

BOARD OF DAVIS COUNTY COMMISSIONERS MINUTES

Board of Davis County Commissioners - Work Session Minutes Tuesday, January 27, 2026

The Board of Davis County Commissioners met for a scheduled meeting at 9:15 AM on January 27, 2026, in room 306 of the Davis County Administration Building, 61 South Main Street, Farmington, Utah. Required legal notice of this meeting was given.

All documents from this meeting are on file in the Davis County Clerk's Office. The agenda for this meeting is incorporated into the minutes as item headers.

Following the approved Davis County policy, artificial intelligence (AI) was utilized in the preliminary creation of these minutes. The final minutes were edited and completed by Davis County Clerk's Office staff.

ROLL CALL

Chair John Crofts	Community and Economic Development (CED)
Vice Chair Bob Stevenson [joined at 9:25]	Director Kent Andersen
Commissioner Lorene Kamalu	CED Planning Manager Jeff Oyler
County Clerk Brian McKenzie	CED Planner Jenny Bloemen
County Controller Scott Parke	Planning Outpost Consultant Valerie Claussen
Chief Deputy Civil Attorney Neal Geddes	Deputy Clerk Solana Guest

AGENDA ITEM

1 9:18 - 9:45 AM

#2026-108. A Work Session to Discuss a General Plan and Code Amendment Introduction - recommended by Jenny Bloemen, Planner I, Community & Economic Development - Planning

[01:30] Jeff Oyler introduced CED's major project for the year: rewriting several County CED ordinances. He explained that the current General Plan was last updated in 2005. While the unincorporated land in the County hasn't changed much, it is important to strengthen and enhance the plan, and establish rules regarding the 2,500 developable acres.

[02:58] The key goals in the plan update include:

1. Strengthen the plan regarding the Farmington mountainside, emphasizing that no building will occur on those mountains.
2. Address the wetlands on the west side of the County, which will remain in the unincorporated County.
3. Engage in strong conversations with cities regarding future annexation of unincorporated areas.
4. Strengthen the concept that unincorporated Davis County is not in the development business; residential, commercial, and industrial development should occur within a city.

[04:10] Jeff explained that the County will likely retain specific areas, such as the Chevron Oil refinery, the North and South Davis Sewer District, and the refuse dump, which is commonly believed to be apart of Layton. Though the County has tried to make that annexation happen, Layton has shown no interest in incorporating it into their city.

[05:10] Jeff laid out other vital components for the update to the General Plan, including:

1. Ordinance Rewrites: The CED is rewriting Title 14 (Building Code) and Title 15 (Land Use and Zoning Code) to reflect the County's current path.
2. Resource Management Plan: This element of the General Plan, originally created in 2017, will be updated.
3. Water Management: A new state requirement mandates a countywide water management element in the General Plan, which will address water conservation, potentially involving the Great Salt Lake.

[06:50] Jeff introduced Valerie Clawson, the consultant from Planning Outpost, whom Davis County hired for the plan update. Valerie and Jeff have worked together for years, and Jeff says she has done amazing work

along the Wasatch Front with her own consulting company. Commissioner Crofts mentioned he has read some of Valerie's work and has never found any syntax mistakes or misspelled words.

[07:45] Valerie detailed what her firm specializes in, mainly general plan amendments, creating general plans, small specific area plans, and zoning code rewrites. She presented the project scope using a slideshow [see Attachment A], discussing:

1. Project Overview: The project involves a General Plan and Resource Management revision and a Zoning Code update [see Attachment A5-8].
 - o Valerie clarified the definition of a General Plan, which is: A long-range strategic document (10–20 years) guiding decision-making, distinguishing it from a zoning code or a guarantee for rezoning.
 - o The plan will not focus on managing roads or growth in the unincorporated County but will define roles and limits. The County will focus on health, safety, and emergency services, while cities should manage growth and services.
 - o State code updates will be incorporated into the plan to ensure compliance.
 - o The project is unique because the County is updating the code simultaneously to ensure it aligns with the new General Plan and addresses any gaps between the plan and code.
2. Public Engagement Program: The plan to engage the public starts with the Commission meeting being held right now, then will include community meetings, a project website, stakeholder meetings, and public hearings [see Attachment A10-11].
 - o A "Land Use and Prioritizing" open house is scheduled for March 11, where the community can come and ask questions.
 - o The project website will be a passive way to keep the community informed, where citizens can view documents, current processes, and a phone number where people can get questions answered.
 - o The stakeholder meetings will be held online and in-person, and the County will define who the stakeholders are. They are typically chambers of commerce, regional councils, and school districts.
 - o Work Session meetings such as this one will be held in preparation for the statutorily required public hearing, where the General Plan will be discussed with the community.
 - o The Zoning Code update is more technical; engagement will primarily involve joint work sessions with the Planning Commission, though a stakeholder meeting and public hearing will still occur.
3. Project Schedule: The schedule is aggressive, aiming for a 12-month completion with five primary phases [see Attachment A13]. Phase 1 involves compiling existing conditions and GIS data, and will extend over the full 12 months. Phase 3 kicks off with this meeting and the upcoming March Open House. Phase 4 will start with the drafting of the General Plan, since the framework is already established, and the code gap analysis will run concurrently. Following that, the zoning code will be drafted, which will require extensive "back-and-forth" review with staff and legal teams due to its technical nature.

Commissioner Kamalu pointed out a scheduling conflict with that date and the Commissioners, and Director Andersen and Valerie agreed the date and time could be adjusted accordingly. She also emphasized the challenges of marketing and suggested promoting the "Land Use" Open House immediately to ensure attendance from both unincorporated residents and city officials. Valerie clarified that direct mail marketing will focus on unincorporated residents as they will be impacted the highest, and will be the most invested. City officials will be included as stakeholders because the impact on general city residents is nominal. Commissioner Kamalu noted that active transportation plans in other jurisdictions used social media effectively for engagement. Director Andersen clarified that social media marketing is not in the scope of the agreement with Outpost Planning and that the County would use its own newsletter and social media platforms. Commissioner Kamalu mentioned that being proactive in public engagement is important to enhance transparency. Valerie noted that while public engagement has declined, it is important to offer and document the various opportunities presented to the community.

[21:35] Director Andersen stated that CED staff would gather Commission input continuously rather than holding a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis during this specific meeting. Commissioner Kamalu suggested utilizing the "giant" transportation plan in this project, and Jeff confirmed that elements of the active transportation plan and regional trail systems will be integrated. Commissioner Kamalu mentioned a recent meeting with lobbyists regarding federal money available for water projects, and suggested contacting representatives for the Mutton Hollow area to see how those funds can be utilized.

[22:40] Jeff emphasized that this project requires an aggressive schedule and requested that Commissioners allow him to prioritize it over "pet projects" for the year. Commissioner Crofts agreed with Jeff and commended Valerie for her excellent presentation. He recommended integrating work by Steve Bowman from the State Department of Natural Resources' Geologic Hazards Program regarding natural hazards such as landslides and earthquakes. He noted that this data is free and updated, and he would like to see it incorporated.

[25:20] Jeff asked for a volunteer Commissioner to serve as a liaison for residents in the unincorporated County. Director Andersen noted that all Commissioners would likely be involved.

MEETING ADJOURNED

The meeting adjourned at 09:45 AM.

ATTACHMENTS

All publicly distributed materials associated with this meeting are noted as the following attachments:

1. A1-17 General Plan & Zoning Code Update

Minutes Prepared by:

Solana Guest
Deputy Clerk

Minutes Approved on:

02/10/2026



Brian McKenzie (Feb 11, 2026 17:17:47 MST)

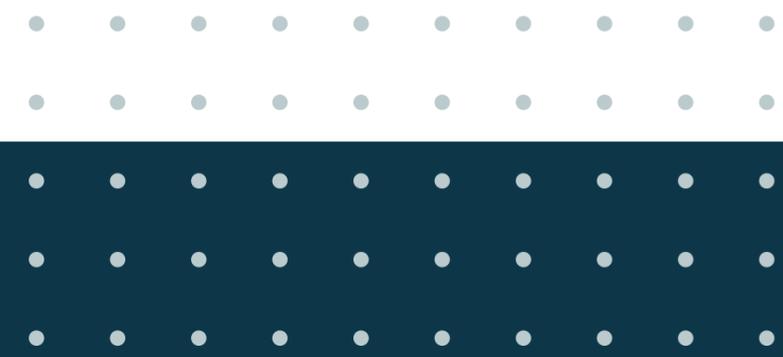
Brian McKenzie
Davis County Clerk



John Crofts (Feb 10, 2026 12:07:05 MST)

John V. Crofts
Commission Chair





GENERAL PLAN & ZONING CODE UPDATES

*Kick-Off Meeting
January 27, 2026*



PLANNING OUTPOST

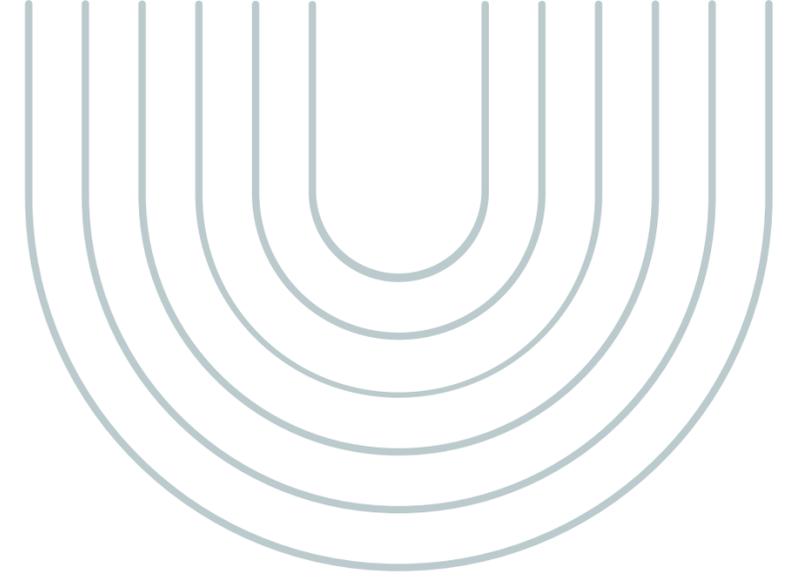
Planning Outpost, LLC is a boutique land use and municipal consulting firm specializing in serving local governments throughout the Intermountain West. Some of our primary services include:

- Drafting General Plans, Small and Specific Area Plans, county and city-wide strategic plans.
- Implementation tools such as Updating Codes, Zoning and Subdivision Ordinance revisions.
- Fee Studies/ Cost of Service
- Business Process Improvements
- Public engagement services
 - Plan Development
 - Leading/Execution
 - Reporting Outcomes



Planning Outpost





01. PROJECT OVERVIEW

02. PUBLIC ENGAGEMENT PROGRAM

03. PROJECT SCHEDULE

04. INPUT & DISCUSSION

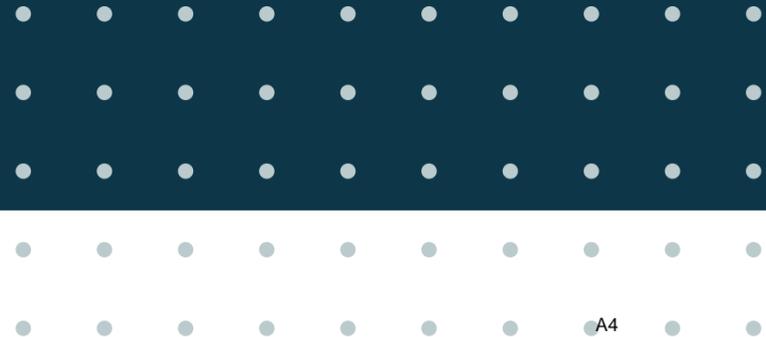
AGENDA



01.

PROJECT OVERVIEW

*General Plan & Zoning Code
Updates*



PROJECT OVERVIEW



PROJECT OBJECTIVES

Davis County General Plan and Resource Management Plan refresh & update:

- In the context of a **public engagement plan** so that it reflects the current desires and vision of the County and its residents **revise plan elements as needed to reflect recent changes in state law and mandated standards**
- **Adoption of a General Plan & Resource Management Plan that is compliant with Utah State Code.**

Davis County Code Title 14 and Title 15 Comprehensive Update:

- In the context of a **public engagement plan** so that it reflects the current desires and vision of the County and its residents rewrite these sections of the County Code to reflect recent changes in state law and mandated standards
- **Adoption of updated Chapters of the County Code that are compliant with Utah State Code, and which better implement the County's General Plan.**



WHAT A GENERAL PLAN IS...

A general plan is a long-range, strategic document that guides a county's growth, development, and **vision typically over 10 to 20 years** serving as a comprehensive guide for decision-making by officials, staff, developers, and residents.

WHAT IS A GENERAL PLAN IS NOT...

- ✓ NOT COUNTY LAWS OR THE SAME AS “THE ZONING CODE”
- ✓ NOT JUST A LAND USE MAP
- ✓ NOT A GUARANTEE FOR A REZONING OR SPECIFIC BUSINESSES



DAVIS COUNTY'S UNIQUE PLAN

Will not be about managing growth in unincorporated areas—
but about defining clear roles & limits

- ✓ County to continue to focus on administration, health & community services, public safety & emergency management.
- ✓ Cities are to manage their own growth & services
- ✓ Clear boundaries eliminate ambiguity
- ✓ Incorporating updates to the existing plans to bring current with State Code requirements (e.g. Resource Management Plan)



HOW DO WE IMPLEMENT THE PLAN?

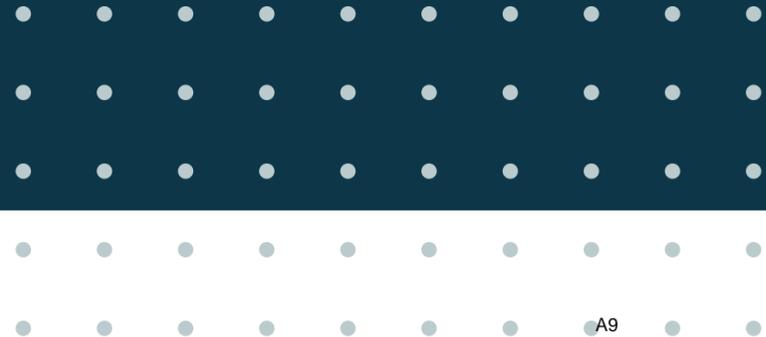
Update the County's Zoning Ordinance to reflect the General Plan's vision.

- ✓ ENSURE COMPLIANCE WITH STATE CODE
- ✓ AUDIT CODE FOR GAPS IN ALIGNMENT WITH GENERAL PLAN
- ✓ DIRECT GROWTH APPROPRIATELY TOWARD CITIES FOR ANNEXATION



02.

PUBLIC ENGAGEMENT *Program*



GENERAL PLAN

PUBLIC ENGAGEMENT PLAN



WE ARE
HERE

KICK-OFF MEETING

- Joint Planning Commission & County Commission Meeting
- Project Overview & Timeline



COMMUNITY MEETINGS

- Land Use & Priorities Open House
 - MARCH 11, 2026
- Final Plan Forum
 - Early Summer



PROJECT WEBSITE & DEDICATED ENGAGEMENT SPECIALISTS

- Project Website* (24/7)
- Specialists to answer questions



STAKEHOLDER MEETINGS

- An in-person & an online stakeholder meeting



WORK SESSIONS & PUBLIC HEARINGS

- Joint PC & CC Work Session
- PC & CC Public Hearings

*Visit morgancounty.planitusa.com for project website example



ZONING CODE UPDATE

PUBLIC ENGAGEMENT PLAN



LAND USE ORDINANCE UPDATE WORK SESSIONS

- In conjunction with Staff, we help facilitate work sessions with the Planning and County Commissions. These meetings can either be a joint work session or for the individual Commission.

WORK SESSION #1

WORK SESSION #2

WORK SESSION #3



STAKEHOLDER MEETINGS

- An In-person & an Online Stakeholder Meeting



PROJECT WEBSITE & DEDICATED ENGAGEMENT SPECIALISTS

- Specialists available to answer questions
- Project Website (24/7)



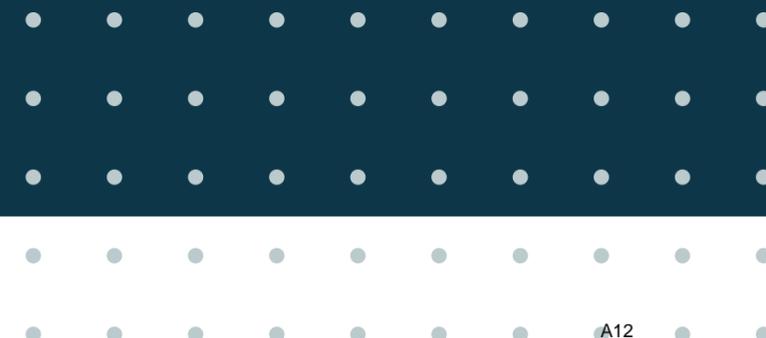
PUBLIC HEARINGS

- Planning Commission & County Commission Public Hearings

03.

PROJECT SCHEDULE

& Deliverables



MONTH



Phase 1:

INITIATE PROJECT MANAGEMENT

Deliverables:

- Project Work Plan
- Scope Matrix
- Fine Tune Schedule
- Finalize Public Engagement Plan
- Project Status Update

Phase 2:

EXISTING CONDITIONS & INITIAL ANALYSIS

Deliverables:

- Existing Conditions
- Update County Demographics
- Code Audit & Gap Analysis

Phase 3:

PUBLIC ENGAGEMENT

Deliverables:

- Public Engagement Program
- Project Website
- Open Houses
- Work Sessions
- Dedicated Engagement Specialists

Phase 4:

DRAFT PLAN & ORDINANCE REVISIONS

Deliverables:

- Draft General Plan Elements & Recommendations
- Draft Ordinance Revisions
- Work Sessions with Planning & County Commissions
- Obtain Feedback from Residents

Phase 5:

PLAN ADOPTION & IMPLEMENTATION

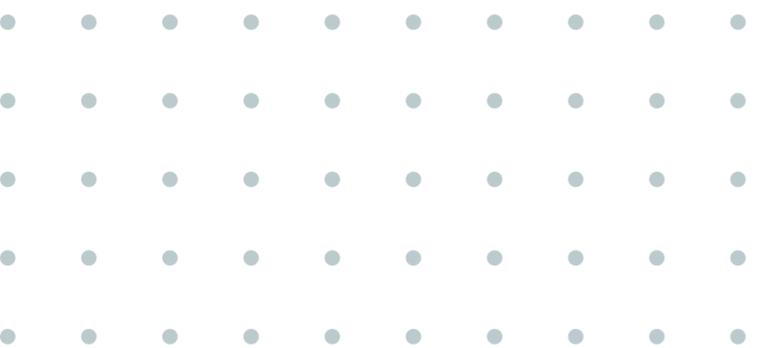
Deliverables:

- Final draft of the General Plan, Maps, & Appendices
- Final Work Sessions with PC & CC
- Public Hearings and Facilitate Plan Adoption Process
- Final draft of County Code Sections 14 & 15 Revisions



DAVIS COUNTY GENERAL PLAN & ZONING CODE UPDATES

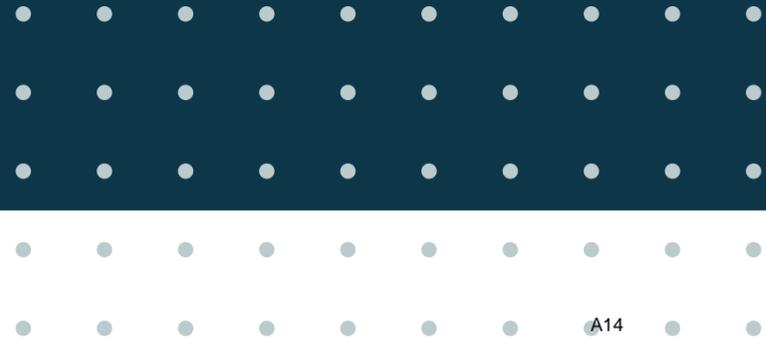
PROJECT SCHEDULE



04.

INPUT & DISCUSSION

What else should we know?





THANK YOU



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daviscounty@planningoutpost.com

STRENGTHS

What do we already have in our community that's working well or makes us proud?

S

W

WEAKNESSES

What are the things inside our community that aren't working as well as they should, or that hold us back?

OPPORTUNITIES

What good things outside our community could we take advantage of or bring here?

O

T

THREATS

What challenges or outside pressures could hurt our community in the future?