with the requirements of the Open and Public Meetings Law of the State of Utah.

(8) Length of Meeting

At 9:00 p.m. the Planning Commission will finish the item presently being considered, and no additional items will be heard after that time, unless a motion is made by a member of the Commission and approved by a majority of those present requesting to continue the agenda. All items remaining to be heard will be forwarded to the next agenda for consideration.

CHAPTER 4 - PROCEDURES

(1) Agenda for Meetings

Staff, with the approval of the Chairperson, shall prepare a written agenda for each meeting. At the Chairperson's discretion the order of the items may be changed at the meeting.

The following procedure will normally be observed; however, it may be rearranged by the Chairperson for individual items if necessary for the expeditious conduct of business.

(a) Roll Call.

At all meetings before proceeding to business, the role of the Commission members shall be taken and the names of those present and those absent shall be entered and recorded.

(b) The following items should be included in the agenda to be considered by the Commission:

- (i) Call to Order
- (ii) Administrative Items
- (iii) Legislative Items
- (iv) Other Business
 - 1) Approval of Minutes
 - 2) Director's Report
 - 3) Commission Report
- (v) Adjournment

(2) Order and Decorum

(a) Order of Consideration of Items

- (i) Public Hearings
 - (A) Chairperson introduces item.
 - (B) The staff makes presentations and recommendations
 - (C) The Commission may ask questions regarding the staff presentation.
 - (D) The petitioner makes statements of presentation.
 - (1) The Commission may ask questions of the petitioner.
 - (C).The Chairperson opens the public hearing.

(D) Any members of the public in attendance who would like to speak may make a presentation consistent with provisions established in Section 4(2)(c) *Conduct of Persons Before Commission*.

(E) Petitioner may respond to any new points voiced during the public hearing.

(F) Commission asks any questions it may have of staff.

(G) The Chairperson closes the Public Hearing, except when a public hearing requires a continuance as made upon such that this first requires a motion and vote of approval by the Commission.

(H) Commission discusses the item amongst themselves making whatever comments they feel are pertinent. After the discussion, a motion is made and voted upon.

(ii) Discussion Items, Work sessions or other items

(A) The Chairperson introduces item.

(B) The staff make presentations and recommendations.

(C) The Commission may ask questions regarding the staff presentation.

(D) If item is based on an application, the petitioner makes statements and presentations.

(E) The Commission may ask questions of the petitioner.

(F) The Petitioner makes rebuttal of any points not previously covered.

(G) The Commission asks any questions it may have of staff.

(H) The Commission discusses the item amongst themselves making whatever comments they feel are pertinent. After the discussion, an action item motion providing staff direction may be made and voted upon.

(b) Time Limits

The Chairperson may impose equitable time limits, if deemed necessary for the expeditious conduct of the public hearing.

(c) Conduct of Persons before the Commission

(i) Persons making presentations or providing comments to the Planning Commission shall address the Commission from the podium or microphone and not from the audience, shall provide their name and city of residence for the record, shall address all comments to the Planning Commission, and may not directly question or interrogate other persons in the audience. No demonstrations, clapping, or "booing" of speakers shall be permitted. If such distractive actions are taking place, the Chairperson may excuse those involved from the room of the meeting or building, if necessary.

(ii) Persons desiring to address, make oral requests and communications from the audience may be required to sign a "list to present" roster prior to an agenda item. When called forward by the Chairperson, the speakers shall give their name and city of residence for the record. They will be allowed up to three minutes to make their presentation. All remarks and questions shall be addressed to the Chairperson and not to any individual Commission Member, staff member or other person. No person shall enter into any discussion without being recognized by the Chairperson.

(3) Motions**(a) Making a Motion**

Upon review of the full public record on a request and due deliberation among the members of the Planning Commission, any Commissioner but the Chairperson, may make or second a motion and must be directed to the Chairperson. The motion shall include not only the direction of the motion but shall also include the recitation of specific findings of fact supporting such motion. A second shall be required for each motion citing compatible findings. Other members of the Commission may support the motion, adding compatible findings. A motion shall die in the absence of a second.

(b) Withdrawing a Motion

After a motion is restated by the Chairperson or read by the secretary, it shall be deemed in the possession of the Commission but may be withdrawn at any time before division or amendment by the unanimous consent of the Commission.

(c) Motions in Order During Debate

When a question is under debate, no motion shall be received except:

- (i) To fix the time to adjourn.
- (ii) To adjourn.
- (iii) To continue or table.
- (iv) To amend.
- (v) To substitute.
- (vi) To take a break (recess).

(d) Motion to Adjourn Always in Order – Exceptions.

A motion to adjourn shall always be in order except when the Commission is voting, and except when a previous motion to adjourn having been defeated, no intervening business has been transacted; but this rule shall not authorize any member to move for adjournment when another member has the floor.

(e) Motion must be Germane

No motion or proposition on a subject different from that under consideration is in order and no such motion or proposition shall be admitted under color of amendments

(f) Questions Not Debatable

Motions to adjourn, to take a recess, or to continue shall be decided without debate, and all incidental questions or order arising after any such motion is made and pending decision thereon shall be decided without debate.

(4) Reconsideration**(a) Who May Move to Reconsider**

If a proposition shall fail to pass on account of not having received a majority vote, any member of the Commission having voted in the negative shall have the right to move for a reconsideration of

such proposition. If a proposition shall pass by a majority vote, any member having voted in the affirmative shall have the right to move for a reconsideration of such proposition.

(b) Vote Required For Reconsideration

Upon a motion to reconsider the vote on any matter, a majority of all the members of the Commission present shall be required to reconsider the same.

(c) Time For Motion to Reconsider

When a question has been decided by the Commission, any member voting with the prevailing side may move for reconsideration thereof or will make such a motion within the time prescribed by the rules. In the event notice of intention to move for reconsideration is given, no further proceedings shall be had on the proposition in question until the motion for reconsideration is made and determined or until the time for making such a motion has lapsed. No motion for reconsideration shall be made, unless made before the adjournment of the meeting of the Commission at which the original motion was taken. Such motion shall take precedence over all other motions and questions, except a motion to adjourn.

(5) Debate

(a) Interruptions and Questions

No member of the Commission shall interrupt or question another in debate without obtaining the other commissioner's consent, and having first addressed the Chairperson.

(6) Amendments

(a) Substitution Motions

All so-called substitution motions and resolutions shall be considered as amendments only and shall be subject to the rules relating thereto.

(b) Amendments Must Be Germane

All amendments must relate to the same subject as the original motion, resolution, proposition or ordinance

(c) Tabling Amendment Not to Prejudice Motion

An amendment may be tabled without prejudice to the main motion or question. When an amendment proposed to any pending measure shall be laid on the table, such action shall not carry with it or prejudice such measure.

(d) Order of Action

If any amendment be offered, the question shall be first upon the amendment.

(7) Voting

(a) Commission Member Required to Vote, Late Voting

No member may abstain from voting unless there is a conflict of interest. A member entering the chamber after the question is put forth and before it is decided, may have the question stated, record the commissioner's vote and be counted.

(b) Tie Vote

Clinton City Planning Commission**Rules of Procedure**

If a motion for approval of any matter before the Commission receives an equal number of votes in the affirmative and in the negative, and a subsequent motion on the matter is either not made or cannot achieve a majority vote, the matter before the Commission shall be deemed to be denied. Every effort will be made by the Commission to resolve tie votes. The option of continuing an item with the possibility that an odd number of Commissioners would be at a subsequent meeting may be considered.

(c) Procedure of Final recommendation to the City Council of Ordinance Amendments and Rezone Petitions

The vote upon the final recommendation to the City Council of amendments to the Zoning and Subdivision Ordinances, amendments to the General Plan and Rezone Petitions shall be voted upon by ayes and nays given by members on such roll call shall be called by the secretary in the rotation, except that the Chairperson shall be last.

In recording votes on roll call the secretary shall record and report those absent or not voting. The Chairperson shall announce the result.

(8) Procedure on Final Passage of All Other Business

The vote, upon the passage of all other business shall be made by signifying a yea or nay upon the request of the Chairperson. A call for those voting yea will be made first by the Chairperson followed by a call for those voting nay. The Chairperson shall announce the result.

(a) Voting or Changing Vote After Decision Announced

When a vote is taken on roll call on any question, no member shall be permitted to vote or to change their vote after a decision is announced by the Chairperson.

(b) Changing Vote Before Decision Announced

On any such vote, any member may change their vote before the Chairperson has announced the decision of the question.

(c) Suspension or Alteration of Rules

No standing rules of the Commission shall be altered, amended, suspended or rescinded without the vote of a majority of all members of the Commission.

CHAPTER 5 - AMENDMENTS

(1) Procedure For Amendment

These rules of procedure may be amended at any meeting of the Commission held after not less than ten (10) days written notice of the proposal to amend the rules has been received by the members of the Commission. A majority vote is required to amend these rules of procedure.

CHAPTER 6 RECORDING OF RULES

(1) Recording – Copies to be Furnished

These rules and all subsequent amendments thereto shall be recorded by the Commission Secretary in the book kept for the recording of such business, and the Commission Secretary shall furnish to each member of the Commission a copy thereof in a form convenient for reference.

CLINTON CITY PLANNING COMMISSION

STAFF REPORT

MEETING DATE:	October 1, 2026
AGENDA ITEM:	2
PETITIONER(S):	N/A
SUBMITTED BY:	Keaton Jones, Senior Planner
TYPE OF VOTE:	Roll Call Vote – N/A
SUBJECT:	Discussion of the proposed Clinton General Plan West Small Area Focus Plan

RECOMMENDATION

No formal staff recommendation – only discussion and feedback are needed at this time.

BACKGROUND INFORMATION

The City is nearing the conclusion of our comprehensive general plan update. This general plan addresses the city as a whole but also includes three small area focus plans for a few areas in Clinton with large undeveloped properties or land. One of these small area focus plans looks at the northwest portion of the city and is called the Clinton West Focus Area Plan.

The West Clinton Annexation was recently approved by the City Council and is in the final stages of approval at the state level. This annexation area encompasses the majority of the land that is included in the Clinton West Focus Area Plan. Now that finalization of the annexation is imminent, developers have begun approaching the City with development proposals. Although the annexation provided a zoning designation for all properties within the annexation area, the Clinton West Focus Area Plan provides a future land use zoning map that guides the future zoning and development of that area. Because we are still working through some elements of the general plan, staff is recommending that we approve and adopt the Clinton West Focus Area Plan as an addendum to our existing general plan. This will allow staff to better address development inquiries and plan for future infrastructure needs.

The purpose of this discussion item is to review the proposed Clinton West Focus Area Plan that the consultant has prepared based on previous work session discussions with the Planning Commission and City Council.

ANALYSIS

The Clinton West Focus Area Plan provides a colored future zoning map with various land use categories. The map also includes some land use categories for properties that are located within West Point City to provide some broader context for the area. The future West Davis Corridor

alignment is shown as well. The following land use categories are shown in the Clinton West Focus Area Plan:

- Large Detached Residential – 15,000 square foot lot size or larger
- Traditional Detached Residential – 9,000 to 15,000 square foot lot size
- Small Detached Residential – 3,500 to 9,000 square foot lot size
- Blended Residential – Small Detached Residential blended with Townhomes, Twin Homes, Villas, Garden Villas
- Open Space – Natural, recreational, environmental, or low-intensity uses
- Civic – Community serving uses (i.e. schools, churches, libraries, etc.)

This plan will guide serve as a guide for the Planning Commission and City Council in regard to rezone applications and help staff process development proposals and applications and plan for infrastructure needs in the area.

ATTACHMENTS: Attachment A – Clinton West Focus Area Plan

CLINTON WEST FOCUS AREA PLAN

OVERVIEW

Clinton City’s West Focus Area is one of three of the last large blocks of undeveloped land, sitting on the city’s western edge between 1800 North and north of 2425 North, around 4500 West. West Point City wraps the area on the west and south, and the future West Davis Corridor (SR-177) alignment will split it into east and west halves. Much of the land is still unincorporated farmland outside city water, sewer, and road service, so its future depends on annexation, infrastructure sequencing, and the highway schedule.

LAND USE

- **Clinton today** – Clinton is a residential city of about 23,149 residents, and 94.2% of its homes are single-family detached. East of the focus area, Ivory Homes’ Cranefield Estates golf community set the large-lot detached pattern the city wants to extend west.
- **Focus Area Plan** – The draft plan fills the Clinton side with detached residential (large, traditional, and small lot), Blended Residential near the corridor, civic sites at 2425 North, and a large open space reserve along the powerline and drainage corridors.
- **Active development** – There are two projects under construction in the area the Ivory Homes and Nielsen Homes developments. In September 2026 the City Council annexed about 155 acres near 2425 North and 4500 West (Nielsen Homes development), zoned mostly A-1 with an R-1-10 parcel to the northwest and an RM parcel to the southwest limited by the annexation agreement.



- **West Point** – West Point’s General Plan, adopted December 17, 2024, puts Regional Commercial at 4200 West and 1800 North because of the corridor, and extends Research and Industrial Park east to 3900 West to line up with the UDOT access point on 1800 North.



TRANSPORTATION

- **West Davis extension** – UDOT’s \$225 million project extends SR-177 2.5 miles from SR-193 to 1800 North in West Point, with construction from 2026 to 2029. The highway ends at 1800 North, south of the Clinton land.
- **North of 1800 North** – UDOT is studying an extension to about 4000 South in West Haven, but it is unfunded and sits in Phase 3 (2043 to 2050) of the Unified Transportation Plan. The alignment through the focus area is a preserved corridor, not a near-term road.
- **I-15 at 1800 North** – A new interchange opening November 2027 is expected to raise traffic on 1800 North by up to 88%, reinforcing the City’s existing commercial node at 1800 North and 2000 West.
- **Local network** – 2425 North and 1800 North are the east-west connectors. The corridor will limit crossings and act as a buffer between the two halves of the area.

ECONOMICS

Commercial development is not viable on the Clinton side. West Point controls the frontage at the SR-177 and 1800 North connection, with commercial on the corner and industrial behind it. Clinton parcels sit north of that frontage with no direct highway access, and pass-by trips stop at 1800 North until the northern extension is built, so retail here would be hidden and would compete with West Point. Clinton already earns about two-thirds of its retail sales at 1800 North and 2000 West, and the new I-15 interchange will strengthen that node. The better fiscal role for the west side is well-planned housing, civic uses, and open space, with annexations required to pay for their own infrastructure.

COMMUNITY & POLICY CONTEXT

In August 2024 the City Council approved Ordinance 24-04Z on a 3 to 2 vote, rezoning 34.9 acres at 2088 North 4500 West to R-M/PRD for about 341 mostly townhome units, against a Planning Commission recommendation of denial. Residents referred the rezone to the November 4, 2025 ballot, and it did not pass. Opponents said they were not against townhomes but wanted a blend of patio homes, small-lot homes, and some attached product rather than a concentration in one location. That election drew what the City called its highest turnout on record (46%). The message for this plan: residents accept growth on the west side when it is planned in advance, mixes product types, and stays consistent with the General Plan.

PLANNING IMPLICATIONS

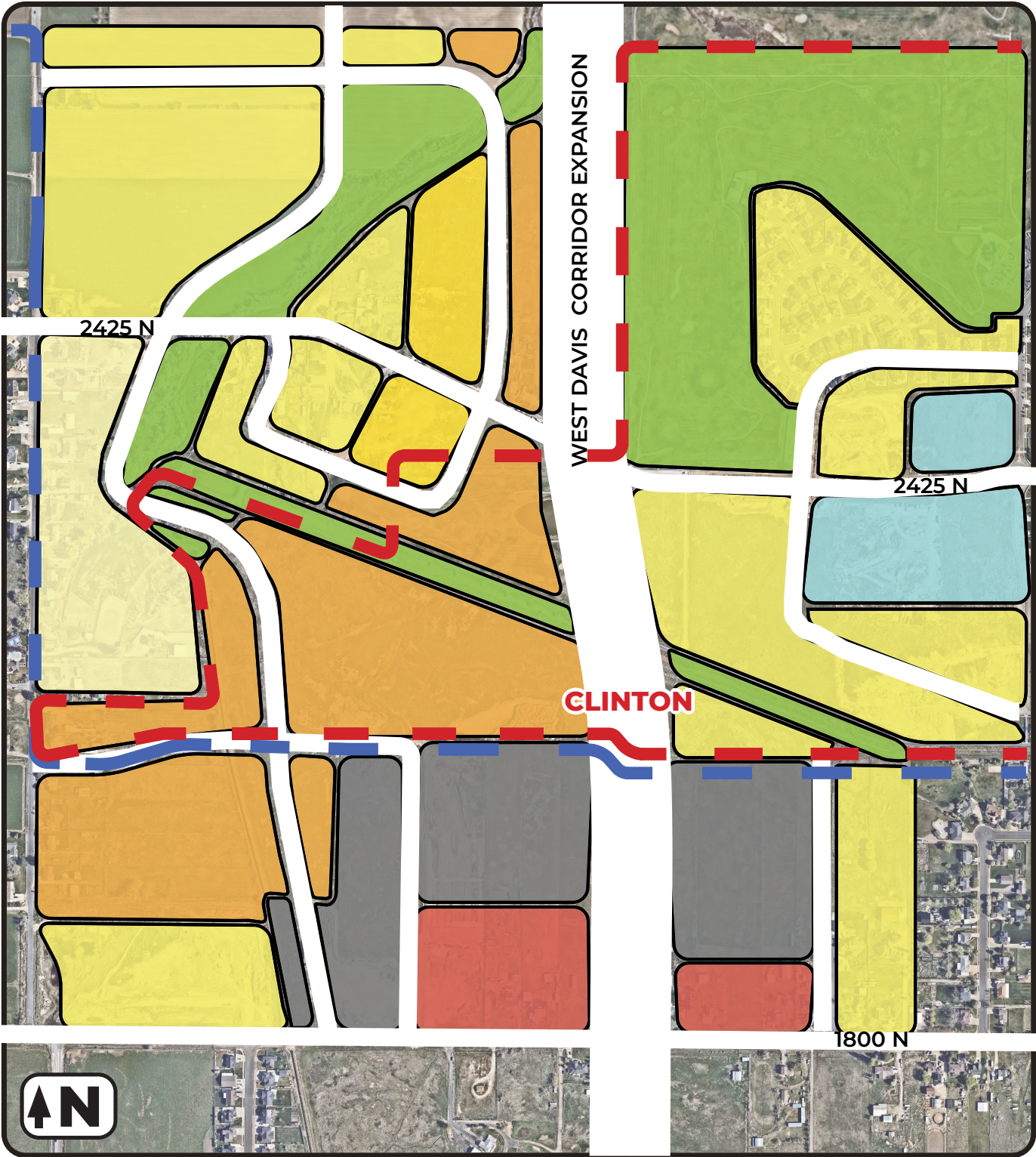
- Plan the Clinton side as a residential district with a range of detached and blended detached and attached products, leaving commercial and industrial to West Point at 1800 North.
- Use the corridor, powerline easement, and drainage lines as open space buffers and trail connections.
- Tie annexation and phasing to utility extension and a fiscal analysis.

CLINTON WEST FOCUS AREA PLAN

WEST DAVIS CORRIDOR AREA

This area receiving the West Davis Corridor expansion, is a prime opportunity to allow a wide range of residential product types to be established.

The Corridor will serve somewhat as a buffer between east and west side development. Non-residential uses (outside of open space and civic uses), specifically commercial uses are not feasible due to access and visibility from the 1800 North interchange.



■ ■ CITY BORDER



DETACHED RESIDENTIAL



(1-2.5 STORIES)



MIXED RESIDENTIAL

(A MIX OF DETACHED & ATTACHED RESIDENTIAL PRODUCTS)



(1-3 STORIES)



CIVIC



OPEN SPACE



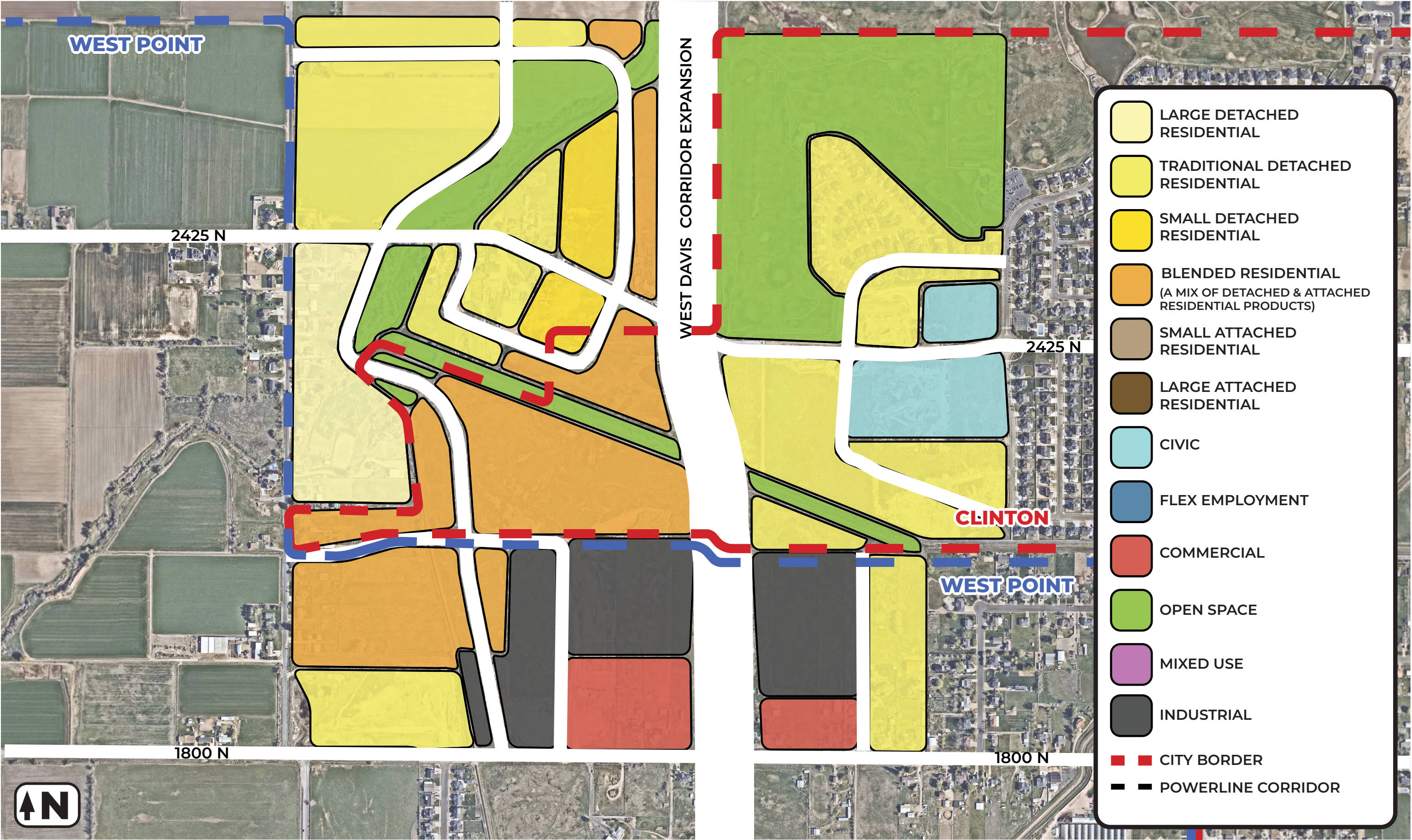
INDUSTRIAL

(in West Point City)

COMMERCIAL

(in West Point City)

CLINTON WEST FOCUS AREA PLAN





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	August 6, 2026	Call to Order	6:06 pm.
Staff Present	Senior Planner Keaton Jones, Assistant City Planner Becky Smith recorded the minutes.		
Attendees	Shane King, Boyd Viehweg, Mike Bastion, Lacy Richards representative of Nilsen Homes		
Prayer or Thought	Commissioner Allen		
Pledge	Commissioner Gregersen		
Roll Call/Attendance	Commissioners present were Commissioner Evans, Commissioner Allen, Commissioner Gregersen, Commissioner Jones, Commission Hansen, Commissioner Williams. Commissioner Miller has absented.		
Declaration of Conflicts	Commissioner Williams has been excused from the Annexation Discussion		
SUMMITTED BY:	Keaton Jones		
DISCUSSION	Public Hearing - Review and action on a request by Shane King with VK Electric for site plan approval of a multi-tenant retail building on 5.53 acres located at 2057 West 1800 North (Parcel No. 14-021-0133). 1) The request consists of a 13,400 square foot multi-tenant retail building that is proposed just North of the existing VK Electric building on the currently undeveloped portion of the property at 2057 West 1800 North (See Attachment A). The building includes seven individual tenant spaces, one of which has a drive-through. The property is zoned P-Z (Performance Standard Zone) with retail sales and fast-food restaurants listed as permitted uses and requiring site plan review and approval by the Planning Commission. The property fronts 1800 North and is mostly surrounded by properties that are also commercially zoned in the P-Z zone. There are some residential properties located South of the site and along the Southwest corner behind the existing VK Electric building.		

	2) The property is not part of a platted commercial subdivision but is a metes and bounds parcel. The original approved VK Electric site plan from 2020 showed the conceptual footprint for this future second building on the property. Factors such as the 1800 North UDOT Road widening project led the applicant to propose shifting the building further South on the property than what was originally shown on the previously approved site plan. 3) The unimproved portion of the site where the proposed building is to be placed was designed as a detention pond for the site. The existing pond will be replaced with an underground stormwater chamber system beneath the Western portion of the site. 4) The site provides a total of 71 parking stalls including four dedicated ADA stalls to meet the required parking ratio of one (1) space per 200 square feet of retail floor area. The drive-thru provides adequate stacking to meet the minimum requirement of one car at the window and four cars in the drive-thru lane. The proposal is consistent with the development standards of the zoning ordinance. More specifically, the site plan (Attachment B) meets the requirements of the zone including adequate site circulation and bufferyards. 5) Attachment D includes the photometric (lighting) plan. The photometric plan indicates acceptable readings at the property lines. 6) The landscape plan (Attachment E) is consistent with the guidelines of the water efficient landscape standards for new commercial developments. The plan exceeds the required 35% living plant material in the landscape areas. The Commission discussed the landscaping along the south side of the project, and ways to meet the 35 percent living plant requirement. The Commission also discussed the number and arrangement of parking stalls, drive-through circulation and stacking, exterior lighting located near property lines, as well as the operation of the underground stormwater system. Chair Evans opened the meeting to the public at 6:14 p.m. No comments were made, the hearing closed at 6:15 p.m.
Conclusion	Commissioner Gregersen made the recommendation to approve the request by Shane King with VK Electric for site plan approval of a multi-tenant retail building on 5.53 acres located at 2057 West 1800 North with the provision of the modification on the site plans south side landscaping while maintaining the required 35 percent living plant material. Commissioner Allen seconded that motion. Voting is as follows: Commissioner Allen, aye; Commissioner Jones, aye; Commissioner Hansen, aye; Commissioner Gregersen, aye; Commissioner Williams, aye; Chair Evans, aye.

Discussion	Agenda Item 2: Proposed Amendments to the Accessory Dwelling Unit (ADU) Standards Accessory Dwelling Units (ADUs) are smaller, secondary dwelling units allowed on lots with a primary single-family home. ADUs can take several forms, including: • Internal ADUs – located entirely within the existing home • Attached ADUs – created as an addition to the home • Detached ADUs – located in a separate structure, typically in the rear or side yard • In 2022, the City Council adopted regulations for internal ADUs in response to State law requirements. In March 2025, the City Council approved amendments to the ADU Standards (Chapter 28-3-27) to expand and clarify regulations for attached and detached ADUs. These amendments were intended to clearly distinguish between the different ADU types and to establish development standards for detached ADUs located in separate structures. • Why the Council must follow adopted plans and laws PLANNING COMMISSION • Explain the role and how they partner with the Council. ATTACHMENT A contains proposed changes to the Accessory Dwelling Unit regulations based on discussions from previous Commission meetings. State law now requires only one public hearing for a zoning ordinance amendment. As previous meetings only included discussion of these changes, this meeting has been noticed as a public hearing as staff is seeking a recommendation 2 from the Planning Commission to the City Council regarding these ordinance changes. Attachment B contains a definition of Recreational Vehicle as it relates to Accessory Dwelling Units. As recreational vehicles do not have permanent foundations, it is proposed that we do not permit them to be used as Accessory Dwelling Units. Attachment C adds Recreational Vehicle to the Residential Use table as a not permitted type of single-family dwelling. Chair Evans recommended removing the proposed 50 percent limitation and using the dimensional standards chart to govern the applicable requirement. The commissioners also requested the deletion of the terms “tiny home” and “constructed” from the relevant definition to avoid overlap or ambiguity. The commission asked staff to state clearly whether dimensional measurements are bason on interior or exterior dimensions.
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	The commissioners discussed whether unfinished basement area in the single-family dwellings should be treated as livable space and requested clearer language for that calculation. Commissioners requested clarification of the above-grade standard and how it applies to attached and detached ADUs. Chair Evans opened the public hearing for comments at 7:29 pm. No comments were offered. The hearing closed at 7:30 pm.
Conclusion	Commissioner Williams made the motion for the Planning Commission to recommend to City Council approval of the proposed amendments to the Accessory Dwelling Unit (ADU) Standards that incorporate the modifications discussed by the Commission. Commission Gregersen seconded the motion. Voting is as follows: Commissioner Allen, aye; Commissioner Jones, aye; Commissioner Hansen, aye; Commissioner Gregersen, aye; Commissioner Williams, aye, Chair Evans, aye.
Discussion	AGENDA ITEM 3: Proposed West Clinton Annexation Draft Agreement and Annexation Area Zoning Map The West Clinton annexation area is located within the City's proposed expansion area outlined in the Annexation Policy Plan and the proposed annexation boundary has been coordinated with West Point City. The area proposed for annexation is contiguous to the city boundary and will close a gap of an unincorporated area between the current city boundaries of both West Point City and Clinton City. Based on all the surrounding city and county boundaries, this would be the last unincorporated property annexed into Clinton City. The initial zoning of the annexation area will be reviewed and approved by the City Council as they are the land use authority for annexations. Subsequent zoning designations within the annexation area will be addressed and updated with the city's General Plan update. The majority of the annexation area is proposed for the A-1 zone which is an agricultural zoning designation. The property in the Northwest corner, also called the Lone Pine property, is proposed for the R-1-10 zone which is a single-family residential zoning designation. This zoning was requested by the owner of the property who is one of the petitioners who spearheaded the annexation petition. Additionally, another property located towards the Southwest corner is proposed for the R-M zone which is a multi-family residential zone. This property is owned by Nilson Homes who intends to include it in their development directly to the East that was previously annexed and zoned with the same R-M base zoning. The proposed draft annexation agreement accompanies the annexation of approximately 155.14 acres located near 2425 North and 4500 West. The agreement establishes the framework for initial zoning, preservation of existing agricultural and lawful uses, future infrastructure responsibilities, and administration of development following annexation.

DISCUSSION AND ANALYSIS

The following analysis breaks down every article section within the draft annexation agreement highlighting the key provisions for each one.

Article I – Definitions

This article establishes the terminology used throughout the agreement to ensure consistent interpretation and administration. By defining key legal and planning terms at the outset, the agreement minimizes ambiguity and provides a common framework for future land use decisions.

Key Provisions:

- Defines the Annexation Area, Future Development, Existing Lawful Use, Existing
- Agricultural Operation, Public Improvements, and other recurring terms.
- Differentiates routine agricultural activities from development requiring City review.
- Clarifies that obligations apply only to participating owners and their successors.
- Defines Existing Rural Heritage Displays eligible for continued recognition.

Article II – Conditions Precedent and Legal Effect

This article explains the legal steps required before the agreement becomes effective and clarifies its relationship to the annexation and zoning ordinances. It also preserves the City's legislative authority while defining who is contractually bound by the agreement.

Key Provisions:

- Requires City approval of the annexation ordinance, zoning ordinance, and agreement
- before the agreement takes effect.
- Provides that the agreement becomes void if the annexation is not completed under Utah
- law.
- Clarifies that annexation and zoning occur through separate legislative actions.
- Preserves City Council discretion over future legislative decisions.

Article III – Annexation and Initial Zoning

This article establishes the initial zoning designations that will apply following annexation while emphasizing that zoning does not constitute development approval. It preserves the City's ability to consider future land use applications through its normal review processes.

Key Provisions:

- Assigns A-1 zoning to most annexed property to preserve rural and agricultural character.
- Assigns R-1-10 zoning to the Lone Pine property.
- Assigns R-M zoning to the Nilson property.
- Clarifies zoning does not approve subdivisions, density, utilities, or site plans.
- Future zoning changes require the normal public review process.

Article IV – Existing Lawful Uses and Structures

This article protects existing lawful uses following annexation while ensuring future improvements comply with current regulations. It balances private property rights with the City's responsibility to protect public health and safety.

Key Provisions:

- Allow lawful existing uses and legal nonconforming structures to continue.
- Does not legalize previously unlawful uses.
- Routine maintenance does not trigger full code compliance.
- Protects documented Rural Heritage Displays subject to maintenance standards.
- Maintains City authority to enforce health, fire, building, and nuisance regulations.

Article V – Agricultural Operations and Livestock

This article recognizes the longstanding agricultural character of the annexation area and preserves existing farming operations after annexation. It also provides important guidance for future residential development located near active agricultural uses.

Key Provisions:

- Allows existing agricultural operations, livestock, irrigation, barns, corrals, and related activities to continue.
- Annexation alone does not require urban improvements such as sewer, sidewalks, curb, gutter, or street lighting.
- Recognizes Agriculture Protection Areas and applicable Utah Right-to-Farm protections.
- Normal agricultural noise, odors, dust, equipment operations, and seasonal activities are
- acknowledged as expected conditions.
- Ownership changes do not terminate existing agricultural rights.
- Requires agricultural disclosure notices for future nearby residential development.

Article VI – Existing Infrastructure

This article clarifies that annexation does not obligate the city to immediately extend infrastructure or utilities. The existing rural character of the area is expected to remain until development creates a need for improvements.

Key Provisions:

- No commitment for immediate sewer, roads, storm drainage, water, or other utilities.
- Maintenance responsibilities remain separate from capital improvements.
- Future infrastructure projects remain subject to City Council budgeting decisions.

Article VII – Future Development

This article assigns responsibility for infrastructure required by new development to the developer rather than the city. It establishes expectations regarding utilities, engineering studies, exactions, reimbursement, and development timing.

Key Provisions:

- Developers must construct or fund improvements necessary to serve their projects.
- Future development must comply with City engineering standards and utility requirements.
- Requires sewer, drainage, roadway, culinary water, and secondary water coordination.
- Engineering studies and easements may be required before approval.
- Exactions must satisfy Utah proportionality requirements.
- No reimbursement unless required by law or a prior written agreement.
- Permits may be withheld until adequate infrastructure is available.

Article VIII – Land Use Applications and Reserved Powers

This article clarifies that annexation does not create vested development rights beyond those established under Utah law. It also preserves the City's police powers and authority to adopt future regulations.

Key Provisions:

- No vested density or development rights are created by annexation.
- Applications vest only as provided by Utah law.
- Fees and utility rates remain subject to future City action.
- Allows future parcel-specific development agreements.

Article IX – Administration and Enforcement

This article establishes how the agreement will be administered and enforced after annexation. It also creates administrative procedures for recognizing protected agricultural properties during code enforcement.

Key Provisions:

- Authorizes City administration of the agreement.
- Allows inspections and enforcement consistent with applicable law.
- Provides agricultural property notations for enforcement staff.
- Preserves emergency response authority.

Article X – Default and Remedies

This article outlines the procedures for resolving disputes between the parties while preserving the City's legal protections. It establishes notice requirements, cure periods, and available remedies.

Key Provisions:

- Requires written notice of default.
- Provides reasonable opportunity to cure violations.
- Allows immediate action for emergencies.
- Addresses force majeure and attorney fees.

Article XI – General Provisions

This article contains the standard contractual provisions governing the long-term administration of the agreement. It addresses duration, amendments, transfers, notices, interpretation, and incorporation of exhibits.

Key Provisions:

- Agreement remains in effect for twenty years unless amended or terminated.
- Obligations run with participating properties.
- Establishes amendment, termination, notice, venue, and severability provisions.
- Incorporates Exhibits A through F into the agreement.

Commissioner Gregersen and other commissioners asked staff to clarify the proposed zoning designations and the effect of initial zoning on later development applications.

The commissioners also discussed protections for existing agricultural operations, lawful nonconforming uses, livestock, irrigation facilities, and rural heritage displays after annexation.

	The commissioners also sought clarification that annexation alone would not obligate the city to extend sewer, roads, storm drainage, water, sidewalks, curb, gutter, or street lighting, and that improvements needed for future development would generally be a developer responsibility. Lastly, the commission reviewed the agreement's preservation of City legislative authority, the absence of vested development rights created by annexation, and the requirement that future applications follow the normal public-review process.
Conclusion	Commissioner Allen made the motion to recommend that the Planning Commission forward a recommendation to the City Council for approval of the proposed West Clinton Annexation draft agreement and the proposed annexation area zoning map as presented in Attachment B. Commissioner Jones seconded the motion. Voting is as follows: Commissioner Allen, aye; Commissioner Jones, aye; Commissioner Hansen, aye; Commissioner Gregersen, aye, Chair Evans; aye. Commissioner Williams abstains to vote due to a conflict of interest.
DIRECTORS REPORT	• Adopting Title 2 language for the Planning Commission will be revisited at the next meeting. • Firework stand conditional use permit • APA Conference is coming up for the Planning Commission
COMMISSIONERS REPORT	• None currently
Approval of Minutes	•
ADJOURNMENT	<i>Commissioner Jones moved to adjourn. Commissioner Allen seconded the motion. Voting is as follows; Commissioner Allen, aye; Commissioner Jones, aye; Commissioner Hansen, aye; Commission Gregersen, aye; Commission Williams, aye; Chair Evans, aye. The meeting adjourned at 8:46 pm.</i>

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