

## FARMINGTON CITY – CITY COUNCIL MINUTES

May 20, 2025

### WORK SESSION

Present:

*City Manager Brigham Mellor,  
Mayor Pro Tempore/Councilmember Alex  
Leeman,  
Councilmember Roger Child,  
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,  
Assistant City Manager/City Engineer Chad  
Boshell,  
Finance Director Greg Davis, and  
Assistant Finance Director Levi Ball.*

Mayor Pro Tempore/Councilmember **Alex Leeman** called the work session to order at 6:08 p.m. Mayor **Brett Anderson** and Councilmember **Scott Isaacson** were excused.

### **CONSOLIDATED FEE SCHEDULE DISCUSSION**

Assistant Finance Director **Levi Ball** said the biggest change in the budget is the 8% increase in utilities even though there is need for more. The Sewer District is passing the increase on to Farmington. This budget does not include the green waste program.

City Manager **Brigham Mellor** said \$10 per can per month will cover the cost of green waste cans, dump fee, and pick up. The announcement of the new program will come in January. In the off season, the green can may be used as a black can. It will be an opt-out program where green cans will be left for a month for residents with a certain size of lot, and they can call the City to come pick it up if they don't want to participate. The cans will be ordered at the end of June, and they should be ready by spring.

**Ball** said Weber Basin is planning to increase their rates by 14% in 2026, and another 16% in 2027. There is no shortage of future major infrastructure cost needs. Therefore, rate increases will be needed in the future. There has not been a major storm water replacement in the past 20 years. There have been other minor fee schedule changes such as the Police Department increasing rates for fingerprinting and accident reports.

Finance Director **Greg Davis** said fluoride has been a major expense, so recent legislation cutting fluoride ended up being a budget reduction for the City. The Council will be addressing changes to the Consolidated Fee Schedule on June 3, 2025, and new fees will be adopted on June 17, 2025.

### **PARK NAMING DISCUSSION**

The work session was held to consider naming the new regional park. Staff and City Councilmembers suggested several names including Primrose Park, Frances Peak Park, North Station Park, Innovator Park, Pedigree Park, Family Tree Park, Arbor Park, Firehouse Park, Canopy Tree Park, Orchard Park, Primrose Place, Canopy Acres, and Farmington Commons,

The choices were narrowed to Canopy Commons, Primrose Place, Farmington Commons, and North Cottonwood Commons. The final choice was North Cottonwood Commons because of its historical ties.

## **REGULAR SESSION**

Present:

*City Manager Brigham Mellor,  
Mayor Pro Tempore/Councilmember Alex  
Leeman,  
Councilmember Roger Child,  
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,  
Assistant City Manager/City Engineer Chad  
Boshell,  
Finance Director Greg Davis, and  
Assistant Finance Director Levi Ball.*

## **CALL TO ORDER:**

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

## **PRESENTATION:**

### **Musical number by Pizzicato Strings and Company**

City Manager **Brigham Mellor** presented this agenda item. The 13 company members are ages 4 to 18 and put on two programs per year, mostly performed by memory. **Peggy Wheelwright** is the founder of the group that has toured in the United States and Europe. The group, who are classically trained via private lessons, presented two numbers including a Star Wars Medley and A Million Dreams.

**Child** said their numbers were the most incredible thing that had ever been performed in the City Council chamber.

## **LOCAL BUSINESS AUTHORITY (LBA) MEETING**

Present:

*City Manager Brigham Mellor,  
LBA Boardmember Alex Leeman,  
LBA Boardmember Roger Child,  
LBA Boardmember Melissa Layton,  
LBA Boardmember 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,  
Assistant City Manager/City Engineer Chad Boshell,  
Finance Director Greg Davis, and  
Assistant Finance Director Levi Ball.*

### **Motion:**

LBA Boardmember **Roger Child** made the minute motion to adjourn to the Local Business Authority (LBA) Meeting.

LBA Boardmember **Melissa Layton** seconded the motion. All board members voted in favor, as there was no opposing vote.

LBA Boardmember Roger Child	X Aye	___	Nay
LBA Boardmember Melissa Layton	X Aye	___	Nay
LBA Boardmember Alex Leeman	X Aye	___	Nay
LBA Boardmember Amy Shumway	X Aye	___	Nay

### **CALL TO ORDER:**

Boardmember **Alex Leeman** called the meeting to order at 7:21 p.m. Mayor **Brett Anderson** and LBA Boardmember **Scott Isaccson** were excused.

### **BUSINESS:**

#### **Consideration for adoption of a resolution adopting Bylaws for the Local Building Authority**

Assistant Finance Director **Levi Ball** presented this agenda item. The LBA is the funding mechanism required for the City to issue lease revenue bonds. As the City has explored different financing options, the lease revenue bond option is currently the most advantageous for both pricing and credit for the City's long-term goals. The LBA is structured similar to the City where the City Council and the Mayor are the board and chair of the LBA. This board will make all decisions for bonding, similar to if the City Council were making the decisions.

During the May 6, 2025, City Council meeting, the LBA Creation Resolution and Articles of Incorporation were adopted. The signed Articles of Incorporation have been filed with the State of Utah Division of Corporations to officially register the LBA. The Governing Board of the LBA is convening for the first time today to adopt the Bylaws. Bond Counsel Gilmore & Bell, P.C. provided the Resolution of Authority Approving Bylaws and Bylaw documents.

**Marcus Keller**, the City's new bonding advisor, said this sets the foundation that will allow the City to issue lease revenue bonds if and when needed. This is a mirror image of City Council.

**Garrett Gross**, representing Gillmore & Bell, said that they had to resubmit the Articles of Incorporation after the State requested that the registered agent not be handwritten as originally submitted, but rather typeset. The Bylaws are straight forward.

City Attorney **Paul Roberts** said he had no concerns.

***Motion:***

**Layton** moved that the LBA adopt the Bylaws.

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

LBA Boardmember Roger Child	X Aye	___	Nay
LBA Boardmember Melissa Layton	X Aye	___	Nay
LBA Boardmember Alex Leeman	X Aye	___	Nay
LBA Boardmember Amy Shumway	X Aye	___	Nay

***Motion:***

**Shumway** moved that the LBA adjourn and reconvene the City Council Meeting.

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

LBA Boardmember Roger Child	X Aye	___	Nay
LBA Boardmember Melissa Layton	X Aye	___	Nay
LBA Boardmember Alex Leeman	X Aye	___	Nay
LBA Boardmember Amy Shumway	X Aye	___	Nay

**BUSINESS:**

**I-15 Reconstruction Master Agreement**

Assistant City Manager/City Engineer **Chad Boshell** presented this agenda item. City Staff has been meeting regularly with the Utah Department of Transportation (UDOT) to discuss the I-15 Reconstruction Project design and how it affects City infrastructure. The project crosses many City storm drain and water lines that will need to be relocated, cased, and improved. UDOT wants to enter into a master agreement that sets forth the process to have a third-party contractor design and construct the work. The agreement dictates the process of design, review, and approval; establishes contact information; and sets out cost responsibilities. It also establishes that agreement for individual projects are to be supplemental agreements to this master agreement. City Staff and the City Attorney have reviewed the master agreement and recommend approving it with UDOT. **Boshell** said Farmington controls the betterment aspect.

Councilmember **Melissa Layton** was concerned about the daily record keeping. **Boshell** said that for the West Davis Corridor (WDC), money was set aside for outside consultants to do the required daily record keeping. When Farmington inspectors are out, the City doesn't get reimbursed for their efforts. For the Main Street project, UDOT had an inspector on site every day.

**Layton** noticed that there was no email or phone number for the UDOT contact on the contract. However, **Boshell** said he is not worried about that since Farmington has a good relationship with UDOT for the most part. Farmington is probably the city least impacted by this UDOT project. Cities to the south are much more impacted. The project will start in 2027 and will last two to three years.

***Motion:***

**Child** moved that the City Council approve the master agreement for third party work with UDOT for the I-15 Reconstruction project.

**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 Melissa Layton	X Aye	___	Nay
Councilmember Amy Shumway	X Aye	___	Nay

**Amendments to Chapter 11-17, and to Section 11-2-020 of the Zoning Ordinance-  
alternative lot standards, setbacks, additional lot criteria, building height special  
exceptions, and clarifying a definition for building or structure height**

Community Development Director **David Petersen** presented this agenda item. According to State Code, the City can't require an applicant to do something such as preserve a historic resource; instead, the City should provide an incentive. This zone text amends Chapter 11-17 of the Zoning ordinance related to alternative lot standards, setbacks, additional lot criteria, and building height special exceptions, as well as a zone text amendment to Chapter 11-2-020 clarifying the definition for building height.

In 2020, everyone was required to make 10% of their housing stock moderate-income housing. In single-family and agricultural zone, there are other things to consider. In this zone, there was never such things. Staff would like to include the preservation of historic resources as well. State law requires incentives to be offered for moderate-income housing. Therefore, the section didn't meet State law. The proposed changes would make the Original Townsite Residential (OTR) on equal footing with how the other zones are handled. Originally, the OTR didn't reference the building heights of main buildings, but the proposed language cleans that up.

***Motion:***

**Child** moved that the City Council approve the enabling ordinance (enclosed in the Staff Report) removing Section 11-17-035, enacting Section 11-17-045, amending Section 11-17-070 E.1., and modifying the building or structure height definition in Section 11-2-020, as set forth in said enabling ordinance, subject to all applicable Farmington City development standards and codes.

**Findings 1-6:**

1. Section 11-17-035 of the Zoning Ordinance requires a subdivider to "provide or set aside lots (or dwelling units at the option of the City) equal in number to at least ten percent (10%) of the total number of lots approved for the subdivision for moderate

income housing. . .” This is in violation of 10-9a-535 of the State Code because Section 11-17-035 does not provide an incentive. The proposed text amendment deleting Section 11-17-035 does not provide an incentive. The proposed text amendment deleting Section 11-17-035 and adding Section 11-17-045 ensures that the Farmington OTR ordinance is consistent with State Law [Note: The incentive offered in the new section is greater lot flexibility (i.e. lot area, setbacks, etc.) for the property owner.]

2. The new Section—11-17-045 mirrors language incorporated in the residential and agriculture chapters of the Zoning Ordinance.
3. In addition to moderate income housing, Section 11-17-045 also provides an incentive option for preserving an historic resource. Many such resources exist in the OTR zone.
4. The new Section 11-17-045 is better placed in the overall text of the Chapter than 11-17-035, because the alternatives to the “standard” should come after the standards in Section 11-17-040.
5. A special exception to main building height is allowed in the single-family and agriculture chapters the Zoning Ordinance, but not in the OTR Zone. The proposed zone text amendment rectifies this discrepancy.
6. Discounting the ground elevation in front of doors helps builders better meet the City’s building or structure height definition and makes no difference to the overall height of the building or structure related to the rest of the finished grade.

**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 Melissa Layton  
 Councilmember Amy Shumway

X Aye \_\_\_\_ Nay  
 X Aye \_\_\_\_ Nay  
 X Aye \_\_\_\_ Nay  
 X Aye \_\_\_\_ Nay

**Zone Text amendment allowing for the consideration of accessory structures in the rear yard as a Special Exception**

Assistant Community Development Director/City Planner **Lyle Gibson** presented this agenda item. The required rear yard refers to the area of the rear yard which is considered as part of the rear yard setback. The rear yard setback for conventional lots in the single-family residential zones is 30 feet.

Accessory building standards are described by 11-11-060 of the Single-Family Residential Zones chapter. These standards include limitations to the percentage of the required rear yard that may be covered by accessory buildings. Currently, accessory buildings may cover up to 25% of the required rear yard.

On larger lots, there can be excess of rear yard space outside of the required rear yard. However, this space is not encumbered by the percentage requirement, so accessory buildings can extend into this area. Required rear yard space is limited in coverage by the ordinance in part because on smaller lots, most of the rear yard is the required rear 30 feet. For efficient use of space and for the sake of flexibility, many accessory buildings are placed near the rear property line. For example, a detached garage is placed in the far back in order to open the rest of the rear yard up

to other amenities. On larger lots, the required rear yard limitation limits the usable accessory building area, as opposed to smaller lots where the 25% coverage limit prevents crowding, view impediment, air flow, and open sky. The zone text amendment proposes a special exception option for lots greater than 0.4 acres in size. In considering a Special Exception, FCC 11-3-045 E identifies the standards of review, as listed in the Staff Report. This amendment would give the applicant an option to go through the Planning Commission to get a special exception for additional lot coverage. It would be a public process and neighbors would have a chance to speak to the issue.

***Motion:***

**Shumway** moved that the City Council approve the enabling ordinance (enclosed in the Staff Report) amending Section 11-11-060 Accessory Buildings and Structures.

**Findings 1-7:**

1. Existing conditions would not change for the majority of single-family residential lots.
2. The proposed amendment allows owners to place buildings in a typical and expected manner on their lots, providing for more flexibility.
3. On lots in Agricultural zones, which may access the single-family residential standards per 11-10-040 H 1b, total lot coverage standards begin applying at 0.5 acre, which would limit those cases to what is permitted per 11-10-040 C. In short, the zone text amendment only affects agricultural and single-family residential parcels between 0.41-0.49 acres.
4. The Planning Commission retains discretion over individual cases which meet the specific criteria for a special exception for accessory building and structure coverage standards.
5. The proposed amendment is reasonably necessary for the reasons stated in the report (enclosed in the Staff Report).
6. The proposed amendment is in the public interest, as it does not affect the majority of parcels within Farmington City, and increases flexibility for others.
7. The proposed amendment is consistent with the City General Plan and in harmony with the objectives and purpose of the zoning ordinance.

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

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

X Aye \_\_\_\_ Nay  
 X Aye \_\_\_\_ Nay  
 X Aye \_\_\_\_ Nay  
 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: Resolution updating the Policies and Procedures of the Farmington City Planning Commission establishing agenda order and how public comment is managed during a meeting.
- Item 3: Interlocal Agreement for Fire Protection Services in Fruit Heights. Farmington Fire has served Fruit Heights for the last three years. It has gone well; the intent would be to continue that route for at least the next five years. Fruit Heights approved this agreement at their Council meeting on Tuesday, May 6, 2025.
- Item 4: Approval of Minutes for May 6, 2025.

***Motion:***

**Child** moved to approve the Summary Action list Items 1-4 as noted in the Staff Report.

**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 Melissa Layton	X Aye	_____	Nay
Councilmember Amy Shumway	X Aye	_____	Nay

**GOVERNING BODY REPORTS:**

**City Manager Report**

**Mellor** said the City is in the process of interviewing for a new fire chief, and have already reviewed multiple candidates. June 16, 2025, will be Fire Chief **Rich Love**'s retirement party. **Petersen**'s last day will be in July.

**Mayor Anderson and City Council Reports**

**Layton** said she appreciated the flowers in front of City Hall. May 28, 2025, at 8:30 a.m. will be the date for the Parents Empowered Partnership at Lagoon.

**Shumway** noted that the pot holes on Main Street have formed quickly. **Mellor** said the Americans with Disabilities Act (ADA) ramps on that project will start this week on the north side. All concrete work must be done before milling and resurfacing begin in August. It has been a record year for claims of popped tires. The trail will be closed off while the well work is being finished. **Shumway** noted that the trail experience is back to what it should be.

**Leeman** said he likes the monthly financial reports, but a short summary identifying outliers etc. would be helpful. He requested timelines be provided for the WDC betterments. **Mellor** said \$350,000 has been budgeted for this year to address the tree element. Hard costs won't be provided until items are put out to bid. **Leeman** asked if those interested could be provided with the opportunity to rank priorities associated with estimated costs.

**Mellor** said design work for the pump track under the powerlines is budgeted for \$60,000 of an additional \$350,000. There is still work to be done with the Homeowner's Association (HOA). Farmington won't do construction drawings or pre-emptive construction work until after the ramp is complete. UDOT will need to move the lift station to make way for the widening, which would impact Farmington's park. All sewer improvements are slated to be complete by the end



of the 2025 calendar year. Farmington already has good landscaping people who can provide estimates. He will set up a meeting.

**Child** said the reopening of Main Street brought the temperature of many residents' feelings down. He noted that he gets many texts from residents asking why the City is watering during rain storms. This shows that the residents are getting more responsible with irrigation. **Mellor** said that the City's smart sensors determine what is sufficient to meet the needs of the lawn. Many times a couple of minutes of rain doesn't equate to enough water to keep a lawn alive. However, if a resident provides a location, City crews can check out the sensor readings.

### **ADJOURNMENT**

#### ***Motion:***

**Child** made a motion to adjourn the meeting at 8:19 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



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**DeAnn Carlile**, Recorder