

## FARMINGTON CITY – CITY COUNCIL MINUTES

February 3, 2026

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

Mayor **Brett Anderson** called the work session to order at 6:06 p.m.

### MANDATORY ANNUAL TRAINING

City Attorney **Paul Roberts** offered the annual mandatory Open Public Meetings Act training to help remind the Council to conduct deliberations and take actions openly. A quorum should not deliberate outside of a public meeting. If a decision is made in a nonpublic meeting, it would not be effective. **Roberts** defined a meeting including having a quorum present, being convened by authorized individuals, following the noticing process, receiving public comment, deliberating relevant matters, and taking action on relevant matters.

While the State Legislature has not changed anything since 2024, **Roberts** noted some recent changes. Pre-COVID, electronic meetings were not allowed at all without strict notice. During COVID, things loosened a bit but required renewal due to the continuing state of emergency. Now, a completely electronic meeting is allowed if approved by the body as long as the public is notified. An anchor location is not needed anymore unless requested at least 12 hours prior by a member of the public.

The most recent change was made in 2024 and considered predetermination. Councilmembers should not collude to predetermine an action to be taken by the body.

Meeting agendas should be made public at least 24 hours in advance. Items not on the agenda should not be discussed. If an item is discussed longer than a few minutes during a public meeting, **Roberts** pushes to have the item put on a future agenda.

Meeting minutes should be a simple record capturing the substance of the discussion and a summary of comments. Names of those giving public comment are required, but under law no other information (such as address) is. Pending minutes should be prepared within 30 days of a meeting, and those minutes should be approved within three business days. Any variances should be reported to the County Attorney.

Closed meetings can only be held under certain circumstances, and recordings of those meeting are made for most purposes. Those audio recordings are considered a record, but Zoom recordings do not need to be retained (although they often are). Any items distributed during closed meetings (such as site plans) are considered “protected” under the Government Records

and Management Act (GRAMA). Items discussed during a closed meeting should be kept confidential.

**Roberts** said conflicts of interest can be separated into four different categories. First, a direct conflict of interest is when you are the applicant or own a business directly regulated by the City. Second, an indirect conflict of interest is when you are assisting the applicant, helping close the transaction, or receiving compensation for assisting an applicant with the transaction. This could apply to a realtor or attorney. Third, an associational conflict is when you help a family member or close friend. The last involves an investment, when you own part of a business regulated by the City or engaging in a transaction with the City.

State law requires disclosure as a remedy to this gradient of conflicts. If you get compensation for a transaction, you should provide a written disclosure to the mayor. While someone who has disclosed a conflict could still legally participate in a discussion and vote, residents would be unhappy and perceive self-dealing. While recusal is not required, it is recommended.

**Roberts** also provided training on the problematic nature of accepting gifts from vendors, clients, applicants, and those seeking to do business with the City. An offer in exchange for an action (influence, decision, or vote) is illegal. Exceptions include campaign contributions and non-pecuniary gifts worth less than \$50. It is an abuse of power when a public official uses their office for their own purposes or aggrandizement. It is unlawful to use the office to substantially influence their own economic interest or secure special privileges for others.

Ethical concerns should be communicated with peers, the mayor, or city attorney. Ethical concerns involving elected officials should be referred to the Utah State Political Subdivision Ethics Review Commission, which can investigate, issue subpoenas, and report back to the Council.

**Roberts** reviewed how two recent cases (in Ivins and North Logan City) have affected Utah land use case law. When there is an ambiguity in land use law, the decision should be made in favor of the applicant, who has underlying property rights, because the playing field is not uniformly even. If there is not a clear answer, you should side with the applicant.

## **GOVERNING BODY REPORTS:**

### **City Manager Report**

City Manger **Brigham Mellor** reminded the Council about their annual retreat on March 6 and 7 in Midway, Utah.

### **Mayor Anderson and City Council Reports**

Councilmember **Kristen Sherlock** said finding the dumpsters at the new City park is a challenge and suggested signage. **Isaacson** said signage would also be helpful to inform park patrons about the fireplace use. **Layton** suggested offering bags for pet waste disposal. A general “how to use your park” sign may help.

Councilmember **Amy Shumway** expressed concern with the turn arrows painted on the asphalt next to Maverik. Assistant City Manager/City Engineer **Chad Boshell** said it is a Utah Department of Transportation (UDOT) issue that can be reported on their Click ‘N Fix website.

Councilmember **Melissa Layton** asked if the City could pay for a better system to lower and raise the blinds used at the community center. **Mellor** said they could after the new budget begins July 1.

### **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,  
Assistant City Manager/City Engineer Chad  
Boshell,  
Public Works Director Larry Famuliner,  
Police Chief Austin Anderson, and  
Fire Chief Shelby Willis.*

### **CALL TO ORDER:**

Mayor **Brett Anderson** called the meeting to order at 7:05 p.m. Councilmember **Melissa Layton** offered the invocation, and the Pledge of Allegiance was led by Councilmember **Scott Isaacson**.

### **PRESENTATION:**

#### **Student of the Month: Daphne Wilcock**

**Daphne Wilcock** was nominated by her Interior Design teacher. **Daphne** is an exceptional ninth grader who consistently demonstrates responsibility, kindness, and a strong commitment to excellence. Her attention to detail and thoughtful approach to her work set her apart. She produces high-quality projects and communicates with adults in a mature and confident way. She often goes above and beyond by volunteering to help clean up after class, assisting others without being asked, and consistently setting an example of responsibility and dedication.

### **BUSINESS:**

#### **Tri Pointe Townhomes – Project Master Plan (PMP), Schematic Subdivision, and Schematic Site Plan**

City Attorney **Paul Roberts** presented this agenda item, as Planning Staff is out of town. This project is south of North Cottonwood Commons Park and was previously entitled for 407 multifamily apartments. The land was recently sold to a townhome developer who doesn't build apartments. Now 163 for-sale townhomes are being proposed. To satisfy the 10% moderate-income housing requirement, the applicant is proposing to deed 16 buildable lots to the City instead of paying a fee in lieu or providing open space, or other public benefit. The lots are near the new park and could be used to build moderate-income housing. The greenway could be connected to the Denver and Rio Grande Western (D&RGW) Rail Trail to the west. The City would be responsible for paying for the boardwalk installation. A land swap is also proposed on the northwest part of the parcel, which would allow the new Fire Station extra room on the north, and more room and frontage for the applicant on the east.

**Isaacson** had some comments regarding the Development Agreement (DA), which mentions that the land being deeded to the City would be used for a park. He would like more flexibility to do more with it than a park, especially since the City is already considering affordable housing. He feels the City should be able to determine the use of any land deeded to them. **Roberts** suggested that the land simply be donated to the Redevelopment Agency. **Isaacson** also found two references to Commerce Drive, a name that the City is not using for that road, in the DA.

City Manager **Brigham Mellor** said deeding land to the City for moderate-income housing is a new concept that will be reviewed decades into the future.

Applicant **Colton Chronister** with Tri Pointe Homes, addressed the Council. He said his company is thoughtful about designs, holding a four-day charrette workshop to look at the proposed site, understand the City and surrounding land, and consider materials that would make the development unique to the certain location. He is fine with the proposed changes to the Development Agreement mentioned earlier by **Isaacson**.

**Isaacson** said more trees are needed along the street in the landscape design. **Chronister** said he is happy to have that discussion with the City in order to meet their landscaping standards. **Mellor** mentioned that the park strip was designed to be 8 feet wide in order to make room for trees. **Isaacson** noted that the west boundary is on a steep slope on the Rail Trail.

**Chronister** said that due to an Enbridge easement at that location, the applicant is proposing ornamental grass as a landscaping buffer. At this stage in the development process, the applicant has not provided detailed landscaping design. A Homeowner's Association (HOA) will maintain the development's private drives.

Councilmember **Kristen Sherlock** expressed concerns about a high water table in the areas shown as Lots 81, 82, 83 by the trail and Lots 115-123 by the fire station. **Chronister** said this would be addressed at the preliminary design in the next step of the development process, when he will work with a consultant to mitigate portions of those wetlands, which have already been delineated. Whether or not the townhomes will have a basement or even a half basement will depend on further study.

**Isaacson** said the Project Master Plan (PMP) calls for underground detention even though there is a high water table there. Assistant City Manager/City Engineer **Chad Boshell** said the Development Review Committee (DRC) approved of it in concept. However, it may be too early to know yet because the applicant plans to raise the site to make room for utilities. **Mellor** noted the good storm water system in the surrounding area. **Sherlock** said this development may affect other existing residences to the west.

Councilmember **Amy Shumway** said she is concerned with the lot width depicted in the materials. While the minimum lot width is 25 feet, it appears that the townhomes are 20 feet wide. **Chronister** said the specifications are still conceptual and will be wider than 20 feet.

Councilmember **Roger Child** said this project is impressive, and he prefers the lower density, for-sale product. It shows sensitivity to the single-family development to the west. It is well designed and significant thought has been put into this project.

**Motion:**

**Isaacson** moved that the City Council approve the schematic subdivision plan and Project Master Plan/Development Agreement, subject to the minor changes to the Development Agreement as discussed, and subject to all applicable Farmington City development standards and ordinances, and the condition that all remaining DRC requirements are addressed.

Findings 1-4:

1. The project aligns with the original PMP approval for Farmington Station II.
2. The products proposed are less dense than the original proposal and entitlement of apartments on this parcel.
3. The project increases North Cottonwood Commons Park by greater than 25% (2.8 acres added).
4. The project plans potential affordable housing opportunity for the City.

**Shumway** 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

**SUMMARY ACTION:**

**Minute Motion Approving Summary Action List**

The Council considered the Summary Action List including:

- Item 1: Approval of Minutes for January 20, 2026
- Item 2: Farmington Fire EMS License Renewal. **Shumway** noted that her first name was spelled “Any” instead of “Amy.” Chief **Shelby Willis** said they regularly review calls after the fact, especially unusual ones, in order to improve future responses. The most frequent calls the department responds to is a fall, which crews respond to by forced entry unless a Knox Box has been installed.
- Item 3: Robinson Waste Extension Agreement, a five-year contract for garbage, recyclables, and green waste collection

**Motion:**

**Sherlock** moved to approve the Summary Action list Items 1-3 as noted in the Staff Report.

**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

**ADJOURNMENT**

***Motion:***

**Child** made a motion to adjourn the meeting at 7:51 p.m.

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

Mayor Pro Tempore/Councilmember Amy Shumway	X Aye	<input type="checkbox"/>	Nay
Councilmember Roger Child	X Aye	<input type="checkbox"/>	Nay
Councilmember Scott Isaacson	X Aye	<input type="checkbox"/>	Nay
Councilmember Melissa Layton	X Aye	<input type="checkbox"/>	Nay
Councilmember Kristen Sherlock	X Aye	<input type="checkbox"/>	Nay

  
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**DeAnn Carlile**, Recorder