

**FARMINGTON CITY  
PLANNING COMMISSION**

August 21, 2025

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**WORK SESSION Present:** Chair Frank Adams; Vice Chair Tyler Turner; Commissioners Joey Hansen, Kristen Sherlock, Spencer Klein, Scott Behunin, and George "Tony" Kalakis. Staff: Community Development Director Lyle Gibson, City Planner Shannon Hansell, and Planning Secretary Carly Rowe. **Excused:** Alternate Commissioners Eve Smith and Brian Shepard.

**Item #1:** This agenda item was not discussed, as the General Plan is comprehensive and was provided in the packet itself. The Planning Commission can only recommend approvals, but City Council will have the final say on this.

**Item #2:** The Commission questioned if the Lagoon building is going to be used for breaks for employees and corporate offices. Lagoon may be privatizing 200 West, which would mean the City would not have to service it. Community Development Director **Lyle Gibson** said this would sever the connection to the trailhead. This will be part of ongoing negotiations. This is a rezone application. Other access to the trail would be within half a mile, at both 300 North and the pond instead. **Gibson** said the annex office on the corner will remain. They hope to start construction at the beginning of 2026.

**Item #3:** It was noted that this agenda item was withdrawn by the applicant.

**Gibson** said the IT team has been hitting hard on phishing and security risk protocols for the last six months. Commissioners and members of other city boards may have to use their own personal email addresses in the future, not their Farmington-issued email addresses.

**Gibson** briefed the Commission on a proposed future agenda item on the southeast part of town that would need to be annexed into the City. One group owns and controls 150 acres of property there, some of which is within Farmington City boundaries. The remainder of it is unincorporated and controlled by Davis County, which is not in the development business anymore. The landowners would need to come to Farmington in order to build and get access to utilities. Developing in foothill areas with more than a 6% slopes is challenging. Commissioner **Kristen Sherlock** said homes in the SunCrest development in Draper are sliding. Others mentioned a similar situation in North Salt Lake.

**Gibson** noted the yield plan that shows where homes could be built without steep slopes and within current water pressure allowances. Otherwise, the developer would have to pay for infrastructure needed to service the subdivision. They plan to preserve a former mayor's home in the area. Commissioner Turner noted that the neighboring properties are getting flooded every time it rains.

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**REGULAR SESSION Present:** Chair Frank Adams; Vice Chair Tyler Turner; Commissioners Joey Hansen, Kristen Sherlock, Spencer Klein, Scott Behunin, and George "Tony" Kalakis. Staff: Community Development Director Lyle Gibson, City Planner Shannon Hansell, and Planning Secretary Carly Rowe. **Excused:** Alternate Commissioners Eve Smith and Brian Shepard.

Chair **Frank Adams** opened the meeting at 7:00 pm.

**GENERAL PLAN AMENDMENT – public hearing**

**Item #1: Farmington City – Intent to amend the Parks and Recreation element of the Farmington City General Plan.**

**Lyle Gibson** presented the item. Many different elements of the General Plan help guide the City and its policy making. One such segment is the Parks and Recreation element of the General Plan. While the Planning Commission recently reviewed a comprehensive update to the General Plan, it didn't include a couple elements. The Parks and Recreation Plan update started prior to the recently seen comprehensive update, and has been in the works for nearly two years. This updated plan will replace the [Leisure Services & Parks Master Plan](#) adopted in 2001. Landmark Design was consulted to help the City with this planning effort. A public hearing has been noticed and upon receiving input, the Commission is tasked with making a recommendation to the City Council.

**Lisa Benson** with Landmark Design summarized the 250-page Parks, Recreation, Arts, & Trails Master Plan. It is organized into eight chapters: background and introduction; parks and open space; recreation; arts, culture and events; trails; parks and rec department; implementation; and financial sustainability. The population in Farmington in 2000 was 12,081, which climbed to 24,531 in 2020. It is projected to be about 37,805 by 2050. Farmington has 14 playgrounds, nine restrooms, 11 large pavilions, eight multipurpose fields, eight pickleball courts, eight tennis courts, eight baseball/softball fields, three volleyball courts, and seven multi-sport courts. This study identified the existing Level of Service (LOS), which is calculated by the number of existing park acres (110.2 acres) per 1,000 residents. Farmington's LOS is 4.19 acres per 1,000 people, which is a high level compared to other communities. To continue this LOS, Farmington would have to add an additional 41 acres by 2050. Of those 41 acres, the City has already planned 27.5 acres at Brown Park, Burke Lane Detention Basin Park, Business Park, Farmington Pond expansion, and Glovers Lane Park. Farmington has 85 acres of open space, which are opportunistic acquisitions.

Regarding recreation, residents are somewhat satisfied with the City gym and pool, although 56% want a new aquatic facility. Others want to expand the gym and preserve natural open space. Farmington has a community art center and historical museum, which should be upgraded. They recommended trail wayfinding and signage, maintenance, improvements to standards in the Active Transportation Master Plan, and construction of restrooms at all planned trailheads. Farmington has 160.5 acres of maintained and managed parks including 15 parks, cemetery, gym, swimming pool, community art center, open space, and trails. The total cost to implement the plan through 2050 is \$27.6 million.

**Gibson** said typically parks funding comes from the General Fund and park facilities impact fees. This plan will help the City pursue future grant funding.

**Frank Adams** had a housekeeping comment, saying the list of contributing Planning Commissioners is outdated. He noted that this plan exceeds the length of the General Plan.

Chair **Frank Adams** opened and closed the public hearing at 7:16 PM due to no comments received.

#### **MOTION:**

**Joey Hansen** made a motion that the Planning Commission **recommend approval** of the Parks, Recreation, Arts, and Trails Master Plan as drafted.

#### **Findings 1-4:**

1. The proposed plan considers the input of many from the advisory committee to the general public over the course of many months.
2. The plan is highly detailed and descriptive. This is helpful in understanding existing conditions and desired improvements and programming related to Parks, Recreation, Arts, and Trails.
3. The plan clearly outlines priorities based on a large amount of input.
4. The plan helps identify costs associated with desired improvements allowing decision makers to prepare to address needs and interests of the community.

#### **Supplemental Information 1:**

1. Latest Draft: Parks, Recreation, Arts, and Trails Master Plan

**Scott Behunin** seconded the motion, which was unanimous.

Chair Frank Adams	X Aye ____Nay
Vice Chair Tyler Turner	X Aye ____Nay
Commissioner Joey Hansen	X Aye ____Nay
Commissioner Tony Kalakis	X Aye ____Nay
Commissioner Kristen Sherlock	X Aye ____Nay
Commissioner Spencer Klein	X Aye ____Nay
Commissioner Scott Behunin	X Aye ____Nay

**Item #2: Logan Hammer on behalf of Lagoon Investment Company – Applicant is requesting a consideration of a rezone of approximately 6 acres of property at 410 North 200 West from Buffer (B) and C-R (Commercial Recreation) to the CRT (Commercial Recreation Transition) zoning district together with consideration of a concept site plan, conditional use, and schematic subdivision plan.**

City Planner **Shannon Hansell** presented this item. The subject property is currently zoned B and C-R and is located on a dead-end portion of 200 West, behind the Primordial ride. The property owner intends to use this property for an employee services facility which would house operational, security, employee, and executive areas. As part of this proposal, the applicant is requesting the street vacation of 200 West, making that portion a private road dedicated to site circulation. (Street vacations are the purview of the City Council.) The property is adjacent to the Lagoon Trail (Farmington Creek Trail) and would remove a small trail spur and trailhead. However, there is another trailhead on Lagoon Lane (300 North) approximately an eighth of a mile away. The Farmington Pond trailhead area is also located under a half mile way. Because of this, together with administrative and security use of the proposal, the Development Review Committee (DRC) is fine with the removal of the trailhead located near this site.

The applicant is requesting a zone change to CRT. The uses listed in that zone are limited, but reference “any use determined to be similar to the other uses of this section and/or compatible with the description of the CRT zone.” The purpose of the zone acts as a transition to Lagoon and nearby residential or noncommercial uses. As such, most development requires conditional use approval to allow for more input from the City and Planning Commission in an attempt to mitigate the effects of potential uses. The CRT zone establishes that unlisted conditional uses (such as business and professional offices) should be reviewed based on like uses elsewhere in the Zoning Ordinance (11-21-050). For the purpose of this site plan review, Staff has reviewed using the standards from the Business Park (BP) zone for

business and professional offices. Examples of conditions that the Commission may place include screening, landscaping, architectural elements, and lighting, among others.

The site is over 5 acres, which requires site plan review from the Planning Commission (11-7-040 F). The applicant has also requested schematic subdivision recommendation to record parcel boundary adjustments as shown on the site plan, and to record any access or utility easements over 200 West to protect and preserve existing and potential infrastructure. Staff recommends approval of the site plan, zone change from B to CRT, and conditional use.

Applicant **Logan Hammer** with Silverpeak Engineering addressed the Commission, noting that this has been in talks/design process for over a year. Applicant **Sheldon Killpack** with One West Construction said this would minimize congestion created by employee drop offs at the front of the park.

Commissioner **George "Tony" Kalakis** questioned employees turning off of 200 W., but it was noted that the employees can enter as they normally do. **Killpack** said the trailhead would be impacted, and they are prepared to talk to the Council about that to come up with tradeoff solutions.

Commissioner **Hansen** asked about the homes to the south and also continued upkeep of the trail, as it has recently fallen into disrepair. **Gibson** said the neighborhood to the east within the notification area received notification through mailers. **Killpack** said this has been brought up with Staff.

Commissioner **Tyler Turner** clarified that the employees will park at the building instead of in the grass area. **Killpack** noted that they can enter off of the Frontage Road, but they can also enter via 200 West. The operational offices will all be consolidated into one area, and employees will "break" here instead of in the current park kitchen area. The access at 200 West and Main Street will be a private road without security.

Commissioner **Kristen Sherlock** thanked them from the parents who drop their kids (Lagoon employees) off for making this easier. However, she asked about preserving the trail, which has become a popular place. She asked about a sound barrier for the homes on the east side. **Killpack** said this use will be primarily inside the building, and there should not be as many distractions. He believes it fits nicely in the area as a buffer area. They will consider landscaping needs such as planting additional trees, as well as signage directing the public to other trail access points.

Commissioners **Spencer Klein** and **Scott Behunin** had no comments. **Hansell** said there will not be a Development Agreement, but the final site plan approval will return to the Commission unless they delegate it to staff.

Chair **Frank Adams** opened the public hearing at 7:34 PM.

**Jared Poulsen** lives in the Grove subdivision and indicated he served three years on the Trails Committee and is a former Lagoon employee. He is worried about setting a precedence for spot rezoning and further encroachment along a protected corridor. He said he never noticed this land, although he's on the trail often. He also noted that dozens of cars park at that trailhead daily because it is safe and easy for moms with strollers to access. There is no other area on the north to park safely. He would like to see access maintained in that area. The creek buffer and its habitat should be protected.

**Killpack** noted the measurements of the creek buffer varies. Lagoon doesn't like to get rid of trees, but the employees also need enough parking. **Gibson** said he estimates it to be 35 feet from the creek. **Hansell** said buffer areas could be marked with stakes, similar to how it has been previously handled in mixed-use areas. She would like to check, but she believes this proposal is consistent with the existing ordinance.

**Darren Degraw** has been a resident of Farmington in the Grove subdivision off of 600 North for over 10 years. He was also on the Historic Preservation Commission for 10 years. He has a concern with parking and traffic flow on Main Street. His home backs up to the well and he is concerned others will use that area to park instead.

**Killpack** said this is to help Lagoon prepare for future growth. Lagoon traffic peaks on Saturdays, which isn't complicated by regular work-week traffic.

**Adam Leishman** is an employee of Lagoon and also a 51-year resident of Lagoon. He said that a lot of employees actually are already using 200 West for entering and just parking in the field. This proposal will provide a parking lot instead. He also mentioned that they do have a fire access road, but the cars that park there for the trailhead actually block it despite plentiful signage. There are other trailheads that have parking such as the Ezra T. Clark Park on 400 West, and there is direct access to the walking tunnel near the wellhead. There are also access points at 300 North near the Rock Chapel, a south entrance on level ground on 200 West, and by the gazebo on Clark Lane maintained by the City, which has parking spots south of the campground. He noted that while the trail is on Lagoon's property and serves as a buffer, an agreement is in place that the City maintain it.

Chair **Frank Adams** closed the public hearing at 7:50 PM.

**Sherlock** noted that while she does park at Clark Park to access the trail, she is wondering about signage to help and encourage parking elsewhere from the cul de sac. The parking there is inadequate. **Gibson** said it's appropriate for the City to consider, but there are lots of factors that could go into this. Parking could possibly be added in other areas. He can look into it and report back.

**Kalakis** wondered about designating 10 public parking spots on the east side to a public gate that leads to the old trailhead during the off season. **Killpack** said that it would be difficult, and wouldn't function the same way, but they've had similar conversations with Staff. Mixing employees and public may lead to difficulties.

#### **MOTION:**

**Tyler Turner** made a motion that the Planning Commission **recommend approval** for a zone change from B (Buffer) and C-R (Commercial Recreation) to Commercial Recreation Transition for the Lagoon Administration Building, and also recommend approval for a schematic subdivision plan. Also, move that the Planning Commission **approve the conditional use and concept site plan for the same**, subject to all applicable Farmington City development standards and ordinances and the following **conditions 1-6**:

1. All DRC comments to be addressed.
2. Improvements be done to the roof of the existing home located at 145 West 600 North, which is a historic resource. The improvements shall provide a better weather barrier protection to the home.
3. A street vacation to 200 West be approved by the City Council.
4. Any vegetation removed by the construction process along the eastern and northern property lines will be replaced by similar or better landscaping to serve as a buffer to residential areas.
5. All lighting will be directed away from neighboring properties.
6. Additional conversation for the DRC to prioritize a parking solution for the trailhead.

#### **Findings 1-6:**

1. The site plan complies with the setbacks, height standards, minimum district size and uses for the Business Park (BP) zone, as required by the CRT zone (11-21-050).
2. It is intended that the final site plan will comply with 11-7-070 (Standards for Construction of...Commercial Recreation Uses...on an Undeveloped Site).
3. The proposed use conforms to the General Plan designation for this area.
4. The use is compatible with the character of adjacent commercial properties, and will maintain a buffer for the residential areas in Grove Creek Circle via Farmington Creek Trail and the surrounding forested area.
5. The more restrictive CRT zone replaces the CR zone, which allows for typical higher-impact amusement park uses.
6. With compliance to conditions and requirements, it is reasonable to assume the use will not create unreasonable risks, interfere with the lawful use of surrounding property, or create a need for essential services that cannot be met.

#### **Supplemental Information 1-4:**

1. Vicinity Map
2. Rezone exhibit
3. Use description from applicant
4. Concept site plan and elevations

**George Kalakis** seconded the motion, which was unanimous.

Chair Frank Adams	<b>X</b> Aye ____ Nay
Vice Chair Tyler Turner	<b>X</b> Aye ____ Nay
Commissioner Joey Hansen	<b>X</b> Aye ____ Nay
Commissioner Tony Kalakis	<b>X</b> Aye ____ Nay
Commissioner Kristen Sherlock	<b>X</b> Aye ____ Nay
Commissioner Spencer Klein	<b>X</b> Aye ____ Nay
Commissioner Scott Behunin	<b>X</b> Aye ____ Nay

**Item #3: WITHDRAWN BY APPLICANT: Wright Development Group – Applicant is requesting a consideration of a Supplemental Development Agreement applicable to 0.99 acres of property at 529 N. Station Parkway, which would permit a drive through lane and corresponding variation in building frontage and siting requirements on the already permitted commercial development.**

This agenda item was withdrawn by the applicant.

#### **OTHER BUSINESS**

#### **Item #4: City Council Reports, Approval of Minutes, Upcoming Items & Trainings**

- a. Planning Commission Minutes Approval: 08.07.2025

- **Joey Hansen** made a motion to approve the minutes; **Kristen Sherlock** seconded the motion with a change to "The applicant said he would not rent to more than one family at a time" on page 2. All in favor.

- b. August 19, 2025, City Council Report. **Gibson** said the Council toured the park, which has had a lot of the ground work done. Concrete work will be done in the next following weeks prior to things going vertical.

## ADJOURNMENT

**Scott Behunin** motioned to adjourn at 8:04 PM.

Chair Frank Adams

Vice Chair Tyler Turner

Commissioner Joey Hansen

Commissioner Tony Kalakis

Commissioner Kristen Sherlock

Commissioner Spencer Klein

Commissioner Scott Behunin

X Aye \_\_\_\_ Nay

X Aye \_\_\_\_ Nay


X Aye \_\_\_\_ Nay

X Aye \_\_\_\_ Nay

X Aye \_\_\_\_ Nay

X Aye \_\_\_\_ Nay

X Aye \_\_\_\_ Nay

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**Frank Adams, Chair**

