

FARMINGTON CITY – CITY COUNCIL MINUTES

April 15, 2025

WORK SESSION

Present:

*Mayor Brett Anderson,
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.*

Mayor **Brett Anderson** called the work session to order at 6:07 p.m. City Manager **Brigham Mellor** was excused.

LOCAL CHAPTER OF DOLLY PARTON’S IMAGINATION LIBRARY

Past president of the Centerville Farmington Rotary Club **Bryce Peterson** addressed the Council. He lives in Farmington and practices as a family doctor in Bountiful. Because he wants children to decrease their screen time and increase their time reading books, he brought Dolly Parton’s Imagination Library to Utah. It is his volunteer passion project. Purchasing books from booksbythebushel.com, he has taken care of 202 children just in the first three months. However, he would like to expand the program, which mails an enrolled child a book each month in an age-appropriate fashion until they turn 5 years old. Their first book is always “The Little Engine That Could,” while the last one is “Look Out Kindergarten, Here I Come!” Books are selected by experts, and change every year so multiple children in one household won’t get all the same books.

He is looking for local sponsors as well as children to sign up. It costs \$31 per child per year. He would like to sustain the program, which is a 501(c)(3) organization. He noted that 50% of language is formed by the age of 3, and 85% is by the age of 5. Private prison companies predict future incarceration levels by second grade reading levels. In areas where this program is established, there has been a 30% increase in kindergarten preparedness.

City Attorney **Paul Roberts** said there are steps the City must follow to donate money from the General Fund to a charity that has community value.

DISCUSSION OF REGULAR SESSION ITEMS UPON REQUEST

Roberts presented councilmembers with an example of yellow waterproof parking enforcement notices the City plans to use in case cars, RVs, and dumpsters are parked in the streets, especially when they get in the way of snow plows. Councilmember **Alex Leeman** pointed out that businesses are not supposed to let their patrons park in other areas.

Councilmember **Amy Shumway** said she got an email from Farmington High School principal **Justin Whittaker** saying that there is parking available, but students don’t go in to try to find it. **Shumway** said things there may be improved if school staff parked where buses are so that buses

and students don't have to mix. If student park on the drivers' education range right after school, they get tickets, so students staying after school don't prefer to park there. Residents who live on Miller Way say it is difficult to navigate their neighborhood if students park on both sides of the street. **Leeman** said the problem is that parking on the street is closer than parking in the high school parking lot. Councilmember **Melissa Layton** said she didn't think sophomores were allowed to have a high school parking pass.

Roberts said what is on the agenda tonight is civil enforcement of parking. The process will be much like code enforcement with a warning the first time, help from the Police Department to track it, posting a notice, taking a photo, adding it to a spreadsheet, and citing on the second time. That way Staff will know which cars are repeat offenders and therefore can be towed. The Police Department does not have time to deal with parking enforcement, but Community Development and the Public Works departments might. It will particularly help snow plow drivers.

Leeman said it should be made effective July 1 so the City has time to educate the public, perhaps through a newsletter article and school orientation materials. **Roberts** said the School Resource Officer needs time to do education at the high school. Councilmember **Roger Child** said parking is also a problem near Lagoon, State Street, and 1100. Parking at the Western Sports Park is planned to be free.

Councilmember **Scott Isaacson** mentioned that some 15 chickens have been lost to foxes in the last few weeks in broad daylight, which has been traumatic for some residents. A contact at the Utah Division of Wildlife Resources said if the City requests it, they could put out traps for foxes. He wanted to know if the City wanted to be known as authorizing the killing of foxes. The Council indicated their support.

Child wanted to know when construction would be completed along Main Street. Some residents have complained about construction trucks being parked in front of their mailboxes for over a week, which has disrupted their mail delivery. **Mayor Anderson** said he has taken pictures of the inside layers in the pipes that are being replaced, and he sends those to people when they complain about the construction. **Shumway** said they have found many layers while digging 4 feet under Main Street, including the Lincoln Highway and even another road under that. **Roberts** said they have even found some wood pipes, some of which are on display in the lobby of the Public Works Department.

REGULAR SESSION

Present:

*Mayor Brett Anderson,
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.*

CALL TO ORDER:

Mayor **Brett Anderson** called the meeting to order at 7:04 p.m. City Manager **Brigham Mellor** was excused. **Mayor Anderson** offered the invocation, and the Pledge of Allegiance was led by Councilmember **Alex Leeman**.

PRESENTATION:

Student Spotlight: Andrew Erickson

Flag Football Grade 7-9 Coach **Bryan Call** nominated **Andrew Erickson** as student of the month. He is a fun player to have on any team and brings energy and excitement to the game. He is always kind to his teammates as well as opponents, and it quick to lend a hand and help them out.

BUSINESS:

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

Community Development Director **David Petersen** presented this agenda item. While the change considers what is happening in reality, it also helps Rock Hotel Dental. The previously considered road vacation is not going to happen.

Mayor Anderson asked if this could be enforced against the School District. **Petersen** said Staff could report on where each school is at regarding parking standards.

Motion:

Councilmember **Amy Shumway** moved that the City Council approve the enabling ordinance (enclosed in the Staff Report) 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 1-6:

1. In 1994, the City increased its parking space standards for dental and medical clinics from 4 to 6 spaces per 1,000 square feet of floor area. The Current office use standard is 3 spaces per 1,000 square feet of floor area, and has been so since, and before, 1994.

2. Attached (in Staff Report) 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 square foot 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 square 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 Great Salt Lake), 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 and maintenance cost savings of local public improvements, and is consistent with the Farmington City General Plan.

Councilmember **Melissa Layton** 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

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

Assistant Community Development Director/City Planner **Lyle Gibson** presented this agenda item. In 2022, the Farmington Retail or Clark Lane Commercial subdivision property was rezoned from the GMU district to the RMU district primarily to accommodate 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 this area. After being subdivided, the individual properties have been sold and two of the lots now have restaurants with drive-thru windows. The final lot is the subject property of this request.

The property is currently under construction for an approved office building by Chipotle and Dutch Bros. This building is anticipated to house the owner’s business, Station Park Dental, on the main floor. Plans for the second story of the building include a business to accommodate weddings, corporate gatherings, community workshops, photo shoots, and private celebrations. This use would not be allowed in the existing RMU Zoning district, so the applicant is interested in a zone change.

The RMU and GMU zoning districts are both regulated by Chapter 11-18 of the zoning ordinance, and thus there are many similarities including building design criteria. However, there are some differences in allowed uses. Of course, not every conceivable use is included in the table of uses in the zoning district, and the Zoning Administrator is allowed to make determinations as to whether a use which is not specifically listed is permitted. The desired use 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. **Gibson** said the request is highly appropriate for the area, and matches both the General Plan and Orthostar nearby. The Planning Commission is the land use authority over parking when considering shared parking scenarios or parking reductions. Technically it was previously down-zoned, and this application would up-zone it.

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 between the applicant and adjacent property to the west, so long as the agreement provides for at least six additional parking stalls. This would bring the available parking count to 52. While the applicant has provided a shared parking agreement that would satisfy the Commission’s request, it has not yet been signed. Staff can ensure that the agreement is in place before approving the business license.

Shumway said the subject property and nearby businesses would be complimentary, as most are 9 to 5 businesses and the event business would most likely only need parking in the evenings. **Gibson** agreed, saying that according to Staff analysis, Dutch Bros does not have a heavy dinner crowd. Staff has been surprised at how well Chipotle and Dutch Bros function together, and how it hasn’t contributed to too much traffic in the area.

Councilmember **Scott Isaacson** noted that the Avenues at the Station residents had understood there would be some landscaping, berm, or protection to keep headlights from shining into their apartments. He will have to go back through the minutes, but it doesn’t seem that this has been done yet. **Isaacson** said he is troubled by this application, since it was originally sold to nearby residents that this would be a daytime office use only. If residents concerned with an evening reception next to a residential area were at tonight’s meeting to complain, he would be concerned. However, they are not here even after being notified.

Gibson said he would look back at those minutes. Based on square footage, the occupancy limitation would be 360 guests before the fire marshal would have concern. They would be subject to the nuisance ordinance regarding noise, as well as permitted uses. The applicant has not requested a liquor license; outside vendors would have to bring their own license. There will be no on-site food preparation.

Applicant **Ryan Allen**, 42, addressed the Council via Zoom. He explained that he is moving his dental business from its current location to this new building because of disruptive neighbors. He does not want to be disruptive to anyone else, including his own dental practice, and does not intend to seek a liquor license. He does not intend to sell control of this building to anyone else but his own children in the future.

City Attorney **Paul Roberts** said a use may need to be added. Otherwise, it is assumed this use is not allowed. Entertaining guests is the closest use Staff could find that applied to this situation.

Layton asked if the second floor would be used during the day, or just in the evening.

Councilmember **Roger Child** asked what the operating hours would be for the event space.

Motion:

Leeman moved that the City Council approve the rezone of the subject property from RMU to GMU.

Findings 1-3:

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.

Child seconded the motion, which passed with a 4-1 vote.

Mayor Pro Tempore/Councilmember Alex Leeman

X Aye ____ Nay

Councilmember Roger Child

X Aye ____ Nay

Councilmember Scott Isaacson

____ Aye X Nay

Councilmember Melissa Layton

X Aye ____ Nay

Councilmember Amy Shumway

X Aye ____ Nay

Civil Parking Enforcement

City Attorney **Paul Roberts** presented this agenda item. Currently parking issues all go through the criminal court system, which can result warrants being issued and licenses being suspended. Rarely is there evidence regarding who parked the car, so it is difficult to prove beyond reasonable doubt. Only sworn law enforcement officers are authorized to handle traffic code enforcement. Therefore, there are many barriers to enforcement.

This ordinance change would allow parking tickets to be issued in a civil process instead, which would allow non-law enforcement personnel to issue warnings. If a car is not removed after the warning, law enforcement can be called to tow it. The process also allows for an appeal. **Roberts** said the part-time code enforcement officer would probably be the main person handling this at first, since the City has not budgeted for a parking official. The Public Works Department will also be able to enforce it, particularly in the winter when parked cars interfere with snow removal.

Motion:

Isaacson moved that the City Council adopt this ordinance establishing civil parking enforcement procedures to be effective July 1, 2025.

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. Beginning with the March 2025 report, the monthly financial reports will be emailed directly to the Mayor and City Councilmembers, outside of the Council meeting packets.
- Item 2: Approval of Minutes for March 18, 2025.

Motion:

Child moved to approve the Summary Action list Items 1-2 as noted in the Staff Report.

Shumway 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:

Mayor Anderson and City Council Reports

Mayor Anderson mentioned the afternoon budget discussion meeting tomorrow.

Layton said the yellow is starting to peel off the bottom of all the Utah Department of Transportation (UDOT) signs on Park Lane. She thought the wear was odd.

Isaacson said residents have brought it to his attention that there is trash on the sides of the Legacy Freeway. This may be a project for someone looking for one. **Shumway** said UDOT would have to be the one to coordinate the clean-up. She suggested residents could submit a request through the Click 'N Fix website.

Mayor Anderson said he knows of a group of 60 to 70 young men looking to do a service project in June. **Shumway** suggested cleaning up Lagoon Trail. **Isaacson** said that Farmington Creek from the jail to the south has a lot of limbs to clean out.

Shumway mentioned how impressed she was with the installation of the entire pedestrian trestle bridge by the Farmington Station FrontRunner Station. She shared a video of a park in Pleasant Grove that was impressive as well.

Leeman asked **Gibson** to send the Council an email with expected timelines of current projects, specifically when Main Street would be done and when Shepard Creek would be closed and opened back up. **Child** wanted to know if Main Street would be open in time for Festival Days. **Shumway** said the permit said it would be closed for 100 days.

Mayor Anderson said that once crews started work on Main Street, it was clear that it needed to be milled another 1 inch that UDOT wasn't planning on. He would like the City to pay for it so it is right this time.

ADJOURNMENT

Motion:

Shumway made a motion to adjourn the meeting at 8:02 p.m.

Layton 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