

**FARMINGTON CITY
PLANNING COMMISSION**

December 04, 2025

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

Community Development Director **Lyle Gibson** said 2025 has seen a trend down in the number of items on Planning Commission agendas. However, there were a lot of big things that happened in 2025 including the Brickmoor Project, with 180 townhomes on City-owned property on north Main Street. This was after a lot of long hearings, and hopefully most of the hard work is now over. Buffalo Ranch was another major part of 2025 with tough conversations. The Reserve on the east bench in the southeast part of town also involved long hearings. STACK, the property owner on Shepard Lane west of I-15, was also a big topic of conversation this year. The General Plan was updated, which was many years in the making. **Gibson** said updates in policies and ordinances make it so there are fewer things on the Planning Commission's agendas, which allows time for more weightier topics. The longest meeting this year was the Buffalo Ranch public hearing, which went until 11 p.m.

This year, ground was broken on large projects near Innovator and Burke Lane, and Everly by Maverik. These have all been years in the making. The lights on Burke and Innovator may be turned on any time. Seago Homes townhomes are about finished, after being under construction for over two years. Maverik opened and has remained very busy. Other businesses that have opened this year include the office space by Dutch Bros, Lagoon's The District, and the Davis County Western Sports Park. The bridge is open on Shepard Lane and I-15, although it doesn't connect to I-15 yet. In two weeks, the new City park will be opening. Lagoon broke ground on a new parking area. They may start building a new ride next year.

Gibson said The Reserve developer on the southeast part of town knows they will not be able to move forward with what they proposed. They are taking the feedback they received and plan to reduce the proposed 80 homes significantly, without requesting a Planned Unit Development (PUD). The lots would be 20,000 square foot or larger. This would require a rezone from Agriculture to Residential. The Planning Commission saw 50 unique agenda items this year. In 2022, there were 101, many of which were special exception applications. Years ago, the State changed the subdivision code so that the Planning Commission didn't have to approve each lot split. That is now handled by Staff, which has reduced the number of Planning Commission agenda items.

Gibson led the Planning Commission in a land use trivia game. Hector Haight was the first pioneer settler in Farmington. Cannibal is the current tallest ride at Lagoon. The City's newest park is being named North Cottonwood Commons Park, after the name of the original Farmington settlement. While building inspectors are busier and doing more than in past years, the actual number of building permits has decreased this year. Farmington has 7,000 culinary water connections. Because secondary water is only available during the summer, fire suppression relies on culinary water.

Regarding Agenda Item #2 Evergreen townhomes, City Planner **Shannon Hansell** said The Trail agreement included 16 individually platted, two-story, for-sale townhomes closer to the trail. These are accessed through the trail's parking area, not off of Burke Lane. There are agreements in place to share parking with the nearby medical building during off-peak hours. Garages and some guest parking spaces also help provide off-street parking. However, there are not driveways. The creek runs north of this project.

Regarding Agenda Item #5, amendments to multiple sections of City code to update references to recently renumbered sections of State Code, **Gibson** said the State changed things from 10-9a to 10-20 instead. Therefore, Farmington's references need to be updated.

Regarding Agenda Item #1, Red Barn, **Gibson** said people have been looking at the land, which is being sold off after the rehab use recently closed. He has heard many different concepts including demolition of the buildings. There is interest in splitting the lot and constructing an office building the size of the nearby Arbinger Building. It is zoned Office Mixed Use (OMU). **Rich Haws**, who has controlled much land out west, is now retiring.

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

Chair **Frank Adams** opened the meeting at 7:02 pm.

FINAL SITE PLAN AND SUBDIVISION APPLICATION – public hearing on item 1 only

Item #1: Red Barn Farms Holdings, LLC – Applicant is requesting Schematic and Preliminary Plat approval for the Red Barn Lane Subdivision dividing the existing 5-acre parcel into 2 lots.

Community Development Director **Lyle Gibson** presented this item. The Red Barn facility, which has operated on the subject property for a number of years, has moved from this location, creating opportunity for change and additional development on site. This is north of Cabela's and west of Interstate 15 (I-15). The long-standing use will now be transitioned to a new use. The property is subject to the Park Lane Commons Development Agreement, which limits the use to the treatment facility or other non-residential uses found therein. In preparation for additional development, the property owner is requesting approval to subdivide in order to sale property to interested parties. As proposed, Lot 1 has frontage along the I-15 Right of Way, but will be accessed through the Arbinger building lot. The applicant would

need a special exception for this access. Lot 2 is the existing Red Barn facility and will maintain its existing access from Red Barn Lane. Essentially the subdivision creates Lot 1 for development under separate ownership, and an office building is being considered here.

The Office Mixed Use (OMU) zoning district does not include minimum lot size or frontage requirements, and the subdivision is consistent with applicable requirements. The City’s ordinance requires that any commercial subdivision be approved by the City Council following a recommendation from the Planning Commission. The Planning Commission may approve the special exception for access across another lot as there are covenants and easements in place to account for such already. An easement will allow continued use of the trail between the office building and Red Barn. A transit network coming from the Frontrunner Station north into the office park will keep this use in place. Staff recommends approval of this agenda item.

Brandon Rawlins, a representative of Red Barn Holdings, addressed the Commission. The 20-foot trail easement would be included in the agreement. They are excited to see what will come of it and the OMU zoning. The proposed office use will be three stories tall. He has done commercial real estate for 23 years, and he thinks splitting this lot would be better than trying to market a 5-acre piece of property.

Chair **Frank Adams** opened the public hearing at 7:06 PM. No comments were received; closed at 7:06 PM.

MOTION:

Kristen Sherlock made a motion that the Planning Commission recommend approval of the schematic subdivision and preliminary plat for Red Barn Lane and approve of the special exception for access across another lot to Lot 1, subject to all applicable Farmington City development standards and the following Condition 1:

- Red Barn Lane be clearly identified on the final plat as public right of way prior to recording.

Findings 1-4:

1. The subdivision plat meets Farmington City Standards.
2. No additional public improvements are required.
3. The plat has been reviewed by the Development Review Committee (DRC) and found to be serviceable.
4. The proposed lot split is consistent with the applicable zoning, development agreement, regulating plan, and station area plan.

Supplemental Information 1-2:

1. Vicinity map
2. Red Barn Lane Subdivision Plat

Joey Hansen seconded the motion, which was unanimous.

Chair Frank Adams	X Aye ____Nay
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

Gibson noted that Staff had recently received an updated plat, so they are confident the applicant will follow the mentioned condition.

Item #2: Evergreen LLC/Castlewood Development – Applicant is requesting Preliminary Plat approval for The Trail Townhome project, on approximately 10.21 acres of property located at 1674 W. Burke Lane in the OMU (Office Mixed Use) zone; per a previously approved Development Agreement with The Trail Project.

City Planner **Shannon Hansell** presented this item. The City has held multiple hearings over the past few years related to the development of the northwest corner of Burke Lane and Innovator Drive. During that time, Evergreen Development has received entitlements for development of the site for the project called the Trail. These existing approvals have allowed for the construction of an office building (currently under construction), an apartment building (currently under construction), and additional townhome residential units.

The current application is for the consideration of 16 townhomes on the southwest portion of the larger project area. The 1.3-acre site is on the north side of Burke Lane just east of the Denver and Rio Grande Western (D&RGW) Rail Trail. The property is subject to development agreements that allow for no more than 410 total residential units between the apartment building and townhomes. No buildings within 200 feet of the western boundary of the D&RGW Rail Trail may exceed two stories and 27 feet in height. The four-story apartment building under construction reduced its original

unit count to 315, well under the initial anticipated count. Including the 16 proposed townhomes, the total count for the original project area will be 331 (79 less than the initial approved concept). Snow would be pushed to the border of the project near the guest parking.

While the configuration has adjusted from the very first concept for the larger project area, townhomes have always been contemplated on the western portion of the project. The current layout avoids the gas easement to the west and is consistent with concepts viewed by the City in more recent master plan iterations. An approved parking ratio has previously been determined with shared parking allowance granted for the office building. The current proposal includes two-car parking garages in each unit. There are no driveways on the townhome units. However, six guest parking stalls are included in the design. For additional context, there are 308 surface parking stalls in the adjacent development with an additional 254 in the parking garage.

Hayley Pratt representing Castlewood Homes addressed the Commission. These units will be between 2,200 to 2,400 square feet with traditional architecture. She is not sure what the garage dimensions will be.

Adams requested widening the garage doors to make it easier to park two cars. It is particularly important because these units don't have driveways. He said the standard garage door size doesn't always accommodate needs. He would like to avoid parking problems in the City and encourage using the garages for parking rather than storage of "stuff."

MOTION:

Tyler Turner made a motion that the Planning Commission approve the preliminary plat the Trail Townhomes, subject to all applicable Farmington City development standards and ordinances and finalization of DRC comments prior to construction and recording.

Findings 1-3:

1. The preliminary plat is consistent with the schematic plan approved by the City Council.
2. The site plan and elevation are consistent with the approved Project Master Plan (PMP) for this site.
3. The preliminary plat has been reviewed by the Development Review Committee, which has confirmed the ability to service the site with need for only minor corrections before finalizing plans and permitting recording and construction.

Supplemental Information 1-3:

1. Vicinity map
2. Preliminary Plat
3. Site Plan and Elevations

Scott Behunin seconded the motion, which was unanimous.

Chair Frank Adams	X Aye ____Nay
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 #3: Charles Rawlins – Applicant is requesting consideration of a request for Schematic Subdivision and Preliminary Planned Unit Development (PUD) for the Rockhaven PUD consisting of 6 residential lots on 1 acre at 413 South 200 East. *previously tabled on October 9, 2025

Hansell presented the item. This proposed subdivision is located in the R-2-F zone. The R-2 is the least dense multi-family residential zone for mainly duplex-type development. The lot area in the zone is 10,000 square feet for each single-family or two-family dwelling, with a maximum of two dwelling units per lot. The two parcels combined are 1.04 acres, which is about 45,302 square feet. Under the zoning, this would mean that the property could yield up to three lots, which could each house a duplex (not including standard road access with a cul-de-sac or hammerhead turnaround). The hammerhead is private and would be privately maintained.

The applicant is proposing a six-lot PUD, where each lot would be a single-family dwelling. The PUD is being requested to create a private drive that does not meet the City's development standards and to create smaller lot sizes and setbacks for the sake of a single-family lot layout, as well as allowing access across more than one lot to another. There is no bonus density for this project. The yield plan showed three buildable lots under the conventional lot size of 10,000 square feet on which could be built duplexes, for a total of up to six dwelling units. In this scenario, the density remains the same—six dwelling units—but the lot sizes require flexibility.

Applicant **David Bell** addressed the Commission. He indicated that the plat has been changed since Oct. 9 and re-engineered to show the “T” has efficient turn around for emergency services. The corner lots have been expanded in length to meet offset standards. Many people have expressed interest in these lots due to the lack of building lots in the downtown area. There is historic background as well due to the rock wall and existing rock-faced home. The ordinance allows for the variations being proposed as a PUD. Lots 3 and 4 on the east end have been reduced 5 feet in overall length in order to widen the street and allow for snow depository.

Hansell said the home is historic, which allows for some flexibility. **Adams** asked if **Bell** had resolved issues with **Charles Rawlings** and executed a signed joint venture agreement. **Bell** said he had, which **Adams** said would improve his opportunities. **Bell** said sewer, water, and gas utilities would go up the middle of the private drive, for which he has received a stamp of approval from the Utah Department of Transportation (UDOT). He said the rock berm is intended to be a 6 to 8-foot barrier consistent with the rock wall already in place. It would have a decorative iron fencing on top.

MOTION:

Kristen Sherlock made a motion that the Planning Commission recommend the City Council approve the schematic subdivision plan and preliminary PUD master plan for the Rock Haven PUD, subject to all applicable Farmington City development standards and ordinances, and the following Conditions 1-4:

1. The applicant may not build two-family dwellings (duplexes) on the newly created lots. The lots are restricted to single-family dwellings per the purpose of the PUD and that no density bonus was approved as part of this proposal.
2. The applicant obtain an encroachment permit from UDOT prior to any construction being done in the right-of-way. The previous permit expired on August 5, 2025.
3. An access easement is recorded over the private drive. (completed)
4. A shared maintenance agreement is recorded and distributed to lot owners for the maintenance of the private drive.

Findings 1-2:

1. The density of the project remains the same as that of a conventional subdivision. A conventional subdivision, with all other standards met, would be allowed under this zone.
2. The project does not increase access points onto 200 East.

Supplemental Information 1-4:

1. Vicinity Map
2. Preliminary PUD Master Plan, including schematic subdivision plan
3. Yield plan showing conventional lot layout
4. Expired UDOT encroachment permit and conditional access permit

Spencer Klein seconded the motion, which was unanimous.

Chair Frank Adams	X Aye	___ Nay
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 #4: Mountain View Estates Phase 2 Site Plan Approval – Planning Commission to confirm developer of Mountain View Estates has met their minimum design requirements for the trailhead on 250 South.

Gibson presented this item. The Mountain View Estates Subdivision was approved by the Planning Commission in April of 2021. This development on the west side of Legacy east of 650 was done in multiple phases. Part of the requirement for the subdivision approval was to improve and convey a trailhead to Farmington City on the Legacy Trail at the end of 250 South. The applicant has been working to meet this requirement since. The location of the trailhead needed to be acquired from UDOT. Because of this, it has taken a very long time. In order to allow work within the subdivision to continue while the transfer of property ownership took place, the City allowed the developer to continue construction of subdivision improvements within Mountain View Estates with the exception of two lots. Lots 101 and 102 of Phase 1 have had a restriction imposed on them prohibiting any construction until this trailhead condition has been met. Due to the efforts of the developer, the property has now been conveyed to Farmington City and can now be improved. The initial approval by the Planning Commission gave direction as to what improvements would be satisfactory at the trailhead.

Based on the record indicating that the design would come back to the Planning Commission, Staff is looking for verification that the design complies with the requirements previously imposed. The design has been reviewed by the City Engineer to ensure that the turnaround will appropriately function. The Park Director has also been consulted on what they would like to see on the property for use and long-term maintenance. The design reflects their comments.

The Farmington Parks Department will maintain this long-term, but the landscaping won't require intense maintenance.

MOTION:

Tyler Turner made a motion that the Planning Commission approve of the design for the 250 South Trailhead (enclosed in Staff Report) permitting the development of Lots 101 and 102 upon completion of the trailhead improvements or posting of a bond sufficient to ensure the completion of the trailhead improvements.

Supplemental Information 1-3:

1. Area Map
2. Current Plat
3. Trailhead Design

Scott Behunin seconded the motion, which was unanimous.

Chair Frank Adams	X Aye ____Nay
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

ZONE TEXT AMENDMENT – public hearing on item 5

Item #5: Farmington City – Applicant is requesting amendments to multiple sections of City Code to update references to recently renumbered sections of State Code. The code text amendments are not intended to modify policy but merely to ensure sections of City Code which reference the State’s Land Use and Development Management Act (LUDMA) point to the correct section as it is currently numbered in State Statute.

Gibson presented this agenda item. The State Legislature recently adopted SB1008 during a special session, which renumbered the LUDMA. The changes at the State level did not modify policy or law, but Farmington’s code has multiple sections which reference applicable statute that need to be updated to reference the current applicable code section.

Chair **Frank Adams** opened the public hearing at 7:31 PM. No comments were received; closed at 7:31 PM.

MOTION:

Spencer Klein made a motion that the Planning Commission recommend approval of the enabling ordinance (enclosed in the Staff Report) to the City Council as proposed.

Supplemental Information 1:

1. Enabling Ordinance

Joey Hansen seconded the motion, which was unanimous.

Chair Frank Adams	X Aye ____Nay
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

OTHER BUSINESS

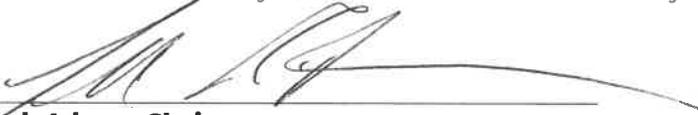
Item #6: City Council Reports, Approval of Minutes, Upcoming Items & Trainings

- a. Planning Commission Minutes for November 20, 2025
 - i. **Tyler Turner** made a motion to approve the minutes. **Tony Kalakis** seconded. All in favor.
- b. No Council Report – last meeting was Nov. 18, 2025; the next meeting is Dec. 9, 2025.
- c. Chair / Vice Chair Election
 - i. **Adams** nominated **Turner** for Chair. **Sherlock** seconded. All in favor.
 - ii. **Sherlock** nominated **Hansen** for Vice Chair. **Turner** seconded. All in favor.
- d. Review of 2026 Calendar
- e. **Adams** said **Sherlock** will be moving on to the City Council in January, and thanked her for her service on the Commission. **Adams** was also thanked for his Chair responsibilities this year.

ADJOURNMENT

Kristen Sherlock motioned to adjourn at 7:40 PM.

Chair Frank Adams	X Aye ___Nay
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



Frank Adams, Chair