

CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is given that the Farmington City Council will hold a regular meeting on **Tuesday, March 3, 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.

- Parental Leave Policy Discussion
- Discussion of regular session items upon request
- Mayor Anderson & City Council Reports

REGULAR SESSION – 7:00 p.m.

CALL TO ORDER:

- Invocation – Scott Isaacson, Councilmember
- Pledge of Allegiance – Brett Anderson, Mayor

PRESENTATIONS:

- Recognition of Sawyer Haws as Student of the Month
- Introduction of the New Youth City Councilmembers and Administration of Oath of Office by Mayor Anderson

BUSINESS:

- Consideration of a request to rezone approximately 0.6 acres of property from B (Buffer) to the CRT (Commercial Recreation Transition) zoning district for Lagoon at 510 North 200 West.
- Parental Leave Policy

SUMMARY ACTION:

1. Approval of Minutes 02.17.26
2. Monthly Financial Report
3. Approval of Quote for Paver Installation at NCC

GOVERNING BODY REPORTS:

- City Manager Report
- Mayor Anderson & City Council Reports

ADJOURN

CLOSED SESSION – Minute motion adjourning to closed session, for reasons permitted by law.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations due to a disability, please contact Carlile Rowe at 801-939-9215 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.
Carly Rowe Posted on February 26th, 2026*

CITY COUNCIL AGENDA



PRESENTATIONS

- Recognition of Sawyer Haws as Student of the Month
- Introduction of the New Youth City Councilmembers and Administration of Oath of Office by Mayor Anderson

Farmington City Student of the Month
Sawyer Haws



Sawyer is truly OUTSTANDING! He is outgoing and friendly, great attendance, pays attention. He is a leader in our class and is sure to be a leader in his future community.

Nominated by Miss O'meara

Youth City Council 2026

Hayley Anderson
Emma Barber
Macen Beck
Austin Bergstrom
McGuire Bingham
Nash Bingham
Bryndee Bradshaw
Zac Bradshaw
Traden Buchi
Addison Cartwright
Maxwell Christensen
Hanne Davis
Elliot Duncan
Beatrice Etter
Abigail Flake
Nikole Freebarin
Meher Grover
Lucy Hale
Daxton Harris
Ashley Hendriks
Max Johnson
Samuel Johnson
Kiley Kunz

Hailey Leeman
Taylor Meyers
Avi Muirbrook
Jacie Nielson
Carter Richardson
Greta Rollins
Cayden Salway
Kaitlin Sherlock
Samantha Shupe
Charlotte Smith
Truman Stelter
Leia Stevens
Kynlee Sunderland
Jasmine Taibo

CITY COUNCIL AGENDA



BUSINESS

AGENDA TITLE: Consideration of a request to Rezone approximately 0.6 Acres of property from B (Buffer) to the CRT (Commercial Recreation Transition) zoning district for Lagoon at 510 N 200 W.

PRESENTED BY: Lyle Gibson, Community Development Director

MEETING DATE: March 3, 2026

CITY COUNCIL STAFF REPORT

To: Mayor and City Council
From: Lyle Gibson –Community Development Director
Date: 3/03/2026
Subject: Consideration of a request to Rezone approximately 0.6 Acres of property from B (Buffer) to the CRT (Commercial Recreation Transition) zoning district for Lagoon at 510 N 200 W.

RECOMMENDED MOTION

Move that the City Council approve enclosed enabling ordinance for the zone change from B (Buffer) to CRT (Commercial Recreation Transition) for Lagoon Administration.

Findings:

1. The uses allowed in the requested zone are appropriate for the area and the requested zone matches surrounding zoning and allows for additional parking at Lagoon's office.

BACKGROUND

The applicant is requesting a zone change to Commercial Recreation Transition (CRT). A large section of property was rezoned to the CRT district recently surrounding the applicable site. Lagoon has determined they would like to further expand the parking area associated with their new office building. To do this expansion on property they already own they need to demolish a house (triplex) and rezone an additional 0.6 acres to the CRT district.

The uses listed in that zone are limited, but reference that “any use determined to be similar to the other uses of this section and/or compatible with the description of the CRT zone”. The purpose of the zone acts as a transition to Lagoon and nearby residential or noncommercial uses. As such, most development requires conditional use approval for allow more input from the City and Planning Commission in an attempt to mitigate the effects of potential uses. The Planning Commission has already seen the site plan for the office and potential parking area expansion.

The Planning Commission voted 5-0 in favor of the rezone.

Applicable General Plan References:



The Neighborhood Mixed Use Node areas of Farmington offer opportunities for low intensity neighborhood support uses, such as small-scale and convenience retail, professional/medical offices, services, childcare/ educational, and other daily need uses compatible with adjacent residential uses.



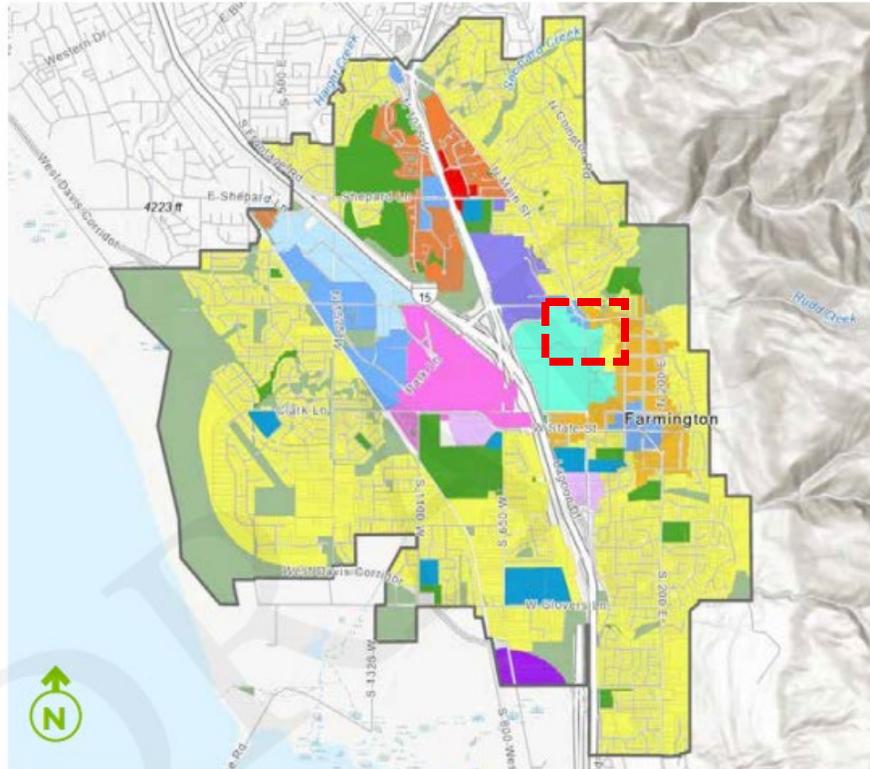
The Commercial Recreation and Resort areas are for land occupied by large-scale recreation or entertainment facilities, such as amusement parks or resorts.



Future Land Use & Zoning Correlation Matrix															
	NR	OTR	MMR	NMU	MUC	OMU	TMU	GC	CRR	FLX	M/LI	CR	OS	CV	
Residential & Neighborhood Zones															
AA - Agriculture - Very Low Density															
A - Agriculture															
AE - Agricultural Estates															
LS - Large Suburban Residential															
S - Suburban Residential															
LR - Large Residential															
R - Residential															
OTR - Original Townsite Residential															
R-2 - Residential															
R-4 - Residential															
R-8 - Residential															
CRT - Commercial Recreation Transition															

11

11.8 Future Land Use Map



CHAPTER 011
LAND USE & CITY FORM

FARMINGTON CITY
GENERAL PLAN UPDATE

107

- | | |
|--|--|
| NR Neighborhood Residential | GC General Commercial |
| OTR Original Townsite Residential | CRR Commercial Recreation / Resort |
| MMR Mixed / Medium Residential | FLX Business Park / Flex Spaces / Commercial Ag |
| NMU Neighborhood Mixed Use / Node | M/LI Light Manufacturing / Light Industrial |
| MUC Mixed Use Commercial | CR Community / Recreation Spaces |
| OMU Office Mixed Use / Business Park | OS Open Spaces / Conservation |
| TMU Mixed Use / Transportation Center | CV Civic / Community |
| | UI Utilities / Infrastructure |

Respectfully submitted,



**Lyle Gibson
Community Development Director**

Review and concur,

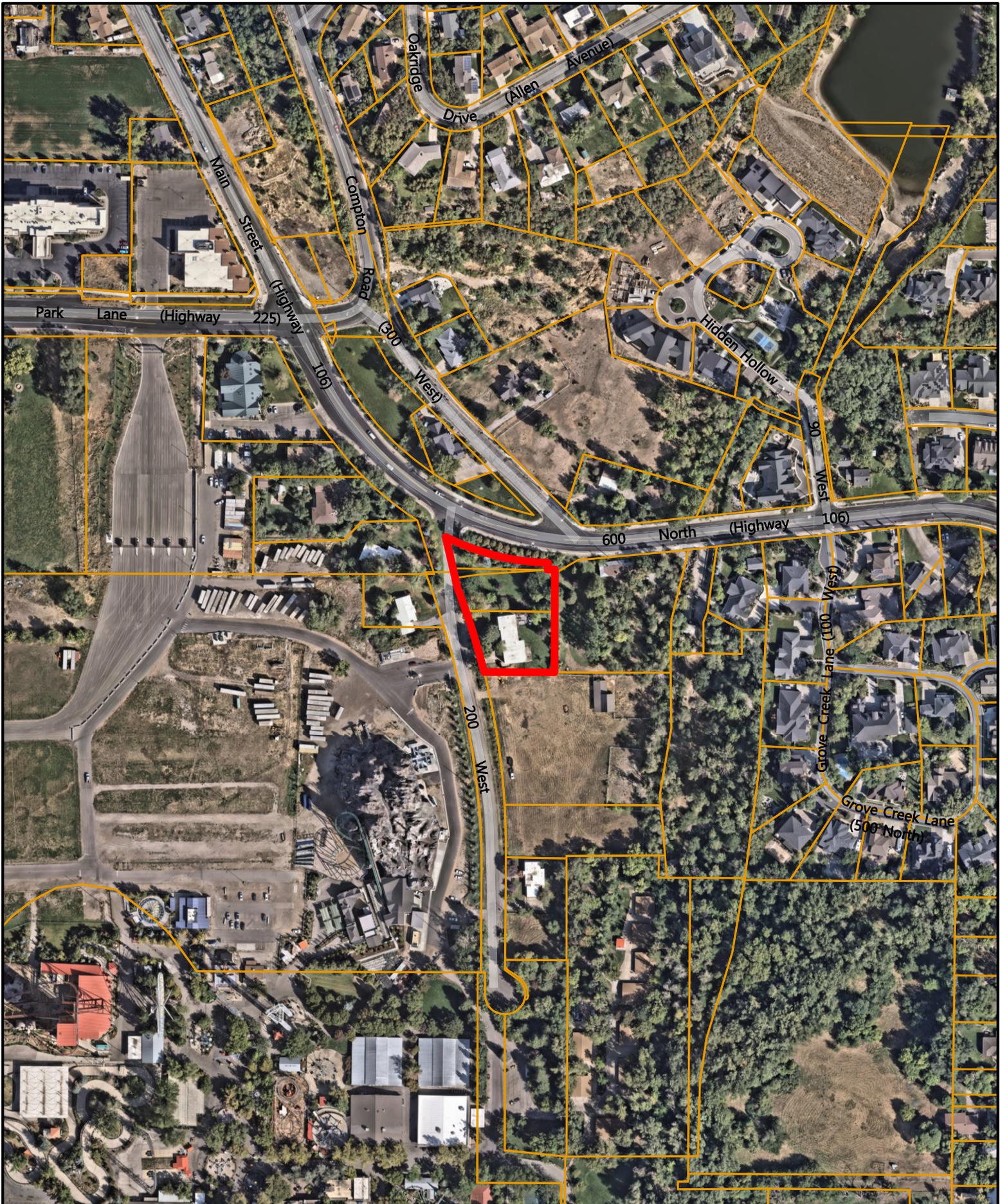


**Brigham Mellor
City Manager**

Approved as to form /s/Paul Roberts

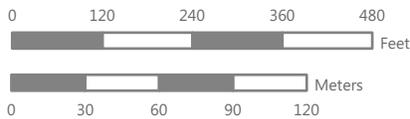
Supplemental Information

- 1. Vicinity Map**
- 2. Current Zone VS Rezone Exhibit**
- 3. Enabling Ordinance**

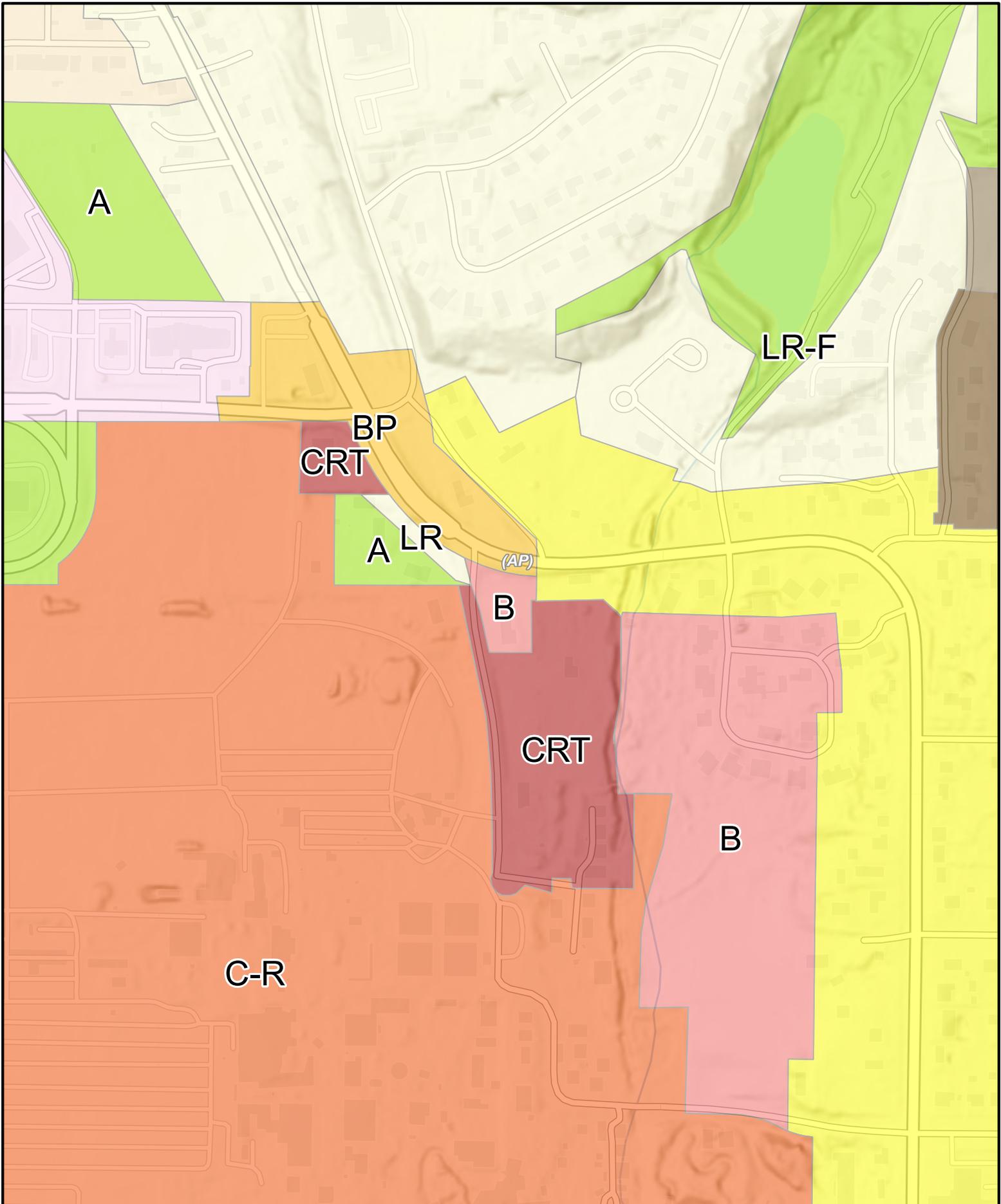


VICINITY MAP

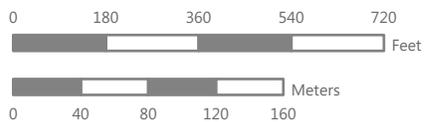
Lagoon Rezone B to CRT



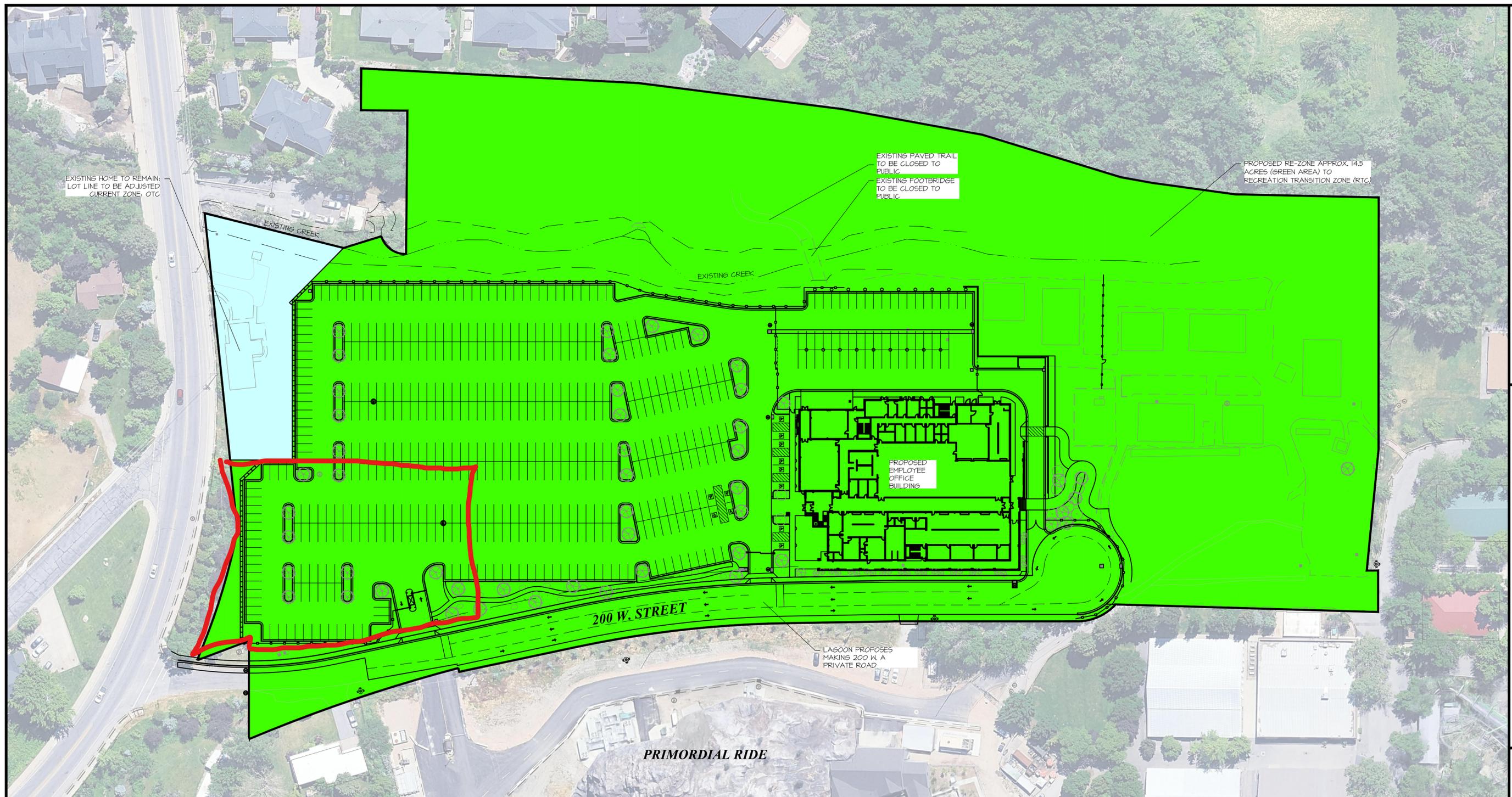
Disclaimer: This map was produced by Farmington City GIS and is for reference only. The information contained on this map is believed to be accurate and suitable for limited uses. Farmington City makes no warranty as to the accuracy of the information contained for any other purposes.



**FARMINGTON CITY
ZONING MAP**



Disclaimer: This map was produced by Farmington City GIS and is for reference only. The information contained on this map is believed to be accurate and suitable for limited uses. Farmington City makes no warranty as to the accuracy of the information contained for any other purposes.

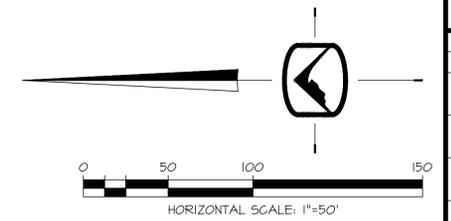


VICINITY MAP



PROPOSED EXTERIOR

- REZONE APPROX. 14.5 ACRES TO CRT
- EXISTING HOME TO HAVE NEW LOT SIZE, BUT WILL REMAIN IN RESIDENTIAL ZONE



RE-ZONE PLAN

CALL BLUESTAKES
 @ 1-800-662-4111
 AT LEAST 48 HOURS
 PRIOR TO COMMENCING
 ANY CONSTRUCTION

SEAL:

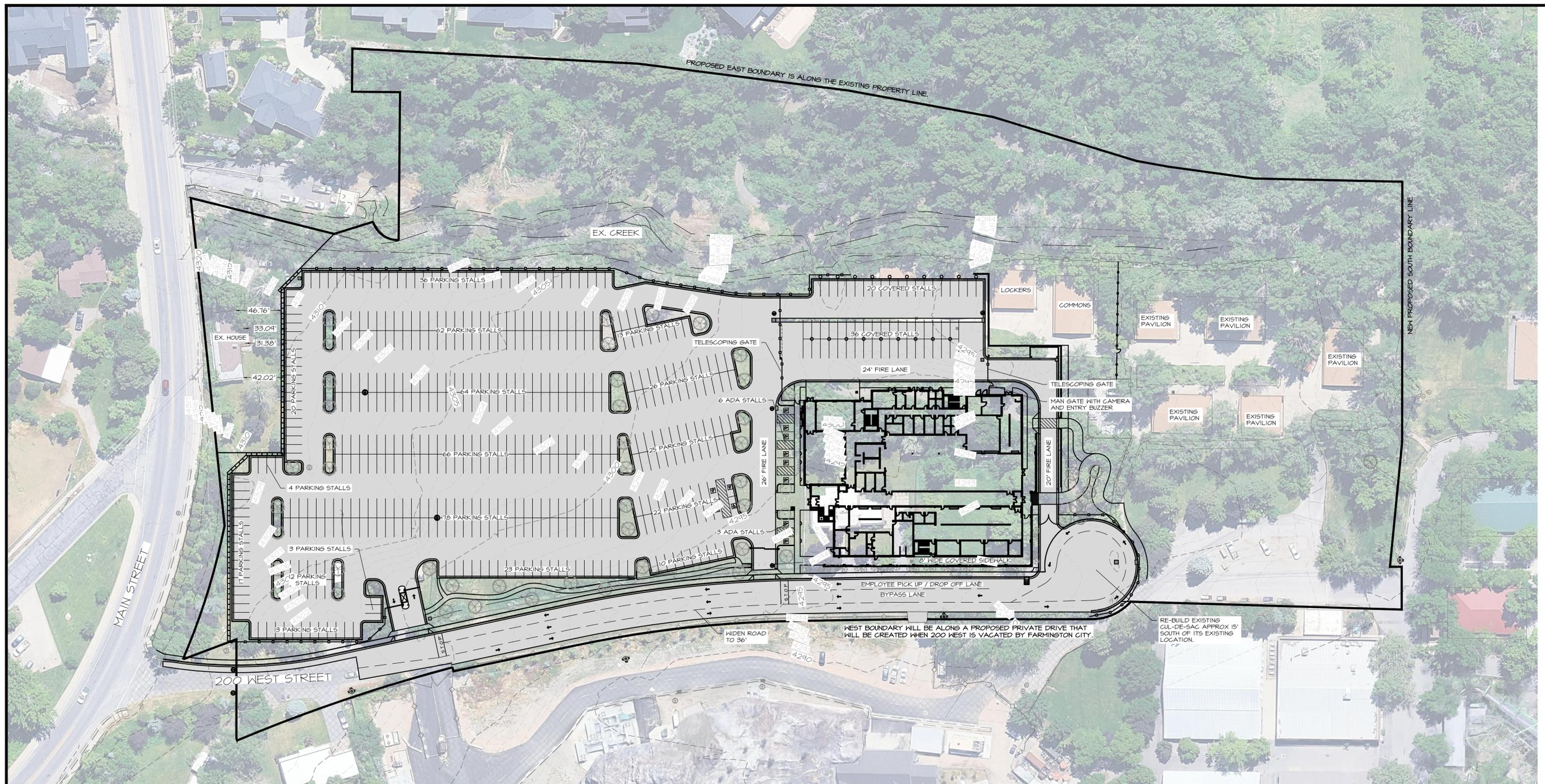
DATE: 01/26/2026
 PROJECT: AW-071
 MANGER: J.R.J.

REVISIONS	
MARK	DATE / DESC.

SITE PLAN

SHEET NUMBER:

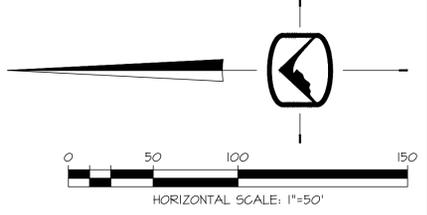
C211



PROPOSED EAST BOUNDARY IS ALONG THE EXISTING PROPERTY LINE.

NEW PROPOSED SOUTH BOUNDARY LINE

- UTILITY CONNECTION NOTES :
- 1 - CULINARY WATER WILL CONNECT PAST LAGOON'S EXISTING METER TO AN EXISTING 10" WATER LINE.
 - 2 - FIRE WILL CONNECT TO THE EXISTING 10" WATER LINE THAT RUNS EAST AND WEST ALONG THE WEST SIDE OF 200 WEST STREET.
 - 3 - GAS WILL LIKELY CONNECT TO THE EXISTING LINE IN 200 WEST, OR COME FROM THE SOUTH AND CONNECT AT LAGOON'S EXISTING METER.
 - 4 - POWER WILL CONNECT TO LAGOON'S EXISTING DISTRIBUTION SYSTEM, LIKELY COMING FROM THE WEST NEAR PRIMORDIAL.
 - 5 - SANITARY SEWER WILL CONNECT TO AN EXISTING 8" MAIN LINE THAT LIES APPROXIMATELY 400 FEET SOUTH OF THE PROPOSED BUILDING. A MAIN LINE WILL BE RUN TO THE END OF 200 WEST STREET WITH A 6" LATERAL RUNNING TO THE SOUTH SIDE OF THE PROPOSED BUILDING.
 - 6 - COMMUNICATIONS WILL CONNECT INTO LAGOON'S EXISTING FIBER OPTIC LINE SOUTH OF THE BUILDING.
 - 7 - STORM WATER WILL BE RETAINED / DETAINED ON SITE BELOW THE PARKING LOT WITH AN OVERFLOW TO THE EXISTING 15" STORM WATER LINE IN 200 WEST STREET.



SITE PLAN

CALL BLUESTAKES
 @ 1-800-662-4111
 AT LEAST 48 HOURS
 PRIOR TO COMMENCING
 ANY CONSTRUCTION

177 E. ANTELOPE DR. STE. B
 LAYTON, UT 84041
 PHONE: (801) 499-5054



SILVERPEAK
 ENGINEERING

STRUCTURAL CIVIL SURVEY WWW.SILVERPEAKENG.COM

LAGOON ADMIN BUILDING
 APPROX. 200 W. & MAIN ST.
 FARMINGTON, UTAH

SEAL:

DATE: 01/26/2026
 PROJECT: AW-071
 MANGER: J.R.J.

REVISIONS	
MARK	DATE / DESC.

SITE PLAN

SHEET NUMBER:

C220

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

FARMINGTON, UTAH

ORDINANCE NO. 2026 -

AN ORDINANCE AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED BETWEEN 600 NORTH & 400 NORTH 200 WEST FROM B AND CRT(25-01).

WHEREAS, the Farmington City Planning Commission has held a public hearing and reviewed and made a recommendation to the City Council concerning the proposed Zoning Map amendment from B (Buffer) to CRT (Commercial Recreation Transition), pursuant to State Law and the Farmington City Zoning Ordinance; and

WHEREAS, the City Council of Farmington City finds that such Zoning Map amendment should be made;

NOW, THEREFORE, BE IT ORDAINED by the City Council of Farmington City, Utah:

Section 1. Zone Change. A portion of the property described in Application #25-01, within the City, between 400 North and 600 North 200 West, identified as all or part of parcel numbers 07-021-0001, 07-021-0002, & 07-021-0003 all totaled being approximately 0.6 acres in size, is hereby reclassified from zone B to CRT said property being more particularly described/illustrated as set forth in Exhibit A attached hereto and by the referenced made a part hereof.

Section 2. Zoning Map Amendment. The Farmington City Zoning Map shall be amended to show the change.

Section 3. Effective Date. This ordinance shall take effect immediately upon final passage by the City Council.

DATED this 3rd day of March, 2026.

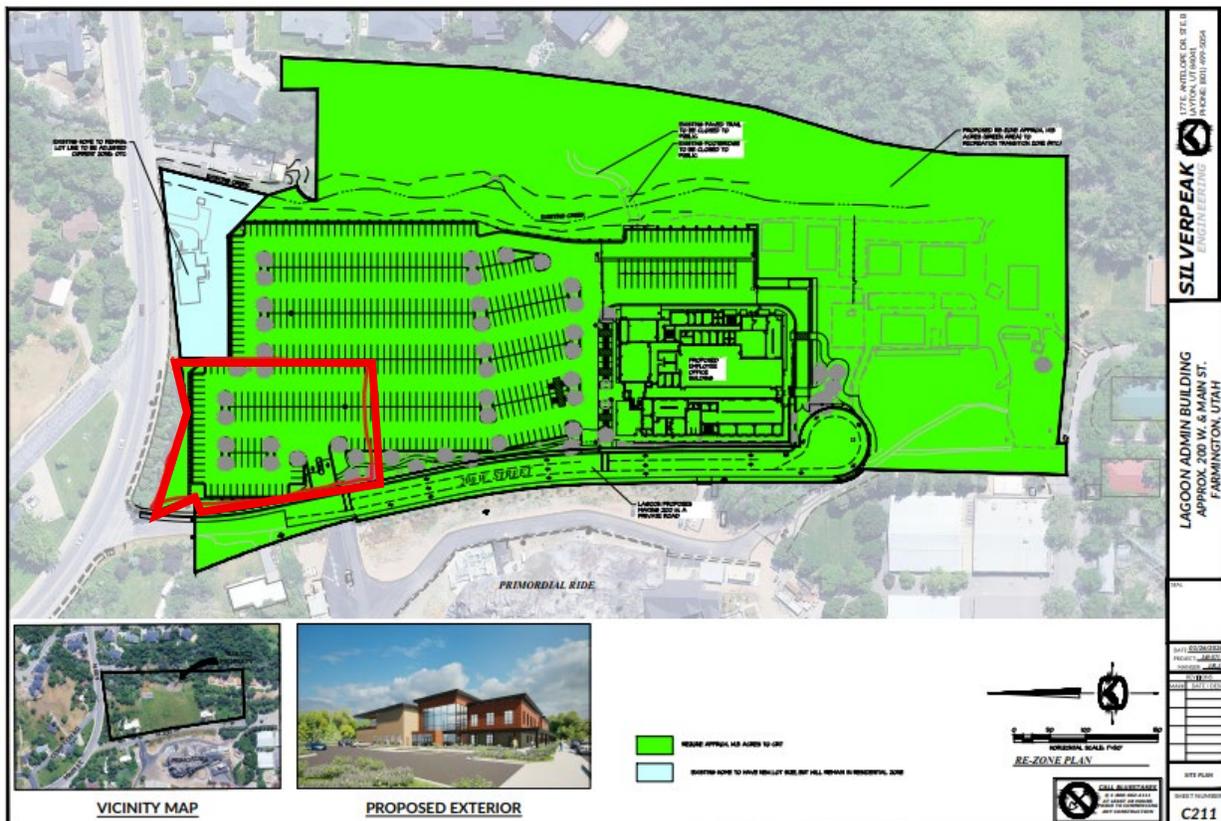
FARMINGTON CITY

ATTEST:

Brett Anderson, Mayor

DeAnn Carlile, City Recorder

EXHIBIT "A"



SILVERPEAK
ENGINEERING INC.
1776 AVENUE DR. STE B
FARMINGTON, UTAH 84201-9999
PHONE: 801-797-2004
WWW.SILVERPEAK-UTAH.COM

LAGOON ADMIN BUILDING
APPROX. 200 W. & MAIN ST.
FARMINGTON, UTAH



VICINITY MAP



PROPOSED EXTERIOR

North arrow pointing up.

Graphic scale bar: 0, 20, 40, 60 feet.

RE-ZONE PLAN

DATE: 08/20/2024

PROJECT: LAGOON ADMIN BUILDING

CITY: FARMINGTON, UTAH

SITE PLAN

DATE: 08/20/2024

PROJECT: LAGOON ADMIN BUILDING

CITY: FARMINGTON, UTAH

SHEET NUMBER: C211

CITY COUNCIL AGENDA



BUSINESS

AGENDA TITLE: Parental Leave Policy

PRESENTED BY: Paul Roberts,

MEETING DATE: March 3, 2026

CITY COUNCIL STAFF REPORT

To: Mayor and City Council
From: Paul Roberts, City Attorney
Date: March 3, 2026
Subject: Parental Leave and Supplemental Post-partum Recovery Leave

A resolution adopting parental leave and supplemental post-partum recovery leave accompanies this report for your consideration.

RECOMMENDATION(S)

Staff recommends that the Council approve the resolution and implement these two leave categories. Once approved, they will be added to the City's Personnel Procedures Manual.

Recommended motion language: "I move that the council adopt the resolution creating parental leave and supplemental post-partum recovery leave."

BACKGROUND

The City currently does not offer paid parental leave to its employees. Instead, full-time employees rely upon sick and vacation leave for pay during absences related to a child-adding event in an employee's life. If an employee lacks sufficient leave but want to take protected leave for longer periods, then they are allowed to take unpaid leave.¹

If the employee is the one giving birth to the child, then they are currently able to access Short-term Disability Insurance (SDI) coverage, which the city provides to

¹ Under the Family and Medical Leave Act (FMLA), employees who have worked at the city for a year are entitled to annually take off up to 12 weeks of job-protected leave for qualifying events, such as child-birth, bonding and adoption events. Under that law, they are permitted to access any leave bank to maintain income levels. However, FMLA leave is not paid leave – it merely protects their job while they utilize it.

employees at no cost to them. They can receive four weeks of coverage for ordinary births, and six weeks for a cesarean section. However, SDI only provides 70% of their pre-disability earnings, and the employee remains on the hook for their share of other premiums such as those for medical and life insurance.

As we discussed previously, 44% of government employers within our zone of competition provide a parental leave benefit of some sort, with several more considering adopting it this year. Adopting this policy should aid in our recruitment and retention efforts. It will be especially helpful for newer employees who have not yet had the chance to build up large banks of sick or vacation leave.

The policy expands paid leave for employees who bring a new child into their home. First, it provides up to four weeks of paid parental leave to a parent of a newborn child or an adopted minor. It does so without reference to gender – all employees are entitled to leave under the Parental Leave policy if they become a parent. The policy includes many additional details – limits on the amount of leave provided in a rolling year and exclusions for adopting a new spouse’s children, for example.

Second, the policy includes a provision for supplemental post-partum recovery leave. The proposal includes leave that is provided to the employee for medical recovery after giving birth to a child, for up to four weeks. This leave would be in addition to parental leave. Unlike parental leave, it is linked to the employee accessing the SDI benefit purchased by the City. The City’s supplemental leave provides 30% of the employee’s pre-disability salary for the four weeks of approved leave (for ordinary 40-hour-per-week employees, this would be 12 hours per week). Combined with the SDI payment of 70%, the employee maintains full compensation for all four weeks.

Employees will, as before, be able to access vacation and sick leave banks to cover any additional time off once these leave banks are depleted.

We are proposing that this policy be effective immediately, and that eligible employees who have added children to their family in the prior 12-months be allowed to access it until the 12-month anniversary of the birth or adoption.

Respectfully submitted,



Paul Roberts
City Attorney

Review and concur,

Brigham Mellor
City Manager

RESOLUTION NO: _____

A RESOLUTION ADOPTING PARENTAL LEAVE AND SUPPLEMENTAL POST-PARTUM RECOVERY LEAVE FOR FULL-TIME EMPLOYEES

WHEREAS, the City employs multiple individuals on a full-time basis; and

WHEREAS, the City Council finds that providing paid leave for employees to bond with children who are brought into the employee's home through birth or adoption will improve the lives and morale of employees; and

WHEREAS, the City Council finds that providing supplemental post-partum recovery leave will help employees who give birth to take adequate time to medically recover from childbirth, thus improving their health and well-being,

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

Section 1: Adoption of Policy. The City Council of Farmington City hereby adopts the policies attached to this Resolution, and directs that they be added to the City's Personnel Procedures Manual.

Section 2: Severability. If any section, clause, or provision of this Resolution 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 Resolution shall become effective immediately, and parental leave shall be accessible to otherwise-eligible employees who have added a child to their family through birth or adoption on or after March 3, 2025.

PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, THIS 3RD DAY OF MARCH 2026.

ATTEST:

FARMINGTON CITY

DeAnn Carlile, City Recorder

Brett Anderson, Mayor

607.3.7 PARENTAL LEAVE.

- (a) Scope and intent. Farmington City will provide eligible employees up to four weeks of paid parental leave for the birth or adoption of a child, to be used within the first 12 months of the birth or adoption event. The adoption of a new spouse's child is excluded from this policy.
- (b) Eligibility. Employees are eligible for parental leave, subject to the provisions of this subsection, if the employee is:
 - 1) Currently employed in a full-time, benefitted position at the time when the birth or adoption occurs; and
 - 2) One of the following:
 - A) the birth-mother or birth-father of a newborn child,
 - B) an adoptive parent of a minor child, or
 - C) the legal parent of a newborn child born through surrogacy.
- (c) Relation to other leave. Parental leave is in addition to other paid leave described in this Procedure Manual, and runs concurrent (at the same time) with applicable FMLA (job protection) leave. If an employee is not eligible for FMLA leave or has exhausted their FMLA leave, parental leave does not provide an extension of that leave.
- (d) First date of eligibility. Parental leave for newborn children begins upon the date of the child's birth; parental leave for adoption begins on the date on which the adoption has been finalized by appropriate legal proceedings. Other leave must be utilized for absences that occur prior to these dates.
- (e) Amount of leave. Eligible employees who access parental leave may be awarded:
 - 1) For full-time employees, 160 hours of paid leave; or
 - 2) For full-time firefighters working 48-hour shifts, 224 hours of paid leave.
- (f) Consecutive or intermittent. Employees may choose to use all leave at one time, or intermittently throughout the year following the first date of eligibility. Paid parental leave may not be used or extended beyond this 12-month time frame.
- (g) Rolling time frame for leave eligibility. An employee may not receive more than the paid parental leave described in subsection (e) per rolling 12-month time frame, regardless of whether multiple birth or adoption events occur within that time frame.
- (h) Intermittent leave option. If an employee chooses to access paid parental leave on an intermittent basis, they must give advance notice and receive approval for intermittent leave from their supervisor, under the same framework provided in FMLA for intermittent leave.
- (i) Schedule of pay. Paid parental leave is compensated at 100 percent of the employee's regular hourly rate of pay. Paid parental leave is utilized like other forms of leave and is paid on a bi-weekly basis on regularly scheduled pay dates.

- (j) Not overtime. An employee's paid parental leave hours are not considered as time worked for purposes of calculating overtime, nor may they result in an employee being paid out greater than their normally scheduled hours during a pay period.
- (k) Unused leave – termination. An employee will not be paid for unused leave. Any unused leave that has not expired due to the 12-month use requirement will expire upon an employee's termination and will not be paid at separation.
- (l) Administrative leave. If administrative leave is offered by the City (such as for inclement weather) on a day on which the employee is absent and using paid parental leave, the employee will continue to use paid parental leave for those hours or days. The administrative leave to which they might have otherwise been permitted to access does not extend the paid parental leave entitlement, and is not accessible to the employee.
- (m) Timing of request. The employee will provide their supervisor and the human resource department with notice of the request for leave at least thirty (30) days prior to the anticipated date of the leave (or if the leave was not foreseeable, as soon as possible). The City understands that the date provided may be approximate and subject to adjustment due to the uncertain timing associated with both childbirth and adoption.

608.3.8 POST-PARTUM RECOVERY SUPPLEMENTAL LEAVE.

- (a) Scope and intent. The City provides short-term disability insurance (SDI) for all full-time employees at no cost to the employee. This subsection allows employees to utilize SDI coverage and to access additional medical leave to provide wages unpaid by SDI for up to four weeks.
- (b) Eligibility. To be eligible for post-partum recovery supplemental leave, the employee must:
 - 1) Be eligible for coverage under the SDI policy acquired by the City;
 - 2) Physically give birth to a child; and
 - 3) File their SDI claim and have it approved by the SDI provider.
- (c) Application. To access post-partum recovery supplemental leave, the employee must complete their short-term disability insurance claim and submit it to the HR Manager in accordance with subsection 607.2.2 of this Procedure Manual.
- (d) SDI provides wage replacement at 70% of ordinary wages. Post-partum recovery supplemental leave will make up the gap between 100% pay and 70% pay for up to four weeks.
- (e) Post-partum recovery supplemental leave is not available once SDI coverage expires and is limited to four weeks, even if SDI coverage extends beyond that time frame.

CITY COUNCIL AGENDA



SUMMARY ACTION

1. Approval of Minutes 02.17.26
2. Monthly Financial Report
3. Approval for Quote for Paver Installation at NCC

FARMINGTON CITY – CITY COUNCIL MINUTES

February 17, 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,
Community Development Director Lyle
Gibson,
City Planner/GIS Specialist Shannon
Hansell,
Assistant City Manager/City Engineer Chad
Boshell,
Finance Director Levi Ball, and
City Lobbyist Eric Isom.*

Mayor **Brett Anderson** called the work session to order at 6:08 p.m.

PARENTAL LEAVE DISCUSSION

City Manager **Brigham Mellor** said that because Farmington has a young Staff, he was motivated to take a look at the City's parental leave as compared to other neighboring cities.

City Attorney **Paul Roberts** said Farmington would like to offer up to three weeks of parental leave, which is 120 hours on top of sick leave and other leave banks. The lowest he found in other surrounding cities was three days, and the longest was six weeks in Salt Lake City. Offering good parental leave options helps Farmington stay competitive for both recruitment and retention. He will return in two weeks with policy details for Council adoption.

Councilmembers **Melissa Layton**, **Amy Shumway**, and **Kristin Sherlock** agreed that three weeks isn't enough. **Roberts** said in both Centerville and Kaysville, fathers get three weeks and mothers get six weeks. Salt Lake City gives mothers six weeks of recovery and six weeks of parental leave, for a total of 12 weeks. This is all on top of Family and Medical Leave Act's (FMLA) 12 weeks of leave.

Councilmember **Roger Child** said employees of the Church of Jesus Christ of Latter-day Saints allows three months of paternal leave. He believes Farmington should offer as much as possible. **Layton** said her husband's small company offers six weeks of paternal leave.

Mellor said from a fiscal standpoint, the City would be covering someone else doing the job for the employee who is on leave. Money is not the concern; coverage is. For example, it would be difficult to cover a police officer for six weeks.

ASSET CAPITALIZATION POLICY DISCUSSION

Finance Director **Levi Ball** presented proposed changes to the City's asset capitalization policy. The choices are to capitalize or expense items. Capitalizing items means they are depreciated over time.

Councilmember **Scott Isaacson** noted that the annual budget is figured on a cash basis, and wondered if a capitalization basis would skew that, making the accounting records not match the cash flow. **Ball** answered that this would affect the governmental funds, but the General Fund never sees depreciation. The budget would still be figured on a cash flow basis. As it currently is now, it is more work at the end of the year to keep track of everything. He would like to update to a simpler process with fewer categories and a threshold of \$10,000 instead of \$3,000, which is more in line with the current cost of things.

EZRA T. CLARK CULVERT / INTERSTATE 15 (I-15) WIDENING DISCUSSION

Mellor said City Staff had asked the Utah Department of Transportation (UDOT) to look at the possibility of a box culvert under the road to connect the pathway through Clark Park across the street to the Lagoon Trail. UDOT came back with an estimate of \$1 million, which would be Farmington's responsibility. UDOT discouraged it, as it would mess with the current grade. **Mellor** said Staff decided against the underground culvert in order to use the money for other more important things such as the greenway and a HAWK flashing beacon.

Shumway said the money would be better spend in the north area. City Lobbyist **Eric Isom** said UDOT has been significantly focused on active transportation, which may help the situation.

Mellor said the baseball fields need to be regraded, a new parking lot needs to be put in, and additional parking may be considered. There are many opportunities going forward. **Shumway** said the bathrooms there need an interior remodel. Assistant City Manager/City Engineer **Chad Boshell** said that this is the first time in 12 years that he has heard of problems with the bathrooms. He suggests waiting until a design builder is on board before making a decision about the bathrooms. The park will be shut down for a year anyway.

COUNCILMEMBER COMMENTS

Mayor Anderson said about 15 residents attended the all wheels park open house, seven or eight of whom are directly affected. While in general they don't want it, they would feel better if there was a buffer of vegetation between their homes and the park to mitigate sound and light pollution. They would also prefer to have the loudest parts of the park away from their homes.

Sherlock said there were many complaints about the roundabout, where they were previously promised vegetation. **Boshell** said it is coming, as UDOT needs to approve the landscape architect first. The City has the funds, but it is now a matter of staffing and actually doing it.

Mellor said while the City had the funds, they didn't yet own the property.

Councilmember **Scott Isaacson** said that the neighbors want to see an all wheels park design with a good barrier, but would rather see betterments on the roundabout first. He has heard that the Community Council affiliated with the nearby school doesn't want the park, and is talking about putting a fence up. When he brought up the possible Jet Star theme, a majority of those attending the open house liked the idea.

Mellor said it will take a month to get the schematic back, and another open house will be held then. The construction grant will be awarded in October, so construction will likely start next spring. UDOT will contribute \$1.5 toward this, while Recreation, Arts, and Parks (RAP) taxes and other grants may help cover the \$2 million to \$3 million price tag.

Mayor Anderson said that rather than expand the gym, the City is considering building a separate building for pickleball. He will circle in the parks and recreation director and Councilmembers for a tour of a facility in Santaquin.

Isaacson asked about the \$2 million transfer from the street fund to the park fund for North Cottonwood Commons Park noted in the budget amendment agenda item. He thought that UDOT settlement money was promised to be used for improvements along the freeway instead.

Mellor said he explained to a subcommittee that would not be possible because it is not City land. Instead, it belonged to UDOT, Plummer, and in some cases, homeowners associations. The City owns affected trailheads. Instead, the City put some money toward a tree program.

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
City Planner/GIS Specialist Shannon
Hansell.*

CALL TO ORDER:

Mayor **Brett Anderson** called the meeting to order at 7:02 p.m. Councilmember **Roger Child** offered the invocation, and the Pledge of Allegiance was led by Councilmember **Amy Shumway**.

PRESENTATION:

Musical number from Farmington High School production of The Prince of Egypt

Farmington High School presented the musical number “When You Believe,” from The Prince of Egypt production that will be performed February 20 to 28.

Recognition of David Barney for service on the Historic Preservation Commission (HPC)

City Planner/GIS Specialist **Shannon Hansell** presented this agenda item. She introduced former community development director **Dave Petersen**, who gave credit to **David Barney** for creating the Commission. Originally from Vermont, **Barney** volunteered for AmeriCorps Volunteers in Service to America (VISTA), which brought him to Idaho, where he met his wife. He moved to Utah in 1984 when his wife, Peggy, worked as a reporter for the Ogden Standard-Examiner. He researched the West State Street area and helped spread his knowledge to the neighbors. He knocked 200 doors to get residents to buy into becoming part of the National Historic District, the first in both Farmington and Davis County. This area was also the first local landmark district in the County as well. He was part of the Festival Days board, where he initiated the chuckwagon breakfast. He spearheaded the down-zoning of the Clark Lane Historic District and

funding of a gazebo in Clark Park. He served a total of 10 years on the HPC, half of which he was chairperson. **Barney** was presented with an original painting for his service to the City.

PUBLIC HEARING:

Consideration of a request to Rezone approximately 40 acres of property from Agriculture-Foothill (A-F) to the Large Residential-Foothill (LR-F) zoning district and consideration of a Schematic Subdivision for The Farmington Reserve / The Garden project

Community Development Director **Lyle Gibson** presented this agenda item. Portions of this 40 acres against 200 East are part of the LR-F district. Rezone is the first step in the development process and is a legislative matter up to the Council's discretion. Guided by the recently updated General Plan, the Council gets to decide if the proposal is right for this site or not. The Council is not required to follow the General Plan, which can be interpreted many ways. The LR zone allows for half-acre lots as well as quarter-acre lots with certain provisions. This is mostly seen east of Interstate 15 (I-15).

The first iteration of this development with smaller lots was denied. A new schematic and zone change is now back in front of the Council. The schematic shows what may happen if the property rezone is granted. Culinary water pressure necessary to serve the property has been considered, and the Development Review Committee (DRC) believes the property can be serviced as proposed. The road is still at issue because current ordinances limit a dead-end street of 1,000 feet. However, the Council can consider exceptions to that, and other City roads have exceeded that in the past. Based on the length and number of units proposed on the dead-end, the DRC felt the road as proposed is appropriate and should be accepted as-is. They did not prefer the development team's option for a secondary access point.

The two questions the Council should be asking today are: is the zoning appropriate for this location, and are they O.K. with dead-end streets exceeding 1,000 feet in length. The Planning Commission did hold two public hearing on this matter and unanimously voted in favor of the proposal including the length of the dead-end street. This is just the first step of the process, and we don't know yet if there is going to be flooding or if the hillside is going to hold up. That level of detail is not required of the developer at this point. If the rezone is granted, the next step is the developer spending money on civil engineering etc. to get additional details.

Applicant **Mike Falk** addressed the Council. This has been through both the Planning Commission and the DRC three times, and he has met with City Councilmembers individually in order to get feedback. He has been listening, adapting, and changing in response to the feedback.

Mayor Anderson opened the Public Hearing at 7:33 p.m.

Paul Bredthauer said the current drainage in the area can't handle what is already there. He lives west of 200 East and his property gets flooded every year for 15 years now. More development in that area would damage others' properties and would not benefit him. He has contacted the City and State in the past with no resolution.

Rick Barlow has attended many of the meetings where this was on the agenda, and he has many concerned neighbors. In general, he does not approve of this proposal and thinks this item should go back to the Planning Commission.

Bradley Fry said this should be denied. There is something missing with this proposal that is not sitting well with the public. At previous meetings, residents have brought concerns of safety, fault lines, flooding, alteration of a road, emergency vehicle turnarounds, and steep slopes. He encouraged the Council to consider the long-term impacts.

Steve and Shannon Merrell live on the lot right below the proposed development. They have recently built a home, which required geotechnical reports, so they know where the fault lines are there. They are concerned with those fault lines as well as drainage, erosion, seismic activity, light pollution, setbacks, Geotech hazards, and flooding.

Joseph Jardine has attended every public meeting that has been held regarding this proposal, and only the developer seems to be in favor of it. The property is already zoned agricultural, and it can stay agricultural. Just because someone bought the property doesn't mean it needs to be rezoned. He would like to see more give and take, as the nearby residents would be losing more and gaining nothing if the development went forward as proposed.

Ryan Melowski took video that was submitted to the Council earlier of the floodwater in the area. He said nothing can stop it and flooding is the biggest issue in the area.

Tenielle Cutbuck is concerned about the environmental impacts that would come with changing the zone here. There are huge concerns with water in this area. She wants the land to remain as-is so it doesn't affect the existing houses. It is disrespectful to approve this for the developers while ignoring the requests of the residents.

David Webster said he is a big fan of private property rights and free enterprise in this country. Everyone lives on land that once was zoned agricultural.

Lori Reynolds spoke in opposition to the zoning change, even though she understands the inevitability of development. She believes balance is important as well. Farmington needs more open space, which is disappearing quickly.

Mayor Anderson closed the Public Hearing at 8:02 p.m.

Councilmember **Scott Isaacson** said this agenda item is a classic example of the difficulties the City Council faces balancing interests, in this case the property rights of Faulk and the impact it has on his neighbors. When we choose to live in a community, we give up some rights of what we can do with our property because it can impact our neighbors negatively. The question is then where it is reasonable to draw the line. The Council has looked at this property on and off for years. He went and walked the property recently, and at this point he is opposed to the rezone. He is not persuaded that this is a safe place to build houses.

He said it is often a challenge to understand the City's development procedures. The first step of schematic doesn't require every detail to be determined because geotechnical, traffic plans, etc. can be expensive for the applicant. It is unfair to ask the developer to incur all those expenses if the City Council is not somewhat in favor of his project. Those questions are required to be answered in other steps of the process. He is personally aware of homes in Mountain Green and North Salt Lake that have slid off the hill in the past, and he doesn't want a repeat of that in Farmington. The applicant could build houses right now under the existing Agriculture zone. He has concerns about safety.

Councilmember **Melissa Layton** asked what acreage the lots have to be under the current zone. **Gibson** said under the existing zone, the standard lot size is 2 acres. If they provide some open space for public benefit, they could get an alternate lot size of 1 acre. They could use a conservation subdivision or Planned Unit Development (PUD), and it could even be done as a conventional subdivision. To get the ability to develop 1-acre lots, deed restrictions would be involved.

Child said the Council faces trying to balance the people's rights with the impact on existing properties and owners. This property is part of a larger piece of property owned by the same owner, so there is the potential for development to increase and expand uphill. As a resident of the older part of town, he knows that the development that took place above him wasn't well received by the existing residents, and the developer regretted it after the fact. It comes down to if it is safe to develop in that area. Determining safety requires a significant amount of expensive engineering. However, at this point the City can't ask the developer to do the engineering if there is no prospect of developing the property. **Falk** has as much right to develop his land as any other property owner. To take that right away from him, someone would have to buy the property from him. This property has come before the Council on many occasions with a variety of ideas. The current iteration is reflective of the development around it: half-acre, large-lot residential. The applicant has made a lot of compromises over the years to make his proposal more acceptable and adaptable with his surroundings, and **Child** appreciates that compromise.

Child said that while no one wants to see the mountainside developed, it is within City limits and therefore Farmington can determine the rezone and safety. If it was in the County boundaries, it would be a different situation. Farmington has a long-established precedence of rezoning property from agricultural to residential, and he does not want to be liable for prohibiting the rights of the property owner. He is not in favor of seeing the hillside developed, as there are significant engineering questions. He also is not inclined to deny the landowner his right to do further due diligence. He is in favor of the rezone so the applicant can move forward with additional due diligence in order to answer all the seismic, drainage, and safety questions that have been posed.

Isaacson said he doesn't think the City would be held liable if the rezone is denied. There is a precedent that a rezone is a legislative action. If the City Council has legitimate reasons for denying a rezone, the City would not incur any liability. The applicant is asking for increased density and increased rights, but the City is not taking away his current rights.

Councilmember **Kristen Sherlock** said that while she is new to the Council, she is not new to this proposal. She saw it as a Planning Commissioner, when she struggled with the decision that included 140 acres, not just the 40 being considered today. She would prefer that the burden of proof would have been more fleshed out at this point. While the density requested has lowered, she is still concerned about what changing the zoning will do. When she attended landscape architect school in New York, she was taught not to design anything on slopes of more than 10%, yet this site has areas of 30% slope. She thanked the concerned residents who spoke during today's public hearing, especially those who provided video of flooding that she called a "gross injustice." She opposes the rezone and said the applicant can develop on his property as it is now with larger lots.

Shumway said she wants more answers about the current drainage situation. City Manager **Brigham Mellor** said he didn't know anything about this situation, and will investigate it. This

meeting is not the forum to address these concerns or gather those facts. Storm drains are built to a specific standard. If water flows from one property to another, that is a civil matter that the City doesn't get involved in. While 200 East isn't Farmington's road, the storm water system is. This needs to be evaluated by the City's stormwater official.

Gibson said it has been brought to the attention of engineering, and the development to the north has had an effect. **Mellor** said development often times can help make a flooding situation better in the end if the stormwater system is designed properly.

Layton agreed with **Isaacson**, saying she is not convinced this would be a good idea. She is concerned with the cul-de-sac length because the fire marshal voiced concerns at a DRC meeting she sat in on. She would like to see the property developed under its current zone.

Mayor Anderson said it is wise to live by the code book. This is a legislative decision, and the Council should consider site-specific standards, things that are unique to this parcel, public input, public welfare, and safety. In this case, other considerations include fire protection, length of a dead-end street, infrastructure, sewer, slope of streets, water, traffic, economic impact, and adjacent land compatibility.

Isaacson said it is a challenge to deny this kind of a request because he respects the right to develop property. However, he would cite code including peace, welfare, minimizing flooding and erosion, and protection of the natural scenic areas of the foothills that are not suitable to development.

Child said that the General Plan brings vesting of certain rights for property owners. Once the City has master planned, they have anticipated privileges for that property. Right now, this land is included in the General Plan as neighborhood residential. If Farmington is not interested in future development of this property, it should de-annex it from the City and have it go back to the County. There is a possibility that Centerville could increase their annexation and control the foothills of Farmington, which concerns him.

Isaacson said the General Plan does not vest rights to landowners as it is only a guide. After giving it a lot of thought, he said he just doesn't think this area is safe for development. But that is not taking away the landowner's rights. If he thinks the land is not suitable for development, he is doing the applicant a favor so they avoid wasting money on studies investigating technical issues.

Layton said it could have 20 homes the way it is zoned now. This is a tricky situation because no one likes being told what to do with their property. **Shumway** said she is already feeling this is not a safe place to build, so she doesn't want to also approve an exception allowing a dead-end road to extend beyond 1,000 feet. **Child** said there are many dead-end streets in the City that are longer than 1,000 feet. **Shumway** said those are not on hillsides near fault lines. **Sherlock** mentioned a porch separating from a home built on a hillside in Draper, and she doesn't want Farmington to have liability for a similar situation that could occur if they approve this rezone.

Child said you can engineer around a slope. After developing in 85 different countries, he is outspoken for the private property rights found in America.

Motion:

Shumway moved that the City Council deny the enabling ordinance and Development Agreement (enclosed in the Staff Report).

Finding 1:

1. The requested zoning will not facilitate the use of property or development that is desirable at the subject location

Isaacson seconded the motion.

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

The motion passed with a 4-1 vote, with **Child** casting the only “nay” vote.

Adoption of Fiscal Year 2026 Budget Amendment #2 – municipal budget

Finance Director **Levi Ball** presented this agenda item. Administration requests amend budgets for items that were unforeseen, unplanned, or of different dollar amounts than originally budgeted during the fiscal year. Additionally, some budget amendments are for carryover budgets that were approved in a prior fiscal year but did not occur until the current fiscal year. Some expense items are covered by certain revenue sources, and some items require the use of fund balance.

These items include: North Cottonwood (NC) Commons Construction (\$8.75 million expense increase); a \$2 million transfer from the street fund to the park fund for NC Commons; a \$1 million transfer from the general fund to the park for NC Commons; west side fire station construction (\$16 million expense and revenue increase, later changed to \$13.11 million); Main Street Widening (\$3.3 million expense and revenue increase); materials (salt) storage building at public works (\$1.1 million expense increase); three additional firefighters and a full-time fire marshal (\$296,000 expense increase); sewer district passthrough fees (\$500,000 expense and revenue increase); \$45,940 expense reallocation budget for police IT services; insurance premiums (\$40,000 expense increase); a \$1.2 million expense reallocation for building maintenance department; \$57,600 expense reallocation of administrative overhead cost; transportation master plan and Transportation Planning Assistance (TPA) grant (\$100,000 expense and revenue increase); Lagoon Drive widening and water upsize (\$137,500 expense increase); police vehicle replacement due to car accident (\$39,500 expense and revenue increase); vehicle replacements (\$57,000 expense increase); HVAC panel replacement at police station (\$32,000 expense increase); and medical safes for controlled substances at fire station (\$12,500).

Mayor Anderson opened and closed the Public Hearing at 9:01 p.m., as nobody signed up in person or electronically to address the Council on the issue.

Motion:

Layton moved that the City Council approve the resolution to amend the FY26 municipal budget.

Supplemental Information 1-2:

1. Budget Amendment Narrative
2. Summary of the Budget Amendments by Fund

Child seconded the motion. All Councilmembers 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

BUSINESS:

Miller Hollow Schematic Subdivision alternate lot standards

Hansell presented this agenda item. This 8-acre site is north of Miller Meadows on the west side. They are proposing nine lots plus a for-sale Subordinate Single Family (SSF) detached accessory dwelling unit, with a deed restriction calling for two years of owner occupancy. The SSF lot will be accessed from an easement on the primary dwelling lot. The applicant’s original yield plan showed 14 lots, but they are coming to the Council because they would like to configure the lots differently. The Planning Commission has reviewed this twice. At the January 22 public hearing, residents voiced property boundary concerns. Residents living on 350 South had their fence lines determined 20 to 30 years ago. The applicant’s schematic plan shows changed property lines, including a line no longer going through a home due to a recent resolution. At their February 5 meeting, the Planning Commission recommended approval.

Isaacson noted that nothing in the agreement mentions affordable housing, a certain home value, or that the owner of the small SSF lot must have a certain income level. Although it is a good step that he does not oppose, this still is not really reaching true “affordable housing.” **Hansell** said the SSF being deed restricted to owner occupancy for the first two years will hopefully help the owner build equity. It also would help prevent investors from purchasing it. **Gibson** said typically the moderate-income housing requirement is 10%, but there are only nine lots here.

City Attorney **Paul Roberts** said it has to be determined if it was an appropriate exaction or not. When he presented this concept to the Utah League of Cities and Towns, many cities thought two years was too few, but expressed that they would be happy to sit back and watch what litigation would eventually establish. He feels two years is a conservative number. This is designed to encourage affordable housing, although it may not actually result in affordable housing. Moderate-income housing has not gotten off the ground yet in Farmington, and it is good to try a variety of methods before settling more firmly on policy going forward.

Hansell said the boundary challenges seem resolved from her perspective. She also mentioned the temporary cul-de-sac turn around that has been around for 10 to 20 years. The question is whether to leave the landscaping and built-up driveways the way they are now, or to continue the

sidewalks and install curb and gutter, which may necessitate new landscaping on current residents' properties.

Applicant **Brock Johnston** said that the public hearing was a good opportunity to hear from the neighbors. It allowed him to collect contact information and move forward with resolutions to gaps in surveys over the years, specifically the top northeast corner that the Utah Department of Transportation (UDOT) sold to the Rigbys. That property deed went through the Mason home, but now it has been deeded to the Masons. **Johnston** has also been in contact with residents living on the cul-de-sac.

Isaacson said boundary problems very common, and he is glad to see the parties be rational and agree to a boundary line. He would like to do away with the cul-de-sac and install straight sidewalks. **Johnston** said he is willing to install the infrastructure there.

Motion:

Isaacson moved that the City Council approve the schematic subdivision plan with alternate lot standards for the Miller Hollow Subdivision, subject to all applicable Farmington City development standards and ordinances, and the condition that all remaining DRC requirements are addressed, including Condition 1:

1. Property is adjusted so the northeast corner will not go through the Mason home; it will be cut off in a straight line east-to-west as indicated by the applicant.

Findings 1-2:

1. The SSF Lot will create more affordable housing and owner occupancy for building equity, meeting the Moderate-Income Housing route to qualify for use of Alternate Lot Standards.
2. The SSF Lot can be accessed and serviced as designed and is designed with sufficient space for construction of a modest home.

Layton 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

SIRQ Construction Manager / General Contractor (CM/GC) guaranteed maximum price for Fire Station 72

Assistant City Manager/City Engineer **Chad Boshell** presented this agenda item. Per the terms of the CM/GC agreement with SIRQ approved November 18, 2025, the City and contractor were expected to come back with a “guaranteed maximum price” (GMP) before starting construction. When utilizing a CM/GC construction method, the City, contractor (SIRQ), and architect (Blalock) sift through bids from subcontractors bidding on the project. The intent is to maintain the project’s integrity while reducing the cost. They went through a robust bidding process sent to builders they trust.

City Staff, Blalock, and SIRQ have met weekly to refine the design and prepare the project for bid. SIRQ has bid the project and Staff is reviewing the bids for the fire station. The result is an amendment to the contract for the GMP to be set at \$13 million, which is under the \$14 million budget. However, this isn't the total cost of the project as a \$200,000 generator and \$400,000 for furnishings such as cabinets, beds, and tables hasn't yet been included.

Mellor said that the sale of Old Farm is still being finalized at about \$10.5 million, which will go toward construction of the new fire station. This makes it so the City can build the fire station without a bond.

Boshell said construction of a salt storage building came in at \$900,000, which way over budget. **Mellor** said the City has resources to pull from to build that building. He is waiting on pending building permits to be pulled, which will bring in new revenue.

Motion:

Shumway moved that the City Council approve the Guaranteed Maximum Price (GMP) for the construction of Fire Station 72 per the construction manager/general contractor (CM/GC) agreement previously approved on November 18, 2025, with SIRQ Construction.

Supplemental Information 1:

1. GMP Amendment

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

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

SUMMARY ACTION:

Minute Motion Approving Summary Action List

The Council considered the Summary Action List including:

- Item 1: Approval of Minutes for February 3, 2026
- Item 2: The Monthly Financial Report will be considered at the next meeting.
- Item 3: Lagoon Contract Approval for a 60-month term. This is a funding agreement for dedicated police service within the park, with Lagoon providing \$150,000 per year to fund a full-time officer to provide patrol coverage for the park. This will allow for a consistent police presence within the park seven days per week and eight hours per day during its operational season.
- Item 4: Resolution appointing **Shauna Wardrop** to serve on the Historic Preservation Commission for the term of January 6, 2026, to December 31, 2027.

Motion:

Sherlock moved to approve the Summary Action list Items 1, 3, and 4 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	<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

GOVERNING BODY REPORTS:

Mayor Anderson and City Council Reports

Isaacson reported that the Mosquito Abatement Board hired a new manager after the previous manager retired. Putting the new building out for bid as CM/GC saved \$2 million.

ADJOURNMENT

Motion:

Child made a motion to adjourn the meeting at 9:41 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

DeAnn Carlile, Recorder



160 S Main
Farmington Utah 84025

City Council Staff Report

To: Honorable Mayor and City Council
From: Levi Ball, Finance Director
Date: March 3, 2026
SUBJECT: **FEBRUARY 2026 MONTHLY FINANCIAL REPORT**

RECOMMENDATION

No motion or action is required in the council meeting. Review the monthly financial report that will be emailed directly to the mayor and city council members, outside of the council meeting packet. As always, staff is ready and willing to discuss any questions you may have.

BACKGROUND

The Uniform Fiscal Procedures Act for Utah Cities in Utah State code 10-6-148 requires that monthly summary financial reports be presented to the governing body.

SUPPLEMENTAL INFORMATION

1. Farmington City Monthly Financial Report (emailed separately)

Respectfully submitted,

Levi Ball
Finance Director

Review and concur,

Brigham Mellor
City Manager



160 S Main
Farmington Utah 84025

CITY COUNCIL STAFF REPORT

To: Mayor and City Council
From: Colby Thackeray
Date: February 25, 2026
Subject: Approval of Quote for Paver Installation At NCC

RECOMMENDATION

Staff recommends that City Council approve the quote from DahlCo Landscaping for the installation of pavers at North Cottonwood Commons in the amount of \$92,460.

BACKGROUND

A large area of decomposed granite adjacent to the playground, splashpad and pavilion has created ongoing maintenance and surface issues. Staff determined that removing the material and installing interlocking concrete pavers is a more durable, long-term solution. The proposed pavers will match those installed beneath the tree sculpture to maintain site consistency. Staff obtained three quotes for the work and recommends approval of the quote from DahlCo Landscaping.

SUPPLEMENTAL INFORMATION

1. DahlCo Quote
2. Great Western Quote
3. C&E Quote

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'C. Thackeray'.

Colby Thackeray
Parks & Recreation Director

Review and concur,

A handwritten signature in black ink, appearing to be 'Brigham Mellor'.

Brigham Mellor
City Manager



3460 West 1400 South Street | Ogden, Utah 84401

RECIPIENT:

Colby Thackeray
Farmington, Ut

Quote #505	
Sent on	Feb 24, 2026
Total	\$92,460.00

Product/Service	Description	Qty.	Unit Price	Total
Excavate and remove stone dust / road base 8"		4200	\$1.05	\$4,410.00
Disposal of Excavated Materials		1	\$4,500.00	\$4,500.00
Remove and Reinstall benches		12	\$225.00	\$2,700.00
Paver Installation	Dimensions 12 - Victorian Color with Holland Stone Midnight perimeter and planter border Includes base with compaction and poly sand installation	4200	\$19.25	\$80,850.00
			Total	\$92,460.00

This quote is valid for the next 30 days, after which values may be subject to change. If satisfied with the quote, please sign and approve and make your payment as follows:

- 25% down payment is required to be added to the schedule.
- 25% down payment is required as soon as work begins on your job.
- 50% remaining will be due upon completion of the job.

*Large landscaping projects may require different deposit schedules.

You can pay in the following ways:

1. Mail check payments to: Dahlco, LLC 3460 W 1400 S Ogden, Utah 84401
2. Pay by transfer through America First Credit Union to account number 7764871 last name: Dahlco

Signature: _____ **Date:** _____



3706 West 500 South
 Salt Lake City, UT 84104
 Phone: 801-978-2226
 Fax: 801-978-2228

Date: February 11, 2026

To: Colby Thackeray
 Farmington City Parks & Rec Director

Proposal for: Ivy Acres Park pavers to replace stone dust paving

Description: Remove existing stone dust paving (4,200 SF) and replace with pavers.

Description	QTY	Total
Excavate and remove stone dust to a depth of 8"	4,200 SF	\$ 3,600.00
Haul off spoils	1 LS	\$ 6,800.00
Remove and reinstall 12 benches	12 EA	\$ 4,600.00
Dimension 12 Victorian for field and Holland Stone Midnight for the planter boarder and perimeter	4,200 SF	\$ 120,800.00
Total		\$ 135,800.00

Conditions:

- Price includes using a Belgard 12 Victorian color field and Holland Stone Midnight boarder around perimeter and planters.
- Base includes using a 4" depth of road base and a 1" bedding sand.
- We will need access to parking spots along the pavers area for working.

Exclusions:

- Bonds, fees or permits.
- Topsoil import, topsoil amending or topsoil spreading.
- Concrete or electrical work.
- Ground heating
- Irrigation POC's; meters, vaults, audits, water costs, service or associated fees.
- Boring, cutting, patching or conduits through building or under pavement.
- Drainage, drain materials or drain features.
- Protection, maintenance or restoration of existing landscape or irrigation features.
- Maintenance service.

This proposal may be withdrawn by Great Western Landscape, if not accepted within thirty days and assumes mutually agreeable terms and conditions will be reached.

 - Abel Lish

 Authorized Signature



C&E STONE MASONRY LLC

1498 West 2400 South
 Woods Cross, UT 84087
 cestonemasonry@gmail.com

Estimate

ADDRESS
 Farmington City

ESTIMATE 2863-1 PAV
 DATE 01/29/2026

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Farmington City Pavers			
05 Masonry	Dimensions 12 Victorian for Field and Holland Dark Charcoal for the Planter Borders and Perimeter Borders (sq ft)	4,680	30.00	140,400.00
05 Masonry	Haul off via dump truck 8" of chat/soil/road base--to be charged at actual dump truck charges plus \$110 per hour loading	1	12,500.00	12,500.00
05 Masonry	Labor to remove by hand chat/soil--price is not to exceed--will be charged at \$75/hour per man plus protection	1	15,000.00	15,000.00
05 Masonry	Remove 12 benches and reinstall --price is not to exceed--will be charged \$75/ hour plus setting materials	12	1,000.00	12,000.00
05 Masonry	Ground Heater Allowance for two weeks not to exceed--will be charged at actual cost	1	7,500.00	7,500.00
05 Masonry	tenting and heating if needed allowance---to be charged at \$4.50 per gallon propane and \$250 roll of reinforced plastic.	1	5,000.00	5,000.00

Chip removal is not included in the scope of work. Please contact us for a separate quote if you would like to include chip removal.
 Forklift rental and on-site usage will be billed at a rate of \$1,000 per month.
 Pricing is valid for one year and does not cover winterization costs.
 The provided pricing is for budgetary purposes only. Quantities are based on the plans provided. Should additional stone be required, it will be invoiced based on the quantity of stone used, plus a waste factor.

TOTAL **\$192,400.00**

Accepted By

Accepted Date