

FARMINGTON CITY – CITY COUNCIL MINUTES

January 7, 2025

WORK SESSION

Present:

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

*Recording Secretary Deanne Chaston,
Community Development Director Dave
Petersen,
Assistant Community Development
Director/City Planner Lyle Gibson,
Finance Director Greg Davis,
Assistant Finance Director Levi Ball, and
City Lobbyist Eric Isom.*

Mayor **Brett Anderson** called the work session to order at 6:05 p.m. Councilmember **Scott Isaacson** was excused.

CLOSED SESESSION

Present:

*Mayor Brett Anderson,
City Manager Brigham Mellor,
Mayor Pro Tempore/Councilmember Alex
Leeman,
Councilmember Roger Child,
Councilmember Melissa Layton,
Councilmember Amy Shumway,
City Attorney Paul Roberts,*

*City Recorder DeAnn Carlile,
Recording Secretary Deanne Chaston,
Community Development Director Dave
Petersen,
Assistant Community Development
Director/City Planner Lyle Gibson,
Finance Director Greg Davis, and
Assistant Finance Director Levi Ball.*

Motion:

At 6:06 p.m., Councilmember **Roger Child** made the motion to go into a closed meeting for the purpose of land acquisition.

Councilmember **Alex 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 Melissa Layton
Councilmember Amy Shumway

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.

Brett Anderson, Mayor

Motion:

At 6:32 p.m., Councilmember **Alex Leeman** made the motion to reconvene to an open meeting.

Councilmember **Melissa Layton** seconded the motion. All Council members voted in favor, as there was no opposing vote.

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

DISCUSSION OF REGULAR SESSION ITEMS UPON REQUEST

Councilmember **Melissa Layton** noted a correction on the December 17, 2024, City Council draft minutes, saying it should be Brent Romney, not Grant Romney.

Councilmember **Amy Shumway** said she doesn't like the parking garage being exposed and suggested public art on the walls. Community Development Director **Dave Petersen** suggested planting high sycamore trees like those on the back of Cinemark. Councilmember **Alex Leeman** suggested varying the façade so it doesn't look like a parking garage. City Manager **Brigham Mellor** said when motorists drive into Station Park, the first level of the Bri they see is a parking garage, but it doesn't look like one.

Assistant Community Development Director/City Planner **Lyle Gibson** passed out some elevations with landscaping that weren't provided in the original City Council packet. He said the south-facing façade facing Burke is more prominent, and the applicant would like guidance. **Leeman** said the other side faces the Denver and Rio Grande Western (D&RGW) Rail Trail, which is also important. **Gibson** said the proposal is for an office building, not a hotel as was previously suggested.

ADJOURNMENT

Motion:

Councilmember **Roger Child** made a motion to adjourn the meeting at 6:45 p.m.

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 Melissa Layton

X Aye ____ Nay

Councilmember Amy Shumway

X Aye ____ Nay

REGULAR SESSION

Present:

*Mayor Brett Anderson,
City Manager Brigham Mellor,
Mayor Pro Tempore/Councilmember Alex
Leeman,
Councilmember Roger Child,
Councilmember Melissa Layton,
Councilmember Amy Shumway,
City Attorney Paul Roberts,*

*City Recorder DeAnn Carlile,
Recording Secretary Deanne Chaston,
Assistant Community Development
Director/City Planner Lyle Gibson,
Finance Director Greg Davis,
Assistant Finance Director Levi Ball,
Youth City Councilmember Brigham Barber,
and City Lobbyist Eric Isom.*

CALL TO ORDER:

Mayor **Brett Anderson** called the meeting to order at 6:57 p.m. Councilmember **Scott Isaacson** was excused. City Manager **Brigham Mellor** offered the invocation, and the Pledge of Allegiance was led by Councilmember **Melissa Layton**.

PRESENTATION:

Student Spotlight: Afu Fiefia, Farmington High School

Farmington High School Head Football Coach **Daniel Coats** nominated **Afu Fiefia** as Student of the Month. He excels academically and consistently demonstrates outstanding leadership and kindness. “He has a remarkable ability to bring out the best in everyone, making sure all voices are heard and valued,” **Coats** said. “**Afu** is a compassionate and empathetic individual who goes out of his way to help others. He is always the first to offer assistance to a classmate struggling, and he has the unique ability to make others feel seen, heard, and cared for.” **Fiefia**, 18, is also struggling with a recent return of Ewing Sarcoma cancer. Coach **Eric Johnsen** was also in attendance.

Councilmember **Amy Shumway** said it has been a pleasure to watch him play football this season, as the whole team rallied for him. She said the community is pushing for his improved health and wishes him the best.

Recognition of John David Mortensen for time served on the Planning Commission

Mayor **Anderson** presented a plaque recognizing Commissioner **John David Mortensen** for his four years serving on the Planning Commission.

Mortensen said he didn’t know what he was getting into when former Mayor **Jim Talbot** asked him to serve on the Planning Commission. He got to know the City and how it operates while serving, which was enjoyable for him.

Presentation of a public art installation at the new park

Mellor presented this agenda item. Plans for the new park have been underway for 2.5 years. This park is a replacement for the one at Glovers and 1100 West that is now West Davis Corridor (WDC). The State took this park out of Farmington’s park portfolio, and its replacement was funded through various sources. This will be the backyard for everyone living north of

Farmington Station. There is a desire to have unique elements in this passive park, which is getting Farmington into the public art business. This will be the biggest art installation in the City.

Local artist **Dan Toone** is taking charge of the tree sculpture. The tree is the symbol of Farmington, and it needs to be built to withstand a lot of wind. It will be made out of stainless steel, as that doesn't rust, bust, or collect dust. It is maintenance free.

Brent Potter, representing blu Line Designs, said the inspiration comes from both the Farmington and North Station logos. This is the result of multiple meetings with Farmington Parks and Recreation, drawings, and 3D models. It can withstand wind, and the stainless steel is a timeless material. The lit cubes of various sizes on the tree can be programmed differently and independently, and can be set to music. The tree monument is a little under 35 feet tall and 25 feet in diameter. The branches start at 10 feet in the air. The bottom of the first cube is 12 feet from the ground. The plaza is large enough for a large group of people to assemble there.

Utah Transit Authority's (UTA's) Five-Year Service Plan and the Davis-Salt Lake City Connector

UTA Trustee **Beth Holbrook** presented the five-year service plan (April 2025-2029), showing the scope of what UTA intends to do to enhance their services. One of the bigger changes is Route 470, linking the Layton Hills Mall, Davis Technical College, midtown trolley, and Lagoon. The Bus Rapid Transit (BRT) is an express route with service every 15 minutes. It would originate in Farmington and end at the University of Utah's Research Park. This is one of the most popular lines today. It would have very defined bus stops along the entire route including in North Salt Lake, Bountiful, and Centerville. Farmington Station is a multiple-hub area with the Western Sports Park, Farmington Station, and North Farmington Station creating demand that may result in increased frequency.

Holbrook said a new piece is Route 455 that goes along 2nd West in Farmington to Highway 89, then to 400 West in Bountiful. This is a replacement of the far-east route that connected to Woods Cross. There is increasing development in areas to the west, and pockets of redevelopment. Route 609 is 30-minute service connecting to the Dee Events Center, which is where free parking is offered. The OGX goes from Ogden Station to Weber State University. Route 455 will be discontinued and morph into the 600.

Holbrook said a lot of communications will accompany these changes, and her team will work with all impacted cities. A bulk of the changes won't happen until the Davis-Salt Lake City Community Connector is in place, which is based on federal funding. They have \$22 million from the Transit Transportation Development Fund and are seeking local matches. They are trying to accelerate the environmental studies that are currently being conducted. This would include all electric buses and charging stations, as UTA has a good partnership with Rocky Mountain Power.

They are working on projects for the 2034 Olympics (ski resorts), as well as trying to expand based on existing growth. Farmington is a connector piece between Frontrunner and Snowbasin. Frontrunner being double-tracked by 2030 is part of the strategic plan, which will allow 15-minute intervals at peak times, and 30-minute intervals otherwise. Sunday service is part of the plan as well. Currently, all Frontrunner maintenance is done on Sundays.

PUBLIC HEARING:

Zone Change, Schematic Subdivision Plan and Development Agreement (DA) Farmstead Subdivision at approximately 675 South 1525 North

Assistant Community Development Director/City Planner **Lyle Gibson** presented this agenda item. This 15.5 acres used to belong to the Utah Department of Transportation (UDOT) and was eventually put out to surplus. The property has Agriculture (A) and Agricultural Very Low Density (AA) zoning on it while the General Plan calls for Agricultural Estates (AE) to match the rest of West Farmington. The AE zone used to allow for two units per acre, but that was rolled back decades ago. To get back to the two units per acre, the developer would have to give open space, trails, or parks. When this project was initially proposed, they wanted 30 total lots. To get to that number, they thought of developing it as a Planned Unit Development (PUD) with bonus density for options such as open space like a pocket park, affordable housing, or a trail head. Staff indicated that they did not prefer open space, as it may require a Homeowner's Association (HOA) and could revert back to City maintenance and property. The City is no longer interested in taking over parks in the future. After this feedback, the developer switched plans to the possibility of getting bonus density using a Transfer of Development Rights (TDR) instead of trying to figure out open space or moderate-income housing. The TDR gives developers the opportunity to purchase lots that could have been built in other parts of the City, but were used for open space instead.

The question for the Council is if the proposed money amount purchasing those TDRs is enough of a benefit to the community that it be approved. Past public comment has noted storm water drainage problems in the area. In response, there have been some initial solutions proposed on the east end of the project. Staff checked with UDOT about a separate entrance, but it was discouraged because of both slope and the proximity to the future 1525 interchange.

Applicant **Chase Freebairn** (3451 N. Redtail Way, Layton, Utah), representing CW West, said he had been to three Planning Commission meetings, two of which were public hearings. At 12,000 and 13,000 square foot lots, these are not small lots. This was previously UDOT property that was used for the expansion of the WDC. After looking into affordable housing components with deed restrictions, the developer decided not to go in that direction. The feedback they got was that there was not an appetite for affordable housing or pocket parks in this area. In the end, they favored the TDR route. They propose purchasing additional density lots for a total of \$330,000, which would go to the Parks Department to add amenities in other areas of the City. The future price point for these homes is not known yet, and won't be until costs are realized. He would roughly guess between \$1 million and \$1.2 million. The floor plans are 70 feet wide, which is the same as those in Flatrock. He would like this development to be consistent with the neighborhood to the north, so he is not proposing townhomes or apartments.

Mayor Anderson opened the Public Hearing at 7:51 p.m.

Flatrock HOA President **Jeff Rosenbaugh** (1696 W. Flatrock Drive, Farmington, Utah) said the neighbors are not opposed to thoughtful development and density increases, but most are in favor of half-acre lots or larger, so that it blends more effectively with The Ranches to the north. They strongly opposed 20% increased density using a TDR purchase, which would result in 0.27 acre lots on average. That is closer to a quarter acre than a half acre, with the access running through their streets. The ingress and egress will flow through existing neighborhoods. It will feel like an

extension of their own subdivision and will affect their home values. They chose to live in a lower-density area, and made long-term investments in larger lots. Because there are no plans to improve 1525 West and Glover's Lane for carrying capacity, safety is a concern for those narrow roads. This same developer has done higher-density development in other areas of the City. While he understands the TDR is an important development tool, he asked the Council to prioritize the impacts to the community.

Greg Daly (1951 W. Buffalo Circle, Farmington, Utah) has lived in The Ranches to the north for the past 13 years. What makes The Ranches great is the feel. If this density is passed, it will change the feel of the entire area. The feel was changed by the highway, which was a huge negative impact. This will be another example of how the West Farmington area will not be benefitted, but will have to bear the burden for others. He said 0.27-acre lots are not the same as 0.67-acre lots. There is even a 1-acre lot near him. Nothing out there is even close to 0.27 acres. While the community is willing to compromise, they also want some concessions as well. A trail head on the west end of the development would be nice. This matters to West Farmington. He noted that the timing of the second public hearing was bad for his neighborhood, or more residents would have shown up to it.

Diane Leroy (1823 W. Buffalo Circle, Farmington, Utah) said she wanted to retire to a nice, quiet community where she could have horses. The quality of life she spent so long to have includes a place to look at the mountains. She loves her Flatrock neighbors, but the more that tiny lots are squeezed into there, the more is taken from something that took her 35 years to get. It is hard to get to the main freeway with the Western Sports Park and development behind Cabela's, especially around 5 p.m. It takes five to six light cycles to get through there.

Mitch Dorius (1833 W. Buffalo Circle, Farmington, Utah) used to live on a third of an acre with his backyard on 950. However, he and his family wanted to live on a farm in a neighborhood, so now they live on 1.5 acres with animals. There is something special about animals, space, and farm fields. He wants this look and feel maintained.

Kyle Wilson (1822 W. Flatrock Drive, Farmington, Utah) said he has four small children, and traffic through Flatrock Drive is a concern. It will be more dangerous if the proposed development comes in. He said his ask is reasonable: just keep it the same. He is confused by the developer originally asking for 24 lots, and now asking for 30 lots instead. He said 24 lots would match the existing neighborhood better.

Christine Mikkleson (17 N. Buffalo Road, Farmington, Utah) said the "Farmstead" name of this development is a misnomer that will affect the quality of life, lifestyle, and home values for the existing residents there. She wants the proposed lots to be bigger.

Mayor Anderson closed the Public Hearing at 8:11 p.m. He said there is some truth to the fact that TDRs are like selling density for money. He remembers having the same concern when development was happening west of him, and he wanted to make it feel contiguous.

Councilmember **Alex Leeman** said this is not an area to add a pocket park.

Shumway asked about the sidewalks and widening of Glovers Lane in that area. **Gibson** said Glovers is unincorporated in that section, and Farmington doesn't have any plans there. Typically the developer handles future curb and gutter. **Leeman** said there is a giant gap where

no land is developed and therefore there are no sidewalks. When things eventually infill and develop, the developer will be asked about that infrastructure then.

Mellor mentioned that County grants were used for Main Street, 950, and Innovator. Farmington would like to use political capital to expand that possibly to 1525 and Glovers. Glovers can't be expanded to the south because the land is protected. **Mayor Anderson** said for right now, the City is pushing for Main Street. The focus can eventually be shifted to Glovers in phases, but they can't get approval for both at the same time.

Councilmember **Roger Child** said there are two issues on the table tonight: the rezone and TDR quantity. The Council decides on the TDR. He has no problem with half-acre lots. However, it blows his mind that any half-acre lot next to a freeway would sell for \$1 million. Frontage is everything when it comes to cost. He is concerned that these lots are smaller than the two subdivisions to the north, and definitely anything to the south. He worries also about drainage issues along the freeway, which is a natural barrier. In years with heavy groundwater, they could get some significant water back-up along the freeway. He feels for the residents who originally bought large lots in Buffalo Ranch with eternal views to Antelope Island, and now a freeway cuts through. It is logical to have smaller lots near the freeway.

When **Mayor Anderson** asked who in the audience is in support of the subdivision as proposed, not one person raised a hand. He noted that children in this area attend Eagle Bay Elementary.

Leeman noted that the Council did not have the power to approve 24 lots today. With what the applicant had proposed, the Council's only options are to approve, deny, or table it as proposed. **Mayor Anderson** said if it is tabled tonight, the developer can change the application without having to go through the whole process again.

City Attorney **Paul Roberts** said developers will often adjust proposals if they feel it will advance their project. It can be tabled if the Council wants to see if the developer would adjust their application. Another public hearing would not be needed.

Shumway said the lot frontage matching existing subdivisions is more important than what size of lot is behind the house. The developer would like to match the size of the homes, and have it flow as one neighborhood. She said the Council was excited that they were not proposing townhomes, and instead opted for single-family homes. She proposes taking two to three lots off the proposed 30, increase the lot sizes to a third of an acre, and make frontages a bit bigger. She thinks taking out six lots would be too much, and would not leave a benefit to the developer.

Leeman said the frontages are already the same as nearby Flatrock, and the backyards would not be as deep. He is concerned about the impracticality for the developer, as development costs don't change. He worries about creating an non-economically viable neighborhood, as the location is not as ideal as other places. At the same time, it is not the City's problem, as people knew what they were buying when they bought it up against the freeway. He feels that only 24 lots wouldn't work for the developer. As for those who have expressed concern about water, he pointed out that smaller lots consume less water, as 80% of water is typically spent on landscaping.

Mellor said the TDR has a "sending area," which is the regional park right now. There is also a parks budget beyond that. There is a park planned for under the power lines in The Ranches area specifically; it may include pump tracks or a pickleball court that the City would own and

maintain. The Council and Planning Commission can come back and reallocate the “sending area;” the last time they did so was in 2014.

Shumway reminded the Council about the survey Community Development Director **Dave Petersen** did in the past showing that large lots are usually not entirely well maintained, as only a third or half of the lot was cut and manicured. The rest was left in weeds. **Child** and **Layton** agreed.

Shumway said she wants to make sure the sound wall gets included in the DA. After 30 years of living by the Oakridge Country Club, her neighbors are finally getting a sound wall along I-15. Before, nobody could hold a conversation in their backyards, and it was miserable to go outside or open windows. This area could be the same, judging on its proximity to WDC.

Mellor said the density is what makes this development financially feasible.

Layton said it has not hurt her home value to have smaller lots near her. The proposed homes are large. That being said, the Council is sympathetic to all these residents who have been through lately considering UDOT and the new freeway. She has read all the emails, and she is concerned about this. She wants to get this right. The sound wall is concerning to her. It feels like the City should give more density to help pay for the sound wall.

Leeman said the sound wall should be a condition of approval no matter what density goes in.

Child said there are two issues: rezone and density. He is O.K. with the rezone, and that seems settled. What is not clear is how many lots and how many TDRs are in play. He recommends that this is tabled until there can be an agreement on that. There is a push economically to meet demand for lack of housing, and the State is encouraging Accessory Dwelling Units (ADUs).

Freebairn said they have every intention of building the sound wall along the entire southern border (1525 to the western edge), completely at their own cost. UDOT is not helping pay for it.

Mayor Anderson said he finds himself leaning to less density in order to make it match. **Mellor** said if East Farmington is a predictor for West Farmington, half-acre lots are now being subdivided in order to put more homes in. That is what is happening now. He said the developer previously proposed 24 lots with an HOA and Covenants, Conditions, and Restrictions (CC&Rs). Any State law trumps CC&Rs.

Gibson said the 24 lot-proposal used the PUD route to get 0.5-acre lots. If an ADU were a minimum of 1,200 square feet, any of those lots could have an ADU. A Detached Accessory Dwelling Unit (DADU) is easier on a wide lot than on a deep lot. A deep lot may lack room on the side for utilities and a driveway.

Leeman said he is not a fan of tiny homes, so this is a double-edged sword. There are pros and cons. The owner of a large lot could put a cottage next door in order to afford the mortgage. There is always a trade-off. The trade off to less density is large lots with landscaping that won't be as nice, or secondary dwellings. Be careful what you ask for. He doesn't feel 24 is the right number, but 27 to 30 is a good balance. **Shumway** and **Layton** both like 28.

Motion:

Child moved that the City Council table this proposal with the recommendation that there be a concession of three to six lots. He then withdrew his motion.

Motion:

Leeman moved that the City Council table the consideration of this particular application with a recommendation to the developer that they return with an option that includes 28 or fewer lots, and specifically specifies that the sound wall will be built the whole southern length of the development.

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

Mayor Pro Tempore/Councilmember Alex Leeman	X Aye	____	Nay
Councilmember Roger Child	X Aye	____	Nay
Councilmember Melissa Layton	X Aye	____	Nay
Councilmember Amy Shumway	X Aye	____	Nay

The City Council took a 13-minute break at 9:25 p.m.

BUSINESS:

Amendment to the agreement between Park Lane Commons, LLC and Farmington City

Mellor presented this agenda item. A road is planned between Cabela's and the Evans Property (behind Cabela's). One portion of the road is the responsibility of one property owner, and another portion is the neighboring property's responsibility. It has been seven years, and Park Lane Commons would like to exchange \$125,000 for the road's indefinite obligation. As **Rich Haws** is pursuing selling these properties held by the LLC, it would simplify his efforts to exchange cash for the road's liability. It is currently holding up deals on commercial properties east of the Legacy House, and **Haws** would like to be released from that obligation.

Staff worked with Park Lane Commons to establish the value. **Mellor** and Assistant City Manager/City Engineer **Chad Boshell** feel this is the best time to do this. While there currently is no plan to build the road yet, there could be if the Evans family gets a deal for a future office building. **Mayor Anderson** said the City will take cash in exchange for releasing them from the obligation.

Motion:

Layton moved that the City Council approve the amendment (attached to Staff Report) to the Park Lane Commons LLC agreement, subject to the accurate legal description being completed by the surveyor.

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 Melissa Layton	X Aye	____	Nay
Councilmember Amy Shumway	X Aye	____	Nay

Quote from Big T for park equipment and install

Mellor presented this agenda item, which is for playground equipment that will be installed at the new park in 2025. Big T is a supplier of products available through a state contract that allows cities to purchase products without going through an RFP process. This product and installation is now coming in \$200,000 less than anticipated in the Fiscal Year 2025 budget.

This will be the second largest playground in Farmington's park system measuring over 7,000 square feet. The regional park playground measures 9,500 square feet. This park playground has twin slides that will be the tallest municipal playground slides in Utah north of Salt Lake County. Staff visited one that is the same size in Lehi, and the public there really likes it. Combined with the adjacent splash pad and ninja warrior course, Big T Rec and blu Line Designs have put together a unique children's play space.

The original design had this made completely of wood, which has a shorter lifespan. This one is powder-coated steel that lasts longer with less maintenance. This will be Farmington's third park that has rubber cement poured in place. A lot of the other parks have bark, and the rubber cement is better than bark. The City plans to use the rubber cement in every park they retrofit in the future. He knows of some that used rubber cement in a Syracuse park 12 years ago. It may get holes in it, but it doesn't blow away and can be replaced, especially if the seams are placed strategically.

Plans for a \$120,000 shade structure have been placed on hold for now. Staff is testing out a sample product, and are especially interested in how the strong Farmington winds will affect it.

Motion:

Shumway moved that the City Council approve the quote attached to the Staff Report for installation and equipment for the new park.

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

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

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

Addendum to the Development Agreement for The Trail

Gibson presented this agenda item. The Trail first received approval for development at the end of 2022 with a 392-unit apartment building wrapped around a parking structure in the Housing and Transit Reinvestment Zone (HTRZ) area. The project consists of property that has been conveyed to Farmington City on the north side of Spring Creek as well as a non-residential lot that currently has a three-story office building under construction.

Since its approval two years ago, and as they get closer to building something there, costs and lease rates have changed. The developer now wants to modify the apartment building to include 315 units. To accommodate this change, the southwest section of the building would have units removed from around the parking structure, which would be reduced in size from three stories to two. The west and south side of the parking structure would be visible from the street. The

general layout of the site would remain consistent with the original plan. Staff believes that even though the building no longer fully covers the parking structure, the reduced scale will be a better visual fit along Burke Lane.

In addition to modifying the apartment building, the addendum contemplates flexibility in how townhomes are eventually built. The original plan indicated that townhomes would be built just west of the drive aisle around the apartment building, where the updated plan contemplates the ability to place them closer to the trail in the southwest corner of the property. These townhomes would still have to be within the previously established height limit based on proximity to the trail. It is likely this area would be reviewed for a subdivision plat amendment where that part of the property could be sold to a different developer.

Staff reminded the Council that Farmington needs impact fees to pay for the infrastructure going in, and the properties to the northeast are part of the HTRZ. Therefore, a reduction here means that the number of residential units will have to be made up somewhere else. **Gibson** said it was a large-scale building to begin with, so this smaller proposal would breathe easier and transition to residential better. All the developments around this would benefit from the detention basin.

Applicant **Jeremy Carver** (12747 Whisper Grove Circle, Draper, Utah) said construction on the medical office has begun. Initially, the townhomes were going to be for rent, but now they will be for sale per the Planning Commission's request. As one of 10 developers in Murray to start construction in 2024, their 274-unit project there is now ahead of schedule. Their plans in Farmington changed because of interest rate increases. Loans for 410 units have become challenging to get. When trying to lease in projects with more than 400 units, you are leasing against yourself, which drags lease-up out. Now 300 is the sweet spot, and it isn't economically feasible to do 410 units. The decrease will reduce traffic in the area. Trees will help provide a nice buffer and green space along Burke Lane. It will transition from four stories down to two-story townhomes. There will be a raised sidewalk that is visible for drivers, which will enhance pedestrian safety.

Architect **Alex Stoddard** (223 E. Flicker Drive, Sandy, Utah) said the parking structure would not be just complete concrete. There would be some brick columns and metal mesh to maintain variation and security.

Shumway said she is disappointed that the wrapped project will not be realized. Now it will be half-wrapped. However, she understands the situation the developer is in and the need for the change. She would like them to make the parking garage not look like a parking garage. She would like to see public art and more landscaping. It needs to be taken up a step higher because the precedence was that it would be wrapped. This needs to set an example. She said the landscaping plan is sufficient, but it is the structure and the architecture of concrete building that is in question. She pointed out that an email from Councilmember **Scott Isaacson** expressed the same sentiments.

Carver said it is mostly wrapped. It will look the same from Innovator Avenue. The structured parking will concentrate the parking.

Layton recalled a parking lot near the Delta Center in Salt Lake City that has planter boxes on the bottom along the concrete slab, which added variation. **Leeman** said the Hale Center Theater parking does not look like just a concrete square. **Child** said he gets nervous when the Council

dictates specific architecture, as it oversteps the bounds. He has confidence in the professional Staff to review and screen this as much as possible.

Motion:

Shumway moved that the City Council table the proposed addendum and allow the developer to come back with renderings and a better plan for the parking structure.

Layton seconded the motion, which passed with a 3-1 vote.

Mayor Pro Tempore/Councilmember Alex Leeman	X Aye	___	Nay
Councilmember Roger Child	Aye	X	Nay
Councilmember Melissa Layton	X Aye	___	Nay
Councilmember Amy Shumway	X Aye	___	Nay

SIRQ Construction Manager/General Contractor (CM/GC) Guaranteed Maximum Price Amendment for Park

Mellor presented this agenda item. Per the terms of the CM/GC agreement with SIRQ Construction approved in the October 15, 2025, Farmington City Council meeting, the City and the contractor were expected to come back with a “guaranteed maximum price” (GMP) before starting construction. When utilizing a CM/GC construction method, the City, contractor (SIRQ), and design consultants (blu Line Designs) sift through bids from subcontractors bidding on the project. The intent is to maintain the project’s integrity while reducing the cost.

Since changing from a hard bid approach to the CM/CG approach in October, Staff has been delighted with the results. Staff presented the \$12,902,012 GMP to the Council. The total construction costs of \$15.7 million include owner-installed products like the Big T park equipment approved earlier in the meeting. This is a 20% reduction from the \$20 million estimated in the hard-bid approach used earlier in the summer. SIRQ has been able to leverage their relationships with several subcontractors to secure reduced prices.

Motion:

Child moved that the City Council approve the Guaranteed Maximum Price for the new park as part of the Construction Manager/General Contractor (CM/GC) agreement with SIRQ Construction approved on October 15, 2025.

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

Mayor Pro Tempore/Councilmember Alex Leeman	X Aye	___	Nay
Councilmember Roger Child	X Aye	___	Nay
Councilmember Melissa Layton	X Aye	___	Nay
Councilmember Amy Shumway	X Aye	___	Nay

Bryan Seeley, representing SIRQ Construction, said he expects to move dirt within the week or sooner. After the decrease in the original bidding, he has seen high interest in this project. After leveraging their relationship with their subcontractors, they experienced significant interest, which results in lower pricing. He is seeing pricing plateaus. He credits Farmington Staff and

value engineering. Some subcontractors have come up with some good ideas on how to reduce costs or substitute materials. He hopes to complete the park this fall so it can be used this year.

Transfer of Development Rights (TDR) Agreement with CW for the Farmstead Subdivision

Gibson presented this agenda item, which is related to the Farmstead zone change, schematic subdivision plan, and DA public hearing held earlier in the meeting. This property is at 675 S. 1525 North.

Motion:

Layton moved that the City Council table the agreement with Cole West allowing the transfer of up to 17 TDR lots to the Farmstead Subdivision.

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 Melissa Layton

X Aye ____ Nay

Councilmember Amy Shumway

X Aye ____ Nay

Zone Text Amendment for Parking Structure Standards

Gibson presented this agenda item. Currently Farmington has very little structured parking. In consultation with peer cities (such as Lehi) that have considerable experience with more intense development, Planning Staff has been advised to have regulations in place that more specifically address how parking structures should be designed and built in preparation for anticipated development. The proposed ordinance includes elements which ensure a high-functioning parking structure with improved aesthetics. While Staff expects to see some amendments along the way, they have to start somewhere because the City expects to see more future parking structures. During the public hearing held previously with the Planning Commission, there was little public interest.

Leeman praised Staff for being proactive on this. **Roberts** said State laws don't require any legislative public hearings, and the Council can hold them if they anticipate a lot of public interest.

Motion:

Child moved that the City Council approve the zone text amendment to Chapter 11-32 establishing design standards for parking structures.

Findings 1-2:

1. Finding 1: Parking structure standards will ensure that structures are built to function adequately for users, preventing parking shortages which may negatively impact projects' long-term viability and neighboring uses.
2. Finding 2: Reasonable design standards will foster the vision of the community and aid in the creating of sites which are adaptable, inviting to users, and visually enhance the community.

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 Melissa Layton
Councilmember Amy Shumway

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

SUMMARY ACTION:

Minute Motion Approving Summary Action List

The Council considered the Summary Action List including:

- Item 1: Resolution appointing **Elise Allred** and **Leslie Humphries** to the Historic Preservation Commission (HPC). They will each fill vacancies on the HPC for a term of four years.
- Item 2: Resolution appointing **Spencer Klein** to serve as a Planning Commissioner to serve until Dec. 31, 2028, replacing **John David Mortensen**.
- Item 3: Resolution appointing **Scott Behunin** to serve as an Alternate Member of the Planning Commission and reappointing **Brian Shepard** as an Alternate for an additional year, until Dec. 31, 2025. The Mayor appoints alternate members with the consent of the City Council.
- Item 4: Resolution appointing Councilmembers to various Committees and Boards.
 - Personnel/Problems Resolution Committee: Mayor Anderson, Alex Leeman, Amy Shumway
 - Special Events Liaisons: Mayor Anderson, Alex Leeman
 - Development Review Committee (DRC)/Economic Development: Mayor Anderson, Melissa Layton, Roger Child
 - Historic Preservation Liaison: Melissa Layton
 - Youth City Council Liaisons: Scott Isaacson, Amy Shumway
 - Parks, Recreation, Arts and Trails Liaisons: Scott Isaacson, Melissa Layton
 - Fundraising Committee Liaison: Scott Isaacson
 - Community Council Liaison: Mayor Anderson, Scott Isaacson
 - Davis Chamber of Commerce representative: Roger Child
 - Utah League of Cities and Towns: Mayor Anderson, Amy Shumway, and David Petersen
 - Davis County Mosquito Abatement Board: Scott Isaacson
 - Wasatch Integrated Waste Board: Mayor Anderson
 - Mayor Pro Tempore: Alex Leeman
- Item 5: Approval of Minutes for December 17, 2024, including Layton's corrections referred to in the work session.

Motion:

Child moved to approve the Summary Action list Items 1-5 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
Councilmember Roger Child
Councilmember Melissa Layton
Councilmember Amy Shumway

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

GOVERNING BODY REPORTS:

City Manager Report

Mellor said Staff is planning to evaluate a short-term rental ordinance. Currently Farmington doesn't allow short-term rentals, but that is now not sufficient. He asked for two Councilmembers to help in this effort.

Mayor Anderson and City Council Reports

Mellor said he would follow up on street lights on 900 West behind Smith's.

Shumway asked when the Shepard Lane bridge would be closing and for how long. **Mellor** said he doesn't know, but would check with **Boshell**.

Shumway mentioned an email about extending the Oakridge Preserve Trail behind Farmington Crossing, looping to 1100 West, and continuing by the sound wall to finish off the trail. She thinks Davis County would be completely on board with this. They are waiting to see the sound wall finished and if a maintenance road will be put in.

Mellor said the new assignments accepted in the Summary Action List include a change for **Isaacson** to be with the Youth City Council, and **Layton** to be on the DRC.

ADJOURNMENT

Motion:

Child made a motion to adjourn the meeting at 10:28 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 Melissa Layton
Councilmember Amy Shumway

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

DeAnn Carlile, Recorder