

CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is given that the Farmington City Council will hold a regular meeting on **Tuesday, August 19, 2025** at City Hall 160 South Main, Farmington, Utah. A work session tour will begin at 5:30 pm and conclude in Conference Room 3 followed by the regular session at 7:00 pm. in Conference Room 3. The link to listen to the regular meeting live can be found on the Farmington City website www.farmington.utah.gov.

WORK SESSION (TOUR) – 5:30 p.m.

- Tour of North Cottonwood Commons and Innovator Landscaping
- Redevelopment Agency Discussion
- I-15 Widening and Landscape discussion

REGULAR SESSION – 7:00 p.m.

CALL TO ORDER:

SUMMARY ACTION:

1. Approval of Minutes 08.05.25
2. Plat Amendment-Moon Park Subdivision Lot 14
3. Monthly Financial Report

GOVERNING BODY REPORTS:

- City Manager Report
- Mayor Anderson & City Council Reports

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

ADJOURN

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 August 14, 2025 – DeAnn Carlile

CITY COUNCIL AGENDA



SUMMARY ACTION

1. Approval of Minutes 08.05.25
2. Plat Amendment-Moon Park Subdivision Lot 14
3. Monthly Financial Report

FARMINGTON CITY – CITY COUNCIL MINUTES

August 5, 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,*

*Recording Secretary Deanne Chaston,
Community Development Director 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 6:05 p.m.

GENERAL PLAN PRESENTATION

City Planner/GIS Specialist **Shannon Hansell** said Farmington's General Plan has not been updated since 1993. City Councilmember **Roger Child** was a Planning Commissioner when the plan was last updated. While the map looks completely different, the uses are the same as before. Four community open houses were held to consider the General Plan update, one for each quadrant of the City. Attendance was highest at the quadrant including the Old Farm property. This version of the General Plan is more user friendly and colorful. The Steering Committee included City Councilmembers **Scott Isaacson** and **Alex Leeman**; Planning Commissioner **Frank Adams**; and planning staff.

Isaacson said that a General Plan can be used when Farmington would like to apply for grants, in order to prove the City has a future plan. He would like to make sure Farmington has everything in the General Plan that can help the City in securing grants.

City Manager **Brigham Mellor** said public transit uses General Plans when they determine grants. While there have been periodic updates to Farmington's General Plan over the years through small area plans, the City has adhered to it for the most part. Everyday, Staff uses the map included in the General Plan.

Susie Petheram, senior planner with FFKR and project manager for Farmington's General Plan update, said she could add how the General Plan serves as a guide for collaboration with other entities, which can lead to future funding opportunities. The goal is to make the plan easier to refer to, the text easier to read, and the map easier to use as a day-to-day tool.

Isaacson noticed that unincorporated areas of the County were included on the map as if they were part of Farmington, and asked to have them removed. Although they may be annexed to the City in the future, it is best to leave them out at this point. Councilmember **Amy Shumway** said the timeline and population changes were interesting to go through.

Petheram said this is not a brand new plan, as the content was also in previous versions of the plan; it was just refined and updated. The consultant conducted a review of the plan and, along with the Steering Committee, determined which components needed updated and refined. They had 329 online participants and input from those who didn't want high density housing, as well as those who wanted more affordable housing in the community. They had a booth with engaging activities during last year's Festival Days to gather community feedback. The Youth City Council assisted with a formal community open house in November. Neighborhood presentations were also made in the City's four quadrants. The Steering Committee worked on future land use designations. A public hearing was held at a July Planning Commission meeting, where no community members showed up and the Commission recommended approval.

Petheram mentioned nine key themes and priorities including family friendly; community heritage and culture; context sensitive design; safety; resilient/diverse economy; supportive/successful businesses; recreation; communication; and citizen participation. The General Plan is an advisory document, and each City can decide how much it is utilized and referred to. Cities often rely heavily on the General Plan when considering rezone proposals.

The three parts of the plan include: Community context and vision framework; policy guide and plan elements, or the "meatier" part of the plan used on a day-to-day basis; and land use and city form. Part 1 gives some key terms in an attempt to make them easy for all to understand. It is a framework for making decisions and identifying connections to city policies.

Part 2 details how the community has changed over the years, using the Census as a source. The total population has almost tripled, as have the number of housing units. Household size, however, has decreased. This means there are more people living in Farmington, but in smaller households. The median age has increased from 21 to 31.7, and 34.9% of residents are under the age of 18. The median household income is \$120,432. The history timeline spans from Native Americans, to a pioneer agricultural settlement, and now to a suburban community with a regional commuter rail and retail hub. The plan highlighted architectural elements unique to Farmington. Station Park was a great opportunity, but is not the last one, as North Station Park is coming up. There is a reason for the City to go after those opportunities.

Part 3 has a policy guide, profiling differences in the four quadrants of the City. The northwest has the most people and most diversity of housing. The southwest has the newest housing, as most of it has been built since 2010.

Councilmember **Amy Shumway** pointed out some corrections to the neighborhood descriptions, saying Eagle Bay is in the southwest and Davis Creek in the southeast; and the Rail Trail should be mentioned. The park in the northeast quadrant is Shepard Park, and it is Forbush Park in the southeast. Farmington Creek Trail is really Lagoon Trail. In the southeast quadrant, it should read the Grotto via Steed Creek, not through Hornet Canyon. She also asked for references to the Lagoon Trolley to be taken out, as it will not be continuing in the near future.

Leeman asked about the Mixed Medium Residential (MMR) reference in the matrix, saying it is not associated with Neighborhood Mixed Use (NMU). Adding that to the matrix will be helpful.

Mayor Anderson asked that the wetlands be taken off the map, as they are not part of the City, and Farmington has no authority over them. Changes should be made as discussed, a public hearing held today, and adoption of the General Plan be placed on a future City Council agenda. The Council prefers to have a clean version in front of them before making a final decision.

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,
Recording Secretary Deanne Chaston,
Community Development Director Lyle
Gibson,
City Planner/GIS Specialist Shannon
Hansell,
Assistant Finance Director Levi Ball, and
Fire Chief Shelby Willis.*

CALL TO ORDER:

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

PRESENTATION:

Introduction of Fire Captain Bobby Anderson and badge pinning ceremony

Fire Chief **Shelby Willis** presented **Bobby Anderson** for a promotion to Fire Captain. In 2007, **Anderson** was a firefighter EMT in Marion County, Florida. In 2009, he became a fire paramedic before coming to Farmington in 2022. In 2025, he became an engineer, earning the rank of captain in August.

City Recorder **DeAnn Carlile** swore **Anderson** in as a Farmington Fire Captain.

Recognition of Farmington City for earning the Government Finance Officers Association (GFOA) Certificate of Achievement for Excellence in Financial Reporting

Deputy Finance Director **Levi Ball** presented this agenda item. The GFOA doesn't set the standards, but does help interpret them. They provide feedback for what cities can do to improve, and this year Farmington was issued the fewest ever seen. Not every city gets this certification for achievement.

PUBLIC HEARING:

Consider approval of amendments to the General Plan

Planner/GIS Specialist **Shannon Hansell** presented the comprehensive General Plan update, which include the overall goals and policies for the development of Farmington. The current plan was adopted in 1993, with notable updates in 2001 and 2008. The new iteration also incorporates more recent planning efforts such as the North Station Area Plan, Trail Master Plan, and Downtown Master plan. The actual development of the City over the years has overall followed planning efforts. The effort to update the General Plan began in 2023 with consultant FFKR Architects, which lead the plan draft, community outreach, and Steering Committee comprised of two Planning Commissioners, two City Councilmembers, and Staff.

Susie Petheram, senior planner with FFKR and project manager for Farmington's General Plan update, presented the General Plan update. Farmington is a well-educated community, with 50.6% of residents over the age of 25 having a Bachelor's degree or higher, and 98% of residents having graduated from high school. In the City, 31.7 is the median age, which is higher than in the past; 10.7% of residents are over the age of 65; and household sizes are decreasing. Commuter rail and a regional retail hub are new to Farmington since the last General Plan was updated. The City was divided into four neighborhoods using major roads such as State, Clark, Interstate 15, and Highway 89 as boundaries. Residents can use the General Plan to stay informed about what is expected to happen, and so business and property owners can understand the direction the City is going. As a tool used by Planning Staff, Planning Commissioners, and City Councilmembers, it can help guide future decisions.

Mayor Anderson said the Council reviewed this during the earlier work session, proposing minor amendments. It is close to being finalized, and Councilmembers prefer viewing a final draft before adoption. This version is much more user-friendly than the previous one.

Mayor Anderson opened and closed the Public Hearing at 7:32 p.m., as nobody signed up in person or electronically to address the Council on the issue.

Motion:

Isaacson moved that the City Council table approval of the updated Farmington General Plan, for Staff to work with the consultant to incorporate the changes proposed in the work session.

Child 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: Approval of minutes for July 15, 2025

- Item 2: Consider approval of the Water System Connection Agreement with The Trail subdivision and developer, The Evergreen – 1525 & Burke Land, L.L.C., to install a privately owned and maintained culinary water system

Motion:

Child moved to approve the Summary Action list Items 1-2 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:

City Manager Report

Mellor said a ribbon cutting for the Western Sports Park (WSP) will be in September. He would like the City Council to tour the new park at their next Council meeting.

Mayor Anderson and City Council Reports

Leeman said he would like to inform the Utah Department of Transportation (UDOT) about the rough transition from the Park Lane bridge to the West Davis Corridor. It feels like going over a speed bump. He was surprised that it wasn't fixed before it opened. Assistant City Manager/City Engineer **Boshell** suggested **Leeman** report it to UDOT's Click 'N Fix website. He said the bridge must have settled.

Shumway mentioned the lack of sidewalk on 1500 West across from the Clark property by the golf course. She said it is a popular walking route. Completion of the interchange may bring increased traffic, which may make the area worthy of a future grant. She would also like Staff to look into a cost and spot to have Frisbee golf.

Isaacson said he has heard Davis County will not let **Craig Packer**, owner of Rock Hotel Dental, use of their property for parking. He is very discouraged.

Mayor Anderson noted several recent noise complaints from residents near the high school regarding 7 a.m. band practice. **Mellor** said it was overreaction to a one-day event meant to welcome a new band director. He said Farmington does not have a noise ordinance to his knowledge. City Attorney **Paul Roberts** said there are factors to consider, and the City does have some time restrictions for specific things like construction that can't start before 6 a.m. A noise ordinance is hard to enforce because noise is subjective.

Mayor Anderson noted that Station Park's office space is 100% occupied, and its retail is 90% occupied. This is really good for the City.

ADJOURNMENT

Motion:

Child made a motion to adjourn the meeting at 7:54 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

CITY COUNCIL STAFF REPORT

To: Mayor and City Council
From: Lyle Gibson – Community Development Director
Date: 08/19/2025
Subject: Plat Amendment – Moon Park Subdivision Lot 14.

RECOMMENDATION

Move the City Council approve the plat Moon Park Subdivision Lot 14 Amended and direct staff to work with the applicant on the final documentation needed to effect the change.

Findings:

1. The amendment makes minor adjustments which do not impact the right of way or common areas.
2. The proposed change does not modify the number of lots within the subdivision.
3. The proposed plat amendment cleans up a property line and remove a public utility easement which has been determined to not be in use and unnecessary.

BACKGROUND

The owner of Lot 14 in the Moon Park Subdivision would like to build a detached garage in the rear yard of their property. Sometime in the past a small remnant sliver of property was added to the area that is owned by the residents of Lot 14, but the plat has never been amended to include it as part of the same lot so the original property line still technically exists. The plat amendment would remove this property line and clean up an unnecessary easement allowing more flexibility in the eventual placement of a detached garage.

Supplemental Information

1. Vicinity map
2. Boundary Survey

Respectfully submitted,

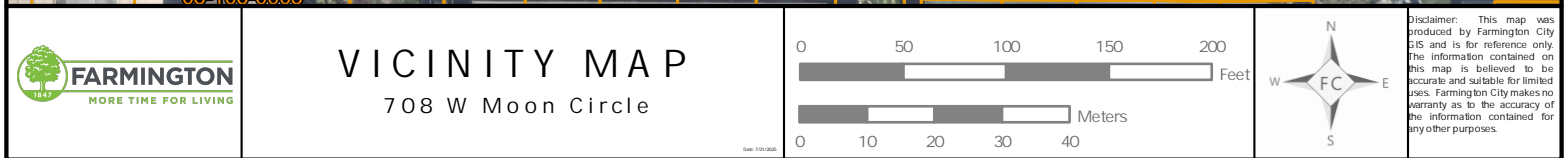


Lyle Gibson
Assistant Community Development Director

Review and concur,



Brigham Mellor
City Manager

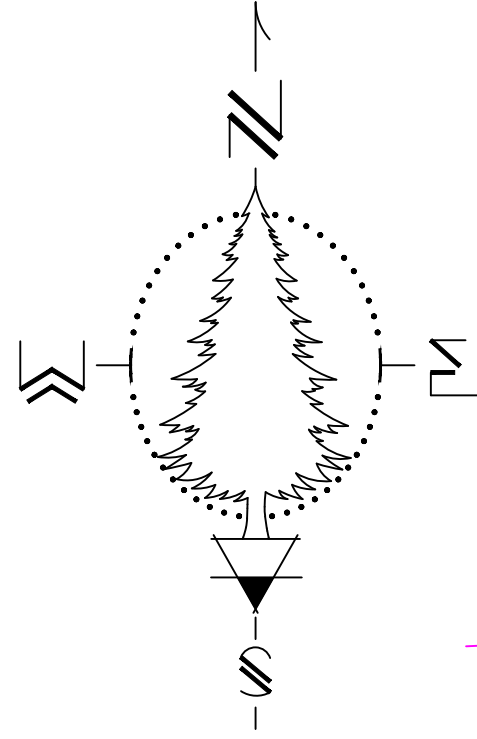
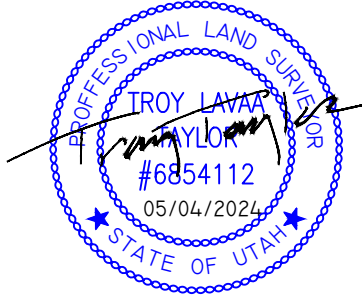


SURVEYOR'S CERTIFICATE

I, TROY L. TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 6854112, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I HEREBY CERTIFY THAT DURING THE MONTH OF APRIL 2024, I HAVE MADE A SURVEY OF THE HEREON DESCRIBED PARCEL AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

TROY L. TAYLOR

MAY 4, 2024
DATE



SURVEYOR'S NARRATIVE

I WAS ASKED BY THE CLIENT TO PERFORM A BOUNDARY SURVEY OF THE SUBJECT PROPERTY FOR THE PURPOSE OF MARKING THE BOUNDARY ON THE GROUND AND TO AID IN THE CREATION OF AN EASEMENT ALONG THE SOUTHEAST PORTION OF THE PROPERTY (SHOWN ON THIS SURVEY AS PARCEL "A"). THE SUBJECT PARCEL COMPRISES OF ALL OF LOT 14 OF THE MOON PARK SUBDIVISION, AND A PORTION OF LAND FROM THE NORTH LINE OF SAID LOT 14 TO THE SOUTH LINE OF THE FARMINGTON CITY PARK, AS SHOWN ON THE WARRANT DEED FOR HAYLEE MAY BAIRD AND ALBERTO PARRA, AS JOINT TENANTS, HAVING ENTRY NUMBER 330776, BOOK 7623, PAGE 3344, ON FILE AND OF RECORD AT THE DAVIS COUNTY RECORDERS OFFICE.

DESCRIPTIONS

SUBJECT PARCEL DESCRIPTION AS SHOWN ON THE WARRANTY DEED 3307733

ALL OF LOT 14, MOON PARK SUBDIVISION, FARMINGTON CITY, DAVIS COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

ALSO: BEGINNING AT THE NORTHEAST CORNER OF LOT 14, MOON PARK SUBDIVISION, SAID POINT FURTHER DESCRIBED AS BEING NORTH 89°38'50" WEST 3.50 FEET, NORTH 35°49'30" WEST 348.50 FEET, AND SOUTH 87°21' WEST 79.03 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 87°21' WEST 92.59 FEET; THENCE NORTH 0°21'10" EAST 8.05 FEET, THENCE 89°57'51" EAST 92.44 FEET, THENCE SOUTH 0°21'10" WEST 3.70 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL "A" (FOR EASEMENT)

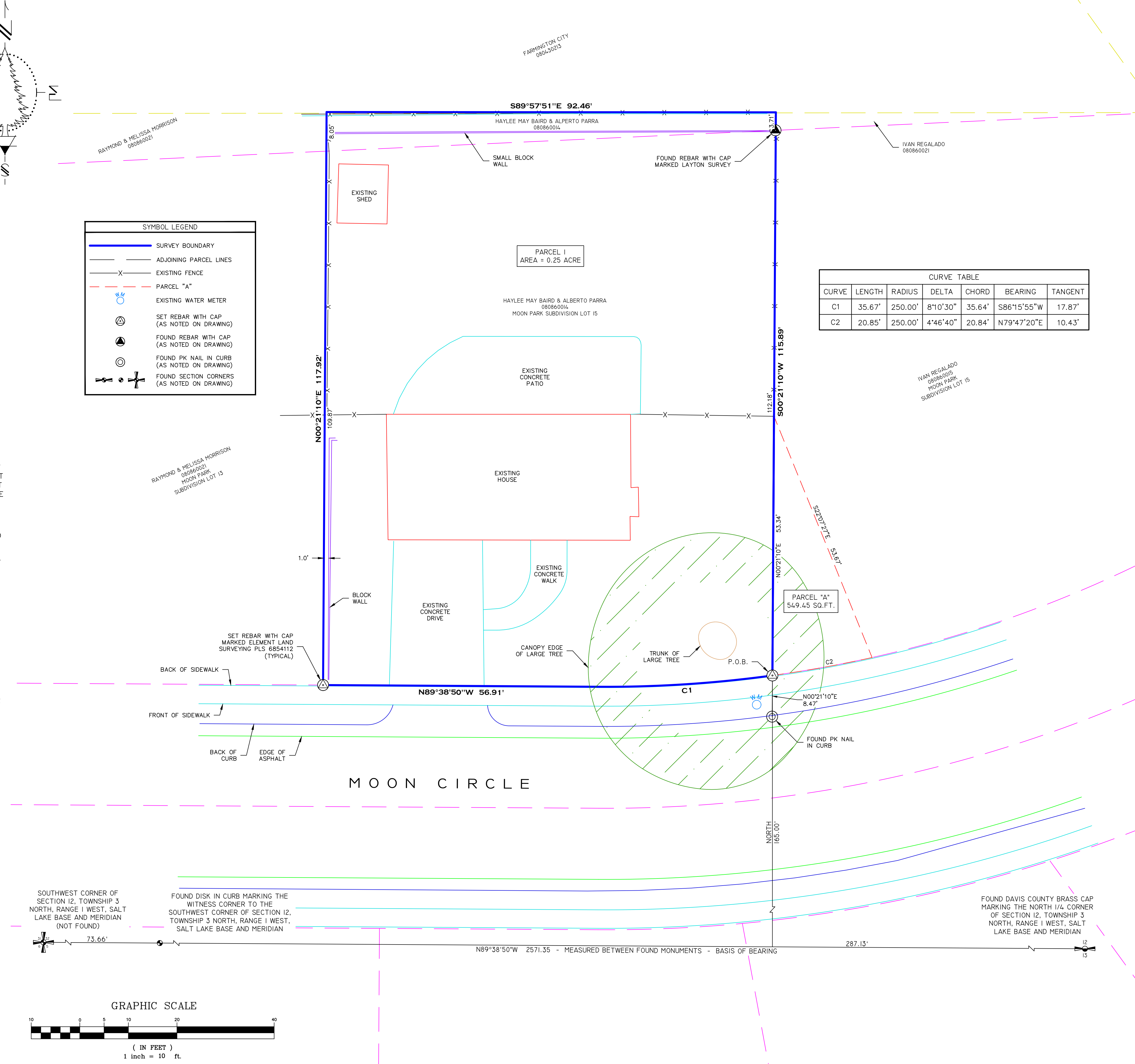
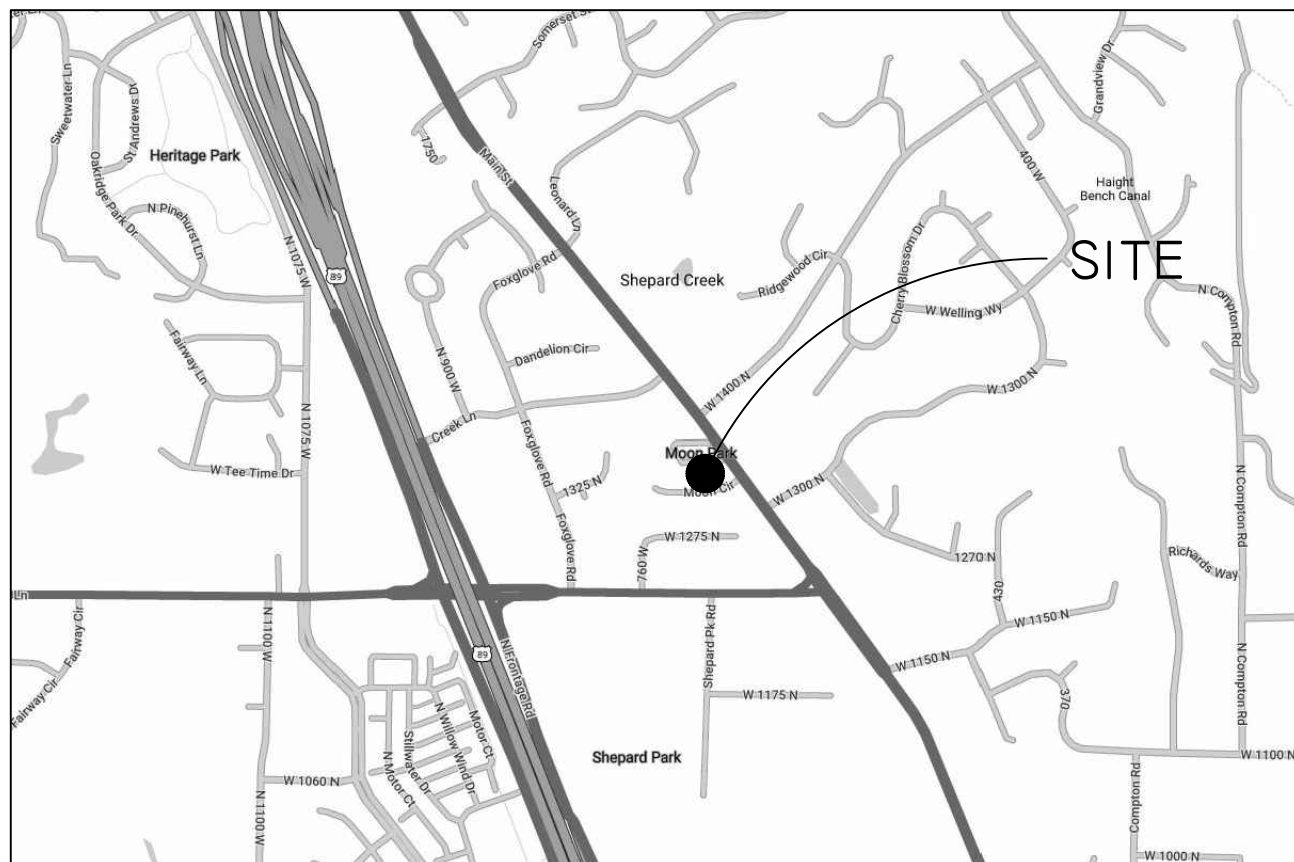
BEGINNING AT THE SOUTHEAST CORNER OF LOT 14 OF THE MOON PARK SUBDIVISION, SAID POINT BEING LOCATED NORTH 89°38'50" WEST ALONG THE SECTION LINE 287.13 FEET AND NORTH 165.00 FEET FROM THE FOUND DAVIS COUNTY BRASS CAP MARKING THE SOUTH 1/4 CORNER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°21'10" EAST 53.34 FEET ALONG THE EAST LINE OF SAID LOT 14 TO A FENCE CORNER; THENCE SOUTH 22°07'27" EAST 53.59 FEET TO THE NORTH RIGHT OF WAY LINE OF MOON CIRCLE; THENCE ALONG THE ARC OF A 250.00 FOOT RADIUS CURVE TO THE RIGHT 20.85 FEET (CHORD BEARS SOUTH 79°47'20" WEST 20.84 FEET) ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

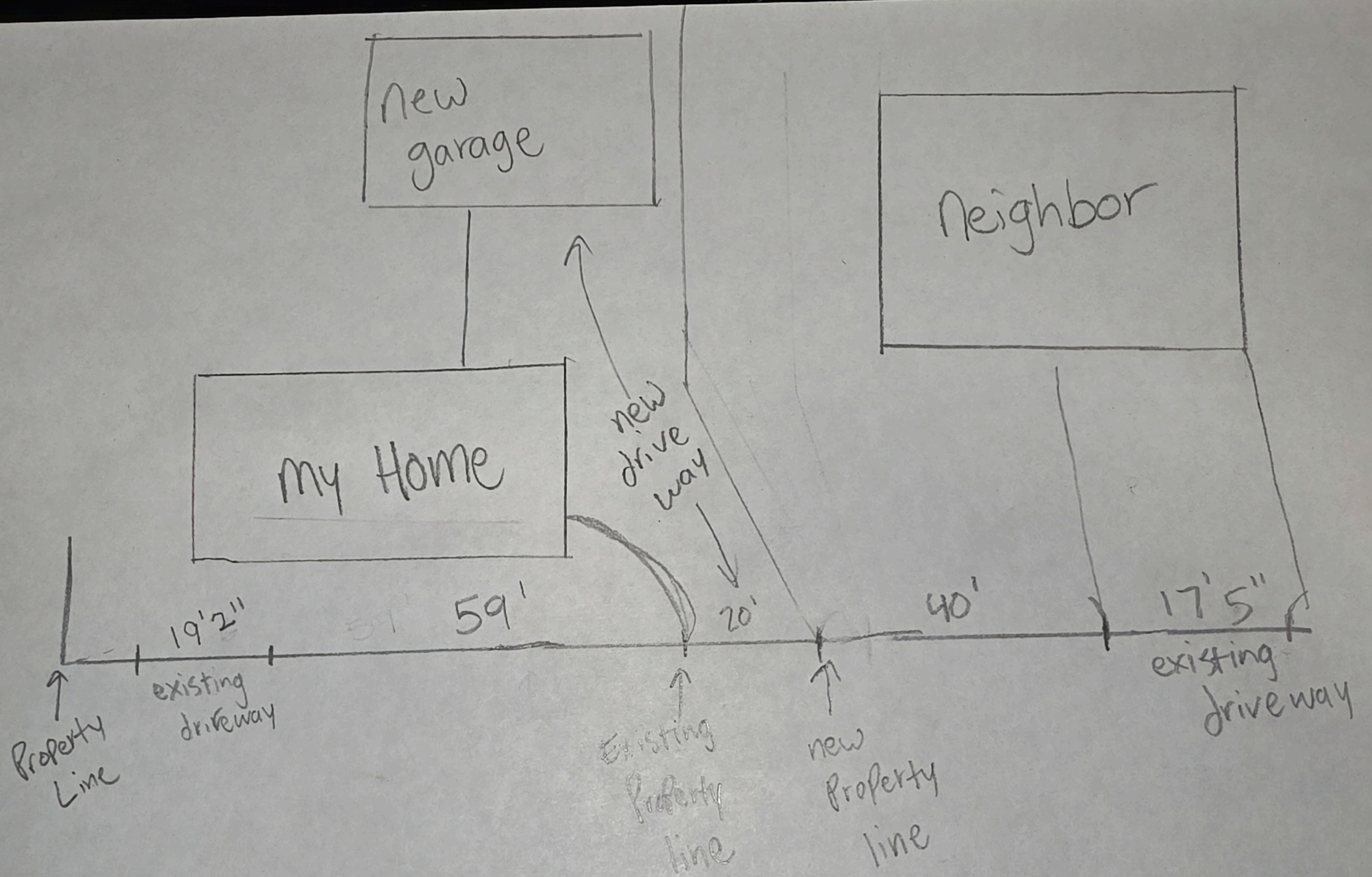
AREA = 549.45 SQUARE FEET

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°38'50" WEST FROM THE FOUND DAVIS COUNTY SURVEYOR BRASS CAP MARKING THE SOUTH 1/4 CORNER OF SECTION 12, TO THE FOUND DISK IN CURB MARKING THE WITNESS CORNER TO THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

VICINITY MAP





CITY COUNCIL STAFF REPORT

To: Mayor and City Council
From: Levi Ball
Date: August 13, 2025
Subject: **July 2025 Monthly Financial Report**

The monthly financial report 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,



Levi Ball

Review and concur,



Brigham Mellor