

FARMINGTON CITY – CITY COUNCIL MINUTES

October 7, 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 Alex Leeman,
Councilmember Amy Shumway,*

*City Attorney Paul Roberts,
City Recorder DeAnn Carlile,
Recording Secretary Deanne Chaston,
Community Development Director Lyle
Gibson,
Assistant City Manager/City Engineer Chad
Boshell,
Finance Director Levi Ball, and
Fire Chief Shelby Willis.*

Mayor **Brett Anderson** called the work session to order at 6:07 p.m.

CONSOLIDATED FEE SCHEDULE AND BUDGET AMENDMENT DISCUSSION

City Manager **Brigham Mellor** said the major proposed changes to the Consolidated Fee Schedule (CFS) include adding fire inspection and permit fees. Staff had assumed the building permit fees were covering those fees, but they weren't. Fire inspections will take a lot of time as apartment complexes come up in West Farmington, and it may make it necessary to create a full-time position. **Mellor** also said Farmington is becoming a mecca for food trucks, as the City's inspection fees have been free.

Councilmember **Scott Isaacson** said fees are the fairest tax there is because the person who gets the service is the one paying for it. That way it doesn't burden the whole community.

Finance Director **Levi Ball** said fire inspection and fire permit fees are very common, and most cities around Farmington charge them. **Ball** also said \$25 administrative invoice fees are common. It is to reimburse for costs spent producing that invoice including tracking hours. There is a service fee for credit and debit cards and building permits, but not for utilities, as that bill is automated.

Fire Chief **Shelby Willis** said the fire inspection and permit fees are fine with her.

Assistant City Manager/City Engineer **Chad Boshell** said there were recent changes in legislation regarding storm water, so the proposed CFS changes are in alignment with fees set by the state. Prior to the legislative change, the State had eliminated the fees so the City couldn't charge for violations of storm water standards.

Mellor said Farmington will now begin to charge Davis County for any blood draws the Fire Department does at the jail to test for blood alcohol levels. **Chief Willis** has been tracking this, and noted that one draw takes an hour out of their time. If the County doesn't want to pay Farmington for the blood draws, they may hire someone to do it.

Councilmember **Roger Child** said it may be good to look into the "I've fallen and can't get up" calls at assisting living facilities as well, as Farmington gets a lot of calls like that. **Willis** said

this it is an ongoing discussion of lowering call volumes, but it is a liability or risk for nursing staff to pick someone up if they are injured.

Mellor said **Willis** is gathering data to present in an upcoming Council meeting detailing where the Fire Department is spending their time. **Ball** said Staff will also be reviewing rec programs to make sure they are charging enough.

Regarding the proposed budget amendment, **Ball** said this is the first amendment of this current fiscal year, and he plans to do two or three more. These are expected amendments, as the timing or specific amounts were not known. The dump bed was an item that had been budgeted for prior, but it didn't happen last budget year as expected. So, it is a carry-over. The Historic Preservation Commission (HPC) requested \$6,000.

Community Development Director **Lyle Gibson** said the Historic Preservation Commission (HPC) would like to hire an architect to assess a barn behind a home on State Street to determine if it is historic. A federal grant in this case is not an option. The HPC would like an operational budget to use for Festival Days, educational pieces, projects, and signage. Many owners of historic properties are deterred from being on registries because it requires money to obtain a sign or plaque.

Budget amendments for the Police Department include a \$10,000 grant for Internet Crimes Against Children; and \$4,000 to re-certify each taser.

Councilmember **Alex Leeman** joined the meeting.

Mellor said revenues are on-target, so the fund balance will be used for these budget amendments. Most of the amendments were planned for, but not included in the budget because the availability of elements was unknown.

Child asked if outsourcing Farmington's brush truck to California could bring in revenue.

Mellor said there are some circumstances where that makes sense, and he would need to look into it.

Ball asked if the Council was O.K. placing the upcoming fire station bond at a maximum of \$8 million. While Farmington is likely not going to bond for that high of an amount, they have to place a cap on it somewhere.

Mellor said the bond payment would be about \$500,000 per year, and that debt service can be paid for with upcoming impact fees. The City will be getting \$10.5 million in cash revenue from the sale of property to Boyer, but that amount does not pay for the new fire station in full. They will still likely need \$4 million more. Some 16 companies came to the recent pre-bid meeting, so contractors are hungry for the work. Farmington has already spent \$2 million in soft cost expenses, which was already paid for by impact fees. The total anticipated cost is about \$16 million. **Mellor** is concerned that the water tank went up in expenses since it was started. The bond will be on an upcoming Council meeting agenda.

CLOSED SESESSION

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,
Assistant City Manager/City Engineer Chad
Boshell, and
Assistant Finance Director Levi Ball.*

Motion:

At 6:34 p.m., Councilmember **Scott isaacson** made the motion to go into a closed meeting for the purpose of property acquisition and actual litigation.

Councilmember **Melissa 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

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 6:59 p.m., **Layton** made the motion to reconvene to an open meeting.

Councilmember **Amy 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

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, and
Finance Director Levi Ball.*

CALL TO ORDER:

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

PRESENTATION:

Student Spotlight: Rhett Hinckley

Language Arts Teacher **Karen Stoddard** nominated **Rhett Hinckley** as student of the month. He serves as a student body officer at Farmington Junior High School, where his leadership affects others both in and out of the classroom. He is positive and has a great attitude.

PUBLIC HEARING:

Adoption of FY26 Budget Amendment #1 – Municipal Budget

Finance Director **Levi Ball** presented this agenda item, which is the first budget amendment of the current fiscal year. Amendments do not denote mismanagement or overspending. The General Fund balance is very healthy and close to the maximum 35% allowed by the State.

Administration wishes to amend budgets for items that were unforeseen, unplanned, or of different dollar amounts than originally budgeted. These items include a fire engine pump repair (\$17,000 expense); Ambulance Medicaid Uniform Assessment QAZ Fee (\$10,000 expense); Police ICAC Grant Awarded (\$10,000 revenue and expense); building cameras annual lease payment (\$17,600 expense reallocation); Historic Preservation Commission – Operating Budget (\$17,600 expense reallocation); developer impact fee reimbursements – Evergreen (\$238,000 expense); dump bed for truck unit #416 (\$105,000 expense, carryover); and developer impact fee reimbursements – CW Mgmt (\$33,080 expense reallocation).

Ball said the overall effect of these amendments will result in \$23,000 coming out of the General Fund balance. When Fiscal Year 2026 began, it was with a \$200,000 increase compared to last fiscal year. He said the City budgeted a decrease in sales tax—one of the largest revenue sources in the General Fund—in order to be conservative. The City is in a good spot to handle amendments like this.

Mayor Anderson opened the Public Hearing at 7:13 p.m.

William Krstic asked that the Council budget for a bigger pool.

Councilmember **Scott Isaacson** explained the budget process to the high school students in the audience.

Mayor Anderson closed the Public Hearing at 7:18 p.m.

Motion:

Shumway moved that the City Council adopt the Fiscal Year 2026 amendment 1.

Councilmember **Alex 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

Amending the Consolidated Fee Schedule (CFS)

Ball presented this agenda item. Changes are being proposed for Street Excavation Permit Fees; Storm Water Illicit Discharge Fees; Hazardous Material Clean-up; Blood Draw Fees; Fire Inspection and Permit Fees; and Invoice Administration Fee. These changes help Farmington recover the costs of Staff performing the services they provide. The biggest changes are in the fire permits and fees. He said invoice administrative fees are common in other cities. Food trucks are coming to Farmington to get their permits because they are not charged a fee.

Mayor Anderson explained that when someone gets pulled over while intoxicated and chooses not to do a breathalyzer test, they are sent to the jail for a blood draw. Farmington emergency crews respond to the jail to do a blood draw, but the City is not paid for this service. Davis County will now be charged for blood draws, putting the fee on the party that generated the expense rather than on all taxpayers.

Isaacson said fees are the fairest kind of tax, as the person who receives the direct benefit pays for it.

Mayor Anderson opened the Public Hearing at 7:22 p.m.

Charly Quayle and **Mabel Brown** addressed the Council, saying that they agree with the changes.

Mayor Anderson closed the Public Hearing at 7:24 p.m., saying the Council doesn't often get public comment when the public supports what they choose to do.

Motion:

Leeman moved that the City Council approve the resolution amending the Consolidated Fee Schedule as set forth in the Staff Report.

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 Scott Isaacson
Councilmember Melissa Layton
Councilmember Amy Shumway

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

BUSINESS:

Consideration of an agreement for Alternate Standards for the Sorrel Springs Subdivision

Community Development Director **Lyle Gibson** presented this agenda item. This is an arrow-shaped subdivision off 600 North in the Original Townsite Residential (OTR) zone. The developer could have gone through the conventional subdivision process for 10 lots that are each 10,000 square feet. There are now plans to preserve an existing home site built in 1890, which is not on the National Register. They are looking for flexibility from the Council to reorient things in order to conserve the home. **Gibson** said most zones automatically allow for lot flexibility, but the OTR doesn't, even though it needs it more than any other zone in town. During a public hearing at the Planning Commission, residents voiced concern over traffic patterns on Compton Road, which is a one-way street. Although the City needs to monitor that, Staff has recommended approval. **Isaacson** said it is not ideal to not have sidewalks on both sides of the street.

Applicant **Trent Preston** (173 N. Main, Farmington, Utah) said he does not yet have design standards to present, but plans to have porches visible from the front with side entry garages. He will follow OTR design standards and guidelines. He said the home being built right now to the north is being accessed off Compton Road as a flag lot.

Layton said she is grateful the old home is being saved because it adds to the character of Farmington. The developer didn't have to save this home, but is offering to do so. **Leeman** questioned the agreement asking for the home to be saved for at least 25 years.

Preston indicated his company would not agree to the 25 years, as they have no control over the future once they sell the home. It is something the Planning Commission requested and something he would like to discuss with the Council, as he has concerns about how it would be regulated and maintained over time.

Isaacson said it could be an agreement that is recorded to run with the land so it is in place whenever someone buys the home. That way, whoever buys the house will be bound by the agreement. While he is happy to give the applicant accommodations to preserve the home, it doesn't make sense if the home will not be preserved well into the future. If there is no mechanism to preserve the home, the owner could demolish it within 6 months and the City would lose its side of the bargain.

Preston replied that his company is in the business to develop and sell homes, and if this is recorded against a home, he feels people won't buy it. The more stipulations that are placed on a property, the more difficult it is to sell. He said "demolition" has a subjective definition. If this is going to be a requirement, he would rather just do 10 conventional lots.

Preston said preservation can happen in multiple ways, the first of which is that roads will surround it. The Historic Preservation Commission (HPC) will have a say if the home is

demolished in the future, which provides some additional oversight. He pointed out that this home doesn't qualify for the National Register of Historic Places.

Child said that Farmington has not required any other properties in the OTR not to demolish a home for 25 years. He is concerned about seismic ramifications, and requiring someone to live in a home that could be a death sentence. While he supports preservation of older homes, safety during earthquakes is also a consideration.

Child said he loves the plans for Accessory Dwelling Units (ADUs) on this plan. **Isaacson** and **Leeman** both agreed that ADUs are not enough of a benefit to the City that the developer should be allowed to deviate from standards. **Shumway** said it would be a benefit because the ADUs would be more affordable based solely on their size. **Leeman** said definitions are muddy, and more affordable housing is not necessarily actual affordable housing.

Preston said that if he was developing this under a conventional plan without accommodations for the historic home, he likely would not have ADUs in the plan, as they would be difficult to access. He pointed to the old rock home in Rice Farms, where a subdivision was built around it, and it is still there. By building a neighborhood around an old home, it becomes more difficult to demolish it and more likely to preserve it.

City Attorney **Paul Roberts** said the design of the subdivision itself would lend to preservation of the home. The developer is not getting more units or less open space by preserving the home. The only benefit is that the home is being preserved. As long as the HPC is a party to future demolition requests, the City has some control.

Isaacson asked if a future owner could somehow be incentivized to not tear down the house with something like lower property taxes. **Leeman** said while it is a cute old house, it is not a historic house. If it were a historic home, there would be incentives like grants available to its owner. **Preston** said qualifying a home as historic is very subjective and relies on which person inspects it.

Leeman and **Isaacson** said they are fine to approve this without a mechanism to enforce preservation. **Isaacson** said it is worth the risk to hope someone will appreciate and keep the house. The applicant is not getting more lots, and the City is just giving up sidewalk on one side. He asked that the address of the developer and section 13 be filled in on the Development Agreement.

Logan McNamee said preserving the house gives more benefit 25 years down the road.

Preston said each lot is 10,000 square feet, or a little less than a quarter of an acre.

William Krstic said Farmington is overcrowding small areas.

Edmund Cooley said while Farmington is known for Station Park and Lagoon, houses like this provide personality and a distinct difference.

Cassidy Marchant said many are not interested in preserving old, decaying houses with overgrown yards. He said people don't make plans to go out and look at old homes for fun. People are more important than the house itself.

Afton Gunn said it is a cute house, but wondered if the Council could take more time to make a decision.

Andrew Butterfield said the fact that the house is cute actually takes value from it, as it takes money to preserve it.

Mayor Anderson said the students who spoke tonight correctly identified the competing issues.

Motion:

Layton moved that the City Council approve the Agreement permitting the use of Alternative Lot Standards and non-standard public right of way improvements, amending subsection 4a to read “Developer has agreed to preserve the existing home on the property during the period of developer’s ownership.” This would delete the requirement for the developer to maintain the home for 25 years.

Findings 1-4:

1. The proposed development is consistent with the Farmington City General Plan and vision for the area.
2. The subdivision as designed creates a desirable neighborhood that is consistent with the OTR zoning district and surrounding neighborhoods.
3. As designed, the development can be serviced by required utility providers and establishes a street network capable of handling the number of units proposed.
4. The preservation of the existing historic home on site qualifies the project for consideration of alternative lot size and standards per Section 11-17-045 of the City 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 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 September 16, 2025
- Item 2: Fraud Risk Assessment. The Office of the State Auditor requires that all local government complete an annual fraud risk assessment internally. After completing the State Auditor’s fraud risk assessment questionnaire, Farmington has found that the City is currently at low risk for fraud.

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
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

GOVERNING BODY REPORTS:

City Manager Report

Mellor thanked Councilmembers and Staff members for attending the Fire Department open house last night. He also mentioned a dinner he attended that was hosted by Davis County with 15 different sports league leaders from across the nation interested in holding future events at the Western Sports Park (WSP). Some asked **Mellor** if their tournaments could bleed over into use and leasing opportunities of Farmington's fields at the nearby regional park. He told them that Farmington residents are the top priority. A lacrosse league with 65 teams was particularly interested, saying they bring in a multiplier of 1.5 per team member. These people would come and stay in Farmington hotels and eat at Farmington restaurants. Tournaments would typically be held all day Friday and all day Saturday. There are ways to mitigate field rest time, including chemical fertilization and treatment. He asked Councilmembers if they were interested in partnering with Davis County in this way in the future.

Shumway said Farmington should prioritize City residents. Many leagues and comp teams get frustrated when the regional park is not available for their practice. She pointed out that these teams are made up of Farmington residents, unlike the teams that will be coming in from out of town to use the WSP. However, it could be an opportunity to recoup the subsidizing Farmington does of its rec programs.

Mellor responded that comp teams play on Farmington fields, but they pay for that opportunity. This has to be a Council decision, as it has a political element.

Mayor Anderson and City Council Reports

Layton asked if the City could check in with All West, as there are still some residents who don't have service living across from people who do. **Mayor Anderson** asked **Layton** to send him the addresses of those who want service and haven't been able to get it, and he would look into it. **Mellor** said Farmington City switched from Utopia to All West and saved 50% off their usual bill.

Layton said residents want a four-way stop at 50 W. 750 South. There is a bend on the southeast side that affects visibility, and there are four special needs kids in that neighborhood. **Mellor** said Staff will check it out by sending police to monitor speeds and a traffic engineer to assess the situation. If the police don't have a strong opinion, half the time the traffic engineer will say the City can do what they want.

Layton mentioned a missing sidewalk piece on the northeast corner of Glover and frontage road where children walk to school. **Mellor** said the asphalt trail on the east side north of the four-way stop will be ripped out for an upcoming road expansion, and completing the sidewalk will be part of that budget.

Mellor said trees are coming to the 90 affected homes. For every 30 feet of property exposed, property owners will get a tree planted.

Layton has had residents ask for opt-in text alerts for City Council and Planning Commission agendas. **Mellor** said so far the only text system the City has is for parks and rec, but it may be a possibility.

Isaacson asked for an update on the Stack project. **Mellor** answered that they are waiting on the Rocky Mountain Power (RMP) substation. RMP has been struggling financially due to lawsuits in Oregon and California. However, Kaysville has their own power right at the City border there.

Shumway suggested a potluck on July 5 in order to participate in a statewide event meant to bring neighborhoods together. A \$1,500 stipend may be available. It could become a fundraising opportunity for the Rock Mill.

Mellor said due to the North Salt Lake homeless shelter approval, the push for a homeless shelter is over for the time being in Davis County. A warming station will be available in Kaysville at a facility that used to do emission testing. The focus is now permanent support housing, which he has been talking to Davis County Commissioners about. He mentioned that appraisals showing the value of the Rock Hotel Dental with and without parking are back, showing a difference of \$170,000. Farmington will work with Davis County to get Glovers widened in 2027. This will require the annexation of Glovers into Farmington.

Child said residents would like a “dead end” sign with no outlet on 200 South, 375 E. Cobble Creek. **Isaacson** noted that mosquito foggers have been attached to an e-bike that travels up and down the trails throughout the City. **Leeman** asked if Farmington could install signage throughout the city to indicate area attractions such as the Western Sports Park and Lagoon.

Mellor said before the City agrees to putting garbage cans on the Denver and Rio Grande Western (D&RGW) Rail Trail crossings in order to keep the trails cleaner, he would like to bring City Parks and Recreation Director **Colby Thackeray** into the discussion. The only other trail that has garbage cans is the Lagoon Trail, and Lagoon empties those cans. **Shumway** said City parks are so clean because of the dumpsters, not because of garbage cans. When there was a garbage can by the pickleball courts, it was often overflowing and trash was blown by the wind.

ADJOURNMENT

Motion:

Child made a motion to adjourn the meeting at 8:55 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

DeAnn Carlile, Recorder