

FARMINGTON CITY – CITY COUNCIL MINUTES

December 9, 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,*

*Recording Secretary Deanne Chaston,
Community Development Director Lyle
Gibson,
City Planner/GIS Specialist Shannon
Hansell,
Finance Director Levi Ball, and
Police Chief Austin Anderson.*

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

POLICE TASER DISCUSSION

Police Chief **Austin Anderson** said the department's current TASERs are on a 2013 platform, which is old and needs to be replaced. The replacement will be on a subscription for five years and can be covered with the current budget. The new system will allow for Virtual Reality training and comes with replacements. The TASERs, holsters, cartridges, and batteries will all be kept under warranty and replaced when needed at no additional cost. Currently, the department is paying for replacements out of the budget.

City Manager **Brigham Mellor** said it will cost \$33,000 annually with no budget implications until the next budget cycle. The TASERs in use now are an old model that can't be refurbished, and there is no guarantee on how long they will be available in the system.

Anderson said he had six TASERs fail recently and it costs \$2,200 to get TASER cartridges certified. This new system will buy the department's old TASERs back, which will result in a buy-down. The new subscription will come with 560 cartridges. Finance Director **Levi Ball** said the cartridges themselves are so expensive that it deters employees from practicing. Police can burn through one cartridge in just one hour of practice.

Councilmembers expressed their support of the new subscription.

EVAN'S CONCEPT DISCUSSION

Representing the Evans family for the past decade, **Zach Hartman** said this is the last 20 acres of their property left to be developed. It would involve 10 acres of office, which is a very schematic concept currently. It takes \$90 per square foot in rent to make Class A office pencil out. The glass of the office building would be facing the view. Those who want to own their own office can now get SBA loans, building their own 30,000 square foot building up to three stories tall. This would result in for-sale individual office condos that are less barracks and more personality with a high spec level for the exterior similar to what can be found in Draper and Holladay. It could be a good place for a dentist, financial planning, or surgeon.

Mellor said Staff wondered how the greenway through the STACK project would end, and this would allow it to continue on. The greenway would be a buffer between commercial and residential.

Councilmember **Roger Child** said he is worried about parking ratios. However, this is office space with a price point option that is not available elsewhere. **Mellor** said the main focus tonight is to figure out if the concept is worth considering, and if the Council would be O.K. with residential components along the road. Councilmember **Amy Shumway** said that would result in a lot of cars backing out on the road. However, she does like the greenway extension.

Councilmember **Alex Leeman** said he doesn't mind the proposed office product, but he does not like the residential creep into this block. This is just one more example of chipping away at the nonresidential. This is his nightmare, and Wasatch, Sego, and STACK will be watching.

Hartman said he understands the never-ending residential creep, but the residential would help prep this area for office. The office concept is for someone who wants to own their own space and have design control. However, he said he won't force the issue to bring in residential.

ELECTRIC VEHICLE (EV) CAR CHARGER DISCUSSION

Mellor said gogoEV is proposing to get extremely popular Level 3 chargers in Farmington, which would allow the City an opportunity to monetize them. The City could collect revenue to supply its own fleet with faster Level 3 chargers. Farmington needs to get in the fast-charging game, even though it costs \$60,000 to \$90,000 for each charger.

Travis Nicolaidis, CEO and co-founder of gogoEV, addressed the Council. They help cities like West Valley leverage grants and incentives situated for cities, counties, and local government. The grants would cover all the installation costs, and gogoEV would handle the associated permitting, installation, support, and payment processing. His company would make money on construction fees and managed service fees, which are offset by the fees charged to residential users. In addition, the screen at the charger allows for advertising revenue.

Mellor proposed locations for the chargers including in front of City Hall (between the pool and community center), the gym, and public works facility. Harmon's currently has chargers in front of its store in Station Park. The proposed collaboration needs to move fast in order to take advantage of grants this year. The idea is not to make money off the chargers, but to cover the City's own EV use.

Mayor Anderson said that he has been shocked to see that the slow chargers in front of the county building are being used and making money.

As an EV vehicle owner himself, **Nicolaidis** said charging speeds are an issue. It can take four or more hours to charge, and people will search out the chargers that take only an hour. Installing these new chargers may cause Harmon's to lose some business. Technology changes quickly, and EV chargers rely on power grid availability. Each charger has four ports. If only one is being used, it could take 20 minutes to charge. However, if all four are being used, it could take 45 minutes. Electricity costs are figured into the charging fees, and he is keeping an eye on proposed Rocky Mountain Power rates. He would like to help Farmington apply for grants offered by both the Division of Air Quality (DAQ) and Volkswagen. Volkswagen will cover

80% of costs and management fees for five years. The intention is to reduce emissions. He could have chargers up within 30 to 60 days, including site prep.

Child said it sounds like a no-lose situation. **Leeman** suggested installing chargers at the new regional park. **Mellor** said Level 2 “overnight” chargers make sense for public works and the school district. However, it could come to the point where there is a fight for chargers as demand increases.

Councilmember **Scott Isaacson** said the form in the Staff Report has a lot of blanks that need to be filled in before it is signed.

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,
Recording Secretary Deanne Chaston,
Finance Director Levi Ball, and
Police Chief Austin Anderson.*

Motion:

At 6:44 p.m., Councilmember **Scott Isaacson** 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 **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 7:04 p.m., **Isaacson** made the motion to reconvene to an open meeting.

Councilmember **Roger Child** 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

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 Recorder DeAnn Carlile,*

*Recording Secretary Deanne Chaston,
Community Development Director Lyle
Gibson,
City Planner/GIS Specialist Shannon
Hansell,
Finance Director Levi Ball,
Police Chief Austin Anderson, and
Youth City Councilmember Maxwell
Christensen.*

CALL TO ORDER:

Mayor **Brett Anderson** called the meeting to order at 7:08 p.m. **Mayor Anderson** offered the invocation, and the Pledge of Allegiance was led by Councilmember **Alex Leeman**.

PRESENTATION:

Recognition of Alex Leeman for Service to Farmington City

Mayor Anderson recognized **Leeman** for his six years of service dedicated to Farmington City. He presented **Leeman** with a golden microphone trophy for his role as a “social media truth teller” and “PR Powerhouse,” highlighting his voice for the City Council on social media.

Leeman said his favorite part of serving on both the City Council and Planning Commission has been the chance to interact with City Staff and other City Councilmembers. He has witnessed the quality work behind the scenes.

Musical number from Music in Me (8 years +) “Somewhere in My Memory” from Home Alone

The choir, made up of second through sixth graders, sang a musical number for the Council.

Recognition of Sylus Harper, Student of the Month

In November of 2025, **Sylus Harper** competed at the 2025 Trampoline & Tumbling Junior World Championships in Pamplona, Spain. This was a global competition drawing the top junior athletes from around the world. He advanced through qualifications in the men's Double Mini-Trampoline (DMT) event, earning a spot in the final alongside the best junior competitors worldwide. In the final, he delivered an outstanding performance and earned the silver medal for the United States with a score of 27.400. This places him among the elite junior athletes globally and highlights Farmington, Utah, on the international gymnastics map. **Sylus** is a member of Flipside Tumbling based in Utah. His journey to the world championship podium required years of training, perseverance, incredible grit, and focus—traits that reflect the values that encourage Farmington's youth. He now serves as a positive role model for younger athletes and students in Farmington, showing what can be accomplished through hard work and determination. His achievement is something the entire Farmington community can be proud of.

Department Head and City Council Top Gun Awards by Police Department

Police Chief **Austin Anderson** presented Councilmember **Melissa Layton** with the Top Gun award, which included an ammunition can painted with the Department's guiding principles. **Anderson** recently met with District Attorney **Troy Rawlings**, who said he had not seen any complaints about Farmington or its officers in the last year.

Youth City Councilmember **Maxwell Christensen** was in attendance, and was introduced to the Council.

BUSINESS:

Master Service Agreement(s) A + B Electric Car Charging Infrastructure at Municipal Locations

City Manager **Brigham Mellor** presented this agenda item. Farmington has five Electric Vehicles (EVs) in their fleet now. It is a challenge to get them charged quickly, especially for the three service trucks. If they have been used all day long, being on-call at night is problematic. Farmington has Level 2 chargers, and they have looked into Level 3, which are cost prohibitive. gogoEV worked with West Valley and also has a big charger in front of Harmon's right now. They can work with Farmington to get state and federal program funding through grants. The intent is to make the new chargers available to the public for a charge, with revenues paying for the operation of Farmington's EVs as well as the associated infrastructure, maintenance, and operations. The agreement tonight is to engage with gogoEV so they can procure the grant funding. A second agreement will be brought back that will pinpoint the location of the chargers and terms of service.

Councilmember **Scott Isaacson** said there is technically nothing wrong with the forms in the Staff Report tonight, but they will need to be adapted for Farmington's particular project.

Motion:

Isaacson moved that the City Council approve the master services A and B agreement with gogoEV to start exploring options for infrastructure funding procurement, with the condition that the forms attached be adapted for the specific city and project.

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

Integrated Water and Land Use Element of the General Plan

City Planner/GIS Specialist **Shannon Hansell** presented this agenda item. Farmington recently approved the General Plan for overall land use throughout the City. In 2022, the State passed a bill that requires most cities and all counties to adopt a water and land use element as part of their general plan. Farmington got a grant from the Utah Division of Water Resources to extend a partnership with FFKR Architects, who consulted on the General Plan passed earlier this year. FFKR helped create a draft plan, which the Planning Commission recommended for approval on Nov. 6.

Susan Petheram with FFKR said there were only two to three minor updates to approve tonight. The Integrated Water and Land Use Element is a stand-alone document incorporated into the General Plan, much like the moderate income housing plan. Utah State code requires it in order to understand the effects of permitted development or patterns on water demand and infrastructure. It can help reduce water demand per capita.

Farmington gets its culinary water from City wells and a contract with the Weber Basin Water Conservancy District (WBWCD). Secondary water providers include Benchland Water District (75% of the City) and WBWCD (25%), both of which have just started metering secondary water usage. Benchland gets its water from Davis, Farmington, Shepard Creek, and Steed Creek. WBWCD gets its water from surface water, ground water, and reservoir storage. All development is required to have secondary water connections.

All culinary and secondary water providers have conservation plans in place, and almost 95% of Farmington's connections are metered. The water usage goal is an average of 75 gallons per capita per day (GPCD) with a peak of 120 GPCD, and the City has met that. The rolling five-year average is 58 to 60 GPCD for culinary water use. The average total high lately has increased to 322 GPCD, considering both culinary and secondary.

There are nine regional watersheds in the state, each with different goals to reduce total water usage based on the year 2015 as a baseline. Farmington belongs to the Weber River Watershed. The goal in that area is to reduce from a baseline of 250 GPCD (for both culinary and secondary) to 175 GPCD by the year 2065.

Based on future land use plans, expected growth, and population projections, there will 40,000 people living in Farmington by 2040, and 45,000 by 2050. That will be an average of 3.4 people per household. Farmington has access to a total of 12,920 acre feet in water rights.

Success stories in the area include: directing growth to centers oriented around transit; promoting conservation subdivisions; conserving open space; participating in community Flip your Strip and landscape lawn exchange programs; encouraging water wise plants, fixture replacement,

smart irrigation controls, and water-wise landscaping; publishing City newsletter features; establishing turf and lawn percentages as well as park strip standards; structuring tiered water rates to encourage conservation; and requiring secondary water connections in order to lower water treatment costs. Overall goals include the City being a good steward of water, maintaining regional watershed health, and reducing water consumption levels. Three recommended areas to address include existing development, future development, and city operations; and implementing ongoing efforts both short-term to 10 years, and long-term.

Isaacson said both documents (General and Integrated Water) are not binding on future City Councils, but rather provide guidance. In his time on the Council, he has not referred much to the General Plan. It would be helpful for the City Council if the Staff refers to the General Plan in reports and recommendations when issues come up. Those documents need to be used more.

Councilmember **Amy Shumway** said she would like to evaluate where Farmington is at every year, comparing an annual report to projections and goals.

Councilmember **Roger Child** said it is nice to track how much water rights Farmington has with its four wells, and if it will provide enough water through build-out. He wondered if the City needs future sites or has enough water storage.

Mellor said Farmington will start on construction of a new water tank in 2026, the size of which has come down from what was originally planned because costs went up and a fault line was found. The City does need a new location for a storage tank. Farmington gets most of its culinary water from wells. The one on 200 East and Glover has not been operational since the 1990s. Work can be put in for a well that in the end just doesn't pan out, requiring another site. The City has put a lot of money and time in for the one on North Main. As far as **Mellor** knows, that is the last well Farmington will need. This last year, the City staved off a move to sell water rights. There is some concern about drawing off the aquifer to the areas north of Farmington. Staff is watching how the well on Main Street does, and is hoping it will last for several decades.

Motion:

Child moved that the City Council approve the Integrated Water and Land Use Element (Water Conservation Element, Water Preservation Plan, etc.).

Findings 1-4:

1. The plan includes water conservation policy proposals.
2. The plan supports existing and potential landscaping options within a public street for current and future development that do not require the use of lawn or turf in a park strip.
3. The plan supports and consolidates efforts made by the City including the Waterwise Ordinance (11-7-070 D7 *Water Efficient Landscaping*), and other City policies aimed at eliminating the inefficient use of water.
4. The plan highlights low water use landscaping standards for new multifamily housing projects, commercial, industrial and institutional development, and common interest communities.

Supplemental Information 1-3:

1. General Plan Water Element Overview
2. City Water Element Checklist
3. Draft Plan

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

Consolidated Fee Schedule Amendments

Finance Director **Levi Ball** presented this agenda item changing impact fees; green waste collection fees; and garbage and recycling collection fees. The clarification on impact fees will help avoid confusion between townhomes and single-family homes. Changes to collection fees are in anticipation of rolling out the green waste program. Garbage and recycling are set to increase 5%, as they haven't been updated in recent years.

Mellor said he has recently received advice on how to roll out the green waste strategy. He would like to initially buy 2,200 green waste cans and offer them on an opt-out basis to anyone owning over half an acre of property. There are 1,998 owners with 0.5 acres of land or more; 1,632 with land between 0.31 and 0.49 acres; and 2,355 with land between 0.21 and 0.31. At the end of the month, people can call up and say if they still want the green waste cans or if they would rather have them picked up instead. It would be rolled out in each of the four quadrants of Farmington one quadrant at a time.

Leeman said he would like to publicize the debate of turning a green can into a black can, as December to March is the off-season for green cans. **Mellor** said that discussion can take place in the February newsletter or upon delivery of the cans, some of which will happen this spring.

Layton said that since the City is paying per pound, not including green waste in black cans will save Farmington in garbage fees. It will keep green waste out of the landfill. **Mayor Anderson** said this should reduce Farmington's tonnage costs and preserve the landfill. Farmington will be able to get a monthly rebate like they have for recycling. **Mellor** said cans are paid for out of the garbage fund, and will depreciate over five years. There will be no savings until the cans are paid off in five years. **Ball** said commercial businesses are filling the landfill, as residential garbage is being trucked far away.

Motion:

Child moved that the City Council approve to amend the Consolidated Fee Schedule.

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
Councilmember Melissa Layton
Councilmember Amy Shumway

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

Zone Text Amendment – 11-3-045 Public Hearing Requirements for Certain Special Exceptions

Hansell presented this agenda item, which is removing public hearings for certain special exceptions including driveway width and building heights. These items are regularly on agendas and rarely get public comments beyond curiosity. In all cases documented in the Staff Report, the exceptions have been approved. Staff recommends eliminating public hearings for these two special exceptions particularly because they can significantly delay projects for months. Any Planning Commission decisions are appealed to the administrative hearing officer.

Motion:

Child moved that the City Council approve the enabling ordinance for the zone text amendment to 11-3-045, subject to all applicable Farmington City development standards and ordinances.

Findings 1-4:

1. Public hearings for driveway width and building height special exceptions have not been utilized frequently as far back as 2021.
2. Utah's Land Use, Development and Management Act (LUDMA) does not address or include special exceptions, and thus does not require public hearings for such applications.
3. Special exceptions are an administrative decision, meaning that if they follow the ordinance and criteria set forth in 11-3-045 E, approval is necessary.
4. Appeals to Planning Commission decisions may be made according to 11-3-050.

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

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

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

Changes to multiple sections of City Code to correct references to the State of Utah Land Use and Development Management Act

Community Development Director **Lyle Gibson** presented this agenda item. During the recent Special Session, the State Legislature recently adopted Senate Bill 1008, which renumbered the Land Use and Development Management Act (LUDMA). The changes at the State level did not modify policy or law, but Farmington's code has multiple sections which reference applicable statutes that need to be updated to reference the current applicable code section.

Motion:

Leeman moved that the City Council approve the enabling ordinance (enclosed in the Staff Report) as proposed.

Finding 1:

1. No substantial changes are being made to code. The amendment updates references to LUDMA per changes made to its location in State Code.

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 Scott Isaacson	X Aye	_____	Nay
Councilmember Melissa Layton	X Aye	_____	Nay
Councilmember Amy Shumway	X Aye	_____	Nay

Rock Haven Preliminary Planned Unit Development (PUD)

Hansell presented this agenda item. This land north of the cemetery is zoned Residential (R-2), or the least dense multifamily residential designation, and allows for two units (duplex). The lot area in the zone is 10,000 square feet for each single-family or two-family dwelling, with a maximum of two dwelling units per lot. The two parcels combined are 1.04 acres, which is about 45,302 square feet. Under the zoning, this would mean that the property could yield up to three lots, which could each house a duplex (not including standard road access with a cul-de-sac or hammerhead turnaround). The applicant is proposing a six-lot PUD where each lot would be a single-family dwelling. The PUD is being requested to create a private drive that does not meet the City's development standards, and to create smaller lot sizes and setbacks for the sake of a single-family lot layout, as well as allowing access across more than one lot to another. There is no bonus density for this project. The yield plan showed three buildable lots under the conventional lot size of 10,000 square feet on which could be built duplexes, up to six dwelling units. In this scenario, the density remains the same—six dwelling units—but the lot sizes require flexibility. A private drive would allow access to the six lots and there is currently an existing historic home on site.

Applicant **David Bell** is one of two partners in this development. He said the property has some historical elements such as the rock wall that has been there for a long time and adds the old Farmington touch. The home on Lot 2 also has a historical presence. He would like single-family dwellings on the other five lots. The historic home with a rock face exterior has been remodeled on the inside and has a rock/cement foundation that is still in good shape. The hammerhead has been widened so that a fire truck can go through it and turn around, and the private drive is wide enough (30 feet) to allow for parking on both sides. The proposed homes would be similar to those found in the Gattrell Gardens subdivision on 1st West behind Wells Fargo Bank. Each would be worth between \$900,000 and \$1 million. **Charlie Rawlings** is his partner, and neighbors to all four sides of this project are in favor of the proposal. Some even wanted to purchase some of the lots. Others have even considered adding their property to the overall project. Each end of the hammerhead would be used for snow depository.

Child said that given the current situation and zoning, he would rather break this up into lots than deal with a bunch of duplexes. He likes the Gattrell Gardens project.

Motion:

Isaacson moved that the City Council approve the schematic subdivision plan and preliminary PUD master plan for the Rock Haven PUD, subject to all applicable Farmington City development standards and ordinances, and the following Conditions 1-4:

1. The applicant may not build two-family dwellings (duplexes) on the newly created lots. The lots are restricted to single-family dwellings per the purpose of the PUD and no density bonus was approved as part of this proposal.
2. The applicant must obtain an encroachment permit from UDOT prior to any construction being done in the right-of-way. The previous permit expired on August 5, 2025.
3. An access easement is recorded over the private drive (completed).
4. A shared maintenance agreement is recorded and distributed to lot owners for the maintenance of the private drive.

Findings 1-2:

1. The density of the project remains the same as that of a conventional subdivision. A conventional subdivision, with all other standards met, would be allowed under this zone.
2. The project does not increase access points onto 200 East.

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

Schematic Subdivision, Preliminary Plat, and Special Exception for Access Across Another Lot for the Red Barn Lane

Gibson presented this agenda item. The Red Barn facility which has operated on the subject property for a number of years has recently moved from this location, creating opportunity for change and additional development on site. The owners have abandoned its historic use and are transitioning the property to a new use. The property is subject to the Park Lane Commons Development Agreement that limits the use to the treatment facility or other non-residential uses found therein. In preparation for additional development, the property owner is requesting approval to subdivide in order to sell property to interested parties.

As proposed, Lot 1 has frontage along the Interstate-15 Right of Way, but will be accessed through the Arbinger building lot. Lot 2 is the existing Red Barn facility and will maintain its existing access from Red Barn Lane. Essentially, the subdivision creates Lot 1 for development under separate ownership. This lot is now available for sale and an office user is interested in it. The Office Mixed Use (OMU) zoning district does not include minimum lot size or frontage requirements, and the subdivision is consistent with applicable requirements. The City's ordinance requires that any commercial subdivision be approved by the City Council following a recommendation from the Planning Commission.

Mellor said the easement was 11 feet and it will now be 20 feet, which is wide enough for a proposed people-mover and would allow the out buildings to be torn out.

Applicant **Brandon Rawlins** said he is committed to creating something long-lasting for the community. All proceeds from the sale of the land will remain in the foundation. The easement has been a topic of conversation for years. There is an accounting firm that would like to move its operations from Bountiful to Farmington, and the building would look similar to the Arbinger building: a three-story Class A office building. While Lot 1 is for sale, **Rawlins** is planning to proceed with marketing Lot 2 as well.

Motion:

Child moved that the City Council approve the schematic subdivision and preliminary plat for Red Barn Lane and approve of the special exception for access across another lot to Lot 1, subject to all applicable Farmington City development standards and the following Conditions 1-2:

1. Access or drainage easements required for serving Lot 1 be recorded against the Arbinger property and referenced on this plat prior to recording.
2. The easement language along the freeway for a 20-foot trail be updated to include language for transit.

Findings 1-4:

1. The subdivision plat meets Farmington City Standards.
2. No additional public improvements are required.
3. The plat has been reviewed by the Development Review Committee and found to be serviceable.
4. The proposed lot split is consistent with the applicable zoning, development agreement, regulating plan, and station area plan.

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

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

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

Update to Planning Commission Bylaws

Gibson presented this agenda item. In consideration of the recent zone text amendment for special exceptions approved earlier in the meeting, an update in both the zoning ordinance and the Planning Commission bylaws is needed. While updating the bylaws in consideration of the specific update related to the special exception process, Staff and the Planning Commission both felt it would be beneficial to do a more thorough update to remove specific details about process within the bylaws and instead simply reference the actual code that already indicates the appropriate procedure.

Motion:

Leeman moved that the City Council approve the resolution (enclosed in the Staff Report) updating the Farmington Planning Commission Policies and Procedures, aka by laws, subject to Finding 1:

1. The proposed changes reduce the risk of conflict between the City's ordinances and the procedures adopted by the Planning Commission as changes happen over time.

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:

- Monthly Financial Report
- Ordinance Establishing Dates, Time, and Place for holding Regular Farmington City Council meetings. The second meeting in March was canceled to allow for the caucus.
- Approval of November 18, 2025 City Council minutes

Motion:

Leeman moved to approve the Summary Action list Items 1-3 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 Scott Isaacson	X Aye	___	Nay
Councilmember Melissa Layton	X Aye	___	Nay
Councilmember Amy Shumway	X Aye	___	Nay

GOVERNING BODY REPORTS:

City Manager Report

Mellor proposed a special out of town planning session March 6-7 with spouses and City department heads invited. A tree lighting ceremony in the City's new regional park will be scheduled as soon as the tree can actually be lit, which probably won't be until January. The Christmas lunch will be Thursday, Dec. 18 at noon at the Community Center.

Mayor Anderson and City Council Reports

Child thanked **Leeman** for his service on the City Council, and said he will be missed.

Shumway would still like to visit the pickleball facility in Santaquin. **Mellor** said he would schedule it. **Shumway** said while driving south in front of Lagoon in the dark, the lights on the freeway make it so you cannot see people driving north. **Shumway** said it is difficult to turn left and she is worried about the crosswalk area.

Mellor said anything Farmington does there would be temporary, and UDOT has plans for a big sound wall in that area in 2027, which would remedy the situation. That whole area is getting redone in relation to the I-15 widening project. Farmington will have to go out for Request for Proposal (RFP) to handle some items at South Park such as redoing the parking lot and baseball field, and construction has to be done before August. If Farmington puts a light up, there is a good chance it will eventually be ripped out.

Isaacson said a truth in taxation hearing for mosquito abatement will be held this Thursday. Two weeks ago, his daughter held a community choir concert at the new Western Sports Park. She was impressed with how things were set up acoustically so the audience could enjoy it.

Mellor said flashing beacons like down on Clark Lane or a UDOT HAWK signal may be installed at the Rail Trail pedestrian crossing.

Leeman noted that he recently saw a red squirrel in his yard, which was exciting for his family because the west side of town has not historically had squirrels.

ADJOURNMENT

Motion:

Leeman 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

/s/ DeAnn Carlile

DeAnn Carlile, Recorder