

**FARMINGTON CITY
PLANNING COMMISSION**

February 05, 2026

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

City Manager **Brigham Mellor** addressed the Commission, saying he has been involved with Farmington since 2010, when he worked for the State of Utah and served on the Farmington City Planning Commission. He was elected to the City Council two years later and worked for Salt Lake County in the Planning and Economic Development Office. He moved to and was employed by Syracuse before taking a job as Assistant City Manager in Farmington under Shane Pace. He became City Manager of Farmington four years ago. He now lives in Mountain Green. In 2016, when he was on the Farmington City Council, Chartwell Capital Partners considered a master plan and design of a lot of land north of Cabela's. For two years, nothing happened. He was employed to be a catalyst for North Farmington Station. There has since been a lot of growth. Ownership of this land was consolidated from about 30 to five larger property owners. The capital was procured to build the roads, and the land was acquired for the detention basin and park. A fire station is coming in. There are a lot of economic tools available to continue development in this area, including tax increment financing. The City aims to incentivize quality commercial and housing development, as well as moderate-income housing options in order to "future-proof" this area as much as possible.

Shopping centers have a 20-year life span on average. Farmington officials didn't want Station Park to have the same short life span as Gateway. Residential rooftops in near proximity, as well as a large daytime population, helps extend the life of shopping centers. Pre-COVID, there was a lack of Class A office space in Davis County. The office market has since softened. There was supposed to be a lot of commercial developed between Interstate 15 (I-15) and Highway 89. Instead, all housing was developed. As long as the office market is soft, developers such as STACK will push to develop something else such as outlet malls.

It takes fortitude and direction for Planning Commissioners to stay the course. Commissioners have been doing a lot of heavy lifting over the years as the ordinances have been changing. Many times, the Commission solves planning issues so little public input is needed at the City Council level. **Mellor** said usually the Planning Commission shouldn't be involved in anything that involves a dollar value. That should be handled on the City Council level. Data without context is noise. However, if dollar amounts are in a Development Agreement, the Planning Commission may have to consider it. Regarding affordable housing, the Planning Commission may have to address fees in lieu vs. actual housing units. The City Council would prefer to have housing units in use. Tri Pointe is proposing to give land to the City for use as moderate-income housing.

Other entities are involved and impacted by growth. The Davis County School District is its own taxing entity with its own planners, who meet with Farmington staff regularly. This way they can plan for building new schools or changing boundaries based on residential growth. Regarding water needs, secondary water providers are also their own taxing entity. For each home, 5,000 gallons of culinary water per month is allotted. For quarter-acre lots, 25,000 to 30,000 gallons of secondary water per month is allotted. The biggest concern in Farmington is secondary water use. A water shortage will not impact culinary water, but it could impact secondary water used to water lawns, etc. The most efficient way to handle a water shortage is to build a denser housing project, because they use less culinary water and secondary water per unit. Developers lately are landscaping with xeriscaping options. Commissioners shouldn't hinge decisions on the availability of water, especially since there is a new well and water tank going in. In the next 15 years, another well will likely be built, which should be the last needed in the City. Since Farmington used every dollar offered by the federal government during COVID for water infrastructure, the City is in a good place for water infrastructure. **Mellor** said State laws currently don't require the City to take further action regarding water consumption. Due to Weber Basin Water's Flip Your Strip program, the City had to amend its ordinances. Once the City has issued a certificate of occupancy, their ability to police landscaping is limited.

Mellor said the demand for affordable housing in the area north of Station Park will exceed the capabilities of the Davis County Housing Authority, and the City may have to bring someone on to help facilitate that and ask for self-reporting. A farmers market will set up for a few years on the land where the apartments were torn down, but the City has plans for affordable housing here. It would be owned by the City and managed by a third party for tenants such as Davis County, Davis School District, and municipal employees.

Community Development Director **Lyle Gibson** said Miller Hollow west of Legacy is a project with single-family homes on large lots. Roads with dead ends for years were always planned to connect through, but neighbors would like connections to happen elsewhere. Boundaries with neighboring property owners were at issue, and negotiations are currently occurring. They are proposing an SSF lot with a requirement for an owner-occupied unit to be on-site for two years, but they need to determine an access easement. Commissioner **Frank Adams** found some errors on the deed that needs some language correction.

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

Chair **Tyler Turner** opened the meeting at 7:02 PM.

SUBDIVISION APPLICATION – no public hearing

Item #1: Brock Johnston – Applicant is requesting to consider a Schematic Subdivision using alternative Lot Sizes and a Conditional Use for a Subordinate Single-Family Dwelling (SSF) Lot for the Miller Hollow Subdivision. The project consists of 8 Single-Family Dwelling Lots, an SSF lot, and a large lot intended for use as a church. The project area is approximately 8.3 acres at 350 S. 450 W.

Community Development Director **Lyle Gibson** presented this item. Background Information: The subject property is zoned the same as the surrounding neighborhoods, and the applicant is seeking approval to develop the 8-acre site in a similar manner to homes in the area. In fact, the applicant is the developer of the Miller Hollows project to the south. The Agricultural Estates (AE) zone has a conventional lot size of 1 acre or larger. However, generally development takes advantage of an alternate lot size option as provided in the ordinance by providing open space, moderate income housing, or some other public benefit. In order to qualify for the number of lots being proposed, the applicant is proposing the inclusion of an SSF lot which requires a deed restriction wherein the home built on the SSF lot must be owner-occupied for a time. The yield plan provided by the applicant shows a scenario where 14 lots could be developed under an alternate lot size scenario. However, the applicant is only seeking 9 lots plus an SSF lot with a large lot anticipated for a future church building. While the yield plan is based off of half-acre lots, once a base density is established, the applicant may utilize the minimum lot width provided in 11-12-090 being 11,667 square feet. Each lot in the proposed project is 13,000 square feet (roughly 1/3 acre) or larger with a large SSF lot (2B) that would be accessed from 250 South Street being over 12,000 square feet. The Commission is tasked with making a recommendation to the City Council as to whether or not the proposed SSF lot merits the use of the alternate lot size in this subdivision. The Planning Commission is the approval body for the SSF as a conditional use in the zone.

Update from last meeting: At the last meeting, the Planning Commission closed the public hearing and tabled a decision on this item to allow the applicant to start working with neighboring property owners related to boundary concerns. The applicant has since initiated conversations with the applicable parties. The cul-de-sac needs to be transitioned to a through street. **Gibson** said this is the first step of three when considering a subdivision. If the Commission and City Council approves the first step, the applicant will then proceed to go forward with solving engineering and water issues. Staff still recommends that this move forward with a positive recommendation.

Applicant **Brock Johnston** indicated that the developers have been in contact with the four family representatives who had major concerns regarding the north property and those at the head of the cul de sac including **Teresa Mason** and her daughter **Retta**, as well as **Jeff and Paulette Hewitt**. They formulated a plan with **Hewitts** and plan to deed property over to the **Mason** family. He reminded the commission that the property owners purchased that trapezoid lot on the north end from the Utah Department of Transportation (UDOT) and the property line goes through the home. They have addressed the issue and will take the furthest north lot and it will be deeded over to the Mason property. The SSF lot will be accessed by an ingress/egress easement shared with the adjacent lot owner. Following these recent negotiations, the **Rigby's** will not be hurt by the land they purchased from). **Johnston** also met with **Curtis Cottle** and Mr. **Dewaal** to discuss the cul-de-sac transition and how it will affect their driveways. The applicant and current landowners would all like to keep the cul-de-sac as-is and just add the through street onto it, but the City may need to weigh in on the issue. The applicant will make boundary line agreements to clear everything up and fence lines will not have to be moved.

Vice Chair **Joey Hansen** asked about the church property, as the deal has already been made with the Church of Jesus Christ of Latter-day Saints. **Gibson** noted that it will eventually come before them through the conditional use permit process. Due to the size and quasi-public building use, it will likely be seen again by the Planning Commission.

Commissioner **Frank Adams** asked about the cul-de-sac at the end of 350. **Gibson** briefed **Adams** on the process of this road, as he was absent last meeting. He said for maintenance and snowplowing reasons, it would be better to line things up straight there. However, the Commission and Council can decide differently. It is not possible to keep this as a dead-end. Commissioner **Scott Behunin** said the sidewalk stops on the lots prior to the end of the cul-de-sac, and it would make sense for the sidewalk to continue. The applicant said that after a curb and gutter is installed, two property owners will need to redesign how their driveways and approaches line up to the new infrastructure.

Adams said he discussed Paragraph 3A with Staff earlier regarding the deed restriction and some typos.

MOTION:

Frank Adams made a motion that the Planning Commission **approve** the proposed SSF lot and recommend approval of the use of the Alternate Lot Standards for the Miller Hollow Subdivision as proposed, with the condition that the deed restriction gets amended as discussed earlier with the second sentence of Paragraph 3 being deleted, 3A being deleted, and the reference to Paragraph 10h being amended to reference 8h.

Findings 1-2:

1. The SSF Lot will create more affordable housing and owner occupancy for building equity meeting the Moderate-Income Housing route to qualify for use of Alternate Lot Standards.
2. The SSF Lot can be accessed and services as designed and is designed with sufficient space for construction of a modest home.

Supplemental Information 1-4:

1. Vicinity Map
2. Yield Plan
3. Schematic Subdivision Plan
4. SSF Lot Deed Restriction Draft

Scott Behunin seconded the motion, all in favor.

Chair Tyler Turner	X Aye ___Nay
Vice Chair Joey Hansen	X Aye ___Nay
Commissioner Randy Hopkins	X Aye ___Nay
Commissioner Frank Adams	X Aye ___Nay
Commissioner Scott Behunin	X Aye ___Nay
Commissioner Kevin Sanders	X Aye ___Nay
Commissioner Spencer Klein	X Aye ___Nay

SITE PLAN APPLICATION – no public hearing

Item #2: Logan Hammer on behalf of Lagoon Investment Company – Applicant is requesting a consideration Final Site Plan approval at the Lagoon Administrative Building. The project area is approximately 2.73 acres at 410 North 200 West.

Gibson presented this item. The subject property was recently rezoned to the Commercial Recreation (C-R) District and a conditional use and concept site plan was approved by the Planning Commission in August of 2025. Since that initial approval, the Lagoon project team has been working to finalize engineering details and address the Development Review Committee’s (DRC) technical review comments. Approval has previously been granted to allow preparation of the site, and Lagoon is now ready to finalize the site plan to begin construction on the building.

The concept plan has been approved. In addition to addressing comments from the DRC, the applicant has worked to satisfy the conditions of approval from the Planning Commission as indicated:

- Vacation of 200 West Street after approval by the City Council (COMPLETE)
- Create a landscaping plan to serve as a buffer to residential areas to the east to mitigate the removal of vegetation required for construction of the office and parking (COMPLETE)
- Lighting to be directed away from neighboring properties (COMPLETE)
- Have conversation with the DRC to prioritize a parking solution for the trailhead impacts (COMPLETE/ONGOING)
 - o Lagoon has contributed funds towards improving a new trail along the west side of their property at the request of the Council. Conversations are ongoing for additional opportunities to help residents access the Farmington Creek trail.

After weeks of review of a design which matches the concept plan, the applicant has determined that they would prefer to further expand their parking area to be certain there is sufficient capacity for their needs. This would require the demolition of an existing triplex (owned by Lagoon) and rezone of that portion of the property. Staff is supportive of this concept pending the rezone of the applicable land, which will need to occur through proper process with additional notice at a future date.

Original project description: The land is located on a dead-end portion of 200 West. The property owner intends to use this property for an employee services facility that 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 DRC is ok with the removal of the trailhead located near this site.

The applicant is requesting a zone change to Commercial Recreation Transition (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 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 BP (Business Park) zone for business and professional offices. Examples of conditions that the Commission may place include screening, landscaping, architectural elements, 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. During the Frightmares season, which has more employees during the regular summer season, had 470 employees using the

Applicant **Logan Hammer** said the changes were made in response to comments received during this process. The storm water (even from the triplex area) will all drain into proposed catch basins, which didn't require additional engineering. The tenants of the triplex are in the process of moving. **Adams** said he would prefer better landscaping for a screening wall on the north piece. The applicant said the southwest entrance and Park Lane entrance has alleviated traffic issues on the frontage road. During the Frightmares season, which has more employees than Lagoon's regular summer season, 475 cars in the employee parking lot. The originally proposed parking lot included 450 stalls, and the expansion adds 80 more. Commissioner **Kevin Sanders** would like to see the historic home to the east restored in the future.

MOTION:

Joey Hansen made a motion that the Planning Commission approve the final site plan including the expanded parking option and preliminary subdivision plan for the Lagoon Administrative Building. Subject to all applicable Farmington City development standards and ordinances and the following Conditions 1-2:

1. The expanded parking option is subject to approval of a rezone of the applicable property to the CRT zoning district after holding the required public hearing to receive a recommendation by the Planning Commission and meeting with the City Council. Approval of this rezone is not guaranteed.
2. A note or details be included on the plat to allow a Public Utility Easement in the private drive or where determined necessary by the City Engineer.

Findings 1-3:

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. The final site plan complies with 11-7-070 (Standards for Construction of...Commercial Recreation Uses...on an Undeveloped Site).
3. The conditions and requirements of the initial approval have been satisfied by the applicant.

Supplemental Information 1:

1. Vicinity Map, Concept Site Plan and Elevations, Final Site Plan, Expanded Parking Option, Plat

Randy Hopkins seconded the motion, all in favor.

Chair Tyler Turner	X Aye ____Nay
Vice Chair Joey Hansen	X Aye ____Nay
Commissioner Randy Hopkins	X Aye ____Nay
Commissioner Frank Adams	X Aye ____Nay
Commissioner Scott Behunin	X Aye ____Nay
Commissioner Kevin Sanders	X Aye ____Nay
Commissioner Spencer Klein	X Aye ____Nay

SUMMARY ACTION AND OTHER BUSINESS

Item #3: Applications and Approval of Minutes

a. January 22, 2026, Planning Commission Minutes

- i. **Frank Adams** made a motion to approve the summary action items listed.
- ii. **Kevin Sanders** seconded the motion, which was unanimous.

Chair Tyler Turner	X Aye ____Nay
Vice Chair Joey Hansen	X Aye ____Nay
Commissioner Randy Hopkins	X Aye ____Nay
Commissioner Frank Adams	X Aye ____Nay
Commissioner Scott Behunin	X Aye ____Nay
Commissioner Kevin Sanders	X Aye ____Nay
Commissioner Spencer Klein	X Aye ____Nay

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

a. February 3, 2026, City Council Report

- i. The Tri Pointe Townhomes was discussed and in favor from the Council. These are the townhomes near the new park. The Council followed the Commission's recommendation accepting land for moderate-income housing. They will be back soon for preliminary plat.
- b. **Turner** and **Gibson** had a meeting earlier that day to prepare for this Planning Commission meeting. **Hansen** will participate Feb. 19 in place of **Turner**.
- c. A new hotel off of Station Parkway is now under construction. Site preparation work is going forward.

ADJOURNMENT

Randy Hopkins motioned to adjourn at 7:37 PM.

Chair Tyler Turner	X Aye ____Nay
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Vice Chair Joey Hansen
Commissioner Randy Hopkins
Commissioner Frank Adams
Commissioner Scott Behunin
Commissioner Kevin Sanders
Commissioner Spencer Klein

X Aye ___ Nay
X Aye ___ Nay
X Aye ___ Nay
X Aye ___ Nay
X Aye ___ Nay
X Aye ___ Nay

Joseph Hansen

~~Tyler Turner, Chair~~

Joseph Hansen
Vice Chair

