

**FARMINGTON CITY  
PLANNING COMMISSION**

January 08, 2026

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**WORK SESSION Present:** Chair Tyler Turner; Vice Chair Joey Hansen; Commissioners Spencer Klein, Scott Behunin, Frank Adams, George "Tony" Kalakis, and Randy Hopkins; Alternate Commissioner Kevin Sanders. Staff: Community Development Director Lyle Gibson, City Planner Shannon Hansell, Planning Secretary Carly Rowe, and City Attorney Paul Roberts. Excused: Brian Shepard

Commissioners met newly-appointed Alternate Planning Commissioner **Kevin Sanders** and newly-appointed Commissioner **Randy Hopkins**. All commissioners gave introductions to one another.

City Attorney **Paul Roberts** conducted the annual mandatory training. He has been Farmington's attorney for three years. Before that, he was attorney for Syracuse for seven years, and South Salt Lake for seven years and has therefore given this training many times over those 16 years. The Open Public Meetings Act details that public bodies conduct deliberations and make actions openly, which is ironic because most decisions are made in private caucusing. However, things should not be done in secret behind closed doors. The definition of a meeting was discussed. Four Commissioners define a quorum, and Commissioners should resist the urge to stay after meetings discussing what just happened. Electronic meetings have been allowed since COVID. Even without a pandemic, electronic meetings are now allowed without the need for an anchor location. Agendas must be published at least one day in advance. If items are not on an agenda, decisions should not be made in that meeting. Minutes have to be substantive and include only the names of those making comments, as addresses are not required. Pending minutes are due within 30 days of the meeting, and approved minutes must be posted within three days. Recordings of public meetings are permanent. While minutes are the official record of the meeting, recordings will be consulted during a lawsuit. Closed meetings are allowed under certain circumstances, although recordings are usually made. A few years ago, the Legislature added an anti-predetermination requirement. A quorum may not meet to predetermine actions. In the Commission's case, four Commissioners may not predetermine things on an email or text chain as things should be deliberated in a public meeting. Questions can be discussed one-on-one or with Staff.

**Roberts** also provided training on ethics. Commissioners are not elected, but rather appointed to make appropriate decisions without being swayed by angry residents. Conflicts of interest come can be direct or indirect. While disclosure is required, most often the best remedy for a Commissioner with a conflict of interest is for them to recuse themselves from participation in the vote. Acceptance of gifts over \$50 in value is unethical, and bribes are illegal. Gifts meant to influence or reward should be rejected as government officials should not use their power to benefit themselves in a substantially financial or political manner. Ethical concerns should first be brought to the Mayor. A state commission can also investigate ethical matters via subpoenas and hearings.

**Roberts** detailed some land use case law, particularly a case in North Logan regarding adequate access to subdivided property. Under Land Use Development and Management Act (LUDMA), ambiguity results in rulings that favor the applicant who has property rights. Land use regulation amendments (legislative) are different from land use applications (administrative). **Roberts** said he doesn't like motions to reconsider (during that same meeting or the following meeting), so he doesn't want Farmington officials using those motions since they are messy procedurally. A motion to table or a substitute motion may be more appropriate.

Regarding Agenda Item #2, The Farmington Reserve, **Gibson** said it has been cut back significantly since their first iteration presented in 2025. Originally, they wanted they wanted residential zoning and a Planned Unit Development (PUD) for flexibility with unique rules. It is now cut back to Large Residential (LR), which is what is typically found east of 200 East, without a PUD. All streets are public with typical size and standards. Concerns include culinary water pressure, seismic faults, and access.

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**REGULAR SESSION Present:** Chair Tyler Turner; Vice Chair Joey Hansen; Commissioners Spencer Klein, Scott Behunin, Frank Adams, George "Tony" Kalakis, and Randy Hopkins; Alternate Commissioner Kevin Sanders. Staff: Community Development Director Lyle Gibson, City Planner Shannon Hansell, Planning Secretary Carly Rowe, and City Attorney Paul Roberts. Excused: Brian Shepard

Chair **Tyler Turner** opened the meeting at 7:01 pm.

**OATH OF OFFICE FOR NEW PLANNING COMMISSIONERS:** Planning Secretary **Carly Rowe** administered the Oath of Office to the new Planning Commission Member and Alternates including **Randy Hopkins** (full 4-year term), and **Brian Shepard** and **Kevin Sanders** (both alternates for the year 2026).

**SPECIAL EXCEPTION** – *public hearing*

**Item #1: Jared Erickson – Applicant is requesting consideration of a request to allow for access to a building lot over an adjacent building lot per Farmington City Code TI-32-060 as a Special Exception at 1886 West 950 North**

Community Development Director **Lyle Gibson** presented this item. This special exception is to allow a lot to be accessed over an adjacent lot. The subject property is a proposed lot in the Colombia Springs subdivision. The original lot boundaries within the subdivision are proposed to be altered, resulting in the same number of overall lots but in a slightly different configuration. As originally approved, Lot 3, which has frontage against a street or right-of-way, obtained already obtained access over Lot 4 via a large shared driveway. Lot 4 is being combined with Lot 2 where the existing house is located. The original Lot 3 is proposed to be divided, creating a second lot which would require access using the shared driveway of what is now Lot 2. Still in control of all the applicable property, the applicant is able to provide an easement to memorialize the access prior to or at the time of adjusting the lots. Staff feels it is adequate to service multiple lots, so they are recommending approval.

**11-32-060: ACCESS TO OFF STREET PARKING AND LOADING SPACES:**

5. Driveways shall have direct access to a public street for a building lot. *Subject to satisfaction of the provisions of section 11-3-045 of this title and the grant of a special exception, direct access for a building lot may include access over one adjacent building lot, provided both building lots have full frontage on a public street, an access easement has been recorded acceptable to the city, and the full face of any dwelling unit located on both building lots fronts or is fully exposed to the public street.*

Applicant **Jared Erickson** addressed the Commission. This property is on the edge of Kaysville and Farmington. He lives in the house on Lot 2 and sold Lot 1. The \$600,000 three-quarter acre lot is not being received well on the market, so he reconfigured the lots. He already has a buyer for the other two lots who wants to close at the end of the month.

Chair **Tyler Turner** opened the public hearing at 7:08 PM. No comments were received, so the public hearing was closed.

**MOTION:**

Commissioner **Spencer Klein** made a motion to that the Planning Commission **approve** the special exception for access across another lot for Lots 3 and 4 under the proposed configuration for the Colombia Springs Subdivision with the condition that an easement granting such access be recorded on Lot 2 in favor of Lots 3 and 4.

**Findings 1-3:**

1. All lots have frontage against a "Street," which is defined as a public right-of-way.
2. The driveway on the Proposed Lot 2 is sufficient in size to accommodate access for multiple lots.
3. All parties involved, are in favor of the request.

**Supplemental Information 1:**

1. Vicinity map

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

Chair Tyler Turner	X Aye ___ Nay
Vice Chair Joey Hansen	X Aye ___ Nay
Commissioner Spencer Klein	X Aye ___ Nay
Commissioner Randy Hopkins	X Aye ___ Nay
Commissioner Tony Kalakis	X Aye ___ Nay
Commissioner Scott Behunin	X Aye ___ Nay
Commissioner Frank Adams	X Aye ___ Nay

**REZONE AND SUBDIVISION APPLICATION – public hearing**

**Item #2: Falk Family Office – Applicant is requesting consideration of a request to Rezone approximately 40 Acres of property from A-F (Agriculture-Foothill) to LR-F (Large Residential-Foothill) zoning district and consideration of a Schematic Subdivision for The Farmington Reserve – The Garden project from approximately 1100 South to approximately 1500 South, East of 200 East Street. S-11-24**

**Gibson** presented this item. This property on the southeast part of town has been before the Commission recently under a different proposal. The applicant controls a large area east of 200 East Street, about 36 acres of which is in Farmington with additional properties beyond that which are currently part of unincorporated Davis County. Currently, the property has a limited amount of LR zoning near 200 East, but is largely zoned A (Agriculture), which has a standard lot size of 2 acres with an alternate lot size of 1 acre, which can be achieved by providing certain public benefits.

The A zoning district is generally left in place as a holding zone until the City is ready to grant rights for something else which it feels is appropriate for the property. Rezoning a property is a legislative decision, so the City has a lot of discretion as to whether or not to approve a rezone request. Little to nothing is required in an application for a rezone. One theory is that the City should grant the zone assuming whatever it permits makes sense for the property. Often in Farmington, zoning is considered in connection with a specific project to help demonstrate what is most likely to happen if a change is granted. This is a case of considering zoning with a project. The Planning Commission may consider the zoning on its own merits or in connection with the project as the Commission looks to make a recommendation to the City Council.

The subject property is adjacent to LR zoning to the north and on properties east of 200 East Street. There is more LR zoning and S (Suburban) zoning to the south. Across 200 East Street, some areas are designated with a Residential (R) zone, R-2, and R-4 multifamily zoning districts.

Recently the applicant proposed a project under the R zone using the Planned Unit Development (PUD) process for flexibility and bonus density. This prior concept and zoning request was not approved, so the applicant has returned

requesting a different zone for a different development concept shown in the schematic plans for the Farmington Reserve / The Garden project.

The LR zone—which is primarily used in development east of Main Street / 200 East—allows for a conventional subdivision with standard lot sizes of 20,000 square feet (roughly half an acre) with at least 85 feet of frontage. The applicant has proposed a project that works under the standard LR minimums without seeking additional density, flexibility in lot size or setbacks, or even the use of the alternate lot development option allowed by the zone for 10,000 square foot lots (See [FMC 11-11-050](#)). The current subdivision proposal does not show any development above a known elevation where there is not sufficient pressure for culinary water service. The data and plans provided show roads which meet slope requirements accessing lots with buildable areas that are large enough and flat enough to meet the requirements of the foothill overlay zone.

The Development Review Committee (DRC) has looked over the plans provided and is comfortable recommending approval of a rezone of the property in the Farmington Reserve / The Garden for the 21 lots as depicted. Additional details and engineering would be looked over before further approvals may be granted for development, but initial indications are favorable for the ability to service the development as proposed. One condition remains to garner the full support of the DRC for the subdivision: assurance of an adequate alternate access or acceptance by the City Council of a temporary dead-end road that exceeds 1,000 linear feet of length. The applicant has provided alternate options for a secondary access to remedy this concern. This option would be further vetted if the zoning is approved and if the extra dead-end road length is not approved.

A standard dead-end street in Farmington is 1,000 linear feet in length or less, serving no more than 21 lots. As proposed, the longest distance from a single access point on 200 East is approximately 1,560 linear feet with 17 properties being accessed from this access point. The City has permitted streets to exceed the standard dead-end limit before in both permanent and “temporary” circumstances, each based on site-specific considerations. If the zoning is appropriate, all other components of the subdivision are standard and would be for Staff level approval.

The Planning Commission should make a recommendation related to the rezone as to whether or not the LR district is appropriate for the property, including a recommendation as to the dead-end street length and whether or not an exception should be approved. As part of the items submitted, the applicant has indicated where there are possible fault lines. A detailed geotechnical and fault study would be required during the preliminary plat process should this project move forward in order to further understand this issue.

**Gibson** said the General Plan is the best policy guide in these sorts of decisions. There are 21 proposed lots: three on the south side and 18 that are accessed to the north. The roads are all public and standard-sized with adequate turn arounds for emergency vehicles and snowplows. On hillsides, adequate culinary water pressure is of concern for fire suppression, as are buildable areas, seismic faults, secondary emergency access, hillside impact, and road slopes. Typically, a dead-end street over 1,000 feet long is not preferred. However, providing a second access to those 18 lots may not be worth the impact it could have on the hillside. Therefore, it will be left to the Planning Commission’s discretion at this point. At this point, the DRC approves this proposal without a second access. Typically a conventional subdivision is approved on a Staff level, because it meets the zone and they are not asking for exceptions. In this case, the exception being sought is the dead-end cul-de-sac without a secondary access.

**Gibson** said if the Commission recommends approval and the City Council agrees that the LR zone is appropriate (without an exception that would allow a longer dead-end road), the applicant would work with Staff on everything else from that point and it would not come back before the Commission again. However, since the applicant is seeking an exception for the length of a dead-end road, it may come before the Commission again.

**Hansen** questioned if there was a traffic study for the 21 additional lots. **Gibson** said there is not a specific traffic study for this recent application, although the applicant did a general traffic study earlier for development of the whole hillside. Staff feels 200 East could handle the additional traffic from 21 new homes. There was also a question about floodplains and water from above running downhill onto existing homes. **Gibson** said neighborhoods in close proximity have had runoff issues. Storm water and engineering would need to do further analysis to see if the proposed detention would be adequate. Data would be provided at the preliminary plat stage of the development, when water volumes and speeds would be determined. That level of detail has not been provided yet. Additional soil studies would be needed to verify where fault lines lie before construction of homes begins. The foothill overlay addresses slopes and other unknowns that may require the Commission’s purview in the future.

Applicant **Mike Falk** discussed the concerns from the last meeting that was held for this item. Since last time, the proposal has gone from 86 lots to 21 instead. Many neighbors showed up at the last public hearing requesting lots to be the same size as theirs. A traffic study was done in 2020, but it may not be relevant anymore. 200 East allows 15,000

vehicles. This is just a zoning issue tonight that doesn't consider traffic, soils, water, or annexation issues. There was a proposed emergency access with a crash bar that was originally a 15.9% grade; reducing it to a 10% grade would require cutting into the hill. However, the DRC does not want that additional cut and thus indicated its support of the longer dead-end road. This fits with what is already there. Instead of looking at a 3-acre annex, he plans to team up with a big developer that will look at the big picture. Future plans will include a master plan with trails and open space, which is how they started in 2020. This proposal is just the kick-start to it.

Chair **Tyler Turner** opened the public hearing at 7:41 PM

**Spencer Walker** (227 Lucky Star Way, Farmington, Utah) indicated that he sent an earlier email. The important piece to him and his family is the zoning and foothill overlay as it sets the tone for erosion control, wild fire, emergencies, etc. He indicated that the area here is "ripe" for wild fires. He would rather see increasing access for emergencies, not less. He indicated that there have already been cuts in the grade and land has already been moved. Farmington now has the opportunity to be thoughtful about the development of this hillside.

**Bradley Fry** (276 Lucky Star Way, Farmington, Utah) said he recognizes the plan is new, but indicated that last time there were unknowns about the project. He indicated that rezoning opens up more rights for the applicant and land. Since there is a larger master plan contemplating development going up the hillside, he questioned if this is the right time to be approving a rezone. The foothills and the quality between existing homes and open land is a staple of Farmington. He would like to see this land maintained as open space.

**Mike Plaizier** (212 E. Lucky Star Way, Farmington, Utah) said the biggest concern is the fire access road, specifically the first right curve with a 40-foot cut. He would like to see the approval tabled for right now until more information is received. Once the Commission gives the preliminary approval, they lose power and authority to stop and change things. This concept is better than the first one, but make sure to get the whole thing right.

**Joseph Jardine** indicated that his property is the most affected by this proposal. He is directly to the north of the land in question. He said that the road was cut in with no approval, which disturbs him greatly. He indicated that the lot that would be placed next to his home would forever land lock his back property, and the value of his home could decrease 30% to 50%. He would rather have a detention pond near his home compared to where it is proposed now. He would rather have a pond than a road on the property line. It would put a busy road 10 feet from his back door, which is not fair. A previous developer had contemplated giving access to the back part of this property.

**David Webster** said he does not have a problem with the project, even though he would be directly affected by it. He just asked how far the south road would be from his property. He said he has had gravel and a house there for 30 years. He said if he didn't want neighbors, then he'd buy the property himself.

Chair **Tyler Turner** closed the public hearing at 8:01 PM

**Behunin** mentioned the water line, seismic issues, and soil types. He indicated that there are developments to the north and south at this same elevation. The placement of roads can be adjusted, but tonight is just a zone change. **Gibson** would like input from the Commission regarding the rezone, road length, and secondary access. The fire chief and fire marshal have been part of the reviews on this proposal so far, and they acknowledge that international fire code would not require a secondary access and it would be unlikely to be used since it is not a regularly accessed road.

**Hopkins:** indicated that he is sensitive to the public comments and has seen the changes to Farmington in the last 43 years. He understands the angst and the effects to property values. While he wishes the Forest Service could own all the foothills on the Wasatch Front, the rights of the property owners have to be acknowledged. It is hard to balance the issues.

**Adams** wondered if there have been any permits granted for the cuts on the property. **Gibson** said the City has not granted any land disturbance permits for this property. When made aware of cuts on the property months ago, Staff had engineering and storm water observe the land disturbance. Staff worked with the landowner to get some Storm Water Pollution Prevention Plan (SWPPP) measures put in place. Staff didn't require a permit at that point, but the landowner didn't seek a permit prior to cutting the land. **Adams** said that bothers him, as does the landlocked property. There may not be a way to adequately access it if this proposal is approved. He doesn't like the secondary fire access road. He is fine with the LR zone, but he has concerns with going forward with a decision tonight.

**Turner** said clearly conversations need to happen between the applicant and his immediate neighbors regarding property lines. He is concerned with the secondary access. This iteration was a far better plan than the last one. There is the 1,250 length vs. the 1,000-foot length and secondary access to keep in mind as well.

#### **MOTION:**

**Frank Adams** made a motion that the Planning Commission **table** the item as presented by Staff until the applicant wants to bring it back.

**Randy Hopkins** seconded the motion, which was unanimous.

- |                            |               |
|----------------------------|---------------|
| Chair Tyler Turner         | X Aye ____Nay |
| Vice Chair Joey Hansen     | X Aye ____Nay |
| Commissioner Spencer Klein | X Aye ____Nay |
| Commissioner Randy Hopkins | X Aye ____Nay |
| Commissioner Tony Kalakis  | X Aye ____Nay |
| Commissioner Scott Behunin | X Aye ____Nay |
| Commissioner Frank Adams   | X Aye ____Nay |

The Planning Commission directed staff to re-notice this item for a public meeting when it is ready to come back.

**SUMMARY ACTION AND OTHER BUSINESS**

**Item #3: Applications and Approval of Minutes**

**a. Howard Driveway Special Exception at 634 S. 1100 W.**

This special exception is for a requested increase driveway width as measured at the front property line for an additional 15 feet to create a curb cut of 45 feet wide.

*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.*

Motion that the Planning Commission **approve** the special exception for an increased driveway width at the front property line of up to 45 feet for the Howard driveway, subject to all applicable Farmington City development standards and ordinances. This will be stated along with the other Summary Action item below.

**Findings 1-2:**

1. The project is located on a parcel of sufficient size to accommodate the special exception.
2. The extended driveway will serve access to an Accessory Dwelling Unit (ADU).

**Supplemental Information 1-2:**

1. Vicinity Map
2. Site plan

**b. Planning Commission Minutes December 4, 2025**

**Joey Hansen** made a motion to approve the summary action items 3a-b. **Tony Kalakis** seconded the motion, which was unanimous.

- |                            |               |
|----------------------------|---------------|
| Chair Tyler Turner         | X Aye ____Nay |
| Vice Chair Joey Hansen     | X Aye ____Nay |
| Commissioner Spencer Klein | X Aye ____Nay |
| Commissioner Randy Hopkins | X Aye ____Nay |
| Commissioner Tony Kalakis  | X Aye ____Nay |
| Commissioner Scott Behunin | X Aye ____Nay |
| Commissioner Frank Adams   | X Aye ____Nay |

**Item #4: City Council Reports, Upcoming Items & Trainings.**

**a. City Council Report December 9, 2025 and January 6, 2026**

- o The Water Element for General Plan was approved in **December** as well as the zone text amendment for special exception. Rock Haven is now six lots. The Red Barn property is moving forward with an office building.
- o The new park was opened and new Councilmembers were sworn in at the **January** meeting. The skate park needs to be replaced on the south end of town, so an all wheels park is being proposed.

**b. Other**

- o **Turner** questioned the property next to the liquor store. It's a state-owned building so the DMV is moving over there, and the office will include some satellite state offices.

**ADJOURNMENT**

**Joey Hansen** motioned to adjourn at 8:35 PM.

- Chair Tyler Turner
- Vice Chair Joey Hansen
- Commissioner Spencer Klein
- Commissioner Randy Hopkins
- Commissioner Tony Kalakis
- Commissioner Scott Behunin
- Commissioner Frank Adams

- X** Aye \_\_\_\_ Nay



Tyler Turner, Chair