

# FARMINGTON CITY – CITY COUNCIL MINUTES

November 12, 2024

## WORK SESSION

Present:

*Mayor Brett Anderson,  
City Manager Brigham Mellor,  
Mayor Pro Tempore/Councilmember Alex  
Leeman,  
Councilmember Roger Child,  
Councilmember Scott Isaacson,  
Councilmember Melissa Layton,*

*Councilmember Amy Shumway,  
City Attorney Paul Roberts,  
City Recorder DeAnn Carlile,  
Recording Secretary Deanne Chaston,  
Community Development Director Dave  
Petersen, and  
City Lobbyist Eric Isom.*

Mayor **Brett Anderson** called the work session to order at 6:40 p.m.

## **GENERAL PLAN OPEN HOUSE WITH FFKR ARCHITECTS**

FFKR Architects held an open house to gather public input on the General Plan update.

## **MILLER MEADOWS PHASE 9 CONCEPT PLAN DISCUSSION**

Community Development Director **Dave Petersen** said the Miller Meadows Phase 9 developer wants to have six lots, although they only qualify for four on the yield plan. These are conceptual 1,200 to 1,300 square foot lots. Some of the neighbors don't want the streets connected to 250 South.

Representing Rainey Homes, **Brock Johnson** said the proposed homes would match what is already in other phases of Miller Meadows, even in the nearby cul-de-sac.

When asked if they would rather have moderate-income housing or Transfer of Development Rights (TDRs), Councilmember **Alex Leeman** said he would rather have TDRs. Councilmember **Roger Child** said he is fine with the TDR option and proposed lot sizes.

Councilmember **Scott Isaacson** asked what the rules and long-term plans are for the City's TDRs. City Manager **Brigham Mellor** said the lion's share of TDRs up until now have been used to pay for the regional park. Going forward, the City needs to figure out what the TDR plan is; this is a legislative action. **Leeman** said spending them on the Old Mill may be a possibility. Councilmember **Amy Shumway** asked if the Rec Center could be expanded.

**Johnson** said the developer is intrigued with finding a way to implement the Detached Accessory Dwelling Unit (DADU) concept into new development. However, it may be difficult to have a DADU that has to be moderate-income housing. Therefore a TDR may be the most logical. It is difficult to have a deed-restricted unit. Increasing the supply is the only thing to steady the increase of housing costs. They would like to increase the amount of single-family homes in the \$600,000 to \$650,000 range.

Community Development Director **Dave Petersen** said the developer has to make a profit or it's not worth the risk. It has a lot to do with land values. According to the Utah Department of Transportation, the frontage road will have generous bike lanes and 10-foot-wide sidewalks.

## **REGULAR SESSION**

Present:

*Mayor Brett Anderson,  
City Manager Brigham Mellor,  
Mayor Pro Tempore/Councilmember Alex  
Leeman,  
Councilmember Roger Child,  
Councilmember Scott Isaacson,  
Councilmember Melissa Layton,  
Councilmember Amy Shumway,  
City Attorney Paul Roberts,  
City Recorder DeAnn Carlile,*

*Recording Secretary Deanne Chaston,  
Community Development Director Dave  
Petersen,  
Assistant Community Development  
Director/City Planner Lyle Gibson,  
Human Resource Director Holly Gadd, and  
Youth City Councilmembers Geneva  
Abrams, Courtney Burgon, Amelia Wilcox,  
Adley Garn, and Brecklyn Garn.*

### **CALL TO ORDER:**

Mayor **Brett Anderson** called the meeting to order at 7:02 p.m. Councilmember **Amy Shumway** offered the invocation, and the Pledge of Allegiance was led by City Manager **Brigham Mellor**.

### **PRESENTATION:**

#### **Musical Number – 3 Patriotic Treasures by Hopebox Choir**

Hopebox Boardmember **Becca Rhodes** said the Hopebox Theatre typically has seven main stage productions each year. The Hopebox Choir holds three concerts annually. All help bring hope and financial support to families battling cancer.

#### **Student Spotlight: Brynn Stoker**

Coach **Philip Portillo** nominated **Brynn Stoker** as student of the month. She is a talented softball player and pitcher. She is also a great mentor who often helps less experienced players not only on her own team, but also on the other team. She is nice, a good teammate, and an example of sportsmanship.

#### **Recognition of Holly Gadd for earning the Senior Certified Professional IPMA-SCP**

City Attorney **Paul Roberts** presented this agenda item, congratulating Human Resource Director **Holly Gadd**. She recently studied for and earned the International Public Management Association HR Senior Certified Professional (IPMA-SCP) certification. This is a certification for senior-level public sector HR professionals who demonstrate excellence and leadership in their field. **Gadd** has worked for Farmington for 19 years and is essential to the City.

### **BUSINESS:**

#### **Lyon Meadows Development Agreement (DA) and Deed Restriction**

Community Development Director **David Petersen** presented this agenda item. This proposed Planned Unit Development (PUD) is on the east side of the freeway and has a lot of corner lots that could be set up well for Subordinate Single-Family (SSF) dwellings. To get six lots, the applicant would have to offer moderate-income housing, a common area open space, or Transfer

of Development Rights (TDR). The proposed Development Agreement (DA) in the packet includes a 10-year restriction of occupancy on the deed restriction. They are still trying to figure out where and if detention basins are needed, which may determine lot layout. The City Engineer thinks that Davis County may allow them to discharge storm water into Haight Creek. Two lots may increase in size if no detention basins are needed. These lots would open right onto the frontage road. Unlike the nearby Oakridge Farms lots, this subdivision will have lots that will be traditionally maintained like side corner yards. The Zoning Administrator has the authority to waive fencing requirements, which may help neighbors get a fence in their front yard if they are worried about their children wandering onto a new connecting road. **Petersen** will reach out to the neighbor who expressed interest in this.

Councilmember **Scott Isaacson** wondered where the SSF lots would go. **Petersen** said the results of the final plat will determine that. The applicant still has to grind through preliminary plat. **Shumway** said she likes the 10-year deed restriction, as it includes a guarantee.

**Mayor Anderson** said this subdivision west of Oakridge Country Club is on a major road, and the concerns are more people, cars, and traffic, especially since it will connect to another neighborhood that previously had no connection. There is a housing shortage in the State of Utah, and affordable housing components are needed.

Councilmember **Roger Child** said the property owner has the right to develop. If the City denies them this right, it would be considered a taking, or taking away his property rights, which could get Farmington sued. The Council has to also look at the neighbors' rights to determine the best use of the property going forward. This triangle with the property owner, City, and neighbors is tricky.

***Motion:***

**Shumway** moved that the City Council approve the Development Agreement (enclosed in the Staff Report) and deed restriction for the Lyon Meadows PUD subdivision.

Finding 1:

1. The proposed Agreement and Deed Restriction meets one of the conditions of Preliminary PUD Master Plan Approval.

Supplemental Information 1-4:

1. Vicinity Map
2. Lyon Meadows Schematic Subdivision Plan/Preliminary PUD Master Plan, 9.19.24
3. Development Agreement
4. Deed Restriction

**Leeman** seconded the motion. All Councilmembers voted in favor, as there was no opposing vote.

Mayor Pro Tempore/Councilmember Alex Leeman	X Aye	___	Nay
Councilmember Roger Child	X Aye	___	Nay
Councilmember Scott Isaacson	X Aye	___	Nay
Councilmember Melissa Layton	X Aye	___	Nay
Councilmember Amy Shumway	X Aye	___	Nay

**SUMMARY ACTION:**

**Minute Motion Approving Summary Action List**

The Council considered the Summary Action List including:

- Item 1: Monthly Financial Report
- Item 2: Easement Encroachment Agreement for installation of sidewalk along the east side of 1100 West. The agreement is between the United States of America and Farmington City in connection with the Western Sports Park (WSP) facility improvements. It includes reasonable and acceptable measures to ensure the protection of the Bureau of Reclamation water line under identified pedestrian improvements.
- Item 3: Resolution appointing City Engineer **Chad Boshell** as representative and proxy for Farmington City at shareholder meetings of Davis County/Clark Water Company. Farmington owns 18 shares of stock in this private water company, which supplies irrigation water in West Farmington. Shareholders are considering dissolving the water company.
- Item 4: Main Street (Park Lane to Shepard Lane) Utility Relocation Agreement with the Utah Department of Transportation (UDOT) setting out the terms and conditions under which work on Farmington’s utilities is performed as part of the Main Street Widening Project.
- Item 5: Utah Transit Authority (UTA) Passenger Bus Stop Access and Use Agreement for the permanent installation of a bus stop shelter at 200 East and Glovers Lane.
- Item 6: Approve minutes for October 1 and October 15, 2024.

***Motion:***

**Child** moved to approve the Summary Action list Items 1-6 as noted in the Staff Report.

Councilmember **Melissa Layton** seconded the motion. All Council members voted in favor, as there was no opposing vote.

Mayor Pro Tempore/Councilmember Alex Leeman	X Aye	___ Nay
Councilmember Roger Child	X Aye	___ Nay
Councilmember Scott Isaacson	X Aye	___ Nay
Councilmember Melissa Layton	X Aye	___ Nay
Councilmember Amy Shumway	X Aye	___ Nay

**GOVERNING BODY REPORTS:**

**City Manager Report**

**Mellor** said he heard great things about the recent Veteran’s Day event. He would like the City to consider paying the Police and Fire Department overtime in order for them to come and participate in the event in the future. It would need to be included in a future budget.

**Shumway**, the City’s defacto “trail czar,” recently had a meeting with Davis County about the trail on the north side of Farmington Creek that has been shut down for two years. Apparently there isn’t a trail easement that runs through the state-owned parcel. With the State’s plans to expand, they want to talk about getting rid of the trail on the south side, instead building crossings across the creek to connect with the trail on the other side. She will bring the item back

to a future public meeting, and would like Councilmembers to let her know if they have concerns in the meantime. She said it makes sense to close the trail. The County is responsible for maintaining the Oakridge Preserve Trail behind Maverik, and the trail is now sluffing away. She would like to see better maintenance done on that trail. **Mellor** said Farmington has been indebted to the County for many years, and needs their cooperation in many ways. Small asks now could have larger repercussions going forward.

### **Mayor Anderson and City Council Reports**

**Layton** complimented the recent Veteran's Day program and said the cemetery is looking great. **Isaacson** mentioned the electronic analog sign in North Salt Lake right off the freeway. He would like Farmington to consider doing something similar.

**Isaacson** asked about All West providing services on Compton Road, as it was his understanding that they promised to provide their service to every resident in the City. He is not sure if that promise is binding or not. **Mayor Anderson** said it needs to be negotiated because less density makes it more expensive, and they are hitting more rocks. **Mellor** said they pulled more permits last week, and he will find out which areas they were for. **Shumway** said her area is interesting because they have no sidewalks and may have utility easement issues. Nobody inside her subdivision got the fiber.

**Isaacson** said Farmington needs to review its flooding ordinances on the West side, as they were written a long time ago before the West Davis Corridor (WDC). With more developments planned on the west side, he wonders if the culverts going through WDC are big enough. He also mentioned that he has received negative feedback on the tree sculpture concept associated with the regional park. It was on a diagram displayed at the recent groundbreaking event. **Mellor** said it was merely provided as an example, and it likely won't look like that.

**Child** asked if the Proposition #4 Recreation, Arts and Parks (RAP) Sales Tax passed on the ballot. **Mellor** said the votes were 77% to 23%, approving the tax for another 10 years. A decade ago, the vote was closer to 50%/50%.

**Mayor Anderson** requested that the members of the Youth City Council attending the meeting ask their fellow members to provide three good names for the new regional park.

**Mayor Anderson** said he got overwhelming recent feedback that residents want a year-round community pool option. He noted that both Kaysville and Fruit Heights don't have a community pool, and the cities may consider cooperating with Farmington. Davis County School District is potentially building a new pool facility.

**Mellor** mentioned that parking near the high school is still an ongoing problem. Since parking is considered a criminal violation, ticketing has to be handled by a police officer. If you don't pay your parking tickets, a warrant can be issued. There is a consideration to turn parking into a civil violation instead so that a code enforcement officer with the Planning Department can be sent to issue tickets. This will be on a January City Council agenda.

**CLOSED SESSION**

Present:

*Mayor Brett Anderson,  
City Manager Brigham Mellor,  
Mayor Pro Tempore/Councilmember Alex  
Leeman,  
Councilmember Roger Child,  
Councilmember Scott Isaacson,  
Councilmember Melissa Layton,  
Councilmember Amy Shumway,*

*City Attorney Paul Roberts,  
City Recorder DeAnn Carlile,  
Recording Secretary Deanne Chaston,  
Community Development Director Dave  
Petersen, and  
Assistant Community Development  
Director/City Planner Lyle Gibson.*

***Motion:***

At 8:09 p.m., **Layton** made the motion to go into a closed meeting for the purpose of discussion of the purchase, exchange, or lease of real property.

**Child** seconded the motion. All Council members voted in favor, as there was no opposing vote.

Mayor Pro Tempore/Councilmember Alex Leeman	X Aye	___	Nay
Councilmember Roger Child	X Aye	___	Nay
Councilmember Scott Isaacson	X Aye	___	Nay
Councilmember Melissa Layton	X Aye	___	Nay
Councilmember Amy Shumway	X Aye	___	Nay

Sworn Statement

I, **Brett Anderson**, Mayor of Farmington City, do hereby affirm that the items discussed in the closed meeting were as stated in the motion to go into closed session, and that no other business was conducted while the Council was so convened in a closed meeting.

    /s/ Brett Anderson    

**Brett Anderson**, Mayor

***Motion:***

At 8:31 p.m., **Shumway** made the motion to adjourn the closed meeting.

**Leeman** seconded the motion. All Council members voted in favor, as there was no opposing vote.

Mayor Pro Tempore/Councilmember Alex Leeman	X Aye	___	Nay
Councilmember Roger Child	X Aye	___	Nay
Councilmember Scott Isaacson	X Aye	___	Nay
Councilmember Melissa Layton	X Aye	___	Nay
Councilmember Amy Shumway	X Aye	___	Nay

**ADJOURNMENT**

***Motion:***

**Isaacson** made a motion to adjourn the meeting at 8:31 p.m.

**Leeman** seconded the motion. All Council members voted in favor, as there was no opposing vote.

Mayor Pro Tempore/Councilmember Alex Leeman	X Aye	___	Nay
Councilmember Roger Child	X Aye	___	Nay
Councilmember Scott Isaacson	X Aye	___	Nay
Councilmember Melissa Layton	X Aye	___	Nay
Councilmember Amy Shumway	X Aye	___	Nay

    /s/ DeAnn Carlile    

**DeAnn Carlile**, Recorder