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AND VIRTUALLY VIA ZOOM (link is below).

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US: +1 312 626 6799 or +1 646 931 3860 or +1 929 205 6099 or +1 301 715 8592 or +1 305 224 1968
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Persons interested in making their views known on any matter on the agenda should send an email with their comments to the City Clerk at jfrazier@claytonmo.gov. All comments received will be distributed to the entire Board before the meeting.

CITY OF CLAYTON BOARD OF ALDERMEN
EXECUTIVE SESSION – 6:30 P.M.
TUESDAY, JUNE 11, 2024
CLAYTON, MO 63105

1. Legal (Section 610.021 (1) RSMO.)

Subject to a motion duly made in open session and a roll call vote pursuant to Section 610.022 the Board of Aldermen may also hold a closed meeting, with a closed vote and record for one or more of the reasons as authorized by Section 610.021(1), (2) and (3) Revised Statutes of Missouri, relating to legal issues, real estate and/or personnel, negotiation of a contract pursuant to Section 610.021 (9)(12) RSMO., proprietary information pursuant to Section 610.021(15), and/or information related to public safety and security measures pursuant to Section 610.021(18) and (19) RSMO.

CITY OF CLAYTON BOARD OF ALDERMEN
TUESDAY, JUNE 11, 2024 – 7:00 P.M.
CITY HALL COUNCIL CHAMBERS, 2ND FL
10 N. BEMISTON AVENUE
CLAYTON, MO 63105

ROLL CALL

PUBLIC REQUESTS & PETITION

CONSENT AGENDA

1. Minutes – May 28, 2024
2. Boards & Commissions appointments.
3. Boards & Commissions Aldermanic assignments.

CITY MANAGER REPORT

1. FY2025 Events.

2. Resolution - Endorsing Clayton Tomorrow 2040 Comprehensive Plan. (Res. No. 2024-09)

ADJOURNMENT

Subject to a motion duly made in open session and a roll call vote pursuant to Section 610.022 the Board of Aldermen may also hold a closed meeting, with a closed vote and record for one or more of the reasons as authorized by Section 610.021(1), (2) and (3) Revised Statutes of Missouri, relating to legal issues, real estate and/or personnel, negotiation of a contract pursuant to Section 610.021 (9)(12) RSMO., proprietary information pursuant to Section 610.021(15), and/or information related to public safety and security measures pursuant to Section 610.021(18) and (19) RSMO.

Agenda topics may be added or deleted at any time prior to the Board of Aldermen meeting without further notice. To inquire about the status of agenda topics, call 290.8469. Individuals who require an accommodation (i.e., sign language, interpreter, listening devices, etc.) to participate in the meeting should contact the City Clerk at 290.8469 or Relay Missouri at 1.800.735.2966 (TDD) at least two working days prior to the meeting.

THE CITY OF CLAYTON

Board of Aldermen
In-Person and Virtual Meeting
May 28, 2024
7:02 p.m.

MINUTES

Mayor Harris called the meeting to order and requested a roll call. The following individuals were in attendance:

In-person: Bridget McAndrew, Susan Buse, Becky Patel, Gary Feder, Rick Hummell, Jeffery Yorg, and Mayor Michelle Harris.

Staff: City Manager Gipson, City Attorney O'Keefe, and Anna Krane, Director of Planning

PUBLIC REQUESTS AND PETITIONS

None

SUSTAINABILITY COMMITTEE PRESENTATION

Deb Grossman, Chairman, Sustainability Committee, provided a PowerPoint presentation to the Board. *(copy available in the City Clerk's office).*

A PUBLIC HEARING AND A RESOLUTION FOR A CONDITIONAL USE PERMIT FOR 118 SOUTH HANLEY ROAD, A MARIJUANA DISPENSARY D/B/A GOOD DAY FARM

Mayor Harris opened the public hearing and requested proof of publication.

City Manager Gipson reported that this is a public hearing to consider an application for a Conditional Use Permit submitted by Amy Ryan of Armstrong Teasdale LLP on behalf of GDF-MACO, LLC, d/b/a Good Day Farm, to allow for the operation of a 3,611 square foot marijuana dispensary. The existing building will be renovated to support the proposed use.

Amy Ryan and Ryhs Williams, Armstrong Teasdale, LLP, and Paul Ruckers, Compliance Director, addressed the Board to answer questions.

Mayor Harris closed the public hearing.

Motion made by Alderman McAndrew to approve Resolution No. 2024-07, granting a Conditional Use Permit for 118 S. Hanley Road for a marijuana dispensary d/b/a Good Day Farm. Alderman Buse seconded.

The motion passed unanimously on a voice vote.

CONSENT AGENDA

1. Minutes – May 14, 2024
2. Liquor License for MJM Enterprises STL, LLC at 200 S. Central Avenue.

Motion made by Alderman McAndrew to approve the Consent Agenda. Alderman Buse seconded.

The motion passed on a roll call vote: Alderman McAndrew – Aye; Alderman Buse – Aye; Alderman Patel – Aye; Alderman Feder – Aye; Alderman Hummell – Aye; Alderman Yorg – Aye; and Mayor Harris – Aye.

A RESOLUTION TO APPROVE A FIVE-YEAR CAPITAL IMPROVEMENTS PLAN FOR INCLUSION IN THE FISCAL YEAR 2025 PROPOSED BUDGET DOCUMENT

City Manager Gipson reported that at the May 17, 2024, Board of Aldermen retreat and discussion session, staff presented the Board of Aldermen with the recommendations for the funded projects in the five-year Capital Improvements Plan (fiscal years 2025 – 2029). After discussion regarding specific projects, the Board made no changes to the recommended project list at that meeting.

The Capital Improvements Plan, once approved, will be incorporated into the proposed City budget document and will be a part of the public hearing process prior to budget approval.

otion made by Alderman McAndrew to approve Resolution No. 2024-08, approving the FY2025-2029 Capital Improvement Plan. Alderman Buse seconded.

The motion passed unanimously on a voice vote.

OTHER

Alderman McAndrew reported on the following:

- Plan Commission – discussion on the marijuana dispensary; great presentation on the Comprehensive Plan

Alderman Buse reported on the following:

- Sustainability Committee
 - Expressed thanks to Deb Grossman for a great presentation; and Matt Malick for the work put into the Committee.
 - Carol Klein meeting with neighbors who currently have rain gardens, natural/native plantings.
 - Discussing possible benchmarking projects for various buildings.

Alderman Patel reported on the following:

- Attended the Metro Municipal League Installation dinner – Mayor Harris outgoing President and emcee for the event; Dr. Jody Sewell, Missouri Historical Society, provided a fascinating history on St. Louis.
- Met with Jamie Hasemaier, Councilmember of Webster Groves, discussed potential collaboration on sustainability.
- Washington University/Concordia Seminary held public meetings regarding the overlay project.

Alderman Feder reported on the following:

- Attended Clayton High School Graduation
- Clayton Chamber of Commerce event at the Clarendale – presentation provided by Kwofe Coleman, Managing Director of the St. Louis Muny.

Alderman Hummell reported on the following:

- Clayton Community Foundation Board
 - discussion on financials - Centene's donation of \$2 million for the ice rink has been returned due to the project not moving forward; CCF has begun a spring appeal for fundraising.
 - Jake Reby, PAAC provided a report on the sculptures located throughout the city.
 - Presentations provided by Toni Siering and Anna Krane on the city's planning efforts.
 - Washington University/Concordia Seminary neighborhood meetings – citizens have expressed concerns regarding P.I.L.O.T.S.; residents value the pedestrian walk throughs; there is a small local minority that feels like they are losing public engagement processes; recommends continued future communications.

Alderman Yorg reported on the following:

- Attended the Metro Municipal League Installation dinner – good event.
- Washington University/Concordia Seminary overlay discussions – a few Southmoor residents have expressed concern regarding a specific traffic light.
- Talked with a couple of School Board members – idea of getting together to discuss diversity of housing stock or other issues.

Mayor Harris reported on the following:

- Landscape Task Force is moving forward on the Osage Community recognition.
- Attending the East-West Gateway Council of Governments meeting – discussion on the proposed crime reduction plan.

Motion made by Alderman McAndrew to adjourn the meeting. Alderman Buse seconded.

The motion passed unanimously on a voice vote.

Meeting adjourned at 8:31 p.m.

Mayor

ATTEST:

City Clerk



City Manager
10 N. Bemiston Avenue
Clayton, MO 63105

REQUEST FOR BOARD ACTION

TO: MAYOR HARRIS; BOARD OF ALDERMEN
FROM: DAVID GIPSON, CITY MANAGER
JUNE FRAZIER, CITY CLERK
DATE: JUNE 11, 2024
SUBJECT: APPOINTMENTS TO THE BOARDS AND COMMISSIONS

The following individuals have expressed interest in being appointed to or continuing to serve as a member of the following Boards or Commissions of the City. Mayor Harris has reviewed and agrees with the recommendations for appointment or reappointment to the respective Board or Commission and, therefore, submits the following nominations for the Board's consideration.

City Plan Commission

Jim Arsenault *Ward 2 (new appointment for a 3-yr term through June 30, 2027)*
Steve Lichtenfeld *Ward 3 (reappointment for a 3-yr term through June 30, 2027)*

Economic Development Advisory Committee

Ann Vazquez *Ward 2 (reappointment for a 3-yr term through June 30, 2026—term expired 2023)*

Industrial Development Advisory Committee

Keith Kramer *Ward 3 (reappointment for a ~~36~~-yr term through June 30, 2030)*

Non-Uniformed Employees Retirement Fund

Frederic O'Neal *Ward 1 (reappointment for a 3-yr term through June 30, 2027)*

Parks & Recreation Commission

James Craig *Ward 3 (reappointment for a 3-yr term through June 30, 2027)*

Sustainability Committee

Laura Horwitz *Ward 1 (reappointment for a 3-yr term through June 30, 2027)*
Tina Murtha *Ward 3 (reappointment for a 3-yr term through June 30, 2027)*
Carol Klein *Ward 3 (reappointment for a 3-yr term through June 30, 2027)*

Recommendation: To consider the appointments.



City Manager
10 N. Bemiston Avenue
Clayton, MO 63105

REQUEST FOR BOARD ACTION

TO: MAYOR HARRIS; BOARD OF ALDERMEN
FROM: DAVID GIPSON, CITY MANAGER
JUNE FRAZIER, CITY CLERK
DATE: JUNE 11, 2024
SUBJECT: ALDERMANIC COMMITTEE ASSIGNMENTS

In order to be consistent with the *Charter* requirements all appointments/assignments to the Boards and Commissions requires approval by the Board of Aldermen. The following assignments are proposed by Mayor Harris:

Clayton Century Foundation

Alderman Gary Feder
Alderman Rick Hummell

CRSWC

Alderman Bridget McAndrew
Alderman Rick Hummell

Plan Commission/ARB

Alderman Bridget McAndrew

Economic Development Advisory Committee

Alderman Jeff Yorg

Parks & Recreation Commission

Alderman Jeff Yorg
Alderman Susan Buse

Public Art Advisory Committee

Alderman Bridget McAndrew

Non-Uniformed Employees Retirement Fund Board

Alderman Becky Patel
Alderman Rick Hummell

Uniformed Employees Retirement Fund Board

Alderman Susan Buse
Alderman Gary Feder

Sustainability Committee

Alderman Susan Buse
Alderman Beck Patel

Clayton Equity Commission

Alderman Becky Patel
Alderman Gary Feder

Recommendation: To consider the appointments.

Fiscal Year 2025 Special Events

*BOARD OF ALDERMEN
JUNE 11, 2024*



2024 Event Calendar

October

Party in the Patch
CFD Open House
Musical Nights Concert
Blues Home Opener

November

Electronics Recycling Event

December

Coffee w/a Cop/Toys for Tots
CFD Toys for Tots Pancake Breakfast

January

Clayton Restaurant Week

February

SC City Home Opener Lunch - Canceled

March

Electronics Recycling Event

April

Cards Home Opener Lunch
Tons of Transportation

May

Chapman Plaza Concert
Open Streets
Firehouse Movie Night
Parties in the Park – Canceled

June

Picnic in the Park
Music & Wine Festival
Parties in the Park
Family Fun Night @ SPAC
Musical Nights Concert

July

SPAC July 4 Celebration
Parties in the Park
Clayton Restaurant Week
Family Fun Night @ SPAC
Musical Nights Concert

August

Shakespeare in Shaw Park
Parties in the Park
Family Fun Night @ SPAC
Musical Nights Concert

September

Chapman Plaza Concert
Saint Louis Art Fair
Parties in the Park
Wine & Whiskey Walk
Musical Nights Concert
Hanley Fall Festival
Clayton Jazz Festival

Special Business District Funded 2024 Events

October

Blues Home Opener - \$7,782

January

Clayton Restaurant Week - \$5,235

February

SC City Home Opener Lunch – Canceled - \$0

April

Cards Home Opener Lunch - \$5,865

May

Parties in the Park \$5,000 (season sponsorship)

Open Streets - \$19,124

June

Music & Wine Festival - \$36,304

Parties in the Park

July

Parties in the Park

Clayton Restaurant Week – \$6,301

August

Parties in the Park

September

Saint Louis Art Fair - \$100,242

\$15,000 Sponsorship

\$52,297 Overtime

\$30,309 On-duty Staff Time

\$2,636 Supplies

Parties in the Park

Clayton Jazz Festival - \$25,908

Event Goals



Develop civic pride



Promote diversity and a sense of welcoming in Clayton



Spotlight local businesses and special business district



Encourage activity, accessibility, and a healthy environment



Celebrate vibrancy and create a festive environment in downtown Clayton

2025 Event Calendar Excluding SBD Events

October

Party in the Patch
CFD Open House
Chapman Plaza Concert

November

Electronics Recycling Event

December

Coffee w/a Cop/Toys for Tots
CFD Toys for Tots Pancake Breakfast

March

Electronics Recycling Event

April

Tons of Transportation
Spring Scavenger Hunt

May

Firehouse Movie Night
Unicorns & Dragons

June

Picnic in the Park
Parties in the Park
Family Fun Night @ SPAC
Musical Nights Concert
Chapman Plaza Concert

July

SPAC July 4 Celebration
Parties in the Park
Family Fun Night @ SPAC
Musical Nights Concert

August

Parties in the Park
Family Fun Night @ SPAC
Musical Nights Concert

September

Chapman Plaza Concert
Saint Louis Art Fair
Parties in the Park
Wine & Whiskey Walk
Musical Nights Concert
Hanley Fall Festival

Potential 2025 SBD Funded Events

October

Longest Table *(Committed & Non-City Funded)*

Blues Home Opener

Day of the Dead *(Partnership with International Institute of St. Louis)*

January

Clayton Restaurant Week

February

SC City Home Opener

April

Cardinals Home Opener

May

Open Streets

Parties in the Park *(sponsorship)*

June

Music & Wine

Parties in the Park

July

Clayton Restaurant

Parties in the Park

August

Parties in the Park

September

Clayton Jazz Festival

St. Louis Art Fair *(sponsorship)*

Parties in the Park

Staff Recommendations

Events to Eliminate

- Blues Home Opener
 - Declining attendance
- SC Home Opener
 - Weather with time of year
- Summer Edition Clayton Restaurant Week
 - Weak restaurant participation
 - Declining attendance

Events to Continue

- Winter Edition Clayton Restaurant Week
 - Popular among restaurants
 - Strong attendance
- Cardinals Home Opener
 - Popular among downtown employees
- Music & Wine
 - Strong attendance
- Clayton Jazz Festival
 - Strong attendance
 - Regional draw

New Events

- Day of the Dead
 - Cultural event
 - Partnership with International Institute of St. Louis
- Longest Table
 - Non-City funded
 - One time event
 - Regional Impact

Sponsorships to Continue

- St. Louis Art Fair
 - Clayton's largest event
 - Cultural Event
 - Multiday
 - Regional draw

Events to Discuss

- Open Streets
- Cultural Event

BOA Discussion

- **Events to Eliminate**

Estimated FY25 Costs

\$104,280 Art Fair (sponsorship, staff time, overtime)

- **Events to Continue**

\$37,929 Music & Wine

- **New Events**

\$27,637 Clayton Jazz Festival

- **Food Truck**

\$20,000 Day of the Dead

- **Music/Entertainment**

- **Health**

\$17,483 Open Streets

- **Sustainability**

\$10,000 Special Occasion Event

- **Sponsorships to Continue**

\$8,222 Clayton Restaurant Week (Summer)

\$8,222 Clayton Restaurant Week (Winter)

- **Sponsorships to Eliminate**

\$7,315 Blues Home Opener

\$7,315 SC City Home Opener

\$7,193 Cardinals Home Opener

\$5,000 Parties in the Park (sponsorship)

\$5,000 Equipment Replacement



City Manager
10 N. Bemiston Avenue
Clayton, MO 63105

REQUEST FOR BOARD ACTION

TO: MAYOR HARRIS; BOARD OF ALDERMEN

FROM: DAVID GIPSON, CITY MANAGER
ANNA KRANE, AICP, PLANNING & DEV. SERVICES DIRECTOR

DATE: JUNE 11, 2024

SUBJECT: RESOLUTION - ENDORSING CLAYTON TOMORROW 2040
COMPREHENSIVE PLAN

This is a resolution for the Board's consideration to endorse and reaffirm the Clayton Tomorrow 2040 Comprehensive Plan as the city plan. By charter, ordinance and state law, the Plan Commission is charged with providing a master plan for the physical development of the City of Clayton. On June 3, 2024, after holding a public hearing, the Plan Commission voted unanimously to adopt Clayton Tomorrow 2040 Comprehensive Plan. As a matter of good practice, staff recommends that the Board of Aldermen passes a resolution endorsing the decision of the Plan Commission.

PROCESS OVERVIEW

The City's general city-wide Master Plan was last updated in 1989 having originally been created in 1975. The City's Business District Master Plan was developed in 1993 and updated in 2010 with adoption of the Downtown Master Plan. The City issued the Request for Proposals for a comprehensive plan in December 2022. A review committee consisting of Plan Commission representatives, the City Manager, Director of Public Works, Director of Economic Development, and Director of Planning and Development Services interviewed four teams. Based on a general consensus, the team of PGAV Planners, WSP, and KSG was awarded the comprehensive plan contract in April 2023.

The first phase of the comprehensive plan process, Understanding Existing Conditions, ran from April through July of 2023. The process began with the first Comprehensive Plan Steering Committee meeting. The Steering Committee included a variety of residents, stakeholders, and staff and met a total of ten times. During the first phase, the consultant team focused on data collection and analysis, identifying strengths and weaknesses, and establishing connections and awareness with the community regarding the comprehensive planning process. The following meetings and events occurred during phase one:

1. Steering Committee meeting #1
2. Steering Committee meeting #2
3. Data Dashboard published
4. Online Community Survey #1

Phase two, Engagement, ran August through November of 2023. This phase focused heavily on various engagement activities and events to understand community goals, concerns, and interests. While focusing on engagement, data analysis continued to address and respond to direction of community priorities. The following meetings and events occurred during phase two:

1. Existing Conditions Report draft published
2. Open House Event #1
3. Joint Plan Commission and Board of Aldermen meeting
4. Steering Committee Meeting #3
5. Pop-Up at PTO Back to School Bash
6. Pop-Up at Musical Nights at Oak Knoll Park
7. Pop-Up at St. Louis Art Fair
8. Pop-Up at Parties in the Park
9. Discussion with Clayton Equity Commission
10. Pop-Up at DeMun Park and Captain Elementary
11. Pop-Up at Musical Nights at Oak Knoll Park
12. Pop-Up at Blues Home Opener Event
13. Discussion with Clayton Community Foundation
14. Discussion with Sustainability Advisory Committee
15. Pop-Up at Chamber of Commerce Best of Clayton Event
16. Steering Committee meeting #4
17. Ward 3 Engagement Event
18. Ward 2 Engagement Event
19. Joint Plan Commission and Board of Aldermen meeting
20. Steering Committee meeting #5
21. Ward 1 Engagement Event

Draft Planning and Review was the third phase, running from December 2023 through February 2024. During phase three, the consultants focused on preparing high level recommendations, land use scenario ideas, and identifying priorities. Engagement activities were designed to solicit direct feedback and reactions to help formalize the 2040 vision. The following meetings and events occurred during phase three:

1. Open House Event #2 (hosted with Livable Community Master Plan)
2. Virtual Community Meeting (online version of Open House Event #2)
3. Steering Committee meeting #6
4. Discussion with Clayton Equity Commission
5. Joint Steering Committee, Plan Commission, and Board of Aldermen meeting
6. Pop-Up at the Center of Clayton
7. Online Community Survey #2

The process concluded with phase four, Final Plan. The final phase included gathering feedback from the community on the draft document and implementation strategies. The following meetings and events occurred during phase four:

1. Joint Steering Committee, Plan Commission, and Board of Aldermen meeting
2. Open House Event #3 (hosted with Livable Community Master Plan)
3. Online Community Survey #3
4. Pop-Up at Cardinals Home Opener Event
5. Partial Draft Plan published
6. Steering Committee meeting #9
7. Discussion with Board of Aldermen
8. Revised Draft Plan published
9. Steering Committee meeting #10

10. Pop-Up at Clayton Open Streets Event
11. Discussion with Board of Aldermen
12. Presentation to Clayton Community Foundation
13. Discussion with Plan Commission
14. Revised Draft Plan published
15. Plan Commission public hearing for adoption

PLAN DOCUMENT OVERVIEW

The Clayton Tomorrow 2040 Comprehensive Plan, Appendix, and Existing Conditions Report can be viewed online at <https://engageclayton.com/claytontomorrow2040>. The following is a summary of the sections included in the plan document:

1. Introduction & The Process

The first two chapters outline the background of Clayton and introduce the process of a comprehensive plan. A summary of the engagement activities and key themes is also included.

2. Existing Conditions

The third chapter provides a summary of the larger Existing Conditions Report including demographics, land use statistics, and transportation data.

3. Mission & Vision

The existing City of Clayton mission statement is used as an overall guide. Based on the priorities and goals identified by the community throughout the process, seven vision statements were created. The vision statements are broad goals for 2040.

4. Key Objectives

The vision statements are translated into more specific objectives (goals) and key results (tasks and strategies). The objectives are organized into four categories: Housing and Neighborhoods, Commercial Development and the Economy, Community Character, and Transportation and Connectivity. Under each objective is a series of key results that when implemented would result in achieving or significant progress toward the objective. Recommendations include revisions or new regulations, policies, or guidelines as well as areas for additional in-depth study. The plan includes a total of 17 objectives and 71 key results.

5. Future Land Use

The future land use chapter identifies broad use designations for land in Clayton. Land use designations are one of the base elements used to establish zoning districts and become an important way to identify where in the community changes may occur to support implementation of goals. Land use designations include single-family residential, one or two-family residential, multi-family residential, mixed-use, commercial, institutional, park, and greenspace.

6. Character Areas

The future land use map identifies general land use categories, and the character areas chapter goes into more detail by identifying eleven areas of the City and establishing specific development patterns and goals for each. The development patterns identify important connectivity between different areas, land use, building height considerations, density of uses and development, and activity nodes. The character area vision statements and descriptions help translate community priorities for specific areas and determine where a general land use designation, such as commercial, may be different depending on the context of that property.

7. Implementation Matrix

The implementation matrix helps identify where to start and how to proceed through the objectives and key results recommended in the plan. Each key result is identified in the table along with how implementation of the key result would connect to each vision statement, a proposed timeline, a responsible party, and partners. The matrix is a tool for the Board of Aldermen and staff to track progress and identify annual priorities.

8. Appendix

The appendix contains raw data from engagement activities including comments made during in-person events or submitted online and survey results.

NEXT STEPS

Following adoption of the plan, the City will undertake a review of the recommendations. With direction from the Mayor, Board of Aldermen, and City Manager, the City will identify key results for immediate consideration and will engage the associated staff and partners. Staff will also draft an executive summary of the plan along with additional website-based information to help educate the public on the recommendations and track progress on implementation. Additional public engagement will take place associated with specific key results as implementation continues.

STAFF RECOMMENDATION

Staff believes that the Clayton Tomorrow 2040 Comprehensive Plan was prepared with significant public input and is reflective of comments made by various stakeholder groups, commissions, boards, and the public. Staff further believes that the plan will serve the City well into the future and is ready to begin implementation. Staff recommend approval of the resolution as presented.

RESOLUTION 2024-09

A RESOLUTION OF THE CITY OF CLAYTON, MISSOURI ENDORSING THE CLAYTON TOMORROW 2040 COMPREHENSIVE PLAN, AS THE CITY PLAN OF THE CITY OF CLAYTON, MISSOURI

WHEREAS, in 1975 the Clayton Plan Commission adopted, ratified, endorsed and reaffirmed the Clayton Master Plan, as the "city plan" and "zoning plan" of the City of Clayton, Missouri, within the meaning of Section 89.340, et seq., RSMo. and as the "master plan" within the meaning of Article IX, Section 2 of the Clayton City Charter; and

WHEREAS, in 1989, 1993, and 2010 the City of Clayton amended the city plan through adoption of Clayton Business Districts Master Plan and Downtown Clayton Master Plan showing recommendations for the physical development and uses of land; and

WHEREAS, in the years since the original adoption of the city plan and the subsequent amendments, significant changes have occurred that impacted the development of the City of Clayton such as infrastructure improvements, national economic shifts, local turnover in property, and a renewed sense of community interest in the future of Downtown Clayton as well as sustainability and equity initiatives; and

WHEREAS, commencing in April 2023, the City along with PGAV Planners, WSP, and Key Strategic Group embarked on the process of developing a city plan by providing extensive public review and input through public meetings, surveys, presentations, and work sessions; and

WHEREAS, after extensive review and public input, the Clayton Tomorrow 2040 Comprehensive Plan was established in order to provide the City with a vision for future development opportunities, civic improvements, and implementation strategies; and

WHEREAS, this update shall also function as the master plan for the continued development of the City within the meaning of Article IX, Section 2 of the Clayton City Charter;

WHEREAS, the Plan Commission conducted a public hearing with respect to the adoption of the Clayton Tomorrow 2040 Comprehensive Plan on June 3, 2024, after due notice as provided by law and voted to adopt the city plan; and

WHEREAS, the Board of Aldermen conducted a public meeting with respect to the decision of the Plan Commission and the Clayton Tomorrow 2040 Comprehensive Plan on June 11, 2024;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF CLAYTON, MISSOURI, AS FOLLOWS:

1. The Clayton Board of Aldermen hereby adopts and endorses the Clayton Tomorrow 2040 Comprehensive Plan published in 2024, as the "city plan" and "zoning plan" of the City of Clayton, Missouri, within the meaning of Section 89.340, et seq., RSMo. and as the "master plan" within the meaning of Article IX, Section 2 of the Clayton City Charter.

2. Pursuant to Section 89.360, RSMo., and other applicable provisions of law, copies of the plan approved hereby are to be appropriately executed and filed with the appropriate public officers.

PASSED BY THE BOARD OF ALDERMEN THIS 11th DAY OF JUNE 2024.

Mayor

Attest:

City Clerk