

FARMINGTON CITY – CITY COUNCIL MINUTES

June 2, 2026

WORK SESSION

Present:

*Mayor Brett Anderson,
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,
Assistant City Manager/City Engineer Chad
Boshell,
Public Works Director Larry Famuliner,
and City Lobbyist Eric Isom.*

Mayor **Brett Anderson** called the work session to order at 6:05 p.m. City Manager **Brigham Mellor** and Councilmember **Amy Shumway** were excused.

PRESENTATION BY BOUNTIFUL DAVIS ART CENTER – SARINA V. EHRGOTT

Bountiful Davis Art Center Executive Director **Sarina V. Ehrgott** addressed the Council asking for a \$5,000 donation. Any donations would help fund the summerfest art and culture celebration. All the cities in southern Davis County provide funding, and this year they are reaching out to Kaysville and Farmington as well. Bountiful is the Center's largest financial support.

The center has served the community for 50 years and is now working on museum accreditation with the American Association of Museums. They are a 501 (c)(3) nonprofit with no ties to a municipality. The Davis County Office of Tourism cut their funding from \$10,000 to \$7,500 due to the new Western Sports Park. **Ehrgott** mentioned that 92 Farmington youth applied for the Davis School District student art show, and 24 were accepted. One student even won first place in three different categories.

In one year, the center hosted 22 exhibitions and more than 80 recitals and performances. All exhibitions in their four gallery spaces are free and accessible to those who want to participate. Councilmember **Scott Isaacson** said that his daughter, **Melissa Mills**, a Centerville resident, often uses this facility for her choirs.

DROUGHT POLICY DISCUSSION

Public Works Director **Larry Famuliner** said that due to the worst snowpack in recent history, Farmington needs to consider its drought policy. City Attorney **Paul Roberts** wants to see an appeals process added to the policy.

Assistant City Manager/City Engineer **Chad Boshell** said the code requires permission from the City Council to enter into the critical stage. The City should enter Phase 1 within a month. **Famuliner** said it may be easier to build determinations around the actions of Benchland Water District and Weber Basin, such as when they announce they will be turning off secondary water (which is expected by Sept. 1, 2026). Benchland has 30 million gallons, and Farmington uses 3 million gallons per day.

Boshell said a significant problem is residents using culinary water for secondary uses, such as hooking it up to a sprinkler system that doesn't have backflow prevention. This can cause untreated secondary water into the culinary system. Cross contamination is illegal at any time. If cross contamination is discovered, or if three other warnings are issued, secondary water can be shut off. **Famuliner** said that by State statute, water can be shut off for cross contamination until the issue is resolved. There is secondary water available to all Farmington homes, but there are a few that aren't hooked up to it.

Famuliner said the different stages could eventually mean that residents can't wash their car on their lawns or water their lawns with culinary water. However, it shouldn't affect inside water usage. **Famuliner** said state advocates at all water meetings are encouraging cities to have tiered water rates, which will charge more after the user goes over a certain amount.

Councilmember **Melissa Layton** said Farmington should start preparing residents for the coming stages of this drought policy. Councilmember **Kristen Sherlock** agreed, saying some residents moving from out of state may not realize the difference between culinary and secondary water.

If residents call, they can get feedback as to why they are going over on water use. Data logs show usage for every hour of every day. Residents are allocated 5,000 gallons. If a home exceeds that, they pay more per gallon for every 1,000 gallons over. **Famuliner** said so far, that has not been a deterrent.

Councilmember **Scott Isaacson** said he already wants residents not to use culinary water on their lawns. It should be that case all year, every year unless there is a legitimate reason such as not having access to a secondary water connection.

Famuliner said the policy will be reworked and then put before Councilmembers for their final approval in the future.

COUNCILMEMBER COMMENTS

Isaacson mentioned the weeds in front of Cabela's, an entrance to the City. They were mowed recently before the grand opening of the new park. **Famuliner** said Cabela's is allowed to leave that hillside in native vegetation per agreement, but they should mow it. **Boshell** said it is in a City Right of Way. **Roberts** said even if the land belonged to the Utah Department of Transportation (UDOT), the City would be responsible for the landscaping. The extra wide Right of Way near the Henry Walker Homes to Clark Lane belongs to the Utah Transit Authority (UTA). **Roberts** said Farmington is responsible for maintenance along the whole corridor of the trail. **Boshell** said property owners adjacent to a public Right of Way are responsible for maintenance, and the City therefore discourages double frontage lots unless part of a Homeowner's Association (HOA).

Regarding the Intermountain Health (IH) agenda item, Community Development Director **Lyle Gibson** said IH is concerned about putting their facility closer to the freeway because they don't want their surgical instruments vibrating. The proposal is for IH to move forward on development of the front half, but they will need to bring a new Development Agreement to develop anything more.

Sherlock asked about the possibility of increasing the sales tax in Farmington in order to create new revenue. **Roberts** said cities can't control sales tax. Even if they could, the City wouldn't

get it all. **Mayor Anderson** said Farmington doesn't meet the statutory definition needed to have a resort tax.

Boshell said the new water tank has been engineered, but it has not been bid out yet. The underground plumbing at the new fire station is in, and the foundation is being poured.

Mayor Anderson said he is surprised at how much Farmington's pickleball courts are being used. He would like to get more details on Santaquin's facility. He said Farmington paid \$20,000 for their past drone show. **Isaacson** said drone shows done instead of traditional fireworks is a novelty that will only be around for a few years.

Mayor Anderson encouraged City Councilmembers to consider moving Festival Days to the new park in the future. They will pay close attention to the parking statistics this year in order to determine how it could work at the new park in the future. **Layton** suggested running a shuttle from Farmington Station to the park.

REGULAR SESSION

Present:

*Mayor Brett Anderson,
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, and
Assistant City Manager/City Engineer Chad
Boshell.*

CALL TO ORDER:

Mayor **Brett Anderson** called the meeting to order at 7:07 p.m. City Manager **Brigham Mellor** and Councilmember **Amy Shumway** were excused. Councilmember **Melissa Layton** offered the invocation, and the Pledge of Allegiance was led by Councilmember **Scott Isaacson**.

BUSINESS:

Project Master Plan Development Agreement and Concept Site Plan for a Medical Clinic (tabled April 7, 2026)

Community Development Director **Lyle Gibson** presented this agenda item. Intermountain Health (IH) owns 9 acres on the corner of Burke and Maker. They want to get started on developing the south half as a medical clinic. This item was tabled April 7, 2026, so that the applicant could potentially negotiate a land swap with neighboring land owners. Staff has considered the big-picture vision, goals, and interests of the City in that area. However, change takes time and there is a need to look at alternatives. Staff felt it best to have the initial phase of this proposal go forward with an agreement. When it is time for development of the bottom half of their property, they can come back to the Council to resolve remaining issues. Farmington's request was forwarded to the legal staff of IH.

Isaacson reviewed the proposed Development Agreement and found four or five technical issues that would clarify definitions in the agreement, but nothing substantive.

Applicant **Luke Love**, construction project manager with IH, said the company would like to focus on the clinic. To prepare for a summer 2027 opening, they need to recruit graduating physicians in the spring. In the meantime, Intermountain Health can continue discussions with the City and surrounding property owners. The Development Agreement allows IH to focus on getting their clinic up and going in the other space. The proposal includes renderings of the clinic that addresses aesthetics with the specific glass appearance.

Expansion of the clinic on the south end will be in a second phase. This would double the clinic in the next five years. Development of the ambulatory surgical center on the backside would be a third phase, which IH has not provided a timeframe for.

Councilmember **Roger Child** asked if any of this project would have a residual impact on nearby medical officers. **Love** said the only partnerships IH foresees here are ambulatory surgical center partners that would be in addition to their pediatrics, obstetrics, mental health, and orthopedics specialists. Cardiology may rotate in as well. They foresee mostly day-time uses, with

possible expansion of pediatric access until 7 p.m. and into Saturdays. All parking would be on-site with an access road through to the Arbinger Institute.

Motion:

Layton moved that the City Council approve the proposed Project Master Plan and Development Agreement including the amendments to the development as clarified by **Isaacson**.

Findings 1-3:

1. The proposed use and site plan are consistent with the vision for the area, the direction desired by existing agreements, the Station Area Master Plan, and the General Plan for the City.
2. The long-term plan to expand this facility will bring it further into compliance with the strict standards of the ordinance.
3. The terms of the proposed Development Agreement currently under consideration allow for the applicant to move forward with the initial phases of development while maintaining oversight of the Council for future development of the northern section of the property to potentially facilitate property boundary adjustments which would be beneficial to development of the area at large.

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

Councilmember Roger Child	X Aye	_____	Nay
Councilmember Scott Isaacson	X Aye	_____	Nay
Councilmember Melissa Layton	X Aye	_____	Nay
Councilmember Kristen Sherlock	X Aye	_____	Nay

First Amendment to Development Agreement for Farmstead, a Conservation Subdivision

Gibson presented this agenda item. In early 2025, the City Council approved the Farmstead Subdivision that included 30 single-family home lots in the southwest part of the City. The project was approved using Transfer of Development Rights (TDRs) rather than requiring open space in the project. Without open space or common areas, there is no need for a homeowner's association (HOA). The proposed amendment removes the HOA requirement that is often included in development agreements but is not applicable to this project.

Councilmember **Kristen Sherlock** asked if residents of Flat Rock were aware of the lack of HOA in this development. **Roberts** said the amendment doesn't remove the need for Covenants, Conditions, and Restrictions (CC&Rs), just an HOA to enforce them. There will still be requirements and rules.

Motion:

Isaacson moved that the City Council approve the first amendment to Development Agreement for Farmstead, a Conservation Subdivision.

Finding 1:

1. The amendment cleans up the original agreement based on the actual form of development which does not require a homeowner's association.

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

Councilmember Roger Child
Councilmember Scott Isaacson
Councilmember Melissa Layton
Councilmember Kristen Sherlock

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 the City Council minutes for May 19, 2026.
- Item 2: Fraud Risk Assessment. The Office of the State Auditor requires that all local government complete an annual fraud risk assessment internally. After completing the assessment questionnaire, Staff has found that Farmington is currently at low risk for fraud.
- Item 3: Farmington Medical Office Building Condominium Plat. The proposed subdivision plat does not change the approved building or use of property, but simply allows for individual ownership of suites within an existing site at 775 N. Innovator Drive.
- Item 4: Surplus Property including a 2019 Dodge Durango and a 2014 Grand Cherokee.

Motion:

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

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

Councilmember Roger Child
Councilmember Scott Isaacson
Councilmember Melissa Layton
Councilmember Kristen Sherlock

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

ADJOURNMENT

Motion:

Child made a motion to adjourn the meeting at 7:30 p.m.

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

Councilmember Roger Child
Councilmember Scott Isaacson
Councilmember Melissa Layton
Councilmember Kristen Sherlock

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



DeAnn Carlile, Recorder