



NOTICE OF REGULAR MEETING OF THE DAVIS COUNTY PLANNING COMMISSION

PUBLIC NOTICE is hereby given that the Davis County Planning Commission, Farmington, Utah, will hold a Planning Commission Meeting at 61 S Main Street, Room 303, Farmington, Utah, commencing at 6 PM on August 7, 2025.

Comments regarding agenda items may be directed to the Planning Commissioners during the meeting or by emailing comments to **CED Email** by 5:00 PM the day before the meeting.

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Davis County Community and Economic Development Office at (801) 451-3279 at least 24 hours in advance of the meeting.

MEETING CALLED TO ORDER

- 1 **Roll Call**
- 2 **Pledge of Allegiance**
- 3 **Declaration of Conflict of Interest**

MEETING MINUTES

- 4 **2025-869. Approval of the Planning Commission Meeting Minutes for June 5, 2025**

BUSINESS/ACTION

- 5 **2025-873. Consideration of a Proposal from Larry and Nancy Mills for an Agriculture Protection Area**

CLOSING REMARKS

ADJOURNMENT

08/05/2025

Posted by the Davis County Community and Economic Development Department



DAVIS COUNTY PLANNING COMMISSION
MEETING MINUTES



Thursday, June 5, 2025

The Davis County Planning Commission met for their regularly scheduled meeting at 6:00 PM on June 5, 2025, in room 303 of the Davis County Administration Building, 61 South Main Street, Farmington, Utah. Required legal notice of this meeting was given.

MEETING CALLED TO ORDER

1 Roll Call

Pledge of Allegiance - Commissioner Grubb
Declaration of Conflict of Interest -None

Present:

Board Chair Russell Lindberg
Board Member Ali Avery
Board Member Tim Grubb
Board Member Lowell Mielke

Excused:

Board Vice-Chair Porter Heusser

Absent:

Davis County Staff Present:

Davis County Planning Manager Jeff Oyler
Davis County Planner Jenny Bloemen
CED Staff Debbie Sherman

Others Present:

DeVan Pack
Dylan Jacobs

MEETING MINUTES

2 2025-842. Approval of the Planning Commission Meeting Minutes for March 6, 2025.

VOTING:

Motion to Approve Item 2: Russell Lindberg. Second: Porter Heusser. All present voted aye.

BUSINESS/ACTION

3 2025-847. Public Hearing: Conditional Use- Ancillary Agricultural Activity Pack Farms
Applicant: DeVan Pack, 1802 W Grovers Lane, UT 84025

VOTING:

Motion to Open Public Hearing Item 3: Tim Grubb. Second: Ali Avery. All present voted aye.

Planner Bloemen read the staff report and introduced item 3.

Jeff Oyler mentioned he attended the Zoppe circus. He addressed any concerns about parking spaces, stating there was adequate parking. He also said there was plenty of seating in the tent. He thought it was a professional, fun experience. He said last year, the Farmington Fire Marshall was not happy with the set-up of this circus. This year we need to make sure we address all the concerns of the Fire Marshall.

There was a discussion about business licenses and if the Fire Marshall had to sign off on the business license. Instead of having a condition of the Farmington Fire Marshall approval, we should have them obtain a business license that has to have the current Fire Department's approval.

Devan Pack gave a history of Pack farms, and how they started selling pumpkins, and then started doing the additional fall activities. He explained how last year, the Zoppe circus contacted him about using his land for the circus. The Circus went to the Davis County Health Department to get the permits they needed to sell popcorn and drinks. They were told that was all they needed from the County. Then the Fire Marshall came to the Circus and was upset that Devan did not have a conditional use permit for the circus. That is why he is applying for one now, so he can make sure he gets all the permits he needs and passes the Fire Marshall's requirements. Pack Farms has been selling pumpkins at this site for 20 years. The haunted trail has been there for the past two years. The Circus was new last year. There was a discussion about parking. He has plenty of room for parking for all the events. The circus will be earlier this year, so it doesn't overlap with the set-up for the haunted trail.

VOTING:

Motion to Close the Public Hearing for Item 3: Tim Grubb. Second: Lowell Mielke. All present voted aye.

4 2025-850. Discuss/Approve/Deny: Conditional Use Ancillary Agricultural Activity Pack Farms
Applicant: DeVan Pack, 1802 W Gloves Lane, UT 84025

There was a discussion about how to approve the conditional use permit only to have the Fire Marshal say it wouldn't work. It will be up to Pack Farm to complete the list of requirements from the Fire Marshal. One of the requirements needs to state that Pack Farms needs to have a business license for each activity. There was a question about land zoning and if it was in Ag protection. The property is zoned A10, and it is not under Ag protection. Commissioner Avery suggested removing number eight from the list of recommendations. She also suggested we include a requirement for adequate parking.

VOTING:

Motion to Approve Item 4: Ali Avery, subject to the following conditions:

1. Each vendor should obtain Davis County business license.
2. All concessions to meet the Davis County Health Department regulations.
3. Applicant will submit a written plan indicating hours of operation.
4. Provide adequate off street parking with two ingress/egress points to meet fire code as determined by county staff.
5. Provide ADA accessible restrooms (portable restrooms are ok)
6. Provide an ADA accessible sales counter no taller than 34".
7. Keep the property in a clean and orderly manner, free from garbage and debris.

Second: Tim Grubb. All present voted aye.

CLOSING REMARKS

- Land Use training. Planner Bloemen reminded the commissioners to get their four hours of training done before the next meeting.

ADJOURNMENT

Our next meeting is scheduled for July 3rd. We do have some business to discuss. Should we reschedule or cancel? The decision was made to cancel.

Commissioner Avery made a motion to adjourn the meeting. Commissioner Lowell seconded. The motion passed.

VOTING:

Motion to Adjourn : Ali Avery. Second: Lowell Mielke. All present voted aye.

Minutes Prepared by: Debbie Sherman

Minutes Approved on: _____



PLANNING STAFF REPORT

AGENDA ITEM

2025-873, Consideration of a Proposal from Larry and Nancy Mills for an Agriculture Protection Area

BACKGROUND

PUBLIC HEARING REQUIRED: Yes

APPLICANT: Larry and Nancy Mills

ADDRESS: 2772 S 4000 W, Syracuse UT 84075

ZONE: A-10

ACREAGE: 5.91

APPLICABLE CODES: Utah State Code 17-41-202

LEGAL DESCRIPTION:

121020047: MILLS, LARRY E & NANCY A

BEG AT A PT 40 RODS S ALG THE SEC LINE FR TH NW COR OF SEC 20-T4N-R2W, SLB&M; & RUN TH E 660 FT; TH S 330 FT; TH W 660 FT TO THE SEC LINE; TH N ALG SD LINE 330 FT TO THE POB. CONT. 5.00 ACRES SUBJECT TO A PUBLIC ROAD R/W OVER THE W12 FT THEREOF.

121020049: MILLS, LARRY E & NANCY A

BEG AT A PT 600 FT S OF THE NW COR OF SEC-20-T4N-2W, SLB&M; & RUN TH E 660 FT; TH S 60 FT; TH W 660 FT; TH N 60 FT TO THE POB. CONT. 0.91

EVALUATION

Davis County has received an agriculture protection zone application for property located in Unincorporated Davis County, near Syracuse City. (see attachments). The property consists of two parcels with an existing single family dwelling and agriculture.

The Agriculture Advisory Board reviewed the application on June 12, 2025 and made a recommendation to approve the application. See attached recommendation.

Staff conducted a site visit and gathered the following information from the applicant.

1. The Mills family has been farming the land southwest of Syracuse city for over 150 years. Aside from the Mills residence, the entirety of their land is currently used for cattle feed operations. In addition, they also grow and bail hay on adjacent land leased from the Nature Conservancy and source out approximately 25 acres of local corn silage for winter feed. The cattle feed operation runs approximately November through June and then the animals are moved to a pasture outside of Davis County.
2. All parcels are zoned for agricultural use. Zoning is A-10 Agriculture and Farm Production. The purpose of this zone is to promote and preserve agricultural production, open space and areas that can produce agricultural or farm animal products for sale or where families may engage in family food production, and create enough space for an appropriate number of farm animals

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and fowl to be kept for personal use or for sale.

3. The Mills family received two grants that allowed them to pipe an irrigation ditch and install a new irrigation system. They are currently seeking additional grants with plans to expand the irrigation and grow more hay.
4. The applicant anticipates increasing interest and demand for maintaining open space and the locally-grown food that is produced in that space.

The criteria set out by state law have been met with this application as follows:

1. The properties are currently being used for agricultural production/livestock.
2. The land is zoned for agriculture.
3. Davis County has not received any objections.
4. The owner anticipates receiving grant money to continue to improve water systems which would allow more production.

ATTACHMENTS

1. Maps
2. Application
3. Ag Board Recommendation - Mills 2025

RECOMMENDATION

I make a motion to:

Recommend approval to the Davis County Commission for the creation of an Agriculture Protection Area for Larry and Nancy Mills located at 2772 S 4000 W, Syracuse, UT 84075, parcels 121020047 and 121020049.

Created by: Jenny Bloemen, Planner I
Proposed Meeting Date: 8/7/2025

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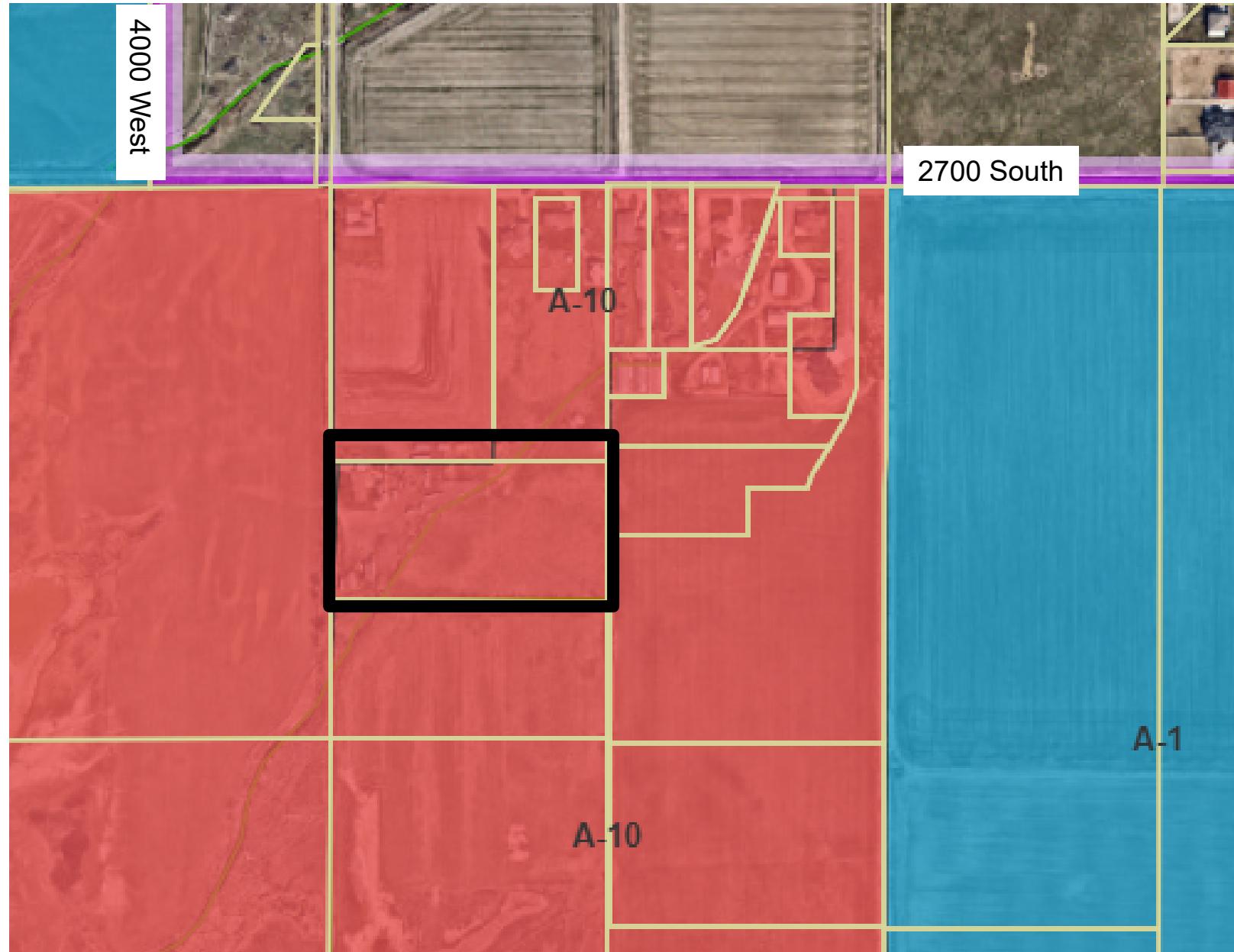
Agriculture Protection Application – Mills

2772 SOUTH 4000 WEST, Syracuse, UT

Parcels: 121020047, 121020049

Total Acreage: 5.91 acre

Zone: A-10 Agriculture and Farm Production





Agriculture Protection Application – Mills

2772 SOUTH 4000 WEST, Syracuse, UT

Parcels: 121020047, 121020049

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Agriculture Protection Application – Mills
2772 SOUTH 4000 WEST, Syracuse, UT

Parcels: 121020047, 121020049

Total Acreage: 5.91 acre

Zone: A-10 Agriculture and Farm Production



Date: June 12, 2025

To: Davis County Planning Commission and County Commission

From: Rulon Fowers, Chair Davis County Agriculture Protection Advisory Board

Re: Agriculture Protection Application – Larry Mills

The Davis County Agriculture Protection Advisory Board made a recommendation on June 12, 2025, to the Davis County Planning Commission and County Commission, to approve the application from Larry Mills for Agriculture Protection on parcels: 121020047 and 121020049, total acreage 5.91. If you should have any questions concerning this action, please contact me at 801-451-3279.

Thank you,

 6/12/25

Rulon Fowers
Chair Davis County Agriculture Protection Advisory Board