



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 84025, commencing at 5:30 PM on September 17, 2026.

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 **2026-964. Approval of the Planning Commission Meeting Minutes for September 3, 2026.**

BUSINESS/ACTION

- 5 **2026-968. Simple Boundary Line Agreement between Kellyn and Jamee Johnston parcel 141020011 and Wiley Fowers & Son, LLC parcel 141020029**

CLOSING REMARKS

ADJOURNMENT

09/16/2026
Posted by the Davis County Community and Economic Development Department



PLANNING STAFF REPORT

AGENDA ITEM

2026-964, Approval of the Planning Commission Meeting Minutes for September 3, 2026.

BACKGROUND

PUBLIC HEARING REQUIRED: No

NA

EVALUATION

NA

ATTACHMENTS

RECOMMENDATION

Approval of the Planning Commission Meeting Minutes for September 3, 2026.

Created by: Jenny Bloemen, Planner I
Proposed Meeting Date: 9/17/2026



DAVIS COUNTY PLANNING COMMISSION
MEETING MINUTES

Thursday, September 3, 2026

The Davis County Planning Commission met for their regularly scheduled meeting at 5:30 PM on September 3, 2026, 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

Chair Russell Lindberg
Commissioner Lowell Mielke
Commissioner Tim Grubb
Commissioner Porter Heusser

2 Pledge of Allegiance

Commissioner Lowell Mielke led the pledge of allegiance.

3 Declaration of Conflict of Interest

None

MEETING MINUTES

4 2026-848. Approval of the Planning Commission Meeting Minutes for August 12, 2026.

Commissioner Tim Grubb made a motion to approve the minutes for August 12, 2026. Commissioner Lowell Mielke seconded. The motion passed.

BUSINESS/ACTION

General Plan Presentation

Valerie Clawson from **Planning Outpost** delivered a presentation detailing the elements of the new General Plan:

Definition & Purpose: A long-range strategic document (guiding 10–20 years of county growth and development). It is not county law (like a zoning code) or a guarantee of rezoning.

- **Required Elements:** Includes Land Use, Transportation, Circulation, Water Use & Preservation, and a Resource Management Plan (RMP). Moderate-income housing elements are not required as Davis County falls below the population threshold for unincorporated county mandates.
- **Public Engagement Timeline:** Involved a kickoff in January, community workshops in March and August, and multiple commission work sessions.
- **Key Adjustments from Comments:**
 - Added the South Davis Greenway trail and adjusted a Chevron-owned parcel on the annexation map.
 - Added sensitive lands information on natural hazards.

- Correctly aligned the West Davis Corridor through West Point on the transportation map.
- Strengthened language regarding hillside preservation, clearly discouraging development in sensitive areas.

5 2026-852. Public Hearing for Davis County General Plan Amendments

Commissioner Lowell Mielke made a motion to open the public hearing. Commissioner Porter Heusser seconded. The motion passed.

The public hearing was opened, and one resident spoke:

- **Erin Spencer:** Sought clarity regarding whether her two-acre property (on the border of Kaysville and Layton) was slated for annexation.
- **Staff Response (County Planner Jeff Oyler):** Clarified that the General Plan represents a discretionary vision map rather than an immediate zoning action. For the border properties along Phillips Street, Mr Oyler stated that he believes—
 - Properties on the **north side** of Phillips Street are set for eventual annexation into **Layton**.
 - Properties on the **south side** of Phillips Street (including Mr. Spencer's property) are slated for eventual annexation into **Kaysville**.
 - This transition would most likely be triggered in the future if a property owner requests development or city services.

Commissioner Tim Grubb made a motion to close the public hearing. Commissioner Lowell Mielke seconded. The motion passed.

Commissioner Tim Grubb made a motion for the approval of the Davis County General Plan Amendments. Commissioner Porter Heusser seconded. The motion passed.

CLOSING REMARKS

Recommendations and Future Business

- **General Plan Approval:** The County Commission is tentatively scheduled to hold a public hearing on September 15, 2026.
- **Title 14 & 15 Updates:** Staff indicated substantial future work is coming on County Codes Title 14 and Title 15.
- **Upcoming Meeting:** To resolve an outstanding applicant boundary line adjustment before code changes are enacted, the commission agreed to hold an additional meeting on **Thursday, September 17, 2026, at 5:30 PM**.

ADJOURNMENT

Commissioner Tim Grubb made a motion to close the meeting. Commissioner Lowell Mielke seconded. The motion passed.

****These minutes are pending Planning Commission approval and are subject to change until approved.****

Minutes Prepared by: Debbie Sherman

Minutes Approved on: _____

AGENDA ITEM

2026-968, Simple Boundary Line Agreement between Kellyn and Jamee Johnston parcel 141020011 and Wiley Fowers & Son, LLC parcel 141020029

BACKGROUND

PUBLIC HEARING REQUIRED: No

APPLICANT NAME: Kellyn and Jamee Johnston

LOCATION ADDRESS: 1926 N 5600 W, Hooper UT 84315

ZONE: A-10

This application is for a simple boundary adjustment to transfer 1.14 acres of property from the Wiley Fower & Son's LLC property currently containing 31.95 acres to the adjacent property owner, Kellyn and James Johnson. No new lots are being created, and no additional development is proposed as part of this request.

This application is in compliance with applicable zoning regulations as follows:

- (1) The Conveyance Document complies with State Code 57-1-45.5,
- (2) Existing and new legal descriptions of the affected parcels are provided,
- (3) No public right-of-way, county utility easement, or other public property are affected,
- (4) No effect on existing easements, onsite wastewater systems, or internal lot restrictions; or
- (5) No result in a lot or parcel out of conformity with land use regulations.

EVALUATION

APPLICABLE CODES:

State of Utah 17-79-806. Simple boundary adjustment

- (1) A person may propose a simple boundary adjustment to a land use authority as described in this section.
- (2) A proposal for a simple boundary adjustment shall:
 - (a) include a conveyance document that complies with Section 57-1-45.5; and
 - (b) describe all lots or parcels affected by the proposed boundary adjustment.
- (3) A land use authority shall consent to a proposed simple boundary adjustment if the land use authority verifies that the proposed simple boundary adjustment:
 - (a) meets the requirements of Subsection (2); and
 - (b) does not:
 - (i) affect a public right-of-way, county utility easement, or other public property;
 - (ii) affect an existing easement, onsite wastewater system, or an internal lot restriction; or
 - (iii) result in a lot or parcel out of conformity with land use regulations.
- (4) If the land use authority determines that a proposed simple boundary adjustment does not meet

the requirements of Subsection (3), a full boundary adjustment is required.

57-1-45.5. Conveyance document for a boundary adjustment -- Form and effect.

(1) A conveyance document, as defined in Sections 10-20-102 and 17-79-102, for a boundary adjustment shall comply with this section.

(2) A conveyance document shall include:

- (a) the name and signature of each party to the conveyance document;
- (b) the address of each party to the conveyance document for assessment purposes;
- (c) a legal description of the parcel or lot owned by each party before the boundary adjustment;
- (d) a legal description of the parcel or lot owned by each party after the boundary adjustment; and
- (e) sufficient language to convey title from one party to another party, in conformity with the proposed boundary adjustment.

(3) In addition to the information required in Subsection (2), a conveyance document shall include as an exhibit, in a legible and recordable format:

(a) a visual or graphic of the proposed boundary adjustment and all properties affected by the proposed boundary adjustment, depicting:

- (i) the former boundary location;
- (ii) the new boundary location; and
- (iii) the size, shape, and dimensions of each adjusted parcel or lot;

(b) if the property owners have conducted a survey, a reference to the record of the survey map, as defined in Section 17-73-504, showing:

- (i) existing dwellings, outbuildings, improvements, and other physical features;
- (ii) existing easements, rights-of-way, conditions, or restrictions recorded or apparent;
- (iii) the former boundary location;
- (iv) the new boundary location;

(v) the size, shape, and dimensions of each adjusted lot or adjusted parcel; and

(vi) other existing or proposed improvements that impact or are subject to land use regulations; and

(c) if the conveyance document addresses a boundary adjustment that requires an amendment to a subdivision plat under Section 10-20-906 or 17-79-806, the amendment to the subdivision plat.

(4)

(a) A conveyance document is effective on the day it is recorded as part of a boundary adjustment.

(b) Before recording a conveyance document, a county recorder shall confirm that the conveyance document is:

(i) in a legible and recordable format, including any exhibit to the conveyance document; and

(ii) accompanied by a notice of consent to the boundary adjustment from a land use authority under Subsection 10-20-906(3) or (6) or Subsection 17-79-806(3) or (6).

(c) Upon receipt of a conveyance document, or any exhibit to a conveyance document, that is not in a legible and recordable format, a county recorder shall provide the person submitting the conveyance document with an explanation of the corrections necessary to record the conveyance document.

(5) The recording of a boundary adjustment presumptively:

(a) relocates an existing boundary by creating a new boundary between the adjoining properties;

(b) changes the size, shape, or configuration of two or more adjoining lots or parcels;

(c) does not affect any previously recorded easement unless the easement is expressly and properly modified by the boundary adjustment; and

(d) affixes the ownership of the adjoining parties to the adjusted boundary.

Davis County Section 15.08.010 Designation Of Land Use Authority

The Davis County Planning Commission is designated as the Land Use Authority as defined by Section 15.01.100(59).

ATTACHMENTS

RECOMMENDATION

Approval of a Simple Boundary Line Agreement between Kellyn and Jamee Johnston and Wiley Fowers & Son, LLC.

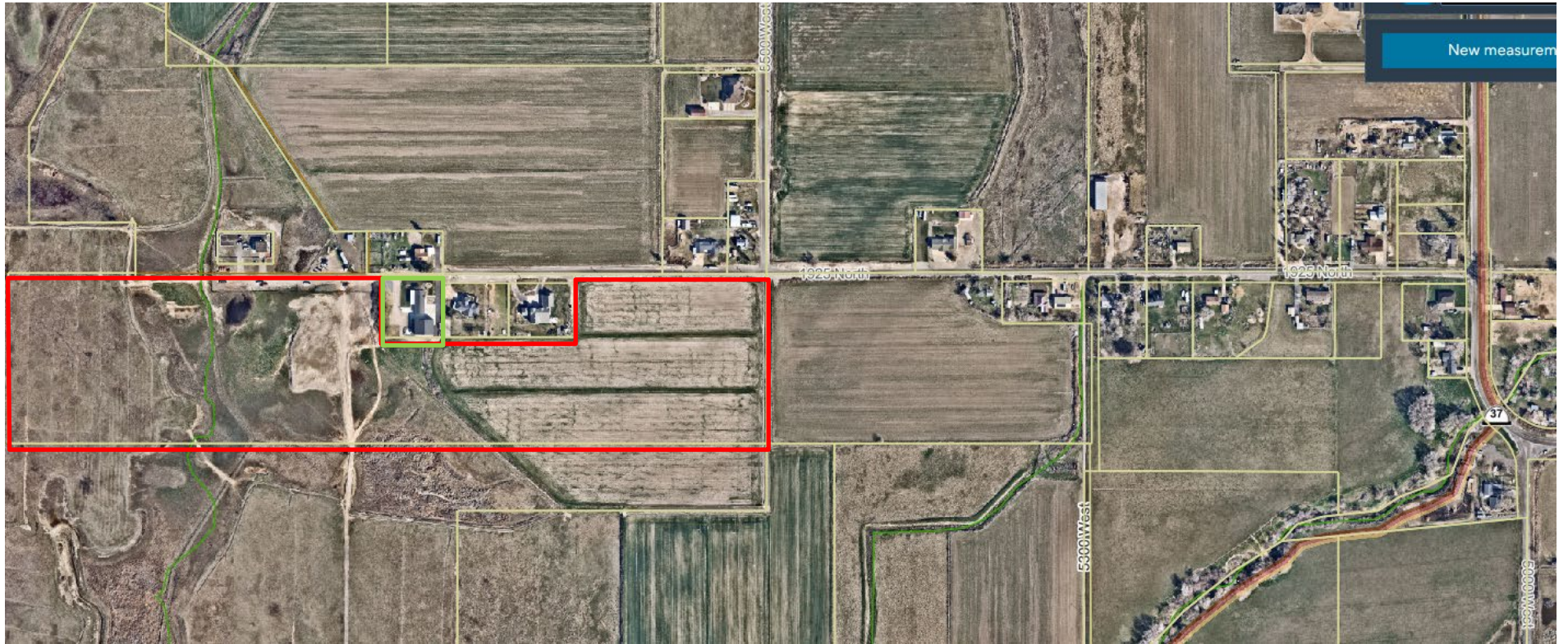
Created by: Jenny Bloemen, Planner I
Proposed Meeting Date: 9/17/2026

Simple Boundary Line Adjustment

Johnston - Fowers

Hooper, UT 84315

Parcel: 141020011 and 141020033



NARRATIVE:

Boundary Consultants was retained by Kurt Fowers to survey a portion of the Wiley W. Fowers & Son, L.L.C. holdings and prepare a Simple Boundary Adjustment with the adjoining owners Kellyn and Jermee Johnston Family Trust dated March 3, 2020.

This survey was carried out using a Trimble R8S GPS System with ground distances being determined by GEOD Model CONUS 12B @ height 4133.00 feet and no collaboration. Basis of Bearing for this survey is GEODETIC NORTH as determined by GPS or South 89°58'37" West 2655.51 feet between the Davis County Surveyor's monuments marking the south line of the Northwest Quarter of said Section 25.

Section monumentation was found as depicted hereon as well as found or set boundary evidence.

CURRENT DESCRIPTIONS:

WARANTY DEED, ENTRY #3059927, (PARCEL #14-102-0011).

Beginning 1133.0 feet WEST and 2064.7 feet SOUTH of the Northeast Corner of the Northwest Quarter of Section 25, Township 5 North, Range 3 West, Salt Lake Base and Meridian, running South 00°11' East 203.5 feet; thence South 89°49' West 214 feet; thence North 00°11' West 203.5 feet; thence North 89°49' East 214 feet to the point of beginning.

WARANTY DEED, ENTRY #2175265, (PARCEL #14-102-0026, A.K.A. 14-102-0029).

Bag at SE Cor of NW ¼ of Sec 25--T5N--R3W, SLW; th N 9 chs; th W 902.78 ft; th S0°11' E 222.2 ft; th S89°49' W 444.22 ft; th N0°11' W 222.2 ft; th W 1293 ft, M/L, to see line; th S 9 chs; th E 40 chs to pob.

QUIT CLAIM DEED, ENTRY #20838, (PARCEL #14-102-0029).

Beginning at a point which is 1133.0 feet WEST and 2056.7 feet SOUTH from the Northwest Corner of the Northwest Quarter of Section 25, Township 5 North, Range 3 West, Salt Lake Base and Meridian, running thence South 00°11' East 8.0 feet; thence South 89°49' West 214.0 feet; thence North 00°11' West 8.0 feet; thence North 89°49' East 214.0 feet to the point of beginning.

NEW JOHNSTON DESCRIPTION:

A parcel of land lying and situate in the Northwest Quarter of Section 25, Township 5 North, Range 3 West, Salt Lake Base and Meridian, comprising 2.14 acres, by combining the 1.00 acres described in that certain Warranty Deed recorded as Entry #3059927, the 0.04 acres described in that certain Quit Claim Deed recorded as Entry #620838, and a 1.10 acre portion of that particular parcel of land described in that certain Warranty Deed recorded as Entry #2175265, of the Davis County Records. Basis of Bearing for subject parcel being South 89°58'37" West 2655.51 feet between the Davis County Surveyor's monuments marking the south line of the Northwest Quarter of said Section 25. Subject parcel being more particularly described as follows:

Commencing at the Davis County Surveyor's monument marking the Center Quarter Corner of said Section 25, thence South 89°58'37" West 1135.42 feet; thence North 00°12'31" West 351.89 feet to a number five rebar and cap stumped "P.L.S. 356548" and the True Point of Beginning; thence South 89°58'37" West 406.22 feet to a number five rebar and cap stumped "P.L.S. 356548"; thence North 00°14'24" East 225.65 feet to a number five rebar and cap stumped "P.L.S. 356548" set on the center line that particular ingress-egress easement granted to West Point City by that certain document recorded as Entry #3555209 in the Davis County Records; thence North 89°58'42" East 192.20 feet coincident with the centerline of said easement to a "MAG" spike and washer stumped "P.L.S. 356548"; thence North 00°01'18" West 6.46 feet to the northwest corner of Davis County Tax Parcel 14-102-0029, described in that certain Quit Claim Deed recorded as Entry #20838 of said County Records; thence North 89°58'42" East 214.42 feet to the northeast corner thereof; thence South 00°01'18" East 8.00 feet to the southeast corner thereof; thence South 01°55'52" West 20.10 feet along an ancient boundary fence; thence South 00°14'24" West 184.05 feet along an ancient boundary fence to a number five rebar and cap stumped "LANDMARK"; thence South 00°18'11" East 20.00 feet to the point of beginning.

Contains 2.14 acres, or ±93,024 sq. ft.

SUBJECT TO AND GRANTING: a perpetual non-exclusive ingress-egress easement to Kurt W. Fowers, Wiley A. Fowers & Son, L.L.C., Cole and Emily Tubbs, their guest, assigns and successors in title described as follows:

Commencing at the Davis County Surveyor's monument marking the Center Quarter Corner of said Section 25, thence South 89°58'37" West 1135.42 feet; thence North 00°12'31" West 351.89 feet; thence North 00°18'11" West 20.00 feet; thence North 00°14'24" East 184.05 feet; thence North 01°55'52" East 20.10 feet to the True Point of Beginning; thence South 89°58'42" West 213.00 feet; thence South 00°00'30" West 14.96 feet; thence South 89°58'42" West 192.27 feet to a number five rebar and cap stumped "P.L.S. 356548"; thence North 00°14'24" East 16.50 feet to a number five rebar and cap stumped "P.L.S. 356548"; thence North 89°58'42" East 192.20 feet to a "MAG" Spike and washer stumped "P.L.S. 356548"; thence North 00°01'18" West 6.46 feet; thence North 89°58'42" East 214.42 feet; thence South 00°01'18" East 8.00 feet to the point of beginning.

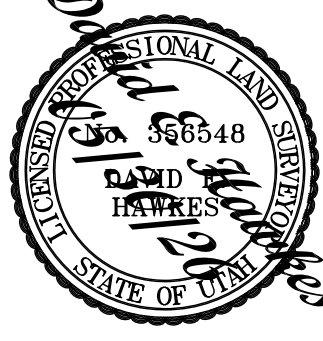
TOGETHER WITH: A perpetual non-exclusive ingress-egress easement over and across Davis County Tax Parcel 14-102-0030, and the north 16.50 feet of that particular ingress-egress granted to West Point City by that certain document recorded as Entry #3555209 of the Davis County Records lying directly north of the Grantor's Parcel.

REMANDER DESCRIPTION:

PARCEL #14-102-0029:

A parcel of land lying and situate in the Northwest Quarter of Section 25, Township 5 North, Range 3 West, Salt Lake Base and Meridian.

Beginning at the Center Quarter Corner of Section 25, Township 5 North, Range 3 West, Salt Lake Base and Meridian, thence South 89°58'37" West 2655.51 feet coincident with the center quarter section line to the West Quarter Corner of said Section 25, thence North 00°02'22" East 594.10 feet; thence North 89°58'42" East 443.82 feet; thence South 00°14'24" East 16.50 feet; thence North 89°58'42" East 406.22 feet; thence South 00°14'24" West 225.65 feet; thence North 89°58'53" East 406.22 feet; thence North 00°18'11" West 20.00 feet; thence North 89°58'49" East 463.06 feet; thence North 00°18'11" West 222.17 feet; thence North 89°58'49" East 672.35 feet; thence South 00°07'10" East 594.00 feet to the point of beginning.



DATE: 05-30-26
PLOT DATE:
SCALE: 1"=30'
PROJECT NUMBER: 2112001

RECORD OF SURVEY AND SIMPLE BOUNDARY ADJUSTMENT
BETWEEN DAVIS COUNTY TAX PARCELS 14-102-0029 & -0011
LYING AND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 25, THE SOUTHEAST QUARTER OF SECTION 26, THE NORTHWEST QUARTER OF SECTION 36, AND LOT 1 OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN

Boundary Consultants
Professional Land Surveyors
5554 West 2425 North, Hooper, Utah
801-792-1569
dave@boundaryconsultants.biz

DESIGNED	DEH
DRAFTED	DEH
CHECKED	DEH

SHEET 1
OF 1