



160 SOUTH MAIN
FARMINGTON, UT 84025
FARMINGTON.UTAH.GOV

CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is given that the Farmington City Council will hold a regular meeting on **Tuesday, April 15th, 2025** at City Hall 160 South Main, Farmington, Utah. A work session will be held at 6:00 pm in Conference Room 3 followed by the regular session at 7:00 pm in the Council Chambers. The link to listen to the regular meeting live and to comment electronically can be found on the Farmington City website www.farmington.utah.gov. If you wish to email a comment for any of the listed public hearings, you may do so to dcarlile@farmington.utah.gov

WORK SESSION – 6:00 p.m.

- Local Chapter of Dolly Parton's Imagination Library - presentation by Bryce Peterson
- Discussion of regular session items upon request

REGULAR SESSION – 7:00 p.m.

CALL TO ORDER:

- Invocation – Brett Anderson, Mayor
- Pledge of Allegiance – Alex Leeman, Councilmember

PRESENTATIONS:

- Student of the Month Andrew Erickson [page 2](#)

BUSINESS:

- Amendments to Section 11-32-040, minimum parking spaces required regarding dental and medical use [page 4](#)
- Rezone of 1169 W 100 N (Clark Lane) from RMU (Residential Mixed Use) to GMU (General Mixed Use) [page 11](#)
- Civil Parking Enforcement [page 21](#)

SUMMARY ACTION: [page 26](#)

1. Monthly Financial Report [page 27](#)
2. Approval of Minutes 03.18.25 [page 28](#)

GOVERNING BODY REPORTS:

- City Manager Report
- Mayor Anderson & City Council Reports

ADJOURN

CLOSED SESSION – Minute motion adjourning to closed session, for reasons permitted by law.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations due to a disability, please contact DeAnn Carlile, City recorder at 801-939-9206 at least 24 hours in advance of the meeting.

I hereby certify that I posted a copy of the foregoing Notice and Agenda at Farmington City Hall, Farmington City website www.farmington.utah.gov and the Utah Public Notice website at www.utah.gov/pmn. Posted on April 10th, 2025

Farmington City Student of the Month

Andrew Erickson



Andrew is a fun player to have on any team. He brings an energy and excitement to the game that is shared by those he interacts with at practice and games. He is always kind to his teammates and opponents and quick to lend a hand to help them out.

Nomination by: Bryan Call, Coach (Flag Football 7-9 grade)

CITY COUNCIL AGENDA



BUSINESS

AGENDA TITLE: Amendments to Section 11-32-040, minimum parking spaces required regarding dental and medical use

PRESENTED BY: David Petersen

DEPARTMENT: Community Development

MEETING DATE: April 15 2025

CITY COUNCIL STAFF REPORT

To: Mayor and City Council
From: David Petersen – Community Development Director
Date: 4/15/2025
Subject: An amendment to Section 11-32-040, MINIMUM PARKING SPACES REQUIRED regarding dental and medical uses. (ZT-6-25)

RECOMMENDED MOTION

Move that the City Council approve the enclosed enabling ordinance amending Section 11-32-040 MINIMUM PARKING SPACES REQUIRED, as set forth in said ordinance, subject to all applicable Farmington City development standards and codes.

Findings:

1. In the 1994, the City increased its parking space standards for dental and medical clinics from 4 to 6 spaces per 1,000 sq. ft. of floor area. The current office use standard is 3 spaces per 1,000 sq. ft. of floor area, and has been so since, and before, 1994.
2. Attached is a table that shows a small sample of dental and medical clinic uses "Pre-1994" and "Post 1994". Except for uses 7 and 8, all of the post 1994 buildings were considered as office space first and dental and medical uses came after; meaning, the 3 spaces per 1,000 sq. ft. minimum is working for this type of tenant.
3. Clinics 7 and 8 on the table have too much parking for their use.
4. All of the "Post 1994" buildings exceed a 3 space per minimum, because it appears that office developers know their market and plan accordingly.
5. Past experience in Farmington shows that the 3-space minimum (per 1,000 sq. feet of floor area) is a workable starting threshold for the site plan review process which accommodates dental and medical tenants.
6. The preparation and implementation of building sites which do not result in "over parking" is good planning, better utilizes developable land (which is a limited resource), creates less impervious surface for over-taxed storm water systems (and may mean less parking related oils and fluids entering streams, ground water aquifers and the GSL), makes for more walkable communities (buildings are closer together—better urban design and open space preservation) resulting with a possibility of less cars on the roads, which may enhance the physical and mental health of Farmington residents and

visitors—and less impacts to roads providing long term construction and operation & maintenance cost savings of local public improvements, and is consistent with the Farmington City General Plan.

Supplemental Information

1. Enabling Ordinance
2. Dental and Medical Parking Table, 3.13.25

Respectfully submitted,



David Petersen

Assistant Community Development Director

Review and concur,



Brigham Mellor

City Manager

FARMINGTON CITY, UTAH

ORDINANCE NO. 2025 -

AN ORDINANCE AMENDING SECTION 11-32-040, MINIMUM PARKING SPACES REQUIRED, OF CHAPTER 11-32, OFF STREET PARKING, LOADING AND ACCESS, OF TITLE 11, ZONING REGULATIONS, TO AMEND THE PARKING SPACES REQUIRED FOR DENTAL AND MEDICAL CLINICS. (ZT-6-25)

WHEREAS, the Planning Commission held a public hearing in which the text change proposed to the Zoning Ordinance was thoroughly reviewed and has recommended that this ordinance be approved by the City Council; and

WHEREAS, the Farmington City Council has also held a public meeting pursuant to notice and deems it to be in the best interest of the health, safety, and general welfare of the citizens of Farmington to make the change proposed;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH:

Section 1. Amendment. Section 11-32-070 of the Farmington City Zoning Ordinance is hereby amended to read in its entirety as follows:

11-32-040: MINIMUM PARKING SPACES REQUIRED:

Required off street parking shall be provided for each land use as listed below. For any use not listed, the requirements for the most nearly similar use which is listed shall apply. The Planning Commission shall determine which listed use is most nearly similar. In special cases where it is determined that there is not a similar use, the Planning Commission, in consultation with the developer, shall establish the minimum parking space requirement:

Use	Parking Spaces Required
Auditoriums, assembly halls, theaters, churches, funeral homes	1 parking space for every 4 seats. Where there are no fixed seats, 1 space shall be provided for every 50 square feet of gross floor area.
Auto repair/body shop	3 spaces for each service bay (service bay itself shall not be counted as a parking space) plus 1 space for each vehicle customarily used in operation of the business.
Commercial recreation, such as golf course, bowling alley, etc.	Determined by the Planning Commission.
Dental and medical clinics	6 3 parking spaces per 1,000 square feet of floor area.
Drive-in facilities, required stacking space	There shall be sufficient distance in advance of a service window to store 4 cars, not including the vehicle at the window. In the case of a fast food restaurant, the distance

	between a menu board and the pick up window shall be sufficient to store 4 cars, not including the vehicles at the pick up window and menu board, and storage for at least 4 vehicles shall also be provided in advance of the menu board. A minimum of 20 feet per vehicle shall be provided. Such spaces shall be designed so as not to impede pedestrian or vehicular circulation on the site or on abutting streets.
Dwelling, multi-family (5+ units/building)	1.6 parking spaces per unit, plus 0.25 space per unit for visitors.
Dwelling, single-family to four-family	2 parking spaces per dwelling unit.
Elementary and junior high school	2 parking spaces per classroom.
Fast food or drive-in restaurant	20 parking spaces per 1,000 square feet of sales and eating area plus a minimum of 4 employee parking spaces.
Hospitals	1 parking space per each bed.
Hotel and motel	1 parking space per unit, plus specified requirements for restaurants, auditoriums, meeting rooms and other related facilities.
Intensive commercial business, retail stores and shops	4 parking spaces per 1,000 square feet of floor area.
Less intensive commercial businesses, including auto, lumber, appliance sales, etc.	1.5 parking spaces per 1,000 square feet of indoor and outdoor sales and display area.
Manufacturing uses, research and testing, wholesale	2 parking spaces per 1,000 square feet of gross floor area, plus 1 space for each company vehicle operating from the premises. 1 parking space per 1,000 square feet of gross floor area shall be provided for warehousing and/or space used exclusively for storage.
Nursing home	1 parking space per each bed.
Offices and personal services	3 parking spaces per 1,000 square feet of floor area.
Senior high schools	7 parking spaces per classroom.
Sit down restaurants and bars	12 parking spaces per 1,000 square feet of floor area.

Section 2. Severability. If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 3. Effective Date. This ordinance shall take effect immediately upon publication or posting or 30 days after passage by the City Council, whichever comes first.

PASSED AND ADOPTED by the City Council of Farmington City, State of Utah, on this 15th day of April, 2025.

FARMINGTON CITY

Brett Anderson, Mayor

ATTEST:

DeAnn Carlile, City Recorder

Dental and Medical Parking Table

3.13.25

Facility	Address	Proposed			Actual	
		Approx.	3 per	Existing	Parking Spaces	Spaces per 1,000 sq. ft.
		Bldg. sq. ft.	1,000 sq. ft.	1,000 sq. ft.		
Pre 1994						
1 Bailey Orthodontics (5 maybe)	122 E. State Street	3,282	9.8	20	9	2.7
2 Farmington Dental Group	56 S. 200 E.	3,523	10.6	21	15	4.3
3 Defay Orthodontics	193 S. 200 W.	3,217	9.7	19	14	4.4
4 Rock Hotel Dental *	88 E. State Street	7,300	21.9	44	6	0.8
* The ordinance allowed and still allows reductions for Historic Resource properties						
Post 1994						
5 Bradley Smith Orthopedic Surgeon, etc.	1179 Park Ln.	11,804	35.4	71	41	3.5
6 MVP Dental/Boardwalk Ped. Dental, etc.	1195 Park Ln.	14,039	42.1	84	53	3.8
7 Alpine Dental	1460 N. 1075 W.	3,837	11.5	23	20	5.2
8 Oakridge Dental	1838 N. 1075 W.	10,113	30.3	61	63	6.2
9 Ogden Clinic/Mountain View Ped. Dentistry, etc.	991 W. Shepard Ln	18,000	54.0	108	83	4.6
10 Station Park Dental	1169 W. Clark Ln	8,000	24.0	48	29	3.6
11 Tanner Clinic	444 W. Bourne Cir.	26,358	79.1	158	109	4.1

CITY COUNCIL AGENDA



BUSINESS

AGENDA TITLE: Rezone of 1169 W 100 N (Clark Lane) from RMU (Residential Mixed Use) to GMU (General Mixed Use)

PRESENTED BY: Lyle Gibson

DEPARTMENT: Community Development

MEETING DATE: April 15 2025

CITY COUNCIL STAFF REPORT

To: Mayor and City Council
From: Lyle Gibson – Assistant Community Development Director
Date: 4/15/2025
Subject: Rezone of 1169 W 100 N (Clark Lane) from RMU to GMU

RECOMMENDED MOTION

Approve the rezone of the subject property from RMU to GMU.

Findings:

1. With a shared parking agreement between this property and adjacent property owners, uses with more potential parking needs can be accommodated and meet the city's minimum parking requirements.
2. The design standards of the requested zone match the standards used for the approval of the existing buildings, the additional allowed uses are appropriate for the specific location.
3. The property was previously zoned GMU and returning it to this zoning district is consistent with surrounding properties and the general plan for the area.

BACKGROUND

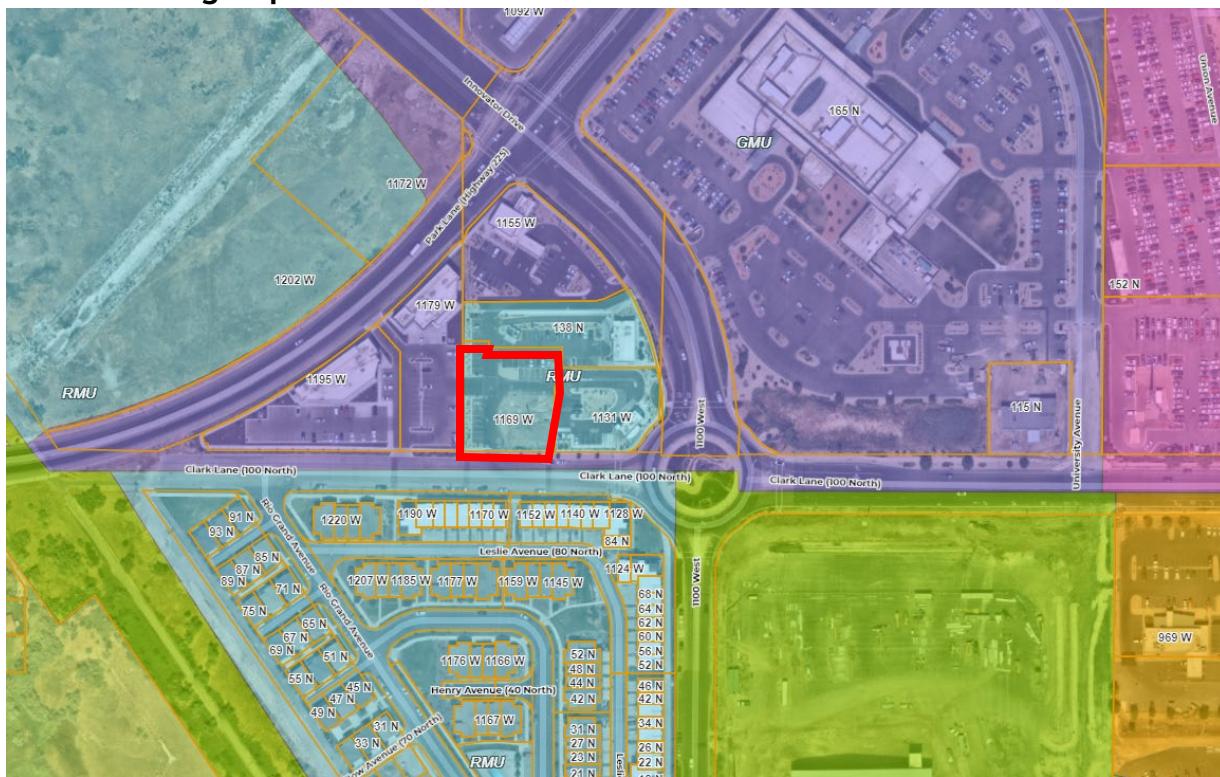
Background Information

In 2022, the Farmington Retail or Clark Lane Commercial subdivision property was rezoned from the GMU district to the RMU district primarily to accommodate the property owner at the time and their desire to develop businesses with drive thru windows which are not allowed in the GMU district. Because of this there is a mix of RMU and GMU zoning in the area as seen on the city's zoning map. After being subdivided, the individual properties have been sold and 2 of the lots now have restaurants with drive thru windows and the final lot is the subject property of this request.

The subject property is currently under construction for an approved office building. This building is anticipated to house the owner's business, Station Park Dental, on the main floor. The owner is also in talks with other businesses for use of the 2nd story of the building, at least one of the potential options would not be allowed in the existing RMU zoning district therefore are interested in consideration of a rezone.

The RMU and GMU zoning district are both regulated by [Chapter 11-18](#) of the zoning ordinance. Because of this there are many similarities between the zones including building design criteria, but there are some differences in allowed uses as shown in Table 18.3 included with this report.

Current Zoning Map:



Of course not every conceivable use is included in the table of uses included in the zoning district, FMC 11-4-050 F indicates that the Zoning Administrator shall make determinations as to whether a use which is not specifically listed is permitted.

Based on information provided to staff for a desired use at this location, it is the opinion of staff that the desired business which would accommodate weddings, corporate gatherings, community workshops, and private celebrations is most similar to the listed 'entertainment' use. Other zoning districts specifically identify this as a reception type use.

While the zoning district itself seems appropriate considering the history of the property and surrounding zoning, the desired use creates some concern for Planning staff due to the anticipated parking demand. The Planning Commission is the land use authority over parking when considering shared parking scenarios or parking reductions.

After holding a public hearing and considering the application, the Planning Commission was convinced that the use could be made to work so long as a shared parking agreement was completed by the applicant and the adjacent property to the west so long as the agreement provides for at least 6 additional parking stalls bringing the available parking count to 52. The recommendation included in this report is based on the approved motion of the Planning Commission.

The applicant has provided a shared parking agreement that would provide the parking requested by the Planning Commission. As of the date of this report, the parking agreement has yet to be signed. Staff could ensure that the agreement is in place before approving a business license for any business that cannot meet the city's required parking with what is available.

Respectfully submitted,



Lyle Gibson
Assistant Community Development Director

Review and concur,



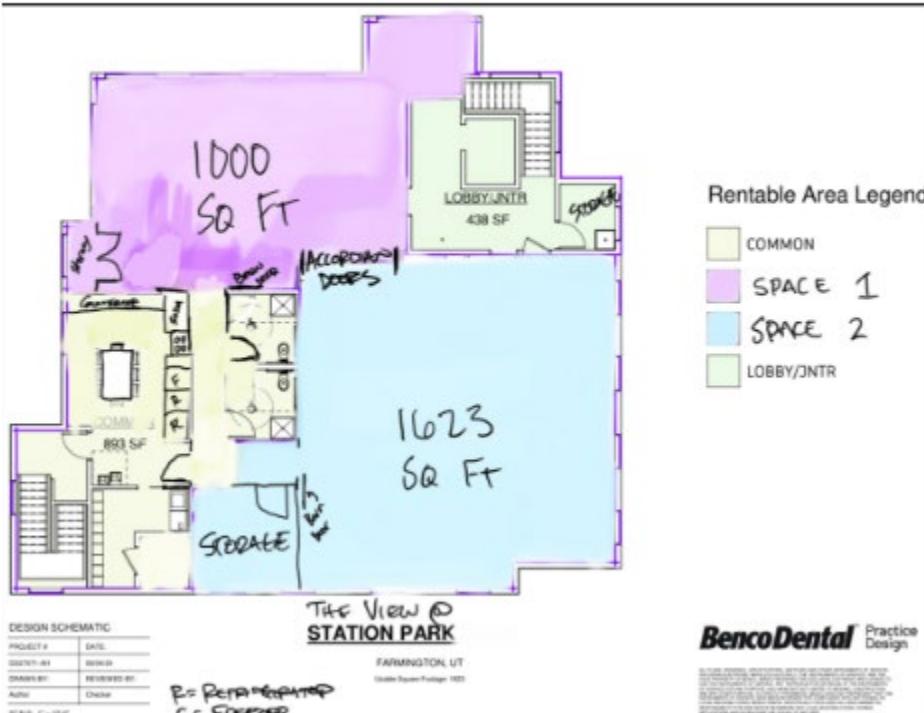
Brigham Mellor
City Manager

Supplemental Information

1. Floor Plan
2. Proposed Use
3. Table 18.3 – Allowable Land Uses
4. Enabling Ordinance

Image 1 is the layout of the view and its respective spaces that are available for rent.

Image 1



Specific Uses for the Space:

1. **Weddings & Receptions** – Customizable layouts for ceremonies, receptions, and cocktail hours.
2. **Corporate Conferences** – AV-equipped spaces for presentations, workshops, and networking events.
3. **Community Events** – Markets, fundraisers, and cultural gatherings that engage local residents.
4. **Workshops & Educational Seminars** – Flexible seating for training sessions and professional development.
5. **Art Exhibitions & Galleries** – Open spaces with adjustable lighting for showcasing art and photography.
6. **Fitness Classes & Wellness Retreats** – Spacious areas for yoga, pilates, meditation, and wellness events.
7. **Private Parties & Celebrations** – Birthday parties, anniversaries, family reunions, and other milestones.
8. **Networking Events & Business Mixers** – Configurations that encourage professional connections.
9. **Pop-Up Shops & Markets** – Vendor markets and retail pop-ups promoting local artisans and businesses.
10. **Seasonal & Holiday Events** – Holiday parties, seasonal markets, and community celebrations.
11. **Photography & Videography Studio** – Portrait sessions, product photography, video shoots, fashion shoots, or social media content creation.

Planned Business Hours:

Multiple time slots will be available for booking throughout the week during the following projected business hours:

- Weekdays (Monday-Thursday)
- Weekends (Friday-Sunday)
 - Hours of operation will primarily be in the evening, based on scheduled events and client needs.

Utilization of Space and Occupation:

The View will be located on the second floor above Station Park Dental. It will have its own entrance. In total, there is around 3,000 sq ft available for use. The upstairs comprises two separate rentable spaces that can also be combined to use together. Their respective accommodations depend on seating arrangements:

- Space One: Around 1,000 sq ft. Accommodating up to 160 guests
- Space Two: Just over 1,600 sq ft. Accommodating up to 200 guests
- Spaces can be used individually or combined for larger events
- Includes a kitchenette, serving as a prep area for vendors and/or hosts as needed
- Two on-site bathrooms available for guest use
- Additional bathrooms located downstairs, separate from the dental office, accessible after dental hours for larger gatherings
- Flex rooms that can be used as Bride and Groom rooms and/or alternative uses

CC&R Shared Parking states:

"Notwithstanding the foregoing, four (4) parking spaces upon Lot 1 which are located as close as possible to the front door of the Building located on such Lot 1 shall be reserved for the exclusive use of the tenant under the Chipotle Lease for take-out orders, at no additional charge to the Owner or tenant of Lot 1, and signs may be posted designating such exclusive parking use. Aside from the four parking spaces reserved for exclusive use by the tenant under the Chipotle Lease, all other parking spaces located on any Lot within the Retail Center shall be for the use of any Lot owner, their employees, guests, customers, agents, and invitees."

Image 2 is a table of the IBS requirements and an example of the ratios for Square footage to occupants, restrooms, and parking spaces.

Image 2

Scenario	Usable Sq Ft	Rentable Sq Ft	Occupant Load	Male Toilets	Female Toilets	Lavatories	Parking Spaces
Standing Space	2700	4000	540	2	4	3	135
Concentrated (Chairs Only)	2700	4000	385	2	3	2	96
Unconcentrated (Tables & Chairs)	2700	4000	180	1	1	1	45
Fixed Occupants: 200	2700	4000	200	1	2	1	50
Fixed Occupants: 175	2700	4000	175	1	1	1	44
Fixed Occupants: 150	2700	4000	150	1	1	1	38
Fixed Occupants: 125	2700	4000	125	1	1	1	31
Fixed Occupants: 100	2700	4000	100	1	1	1	25

Parking and Accessibility:

- The Retail Center offers ample parking with approximately 67 available parking spots.
- Additional street parking on the south side of the building is available if it is necessary.

Image 3 displays the available parking spots 36 of which are owned by Station Park Dental and an additional 31 that are available for use.

Image 3



11-18-050: USES:

Mixed Use Districts					
OS	RMU	OMU	GMU		TMU
			Mixed Use Districts		
			OS	RMU	OMU
Residential:					
Low density residential - single-family detached minimum of 5,000 square feet lot size			N	P	N
Medium density residential - single-family small lots and attached units or townhomes/condominiums limited to duplexes, triplexes, fourplexes, fiveplexes, or sixplexes			N	P	N
High density residential - condominium and apartment style			N	N	N
Live/work residential			N	P	N
Residential facilities for people with disabilities			N	P	N
Assisted living facilities			N	P	N
Residential facilities for the elderly			N	P	P
Commercial:					
Accessory buildings that do not in aggregate have a footprint greater than 25 percent of the main building(s) on a development parcel			N	P	P
Art studio			N	P	P
Business, professional offices, outpatient medical facilities			N	P	P
Entertainment			N	N	N
Fitness and recreation facilities			N	P	P
Hospitals, inpatient medical facilities			N	N	P
Lodging - bed and breakfast			N	P	N
Lodging, limited to hotel, motel			N	N	P ¹
Neighborhood service establishments ³			N	P ¹	P ¹
Parking structure			N	N	P
Restaurant - fast food			N	P ¹	P
Restaurant - traditional sit down			N	P	P
Retail and wholesale sales individual tenant use:					
Up to 5,000 square feet			N	P	P
Greater than 5,000 square feet and up to 20,000 square feet			N	N	P
Vehicle service/convenience store (including gasoline sales but no auto repair)			N	N	P
Civic uses:					
Government - no point of service; no offices dealing directly or on a limited basis with the public (e.g., public works yards, etc.)			N	N	N
Parks and open space			P	P	P
Schools:					
Preschool, daycare			N	P ¹	P
Primary, secondary, colleges, and vocational			N	P	P
Service and fraternal clubs and organizations, and religious institutions			N	P	P
Transit and related transportation facilities (not including benches and bus stop signs)			N	N	P ²

**TABLE 18.3
ALLOWABLE
LAND USES**

Key to allowable uses:

P – Permitted
N - Not permitted

1. Drive up window/drop off lane (including a porte-cochere) allowed only with special exception review by the Planning Commission as set forth in section [11-3-045](#) of this title, as to use, and not fixed dimensional standards; however, in the case of a lodging, the planning commission may approve variations from the standards of 11-18-160 including permission to allow off-street parking between the building and a secondary street by review of a special exception. For any use not listed as P¹, drive-up windows are expressly prohibited. No additional curb cut shall be added to accommodate the drive up/drop off lane.
2. Benches and bus stops are permitted, with development standards as noted in section [11-18-110](#) of this chapter.
3. Neighborhood service establishments: Low impact retail and personal service uses such as bakery, bookstore, dry cleaning, hairstyling, pharmacy, art supply/gallery, craft store, photocopy center, corner market (with no gas pumps).

FARMINGTON, UTAH

ORDINANCE NO. 2025 -

**AN ORDINANCE AMENDING THE ZONING MAP TO SHOW A CHANGE
OF ZONE FOR PROPERTY LOCATED AT 1196 WEST 100 NORTH
(CLARK LANE) FROM RMU TO GMU (Z-1-25).**

WHEREAS, the Farmington City Planning Commission has held a public hearing and reviewed and made a recommendation to the City Council concerning the proposed Zoning Map amendment from RMU (Residential Mixed Use) to GMU (General Mixed Use), pursuant to State Law and the Farmington City Zoning Ordinance; and

WHEREAS, the City Council of Farmington City finds that such Zoning Map amendment should be made;

NOW, THEREFORE, BE IT ORDAINED by the City Council of Farmington City, Utah:

Section 1. Zone Change. A portion of the property described in Application #Z-1-25, within the City, at 1169 West 100 North, identified as parcel number 08-682-0002, and being approximately 0.6 acres in size, is hereby reclassified from zone RMU to zone GMU, said property being more particularly described/illustrated as set forth in Exhibit A attached hereto and by the referenced made a part hereof.

Section 2. Zoning Map Amendment. The Farmington City Zoning Map shall be amended to show the change.

Section 3. Effective Date. This ordinance shall take effect immediately upon final passage by the City Council.

DATED this 15th day of April, 2025.

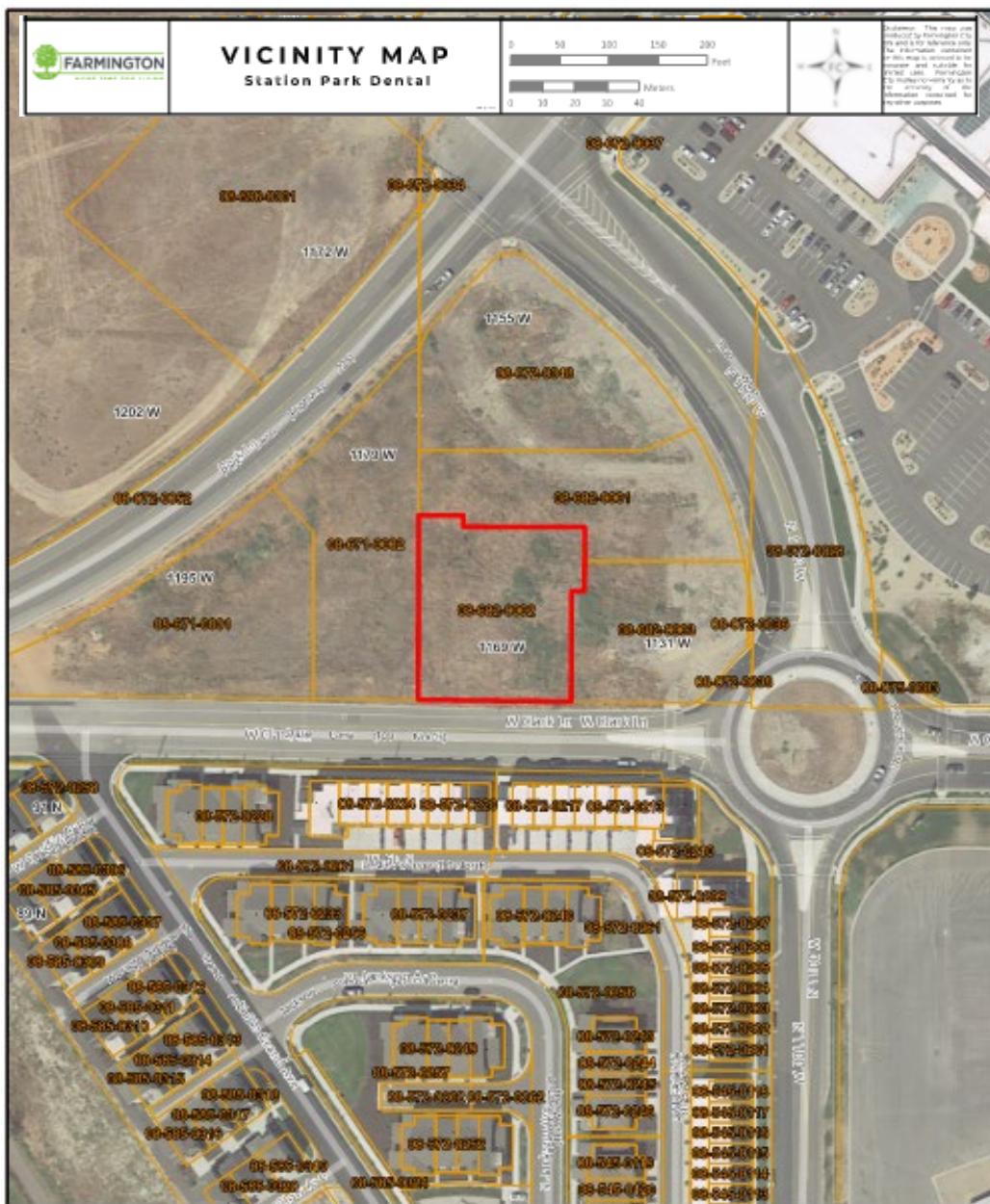
FARMINGTON CITY

ATTEST:

Brett Anderson, Mayor

DeAnn Carlile, City Recorder

EXHIBIT "A"



Legal Description:

ALL OF LOT 2, CLARK LANE COMMERCIAL SUBDIVISION, CONT. 0.60700 ACRES.

CITY COUNCIL AGENDA



BUSINESS

AGENDA TITLE: Civil Parking Enforcement

PRESENTED BY: Paul Roberts, City Attorney

MEETING DATE: April 15 2025



160 S Main
Farmington Utah 84025

CITY COUNCIL STAFF REPORT

To: Mayor and City Council
From: Paul Roberts, City Attorney
Date: April 15, 2025
Subject: **Civil Parking Enforcement**

The attached ordinance amends provisions in Title 14 to enable the use of civil enforcement mechanisms when parking violations occur.

RECOMMENDATION(S)

Staff recommends that the Council adopt this ordinance.

Proposed Motion Language: "I move that the council adopt this ordinance establishing civil parking enforcement procedures."

BACKGROUND

As the city continues to grow, so do the vehicular needs of our residents. Unsafe or unlawful parking conditions affect public safety and the flow of traffic. Under current code, parking enforcement is overseen by the Chief of Police and enforced by law enforcement officers, along with the other provisions of our Traffic Code.

It is proposed that other city officials be authorized to post notices and citations for parking violations. This could be code enforcement officials, public works employees, or police officers – anyone authorized by the Chief can participate. It would not apply to other traffic violations, only parking.

Administrative enforcement has benefits of efficiency for the city. The administrative burden of civil citations is much lower than those of criminal citations. As we can handle the entire process in-house, it avoids the need for parking violations to be submitted to a court for processing. Additionally, parking ordinances in the city are assessed against the registered owner, whereas state parking regulations require proof of who actually parked the vehicle. Indeed, we most often have no evidence of the identity of who parked the vehicle, resulting in a fruitless prosecution.

Civil enforcement also has benefits to the individual cited. Rather than appearing in court at a certain time, they can resolve their citation at City Hall at their

convenience. If they dispute the ticket, then we have more flexibility with scheduling a hearing before an administrative hearing officer than the courts provide. Our administrative hearing officer does not issue warrants for non-appearance on a citation, which can have implications beyond being arrested for a cited person. And the fine is lower in the city than it would be in criminal court.

The expectation for enforcement is that we will ordinarily issue warnings first, and then cite a day or so later if the vehicle has not moved. Exceptions to this general expectation include when vehicle or trailer is causing an imminent safety hazard, or when the registered owner is a repeat offender. Towing will be overseen by law enforcement and will be utilized in exigent circumstances, along with cases of recidivist parking offenders.

While we were amending the chapter, staff has also identified that in those cases where criminal charges are appropriate to pursue, that they be infractions. This avoids the possibility of jail time and also removes any right to a publicly-funded defense.

As we already have an administrative procedure established for appeals, these amendments simply refer to that chapter.

Respectfully submitted,

A blue ink signature of Paul Roberts, consisting of stylized, flowing lines.

Paul Roberts
City Attorney

Review and concur,

A black ink signature of Brigham Mellor, consisting of stylized, flowing lines.

Brigham Mellor
City Manager

ORDINANCE NO: 2025-_____

AN ORDINANCE AMENDING PROVISIONS OF TITLE 14, AND ESTABLISHING A CIVIL PARKING ENFORCEMENT MECHANISM

WHEREAS, the City Council is authorized by state law to regulate the use of streets, alleys, avenues, and sidewalks pursuant to section 10-8-11 of the Utah Code; and

WHEREAS, the Council has previously enacted regulations governing the manner in which vehicles and trailers may be parked on public right-of-way; and

WHEREAS, the Council finds that the utilization of a civil parking enforcement mechanism will be more efficient and effective than utilizing criminal procedures; and

WHEREAS, the Council finds that the registered owner of a vehicle is responsible for the use and placement of the vehicle that they own; and

WHEREAS, the ordinance provides due process to those who wish to dispute a citation's issuance or tow decision, and that the manner of providing notice of the parking violation – attaching or securing the citation to the offending vehicle or trailer – is sufficient notice to satisfy the requirements of due process,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, AS FOLLOWS:

Section 1: Amendment. Sections 14-1-080 and 14-1-120 of the Farmington Municipal Code are amended, as provided in Exhibit A.

Section 2: Enactment. Sections 14-5-110 and 14-5-120 of the Farmington Municipal Code are hereby enacted, as provided in Exhibit A.

Section 3: Severability. If any section, clause, or provision of this Ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

Section 4: Effective Date. This Ordinance shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, THIS _____ TH DAY OF _____ 2025.

ATTEST:

FARMINGTON CITY

DeAnn Carlile, City Recorder

Brett Anderson, Mayor

14-1-080: APPLICABILITY GENERALLY:

Pursuant to the authority vested in municipalities under Utah Code Annotated section 10-8-30, as amended, and to the extent permitted by law, this title shall be applicable to all vehicular traffic and parking on any public roads, streets and highways, whether state, federal or local, within the jurisdiction of Farmington City, and the provisions of this title shall be enforceable by any law enforcement officer having jurisdiction over such roads, streets and highways. The provisions of chapter 14-5 and 14-6 may be enforced by any city official authorized by the Chief of Police to issue notices and citations.

14-1-120: PENALTIES:

Except as otherwise provided, any violation of this title shall be an elass C misdemeanor. This section shall not limit the authority of any other relief as may be appropriate and lawful under the laws of the state of Utah.

14-5-110: PARKING VIOLATIONS IDENTIFIED IN STATE LAW:

The parking laws promulgated by chapter 41-6a of Utah Code Annotated are adopted by reference and may be enforced by authorized city officials using the civil procedures established in this chapter. This section does not prohibit the use of criminal enforcement by law enforcement officers to address parking violations.

14-5-120: CIVIL ENFORCEMENT:

- A. Civil enforcement is the preferred method of addressing parking violations of this chapter. Criminal enforcement may be utilized at the discretion of law enforcement officials for egregious, repeated, or imminently dangerous situations. Civil penalties may be in addition to other remedies, such as towing or impoundment.
- B. The Chief of Police may vest any city official with authority to investigate, notice and cite violations of this chapter.
- C. Initial warnings for first-time violators may be utilized by enforcement officials, which warnings may be attached to or prominently displayed on vehicles or trailers parked in violation of this chapter. No additional notification is provided to the registered owner for warnings. This subsection does not prohibit the use of citations for a first-time violation, nor require an additional warning when a registered owner did not receive or discover an issued warning.
- D. Citations may be issued by an enforcement official by leaving a citation prominently displayed on the violating vehicle or trailer. The physical citation constitutes the sole notification necessary to initiate the enforcement process. The City may as a courtesy provide additional written or verbal notice to a registered owner when a citation is issued. The failure of a registered owner to receive

additional notice under this subsection shall not invalidate the citation nor constitute a failure of notice.

- E. Citations shall include: the date and time; the approximate location of the vehicle or trailer; the section violated; the penalty fee owed; and, if readily available, the make model and license plate.
- F. Citations may be appealed by filing a notice of appeal with the City Recorder in accordance with section 3-7-050 of this code, within ten calendar days of the citation's placement on the vehicle or trailer.
- G. The issuance of a citation or initiation of an administrative appeal does not prevent additional enforcement activity, including issuance of additional citations or impoundment of an illegally parked vehicle or trailer.
- H. All penalty fees collected shall be payable to Farmington City, and the City may use such lawful means as are available to collect unpaid penalties. If a collections action is pursued, the City shall be entitled to reasonable attorney fees and costs associated with collection. Unpaid fees may be referred to a collection agency.

CITY COUNCIL AGENDA



SUMMARY ACTION

1. Monthly Financial Report
2. Approval of Minutes 03.18.25



160 S Main
Farmington Utah 84025

CITY COUNCIL STAFF REPORT

To: Mayor and City Council
From: Greg Davis
Date: April 9, 2025
Subject: **March 2025 Monthly Financial Report**

Beginning with the March 2025 report, the monthly financial reports will be emailed directly to the mayor and city council members, outside of the council meeting packets. Please refer to that separate communication. As always, staff is ready and willing to discuss any questions you may have.

Respectfully submitted,



Greg Davis

Review and concur,



Brigham Mellor

FARMINGTON CITY – CITY COUNCIL MINUTES

March 18, 2025

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,*

*Community Development Director Dave
Petersen,
Assistant Community Development
Director/City Planner Lyle Gibson,
City Planner/GIS Specialist Shannon
Hansell,
Assistant City Manager/City Engineer Chad
Boshell,
Assistant Finance Director Levi Ball, and
City Lobbyist Eric Isom.*

Mayor **Brett Anderson** called the work session to order at 6:08 p.m.

LEGISLATIVE UPDATE

Community Development Director **David Petersen** and City Attorney **Paul Roberts** presented a legislative update. The Utah League of Cities and Towns (ULCT) tracked 300 bills this year, 180 of which passed. **Petersen** said SB337 was a large bill with a Beehive Development Agency to take on three projects per year. The ULCT protested it because it didn't allow for local input.

During this legislative session, Farmington tracked four specific land use bills.

House Bill 368 Land Use Task Force (LUTF) bill: **Roberts** said the LUTF was formed 15 years ago to find common ground among local governments, builders, and property rights proponents. For ministerial amendments (such as changes to a whole zoning district or multiple districts, clerical amendments, and recodifications), noticing is less strenuous. Municipalities cannot require a Homeowner's Association (HOA) to maintain public access amenities such as trails and recreational features with two exceptions including park strips or agreement via Development Agreement, Utility Service Agreement, or Covenant. There will now be tighter deadlines for identical floor plan reviews. City Staff must review submitted plans for completion within three business days, after which they have 14 days to review the complete application. Public hearings are not allowed for variances or land use appeals. In Farmington, they are open to the public, but public comment is not taken. The developer community has complained that they have to build infrastructure such as sidewalks twice: once to get plat approval, and then again after construction has damaged them all. This new bill dictates that cities can only deny building permits if there is a lack of hydrants or compacted road base to the construction site. Pavement is no longer needed. Certificates of occupancy can be denied if it lacks essential infrastructure improvements such as permanent roads and those necessary for health, life, and safety. **Petersen** said Public Works likes this because paving in late spring after construction will make for more superior roads.

House Bill 256 Short-term rentals (STRs): **Roberts** said prior to this bill, municipalities weren't allowed to go after short-term rentals simply because they are listed on websites such as Airbnb, VRBO, etc. However, coupled with a complaint or additional evidence, enforcement actions can be taken against an owner who violated the STR ordinance. If STRs are allowed, the City can also require a business license. The City can provide evidence of the listing to the Utah State Tax Commission so that it may collect transient room tax. In addition, cities can now notify the listing website of an STR's violation of City code so it can be removed. **Petersen** said Salt Lake City prohibits STRs because they compete with hotels. There are a lot in Cottonwood Heights and Hurricane, Utah. Farmington has an STR task force studying this issue.

Senate Bill 262 Consent agreements: Councils may approve consent (settlement) agreements resolving litigation arising out of land use challenges without input from the Planning Commission. However, it must be voted on in a public meeting.

Senate Bill 340 Protected person: If a person has been credibly threatened or harmed, they can apply for a "protected person" certificate issued by the Department of Public Safety (DPS). Security improvements may be installed at their home regardless of local zoning restrictions. The building official reviews these for construction and fire code compliance only. If the security improvements are visible 500 feet from the property line and pose adverse impacts to the community, mitigation can be required.

House Bill 37 Density bonuses: This gave options for density bonuses including 60% owner-occupied for five years; 25% affordable; 25% 1,600 square foot lots; and preferential qualifying buyer program. **Petersen** said this may affect the Housing Transit Reinvestment Zone (HTRZ) and could help the City out with its moderate-income housing plan.

Senate Bill 181 Parking standards and garages: Required parking cannot be longer than 20 feet long. Cities are not allowed to require garages for single-family affordable housing. **Petersen** said the intent was to prevent cities from requiring over-parking. Household sizes are shrinking, not increasing.

Failed bills: **Petersen** said a bill requiring cities to allow external Accessory Dwelling Units (ADUs) did not pass. There is a movement to control the size of lots in cities. For example, a proposed bill would have required cities to allow 4,000 square foot lots anywhere.

Councilmember **Scott Isaacson** arrived at the meeting at 6:30 p.m.

Transportation Utility Fee: **Petersen** said there were dueling bills with one from the Senate (SB 310) and one from the House (HB 454). A past Pleasant Grove court decision established that transportation fees were legal, but people are working on exemptions. The Senate passed a bill that religious institutions were exempt, with Brigham Young University being the focus because they significantly impact Provo streets. On a 70-3 vote, the House did not pass the Senate's bill that allowed exemptions for religious institutions.

Billboards: **Petersen** said that 80% of respondents in a 2019 American Institute of Applied Politics poll disagreed with the statement "Billboards are an important source of information in our community." In addition, 72% of Utahns strongly support a total ban on billboards. When the

Utah Department of Transportation (UDOT) widens Interstate 15 in coming years, 14 billboards will have to be removed. Sandy is vehemently against billboards.

Business Regulations: **Roberts** said this will necessitate Farmington having to bring an ordinance before the Council in the next few months. Cities are required to have a process to consider new or unlisted business uses in zoning code in the case that they don't fit as a previously listed permitted use. The Council can decide whether or not to add it to that zone. If the Council denies the use, the applicant must be notified in writing of the reasons for classification or denial.

Water rates and fluoride: As of May 7, fluoride may not be added to any public water system. This will save Farmington \$300,000, but medical costs from poor dental health may exceed that. Dentists and doctors feel this will be bad for public health. Ironically, it was originally approved as a citizen referendum. Pharmacists can now prescribe fluoride. Municipalities are required to consider water conservation when establishing water rates. Some storm water regulations were clarified from last year. Fines were re-authorized and on-site inspections will be allowed if within half a mile of stream or lake. Requirements for electronic site inspections were dialed in, and stop work orders will be allowed more quickly.

House Bill 19 Child Labor: This bill increased penalties for repeat offenders of child labor law violation and requires the Labor Commission to refer suspected criminal activity to the State for prosecution. **Roberts** said Farmington employs a significant amount of children, so programs need to end by 8 p.m.

House Bill 213 Mail-in ballot changes: Farmington started mailing ballots in 2012, and voter participation increased significantly. Some are concerned with fraud, but only four ballots in the State were found to be fraudulent. Effective January 1, 2028, mail-in ballots must be requested every eight years; ballots can be removed for inactivity; and you must write the last four digits of your ID on your ballot.

House Bill 551 Publicity of Elected Officials: **Roberts** said 60 days before an election (primary and general), no government-funded publications (including the City newsletter) may have a photo of incumbents or their name in larger font. If this is violated, the campaign will have to pay for that publication.

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,*

*Community Development Director Dave
Petersen,
Assistant Community Development
Director/City Planner Lyle Gibson,
City Planner/GIS Specialist Shannon
Hansell,
Assistant City Manager/City Engineer Chad
Boshell,
Assistant Finance Director Levi Ball, and
Youth City Council Advisor Emme Kovacs.*

CALL TO ORDER:

Mayor **Brett Anderson** called the meeting to order at 7:03 p.m. Councilmember **Scott Isaacson** offered the invocation, and the Pledge of Allegiance was led by Councilmember **Mayor Anderson**.

PRESENTATION:

Student Spotlight: Elliot and Bella Duncan

Junior Jazz Coach **Jacob Yospe** nominated sisters **Elliot and Bella Duncan** as girls who “embody everything great about youth sports.” They go out of their way to participate, encourage their teammates, and bring energy to make their team better.

Musical Numbers from Farmington City’s production of Mary Poppins Jr.

The group presented two musical numbers including “Step in Time” and “Feed the Birds” from the Mary Poppins Jr. production. Their opening night is tomorrow, and there are 46 people in the cast.

Introduction of the new Youth City Councilmembers and Administration of Oath of Office by Mayor Anderson

Mayor **Anderson** thanked Youth City Council Advisor **Emme Kovacs** and Assistant **Brigham Barber**. He swore in the new Youth City Councilmembers for 2025 including: **Avi Muirbrook, Beatrice Etter, Brandt Shumway, Brooklyn Watkins, Bryndee Bradshaw, Charlotte Smith, Claire McNally, Davis Stewart, Emma Barber, Eva Abrams, Hannah Bohman, Hanne Davis, Hazel Wright, Jasmine Tabio, Kynlee Sunderland, Leia Stevens, Lucy Hale, Mason Adair, Max Johnson, Maxwell Christensen, Nikole Freebarin, Norah Barker, Sarah Miller, Tommy Deeds, Trace Cresap, and Traden Buchi.**

Councilmember **Roger Child** asked the combined Youth City Council what they think about the parking problem around Farmington High School, which has become a sensitive issue for residents who live near there. This is just for informational reasons only. He asked which option

they prefer: A) paint the curbs red on both sides of the street. B) Paint the curb red on one side of the street. C) Acquire additional parking, and retain things in its current state with no restrictions. D) Put up signs indicating that only adjacent property owners can park there, with all others being ticketed. (This option is difficult to enforce.)

Youth City Councilmembers shared their input. One asked if signs could indicate no parking during school hours. Another suggested to restrict parking on the side of the road adjacent to the field (not the homes). Another asked them to contact the high school to make a deal with them for more parking. None of them voted for Option A. Councilmember **Roger Child** noted that even within this student population, there were diverse opinions.

Councilmember **Amy Shumway**'s son, **Brandt Shumway**, is on the Youth City Council and said that students should be able to park on public roads that taxes paid for. **Mayor Anderson** said this neighborhood is not the only one with problems. In a recent meeting with the Davis School District Superintendent, he said that Syracuse has a bigger parking problem than Farmington does.

Recognition of Chad Boshell as Outstanding City Engineer of the Year

Mayor Anderson recognized City Engineer **Chad Boshell** as Outstanding City Engineer of the Year and presented him with the award.

BUSINESS:

Amendment No. 1 to a Supplemental Development Agreement (DA) for Life Time Health Club

Assistant Community Development Director/City Planner **Lyle Gibson** presented this agenda item. In 2022, the Council approved a DA with Lifetime to allow them to come into Farmington southwest of Burke and Maker Way. They have proposed some updates, which were enough that Staff wanted the Council to weigh in on the changes. The facility, pool, and pool deck will remain the same. However, they would like to remove the outdoor pickleball courts since Farmington will have some south across the street in its new park. This will allow for more shared parking. The entrance has been moved to the middle of the block, which is better for long-term development. There are some architecture changes, with materials remaining the same. They still have the same indoor work-out facilities, pool, and restaurant features. The second story will feature indoor pickleball courts. All other terms and agreements remain in place as before.

Ross Stickler, Lifetime Association Development Director, addressed the Council. This is the company's newest design, which was rolled out in 2022. Perimeter landscaping has been enhanced to create a resort-like experience. Expansion of their parking lot helps them better serve their members and customers with convenient spaces. Their landscape plan is part of the DA, and there may be even more trees than is on the plan. They want lush greenness, especially on the pool deck. Of the 600 parking stalls, City Manager **Brigham Mellor** said Farmington is paying for 140 of them as part of the shared parking arrangement for the new city park to help with overflow parking. The subdivision still needs to be recorded, and building designs need to be updated. **Stickler** hopes to get a building permit from the City this year.

Motion:

Roger Child moved that the City Council approve Amendment No. 1 to a Supplemental Development Agreement for Life Time Health Club.

Findings 1-3:

1. The proposed changes remain consistent with the original approval while accounting for a similar element already programmed in the City's park, which justifies removing more pickleball courts from the Life Time Health Club site.
2. The relocated site drive entrance continues to maintain equal traffic functionality while opening up the Burke Lane portion of the property for more feasible infill development.
3. Additional parking provided by the update will serve both Life Time Health Club and the park better.

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

Mayor Pro Tempore/Councilmember Alex Leeman	<input checked="" type="checkbox"/> Aye	<input type="checkbox"/> Nay
Councilmember Roger Child	<input checked="" type="checkbox"/> Aye	<input type="checkbox"/> Nay
Councilmember Scott Isaacson	<input checked="" type="checkbox"/> Aye	<input type="checkbox"/> Nay
Councilmember Melissa Layton	<input checked="" type="checkbox"/> Aye	<input type="checkbox"/> Nay
Councilmember Amy Shumway	<input checked="" type="checkbox"/> Aye	<input type="checkbox"/> Nay

Additional Text and Amendments to Chapter 11-27, Planned Unit Development (PUD)

Gibson presented this agenda item. Staff noticed a discrepancy in their code that needed clarification, and some elements were also added. The PUD ordinance's requirement to hold a second public hearing with the City Council is inconsistent with other processes. The proposed amendment eliminates the requirement for providing seven hard copies along with the application; things are done digitally now. The City is not party to Homeowner's Associations (HOAs) and Covenants, Conditions, and Restrictions (CC&Rs).

Motion:

Amy Shumway moved that the City Council enact the ordinance (enclosed in the Staff Report) to amend portions of Chapter 11-27.

Findings 1-2:

1. As proposed, the amended ordinance will clarify discrepancies with existing ordinance and process.
2. The proposed changes simplify and focus the purpose of the review of CC&Rs on items relevant to the interest of Farmington City.

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

Mayor Pro Tempore/Councilmember Alex Leeman	<input checked="" type="checkbox"/> Aye	<input type="checkbox"/> Nay
Councilmember Roger Child	<input checked="" type="checkbox"/> Aye	<input type="checkbox"/> Nay

Councilmember Scott Isaacson
Councilmember Melissa Layton
Councilmember Amy Shumway

Aye Nay
 Aye Nay
 Aye Nay

PUBLIC HEARING

Preliminary Planned Unit Development Master Plan and Development Agreement for Promontory on Park

City Planner/GIS Specialist **Shannon Hansell** presented this agenda item. The City used to own this parcel with a pink house on it near the Hampton Inn across the street from the north Lagoon entrance. The City sold it in 2022, the house was demolished, and the property was rezoned from Business Park to Commercial Mixed Use (CMU). The new property owner/applicant is coming back with plans, which require some deviations from the form-based code. It is a small office use with a grab-and-go café. The deviations requested are reduced front setback requirements in order to make way for required parking. They also want flexibility on parking location and parking count. While 15-17 spots are required, they only have 14, including two dedicated to Americans with Disabilities Act (ADA). They would like a reduction of three parking spaces. The Planning Commission reviewed this on March 6 and recommended Council approval because it is an efficient use of the land.

Applicant **Brock Williamson**, addressed the Council. He said 70 to 80% of the building will house his wealth management business. His wife will run the other 20 to 30% (about 750 square feet) for healthy grab-and-go eating items such as smoothies. Without the amendments, it is a difficult lot to do anything with. It will be two stories, and the upper balcony could accommodate café seating in the future. A golf simulator on the second floor is his hobby. The café would have two employees at all times; while the wealth management would have two to three employees at all times. He lives half a mile away and would likely bike to work. That would allow 10 parking spots for café use.

Shumway is excited for this and hopes their businesses do well. **Layton** thought it would be a good use near the hotel and Lagoon. Councilmember **Alex Leeman** asked if rather than three entries onto Park Lane, there should be a cross-access arrangement with neighboring property owners. The applicant said he has attempted that. **Hansell** said their curb cut already exists on the State Right of Way (ROW).

Mayor Anderson opened and closed the Public Hearing, as nobody signed up in person or electronically to address the Council on the issue.

Mayor Anderson said the setback is less of an issue because there are no neighbors to complain.

Motion:

Alex Leeman moved that the City Council approve Preliminary PUD Master Plan and Development Agreement for the Promontory on Park project, subject to all applicable Farmington City development standards and ordinances including the following Conditions a-b:

- a. Refuse area must be shown on plan and include screening so as not to be visible from street.
- b. All other conditions as required by the Development Review Committee (DRC).

Findings 1-3:

1. The use is unique to this area and provides services to nearby users.
2. The proposal is an efficient use of land.
3. The applicant is not seeking increased density, so no additional compensation is required outside of the 10% required open space, which is provided as an outdoor seating area for the café use.

Amy Shumway 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

Gubler Adaptive Reuse Development Agreement

Community Development Director **David Petersen** presented this agenda item. This is a single-family home on 200 East and State Route 106 in the Original Townsite Residential (OTR) zone. The applicant wants to use it as a counseling office. Any building that qualifies for the National Register can qualify for adaptive reuse, as long as nothing is done that would make it not qualify for the National Register. They want to rent out the basement apartment. Parking won't expand until they take over the whole building as an office. The home is over 50 years old, which makes it historic by definition. By agreement it must be preserved and not torn down. This home is on the list of historic resources in Farmington.

Child said it is a home that is well built, and will likely stand for many more decades. A 0.5-acre lot could have changed uses quite a bit, so preserving the home and the single-family look is a good move.

Motion:

Scott Isaacson moved that the City Council approve the Development Agreement (enclosed in the Staff Report) to ensure that the now residential building—approved by the Planning Commission to accommodate an office use (as an adaptive reuse)—remains eligible for the National Register of Historic Places.

Findings 1-6:

1. The adaptive re-use and development agreement preserves a building which is an historic resource eligible for the National Register of Historic Places. This creates “within the community a healthy, attractive, and pleasant living environment for its residents. This goal is the most significant element underlying the General Plan” (p. 4-2), and the re-use and agreement help preserve the community’s “historic heritage”—another principle goal of the General Plan (p. 4-2).
2. It provides an office use which will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.

3. The site is located on a State Route (State Route 106), and if necessary, curb cut modifications are approved by the Utah Department of Transportation (UDOT), vehicles leaving the site will enter traffic moving forward and not backward, and will not create unreasonable traffic hazards.
4. The 0.53-acre site is of sufficient size to accommodate the use allowed by the special exception.
5. The conditions of approval provide for the preservation of significant trees in the front yard.
6. The Planning Commission has the ability to approve less space than required as per Section 11-32-030 H of the Zoning Ordinance, which states: The Planning Commission may consider and approve a reduction or modification of the standards contained herein for uses proposed in historic structures, providing it can be demonstrated that the standards for such use exceed that which is necessary in the specific case, that congestion on adjacent streets will not be significantly increased, and that by granting such a reduction, the safety and general welfare of the public will not be compromised. For the purpose of this chapter, “historic structure” is defined as a nonresidential building which is over fifty (50) years old and/or which is listed on the National Register of Historic Properties.

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

Mayor Pro Tempore/Councilmember Alex Leeman
 Councilmember Roger Child
 Councilmember Scott Isaacson
 Councilmember Melissa Layton
 Councilmember Amy Shumway

Aye Nay
 Aye Nay
 Aye Nay
 Aye Nay
 Aye Nay

SUMMARY ACTION:

Minute Motion Approving Summary Action List

The Council considered the Summary Action List including:

- Item 1: Interlocal Agreement with Davis County related to Contributions for Shuttle Services. **Mellor** said the Council approved the one that pays for this last fiscal year. Another agreement will be entered into with the County. The shuttle contributes to pedestrian safety, as it prevents people from walking across Park Lane over the freeway. Soon there will be a walk way, and the City will have to determine if they want to continue this agreement. Use increases dramatically when Lagoon is open. While the Utah Transit Authority (UTA) and sales tax is paying for the vehicle, its operation and maintenance, Farmington is paying for the actual fare. Farmington pays \$74,000 for this year-round, even though most use is from May to October. Discussion about whether or not Farmington should pay for it November to April should take place, especially now that there will be an alternative. At first Farmington paid \$60,000 and the Hampton Inn, Lagoon, and Station Park all contributed. Now, the other three no longer pay.
- Item 2: Early Intervention System: **Layton** said she was happy to see the new Police Chief come in and get things going with a grant.

- Item 3: Somerset Farms Lot 31, 32, and 33 Amended
- Item 4: Development Agreement Amendment – Sycamore Lane PUD
- Item 5: Surplus Property of a 2001 Pierce 12403-01 Fire Truck
- Item 6: Monthly Financial Report
- Item 7: Approval of Minutes for February 18, 2025
- Item 8: Contract for Tree Sculpture at the corner of Cook Lane (550 North) and Innovator Drive. **Mellor** said this is \$170,000 under budget because of savings with the electrical contractor. September is the target date for the park to open. The water feature would be open for three weeks before having to shut off for the season.

Motion:

Roger Child moved to approve the Summary Action list Items 1-8 as noted in the Staff Report.

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

Mayor Pro Tempore/Councilmember Alex Leeman
 Councilmember Roger Child
 Councilmember Scott Isaacson
 Councilmember Melissa Layton
 Councilmember Amy Shumway

Aye ____ Nay
 Aye ____ Nay
 Aye ____ Nay
 Aye ____ Nay
 Aye ____ Nay

GOVERNING BODY REPORTS:

City Manager Report

Mellor said **Petersen, Gibson**, and City Parks and Recreation Director **Colby Thackeray** is taking over the charrette between planning and parks for the betterment discussion. The first tranche of the \$350,000 from UDOT is coming soon. Estimates for planting trees in people's back yards have come in as cost effective. Things will need to hold off until details about the Right of Way near Buffalo Ranch are more clear. There are irrigation issues, and things may need to adjust if there is going to be a sound wall.

The Council decided not to hold their meeting scheduled for April 1, 2025, as it is during Spring Break and there are not any pressing agenda items.

Mayor Anderson and City Council Reports

Layton said the owners of the little white house on Compton off Main Street by the Rock Financial building may come in with a subdivision of eight homes. They can do so without City Council approval, but she is sad to see the white house go. **Petersen** said they have made modifications to the house so it is no longer eligible for the National Register. The City Council can offer them a PUD where if they save it, they can get a 10% increase in density. This may be significant on their pro forma. The Evans family owns it, as well as 68 acres off Innovator.

Layton said she recently attended the adaptive basketball game, which was delightful. Baseball and basketball are the only other things these kids can get involved in throughout the year. They would love to have bowling as well. Kaysville and Layton don't provide anything, so there may be an opportunity to cooperate. **Isaacson** said soccer may be another option.

Isaacson said the monarch butterfly is being considered to be put on the endangered species list. This would be devastating to farmers because it would limit the pesticides they can use on their fields, and may even put some out of business. Farmers can get a grant from the Utah Department of Agriculture to plant milkweed pollinator plants that monarchs use. Invasive plants have taken over the milkweed plants, which is a reason that monarchs are declining. He suggested getting a grant for the new City park to have a milkweed patch. **Mellor** said the dog park land may also be a good area for that. It may be good in detention ponds as well, instead of grass. **Isaacson** said it could be a special habitat to try to preserve the monarch butterflies.

Shumway said she is glad to have the legislative session over, because reading bills gets exhausting. She is grateful for the summaries and highlights in the bills.

Leeman said he enjoyed the mosquito article written by **Isaacson** in the April city newsletter. He said he has had a few complaints that there is something wrong with the Park Lane light cycle turning into Station Park. The left turn lane gets a green light for only 2 seconds at a time, allowing only one car through per cycle. It queues up too many cars in the left turn lane. **Mellor** said he and **Boshell** can get through to UDOT about this, since it is a State road.

Child said he would like a summary from those who attended the recent Old Farm open houses with Somerset residents. **Leeman** said everyone was allowed to state their concerns, but it was a disheartening meeting because people don't understand what the City and Council is trying to do. They accused the Council of ulterior motives. The City should just let the residents have meetings with the developers. **Isaacson** said when he attended a recent General Plan open house in his area, only two people showed up. His southwest corner is mostly residential, which doesn't carry much controversy.

Mayor Anderson said Farmington is part of the Wasatch Integrated Waste Management District. Layton—the biggest waste producer—wants out of the district, which is not good for everyone who stays in because they are trying to share costs for facilities that are too large for their needs. Layton produces a third of all the waste in Davis County. When it was suggested that every city participate in recycling to reduce waste, Layton didn't want to. Every city in the county is subsidizing Layton's waste, as costs are determined by the weight.

Regarding recycling, he asked if Councilmembers thought people would purchase their green can themselves so the City didn't have to. Perhaps residents could turn in one black can in exchange for a green can. It would be nice to use the green can as a black can in the winter. **Mayor Anderson** said it would be an opt-in recycling program as the City works out the wrinkles. **Mellor** said pricing is not that bad with the minimum 25% buy-in.

Davis School District wants to build a \$50 million Olympic-size lap pool on about 11 acres, something that they would like Farmington, Kaysville, and Fruit Heights to participate in. All the cities are looking for options within their boundaries. Farmington has ground south of the gymnasium that may be considered. If it is built, people may go to it for State swimming championships instead of Brigham Young University.

ADJOURNMENT

Motion:

Child made a motion to adjourn the meeting at 9:00 p.m.

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

Mayor Pro Tempore/Councilmember Alex Leeman
Councilmember Roger Child
Councilmember Scott Isaacson
Councilmember Melissa Layton
Councilmember Amy Shumway

X Aye ____ Nay
X Aye ____ Nay
X Aye ____ Nay
X Aye ____ Nay
X Aye ____ Nay

DeAnn Carlile, Recorder