

FARMINGTON CITY – CITY COUNCIL MINUTES

July 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,
Assistant Community Development
Director/City Planner Lyle Gibson, and
City Planner/GIS Specialist Shannon
Hansell.*

Mayor **Brett Anderson** called the work session to order at 6:10 p.m. City Manager **Brigham Mellor** was excused.

TRI POINT HOMES DISCUSSION

Assistant Community Development Director/City Planner **Lyle Gibson** introduced the Tri Point Homes concept, which is between the Denver and Rio Grande West (D&RGW) Rail Trail, west of Innovator Drive, and north of the new Maverik gas station. The new fire house will be just north of this site.

Colton Chronister with Tri Point Homes said he is familiar with Farmington's moderate-income housing ordinance and is looking for direction on his project. This is proposed to be 151 for-sale townhomes, and Tri Point has an agreement with the landowner. They will be between 1,900 and 2,200 square feet with two-car garages. The two- to three-bedroom units are projected to sale for \$400,000, an attainable price point without compromising quality. Plans are to connect and extend the trail network west through their property to the Rail Trail.

They are proposing a reduction in density from what the Development Agreement originally contemplated. It takes a variety of things to satisfy moderate-income housing. Tri Point is a national high quality builder in 13 states, with four projects in Utah including Holladay, Heber City, West Jordan, and Orem.

Mayor Anderson praised Tri Point for both reducing the density and offering a for-sale product.

Chronister said the purchase agreement will have some teeth to enforce owner occupancy and not selling to large-scale investors. Purchases of all new-build projects by investors throughout the nation have increased from 8% to 23% due to failed markets. Enforcement could be through a Homeowner's Association (HOA), as rentals hurt overall market values of surrounding homes. **Chronister** would like to workshop this approach with Farmington.

City Attorney **Paul Roberts** said deed restrictions are the best way to pass along owner occupancy, as every transaction has the potential to get rid of it. **Chronister** said deed restrictions are difficult because it reduces value.

Tri Point is also proposing a 2.8-acre land swap to square off the lot boundaries between this site and the City's new fire house. After being evaluated by the Army Corps of Engineers, the land is less wetland than originally believed.

Councilmember **Alex Leeman** said he understood Staff's concept is to bank the exchanged land for use for affordable housing. He is concerned with Farmington's longer-term plan of what will actually be done with the property. Is the City going to sell it, or save it? Does the City have the funding to improve it, or will it be a weed patch?

Councilmember **Scott Isaacson** said he likes the project. He said because of its close proximity to the new City park, the best use of the land would not be more open space. He proposed using the land for housing for City employees. Councilmember **Roger Child** likewise expressed his approval.

PERMANENT SUPPORTIVE HOUSING DAVIS COUNTY DISCUSSION

Davis County Grant Administrator **Ryan Steinbeigle** said homelessness in Davis County is a hot-button issue for city and county governments. He is approaching the City Council about a Permanent Supportive Housing (PSH) project in Farmington. This targets those in the 0% to 30% Area Median Income (AMI) category, where housing options in Davis County fall far short. These are people on the verge of becoming homeless who have medical, behavioral, and mental health issues.

The proposal includes on-site services and case management in job training and coaching from Davis Tech; counseling and therapy from Davis Behavioral and Open Doors; medical services from Intermountain Healthcare; behavior and mental health from Davis behavioral; and food pantry from Bountiful Food Pantry. This is not an emergency shelter, and would require accountability with tenants required to meet with case managers. There would be a curfew and onsite security. It is designed to transition people out, not keep them indefinitely. A maximum stay would be set at two years for these units that range in size from studio to three-bedroom units.

Davis County Economic Development Director **Chanel Flores** said this is housing that would benefit a single mother with two kids who hasn't worked in a decade, but doesn't qualify for down payment assistance. That is just one example. A person would have to be earning \$130,000 annually to afford a home in Davis County. The County has a homeless population, but it is just different. It is the elderly and retired who can no longer live on Social Security.

Steinbeigle said the emergency shelters in Salt Lake are just a bed to sleep in. PSH is much different and has been shown nationally to be highly effective. Milwaukee County, Wisconsin, leads the nation in using this model to reduce the homeless population, generating millions in taxpayer savings and reducing the burden on public safety services. Most participants move on to independence. After implementing PSH in 2015, the overall homeless population was reduced by 46.3%; unsheltered homelessness was reduced 91.8%; and sheltered chronic homelessness was reduced by 65%. The program demonstrated a 97% retention rate, which means participants do not return to homelessness.

CLOSED SESESSION

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,*

*Assistant Community Development
Director/City Planner Lyle Gibson, and
City Planner/GIS Specialist Shannon
Hansell,
Assistant City Manager/City Engineer Chad
Boshell,
Davis County Grant Administrator Ryan
Steinbeigle, and
Davis County Economic Development
Director Chanel Flores.*

Motion:

At 6:53 p.m., Councilmember **Alex Leeman** made the motion to go into a closed meeting for the purpose of strategy session to discuss the purchase, exchange, or lease of real property.

Councilmember **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

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

Sworn Statement

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

/s/Brett Anderson

Brett Anderson, Mayor

Motion:

At 7:10 p.m., Councilmember **Scott Isaacson** made the motion to reconvene to an open meeting.

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

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 Lyle
Gibson,
City Planner/GIS Specialist Shannon
Hansell, and
Assistant City Manager/City Engineer Chad
Boshell.*

CALL TO ORDER:

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

PRESENTATION:

Recognition of Briana Taylor for earning Utah Supervising Fire Officer designation

Fire Chief **Shelby Willis** announced that Firefighter Paramedic **Briana Taylor** recently earned her Utah Supervising Fire Officer designation. This designation required 10 courses and five years of experience; **Taylor** has 10 years of experience as well as an associate's degree. It also required a work project, numerous written projects, hundreds of training hours, and formal and technical education. She is a nationally registered firefighter paramedic with the State of Utah.

BUSINESS:

Resolution Appointing Lyle Gibson as Community Development Director

Mayor Anderson presented this agenda item. **Lyle Gibson** came to work at Farmington over three years ago after working as Kaysville's Planning Department head. He is now being

promoted to Farmington Community Development Director. **Mayor Anderson** said if anything is built, developed, or redeveloped in Farmington, **Gibson's** fingerprints will be all over it.

Motion:

Councilmember **Alex Leeman** moved that the City Council approve the resolution appointing **Lyle Gibson** as Community Development Director in the form set forth in the packet.

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

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

The oath of office was administered by City Recorder **DeAnn Carlile**. **Gibson** introduced his wife, four children, and parents.

An Ordinance amending multiple sections of Title 11 and Title 12 to correct inconsistencies and provide clarification to the code

Community Development Director **Gibson** presented this agenda item. The proposed amendments will bring needed clarification to City code. First, the section indicating that the City Council can approve additional dwelling units as a special exception will be removed, as the Council can approve additional dwelling units by agreement; approving them as moderate income housing is not a special exception.

Secondly, accessory uses are not allowed without a primary use. A common request is whether or not someone is allowed to build a garage and then build a home later. The proposed language would indicate that a primary use should be on site first. Third, Staff is suggesting a normal front yard setback of 25 feet rather than 30 feet in 11-12-090 D. Fourth, clarification is needed for 11-28-020, mixed use zoning and multi-family projects, that accessory dwelling units (ADUs) are mandated as allowed by the State. Lastly, outdated code assumes there is only one irrigation district, when Farmington now has both Benchland Water and Weber Basin Water Conservancy District.

Leeman noted a capitalization error. City Attorney **Paul Roberts** said the definition of “established” as an actual predicated use is a lot clearer than it originally was. It will be better and easier to enforce. He would like to close as many holes as possible.

Motion:

Councilmember **Melissa Layton** moved that the City Council approve the enabling ordinance (enclosed in the Staff Report).

Finding 1:

1. The proposed changes correct inconsistencies within the City's ordinances and provide clarity on the intent of the code.

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 Lyton	X Aye	_____	Nay
Councilmember Amy Shumway	X Aye	_____	Nay

Zone Text amendment to Chapters 11-13 and 11-18, Moderate Income Housing Standards, Etc.

Gibson presented this agenda item. A couple of years ago, the State required cities to incentivize instead of mandate moderate-income housing. A couple of multi-family areas needed to be updated with standardized language to match the State’s requirement. This way, moderate income housing can be incentivized in areas zoned Mixed-Use and Multi-Family Residential, where previously residential wasn’t allowed.

Shumway said while affordable housing is encouraged in meetings with the Utah League of Cities and Towns and State Legislative meetings, when it comes to Farmington, there are roadblocks. While the City is trying, it is incredibly frustrating.

Councilmember **Scott Isaacson** said he wonders if the State now regrets not mandating moderate-income housing, and predicted it may change in the future. **Roberts** said mandating moderate-income housing is unlawful.

Motion:

Councilmember **Roger Child** moved that the City Council approve the enabling ordinance (enclosed in the Staff Report) amending Sections 11-13-035, 11-18-040 D. 1., and 11-18-045, of Chapters 11-13 and 11-18 of the Zoning Ordinance titled “Multiple-Family Residential Zones” and “Mixed Use Districts.”

Findings 1-2:

1. The text amendments offer a mechanism consistent with State Law, to enable Farmington City to consider requiring developers to provide moderate-income housing related to applications for residential or mixed-use development; and
2. The Residential Mixed Use (RMU) Zone is the most “residential” of the four station area mixed use zones—RMU, Transit Mixed Use (TMU), General Mixed Use (GMU), and Office Mixed Use (OMU)—and its block size should be similar in size to the OMU zone and not the TMU or GMU zones.

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 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: Main Street (Park Lane – Shepard Lane) Federal Aid Agreement Modification #2 with the Utah Department of Transportation (UDOT) for the widening project on the condition that the local government fund is changed to \$3.5 million and authorizes **Boshell** to sign the electronic agreement.
- Item 2: Acceptance of UDOT Surplus Property near the West Davis Corridor. The property being conveyed is for roads or rights of way for local use. **Shumway** asked if Farmington is paying for the parcels. **Boshell** said no; they will be used for rights of way, overpass slopes, or storm drainage and round about areas. Farmington can't sell the properties, as they would first need to go back to UDOT.
- Item 3: Monthly Financial Report
- Item 4: Approval of Minutes for July 1, 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 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

Leeman inquired about the street lights near Cabela's on Grand Avenue. He has been talking about this for five years. **Mayor Anderson** said they don't actually work, as no one has ever ran power to them. **Boshell** said they are private street lights, but Staff will look into what it will take to get them lit. **Mayor Anderson** would also like to beautify the hillside in front of Cabela's, as it is unsightly and has gone to weeds.

Shumway said the mulberry trees dropping their berries by Oakridge County Club have caused a huge mess along her street for years. She asked the Parks and Recreation Department about it. They quickly came out and cut off the branches hanging over the Right of Way. She appreciated the quick response.

Boshell asked Councilmembers to provide him feedback for anything that could be improved for Festival Days. **Leeman** asked that the fireworks soundtrack be piped differently so a wider audience can hear it, perhaps setting it up on the ballfield that faces west. **Mayor Anderson** said he has heard of phone apps that can provide fireworks soundtracks with use of a QR code.

Child expressed concern over how residents are reserving spots along the parade route and in front of the stage. Some people are reserving spots five days before the event. **Roberts** said other cities have ordinances that prohibit times parade spots can be reserved. **Mayor Anderson** asked **Roberts** to research what other cities do before Festival Days is held next year.

Shumway said Festival Days was a success, and minor incidents involved a fight prior to the fireworks as well as youth lighting off illegal aerial fireworks by the elementary school. She said the huge wheel at the Youth City Council booth was very popular. **Shumway** said she wants to see more local crafting booths. It seemed small, perhaps because there was not a carnival this year. She said corn hole was fun. She would like the flag to be in front of the parade instead of the City Council leading.

Isaacson said the fireworks were creative and one of the best displays he had seen. He would like to have a banner announcing the City Council in the annual parade, as many people didn't know who they were while riding in the firetruck this year. **Layton** said many people were bothered that the flag was buried among other parade entries. She also mentioned that nothing was posted on the online schedule about the bike parade, so many incorrectly assumed it was canceled this year.

Isaacson reported that new mosquito abatement products are being tested in Farmington Bay with great results. Invasive phragmites sucking up all the water before it reaches the Great Salt Lake has become a significant State issue. They are cut down and sprayed, but native plants don't have a chance to come back faster than the phragmites can. This creates a need to collect water in channels. He said no water from any of the streams in Davis County makes it to the Great Salt Lake.

Isaacson mentioned the electronic scoreboard that belongs to Farmington but is on UDOT surplus property. The school owns fields to the north of this property, and they have plenty of room for their own needs. He asked if Farmington could relocate the scoreboard. **Boshell** said Staff hasn't quite decided what to do with it. They are working on getting power back there and are open to ideas for the 3 acres. There has been a proposal to relocate the skate park there.

Layton proposed giving Staff the Monday after Festival Days off in thanks for their hard work during the event. **Boshell** said they are offered overtime or comp time options for their work on Saturday during Festival Days. Every department tracks that each month. **Mayor Anderson** said many employees would rather have a paid day off in March, April, or May. **Shumway** would like to know how much the City is paying in overtime and if there is a need for more positions. **Boshell** said departments regularly look at staffing recommendations during the budget process.

Layton mentioned that Police Chief **Austin Anderson** will be addressing two LDS wards about the closure of the school Drug Abuse Resistance Education (DARE) program. There are plans for the Communities That Care (CTC) to replace the DARE program with a research-based partnership with the Davis School District.

ADJOURNMENT

Motion:

Child made a motion to adjourn the meeting at 8:12 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 Melissa Layton
Councilmember Amy Shumway

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



DeAnn Carlile, Recorder