

## FARMINGTON CITY – CITY COUNCIL MINUTES

April 7, 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,*

*Recording Secretary Deanne Chaston,  
Community Development Director Lyle  
Gibson,  
Assistant City Manager/City Engineer Chad  
Boshell,  
City Parks and Recreation Director Colby  
Thackeray, and  
Public Works Director Larry Famuliner.*

Mayor **Brett Anderson** called the work session to order at 6:03 p.m.

City Manager **Brigham Mellor** said that besides public safety personnel issues, the most heated issue he deals with is controversy related to the City's youth theater program. He would like to move toward an outside private provider to run the theater program, rather than have Farmington Staff oversee it. He has seen that model being used successfully in Clearfield and Syracuse.

City Parks and Recreation Director **Colby Thackeray** said he has an upcoming meeting with Up with Kids, which would charge \$50 a month for a program that would run once a week from September until April. He feels this model would result in more participation rather than a clique of the same people over and over again. He also spoke with Hope Box about an 8-week summer program that includes a play at the end. The provider selected would handle all the registration, while Farmington would advertise and provide space for them free of charge. He would like to consider such partnerships in order to stretch Farmington's resources.

**Mellor** said Staff involved in the theater program could instead pivot to help run a mini twilight concert series like the one done in Taylorsville. Farmington has the stage, but it would need the Staff to man the series. Farmington could still provide the service for a theater program using an outside entity, but because they would no longer need to oversee it, Staff could branch out to other responsibilities. He would like to try it on Memorial Day. This would not mean losing a youth program, but rather expanding programming.

Councilmember **Kristen Sherlock** said it reminded her of a free Shakespeare in the Park program in Buffalo, New York, with vendor carts. She likes the idea.

Councilmember **Scott Isaacson** said the Community Center does not currently have quality rehearsal space, and it is not available very often. He would like to expand it in the future to include recital and rehearsal rooms.

**Mellor** said he will return to the Council with a concrete proposal before a contract is put in place. The City will need to do a Request For Proposal (RFP) first, and offer a one- to two-year contract. They can then re-evaluate. Councilmember **Roger Child** said he didn't want the City to lose control and allow the third party to push their own agendas. What is put on the stage reflects

on Farmington as a city. **Mellor** agreed, and said the terms would be up to Farmington's ultimate discretion.

## **PARKS DISCUSSION**

Farmington is running flag football and expanding soccer, and this programming needs space. I-15 affects South Park, but there is still room here for flag football. There was discussion about parking stalls on the north side. Assistant City Manager/City Engineer **Chad Boshell** said the new curb and gutter will be within 8 feet of the fence, which would discourage families from watching their kids at that location.

**Mellor** said only three families showed up at a recent open house to talk about South Park. Although they don't want to see existing trees go away, they likely will be taken out. They understood not watering certain areas. The Utah Department of Transportation will be replacing some landscaping, but Farmington would like to replace it with xeriscaping to minimize water. The City may need to place signs in flower beds that will be left barren this year in an effort to save water. The City also is planning online and mail communications about the City's attempts to save water.

**Mellor** said he had recently received renderings for the new all wheels park. He has had some requests for a small playground for the young children. However, this was not planned into the current budget for the project. He said the school took this issue to the School Board, and they approved parking on their property. However, they would like a fence around their field.

**Thackeray** said he has received a lot of positive feedback. It is an all-inclusive park that will appeal to kids, walkers, bikers, and roller skaters, as well as those with wheelchairs and strollers. **Isaacson** said the neighboring landowners would like a fence and trees. **Thackeray** said nothing would be closer to the neighbors than 30 feet.

## **DISCUSSION OF REGULAR SESSION ITEMS UPON REQUEST**

**Mellor** said Intermountain Health (IH) purchased their property on the corner of Maker and Burke two years ago from Rich Haws. Interstate 15 (I-15) and the Denver and Rio Grande Western (D&RGW) Rail Trail make weird angles in this area, affecting IH, Wasatch, and Stack. There were similar struggles with the Evans' land and the City's newest fire station. Wasatch is a party to Stack's Project Master Plan (PMP), so they need IH to come to the negotiation table. Wasatch needs property in order to park their six-story office building. **Mellor** feels IH has been stalling negotiations, which he hopes will result in a swap of triangle-shaped property that would give IH freeway access for signage.

## **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,  
Recording Secretary Deanne Chaston,  
Community Development Director Lyle  
Gibson,  
Assistant City Manager/City Engineer Chad  
Boshell, and  
Fire Chief Shelby Willis.*

### **CALL TO ORDER:**

Mayor **Brett Anderson** called the meeting to order at 7:05 p.m. Councilmember **Amy Shumway** offered the invocation, and the Pledge of Allegiance was led by City Manager **Brigham Mellor**.

### **PRESENTATION:**

#### **Student Spotlight: Liam Marlor**

Teacher **Becky Berry** nominated **Liam Marlor** as student of the month. He is an exemplary student in every way and demonstrates outstanding character, leadership, and kindness in and out of the classroom. He consistently goes above and beyond, setting a positive example to his peers.

### **PUBLIC HEARING:**

#### **Consideration of an ordinance vacating a certain portion of the Glovers Lane right-of-way**

Community Development Director **Lyle Gibson** presented this agenda item. When the Utah Department of Transportation (UDOT) rearranged the corridor and rerouted the street to the south, it left a Right of Way (ROW) that is not in use anymore. There are some utilities on location in this area and Enbridge has a natural gas easement here. Since there is interest from neighboring property owners to make use of this ROW, it makes sense to vacate, exchange, and record the property for a better use. Required notifications were sent out, and the Development Review Committee (DRC) favorably considered it. The Sewer District is in support.

**Mellor** said he was in favor of vacating the land all the way to the sidewalk, but technically the City boundary there has to be considered. He suggested that residents treat that property like a park strip, which they don't own but should maintain. The City would like to vacate this to avoid their own maintenance headache.

**Mayor Anderson** opened and closed the Public Hearing at 7:14 p.m., as nobody signed up in person or electronically to address the Council on the issue.

**Mellor** said residents have already engaged in proving legal descriptions, engineering, and survey work. He said nothing would obstruct these residents from having double frontages, although they would have to pursue the appropriate curb cut applications. He doesn't expect the neighbors to access the road because of a significant grade change from the sidewalk to their

backyards. These will not be kept as two separate parcels. Instead, when the City vacates the ROW, the land would be added to their existing tax parcel number. **Gibson** said the property owners can modify their plats depending on the type of building they may want to build in the future.

***Motion:***

Councilmember **Melissa Layton** moved that the City Council approve the proposed ordinance vacating a certain portion of the north side of the Glovers Lane right-of-way between 925 West Street and the West Davis Corridor, subject to the following Conditions 1-2:

1. The vacation shall include a remnant portion of right-of-way created after the realignment of Glovers Lane on the north side as illustrated on the vicinity map (enclosed in the Staff Report).
2. The applicant shall:
  - a. Provide a legal description for Exhibit A of the ordinance (enclosed in the Staff Report) as well as legal descriptions for the individual areas to be deeded to adjacent property owners.
  - b. Prepare easement descriptions which are acceptable to Farmington City to be included with the Quit Claim deed for each adjacent resident.

Findings 1-3:

1. The vacation does not interrupt the access or service of the general public or property owner.
2. The vacation of the right-of-way as identified makes for better use of the property and will reduce the maintenance burden of the City.
3. The City’s Development Review Committee (DRC) has reviewed and is alright if the City vacates the proposed portion of the Glovers Lane right-of-way, provided easements are put in place to account for utility infrastructure.

Councilmember **Scott Isaacson** 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

**BUSINESS:**

**Project Master Plan, Development Agreement, and Concept Site Plan for a Medical Clinic**

**Gibson** presented this agenda item. The applicant has proposed a medical clinic on the northeast corner of Burke and Maker in the Office Mixed Use (OMU) Zone. Staff welcomes this non-residential use and it works within zoning requirements. However, it is before the Council tonight due to OMU district design standards, which are rigid. Farmington desires high quality development, good design standards, and an aesthetically pleasing pedestrian-oriented development with parking tucked away. While the building is proposed to be positioned in the corner as expected, it is not large enough to cover the majority of the property frontage.

However, Intermountain Health plans to expand this facility over time, which will increase its frontage. The Council must decide on the proposed deviation from the standard.

Since the applicant desires to have the front door near parking, the back of the building faces Burke Lane and is deficient on its street-level design. The Planning Commission suggested landscaping and architectural mitigations, and the applicant has since provided updated drawings with fenestration that adds to the design's appeal. Staff would like to see some boundary adjustment proposals with neighboring property owners more fleshed out before a decision is made on this application.

Applicant **Luke Love**, capital portfolio manager for Intermountain Health, addressed the Council, saying his company is excited to bring obstetrics, sports medicine, pediatrics, and behavioral health services to the community. This location would not have after-hours care, but pediatric hours may be expanded into Saturdays. Their growth plan suggested doubling the facility size in the next five to 10 years. Their updated renderings include tones, colors, greenery, landscaping, more windows, and updated facades requested by the Planning Commission. They are planning a future ambulatory surgery center on the north part of their property. Their signage would be on the building itself as well as to the northwest by the entrance on Maker Way. They may also want signage on Burke on the southeast side.

Councilmember **Roger Child** said he appreciated the applicant's architectural improvements.

**Isaacson** said it always gives him pause when exceptions are regularly made to the rules, so he would like to understand these design requirements that would require a lot more windows of this applicant. He understands that the theory is avoiding a building behind a sea of parking. Times have changed and maybe the City has a different vision now. He is fine with the proposed building and access, although it is a variation from current standards.

**Layton** pointed out that the Council isn't notified of how often the standards are followed, but **Mayor Anderson** questioned if the City is setting a precedence of deviation. **Child** noted that light rail may clip the east part of this property, and there may be a need to preserve that ROW.

**Mellor** said he hopes this will be addressed in future land swap negotiations considering a broader context of large land owners in the area and past master planning by City consultants. He said property lines should maximize efficiencies of the site. He would like to see boundaries changed perpendicular to the freeway.

Applicant **Love** said shifting lines would change the size of their site and affect IH's plans for an ambulatory surgical center at the back of the property. Their initial reaction is that they are not favorable with the proposed adjustments, as it would affect their site development and make their parcel less efficient. However, if they could maintain the planned size of a connected surgical center, their real estate and operation teams would be open to discussions. While freeway frontage would be nice for signage and brand awareness, they don't necessarily need it. Because they plan to open the summer of 2027 and need time to recruit doctors, they do not want significant delays.

**Child** said that is a tight time frame. **Shumway** said as a Council, they need to consider the whole area and its potential, not just this property. Therefore they would like to see meeting discussing the potential of swapping some property.

**Gibson** said tabling this item would make it easier to get back on the agenda quickly, as it would not be necessary to re-notice it. He assured that the adjacent property owners would be readily available to participate in negotiations.

**Mellor** said he would like to help IH achieve their long-term goals. The City, State, and Davis County have all invested a lot in this area. A seven-story mixed-use unit is coming across the street, and the City wants to make sure everything is lining up. **Child** said no one seems opposed to IH's concept or use, so this is worthy of discussion. **Isaacson** asked the applicant to make a good faith effort to meet with other landowners.

**Love** mentioned he had been in contact with Wasatch to inquire about the sales price of their parcel. He agreed to getting input from the necessary IH departments.

***Motion:***

**Shumway** moved that the City Council table a decision on the proposed Project Master Plan and Development Agreement.

Finding 1:

1. Tabling a decision on this item will allow additional discussion and possible solutions related to property boundaries and a potential land swap involving this property.

**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

**Isaacson** said the Council is not trying to slow the applicant down, and encouraged them to get back on the agenda as quickly as next meeting.

**Zone Text Amendment – Clarifications within the Subdivision Ordinance**

**Gibson** presented this agenda item. Recently, there has been some confusion as to whether or not a subdivision plat is required with a lot split. To remove any uncertainty, Staff is proposing amending the text of the Subdivision Ordinance to ensure the process is clear and correct. The proposed clarifications address a few inconsistencies recently identified, including an obvious inconsistency in the slope of a driveway.

***Motion:***

**Isaacson** moved that the City Council approve the text amendment (included in the Staff Report).

Findings 1:

1. The proposed text changes would clarify when a plat amendment is necessary, what type of subdivision a Transfer of Development Right (TDR) falls under, and cleans up inconsistencies with other sections of City code.

**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

### **Zone Text Amendment to Driveway Surface requirements**

**Gibson** presented this agenda item. The most frequent items seen by the Planning Commission include special exceptions for driveway widths and building heights. In the last five years, the Commission has considered and passed 21 such applications, which require public hearings that are not attended by the public.

Instead of requiring a 10-day notice period for every property owner within 300 feet, Staff is proposing removing the public hearing requirement and leaving the decision of approval to the Planning Commission.

#### ***Motion:***

**Layton** moved that the City Council approve the zone text amendment concerning driveway surface requirements (included in Staff Report).

#### **Finding 1:**

1. The proposed text amendment will help to keep the City's streets and storm drain system clean and in better operating condition.

**Child** 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

### **Zone Text Amendment to Original Townsite Residential (OTR) Lot Size Flexibility and Additional Lot Incentives**

**Gibson** presented this agenda item. Currently, properties in the City's residential and agricultural zoning districts allow for development to keep a density proven through use of a yield plan while offering some flexibility in lot size by right. As currently codified, the OTR zone only allows for flexibility in lot size if a benefit such as moderate-income housing is provided. While there is currently some open-ended language granting legislative authority to offer additional lots if a developer provides a public benefit, the proposed language outlines a clear incentive for a developer who provides moderate-income housing or open space.

**Gibson** said the Planning Commission recommended these changes to make the OTR area of town more consistent with others. The OTR district covers the oldest developed portions of the City. Due to over 170 years of construction and development, this area of town needs flexibility.

Therefore, it is odd that the current zone text doesn't allow it. At the same time, because it is so built-out, it is rare the flexibility would be utilized.

**Motion:**

**Child** moved that the City Council approve the zone text amendment as included in the Staff Report.

Findings 1-2:

1. The amendment creates parity in the OTR district with other residential zones.
2. The amendment brings the City's codes into compliance with requirements from the State of Utah that moderate income housing be incentivized, not mandatory.

**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

**Wildland Urban Interface (WUI) map consideration**

Fire Chief **Shelby Willis** presented this agenda item. In response to Utah Senate Bill 48-03 WUI Modifications (2025), each city, county, or municipality in Utah is required to adopt a map identifying WUI areas. Farmington has utilized the Forestry Fire and State Lands (FFSL) High Risk WUI Map published in December of 2025. The purpose of the FFSL maps is to identify WUI areas, denote the risk levels (1 very low to 8 very high) within these areas, and assist with wildfire mitigation planning. Areas that have been identified as a very high-risk category will be assessed a fee beginning in 2026. Farmington predominately has risk scores in the moderate range, with a small percentage identified as a high risk and none in the very high category.

**Willis** said no Farmington residents will be subject to a fee for a mitigation assessment, and the City will not have to provide inspections.

**Motion:**

**Sherlock** moved that upon review of the Farmington City Wildland Urban Interface (WUI) Map, the City Council approve the information and map identifying the WUI areas located within Farmington City.

Supplemental Information 1-2:

1. Farmington City Wildland Urban Interface Map
2. Utah State HB 4803 Wildland Urban Interface Modifications

**Child** 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  
Councilmember Kristen Sherlock

X Aye \_\_\_ Nay  
X Aye \_\_\_ Nay

**Seasonal Ban and Outdoor Burning Ordinance**

**Willis** presented this agenda item. The proposed change would make it slightly more flexible for residents, as they would not have to get approval from the Fire Department every time they use barbecue pits purchased from retail sources. Instead, they would be treated like a barbecue grill, which must be 10 feet from the property line. Another change would be a Class B changing to a Class C misdemeanor for reckless burning or arson associated with open burning. This would result in a simple fine.

Since the Council did not get a red-lined version prior to the meeting, this item will be put on their next agenda, at the request of City Attorney **Paul Roberts**.

***Motion:***

**Isaacson** moved that the City Council table the proposed change to the open burning and outdoor fires code provisions.

**Layton** seconded the motion. All Councilmembers 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

**SUMMARY ACTION:**

**Minute Motion Approving Summary Action List**

The Council considered the Summary Action List including:

- Item 1: Approval of minutes for the March 3, 2026 City Council meeting; March 6 and 7, 2026 City Council Retreat; and March 12, 2026 special City Council Meeting.

***Motion:***

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

**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

## **GOVERNING BODY REPORTS:**

### **City Manager Report**

**Mellor** said the new Rocky Mountain Power substation will likely take between 12 to 18 months to build. It was expected that once they owned the land, they would start design. He said Farmington doesn't have 18 months' worth of construction that would depend on this substation.

He said he and City Engineer **Chad Boshell** will both not be present at the next City Council meeting.

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

**Isaacson** reported on a recent American Mosquito Control Association Meeting he attended. He said the studies show that dragon flies do not help control mosquitoes. Dengue fever, a mosquito-born viral diseases, is coming to Florida.

**Shumway** asked about an asphalt trail maintenance plan. **Mellor** answered that the City is currently understaffed, so Staff is still planning on working on that.

**Shumway** said not having curbs painted red by the entrance to Heritage Park is a concern to those residents who live nearby. Events such as lacrosse matches held at the park are causing cars to park in the nearby neighborhood.

**Layton** mentioned Utah's Family Connection Week June 8-14, where the focus is on putting devices away so families can sit and eat dinner together. She asked if the City could help with the event. **Isaacson** said parks get children off their devices, which is a good defense for the value of parks. **Shumway** mentioned residents should fly their flags on April 17 for Freedom Friday.

**Mellor** said he has been surprised at how quickly the green waste program has distributed cans. The crew has delivered 3,500 cans, and there are about 1,000 left to be delivered.

**Sherlock** shared a suggestion that the City provide different, more age-appropriate options at the Easter Egg hunt for the 0-3 year olds. She also asked for a master calendar for City Councilmembers. **Mellor** said Recorder **DeAnn Carlile** could coordinate that. **Isaacson** said upcoming calendar events could be a regular agenda item.

There has been interest in having crypto ATMs in the City. **Roberts** said the City is looking into it, and Police Chief **Austin Anderson** would be the contact at this point.

## **ADJOURNMENT**

### ***Motion:***

**Child** made a motion to adjourn the meeting at 8:57 p.m.

**Layton** 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



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**DeAnn Carlile**, Recorder