

CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is given that the Farmington City Council will hold a regular meeting on **Tuesday, January 20th, 2026** at City Hall 160 South Main, Farmington, Utah. A work session will be held at 6:00 pm in Conference Room 3 followed by the regular session at 7:00 pm in the Council Chambers. The link to listen to the regular meeting live and to comment electronically can be found on the Farmington City website www.farmington.utah.gov. If you wish to email a comment for any of the listed public hearings, you may do so to dcarlile@farmington.utah.gov

WORK SESSION - 6:00 p.m.

- Police Department Staffing Discussion
- Discussion of regular session items upon request

CLOSED SESSION – Minute motion adjourning to closed session for purpose of discussing the purchase, sale, exchange, or lease of real property, *Utah code §52-4-205*.

REGULAR SESSION - 7:00 p.m.

CALL TO ORDER:

- Invocation – Kristen Sherlock, Councilmember
- Pledge of Allegiance – Melissa Layton, Councilmember

PRESENTATIONS:

- Recognition of Ana Carlini as Student of the Month

BUSINESS:

- Policies & Procedures regarding residential Green Waste Can Program [page 4](#)
- First Amendment to Agreement Establishing Home Occupation Exemptions for Jonathan Miller with Rocky Tops Landscape Supply [page 10](#)

SUMMARY ACTION: [page 17](#)

1. Resolution appointing Baylee Montgomery to the Historic Preservation Commission [page 18](#)
2. Enabling Ordinance formalizing the recently adopted Water Element of the General Plan [page 19](#)
3. Monthly Financial Report [page 20](#)
4. Surplus of Police Department Vehicles [page 21](#)
5. Approval of Minutes 01.06.26 [page 22](#)

GOVERNING BODY REPORTS:

- City Manager Report
- Mayor Anderson & City Council Reports

ADJOURN

In compliance with the Americans with Disabilities Act, individuals needing special accommodations due to a disability, please contact DeAnn Carlile, City recorder at 801-939-9206 at least 24 hours in advance of the meeting.

I hereby certify that I posted a copy of the foregoing Notice and Agenda at Farmington City Hall, Farmington City website www.farmington.utah.gov and the Utah Public Notice website at www.utah.gov/pmn. DeAnn Carlile Posted on January 15th, 2026

Farmington City Student of the Month

Ana Carlini

Ana, always listens and is a kind friend and partner. She follows the rules, is patient and understanding, and is respectful to everyone. We are so proud of her!

Nomination by Mrs Hulet

CITY COUNCIL AGENDA



BUSINESS

AGENDA TITLE: Policies and Procedures regarding residential Green Waste Can Program

PRESENTED BY: Paul Roberts, City Attorney

MEETING DATE: January 20, 2026

CITY COUNCIL STAFF REPORT

To: Mayor and City Council
From: Paul Roberts, City Attorney
Date: January 20, 2026
Subject: **Green Waste Can Policies and Procedures**

With green waste cans rolling out this Spring, it is important that the Council establish procedures for residents to understand parameters of the program, how to opt out, and the finality of making a decision within one month of receiving the can. This draft policy provides staff's suggestions for the Council. For the sake of consistency, it is similar to the policy that the City adopted when it rolled out recycling cans in 2010.

RECOMMENDATION(S)

Make appropriate edits to the policy, and then adopt a policy in line with the desires of the Council related to green waste cans.

Suggested motion language: "I move that the Council adopt the Farmington City Residential Green Waste Can Program Policies and Procedures."

BACKGROUND

In response to a cry for help from Wasatch Integrated Waste Management District, in which our City participates, most of its member cities have begun implementing more rigorous recycling and green waste collection programs. By diverting compostable and recyclable waste from the landfill, it will extend the landfill's lifespan considerably. This will result in deferring costs for all member cities and their residents. Additionally, green waste is composted and sold to the public, with proceeds helping defray the costs of operating the landfill, which is otherwise borne by our residents.

In solidarity with these cities, the Council has directed staff to work with our waste hauler to remove green waste in dedicated cans. We are in possession of about 3,000 cans, with the ability to order more as demand requires. There are about 6,300 residences that are eligible to participate, but we anticipate that as many as half or more may opt out.

Roll-out will be by zone, with approximately half of eligible households planned to be delivered cans in April, and the following half in May. Public Works can provide additional information on roll-out.

Residents should also be reminded that during December – March, the green can functions as a regular garbage (black) can.

The policies and procedures accompanying this report establishes the following:

- The program only applies to residential properties that are served by our trash collection. As such, no apartments or condominiums will be assessed a fee or delivered a can.
- The program excludes any development in which an HOA or other landscape management company takes care of all landscaping within the development, such as some PUD's or townhome developments.
- Every other household (approximately 6,300 residences) will be enrolled in the program automatically, with the right to opt out within 30 days of having the can delivered to their home. There is not a fee associated with opting out or having the can removed. I emphasize this because rumor mills will say otherwise and our communication must be clear and consistent.
- Once the opt out period has lapsed, the resident does not have the right to opt out any more.
- The opt-out decision is not transferable to any future owners.
- All new residents are required to accept a green can, whether moving into a new build or an existing home.
- Households who do not opt out during the one-month period, but who wish to opt out after the deadline, only may do so if they show substantial hardship:
 - Substantial Hardship is defined in the policy as "an extraordinary, unbearable situation such as serious illness, disability, or another permanent burden making it nearly impossible to participate."
- The city already has a rule for those who wish to temporarily suspend garbage pickup due to extended absences. [See FMC § 7-3-060\(H\)](#). As such, it need not be called out in the green waste policy specifically. Concerned citizens who are being deployed for military service or engaging in lengthy absences for any reason, should be directed to request temporary discontinuance.
- Residents who do not opt out, or who have missed the opt out window, are free to have the Public Works Department remove the green waste can. However, they will still be charged the monthly service fee.

Respectfully submitted,



Paul Roberts
City Attorney

Review and concur,



Brigham Mellor
City Manager

RESOLUTION NO: _____

**A RESOLUTION ADOPTING POLICIES AND PROCEDURES FOR THE
RESIDENTIAL GREEN WASTE PROGRAM**

WHEREAS, the City Council has determined that it should implement a green waste collection program as part of its obligations for garbage removal from residential households:
and

WHEREAS, the City Council finds that participating in the green waste removal program will aid the Wasatch Integrated Waste Management District, a government special service district, in their goals of reducing the rate at which the landfill is being filled; and

WHEREAS, the City Council finds that utilizing an “opt-out” model will be the most efficient and effective manner in which to establish this program, in which residents of eligible households are automatically enrolled to receive a green can, and must affirmatively choose to have their household removed from the list; and

WHEREAS, the Council finds that utilizing the opt-out method, as described in the Policies and Procedures, is fair and equitable under all of the circumstances,

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF
FARMINGTON CITY, STATE OF UTAH, AS FOLLOWS:**

Section 1: The Farmington City Green Waste Can Policies and Procedures, attached to this Resolution as Exhibit A, is hereby adopted as official policy for the management of the green can program in the City.

Section 2: Severability. If any section, clause, or provision of this Ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

Section 3: Effective Date. This Ordinance shall become effective immediately upon its passage.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY,
STATE OF UTAH, THIS ___TH DAY OF _____ 2026.**

ATTEST:

FARMINGTON CITY

DeAnn Carlile, City Recorder

Brett Anderson, Mayor



Farmington City Residential Green Waste Can Program

Policies & Procedures

Section 1: Establishment of Program: Pursuant to Chapter 7-3 of the Farmington Municipal Code, the City Council hereby establishes a requirement that all residential households currently receiving residential garbage collection from the City, and all future residential households eligible for City garbage collection, shall be required to receive and pay fees associated with a green waste can, unless exempted under these policies.

Section 2: Exemptions: The following households are eligible for exemption from the City's Green Waste Can Program:

- 1) Households or parties filing written opt-out requests with the City within thirty (30) days of having a green waste can delivered to the address in Spring 2026. This exemption is not transferrable to subsequent owners of the premises.
- 2) Households within a development for which an HOA or other management organization provides comprehensive lawn care for all residential units within the development, such as townhome or condo developments.
- 3) Any residential or commercial unit, including apartments and condos, that are not eligible for City-provided garbage collection.
- 4) Households or parties filing a written opt-out request after the deadline indicated in Section 2.1 of this Policy, if the applicant demonstrates a substantial hardship (medical, physical or economic), should the applicant be required to participate in the City's green waste can program. Substantial hardship for purposes of this policy is limited to extraordinary, unbearable situations such as serious illness, disability, or another permanent burden making it nearly impossible to participate in the program. It does not include expressed preferences, disagreement with the program's existence or objectives, avoiding additional expenses, or bearing an inconvenience.

Section 3: New Owners:

- 1) All new owners of residential properties subject to this policy, whether new to Farmington or existing residents moving into new or existing dwelling units, are required to participate in the City's green waste can program, unless otherwise exempted by provisions of Section 2.
- 2) If ownership of a rental residential property subject to this policy is transferred to a new owner, then green waste can collection shall be required at the time of the transfer, unless exempted by provisions of Section 2, regardless of whether the residence's occupants stay at the property through the transfer.

Section 4: Enforcement: Enforcement of non-compliance to the provisions referred to herein shall be disconnection of water services. Those declining use of City-delivered green waste cans – even if they request that their assigned green can be removed by the City - shall be required to pay the monthly user fee, whether they use the service or not, unless exempted as provided in this Policy.

Section 5: User Fees: A monthly service fee for one or more green waste cans shall be established by the City Council and may be amended by the Council as shown on the City's Consolidated Fee Schedule.

CITY COUNCIL AGENDA



BUSINESS

AGENDA TITLE: First Amendment to Agreement Establishing Home Occupation Exemptions for Jonathan Miller with Rocky Tops Landscape Supply

PRESENTED BY: Lyle Gibson, Community Development Director

MEETING DATE: January 20, 2026

CITY COUNCIL STAFF REPORT

To: Mayor and City Council
From: Lyle Gibson –Community Development Director
Date: 1/20/2026
Subject: First Amendment to Agreement Establishing Home Occupation Exemptions for Jonathan Miller with Rocky Tops Landscape Supply.

RECOMMENDED MOTION

Move that the City Council approve the 1st Amendment to the Agreement Establishing Home Occupation Exemptions for Jonothan Miller with Rocky Tops Landscape Supply.

Findings:

1. The business has complied with applicable terms of the existing agreement and has been in operation without creating detrimental impacts to surrounding properties.

BACKGROUND

In May of 2024 the City Council approved an agreement with the applicant allowing him to operate a landscape supply business on property owned by the applicant adjacent to his home. The approval came with an expiration date after 2 years in order to grant a trial run before allowing the use long term.

The business has been implemented, licensed, and operational and is nearing the end of the allowed timeframe in the original agreement. Before things expire the applicant is looking to extend the timeframe to continue operations.

City staff has not received any complaints regarding the business. It is our observation that it has been quiet and clean. Staff supports the removal of the sunset clause in the original agreement to allowed continued use of the property for the current business. All other requirements will remain in place.

Respectfully submitted,



Lyle Gibson
Community Development Director

Review and concur,



Brigham Mellor
City Manager

Supplemental Information

1. 1st AMENDMENT TO THE AGREEMENT ESTABLISHING HOME OCCUPATION EXEMPTIONS

When Recorded Mail to:
Farmington City Attorney
160 S. Main Street
Farmington, UT 84025

**1st AMENDMENT TO THE AGREEMENT ESTABLISHING
HOME OCCUPATION EXEMPTIONS**

THIS AMENDMENT (the “Amendment”) to the Agreement Establishing Home Occupation Exemptions, recorded on May 2, 2024, is made and entered into as of the ____ day of _____, 2026, by and between **FARMINGTON CITY**, a Utah municipal corporation, hereinafter referred to as the “City,” and **JONATHAN MILLER**, hereinafter referred to as the “Owner.”

RECITALS:

A. Owner owns approximately 0.86 acres of land located within the City, which property is more particularly described in **Exhibit “A”** attached hereto and by this reference made a part hereof (the “Property”).

B. City and Owner entered into Agreement Establishing Home Occupation Exemptions on May 2, 2024 recorded as Entry Number 3570446 in Book 8496 Pages 188-198 with the Davis County Recorder’s office (the “Agreement”) wherein owner was granted permission for the operation of a business on the Property known as Rocky Top Landscape Supply, LLC (the “Business”). This permission came by way of exemptions to the standard regulations for a Home Occupation as found in chapter 11-35 of the Farmington City Municipal Code (FMC). The ability to request an exemption is also outlined in FMC § 11-35-050 (E).

C. The Agreement included terms which only granted the needed permission for a period of 2 years as a trial period to ensure the use once implemented was appropriate for the Property.

D. Having been licensed and operational and per the terms of the Agreement, and finding that the use is appropriate for the Property, the Parties agree to remove the 2-year expiration date and establish the use as a permanent, lawful use until abandoned by the property owner.

AMENDMENT:

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Owner hereby agree to the following Amendment:

1. Incorporation of Recitals – Agreement. The above Recitals are hereby incorporated into the Agreement.

2. **Property Affected by this Agreement.** The legal description of the Property contained within the Project boundaries to which the Agreement applies is attached as Exhibit “A” and incorporated by reference.

3. **Modification.** Section 15. Termination, included in the Agreement shall be modified to remove subsection ‘b’ as follows:

Termination.

a) If any use permitted by this agreement which is not otherwise permitted by the zoning of the property ceases for a period of one (1) year or as identified in FMC § 11-5-070, then the use shall be considered abandoned and will not be permitted to restart under the terms of this Agreement. Cessation automatically applies if the Business does not maintain a business license with Farmington City for a period of 1 year or longer.

~~b) Intentionally Omitted. The Exemptions granted by this agreement in Section 5 are valid for a period of 2 years. After the initial 2-year period, Owner shall revisit this Agreement with the City for potential extension of the Agreement timeframe. 2 years from this date of this signed and fully executed Agreement, it shall be deemed to be expired unless the agreement is updated and renewed by the Farmington City Council.~~

c) Notwithstanding anything in this Agreement to the contrary, it is agreed by the Parties that if the Business is not licensed within six (6) months from the date of this Agreement or if Owner does not comply with the City’s laws and the provisions of this Agreement, the City shall have the right, but not the obligation at the sole discretion of the City, which discretion shall not be unreasonably applied, to terminate this Agreement. Such termination may be affected by the City giving written notice of intent to terminate to the Owner. Whereupon, the Owner shall have sixty (60) days during which the Owner shall be given the opportunity to correct any alleged deficiencies and to take appropriate steps to complete the Project. If Owner fails to satisfy the concerns of the City with regard to such matters, the City shall be released from any further obligations under this Agreement and the same shall be terminated.

d) The termination of a use due to a business license not being renewed is a restriction against the applicant’s rights that would not otherwise be available to the city. The Owner acknowledges this restriction and agrees that it is willing to accept that restriction in exchange for the benefits it receives under this Agreement.

4. **Recordation.** This Amendment shall be recorded by the City against the Property in the office of the Davis County Recorder, State of Utah.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment by and through their respective, duly authorized representatives as of the day and year first herein above written.

OWNER
Jonathan Miller

Jonathan Miller

STATE OF UTAH)
 : ss.
COUNTY OF _____)

On this ____ day of _____, 2026, personally appeared before me, _____, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged he executed the same.

Notary Public

FARMINGTON CITY

By _____
Brett Anderson, Mayor

Attest:

DeAnn Carlile
City Recorder

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

On this ____ day of _____, 2026, personally appeared before me,
Brett Anderson, who being by me duly sworn, did say that he is the Mayor of Farmington
City, a Utah municipal corporation and political subdivision of the State of Utah, and that
the foregoing instrument was signed on behalf of the City for the purposes therein stated.

Notary Public

Approved as to Form:

Paul H. Roberts
City Attorney

EXHIBIT "A"

PROPERTY DESCRIPTION

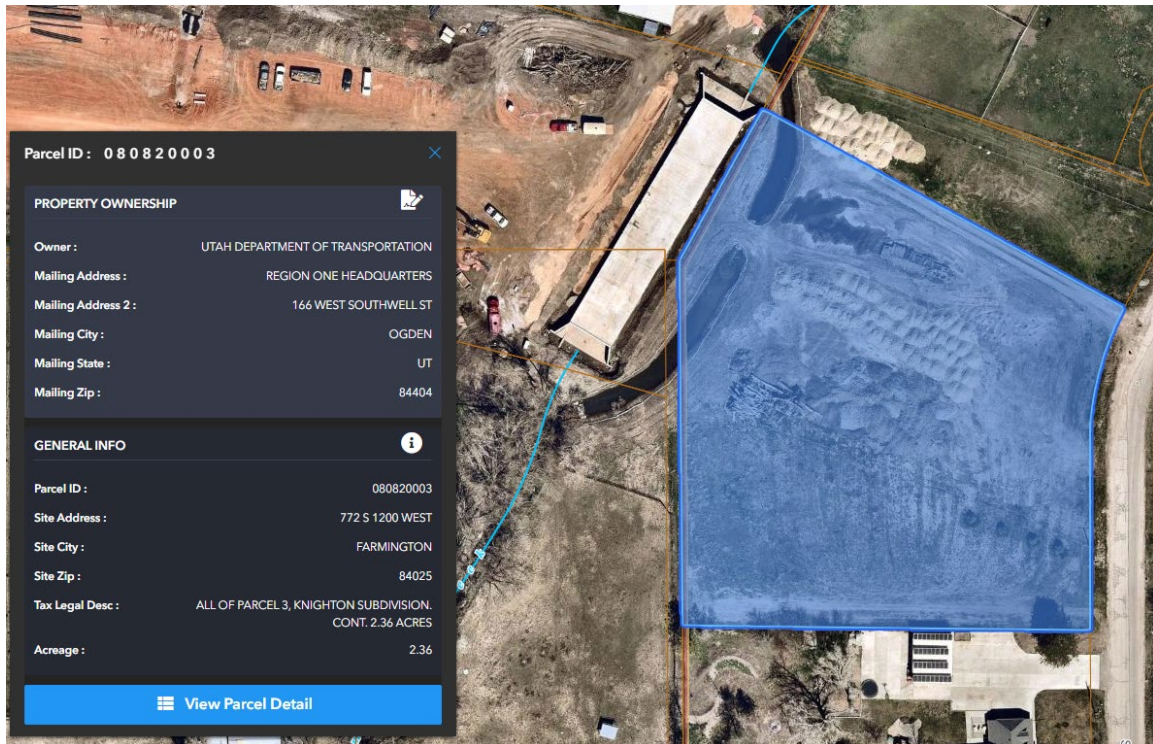
Address: 772 South Shirley Rae Drive (1200 West)

Davis County Parcel No. 08-082-0003

Legal Description:

ALL OF PARCEL 3, KNIGHTON SUBDIVISION. CONT. 2.36 ACRES

(NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)



CITY COUNCIL AGENDA



SUMMARY ACTION

1. Resolution Appointing Baylee Montgomery to serve as a member of the Historic Preservation Commission
2. Enabling Ordinance formalizing the recently adopted Water Element of the General Plan
3. Monthly Financial Report
4. Surplus of Police Department Vehicles
5. Approval of Minutes 01.06.26

RESOLUTION 2026- 06

**A RESOLUTION OF THE CITY COUNCIL APPOINTING CERTAIN INDIVIDUALS
TO SERVE AS A MEMBERS OF THE HISTORIC PRESERVATION COMMISSION
OF FARMINGTON CITY, UTAH.**

WHEREAS, the Mayor and/or City Council for Farmington City have the right to appoint qualified persons to serve as members of certain committees as provided in the Municipal Code of the City; and

WHEREAS, the City Council desires now to appoint a certain individual to serve on the Historic Preservation Commission as more particularly provided herein below.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, AS FOLLOWS

Section 1. Appointment. The following individual is hereby appointed to serve as a Historic Preservation Commission member within Farmington City with the term limits established herein. The person appointed shall serve at the pleasure of the City Council and their appointment shall be subject to the ordinance, rules and regulations of Farmington City.

Baylee Montgomery – Term: 01/20/2026 – 12/31/2029

Section 2. Severability. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 4. Effective Date. This Resolution shall become effective immediately upon its passage.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY,
STATE OF UTAH, THIS 20TH DAY OF January 2026.**

ATTEST:

FARMINGTON CITY

DeAnn Carlile, Secretary

By: _____
Brett Anderson, Mayor

ORDINANCE NO. 2026 - _____

**AN ORDINANCE AMENDING THE FARMINGTON CITY GENERAL PLAN
BY ADDING THE WATER ELEMENT**

WHEREAS, in December 2025, Farmington City adopted an updated General Plan; and

WHEREAS, the purpose of the amendment was to include the Water Use and Preservation Plan as required by Utah Code Annotated §10-20-401 and §73-10-32; and

WHEREAS, after a public hearing on the matter, the Farmington City Planning Commission recommended the Farmington City Council approved the amendment of the 2025 Farmington City General Plan by adding the Water Use and Preservation Plan as an element; and

WHEREAS, the Farmington City Council received and reviewed the recommendation of the Farmington City Planning Commission; and

WHEREAS, the requisite public hearing for this matter has been conducted; and

WHEREAS, the City Council carefully considered any comments made during the public hearing as well as the Planning Commission's recommendations regarding the proposed amendment to the 2025 Farmington City General Plan; and

WHEREAS, the City Council finds that the proposed amendment to the 2025 General Plan meets the needs of the City in the above-mentioned areas,

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF
FARMINGTON CITY, STATE OF UTAH, AS FOLLOWS:**

Section 1. Amendment to the 2025 Farmington City General Plan: The Water Use and Preservation Plan is hereby approved as an element of Farmington City's General Plan.

Section 2. Effective Date. This ordinance shall take effect immediately upon passage by the City Council.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY,
STATE OF UTAH, THIS ____TH DAY OF _____, 2026.**

ATTEST:

FARMINGTON CITY

DeAnn Carlile, City Recorder

Brett Anderson, Mayor

CITY COUNCIL STAFF REPORT

To: Mayor and City Council
From: Levi Ball
Date: January 14, 2026
Subject: **December 2025 Monthly Financial Report**

The monthly financial report will be emailed directly to the mayor and city council members, outside of the council meeting packets. Please refer to that separate communication. As always, staff is ready and willing to discuss any questions you may have.

Respectfully submitted,



Levi Ball

Review and concur,



Brigham Mellor



286 South 200 East
FARMINGTON, UT 84025
FARMINGTON.UTAH.GOV
801-451-5453

CITY COUNCIL STAFF REPORT

To: Mayor and City Council
From: Chief Austin Anderson
Date: January 20, 2026
Subject: Surplus of Police Department Vehicles

RECOMMENDATION(S):

I recommend you approve the Police Department's request to surplus several vehicles to Young Commercial Fleet.

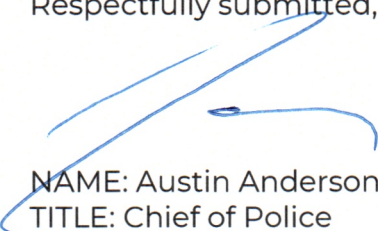
BACKGROUND:

We have identified several aging vehicles within our fleet that no longer meet operational needs or efficiency standards for the department. With the recent acquisition of two new vehicles this fiscal year, we are now able to retire these units and enhance the reliability of our reserve fleet. Below is a summary of the vehicles we respectfully request approval to surplus:

VIN Number	Mileage	Year	Make / Model	Appraised Value
1FM5K8AR0KGA29550	60,436	2019	Ford Explorer	\$7,000.00
1FM5K8AR9HGD59177	66,132	2017	Ford Explorer	\$5,500.00
1C6RR7KT4DS698479	136,700	2013	Ram 1500	\$5,000.00
1FM5K8D82GGA77898	119,889	2016	Ford Explorer	\$4,500.00
1FM5K8AR9GGA72100	89,867	2016	Ford Explorer	\$4,000.00
1D4HB48N05F611450	109,683	2005	Dodge Durango	\$500.00

Total Appraised Revenue: \$26,500.

Respectfully submitted,


NAME: Austin Anderson
TITLE: Chief of Police

Review and concur,


Brigham Mellor
City Manager

FARMINGTON CITY – CITY COUNCIL MINUTES

January 6, 2026

WORK SESSION

Present:

*Mayor Brett Anderson,
City Manager Brigham Mellor,
Mayor Pro Tempore/Councilmember Amy
Shumway,
Councilmember Roger Child,
Councilmember Scott Isaacson,
Councilmember Kristen Sherlock,
City Attorney Paul Roberts,*

*City Recorder DeAnn Carlile,
Recording Secretary Deanne Chaston,
City Parks and Recreation Director Colby
Thackeray,
Community Development Director Lyle
Gibson, and
Fire Chief Shelby Willis.*

Mayor **Brett Anderson** called the work session to order at 6:01 p.m. Councilmember **Melissa Layton** was excused.

ALL-WHEELS PARK DESIGN ON FARMINGTON CITY PROPERTY AT APPROXIMATELY 845 S. 1100 WEST

City Parks and Recreation Director **Colby Thackeray** said that due to Utah Department of Transportation (UDOT) expansion of Interstate 15 (I-15), Farmington is losing its skate park, which was Utah's first concrete skate park. What will be left is a 3-acre unoccupied, odd-shaped remnant that only makes sense for an all-wheels park.

City Manager **Brigham Mellor** said skate parks don't require water rights, and the land has to be retained for use as a park, even though it won't function like it used to. It would be expensive to transfer water rights and put grass and irrigation on this property, so use as an all-wheels park makes more sense.

Jarrold Pace, lead designer with American Ramp Company, presented schematics. His company designed the large 3-acre all-wheels park that opened in Vernal last year, and it is a mix of a skate park, bike playground, and progressive jumps. It was built for \$2.5 million, which didn't include landscaping. They have also designed others in Bluffdale (1.5 acres for a \$1.2 budget) and Pleasant Grove.

Farmington's park would be next to Canyon Creek Elementary with a world-class asphalt pump track, jump flow lines, and concrete skate park. Combined with some off-street parking, the on-street parking should be adequate. It will also include spectator areas for families to sit in the shade. Asphalt skate parks are the most popular thing right now, and there are only nine in the state including Nibley, Grantsville, Herriman, and one coming soon to Salt Lake City.

Julia Brueckler, a designer with American Ramp Company and a professional skateboarder for 15 years, said skateboarding brings everyone of all ages together. The goal is to create a space that is welcoming, safe, and challenging that has a lot for everyone. Variety with bowls, stairs and ledges is also important. Farmington's current skatepark lacks variety. A redesign would welcome those on scooters, bikes, and skateboards. There will be both challenging steep slopes as well as mellow features for those who want to cruise and work on cardio.

Pace said Lehi, Logan, and American Fork have gnarly bowls that are between 8 to 10 feet deep, but only 1% will use it. Farmington's will have between a 2- to 7-foot drop-in. Maintenance will be low. The special blend of asphalt will make it smoother than roads so that users can maintain their momentum. Jump flow lines are popular. Bicycle playgrounds are designed for beginning riders such as toddlers on strider bikes, but can accommodate riders of all ages, including those with strollers and bike trailers. The course is challenging but not dangerous, and helps build confidence and skills such as balance. A circulation hub and queuing area will be needed.

Pace said the City has a lot of potential for themes given the Farmington High School phoenix mascot and local amusement park. The idea is that Farmington's all-wheel park will not look like any other in the state. Councilmember **Amy Shumway** said it would be fun to incorporate tractor wheels in a city that was founded on farming.

Mellor said the timing of this project will not allow it to be located out by the power lines in West Farmington by the Ranches. The South Park sewer lift station will be moved to the north, and things have to be relocated by the end of this year. UDOT does not want anyone in their area beginning in 2027. Everything including the new fire station, water tank, and park amendments is coming to fruition at the same time, so it will be a busy year for City Staff, who will be acting as project manager for all of these items. Design for the all-wheels park was budgeted for in the current fiscal year, and Farmington has the resources. Having a design completed or nearly completed will help the City's chances in securing grant money. Resources from UDOT and Recreation, Arts, and Parks (RAP) taxes may help.

Councilmembers discussed other locations for an all-wheels park including the power lines by The Ranches, Old Mill, Farmington Canyon, and the wetlands next to North Cottonwood Park.

Councilmember **Scott Isaacson** asked if cooperation with the nearby school could result in more parking, since he thinks this will be a popular attraction. He is also concerned about informing all the landowners with homes that back onto this area. They need facts and information about proposed hours and lighting arrangements. Public relations will be needed because many people have a negative view of skate parks, and assume they will impact them in a negative way. He said the City owes it to the residents to inform them if something is being built next door. While they may not be happy about it, they will respect the City more if they are informed early.

Mellor said he would check with the School District about expanded parking. Kids have a tendency to skateboard in many places such as the \$1.5 million splash pad. Providing them with a more appropriate alternative is important to curb damage to other infrastructure.

Councilmembers asked about the liability ramifications of skate parks. City Attorney **Paul Roberts** said children get hurt all the time at skate parks. However, he is not worried about it because there are rarely claims, as these parks are an obvious and inherent danger. **Mellor** said like the bike park, it has been proven that a liability exists, but it is not as big as assumed.

Dalton Vaughn with American Ramp Company said these parks are not a massive liability because they are all designed with signage and maps indicating ability levels (beginner to advanced) as well as rules such as no earbuds and drinking. This signage mitigates liability. Unlike dirt parks where Public Works tries to fix features that deteriorate with time, this park will have permanent asphalt features that won't require maintenance. The shapes are covered by American Ramp's professional liability.

Shumway said she is excited, but the School District would need to jump on board quickly if they will be cooperating to provide parking.

Mellor said the Old Mill master plan does not include a skate park, and there are still a lot of unknowns in that area. Farmington hasn't fully explored what they are going to do with the Old Mill property yet. With the increased use of electric bikes, it would be good to provide an alternative for kids to get back into skating and biking again.

Councilmembers indicated their support of the project.

PROPOSAL TO LEASE FARMINGTON CITY PROPERTY AT 51 S. 200 EAST FOR USE AS A FARMERS MARKET

The work session was held to consider a lease for the old Sidwell property, half an acre across from Sinclair where apartments were demolished. The area is slated for future housing, but a farm stand may be a good use for the land in the meantime.

Lindsey Waddoups, who owns a flower farm on Farmington's west side and has connections with cattle and vegetable farmers around the state, addressed the Council. While Utah is a large agriculture state, there is food scarcity for locally produced and grown products. Producers need avenues to sell their high quality products to the public. Farmers Markets present challenges such as inconvenient locations and hours.

She has a friend in Kamas who created a hyper-local farm stand food hub that is open year round. It is a self-serve 10 foot by 20 foot shed with a fridge that holds beef, fresh eggs, and produce. A bar code can be scanned so the user purchases the product before the fridge opens. All is done in compliance with the Department of Agriculture. **Waddoups** feels this would be a good fit in Farmington's historic small town district. Extra gravel may be needed for the parking lot, which could hold two to three spots, and the road there is wide enough to park on. The shed would be open from dawn to dusk, and automatically lock at night. It only needs electricity, not water or sewer. There may be options to add flowers and a community garden.

Jeff Hepworth said there is a need for this in the community. The free food pantry in front of his bike shop during COVID was regularly used before it was destroyed by the wind.

The Council indicated their support of the proposal.

REGULAR SESSION

Present:

*Mayor Brett Anderson,
City Manager Brigham Mellor,
Mayor Pro Tempore/Councilmember Amy
Shumway,
Councilmember Roger Child,
Councilmember Scott Isaacson,
Councilmember Melissa Layton,
Councilmember Kristen Sherlock,*

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

CALL TO ORDER:

Mayor **Brett Anderson** called the meeting to order at 7:07 p.m. Councilmember **Melissa Layton** and Finance Director **Levi Ball** participated electronically via Zoom. City Manager **Brigham Mellor** offered the invocation, and the Pledge of Allegiance was led by Councilmember **Roger Child**.

PRESENTATION:

Oath of Office Administration to newly elected Mayor Brett Anderson and City Councilmember Kristen Sherlock

City Recorder **DeAnn Carlile** administered the oaths of office to **Mayor Anderson** and Councilmember **Kristen Sherlock**.

Recognition of Battalion Chief Shaun Smith as Davis County Officer of the Year and recognition for earning Managing Fire Officer Designation

Fire Chief **Shelby Willis** presented this agenda item, awarding Battalion Chief **Shaun Smith** with two different awards. **Smith** has earned the Managing Fire Officer Designation recognized by the International Association of Fire Chiefs and the Utah Fire Rescue Academy. The Association and Academy recognize the leadership courses, formal and technical education, administrative and technical knowledge, and 50 hours of addition training required for this designation.

The second award is the Davis County Fire Officer of the Year. A nomination committee from around Davis County was created in November. Both **Willis** and another officer from another department nominated **Smith** for this award. **Smith**'s career spans 20 years, during which he has served in many roles including regional representative for the Hazmat and Technical Rescue Teams. **Willis** said he meets and exceeds the needs of the community and pays attention to detail. He is a leader to many.

Recognition of Service to outgoing Planning Commissioner and Historic Preservation Commission members

Mayor Anderson presented this agenda item thanking **Sherlock** for her two years of service on the Planning Commission. He also expressed appreciation for **David Barney** and **Dorothy Arnold**'s service on the Historic Preservation Commission.

BUSINESS:

Consideration of Second Amendment to the Supplemental Development Agreement for Canopy Square

Community Development Director **Lyle Gibson** presented this agenda item regarding 20 acres on the north side of Burke Lane. This townhome/apartment building with 465 units has come before the Council multiple times in the past. Of particular interest tonight is the podium building with parking underneath and nonresidential retail space on the ground floor. During review of the site plan on the whole eastern half of the development, Staff discovered an issue with the northeast corner of the podium building in regards to property lines, which has made negotiations necessary. A property swap will be necessary to clean things up. This situation has made it necessary to amend the project's phasing and timing.

Adam Lankford (620 S. State Street, Salt Lake City, Utah), with Wasatch Residential Group, addressed the Council, saying the parcel swaps are taking more time than initially planned. Therefore the road and land swap need to be moved out of the planned phase. The new phase would take in all the townhomes, which will help the project gain a competitive edge. An office across the street would support the retail. Even considering the proposed phasing change, **Lankford** said Farmington would still have leverage with this project since 200 units would come in with the podium building. He can't afford to leave half a project unbuilt. If it is needed to shift the building south or west due to property lines, he would rather do that before establishing the Housing and Transit Reinvestment Zone (HTRZ).

Mellor said more time is needed to work through these issues in order to get the best use of the land in the end. The developer needs to work a deal out with STACK or IHC on the other side of the road. Staff has recommended switching the podium building to Phase 3, and the developer is following Staff direction in order to get a better product.

Isaacson said that having residential proceed before building commercial gives him pause, although he does recognize that the City still has some leverage. He is taking the developer at his word that the commercial will get built. **Lankford** said it is a fair comment. **Isaacson** mentioned a typo on the agreement referencing the "first" amendment instead of the "second."

Mellor said moving the building to the south created a small, unbuildable dead space. It is in everyone's best interest if Wasatch takes possession of it, but there needs to be some give and take.

Shumway said she shares **Isaacson's** concern, as getting residential before commercial is something the City Council was worried about years ago. **Child** said retail follows rooftops.

Mellor said there is a first-come-first-served rush for power in this area. Once the power "runs out," there will be a push to address the power needs in this area. Rocky Mountain Power's contract calls for them to close on property with Farmington in May or June, which will start the design-build process. He predicts a new substation is 12 months out. The Legislative Session is a good time for the City's lobbyist to try to push and figure things out.

Motion:

Isaacson moved that the City Council approve the Second Amendment to the Supplemental Development Agreement for Canopy Square Development.

Finding 1:

1. The proposed amendment deals exclusively with the phasing of the project as previously approved, allowing for work to begin on site while details related to the podium building are worked out.

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

Mayor Pro Tempore/Councilmember Amy Shumway	X Aye	_____	Nay
Councilmember Roger Child	X Aye	_____	Nay
Councilmember Scott Isaacson	X Aye	_____	Nay
Councilmember Melissa Layton	X Aye	_____	Nay
Councilmember Kristen Sherlock	X Aye	_____	Nay

Fiscal Year 2025 Annual Comprehensive Financial Report (ACFR) and Audit Report Review and Acceptance

Finance Director **Levi Ball** presented this agenda item virtually. Gilbert & Stewart Certified Public Accountants, the City's independent auditor firm, has completed its Annual Comprehensive Financial Report (ACFR) audit of the City's financial records and financial statements.

Ron Stewart, partner at Gilbert & Stewart CPA, addressed the Council electronically. He said the audit looks at three and potentially a fourth area of the City. These include financial statements, internal controls, compliance with state law, and an audit of all federal grant award expenditures, which was required this year because Farmington expended more than \$750,000 of federal grant awards during the year. During Fiscal Year 2025, the City spent all \$2,998,886 of American Rescue Plan Act (ARPA) grant money received on major water infrastructure projects. The State Auditor also gave them certain things to look at every year on a rotating basis. His company encountered no significant difficulties or disagreements with management while completing the audit. Any misstatements discovered were corrected and not material.

Stewart said Farmington's financial statements meet accounting standards, internal controls are working correctly, and books and balances meet accounting standards and are materially correct.

State law requires that a city's treasurer is to be properly bonded or insured in accordance with amounts set forth in Utah Administrative Code. The audit also found that the City treasurer was underbonded/insured by \$219,476 during the prior year, but is currently in compliance with state law this year.

The audit also uncovered some findings for the current and prior year. State law requires actual expenditures in any given fund do not exceed the budgeted expenditures for that fund. During the current fiscal year, the City's Capital Equipment Projects Fund expenditures exceeded budgeted amounts by \$76,623. For the prior year, the audit found that the City's Fire Protection Capital Projects Fund expenditures exceeded budgeted amounts by \$118,706. Budget amendments should therefore be approved and proposed near year-end.

State law requires that a city's unrestricted General Fund balance cannot exceed 35% of total revenue. The audit noted that Farmington exceeded that by \$16,156 last year and \$444,793 in the current year. The audit recommended that the City bring the unrestricted fund balance in

accordance with State law. **Stewart** called these findings “minor,” as having too much money is a good finding to have.

Isaacson said it may not be a good finding. The threshold used to be 25% and now it is 35%. Farmington may be being too conservative. While Farmington is over 35%, he would be fine to end the year with between 20% and 25%. **Mellor** said when Farmington ended the year, they were not entirely sure what would happen with dispatch. However, it was still absorbed into the budget going forward. He said prior City Manager **Shane Pace** always aimed for a fund balance in the teens. **Mayor Anderson** said it would be interesting to know what balances all the other cities in Davis County have.

Child said because revenue is hard to predict, the budget has to be conservative.

The Council received and accepted the annual ACFR for the fiscal year ended June 30, 2025.

Review Farmington Fire Department EMS and Interfacility Transport Services and Request for Proposal (RFP)

Assistant City Manager **Shelby Willis** presented this agenda item. Senate Bill 215 that passed in 2025 makes it so Farmington can decide who provides the City with EMS and interfacility transport services. This will provide the opportunity to review services and the associated costs. **Willis** was the only one to answer the resulting RFP, which is required every four years. She suspects the State law will change and be refined in the person.

Isaacson said when one city in Utah messes up, the State Legislature punishes every city.

The Councilmembers indicated their support of Willis providing EMS and transport services.

SUMMARY ACTION:

Minute Motion Approving Summary Action List

The Council considered the Summary Action List including:

- Item 1: Resolution Appointing **Randy Hopkins**, **Brian Shepherd** (alternate), and **Kevin Sanders** (alternate) to serve as members of the Planning Commission. **Mayor Anderson** and **Gibson** interviewed nine people for these positions.
 - **Randy Hopkins** addressed the Council. He has lived in Farmington for 43 years and loves this City. He feels City government has done a good job over the years regarding development and stewardship. He hopes to offer insight and input.
- Item 2: Resolution Appointing **Steffanie Sanders**, **Wes Holmes**, and **Liz Holmes** to serve as members of the Historic Preservation Commission.
 - **Wes Holmes** introduced himself and his daughter, **Elizabeth Holmes**, as himself representing the past and his daughter representing the future. He considers the recent purchase of the Old Mill as a “genius move” that he is proud of.
 - **Elizabeth Holmes** addressed the Council. She grew up in Farmington. After living in Bountiful for nine years, she moved back and is now a neighbor to the Rock Mill.
- Item 3: Resolution Appointing Councilmembers to various Committees and Boards including the following:
 - **Shumway**: Mayor Pro Tempore (through December 2027)

- **Isaacson:** Davis County Mosquito Abatement Board (January 2026 through December 2027)
- **Anderson:** Wasatch Integrated Waste Board (January 2026 through December 2027)
- **Anderson, Child:** Davis Chamber of Commerce
- **Anderson, Shumway, Layton, and Gibson:** Utah League of Cities and Towns
- **Anderson, Isaacson, Layton:** Personnel/Problems Resolution Committee
- **Anderson, Sherlock:** Special Events Liaisons
- **Anderson, Shumway, Isaacson:** Development Review Committee/Economic Development
- **Layton:** Historic Preservation Liaison
- **Child, Layton:** Youth City Council Liaison
- **Isaacson, Layton:** Parks, Recreation, Arts and Trails Liaisons
- **Isaacson:** Fundraising Liaison
- **Anderson:** Community Council Liaison
- Item 4: Approval of December 9, 2025, City Council minutes

Motion:

Sherlock moved to approve the Summary Action list Items 1-4 as noted in the Staff Report, with items discussed.

Child seconded the motion. All Council members voted in favor, as there was no opposing vote.

Mayor Pro Tempore/Councilmember Amy Shumway	X Aye	_____	Nay
Councilmember Roger Child	X Aye	_____	Nay
Councilmember Scott Isaacson	X Aye	_____	Nay
Councilmember Melissa Layton	X Aye	_____	Nay
Councilmember Kristen Sherlock	X Aye	_____	Nay

GOVERNING BODY REPORTS:

City Manager Report

Mellor announced that North Cottonwood Commons Park is now open. Staff will soon have full access to control the tree lights as well as the lights in the fireplace, all of which will be on a timer.

Zions Bank is leaving its current location to relocate to where Mountain America used to be at North Station by Cabela's. They contacted Boyer as a potential buyer, with the price of the building starting out at \$4 million and lowering to \$2 million most recently. Now a developer wants tear down the Zions building and pursue a density on that 1.5-acre property of nine to 10 units, similar to the density of the Old Farm property. Otherwise the building would sit empty until someone bought it. The Council indicated their support.

Mr. Flanders wants to set up a meeting to work issues out. Adding a sidewalk may be pricey due to the grade change. **Mellor** said he, **Mayor Anderson**, and **Layton** will participate in an upcoming meeting.

The upcoming Council Retreat will be March 6-7 at the Zermatt Resort in Midway. City Councilmembers and department heads are invited to attend.

Shumway said Utah is pushing America250, and she would like a fun, flag-theme painted crosswalk at State and Main. **Mellor** said the paint won't last more than two years, and it can be painted this spring after the snowplow season is over but before Memorial Day. The Councilmembers indicated their support for the effort. **Mellor** said a new stop light may be added to 1525, as there will eventually be an interchange with West Davis Corridor on that road.

Isaacson mentioned that some Farmington Junior High marching band students were invited to perform in Washington D.C., including his eighth-grade granddaughter.

Mayor Anderson and City Council Reports

Isaacson said it is dangerous not having the intersections on Innovator Drive, Burke, and Maker lit at night. **Mellor** said Cache Valley Electric has yet to install power to the area. Rocky Mountain Power (RMP) finished what they promised to by Dec. 18, 2025, but that didn't mean the lights would be operational. **Shumway** said Utah State Senator **Stuart Adams** asked her to provide him with an update.

Isaacson said Glovers Lane past 1525 on county property is narrow with no shoulders. It is dangerous, especially for the runners who use that road. **Mellor** said **Jeff Oyler** with Davis County oversees the third quarter money, and he was going to put in an element for the \$500,000 design of that road, which would happen throughout 2026. The design would be paid for with one tranche. In the fall, Farmington would oversee and manage the road construction project, which would begin in 2027 and be the City's contribution. An application to fund the construction will be submitted in October of 2026. **Mellor** said City Staff has a lot on their plates in 2026, and wouldn't be able to manage another project until 2027.

Isaacson said he is worried about the ivy growing on the Old Mill. **Mellor** replied that Staff has looked at it and plans to take it down this spring.

Isaacson said that eight people showed up to the Mosquito Abatement District Truth in Taxation hearing.

Shumway said she is concerned that the Utah Department of Transportation (UDOT) installed a median in front of homes on the North Station Lane bridge due to the closeness to the interchange. It prevents left turns into one street of the neighborhood. One resident is unhappy because it comes up to the edge of her driveway and she will now lose parking in front of her home. She reported that Assistant City Manager/City Engineer **Chad Boshell** suggested that changes could be made once UDOT finishes the project and turns the road over to Farmington, depending on traffic data. The interchange won't be done for another nine months.

Layton mentioned that she had had several messages expressing gratitude for the new park. **Isaacson** expressed that some residents may not be in favor of the tree being lit in the evening hours.

ADJOURNMENT

Motion:

Sherlock made a motion to adjourn the meeting at 8:43 p.m.

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

Mayor Pro Tempore/Councilmember Amy Shumway
Councilmember Roger Child
Councilmember Scott Isaacson
Councilmember Melissa Layton
Councilmember Kristen Sherlock

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

DeAnn Carlile, Recorder