



CLINTON CITY COUNCIL WORK SESSION AGENDA

2267 N 1500 W Clinton, UT 84015

October 13, 2026

This meeting may be attended electronically by one or more members.

6:00 PM WORK SESSION

1. Discussion of the Clinton General Plan West Focus Area

ADJOURN

**Dated the 6th day of October, 2026
s/Lisa Titensor, Clinton City Recorder**

- *Supporting documentation for this agenda is posted on the Clinton City website at www.clintoncity.com and on the Utah Public Notice Website www.utah.gov/pmn*
- *In compliance with the American with Disabilities Act, individuals needing special accommodation (including auxiliary communicative aids and service) during the meeting should notify Lisa Titensor, City Recorder, at (801) 614-0700 at least 24 hours prior to the meeting.*
- *This meeting may involve electronic communications for some members of this public body. The anchor location for the meeting shall be the Clinton City Council Chambers at 2267 N 1500 W Clinton UT 84015. Elected Officials at remote locations may be connected to the meeting electronically to participate.*
- *Notice is hereby given that by motion of the Clinton City Council, pursuant to Utah State Code Title 52, Chapter 4 sections 204 & 205, the City Council may vote to hold a closed session for any of the purposes identified in that Chapter.*
- *The order of agenda items may change to accommodate the needs of the city council, staff and/or public*

CLINTON CITY COUNCIL STAFF REPORT

2267 N 1500 W, Clinton, UT 84015

MEETING DATE:	October 13, 2026
WORK SESSION	X
PETITIONER(S):	N/A
SUBJECT:	Discussion of the Clinton General Plan West Focus Area Plan

SUMMARY:

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 three 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, property owners and 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 would provide 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 consulting group Psomas produced the attached document to accompany any future map the council adopts. It includes analysis of the economics and plans for the surrounding area.

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.