

## FARMINGTON CITY – CITY COUNCIL MINUTES

June 3, 2025

### WORK SESSION

Present:

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

*Recording Secretary Deanne Chaston,  
Community Development Director Dave  
Petersen,  
Finance Director Greg Davis,  
Assistant Finance Director Levi Ball,  
City Parks and Recreation Director Colby  
Thackeray, and  
City Lobbyist Eric Isom.*

Mayor **Brett Anderson** called the work session to order at 6:12 p.m. Councilmember **Melissa Layton** was excused.

### **PARKS & RECREATION MASTER PLAN PRESENTATION**

Parks and Recreation Director **Colby Thackeray** turned the discussion over to Landmark Design, a firm specializing in landscape architecture, community planning, and urban design. Planning Commissioners were also in attendance. **Lisa Benson**, a senior landscape architect and planner with Landmark Design, presented the Parks and Recreation Master Plan. The plan includes parks, open space, recreation, arts, culture, trails, implementation, and financial sustainability. Farmington's population is aging, and there is a broad set of ages overall to meet. According to research, Farmington is seeing a high use of facilities the City already has. The residents want to see items like more trees, greenery, a new and improved pool, expanded gym, trail improvements, improved park maintenance, preservation of natural open space, additional athletic courts, dog parks, skate parks, and upgrades to existing parks and playgrounds. The primary reason residents say they visit a specific Farmington park is its proximity to their home. There is a gap in the northeast corner of the City. Otherwise, walkability for most residents to a park is a half mile.

**Benson's** firm was hired to determine level of service, which is defined as calculating the existing acres of parks (110.2 acres) compared to the current population (26,291). The result is 4.19 acres per 1,000 people, which doesn't include the Davis County Western Sports Park (WSP), the Tom Owens Mill, or the City's new regional park. **Benson** said the future level of service should be 4.0 acres per 1,000 people, which is a slight decrease. So, from 2023 to 2050, Farmington should add 41.0 acres of additional parks. Opportunities for parks could be made part of future Development Agreements. Farmington should consider splash pads, water play features, skate parks, and off-leash dog parks in the future, as the City currently doesn't have any of these.

According to a survey, 56% of Farmington residents want a new aquatics facility, and 44% want an improvement or expansion of the existing facility. Therefore, the plan recommends a feasibility study for an aquatic center and gym. Participation in recreational programs should

continue to stabilize and potentially increase. Farmington should periodically evaluate program offerings including options for adaptive, nontraditional, senior, and diversity.

Some 51% of survey respondents say they never use the community arts center. **Benson** said residents also want to see broadened programs and events, increased presence of public arts, and a revival of the Arts Committee.

Many say Farmington offers the right amount of trails and recreation. Residents, especially those with children, frequently use trails. They would like to see more restrooms, linking of neighborhoods to trails, additional signage, better trail and mile markers, more pet waste disposal stations, and more interconnected trails. Farmington's existing trail network extends 37.4 miles, 22 miles of which are paved. A wayfinding and signage master plan may be needed. Standards and improvements can be implemented as part of the Active Transportation Master Plan. Councilmember **Scott Isaacson** said these plans should consider bike accessibility, as many residents have told him that they can't get to trails on their bikes without going through busy intersections.

Farmington may want to consider constructing restrooms at all planned trailheads. Considering Farmington's 15 existing parks, cemetery, gym, pool, community art center, open space, and trails, the City has 160.5 acres to maintain. There are more than 36 acres of other public land such as detention basins and roadway landscaping to maintain.

**Benson** said rough costs of implementation of this plan, based on survey results, would be \$21 million to \$27 million by 2033. The City would need 10 additional full time equivalent employees in the next 10 years. The plan would be put out into the public sphere before adoption.

Community Development Director **Dave Petersen** said that according to State law, the Planning Commission is charged with preparation of the General Plan. The Planning Commission will get more input before the City Council approves it. An update of the Land Use Master Plan is going on now, and FFKR Architects are coming to a Planning Commission session on Thursday. That plan is almost ready to be adopted. The Parks Plan is an element of the General Plan, but it is a big element. He noted that tonight's presentation does not include the Tom Owens Mill, relocation of the skate park, or trails in mixed use areas, all of which Farmington is planning to address in the future. He wants to note that Farmington's skate park was the second of its kind in the State. City Manager **Brigham Mellor** said preservation has been planned 50 feet from the center of the creek, meaning anything going up against the creek in mixed use areas will be preserved for things like trail easements and open space.

**Isaacson** said this plan could be used to procure future funding from the State or grants. They often want to see how the City plans to use additional funding.

## **BUDGET DISCUSSION**

**Mellor** said the Consolidated Fee Schedule needs a charge for when residents request stop signs and traffic studies, as it costs the City time and money to hire traffic consultants. Most times the requests doesn't meet the criteria, so a fee needs to help residents put their money where their mouths are.

**Mellor** also is considering asking the County to reimburse some 911 dispatch fees based on call volume and three-year averages. Farmington has been combined with Bountiful since January, and that will not be averaged out until the end of the calendar year. Over three years, the reimbursement due to Farmington may be about \$600,000. **Mellor** said he will figure out a way to get \$600,000 worth of resources from the County over time, as it is not worth it politically to press for an outright reimbursement. The Council asked for Finance Director **Greg Davis** to leave that reimbursement off of budget materials as a source of revenue. **Mellor** said he would rather do a budget opening for money coming in. The next thing Farmington will have to cooperate with Davis County for is the annexation of land near the widening of Glovers Lane. It will have to be annexed and utilities made available to it. Also, there is not a sidewalk along 200 East.

## **REGULAR SESSION**

Present:

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

*Community Development Director Dave  
Petersen,  
Assistant City Manager/City Engineer Chad  
Boshell,  
Finance Director Greg Davis,  
Assistant Finance Director Levi Ball,  
Police Chief Austin Anderson,  
Fire Chief Shelby Willis, and  
City Lobbyist Eric Isom.*

## **CALL TO ORDER:**

Mayor **Brett Anderson** called the meeting to order at 7:05 p.m. Councilmember **Melissa Layton** was excused. Councilmember **Roger Child** offered the invocation, and the Pledge of Allegiance was led by Councilmember **Scott Isaacson**.

## **PRESENTATION:**

### **Update from Davis County Commissioner John Crofts**

Davis County Commissioner **John Crofts** presented this agenda item. He said the Western Sports Park (WSP) is opening this summer. He will set up a tour for the Councilmembers and send out email invites. Many are signing contracts, and it will be a game-changer for the County that benefits Farmington City.

**Crofts** worked in Emergency Management for 21 years. The new Davis County Emergency Operations Center (EOC) being built near Station Park and should open late this year. It will be one of the State's best EOCs in his opinion. He noted that there are a lot of changes going on in

Emergency Management lately, including dramatic ones in Federal Emergency Management (FEMA). Things will be more of a community effort going forward.

**Crofts** also mentioned the Interstate 15 (I-15) expansion from 600 North in Salt Lake City to Highway 89, as well as the expansion of Legacy Highway to accommodate another lane of traffic both north and southbound.

#### **BUSINESS:**

#### **Appointment of Shelby Willis as Fire Department Chief and administration of the Oath of Office**

**Mayor Anderson** presented this agenda item. With the recent retirement of Chief **Rich Love**, Farmington conducted an extensive search for the right candidate to fill that role and met with several qualified candidates. **Shelby Willis** was vetted thoroughly by City Manager **Brigham Mellor**, **Love**, and others.

**Willis** has been a firefighter for 27 years. Her career includes service in the U.S. Air Force, a Bachelor's degree in Psychology from the University of South Florida, and a Master's degree in Emergency Management from Eastern Kentucky University. In 2018, she left a 20-year career at Largo Fire Rescue in Florida, where she served as the department's chief, to come to Utah and serve as Deputy Fire Chief in Ogden.

**Mellor** thanked **Chris Winter** for stepping up as Interim Chief as well as Assistant City Manager/City Engineer **Chad Boshell** for helping identify the right candidate for this position.

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

**Leeman** moved that the City Council adopt the resolution to appoint **Shelby Willis** as Farmington's new Fire Chief and carry out the Oath of Office.

**Isaacson** 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 Amy Shumway	X Aye	_____	Nay

City Recorder **DeAnn Carlile** administered the oath of office.

**Willis** introduced her husband, **Victor**, of 34 years and son, **Brody**, who recently graduated from Bonneville High School. The family moved to Utah seven years ago because they love the outdoors and belonging to a community. In applying for this job, she discovered that Farmington treats their employees like family and was impressed when employees knew each other by their first names. She comes from a full-time fire department where none of the employees are part-time. Farmington would like to become a full-time department. Things will get more complex with a new fire station coming on board.

While her start date will be June 23, **Mellor** would like to include her in a number of issues the department is facing in the interim. A captain position opened up and he wanted **Willis** in on that hire. **Jeff Jarrow** recently resigned from the City to take a job as Tremonton's new fire chief.

## **Landmark Register Designation Request – James H. Wilcox home**

Community Development Director **David Petersen** presented this agenda item. The home is at 1149 S. 200 East. Wilcox was Farmington City's first mayor (1892-1896). Information from the Utah State Historic Preservation Office confirms that his home, constructed in 1890, became officially eligible for the National Register of Historic Places in May of 2017. A portion of the home was built in 1860. Farmington City Historic Preservation Commission (HPC) Chairman **David Barney** requested this designation. When the HPC met May 19, they found the home met five of the seven criteria although it only needed two. This designation could contribute to flexibility and open space in future development.

### ***Motion:***

**Isaacson** moved that the City Council adopt the ordinance (enclosed in the Staff Report) designating the James H. Wilcox home as an historic resource on the Farmington City Historic Landmark Register.

### **Findings 1-3g:**

1. The James H. Wilcox Home is located within the corporate boundaries of Farmington City.
2. It currently is officially determined to be eligible for listing in the National Register of Historic Places (the "National Register").
3. The James H. Wilcox Home meets 5 (**in bold—a, b, c, d, and e**) of the 7 criteria below necessary for Landmark Register Designation. [Note: Only compliance with 2 of the 7 criteria is required.]
  - a. **It is an easily identifiable visual feature of its neighborhood or the City because of its positioning, location, age, scale, or style, and it contributes to the distinctive quality or identity of its area in such a way that its absence would negatively affect the area's sense of place;**
  - b. **It figures importantly into Farmington City's founding or development through its uses, especially public uses;**
  - c. **It is associated with persons significant in the founding or development of Farmington City, especially the earliest settler families (1847-1900);**
    - i. James H. Wilcox was Farmington City's Mayor 1892 to 1896.
  - d. **It is associated with events that have made a significant contribution to the founding or development of Farmington City;**
  - e. **It illustrates an important architectural form, style, or building technique, especially as an example of "local vernacular" (e.g. single- and two-story rock/adobe homes; simple brick Victorians) or as a singular example of form, style, or technique within the City;**
  - f. It has been used as a wayfinding landmark for at least fifty (50) years;
  - g. It has yielded, or may be likely to yield, information important in prehistory or history (eg. Archaeological sites).

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

Mayor Pro Tempore/Councilmember Alex Leeman  
Councilmember Roger Child

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

Councilmember Scott Isaacson  
Councilmember Amy Shumway

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

### **Zone Text Amendment to Chapter 11-35, Home Occupation Permitted Uses**

City Attorney **Paul Roberts** presented this agenda item. The Planning Commission recently reviewed a Conditional Use application for an office building in a detached structure. The Commission directed Staff to consider a text amendment that would make this type of proposal a permitted use, saving time for reports, reducing time in meetings, and providing a more efficient and predictable process for applicants. The Planning Commission unanimously recommended the ordinance as enclosed in the Staff Report.

**Roberts** said the City sees enough of these, and the Commission repeatedly has the same conditions. He said the State is trying to get things to administration levels as soon as possible, and this amendment is consistent with that.

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

**Leeman** moved that the City Council approve the enabling ordinance (included in the Staff Report) modifying Chapter 11-35.

#### **Findings 1-2:**

1. The proposed text amendment clarifies that a home occupation may conduct business off site like in the case of a handyman or landscaping business.
2. The amendment allows for more efficient processing of low-impact home occupations.

**Shumway** 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 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: Surplus Property including a 2010 Ford 350 Ambulance, 2017 Stihl Chain Saw, 2011 Honda F220A Tiller, 2005 Ford F450, 2011 Stihl Chain Saw, 2012 Dolmar Saw PC-7414, and Wacker BS600 Rammer.
- Item 2: The Trail – Evergreen Subdivision Amended Plat subject to final location of easements being verified by Staff before recording of new mylar. The proposed plat amendment correctly aligns easements with the final site plan design for The Trail. A subdivision plat was recorded for The Trail in 2024 in order to convey property to the City, dedicate Right of Way, and create a lot where construction of an office building could take place. The plat also showed the lot where The Trail apartment building would be constructed and included easements for providing utilities to the site. As design of The

Trail progressed, it was determined that utility lines would be relocated slightly and certain utilities would be a private system which wouldn't require the easements currently in place. No new lots are created, and no property boundaries are modified. The proposal is primarily for a technical purpose to accommodate a project long in the works.

- Item 3: Chip Seal FY 2026 Road Maintenance Project Bid from Advanced Paving & Construction for the construction of road maintenance improvements in the amount of \$149,237.10 to be paid from various street maintenance funds. The project includes chip seal, sweeping, and fog sealing.
- Item 4: Crack Seal FY 2026 Road Maintenance Project Bid from Asphalt Preservation for the construction of road maintenance improvements in the amount of \$41,700 to be paid from various street maintenance funds. Construction will begin in July and will include crack sealing throughout the City.
- Item 5: Onyx FY 2026 Road Maintenance Project Bid from Morgan Pavement for the construction of road maintenance improvements in the amount of \$39,393.64 to be paid from various street maintenance funds. Construction will begin in July and includes installing frictional mastic surface treatment asphalt aggregate.
- Item 6: Overlays FY 2026 Road Maintenance Project Bid from BH Inc for the construction of road maintenance improvement in the amount of \$940,000 to be paid from various street maintenance funds. Construction will begin in July and includes lowering and raising manholes, milling, overlays, and leveling course.
- Item 7: Approval of Minutes for May 20, 2025.

**Isaacson** said he would send some comments about the road contract forms to **Roberts**. There is no need to change or renegotiate those on the agenda tonight. However, he was curious why there were four different contracts. **Boshell** said he used to do them all as one project. However, none of the companies can do all of the work. Since they have proprietary equipment, they were usually subbing the work out.

***Motion:***

**Child** moved to approve the Summary Action list Items 1-7 as noted in the Staff Report.

**Isaacson** 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 Amy Shumway

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

**GOVERNING BODY REPORTS:**

**City Manager Report**

**Mellor** said that Police Chief **Austin Anderson** is auditing the evidence room and considering work station changes. Since most of the fingerprinting can be done on the County level, the Consolidated Fee Schedule reflects dropping this service on the City level. He is also drafting a letter to area schools reflecting the decision to discontinue the Drug Abuse Resistance Education (DARE) program. While there is little proof in the effectiveness of the program, it does provide an opportunity for officers to get to know students. Farmington will continue to create similar

opportunities. They are considering adopting the Nurturing, Opportunities, Values, and accountability (NOVA) program used to teach youth valuable life skills and encourage positive development.

Councilmember **Amy Shumway** doesn't want to get rid of student interaction with law enforcement. She suggested letting kids sit in a cop car during Festival Days. Farmington needs to be purposeful in creating ongoing interaction.

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

**Isaacson** said the mosquito abatement operations are going to be rebuilt in Kaysville. He helped interview and select an architect for the project.

Although it is a State issue, he is concerned with children riding little motorcycles. **Mellor** said it is controversial and the Legislature has been hesitant to tackle the issue of what constitutes a bicycle vs. a motorcycle. **Child** said he has seen four children on one motorcycle before.

**Mayor Anderson** said he was one of 40 governors invited to Governor **Spencer Cox**'s mansion to discuss Utah's housing issues. Without reservation, **Cox** said the housing issue is Utah's single biggest issue, as it is ranked eighth worst in the country for overall housing affordability and finding starting homes. Ten years ago, the average age for first-time homeowners was 30; now it is 38. The trend is that multiple families are living in one home, and inventory is part of the solution.

The State needs to find a way to make home ownership more attainable or it will become known as the Palo Alto of the Rockies. To handle this problem, states such as Texas have proceeded with Legislative action enabling 30 units per acre as a matter of right. If cities in Utah can't solve the problem, **Cox** said the State will by pre-emptive legislation. He wants cities to be more robust in helping first-time homeowners. **Anderson** said **Cox** realizes that many of Utah's current residents don't want this, but that isn't helping the situation. If cities aren't going to fix the problem, the Utah Legislature will.

**Mayor Anderson** suggested reaching out to **Spencer Boyer** about revisiting the Old Farm plan to include truly affordable starter homes in the mix. Farmington should give this project the extra density needed to enable starter homes.

Councilmember **Alex Leeman** said that when the whole State gets up-zoned, the fall out will come to cities, who will have no say. **Shumway** said cities currently have no tools to help regulate home ownership. **Anderson** agreed, saying investors, corporations, and companies are managing high rents that make saving for homes impossible. The Legislature is fixated on this spiraling issue.

**Leeman** suggested a starter homeownership ordinance to deed-restrict homes so they never become a rental and they are owner-occupied at all times. The homeowner ordinance could be part of Farmington's approval process. **Roberts** said owner occupation can't be required, but it could be incentivized. Farmington has affordable housing funds that have to be spent, and they could be leveraged for first-time homebuyers. **Isaacson** suggested a reduction in impact fees as an incentive.

**Mellor** said Covenants, Conditions, and Restrictions (CC&Rs) prohibiting rentals could be made part of future Development Agreements. He said some Homeowner's Associations (HOAs)

make similar CC&Rs, just to have them later amended. He said **Leeman**'s idea should be tested. If the exchange is density, it improves the probability of that being entered into voluntarily.

**Mayor Anderson** said Farmington has an awesome corner at State and Main that is grossly underutilized. The City also owns the park by the Post Office. **Mellor** said Wells Fargo Bank is relocating within the City. There are lots of opportunities to make this area a landmark and low-key gathering place secondary to Station Park.

Regarding affordable housing, **Isaacson** said what was considered "middle class" has changed since the 1950s and 1960s. The expectation of basic homes has changed, and the average standard of living is higher now.

### **ADJOURNMENT**

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

**Child** made a motion to adjourn the meeting at 8:32 p.m.

**Leeman** 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 Amy Shumway

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



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**DeAnn Carlile**, Recorder