# Planning Commission Agenda

**2267 North 1500 West Clinton City, UT 84015**

## November 5, 2026

**6:00 pm**

**Call to Order**

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

**Public Hearing**

1. Public Hearing – Review and provide zoning recommendation for a rezone request by Jed Flint of 0.88 acres located at 2184 North 2000 West (Parcel No. 14-001-0087) from the A-1 zone to the P-Z zone.

**Other Business**

1. Approval of October 1, 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

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| **MEETING DATE:** | November 5, 2026 |
| **AGENDA ITEM:** | 1 |
| **PETITIONER(S):** | Jed Flint, Flint Investments LLC |
| **SUBMITTED BY:** | Keaton Jones, Senior Planner |
| **TYPE OF VOTE:** | Roll Call Vote – Yes |
| **SUBJECT:** | Public Hearing – Review and provide zoning recommendation for a rezone request by Jed Flint of 0.88 acres located at 2184 North 2000 West (Parcel No. 14-001-0087) from the A-1 zone to the P-Z zone. |

**RECOMMENDATION**

Staff recommends that the Planning Commission forward a recommendation to the City Council to approve the rezone request of 0.88 acres located at 2184 North 2000 West from the A-1 zone to the P-Z zone.

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**BACKGROUND & ANALYSIS**

The rezone request consists of one parcel on approximately 0.88 acres located at 2184 North 2000 West (Parcel No. 14-001-0087). The subject property includes an existing single-family home and an accessory garage situated on the west portion of the property.

The purpose of the rezone will eventually be to accommodate some sort of commercial development. The property owner will likely wait for UDOT to complete their next phase of the 2000 West widening project before they pursue development. UDOT has already purchased a sliver from the frontage of this property for the 2000 West project. The property owner intends to continue renting the home as a residence until they are ready to submit a commercial site plan application.

The rezone request is consistent with the City's general plan future land use map which recommends the P-Z (Performance Standard Zone) for the property.

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**ATTACHMENTS:**

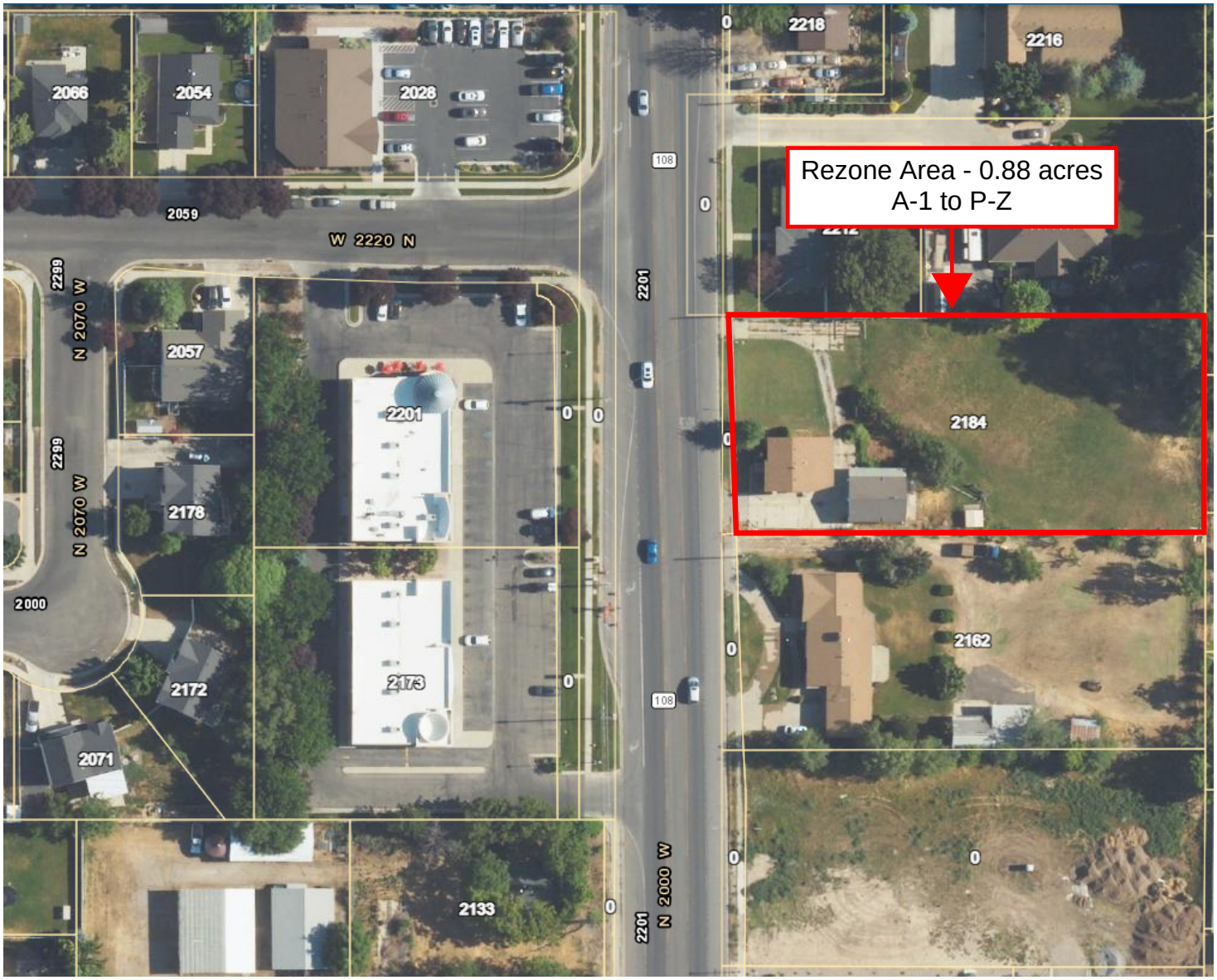
Attachment A – Property Location Map

Attachment B – Current Zoning and General Plan Maps

Attachment C – Draft Ordinance 26-03Z

Attachment A

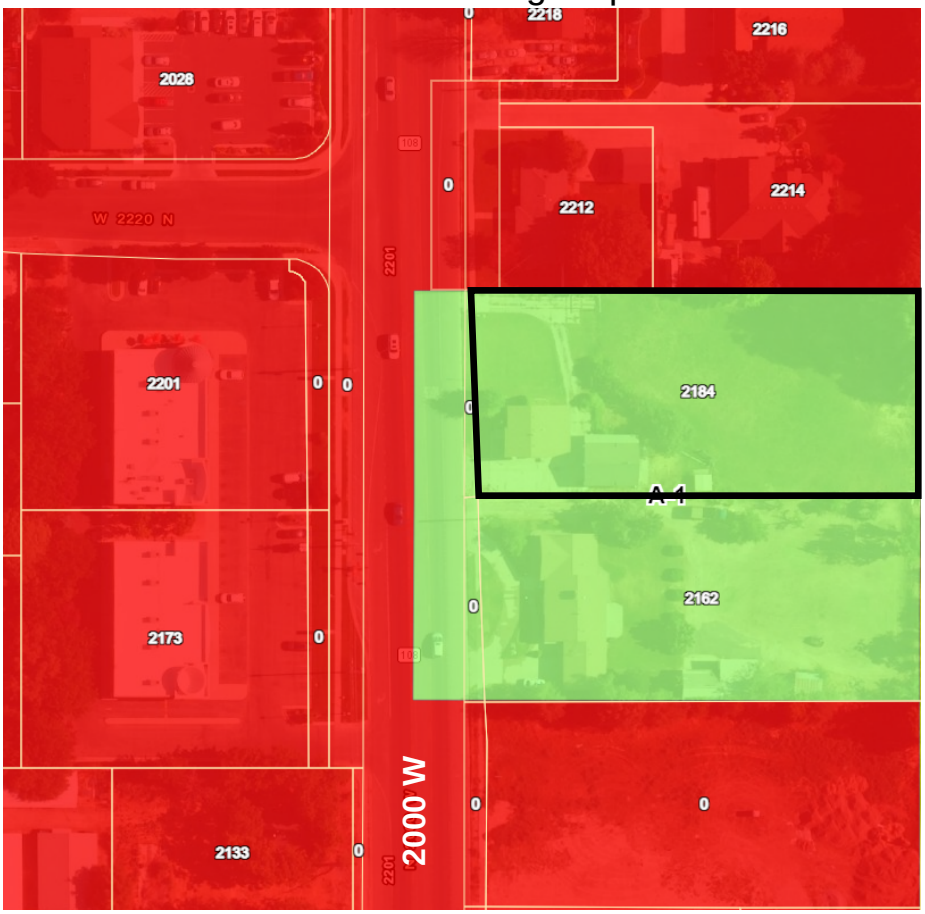
# Flint Rezone Property Location Map



Attachment B

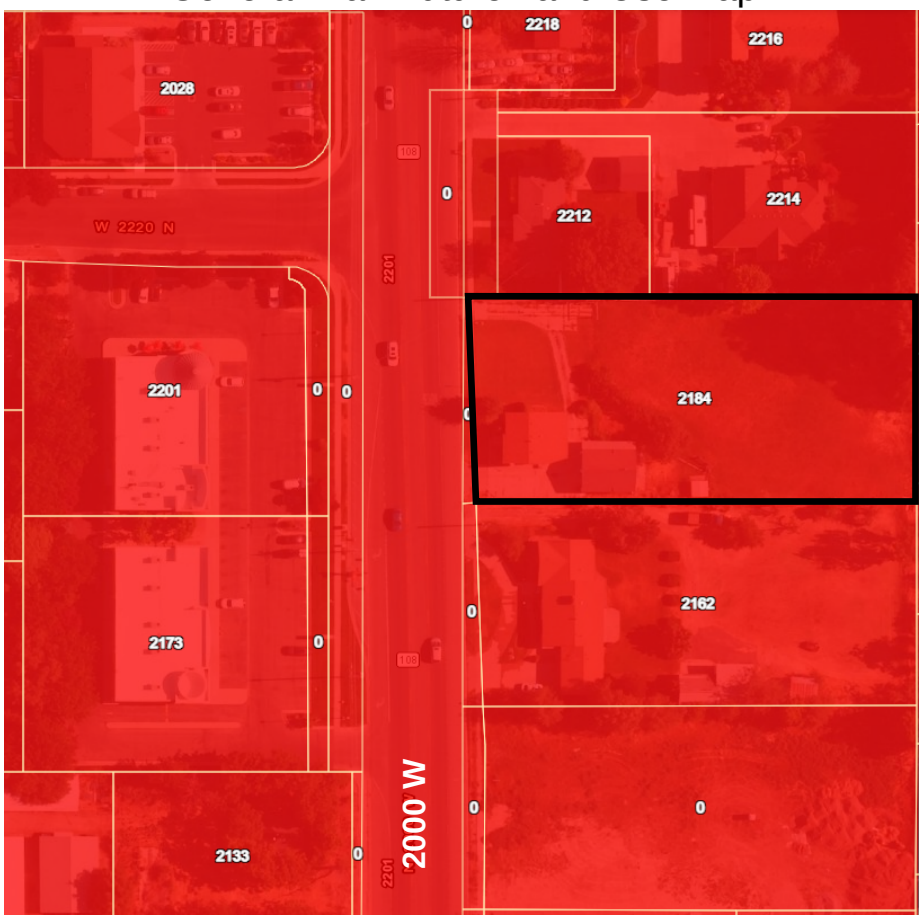
# Current Zoning and General Plan Maps

## Current Zoning Map




Rezone Area
A-1 to P-Z

## General Plan Future Land Use Map




General plan
recommends P-Z
zoning

Attachment C

# Draft ORDINANCE NO. 26-03Z

## REZONE

AN ORDINANCE BASED UPON A REQUEST BY THE PROPERTY OWNER, FLINT INVESTMENTS LLC, TO AMEND THE ZONING MAP OF CLINTON CITY

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| **WHEREAS,** | Clinton City has established a standard for land use and land use density through its zoning powers; and, |
| **WHEREAS,** | The Clinton City Planning Commission has convened a public hearing and based upon established planning principles and public input forwarded a recommendation to the City Council |
| **NOW THEREFORE,** | BE IT ORDAINED BY THE CITY COUNCIL OF CLINTON CITY, DAVIS COUNTY, STATE OF UTAH: |
| **BY MOTION** | The Clinton City Council voted to adopt this petition for rezone. |

**SECTION 1. Petition**

Petitioner has requested the property located at 2184 North 2000 West, more accurately described below, shall be rezoned from A-1 (Agricultural Zone) to P-Z (Performance Standard Zone) based upon the request from the stated property owner.

**SECTION 2. Legal Description**

BEG AT A PT 39.35 RODS S & S 89^52'31" E 41.5 FT FR THE NW COR OF SEC 27-T5N-R2W, SLB&M; & RUN TH E 288.5 FT; TH N 8 RODS; TH W 293.01 FT; TH S 01^49'49" E 132.07 FT TO THE POB.

CONTAINS +/-0.88 ACRES

Parcel No. 14-001-0087

**SECTION 3. Map**

A map is attached to the ordinance by reference, however if a discrepancy exists between the map and legal description the legal description takes precedence.

**SECTION 4. Planning Commission Action**

Reviewed in a public hearing the 5th day of November 2026, by the Clinton City Planning Commission and recommended for approval through a motion passed by a majority of the members of the Commission based upon the following findings.

**For Favorable Action (Adoption):**

- General Plan, Compliance
- City Utilities, Compatible

**SECTION 5.** Severability. In the event that any provision of this Ordinance is declared invalid for any reason, the remaining provisions shall remain in effect.

**SECTION 6.** Effective date. This ordinance shall be recorded and become effective upon the date of posting indicated below.

PASSED AND ORDERED RECORDED AND POSTED by the Council of Clinton City, Utah, this 24th day of November 2026.

November 24, 2026
NOTICE PUBLISHED

_____
MARIE DOUGHERTY
MAYOR

ATTEST:

_____
LISA TITENSOR
CITY RECORDER

Posted: _____

*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** | **October 1, 2026** | **Call to Order** | **6:00 pm.** |
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| **Staff Present** | Clinton City Senior Planner, Keaton Jones, and Assistant City Planner Becky Smith recorded the minutes. | | |
| **Attendees** | Kraig Butt, Dan Parent, Jake Parent, Jason Lopez Jr, Scott & Diane Thompson, Jennifer Christensen | | |
| **Prayer or Thought** | Commissioner Allen | | |
| **Pledge** | Commissioner Hansen | | |
| **Roll Call/Attendance** | Commissioners present were Commissioner Evans, Commissioner Allen, Commissioner Gregersen, Commissioner Hansen, Commission Miller, and Commissioner Williams. Commissioner Jones was absent. | | |
| **Declaration of Conflicts** | There were no conflicts. | | |
| **Minutes Approval** | | | |
| **SUMITTED BY:** | Keaton Jones, Clinton City Senior Planner | | |
| **DISCUSSION** | **AGENDA ITEM 1**<br>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.<br><br>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.<br><br>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. | | |

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| **Conclusion** | Commissioner Williams made a recommendation to approve the proposed amendments to the Planning Commission Rules of Procedures. Commissioner Gregersen seconded that motion. Voting is as follows: Commissioner Allen, aye; Commissioner Miller, aye; Commissioner Gregersen, aye; Commissioner Hansen, aye; Commissioner Williams, aye; Chair Evans, aye. Commission Jones was absent. |
| **Discussion** | **AGENDA ITEM 2**<br><br>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 areas focus plans looks at the northwest portion of the city and is called the Clinton West Focus Area Plan.<br><br>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 with 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.<br><br>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.<br><br>Commissioner Gregersen questioned who owned the open space area on the map, as well as the properties being used for the west Davis corridor expansion.<br><br>Commissioner Evans asked what the civic space shown on the map represents.<br><br>Mr. Jones advised Davis County owns one part of that area, so it might become a school for example, and the Church owns the other part.<br><br>Commissioners discussed several other areas on the map.<br><br>The commission discussed the annexation language, expectations communicated to affected property owners, the purpose and effect of the focus area plan, possible timelines for change, and the process for future rezoning.<br><br>Chair Evans opened the meeting up to the public that was in the chamber at 6:25 pm. |

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| | Kraig Butt expressed concern about the proposed map, zoning, and General Plan designations. He described the existing one-acre properties and requested that the area retain its open, rural character and large-lot, detached single-family residential pattern. He referred to other areas around the West Davis Corridor expansion that have been able to keep a large lot areas.<br><br>Scott Thompson stated that he had understood, when this annexation started, that existing conditions and the way of life in the area would continue. He expressed surprise at the proposed General Plan, agreeing with Mr. Butt's concerns, and thanked the Commission for listening.<br><br>The commission expressed concern that they also believed the agreement was to keep the area rural, and asked Mr. Jones to discuss that with the City Council.<br><br>Commissioners discussed what was in the annexation and what the wording was on how this annexation was worded for the people who are being annexed into Clinton. Talked about how the Focas Area Plan does makes sense, and how it will affect the people who live in the annexation area. What the time frame of these changes will be? How the property could be changed and rezoned. |
| **Conclusion** | This plan will guide and 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. |
| **Commissioners Report** | Commissioner Allen advised he has started a new job and will have to miss a few minutes, due to training. |
| **Planners Report** | Discussed the Planning Conference that was recently held in Layton. Thanked the Commissioners that were able to attend. He then asked what the commissioners thought of the conference.<br><br>Commissioner Miller stated she realized how great it is to work with our Planning Commission members. She also stated the Trails were interesting, and thought Clinton needed something like this. Water was a huge focus in some of the classes she attended, and she left those meetings a lot more hopeful than going in.<br><br>Commissioner Williams stated that he really was interested the Master Plan/City Centers meeting at the conference, wondered if Clinton City would benefit by something like that. |
| **ADJOURNMENT** | ***Commissioner Hansen moved to adjourn. Commissioner Williams seconded the motion. Voting is as follows; Commissioner Allen, aye; Commissioner Miller, aye; Commissioner Evans, aye; Commissioner Hansen, aye; Commission Gregersen, aye; Commission Williams, aye. The meeting adjourned at 7:42 pm.*** |

***Reviewed and Approved by the Clinton City Planning Commission on this 5th day of November 2026.***