

**FARMINGTON CITY
PLANNING COMMISSION**
November 06, 2025

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

Regarding agenda item #1, the water element of the General Plan, Community Development Director **Lyle Gibson** said the City is under a time constraint with the State to get something adopted. **Suzie Petheram**, representing FFKR, said the peak day demand would include all the water including fire suppression uses, maintenance, repairs, system flushes, etc. People typically use more water in the summer.

Since Commissioner **Kristen Sherlock** recently was elected as a new City Councilmember, there will be a vacancy on the Planning Commissioner starting in January. Mayor **Brett Anderson** will select the new Commissioner after holding interviews.

A representative of Central Davis Sewer was in attendance to introduce Agenda Item #2, South Park sewer lift station. She said it was her understanding that the City would redo the parking lot. Things are affecting the ball diamond as well. The generator will be on the south side of the building, and will only be used when the power to the building is out.

Regarding Agenda Item #3, **Sherlock** said after driving the area, she is in support of this. **Gibson** said he had a neighbor call to ask how he can show his opinion in support of this application. The Commission needs to handle all of these sorts of applications. **Gibson** said he may come before the Commission in the future with a proposal that the Commission still sees applications for exceptions, but they may pull the public hearing requirement to eliminate costs for applicants.

There will be three subdivision applications. Agenda Item #4 the Farmstead is 30 single-family, 1/3 lots on 15.5 acres in the southwest part of town. **Gibson** said both the Commission and City Council have already seen this item. After working on engineering, this project is ready for preliminary plat approval. The Development Review Committee (DRC) has approved this item. **Sherlock** asked if their reports show the height of the water table, which would indicate water intrusion issues for new construction that home owner's insurance likely won't cover. She has personal experience with this, and has had to install French drains on the interior of two of her own homes. Applicants CW Urban representatives said lots are graded to drain to the lot line to the street. They are bringing in fill material, and reviewing plans with the Army Corps of Engineers.

Agenda Item #5 has already had the public hearing, although the Commission will hear any who attend for this item tonight. City Planner **Shannon Hansell** said the public hearing was already held in October of 2024. The application is for an RV Resort using the Agriculture Planned (AP) District, which is like its own Development Agreement. It proposes 70 spaces and has been through many reviews with the DRC. This will be the final site plan review tonight. Commissioner **George "Tony" Kalakis** said he supports this application, and he predicts every lot will be filled every weekend. It will be easy to get in and out of. That section of Lagoon Drive is already paved in.

Regarding Agenda Item #6, Packer Subdivision, **Gibson** said the applicant is requesting flexibility in exchange for preserving a historic building. They have the lot size to do it, which means it complies with the ordinance. The applicant would like alternate standards including not installing sidewalks. There are options within code including the applicant paying cash that will be kept in escrow, which the City can draw on in the future. The down side to that is if construction costs increase in the future, this amount may not cover the entire cost of construction. Another option is an agreement with the property owner to negotiate the amount closer to the actual time of construction, which would be more accurate. Although it would be recorded against the title, it may be difficult to track down any new landowners' decades in the future. Staff recommends either putting in the sidewalk or collecting the cash immediately. If sidewalks are installed in the future, landscaping would have to be redone. **Gibson** said less than half the City lacks sidewalks. Developers typically build sidewalks, not the City.

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

Vice Chair **Tyler Turner** opened the meeting at 7:02 pm. He started off the meeting with congratulating Commissioner **Kristen Sherlock**, who was voted into City Council on Election Day (November 4, 2025). She will be leaving the Commission at the end of the year.

GENERAL PLAN – public hearing

Item #1: Farmington City's intent to adopt a Water Element as part of the City's General Plan. Affected entities are invited to provide information for the municipality to consider in the process of preparing, adopting, and implementing the General Plan amendment concerning:

- a. **Impacts that use the land proposed in the proposed General Plan or amendment may have; and**
- b. **Uses of land within the municipality that the affected entity is considering that may conflict with the proposed general plan or amendment; and**

City Planner **Shannon Hansell** presented this item. The State Legislature passed Senate Bill 110 in 2022, which requires most municipalities and all counties to develop a water use and preservation element to be integrated with their land use planning and development. The element should include the effect of permitted development on water demand

and infrastructure, methods for reducing water demand and per capita consumption, and identification of opportunities to modify operations to reduce or eliminate wasteful practices. This element must be adopted by Farmington by December 31, 2025. Public Works and Engineering worked on a specific Water Conservation Plan years ago that covers more technical aspects.

Farmington began the process of updating the Comprehensive General Plan in 2024 with FFKR as consultants, and decided to incorporate the required water preservation element in the same process. The City applied for and received funding from the Division of Water Resources in the amount of \$15,000, which has enabled FFKR to continue their work and create the draft plan considered today.

Suzie Petheram, representing FFKR, addressed the Commission. Four components required by Utah State Code include:

1. The effect of permitted development or patterns of development on water demand and water infrastructure.
2. Methods of reducing water demand and per capita water use for existing development.
3. Methods of reducing water demand and per capita water use on future development.
4. Modifications that can be made to a local government's operations to reduce and eliminate wasteful water practices.

Also considered are culinary water sources including City wells and 10% from Weber Basin Water Conservancy District (WBWCD); per capital culinary water use; culinary water connections; and secondary water providers including WBWCD and Benchland Water District. The Water Conservation Plan sets a goal of 75 gallons per capita per day for Farmington City. All development in the City is required to have a secondary water connection. All connections must be metered by 2030. Benchland began installing meters in 2021 and WBWCD began in 2019; both have installed them on more than 60% of their connections. The State set nine watershed areas, and Farmington is in the Weber River Watershed. The baseline for this area was 250 gallons per capita per day (including both culinary and secondary water) in the year 2015. Regional Water Conservation goals for this area are set at 200 for 2030; 184 for 2040; and 175 for 2065. The overall goal is to reduce water use by 15% to 20% incrementally within 50 years.

In Farmington, the average daily goal was set at 75 gallons per capita per day. Since 2016, the average has spanned from 53 to 63. Metrics for peak daily water use were presented, ranging from 97 to 148, but the goal is 120. Population projects are driving estimations on future water demand. Farmington has 13,920-acre feet (AF) of water rights, compared to the projected average yearly demand of 5,802 AF by the year 2050. The City's new well currently under construction will help provide for that future demand.

Successful efforts already being pursued by Farmington include open space conservation, Flip Your Strip, fixture replacement, smart irrigation controllers, waterwise landscaping, setting a maximum percentage of turf, establishing park strip standards, creating tiered water rates, and requiring secondary water.

Petheram said that while the City's consultant considered this water element at the same time it revamped the General Plan, which was accepted just months ago, it needed to be approved as a separate document, much like the Station Park Area Plan and the Moderate Income Housing Plan. Currently, the State is not requiring reporting on water like they do for moderate income housing; however, it could be in the future. This document would make reporting easier in the future. Because the City used a Department of Natural Resources (DNR) grant to draft this water element, the DNR will be looking at it before it goes to the City Council in case detail need to be added.

Vice Chair **Tyler Turner** opened the public hearing at 7:17 PM. No comments were received; closed at 7:17 PM.

MOTION:

Kristen Sherlock moved that the Planning Commission recommend the City Council approve the Integrated Water and Land Use Element (Water Conservation Element, Water Preservation Plan, etc.) to the City Council.

Findings 1-4:

1. The plan includes water conservation policies proposals.
2. The plan supports existing and potential landscaping options within a public street for current and future development that do not require the use of lawn or turf in a park strip.
3. The plan supports and consolidates efforts made by the City including the Waterwise Ordinance (11-7-070 D7 Water Efficient Landscaping), and other City policies aimed at eliminating the inefficient use of water.
4. The plan highlights low water use landscaping standards for new multifamily housing projects, commercial, industrial and institutional development, and common interest communities.

Supplemental Information 1-3:

1. General Plan Water Element Overview
2. City Water Element Checklist
3. Draft Plan

Tony Kalakis seconded the motion, which was unanimous.

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| Vice Chair Tyler Turner | <input checked="" type="checkbox"/> Aye _____ Nay |
| Commissioner Spencer Klein | <input checked="" type="checkbox"/> Aye _____ Nay |
| Commissioner Kristen Sherlock | <input checked="" type="checkbox"/> Aye _____ Nay |
| Commissioner Tony Kalakis | <input checked="" type="checkbox"/> Aye _____ Nay |
| Commissioner Scott Behunin | <input checked="" type="checkbox"/> Aye _____ Nay |
| Commissioner Joey Hansen | <input checked="" type="checkbox"/> Aye _____ Nay |

CONDITIONAL USE PERMIT APPLICATIONS – public hearing

Item #2: Central Davis Sewer District – Applicant is requesting consideration of a Conditional Use Permit to relocate the sewer lift station from its current location in South Park further north within the park due to the future Interstate 15 (I-15) expansion project. The location is approximately 1384 South Frontage Road.

Community Development Director **Lyle Gibson** presented this item. There is currently a sewer lift station operated by Central Davis Sewer District at the South Park just north of the baseball field near the frontage road. There are a handful of these lift stations throughout the community that are an important part of the sanitary sewer system.

With the upcoming expansion of I-15 in coming years, the existing lift station must be removed and a replacement is necessary. To **Gibson**'s knowledge, the expansion doesn't impact private property, but it will impact one of Farmington's parks. This lift station infrastructure must be replaced in a similar location for functionality. To this end, the sewer district has worked with Staff including the Parks Department to find an appropriate location that works for the sewer district while reducing its impact on the park, which is also being impacted by the freeway expansion.

The lift station does not generate much traffic, noise, or smell. The district is proposing building a structure similar to the one on Station Parkway. **Gibson** said Staff will have to redesign and reprogram the park in the future. Therefore, the new lift station will be pushed to the north. The baseball diamond will have to be configured, and the skate park will be impacted. Parking will also have to be redesigned. The freeway expansion is funded and far along in design; so it may be three to five years away. UDOT is prioritizing expansion of Legacy first in order to handle the detours necessitated by the I-15 expansion. He said there will be minimal to no vegetation added. Executive management of Central Davis Sewer District was in attendance. The Commission is the final approving body on this item. **Gibson** handed around an image that showed an example of a lift station to acknowledge that the lift station would have a barbed wire element on the fence for security.

Vice Chair **Tyler Turner** opened the public hearing at 7:26 PM. No comments were received; closed at 7:26 PM.

MOTION:

Scott Behunin made a motion to recommend approval of the conditional use permit for the sewer lift station relocation as indicated in the provided plans.

Finding 1:

1. The building as designed mitigates any reasonably anticipated detrimental impacts.

Supplemental Information 1-3:

1. Vicinity Map and Context Map
2. Site Plan and elevations
3. Images of similar lift station

Spencer Klein seconded the motion, which was unanimous.

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| Vice Chair Tyler Turner | <input checked="" type="checkbox"/> Aye _____ Nay |
| Commissioner Spencer Klein | <input checked="" type="checkbox"/> Aye _____ Nay |
| Commissioner Kristen Sherlock | <input checked="" type="checkbox"/> Aye _____ Nay |
| Commissioner Tony Kalakis | <input checked="" type="checkbox"/> Aye _____ Nay |
| Commissioner Scott Behunin | <input checked="" type="checkbox"/> Aye _____ Nay |
| Commissioner Joey Hansen | <input checked="" type="checkbox"/> Aye _____ Nay |

SPECIAL EXCEPTION APPLICATIONS – public hearing

Item #3: Dave Ellis – Applicant is requesting consideration of a Special Exception application, for an approval regarding a driveway width extension to exceed the standard 30 feet, for the property located at 353 S. 75 West, in the LR (Large Residential) zone.

Gibson presented this item. This special exception is for a requested increase of driveway width as measured at the

front property line for an additional 14 feet to create two curb cuts totaling 44 feet wide. The existing cut is 28 feet measured at back of sidewalk. The applicant is requesting a new 16-foot curb cut south of the existing driveway to lead to a newly constructed garage. The property has about 230 feet of frontage along 75 West street. The landowner secured approvals to build a detached garage on the south side of the creek, and construction has been completed. Notice was sent out, and **Gibson** got feedback from one neighbor in support.

In considering the Special Exception, FCC 11-3-045 E identifies the standards of review:

11-3-045 E. Approval Standards: The following standards shall apply to the approval of a special exception:

1. Conditions may be imposed as necessary to prevent or minimize adverse effects upon other property or improvements in the vicinity of the special exception, upon the City as a whole, or upon public facilities and services. These conditions may include, but are not limited to, conditions concerning use, construction, character, location, landscaping, screening, parking and other matters relating to the purposes and objectives of this title. Such conditions shall be expressly set forth in the motion authorizing the special exception.

2. The Planning Commission shall not authorize a special exception unless the evidence presented establishes the proposed special exception:

- a. Will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;
- b. Will not create unreasonable traffic hazards;
- c. Is located on a lot or parcel of sufficient size to accommodate the special exception.

Property owner **Clyde Jackson** said this will be the safest and easiest way to pull into their garage without curving much. It is both a safety and convenience issue.

Vice Chair **Tyler Turner** opened the public hearing at 7:30 PM.

Applicant **David Ellis** addressed the Commission and said the owner would like to back straight out, which is safer.

Turner closed the public hearing at 7:32 PM.

MOTION:

Tony Kalakis made a motion that the Planning Commission approve the special exception for an increased driveway width at the front property line of up to 44 feet for the Jackson driveway, subject to all applicable Farmington City development standards and ordinances.

Findings 1-2:

- 1. The project is located on a parcel of sufficient size to accommodate the special exception.
- 2. The front portion of the yard which would be accessed is already covered by concrete.

Supplemental Information 1-3:

- 1. Vicinity Map
- 2. Site plan
- 3. Alternate design considerations.

Joey Hansen seconded the motion, which was unanimous.

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| Vice Chair Tyler Turner | X Aye _____ Nay |
| Commissioner Spencer Klein | X Aye _____ Nay |
| Commissioner Kristen Sherlock | X Aye _____ Nay |
| Commissioner Tony Kalakis | X Aye _____ Nay |
| Commissioner Scott Behunin | X Aye _____ Nay |
| Commissioner Joey Hansen | X Aye _____ Nay |

SUBDIVISION AND SITE PLAN APPLICATIONS – public hearing for item 6 only

Item #4: CW Urban – Applicant is requesting Preliminary Plat Approval for the Farmstead project on approximately 15.5 acres of property at 675 South 1525 West, consisting of 30 lots.

Hansell presented this item, a conservation subdivision. The subject property consists of 15.5 acres accessed from 1525 West just north of the West Davis Corridor (WDC). It is adjacent to Flatrock Ranch and would be connected to that subdivision by Bareback Way on the west and a new road connection on the east. The property is a remnant from the Utah Department of Transportation (UDOT) construction of the WDC, and was rezoned from Agricultural Very Low Density (AA) and Agriculture (A) to Agricultural Estates (AE) on February 4, 2025. The City Council approved the schematic subdivision plan of 30 lots ranging in size from 0.27 to 0.7 acres on February 4, 2025. At that meeting, the Council approved a Development Agreement which included 17 Transfer of Development Rights (TDRs) to make up the

additional density. This is the last time this Commission will see this item. Staff will approve the Final Plat and Final PUD Master Plan.

Applicant **Taylor Alvarez** with CW Urban said the technical review is now complete and the preliminary plat is ready for approval. Testing found groundwater in only one test kit on the site. Each home will have the ability to have a half basement, and each lot will have a foundation drain to drain by gravity to the rear yard or bay. They are still working on submitting application with the Army Corps of Engineers, which can take 30-90 days without the government shut down.

Turner said water mitigation is the biggest concern. **Sherlock** is concerned about the end buyer dealing with water in their basements.

MOTION:

Scott Behunin made a motion that the Planning Commission approve the preliminary plat for the Farmstead Conservation subdivision, subject to all applicable Farmington City development standards and ordinances.

Findings 1-3:

1. The preliminary plat meets the schematic subdivision plan approved by the City Council.
2. The subdivision aligns with the General Plan designation of Neighborhood Residential.
3. The preliminary plat has been reviewed by the Development Review Committee.

Supplemental Information 1-2:

1. Vicinity map
2. Preliminary plat

Kristen Sherlock seconded the motion, which was unanimous.

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| Vice Chair Tyler Turner | X Aye _____ Nay |
| Commissioner Spencer Klein | X Aye _____ Nay |
| Commissioner Kristen Sherlock | X Aye _____ Nay |
| Commissioner Tony Kalakis | X Aye _____ Nay |
| Commissioner Scott Behunin | X Aye _____ Nay |
| Commissioner Joey Hansen | X Aye _____ Nay |

Item #5: Harv Jeppson – Applicant is requesting Final Site Plan Approval for the Spring Creek RV Resort at approximately 650 West Lagoon Drive (950 North) on approximately 6.5 acres of property.

Hansell presented this item. The subject property is on the south side of Lagoon Drive (currently under construction) on the extension by The Rose Planned Unit Development (PUD) just east of Highway 89. It sits north of Spring Creek and is currently occupied by a blue barn building. Areas south and west of Lagoon Drive are slated for non-commercial use as defined by the East Park Lane Small Area Master Plan and other agreements.

The property owner approached the City last year with a proposal for a high-end RV resort. The most similar use in Farmington is the Lagoon Campground, which is within the Commercial Highway (C-H) zoning district. The description of the C-H zone in FMC 11-24-010 limits the use of that district to the Lagoon Campground site. Rather than considering a different commercial district which may require modification for a campground-type use, the Agriculture Planned (AP) District overlay was considered.

The purpose of the AP District is to provide non-residential and non-agriculture development where deemed appropriate by the Council. The District is subject to a General Development Plan (GDP) and accompanying Development Agreement (DA). The GDP includes conceptual site plans, utility plans, elevations, landscaping, building plans, and landscape plans. The DA must include any alternative development standards. The GDP and DA for this project were reviewed and approved by the Council on October 15, 2024. The final site plan includes 70 RV parking spaces, with landscaping consistent with the GDP. Applicant **Harv Jeppson** was in attendance.

MOTION:

Joey Hansen made a motion that the Planning Commission approve the final site plan for the Spring Creek RV Resort, subject to all applicable Farmington City development standards and ordinances.

Findings 1-3:

1. The final site plan is compliant with the approved GDP and DA.
2. The final site plan otherwise meets the requirements of 11-36 *Trailer and Campground Areas*.

3. The use has been determined by the City Council to align with the General Plan and East Park Lane Small Area Master Plan by way of GDP and DA approval from October 15, 2024.

Supplemental Information 1-3:

1. Vicinity Map
2. Final Site Plan
3. DA Exhibits "B" and "C" showing GDP and Resort Policies as approved by City Council

Scott Behunin seconded the motion, which was unanimous.

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| Vice Chair Tyler Turner | X Aye _____ Nay |
| Commissioner Spencer Klein | X Aye _____ Nay |
| Commissioner Kristen Sherlock | X Aye _____ Nay |
| Commissioner Tony Kalakis | X Aye _____ Nay |
| Commissioner Scott Behunin | X Aye _____ Nay |
| Commissioner Joey Hansen | X Aye _____ Nay |

Item #6: Michael Packer – Applicant is requesting consideration of a Development Agreement and the schematic plan for the Packer Subdivision at 219 E. 100 North. This project consists of two lots on approximately 0.72 acres.

Gibson presented this item. The existing property contains a main home near the corner, an Accessory Dwelling Unit (ADU), and two detached garages. The applicant would like to remove the furthest east garage, which is not historic, in order to build one new home in that area. Just one more lot would be created on the far east side. They are both eligible, contributing properties for the State's historic registry. The requirement is that they would stay that way for the foreseeable future. Lot 2 is 8,600 square feet in size.

Typically, in the Original Townsite Residential (OTR) district, the property could be divided into two standard 10,000 square foot lots. While there is enough acreage and frontage to do this, in order to preserve the historic rock clad structures on site, the applicant is requesting the use of alternate lot standards identified in 11-17-045. To qualify for use of these standards, the developer is committing to preservation of an existing on-site historic resource. An agreement is included with the Staff Report to that effect.

The developer is also asking that they be excused from the requirement to install sidewalk. Their petition for this is included. Typically, all developers are required to install public improvements such as streets, curb, gutter, and sidewalk that serve their project (Option 1). Farmington's ordinances provide for an option where the City can elect to waive this requirement by agreement. Staff prefers that it be installed; but if it is to be delayed, they recommend collecting funds that could be used when the City is ready to install the sidewalk as part of a larger project (Option 2). A third option would be to simply defer participation, and the City would collect money from the owners of the property in this subdivision for sidewalk adjacent to their property at time of construction (Option 3). All elements of this proposal require a recommendation from the Planning Commission where the City Council would be the final say.

Applicant **Michael Packer** addressed the Commission, saying that the hesitation on the sidewalk on the west side of the property is a rock retaining wall built into the entrance of the home. Substantial, costly landscaping and moving of an engineered retaining wall would be required in order to make room for sidewalks in that area. It also wouldn't be aesthetically pleasing either. His preference would be the third option, agreeing to put it in if and when the neighborhood is willing to network the sidewalk in. He understands it may cost more in the future. The new home would stay in the family, he lives in the other existing home, and his mother-in-law lives in the historic home.

Sherlock said it makes sense to connect new sidewalks with existing sidewalks, but there are none existing on 100 North, and there are slopes to consider on the west side. This would take time and expense. She said sidewalks increase property value by quite a bit. **Gibson** said developers typically put in sidewalks; otherwise installation is driven by public projects such as schools and school routes, or possibly resident requests. He doesn't see Farmington electing to put sidewalks throughout the area any time soon due to cost constraints. It may take decades.

Kalakis asked why the most recently built home wasn't required to install sidewalks there. **Gibson** answered probably because it was a pre-existing lot of record. **Kalakis** said that reason could still apply at this point. Across the street to the south there is no sidewalk either.

Cheyney Packer, Michael's wife, said if someone needs a sidewalk, they could use one across the street. The sidewalks in the area are old and cracked. The slopes and ornamental trees create a problem as well. She would only install sidewalks if required, or if and when anyone else does. She doesn't want to be part of a problem.

Commissioners expressed split opinions on requiring sidewalks, as they would end at the property line and wouldn't immediately connect to any others. **Turner** would like a deed restriction recorded as an agreement on the property to install sidewalks in the future. **Sherlock** said while she is a big fan of sidewalks, she understands these issues. She suggested offering a fee in lieu placed in escrow to control costs for the applicant (Option 2). **Kalakis** and **Behunin** said they prefer Option 3. **Kalakis** said he doesn't think Farmington will ever require sidewalk installation in this area. He asked why the City would need the money now if it will be done in the future at the property owner's expense.

Gibson said Staff would determine typical sidewalk installation costs, but the applicant could challenge that with their own estimates based on the entire frontage of the property.

Vice Chair **Tyler Turner** opened the public hearing at 8:08 PM. No comments were received; closed at 8:08 PM.

MOTION:

Joey Hansen motioned that the Planning Commission recommend the City Council approve the Packer Subdivision Alternate Lot Size Agreement and not require the construction of a sidewalk at this time, with the following condition:

1. All remaining DRC requirements must be addressed at subsequent steps prior to recording.

Findings 1:

1. The existing historic building on site qualifies per the provision of the city's ordinance to use alternate lot standards and the proposed agreement is sufficient to ensure this preservation occurs.

Supplemental Information 1-5:

1. Vicinity Map
2. Deferral Request
3. Schematic Subdivision Plan
4. Development Agreement
5. Deferral Agreement

Scott Behunin seconded the motion.

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| Vice Chair Tyler Turner | <input type="checkbox"/> Aye <input checked="" type="checkbox"/> Nay |
| Commissioner Spencer Klein | <input type="checkbox"/> Aye <input checked="" type="checkbox"/> Nay |
| Commissioner Kristen Sherlock | <input type="checkbox"/> Aye <input checked="" type="checkbox"/> Nay |
| Commissioner Tony Kalakis | <input checked="" type="checkbox"/> Aye <input type="checkbox"/> Nay |
| Commissioner Scott Behunin | <input checked="" type="checkbox"/> Aye <input type="checkbox"/> Nay |
| Commissioner Joey Hansen | <input checked="" type="checkbox"/> Aye <input type="checkbox"/> Nay |

This was a split 3-3 vote due to differing opinions related to the sidewalk improvements; however, the commission was unanimous in their support of a recommendation that the City Council otherwise approve the Use of Alternate Lot Size and the Schematic Plan. All those Commissioners voting "nay" said they prefer taking payment for the sidewalk or requiring installation at this time.

OTHER BUSINESS

Item #7: City Council Reports, Approval of Minutes, Upcoming Items & Trainings

- a. Planning Commission Minutes. Chairman **Frank Adams** already provided some written corrections to the minutes.
 - 10.09.2025 Approval: **Tony Kalakis** motioned to approve, seconded by **Kristen Sherlock**, all in favor.
 - 10.23.2025 Approval: **Joey Hansen** motioned to approve, seconded by **Spencer Klein**, all in favor.
- b. No Council this week because of Election Day. Congratulations once more to Commissioner **Sherlock**. The next City Council meeting will be November 18, 2025. **Gibson** said the highlight of the October 21 City Council meeting was the denial of the annexation request. The Council supported the Commission's recommendation on the STACK agenda item.
- c. Planning's last meetings of the year will be November 20, 2025 and December 4, 2025.
- d. Due to **Sherlock's** new position, she will be stepping down from the Planning Commission. As such, there will now be a vacancy on the Commission. **Turner** asked that anyone with a desire to serve apply.

ADJOURNMENT

Kristen Sherlock motioned to adjourn at 8:22 PM.

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| Vice Chair Tyler Turner | <input checked="" type="checkbox"/> Aye <input type="checkbox"/> Nay |
| Commissioner Spencer Klein | <input checked="" type="checkbox"/> Aye <input type="checkbox"/> Nay |
| Commissioner Kristen Sherlock | <input checked="" type="checkbox"/> Aye <input type="checkbox"/> Nay |
| Commissioner Tony Kalakis | <input checked="" type="checkbox"/> Aye <input type="checkbox"/> Nay |
| Commissioner Scott Behunin | <input checked="" type="checkbox"/> Aye <input type="checkbox"/> Nay |
| Commissioner Joey Hansen | <input checked="" type="checkbox"/> Aye <input type="checkbox"/> Nay |


Tyler Turner, Vice Chair

