



**CLINTON CITY COUNCIL MEETING MINUTES
CITY HALL
2267 North 1500 W Clinton UT 84015**

**MAYOR
Brandon Stanger**

**CITY COUNCIL MEMBERS
Anna Stanton
Marie Dougherty
Gary Tyler
Dane Searle**

Date of Meeting	June 13, 2023	Call to Order: 7:00 PM
City Council & Staff Present	City Manager Dennis Cluff, Police Chief Shawn Stoker, Fire Chief David Olsen, Asst. Fire Chief Justin Benavides, Recreation Director Brooke Mitchell, Treasurer Steve Hubbard, IT Specialist Dereck Bauer, Officer Jake Fowers and Lisa Titensor recorded the minutes.	
Attendees	Matt Burt, Ruth Stone, Melisa Meadows, Jamie Eddy, Aaron Kelly, Laretta Beesley, Shane Rasband, Austin Grey, Daniel Hensley, Kathy Ostberg, Robin Beckstrom, Bryan Beckstrom, Rick Worchester	
Invocation or Thought & Pledge of Allegiance	The Clinton City Police and Fire Department presented the flag and led the Pledge of the Allegiance. Jennifer Christensen sang the National Anthem. Ty Moore gave the invocation.	
Roll Call & Attendance Of City Council	Mayor Stanger, Councilmember Dougherty, Councilmember Searle, Councilmember Tyler and Councilmember Stanton arrived at 7:46 p.m.	
Public Input	<p>Mayor Stanger reported on the passing of City Councilmember Barbara Patterson and expressed his appreciation for her service to Clinton City. He stated she will be missed by Clinton City.</p> <p>Councilmember Dougherty expressed condolences to the family of Councilmember Patterson. She said she admired, appreciated and loved her dearly.</p> <p>Councilmember Tyler stated Councilmember Patterson will be greatly missed.</p> <p>Melissa Meadows addressed the Council and reported she has some concerns over the last City Council meeting regarding statements about the Lexington Estates HOA. Specifically that the HOA should continue to hold a standard for the community.</p> <p>On the west side of 1300 N the fence has been put right on the sidewalk.</p> <p>Not all 178 homes are a part of the HOA. There are a lot of questions and concerns about landscaping and maintenance.</p> <p>A homeowner on 1300 N sent a message she would like her land back and her fenced moved.</p> <p>Jamie Eddy stated on behalf of her and her husband, this HOA is not beneficial. It only impacts a few homes. There are no amenities or benefits associated with the HOA. The HOA is now causing contention among the neighbors. Upkeep, management and landscaping is difficult because it is such a small area. She lives</p>	

	<p>in phase 3 and can't find CC&R's that concern her specific property.</p> <p>Erin Kelly lives in Lexington Estates. He is the landscaper for this area. Cement in the parkstrip made it so landscaper quit in 2019. The HOA to the east are not maintained. The Blue Spruce HOA was allowed to disband. Lexington Estates would like the same to disband and move the fence.</p> <p>Rick Worchester stated there is a street light out in front of his home. He has been told many times it would be taken care of but nothing has been done; it is a safety hazard. He does not own sidewalk and the City will be responsible for any issues.</p> <p>He doesn't know where his property starts and ends. His neighbor to the east of him had a curb cut so there are no markers. The survey steak on the south east and south west corners are no longer there. Two out of three fences along the property line are without markers. He would like to find out how to determine his property lines.</p> <p>Shane Rasband with Lexington Estates Phase 3 stated he would like to see the HOA disbanded. He has documentation contrary to all phases of Lexington Estates being required to be a part of the HOA. Only seven or eight homes are impacted by the HOA requirements. There are no common areas included in the subdivision.</p>
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A. SWEARING-IN OF NEW CITY COUNCILMEMBER DANE SEARLE

Petitioner	Mayor Stanger
Discussion	<p>Dane Searle was selected by the Mayor and City Council to fill a vacant City Council seat.</p> <p>Dane Searle was sworn in by City Recorder Lisa Titensor as the newest City Council Member.</p>

B. EMPLOYEE OF THE MONTH FOR APRIL 2023 – KYLE MONTGOMERY

Petitioner	Dennis Cluff, Chief David Olsen
Discussion	<p>Chief Olsen stated he would like to recommend Firefighter/Paramedic Kyle Montgomery for Employee of the Month for May 2023. Kyle was one of the original full-time firefighter/Paramedics that were hired when Paramedic Service within Clinton City was implemented in 2022. Since that time, he has demonstrated the ability to be an effective team player, hard worker and is dedicated to providing the absolute best service to the citizens of Clinton.</p> <p>Recently, the Fire department completed their annual hands-on EMS training. Kyle put together a fantastic airway training using a pig's lungs and heart. While that might sound disturbing and gross to some, a pig's heart and airway structures closely resemble human organs. This was a very effective way to visualize important anatomical structures within the airway and heart. Department members were able to take turns ventilating the lungs and watch them inflate and deflate like they would normally do inside the body as air flows in and out of the lungs. Additionally, Paramedics were able to perform and practice a "last-ditch effort" in doing a surgical airway through the cricothyroid membrane. This training was also beneficial for AEMT's to have a greater understanding of how the procedure is done and how they can help the paramedic setup up for this life saving measure in the event that one needs to be performed.</p> <p>Kyle has a great and positive attitude that has been a tremendous help to the department. He currently oversees the SCBA and air management program for the</p>

	<p>department and he also oversees training for “A” shift. He has a natural ability to work with children as they often visit the fire station as per our ongoing fire prevention program.</p> <p>Kyle has just recently accepted a full-time Senior Paramedic/Firefighter job with Roy City. Unfortunately for us, his last day with us as a full-time Paramedic will be Friday. I personally want to thank Kyle for the great example and influence he has had on our department in the time that he has been here, and wish him the best of luck in his future endeavors.</p> <p>Paramedic Montgomery was not able to attend, but the Council asked Chief Olsen to express their gratitude and appreciation for his efforts on behalf of Clinton City.</p>
C. FIRE DEPARTMENT BADGE PINNING	
Petitioner	Dennis Cluff, David Olsen
Discussion	<p>Chief Olsen then reported there are three Firemen who have achieved their probationary period and are eligible for their badge pinning ceremony. He explained only one of the individuals were able to attend. Fire Chief Olsen swore in Firefighter/ Paramedic Matt Bateman and his wife pinned on his badge. The other Firemen are Phil Pifer - Firefighter/Paramedic and Aaron Jackman - Firefighter/Paramedic.</p>
D. APPOINTMENTS TO THE CLINTON COMMUNITY ARTS BOARD	
Petitioner	Mayor Stanger
Discussion	<p>Mayor Stanger is recommending the following re-appointments to the Clinton Community Arts Board</p> <ul style="list-style-type: none"> • Kathy Ostberg – 2 yr term to April 2025; • Randy Williams – 2 yr term to April 2025. <p>Councilmember Dougherty expressed her appreciation to the Arts Board for the great job they do in bringing in fun activities dealing with the arts to the community. She acknowledged Kathy Ostberg for her artistic ability and contribution to the Clinton City Art Display at Heritage Days.</p>
CONCLUSION	<i>Councilmember Dougherty moved to ratify the re-appointment of Kathy Ostberg and Randy Williams to the Clinton Community Arts Board for a two year term ending April 2025. Councilmember Tyler seconded the motion. Voting is as follows: Councilmember Dougherty, aye; Councilmember Searle, aye; Councilmember Tyler, aye.</i>
E. APPOINTMENT TO THE CLINTON PLANNING COMMISSION	
Petitioner	Mayor Stanger
DISCUSSION	Mayor Stanger is recommending the re-appointment of Ed Olson to the City Planning Commission for an additional 3 year term ending December 31, 2025.
CONCLUSION	Councilmember Tyler moved to ratify the re-appointment of Ed Olson to a 3 year term to the City Planning Commission ending December 31, 2025. Councilmember Searle seconded the motion. Voting is as follows: Councilmember Dougherty, aye; Councilmember Searle, aye; Councilmember Tyler, aye.
F. RE-APPOINTMENT TO THE CLINTON PARKS BOARD	
Petitioner	Mayor Stanger
Discussion	As a matter of housekeeping to clarify terms of the Parks Advisory Board, Mayor Stanger is recommending the reappointments of the entire board as follows:

	Jason McKaughan, Russell Arave, and Kent Draayer – to a term ending April 2024, and Terry Tremea, Bev Lambdin, and a vacant spot to a term ending April 2025.
CONCLUSION	<i>Councilmember Searle moved to ratify the re-appointment of the Parks Advisory Board members as follows: Jason McKaughan, Russell Arave, and Kent Draayer – to a term ending April 2024, and Terry Tremea, Bev Lambdin, and a vacant spot to a term ending April 2025. Councilmember Dougherty seconded the motion. Voting was as follows: Councilmember Dougherty, aye; Councilmember Searle, aye; Councilmember Tyler, aye.</i>
G. 7:00 PM-PUBLIC HEARING - RESOLUTION 11-23, AMENDMENTS TO FY 22-23 BUDGET	
Petitioner	Dennis Cluff
Discussion	<p>This budget amendment includes:</p> <ul style="list-style-type: none"> a) Meeting and Training costs – Council budget (\$900); b) Council Projects/Sundry – Parade & Funeral supplies (\$3,000); c) Treasurer Benefits costs - (\$6,800); d) City Buildings - Power (\$3,360); Gas (\$16,000) & Phones (\$8,000); e) Police – Salary (\$53,100); Benefits (\$76,000) & Bldg/Grounds (\$16,000); f) Fire/Paramedics – Overtime (\$12,000); g) Parks - Benefits (\$4,000); h) Streets – Salt Shed Construction (\$148,408); i) Transfers – to #37 Street Construction Fund (\$180,493); j) Motor Pool – Benefits (\$15,000); Gasoline (\$25,000); k) Sewer Fund – Sewer District Fees (\$20,100); l) Solid Waste – Benefits (\$8,500); Dump Fees (\$24,500) & Collection Charges (\$27,400); m) Transfer – From #37 Fund (Streets) to #43 Fund - 800 N; 1000 W to 450 W (\$150,000). <p>Mayor Stanger opened the public hearing at 7:44 p.m. and with no public comment, closed the public hearing.</p>
CONCLUSION	<i>Councilmember Dougherty moved to adopt Resolution 11-23 approving Amendments to the FY 22-23 Budget. Councilmember Searle seconded the motion. Voting by roll call is as follows: Councilmember Dougherty, aye; Councilmember Searle, aye; Councilmember Tyler, aye.</i>
H. RESOLUTION 12-23, CONTINUATION OF VICTIM’S ADVOCATE PROGRAM-INTERLOCAL COOPERATION AGREEMENT WITH SYRACUSE AND SUNSET CITIES	
Petitioner	Dennis Cluff, Chief Stoker
Discussion	<p>Clinton has been participating in the Victim Advocate program since 2017. We are still seeking a grant for the 2024 to 2025 time period, but it is uncertain if it will occur. Therefore the 3 cities utilizing the Victim’s Advocate may need to split all the actual costs of the Advocacy program. The proportionate cost shares based on past client count puts Clinton’s cost at about 44% of the cost or \$24,060 for FY2024 and \$24,565 for FY2025.</p> <p>This program has helped many victims of crimes that need shelter, counseling, information on court proceedings and other advice and comfort needed while dealing with the circumstances that have befallen the victims.</p> <p>Police Chief Stoker explained that grants for these services have unfortunately declined. Hopefully they will increase in the near future.</p>

	He feels this program is necessary and very beneficial for Clinton City.
CONCLUSION	<i>Councilmember Tyler moved to approve Resolution 12-23, authorizing the City to continue participation with Syracuse and Sunset Cities for a Victim’s Advocate Grant and Program. Councilmember Searle seconded the motion. Voting by roll call is as follows: Councilmember Dougherty, aye; Councilmember Searle, aye; Councilmember Stanton, aye; Councilmember Tyler, aye.</i>
I. RESOLUTION 10-23, INTERLOCAL COOPERATION AGREEMENT WITH DAVIS COUNTY FOR DISPATCH SERVICES	
Petitioner	Dennis Cluff, Chiefs Stoker and Olsen
Discussion	<p>Davis County Communications Services provides the dispatch services for Police and Fire. They are modifying their billing format to charge a fixed rate per Police Officer (\$2,651.19/yr) and continue on a per call basis for the Fire which is a 1,464 call average over the last 5 years. The total costs are \$50,390.88 for Fire and \$60,977.37 for 23 Police Officers. The current Dispatch Fee will not cover this cost increase. An additional \$0.25 per month per household is needed to cover next fiscal year’s expense. This would increase the monthly fee to \$1.30 per customer per month.</p> <p>This Agreement “term” is for one fiscal year, with cooperative agreed upon extensions not to exceed more than 50 years from July 1, 2017.</p> <p>Councilmember Dougherty asked if this cost will continue to increase.</p> <p>City Manager Cluff responded the dispatch centers will likely be consolidated down to two dispatch centers in a year or two. He does not know what the costs will be then.</p>
CONCLUSION	<i>Councilmember Stanton moved to adopt Resolution 10-23, approving the Interlocal Agreement with Davis County for Dispatch Services and approve the dispatch fee increase beginning July 2023. Councilmember Tyler seconded the motion. Voting by roll call is as follows: Councilmember Dougherty, aye; Councilmember Searle, aye; Councilmember Stanton, aye; Councilmember Tyler, aye.</i>
J. FIRST RESPONDER MENTAL HEALTH GRANT AWARD	
Petitioner	Dennis Cluff, David Olsen, Shawn Stoker
Discussion	<p>The Clinton Fire Department applied for and has received a \$38,150 grant from the Utah Dept of Public Safety (DPS) pursuant to funding provided by House Bill 23 “First Responder Mental Health Service Amendments” that was passed in 2022. The intent of the Bill is to assist with the costs of providing mental health resources to first responders, which includes the Fire and Police departments.</p> <p>The Memorandum of Understanding (MOU) is the agreement between DPS and the City pertaining to maintaining records on those served with these funds.</p> <p>Chief Olsen and Chief Stoker stated this is a needed and beneficial program for first responders and their families.</p>
CONCLUSION	<i>Councilmember Searle moved to approve the MOU and accept the Mental Health Grant and allow City Manger Cluff to sign with a specific provider. Councilmember Tyler seconded the motion. Voting by roll call is as follows: Councilmember Dougherty, aye; Councilmember Searle, aye; Councilmember Stanton, aye; Councilmember Tyler, aye.</i>
K. PUBLIC HEARING - ORDINANCE 23-03Z, REVIEW AND ACTION ON TEXT AMENDMENTS TO TITLE 28 CLINTON CITY ZONING ORDINANCE AMENDING VARIOUS AGRICULTURAL AND RESIDENTIAL SETBACK TABLES CLARIFYING CORNER LOT SETBACKS AND AMENDING SIGHT TRIANGLE STANDARDS IN CHAPTER 3	

Petitioner	Peter Matson, Community Development
Discussion	<p><u>Corner Lot Side Yard Setbacks</u> The wording and layout of the <i>Site Development Standards</i> Table has caused some confusion related to the classification of the adjacent street. Ordinance 23-03Z includes setback tables for corner lot setbacks in the agricultural and residential zones with the term “Other” street changed to “Local” street. This clarifies that collector and arterial streets fall under the “Main Street” category and residential/neighborhood streets fall under the “Local Street” category. Additionally, the term “Main” street in the residential and PZ setback tables is changed to “Major” to match the definition in Chapter 2.</p> <p><u>Sight Triangle Regulations</u> The terms <i>Sight Triangle</i> and <i>Visual Clearance Triangle</i> are used interchangeably in the zoning ordinance. Ordinance 23-03Z removes the regulatory language from Chapter 2 (Definitions) and adds regulations to Section 28-3-28, which will be a new section at the end of Chapter 3. Figures 3-28-1 and 3-28-2 have been added as a visual reference depicting how the regulations apply to street corners and driveways.</p> <p>Mayor Stanger opened the public hearing at 8:01 pm and with no public comment, closed the public hearing.</p> <p>Councilmember Dougherty commented on the addition of:</p> <p style="text-align: center;"><u>Enforcement of the sight triangle area for a particular driveway shall not extend across an adjacent property line.</u></p> <p>She is concerned for safety. She feels that 10 feet of clearance is not enough to react upon entering the drive approach and visualizing the site triangle. The Planning Commission approved this addition based on consideration of property rights. Other surrounding cities do not have this included in their code.</p> <p>Councilmember Tyler said he understands the issue, but he is not in favor of having homeowners modify their existing fences.</p> <p>Mr. Cluff clarified that this would apply to smaller lots which are pre-existing; Clinton is mostly built out for the smaller lots.</p> <p>Councilmember Stanton said safety is an issue, she feels this may be a consideration for new construction homes to be on the safe side.</p> <p>Councilmember Searle questioned if modifying the ordinance could potentially create a safety hazard.</p> <p>Mr. Matson clarified staff looks at multiple codes throughout the state to determine their recommendation to code requirements. Most cities have chosen to measure the site triangle from the edge of the driveway; the most common standard is what is proposed in the new ordinance:</p> <p>a) <u>From the point of intersection of the driveway edge and the street right-of-way, measuring 20 feet along the property line away from the driveway, and ten 10 feet along the edge of the driveway in toward the property primary structure. A line is then drawn diagonally between the termini of the two legs forming a triangle (See Figure 3.28.2). This is required on both sides of the driveway.</u></p> <p>Councilmember Dougherty commented that if there is a countervailing public</p>

	<p>interest, property rights can be interjected into. She feels this meets those criteria.</p> <p>Mayor Stanger commented it has not been an issue in the City so far; homeowners have some personal responsibility to be cautious if they have a lot with a limited site triangle. Backyard privacy is important to a lot of home owners.</p> <p>Councilmember Searle stated that based on the discussion that no existing homes will be modified he no longer has a concern and is in favor of the ordinance.</p> <p>Mr. Matson explained that the way the ordinance was written, it was difficult to enforce.</p>
CONCLUSION	<p><i>Councilmember Tyler moved to adopt Ordinance 23-03Z amending various setback tables in Title 28 Zoning clarifying corner lot setbacks and amending sight triangle standards in Chapter 23. Councilmember Searle seconded the motion. Voting by roll call is as follows: Councilmember Dougherty, no; Councilmember Searle, aye; Councilmember Stanton, no; Councilmember Tyler, aye. The vote was a tie; Mayor Stanger voted aye to break the tie. He stated if this needs to be revisited in the future; it can be brought back before the Council.</i></p>
<p>L. PUBLIC HEARING - ORDINANCE 23-04Z (TO BE TABLED), REVIEW OF TEXT AMENDMENTS TO TITLE 28 CLINTON CITY ZONING ORDINANCE REGARDING WATER EFFICIENT LANDSCAPE STANDARDS FOR COMMERCIAL AND RESIDENTIAL PROPERTIES</p>	
Petitioner	Peter Matson, Community Development
Discussion	<p><u>Planning Commission Review</u> – The Commission held a public hearing and reviewed the draft Ordinance 23-04Z on June 6, 2023. The Commission continued the public hearing to their next meeting asking for more time to become familiar with the proposed changes and to allow city staff to clarify the major aspects of the regulations. The Commission also requested feedback and guidance from the Council regarding the major code provisions required for residents to be able to participate in one of the turf replacement incentive programs administered by Weber Basin Water Conservancy District.</p> <p>Ordinance Summary - Although the zoning ordinance provides some general guidelines for water efficient landscaping for residential and commercial properties, more definitive regulations are needed to promote quality landscapes and ensure water conservation goals are achieved. The majority of the existing landscaping regulations for residential and commercial properties are found in Chapter 3 (Regulations Applicable to All Zones), Chapter 4 (Parking Regulations), and Chapter 19 (Performance Standard Zone). These regulations promote the use of turf grass as the default ground cover for streetscapes and buffer yard areas.</p> <p>A good portion of Draft #1 was taken from the Weber Basin model code and covers the basic landscaping standards necessary for city residents to be eligible for incentives offered through the “Flip Your Strip” and the “Landscape Lawn Exchange” programs administered by Weber Basin. Minimum requirements for cities to be included in the programs are for the intent to promote and allow water-efficient landscaping to be done in park strips, front yards, side yards, back yards, and in commercial and institutional landscapes. The minimum requirements that must be adopted into landscape ordinances by municipalities include:</p> <ul style="list-style-type: none"> • Areas within the public right of way between the curb and gutter and the sidewalk shall not be landscaped with lawn. • Lawn areas will not be allowed in areas that are less than 8 ft wide at its narrowest point. • Lawn areas will not exceed 35% of the front and side yard landscaped areas for single-family residential. • New commercial, industrial, institutional, and multi-family developments shall not have lawn areas that exceed 15% of the total landscaped area, outside of designated active recreational areas that meet District design and landscape standards.

	<p>Although this agenda item needs to be tabled and the <u>public hearing continued</u>, It will be helpful for the Council to provide some direction and if there is a general consensus regarding the qualifying code provisions.</p> <p>Mayor Stanger opened the public hearing at 8:34 pm.</p> <p>Aaron Kelly commented he has seen feedback that residents are interested in this.</p> <p>With no additional public comment, Mayor Stanger stated the public hearing will remain open until the June 27, 2023 City Council meeting.</p> <p>Community Development Director Matson explained the structure of the proposed ordinance is to eliminate conflicts with the water efficient landscape standards being proposed by Weber Basin.</p> <p>Councilmember Dougherty stated she has talked with Weber Basin Water and they clarified that the bullet points listed in the proposed ordinance are the only elements required to qualify for the lawn exchange program. These requirements are less restrictive than what was initially presented with the Flip Your Strip program in 2022. The Legislature has put forth money toward this program to split the cost with Weber Basin. The Weber Basin definition of multi-family zones are town homes and larger developments with common areas designated as outdoor recreational areas. They would require the ordinance to be applicable for new development and redevelopment.</p> <p>Mr. Matson added that new construction and major renovations would be required to follow these standards and the City should take responsibility for administering and reviewing the approval process.</p> <p>Councilmember Stanton stated she would support this ordinance change.</p> <p>Councilmember Tyler stated he is in favor of these changes.</p> <p>Councilmember Searle said he will support this change.</p>
CONCLUSION	<i>Councilmember Dougherty moved to continue the public hearing and review of Title 28 Zoning regarding water efficient landscape standards to June 27, 2023 with discussion feedback returned to the Planning Commission for consideration. Councilmember Tyler seconded the motion. Voting by roll call is as follows: Councilmember Dougherty, aye; Councilmember Searle, aye; Councilmember Stanton, aye; Councilmember Tyler, aye.</i>
M. FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS AT JP BAR FARMS PHASE 3 SUBDIVISION LOCATED IN THE VICINITY OF 2650 NORTH AND 2775 WEST	
Petitioner	Peter Matson, Community Development and Dave Williams, Public Works
Discussion	JP Bar Farms Phase 3 Subdivision has completed the warranty period. The developer has requested Final Acceptance of the public improvements for this subdivision. Public Works has inspected the improvements for this phase and recommends the release of any remaining escrow funds.
CONCLUSION	<i>Councilmember Tyler moved to approve the final acceptance of JP Bar Farms Phase 3 subdivision improvements, and authorize the release of the remaining funds held in escrow. Councilmember Stanton seconded the motion. Voting by roll call is as follows: Councilmember Dougherty, aye; Councilmember Searle, aye; Councilmember Stanton, aye; Councilmember Tyler, aye.</i>
N. FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS AT STONEGATE PHASES 2 AND 3 SUBDIVISION LOCATED IN THE VICINITY OF 2150 NORTH AND 3430	
Petitioner	Peter Matson, Community Development and Dave Williams, Public Works
Discussion	Stonegate Phases 2 and 3 Subdivision has completed the warranty period. The

	developer has requested Final Acceptance of the public improvements for this subdivision. Public Works has inspected the improvements for these phases and recommends the release of any remaining escrow funds.
CONCLUSION	<i>Councilmember Stanton moved to approve the final acceptance of Stonegate Phases 2 and 3 subdivision improvements, and authorize the release of the remaining funds held in escrow. Councilmember Tyler seconded the motion. Voting by roll call is as follows: Councilmember Dougherty, aye; Councilmember Searle, aye; Councilmember Stanton, aye; Councilmember Tyler, aye.</i>
O. CONDITIONAL ACCEPTANCE OF PUBLIC IMPROVEMENTS FOR CRANEFIELD ESTATES PHASE 12 SUBDIVISION LOCATED IN THE VICINITY OF 2100 NORTH AND 3600 WEST	
Petitioner	Peter Matson, Community Development and Dave Williams, Public Works
Discussion	The City Council approved Sharp Subdivision Phase 3 in March 2021. This phase has since been constructed. Public Works has inspected the subdivision improvements and the developer requests Conditional Acceptance of the subdivision, the release of appropriate escrow funds and authorization to enter into the one-year warranty period.
CONCLUSION	<i>Councilmember Searle moved to approve the conditional acceptance of Cranefield Estates Phase 12, authorize the release of appropriate funds held in escrow and enter the subdivision into the one-year warranty period. Councilmember Dougherty seconded the motion. Voting by roll call is as follows: Councilmember Dougherty, aye; Councilmember Stanton, aye; Councilmember Tyler, aye.</i>
Approval of Minutes	<i>Councilmember Searle moved to adopt the minutes of the May 9, 2023 City Council Meeting and the May 15, 2023 Special City Council Meeting. Councilmember Stanton seconded the motion. Voting is as follows: Councilmember Dougherty, aye; Councilmember Searle, aye; Councilmember Stanton, aye; Councilmember Tyler, aye.</i>
Accounts Payable	<i>Councilmember Stanton moved to authorize the payments. Councilmember Tyler seconded the motion. Councilmembers' Dougherty, Searle, Stanton and Tyler voted in favor of the motion.</i>
Planning Commission Report	<ul style="list-style-type: none"> The Planning Commission will meet on June 20, 2023 to continue the discussion on the water efficient landscape.
City Manager	<ul style="list-style-type: none"> The City Council Vacancy will be filled at a special meeting on June 28, 2023 at 7pm. June 19th is a holiday and the City offices will be closed. The Final Budget Hearings are set for Thursday, June 22 at 7 p.m.
Staff reports	<p>Public Works Director David Williams</p> <ul style="list-style-type: none"> 1300 N is being paved this week. The 2000 W UDOT project is out to bid and due by June 28. The 1800 N widening project is getting closer; agreements will be coming forth in July. Public Works will miss Councilmember Patterson. <p>Mayor Stanger asked Mr. Williams to look into a large pot hole going into Wal-Mart on the right of the entrance on 1800 N.</p> <p>Recreation Director Brooke Mitchell</p> <ul style="list-style-type: none"> Heritage Days went very well. Baseball is under way. Preparing for fall sports. <p>Fire Chief David Olsen</p> <ul style="list-style-type: none"> Appreciates working with the Clinton staff on Heritage Days. Has an Open paramedic position.

	<p>Police Chief Stoker</p> <ul style="list-style-type: none"> • Councilmember Patterson will be missed. • Heritage Days was a success. • State training requirements have been surpassed. <p>Treasurer Steve Hubbard</p> <ul style="list-style-type: none"> • Shred Day took place in May. Attendance seemed to be down a bit. Cost did increase this year.
Councilmember Dougherty	<ul style="list-style-type: none"> • West Davis Chamber would like to host an event for business owners in August. • Asked to bring back the Lexington Estates HOA to the July 11, 2023 City Council meeting.
Councilmember Searle	<ul style="list-style-type: none"> • Happy to be a member of the City Council.
Councilmember Stanton	<ul style="list-style-type: none"> • The plant discharge relocation for the Sewer District is going well. • The Youth Council participated in Heritage Days. • Thank you to staff for a wonderful Heritage Days.
Councilmember Tyler	<ul style="list-style-type: none"> • Has received a lot of positive comments about Heritage Days.
Mayor Stanger	<ul style="list-style-type: none"> • Wasatch Integrated Waste Management has bought equipment and hired personnel for transportation. They are now processing only mixed recyclables. • Congratulation on a job well done for Heritage Days.
ADJOURNMENT	<p><i>Councilmember Stanton moved to adjourn. Councilmember Dougherty seconded the motion. Councilmembers Dougherty, Searle, Stanton and Tyler voted in favor of the motion. The meeting adjourned at 9:24 pm.</i></p>

Lisa Titensor, Clinton City Recorder

ORDINANCE NO. 23-03Z

ZONING TEXT CHANGE

AN ORDINANCE AMENDING VARIOUS CHAPTERS OF THE CLINTON CITY ZONING ORDINANCE REGARDING CORNER LOT SETBACKS AND SIGHT TRIANGLE STANDARDS.

- WHEREAS,** Clinton City has established an ordinance regulating zoning within the City; and
- WHEREAS,** Clinton City desires to clarify regulations related to corner lot setbacks and sight triangle standards; and
- WHEREAS,** The Clinton City Planning Commission and City Council has convened public hearings and has determined that changes are needed in this ordinance to promote the health, safety, and general welfare of the citizens;
- NOW THEREFORE, BY MOTION** BE IT ORDAINED BY THE CITY COUNCIL OF CLINTON CITY, DAVIS COUNTY, STATE OF UTAH:
- The Clinton City Council voted to adopt this Ordinance.

SECTION 1. Enactment

Chapter 1 *Definitions* shall be amended as described below:

28-2-2 Definitions

~~“Sight Triangle” means the triangular area at the intersection of two streets or a street(s) and drive designed for increased traffic flow into a commercial, light manufacturing, office or similar area formed by measuring a distance of 40 feet along both lot lines back from the point of intersection of said lines. Where no lot line exists or where the lot line is less than 9 1/2 feet from the back of the curb measuring distance shall be 49 1/2 feet from the back of curb or edge of asphalt. At no time shall the sight triangle be less than 40 feet from the planned right-of-way line for a street.~~

Chapter 3 *Regulations Applicable to All Zones* shall be amended as described below:

28-3-6 Fence Regulations

On corner lots, the following restrictions shall apply:

- 1) No fence or other similar structure shall be erected in any required front yard of a dwelling to a height in excess of four (4) feet.
- 2) No solid fence, shrubs, or other obstructions to view between the heights of two feet and seven feet shall be allowed within ~~the visual clearance~~ sight triangle.

28-3-28 Sight Triangle Requirements

- 2) Sight Triangle Across Corner Property Required.
 - a) No obstruction to view will be permitted on that portion of a corner lot defined as the sight triangle area.
 - b) Where curb, gutter, park strip and sidewalk are installed, the sight triangle area shall ~~include that portion of~~begin at the corner of the lot lying within a triangular area formed by a diagonal line drawn between two legs a distance of and measure 40 feet along both lot lines. ~~back to~~The end points of intersection of said lines with are connected diagonally to form a triangle. ~~the~~The lot line is situated ~~1-one~~ foot behind the sidewalk (See Figure 3.28.1).
 - c) Where only curb exists, the measuring distance shall be 49 ½ feet from the back of curb. If no street frontage improvements exist, the measuring distance shall be 49 ½ feet from the edge of asphalt. At no time shall the sight triangle be less than 40 feet from the planned right-of-way line for a street.
 - d) The City Engineer and Zoning Administrator or their designees may require additional sight triangle area based on sight distance visibility associated with the horizontal or vertical curves of the intersecting street.
- 3) Sight Triangle Area for Driveways.
The sight triangle area for the intersection of a drive approach and a public or private street shall be located in the triangular areas bounded by lines drawn from a point on the driveway edge and the street right-of-way, measured as follows:

- a) From the point of intersection of the driveway edge and the street right-of-way, measuring 20 feet along the property line away from the driveway, and ~~ten~~ 10 feet along the edge of the driveway in toward the ~~property~~ primary structure. A line is then drawn diagonally between the termini of the two legs forming a triangle (See Figure 3.28.2). This is required on both sides of the driveway. The following driveway sight triangle standards shall apply:
- i) Measurements along the ~~outside~~ edge of the driveway shall be even with the outside edge of the garage and align with the edge of an approved drive approach.
 - ii) No ~~view-view~~ obstructing fence, wall, hedge, or planting exceeding two feet in height above the level of the sidewalk.
 - iii) The City Engineer and Zoning Administrator or their designees may require additional sight triangle area based on ~~sight~~ distance visibility associated with the horizontal or vertical curves of the intersecting street.
 - iv) Enforcement of the sight triangle area for a particular driveway shall not extend across an adjacent property line.

Chapter 12 Agricultural Zone (A-1) shall be amended as described below:

Figure 3-28-1 Site Sight Triangle Corner Lot

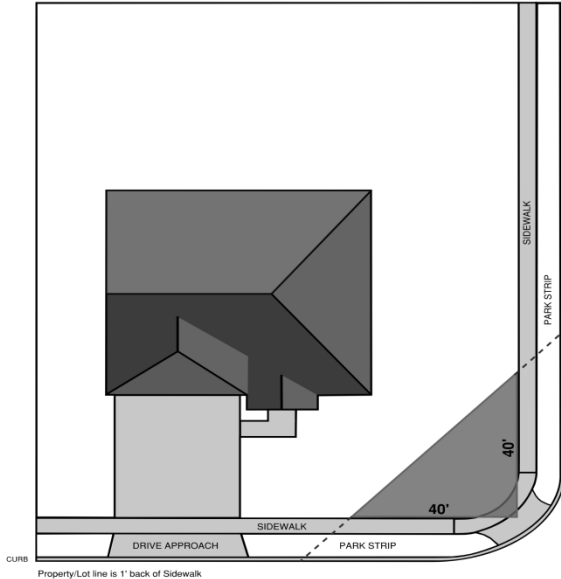
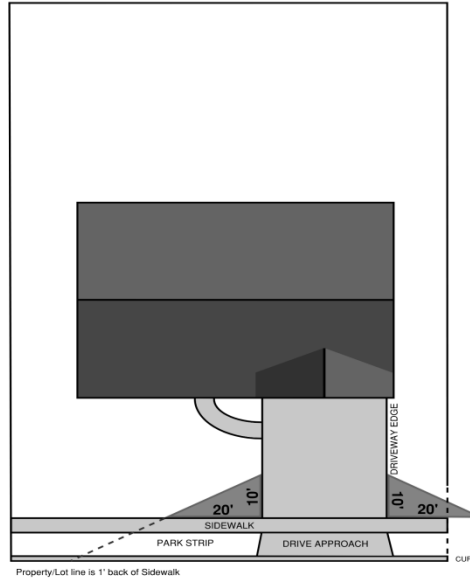


Figure 3-28-2 Site Sight Triangle Driveway



Chapter 28-12 Agricultural Zone (A-1)

28-12-4 Minimum Lot Development Standards

1. Acre - 1 acre
2. Width - 125 feet
3. Yard Setback.

	Major Street	35 feet
Front	Other Local Street	30 feet
	Garage/Carport Detached	Same as Dwelling
	Dwelling	10 feet
Side, interior	Non-Residential Building	20 feet
	Accessory Garage/Carport	3 feet rated structure 5 feet non-rated structure
	Detached Garage /Carport	10 feet
	Accessory Building	3 feet rated structure 5 feet non-rated structure
	Accessory Building Large Lot	3 feet rated structure 5 feet non-rated structure

	Shed	3 feet
Side, street	Major Street	35 feet
	Other Local Street	30 feet
	Accessory Garage/Carport	30 feet _b
	Detached Garage/Carport	Same as Dwelling
	Accessory Building	30 feet _b
	Accessory Building Large Lot	30 feet _b
	Shed	3 feet
Rear	Main Building	30 feet
	Accessory Garage/Carport	3 feet rated structure 5 feet non-rated structure _a
	Detached Garage/Carport	Same as Dwelling
	Accessory Building	3 feet rated structure 5 feet non-rated structure _a
	Accessory Building Large Lot	3 feet rated structure 5 feet non-rated structure _a
	Shed	3 feet
^a Except ten (10) feet where building rears on the side yard of adjacent corner lots ^b These buildings shall not gain access from arterial or sub-arterial <u>major</u> streets.		

Chapter 13 Agricultural Zone (A-E shall be amended as described below:

Chapter 28-13 Agricultural Estate Zone (A-E)

28-13-4 Minimum Lot Development Standards

1. Area - 21,780 square feet
2. Width - 110 feet
3. Yard Setback.

Table 13.4.1

Front	Major Street	35 feet
	Other Local Street	30 feet
	Garage detached	Same as Dwelling
Side, interior	Dwelling	10 feet
	Non-Residential Building	20 feet
	Accessory Garage	3 feet rated structure 5 Feet-feet non-rated structure
	Detached Garage	10 feet
	Accessory Building	3 feet rated structure 5 Feet non-rated structure
	Accessory Building Large Lot	3 feet rated structure 5 Feet-feet non-rated structure
	Shed	3 feet

Side, street	Major Street	35 feet
	Other Local Street	30 feet
	Accessory Garage	30 feet ^b
	Detached Garage	Same as Dwelling
	Accessory Building	30 feet ^b
	Accessory Building Large Lot	30 feet ^b
	Shed	3 feet
Rear	Main Building	30 feet
	Accessory Garage	3 feet rated structure 5 feet non-rated structure
	Detached Garage	Same as dwelling
	Accessory Building	3 feet rated structure 5 feet non-rated structure
	Accessory Building Large Lot	3 feet rated structure 5 feet non-rated structure
	Shed	3 feet
^a Except (10) feet where building rears on the side yard of adjacent corner lots ^b These buildings shall not gain access from a minor arterial or principal arterial <u>major</u> streets.		

Chapter 14 (Residential, Single-Family Zones) shall be amended as described below:

Chapter 28-14 Residential, Single Family
28-14-3 Site Development Standards

TABLE 14.3		RESIDENTIAL ZONES						
SITE DEVELOPMENT STANDARDS		R-1-6	R-1-8	R-1-8a	R-1-9	R-1-10	R-1-15	
3.	Minimum Yard Setbacks							
	1.	Front						
		Facing Main Major Street	35	35	35	35	35	35
		Facing Other Local Street	20	30	25	30	30	30
	2.	Side						
		Interior Lot	8/10	8/10	5/8	8/10	10/10	10/10
		Facing Main Major Street	35	35	35	35	35	35
		Facing Other Local Street	20	20	20	20	20	20

	Detached Garages	Distances are the same as exist for a dwelling					
	Accessory Building Side Yard Interior	3' rated structure, 5' non -non-rated structure					
	Accessory Building Side Yard <u>facing Facing</u> a Street	20	20	20	20	20	20
	Shed	3	3	3	3	3	3
3.	Rear						
	Main Building and Detached Garages	25	25	<u>25</u>	25	30	30
	Main Building Main-Major Street and Detached Garages	35	35	35	35	35	35
	Accessory buildingsBuildings, and shedsSheds	3	3	3	3	3	3
	Accessory Building Side Yard <u>facing Facing</u> a Street	20	20	20	20	20	20
	Shed	3	3	3	3	3	3

Chapter 19 (Performance Standard Zone) shall be amended as described below:

Chapter 28-19 Performance Standard Zone
28-19-29 Existing Residential Uses

Table 19.29.2 Development Standards				Conventional Subdivision	Performance Subdivision	
1.	Minimum Lot Frontage	Interior Width		65	None	
		Corner Width		65	None	
2.	Minimum Yard Setbacks (feet)	1.	Front	Main <u>Major</u> Street	35	35
			Other <u>Local</u> Side	20	20	
		2.	Side	Interior Lot	8/10	20
				Facing Major Street	35	35
				Facing other <u>Local</u> street	20	20
		Garages, accessory buildings, sheds, and carports		3 feet rated 5 feet non-rated	3 feet rated 5 feet non-rated	
3.	Rear	Main Building	25	25		

		Garages, accessory buildings, sheds, and carports	3 feet rated 5 feet non-rated	3 feet rated 5 feet non-rated
3.	Building Height	Minimum stories	1	1
		Maximum stories	2.5	3
		Maximum feet	35	35
		Garages, accessory buildings, sheds, and carports	6' minimum, 1 story max, ≤ to main building on lot	6' minimum, 1 story max, ≤ to main building on lot

SECTION 2. Planning Commission Action

Reviewed in a public hearing the 6th day of June 2023, 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):

- Proposed changes do not adversely affect the effectiveness of the Ordinance and are consistent with the intent of the General Plan.

SECTION 3. Severability. In the event that any provision of this Ordinance is declared invalid for any reason, the remaining provisions shall remain in effect.

SECTION 4. 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 13th day of June, 2023.

May 26, 2023
NOTICE PUBLISHED

BRANDON STANGER
MAYOR

ATTEST:

LISA TITENSOR
CITY RECORDER

Posted: _____

