

CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is given that the Farmington City Council will hold a regular meeting on **Tuesday, July 21, 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 <https://farmington.utah.gov/city-government/city-council/city-council-meetings/>. 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.

- Andrew Hiller building on 200 West discussion
- I-15 widening green way 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 – Amy Shumway, Councilmember

BUSINESS:

- Amendments to Title 10, Building Regulations, enacting standards related to fire sprinkler systems in single family dwellings. [Page 3](#)
- Sidewalk Maintenance ordinance update [Page 22](#)

SUMMARY ACTION [Page 25](#)

1. Surplus Property [Page 26](#)
2. Monthly Financial Report [Page 27](#)
3. Approval of Minutes for 06-16-26 [Page 28](#)

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 DeAnn Carlile, City recorder at 801-939-9206 at least 24 hours in advance of the meeting.

I hereby certify that I posted a copy of the foregoing Notice and Agenda at Farmington City Hall, Farmington City website [www.farmington.utah.gov](https://farmington.utah.gov) and the Utah Public Notice website at www.utah.gov/pmn. Posted on July 16, 2026

CITY COUNCIL AGENDA



BUSINESS

AGENDA TITLE: Amendments to Title 10, Building Regulations, enacting standards related to fire sprinkler systems in single family dwellings.

PRESENTED BY: Shannon Hansell, Planner

MEETING DATE: July 21, 2026

CITY COUNCIL STAFF REPORT

To: Mayor and City Council

From: Lyle Gibson – Community Development Director

Date: 07/21/2026

**Subject: Amendments to Title 10, Building Regulations,
enacting standards related to fire sprinkler systems
in single family dwellings.**

RECOMMENDED MOTION

Move that the City Council approve the proposed enabling ordinance enacting the proposed text amendment related to fire sprinkler systems.

Findings:

- 1. The amendment sets a clear standard and requirement for when automatic sprinkler systems are required within the bounds and parameters identified by state statute.**
- 2. The ordinance will provide additional protection for life and property within the city.**

BACKGROUND

In 2025 the State of Utah passed the 3rd Substitute of House Bill 48 which enables cities to require an automatic fire sparkler system on homes in certain conditions but only if the city has adopted an ordinance providing for such. Farmington City Fire has expressed interest in adopting a code in order to improve safety for occupants of certain homes and surrounding property owners and residents.

The included ordinances has been drafted in cooperation with the Community Development and Building Department, the Farmington City Fire Department, and the City Attorney. Based on allowances or limitations identified in HB 48, staff is recommending approval of the proposed ordinance which in summary:

- Requires that dwellings of any size which are built in high-risk areas identified on the included map in zones 5, or 6 be built with an automatic sprinkler system.
- Requires that any new dwelling exceeding 10,000 square feet in total floor area be required to have an automatic fire sprinkler system no matter where it is built in Farmington.

Additional details are specified in the included ordinance along with other clerical updates to the Title 10, Building Regulations.

Supplemental Information

1. Farmington City Fire Memo
2. Enabling Ordinance with proposed zone text language and Wildland Interface Area map.
3. 2025 HB 48 S3: <https://le.utah.gov/Session/2025/bills/static/HB0048.html>
4. DNR - Utah Wildfire Risk Explorer:
<https://wrap.wildfirerisk.utah.gov/Map/Public/>

Respectfully submitted,



Lyle Gibson
Community Development Director

Review and concur,



Brigham Mellor
City Manager

Farmington Fire Sprinkler Ordinance Criteria and Information

- **Purpose of a Farmington Sprinkler Ordinance:** Farmington City has a water distribution system that provides on average 2000 gallons per minute (gpm) from the hydrant system. A residential structure that exceeds 6000sq ft requires over 2000 gpm/min to effectively mitigate a fire
 - 6000 sq ft 2200/gpm
 - 9500 sq ft 3300/gpm
 - 13000 sq ft 4400/gpm
- **Developmental Criteria.** Utah State 2026 Fire Code Amendments bill, modified the State Fire Code Act and amended § 15A-5-203. This legislation identifies the criteria where residential sprinkler systems are valuable and needed. The legislation was recommended by the Business and Labor Interim Committee and sponsored by Rep. Thomas W. Peterson and Sen. Evan J. Vickers. Utah's State Fire Code is adopted by legislative action.
- **Code Language Development:** The defensible statement is that the Utah code process is heavily influenced by construction, design, and building-owner representation, more than 2 to 1 over fire personnel. The Uniform Building Code Commission includes multiple construction-industry seats, including contractors, architects/design professionals, a building owners association member, and only one fire official seat.
- **Farmington City Ordinance:** The proposed ordinance follows the sprinkler authority already created in **Utah Code § 15A-5-203**, which authorized when a city may require sprinklers for residential homes and ties the requirement to defined risk conditions such as WUI exposure, lack of hydrants/fire-flow infrastructure, steep sole access, and very large homes.

10-10-030: APPLICABILITY

The provisions of section 10-10-040 apply to a single-family dwelling if any one of the following conditions apply to the single-family dwelling:

- It is built within the Wildland-Urban Interface Area, designated by the City pursuant to 10-2-113 of the City Code, and does not meet the minimum standards indicated in the Wildland-Urban Interface Code, as amended;
- It has a combined total floor area exceeding 10,000 square feet;
- It has at least double the average square combined total floor area of the floor plans of unsprinkled homes in the same subdivision;

- It is located greater than 800 feet from a public fire hydrant; or
 - Its sole vehicular access has more than 500 continuous feet of 10% or higher grade.
- Notwithstanding subsection A of this section, a single-family dwelling is not subject to these restrictions if all of the following criteria apply to the dwelling:
 - It is located outside of the Wildland-Urban Interface Area;
 - It is built on a one-lot subdivision; and
 - It has at least fifty feet of defensible space on all sides of the dwelling that limits the propensity of fire spreading from the dwelling to another property.
- **Important Points to Consider:** Farmington City/Farmington Fire is not exceeding Utah law; Farmington is using the limited, specific code/ authority placed in state code through the Legislature's construction/fire-code process.
- **This is a cost-effectiveness ordinance.** NFPA 13D recognizes that the common objection is cost, but identifies that cost discussions often overlook code-based incentives and infrastructure savings. Residential sprinklers reduce water infrastructure needs to mitigate residential structure fire, allows for fewer hydrants, allows for reduced hydrant maintenance. A residential sprinkler ordinance also offers access-road tradeoffs and development flexibility where water, access, or wildfire risk would otherwise make a project difficult.
- **The ordinance will identify homes where the cost of not sprinkling could be shifted to the city.** Large homes, steep access, limited hydrants, WUI exposure, and inadequate access increase fire-flow demand, apparatus needs, firefighter risk, water-system expectations, and community exposure. This ordinance identifies these those conditions as the point where local sprinkler requirement may be justified.
- **Davis County and Utah Municipal Current and Planned Sprinkler Ordinances:**
 - South Davis Metro (Bountiful, Centerville)
 - Layton
 - Fruit Heights
 - South Weber
 - Park City
 - Weber Fire- Weber County Unincorporated
 - Draper City

FARMINGTON CITY, UTAH

ORDINANCE NO. 2026 -

AN ORDINANCE AMENDING MULTIPLE SECTIONS OF TITLE 10: BUILDING REGULATIONS TO ESTABLISH STANDARDS FOR WHEN FIRE SPRINKLER SYSTEMS ARE REQUIRED IN SINGLE-FAMILY DWELLINGS. (26-5)

WHEREAS, the Planning Commission held a public hearing in which the text changes proposed to the Zoning Ordinance were thoroughly reviewed and recommended that this ordinance be approved by the City Council; and

WHEREAS, the Farmington City Council has also reviewed the proposed amendment and deems it to be in the best interest of the health, safety, and general welfare of the citizens of Farmington to make the changes proposed;

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

Section 1. Amendment. The specific sections identified in Exhibit A attached hereto are amended as identified

Section 2. Enactment. The Wildland Interface Area map included as Exhibit B as referenced by Section 10-2-213 of the new amended ordinance included in Exhibit A is hereby adopted.

Section 3. Severability. If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This ordinance shall take effect immediately upon passage by the City Council.

PASSED AND ADOPTED by the City Council of Farmington City, State of Utah, on this 7th day of July, 2026.

FARMINGTON CITY

Brett Anderson, Mayor

ATTEST:

DeAnn Carlile, City Recorder

Exhibit A

TITLE 10

BUILDING REGULATIONS

CHAPTER 1

BUILDING DIVISION

10-1-010: BUILDING DIVISION CREATED:

Construction Code, for purposes of this Chapter, shall have the same meaning as set forth in the State Construction [and Fire Codes Administration](#) Act, as adopted and amended by the state of Utah from time to time, and shall also refer to the Construction Codes adopted by the City in this Chapter.

10-1-020: UNIFORM CODE ADOPTION:

Farmington City hereby adopts those certain Construction Codes, as adopted and amended by the State of Utah pursuant to the State Construction [and Fire Codes Administration](#) Act, including all Construction Codes which may be adopted by the State from year to year pursuant to the Act.

10-1-030: FIRE CODE:

The ~~international~~[International fire-Fire code-Code](#) (IFC), ~~2018-2024~~ edition, issued by the International Code Council, as adopted and amended by the state of Utah, including appendices: appendix B, fire flow requirements for buildings; appendix D, fire apparatus access roads (sections D101 through D105); appendix F, hazard ranking; appendix I, fire protection systems-unsafe conditions; and appendix J, emergency responder radio coverage; the National Fire Protection Association, NFPA 96, standard for ventilation control and fire protection of commercial cooking operations, 2008 edition, as adopted and amended by the state of Utah; and the National Fire Protection Association, NFPA 1403, standard on live fire training evolutions, 2007 edition, as adopted and amended by the state of Utah, are hereby adopted and incorporated herein by reference as the fire code of Farmington City. ~~Local amendments adopted by Farmington City that are in effect on June 30, 2013, imposing requirements relating to automatic sprinkler systems for structures built in accordance with the IRC, shall remain in full force and effect and are hereby grandfathered pursuant to Utah Code Annotated section 15A-5-301 of the state fire code adoption act.~~

10-1-040: LOCAL AMENDMENTS:

The construction codes adopted herein shall include any and all local amendments adopted by Farmington City and approved by the state in accordance with applicable local amendment procedures.

10-1-050: CONFORMANCE WITH OTHER ORDINANCES:

Any construction, alteration or improvement of any building or structure within the city shall also comply with other relevant city ordinances and regulations, including, but not limited to, subdivision, zoning and fire provisions. The provisions of this title and the construction codes adopted herein are intended to be interpreted and administered in conformance with such other ordinances. Whenever a conflict exists between any provisions, the more restrictive standard or provision shall prevail. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern.

10-12-060: DEFINITION:

As used in this chapter, the phrase "as adopted and amended by the state of Utah" shall mean the code referenced in each section of this chapter (e.g., international building code, national electrical code, etc.), duly adopted by the city; and shall also mean and include any later amendments or revisions to the code approved by the state of Utah or by the city.

10-12-070: LATER ENACTMENTS:

In the event the state of Utah adopts or enacts a more recent version of any code referenced in this chapter or in Utah Code Annotated title 15A, that by virtue of its adoption by the state would require an amendment to this chapter, this chapter shall be deemed amended to adopt the newer version of the code on the effective date thereof.

CHAPTER 2 CONSTRUCTION CODES

10-2-010: DEFINED:

The codes adopted in this chapter shall be referred to collectively as the "Construction Codes" for Farmington City.

10-2-020: BUILDING CODE:

The International Building Code (IBC), ~~2015~~ [2024](#) edition, issued by the International Code Council, as adopted and amended by the State of Utah, including appendix J, is hereby adopted and incorporated herein by reference as the Building Code of Farmington City.

10-2-030: RESIDENTIAL CODE:

The International Residential Code (IRC), ~~2015-2021~~ edition, issued by the International Code Council, as adopted and amended by the State of Utah, including appendix E (subject to the provisions of section 10-2-090 of this chapter), is hereby adopted and incorporated herein by reference as the Residential Code of Farmington City.

10-2-040: PLUMBING CODE:

The International Plumbing Code (IPC), ~~2015-2024~~ edition, issued by the International Code Council, as adopted and amended by the State of Utah, is hereby adopted and incorporated herein by reference as the Plumbing Code of Farmington City.

10-2-050: MECHANICAL CODE:

The International Mechanical Code (IMC), ~~2015-2024~~ edition, issued by the International Code Council, as adopted and amended by the State of Utah, is hereby adopted and incorporated herein by reference as the Mechanical Code of Farmington City.

10-2-060: FUEL GAS CODE:

The International Fuel Gas Code (IFGC), ~~2014-2024~~ edition, issued by the International Code Council, as adopted and amended by the State of Utah, is hereby adopted and incorporated herein by reference as the Fuel Gas Code of Farmington City.

10-2-070: ELECTRICAL CODE:

The National Electrical Code (NEC), [2017-2023](#) edition, issued by the National Fire Protection Association as amended and adopted by the State of Utah, is hereby adopted and incorporated herein by reference as the Electrical Code of Farmington City.

10-2-080: ENERGY CONSERVATION CODE:

The International Energy Conservation Code (IECC), [2015-2024](#) edition, issued by the International Code Council, as adopted and amended by the State of Utah, subject to Utah Code Annotated section 15A-2-102(1), the HUD Code, and subject to Utah Code Annotated section 15A-4-103, and appendix E of the 2015 edition of the International Residential Code, is hereby adopted and incorporated herein by reference as the Energy Conservation Code of Farmington City.

[10-2-082: SWIMMING POOL AND SPA CODE:](#)

[The residential provisions of the International Swimming Pool and Spa Code, 2024 edition, issued by the International Code Council as amended and adopted by the State of Utah, is hereby adopted and incorporated herein by reference as the Swimming Pool and Spa Code of Farmington City as it relates to residential swimming pools and spas.](#)

10-2-090: MANUFACTURED HOUSING CODES:

Subject to the provisions of Utah Code Annotated section 15A-2-104, as amended, the following codes and standards are hereby adopted by Farmington City and incorporated herein by reference: the federal manufactured housing construction and safety standards act (HUD code), issued by the department of housing and urban development and published in 24 CFR parts 3280 and 3282, as revised April 1, 1990, and as adopted by the state of Utah; appendix E of the 2015 edition of the international residential code as adopted herein in section 10-2-030 of this chapter and adopted by the state of Utah; the 2005 edition of the NFPA 225 model manufactured home installation standard issued by the National Fire Protection Association, as adopted by the state of Utah.

10-2-100: ABATEMENT OF DANGEROUS BUILDINGS CODE:

The ~~uniform~~Uniform code~~Code~~ for the ~~abatement~~Abatement of ~~dangerous~~Dangerous buildings~~Buildings~~, 1997 edition, issued by the International Conference Of Building Officials, is hereby adopted and incorporated herein by reference as the abatement of dangerous buildings code of Farmington City.

10-2-110: PROPERTY MAINTENANCE CODE:

The ~~international~~International property~~Property maintenance~~Maintenance code~~Code~~, ~~2012-2024~~ edition, as issued by the International ~~Code Council~~Conference Of Building Officials and adopted and amended by the State of Utah, is hereby adopted and incorporated herein by reference as the property maintenance code of Farmington City.

10-2-111: EXISTING BUILDING CODE:

The International Existing Building Code, 2024 edition, as issued by the International Code Council and adopted and amended by the State of Utah, is hereby adopted and incorporated herein by reference as the existing building code of Farmington City.

10-2-112: FIRE CODE:

The ~~international~~International fire~~Fire code~~Code (IFC), ~~2015-2024~~ edition, issued by the International Code Council, as adopted and amended by the state of Utah, including appendices: appendix B, fire flow requirements for buildings; appendix D, fire apparatus access roads (sections D101 through D105); appendix F, hazard ranking; appendix I, fire protection systems-unsafe conditions; and appendix J, emergency responder radio coverage; the National Fire Protection Association, NFPA 96, standard for ventilation control and fire protection of commercial cooking operations, 2008 edition, as adopted and amended by the state of Utah; and the National Fire Protection Association, NFPA 1403, standard on live fire training evolutions, 2007 edition, as adopted and amended by the state of Utah, are hereby adopted and incorporated herein by reference as the fire code of Farmington City. ~~Local amendments adopted by Farmington City that are in effect on June 30, 2013, imposing requirements relating to automatic sprinkler systems for structures built in accordance with the IRC, shall remain in full force and effect and are hereby grandfathered pursuant to Utah Code Annotated section 15A-5-301 of the state fire code adoption act.~~

10-2-113: WILDLAND URBAN INTERFACE CODE – INTERFACE AREA:

- A. The International Wildland-Urban interface Code (WUI), 2024 edition, issued by the International Code Council, as amended and adopted by the State of Utah, is hereby adopted and incorporated by reference as the wildland-urban interface code for Farmington City.
- B. The City Council shall designate, by ordinance, the wildland interface area, as defined in the International Wildland-Urban Interface Code.

10-2-114: LOCAL AMENDMENTS:

The construction codes adopted herein shall include any and all local amendments adopted by Farmington City and approved by the state in accordance with applicable local amendment procedures.

10-2-115: CONFORMANCE WITH OTHER ORDINANCES:

Any construction, alteration or improvement of any building or structure within the city shall also comply with other relevant city ordinances and regulations, including, but not limited to, subdivision, zoning and fire provisions. The provisions of this title and the construction codes adopted herein are intended to be interpreted and administered in conformance with such other ordinances. Whenever a conflict exists between any provisions, the more restrictive standard or provision shall prevail. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern.

10-2-116: DEFINITION:

As used in this chapter, the phrase "as adopted and amended by the state of Utah" shall mean the code referenced in each section of this chapter (e.g., international building code, national electrical code, etc.), duly adopted by the city; and shall also mean and include any later amendments or revisions to the code approved by the state of Utah or by the city.

10-2-117: LATER ENACTMENTS:

In the event the state of Utah adopts or enacts a more recent version of any code referenced in this chapter or in Utah Code Annotated title 15A, that by virtue of its adoption by the state would require an amendment to this chapter, this chapter shall be deemed amended to adopt the newer version of the code on the effective date thereof.

CHAPTER 10

AUTOMATIC FIRE SPRINKLER SYSTEMS IN SINGLE-FAMILY DWELLINGS

10-10-010: PURPOSE:

The requirements of this chapter shall increase the safety of occupants of single-family dwellings, occupants of adjacent dwellings, and to enhance the protection of property. The provision for automatic fire suppression aids in extinguishment and containment of fire within the structure, the safe and timely egress from the dwelling, and the safety of first responders in attempting fire suppression and rescue operations.

10-10-020: DEFINITIONS:

The following definitions apply to this chapter:

“COMBINED TOTAL FLOOR AREA” means the total floor area of all floor levels within the exterior walls of the dwelling unit, including attached garages.

“DEFENSIBLE SPACE” means an area either natural or man-made, where material capable of allowing a fire to spread unchecked has been treated, cleared or modified to slow the rate of an advancing wildfire and to create an area for fire suppression operations to occur.

[OTHER DEFINITIONS AS APPLICABLE OR DESIRED – PICK MOST LIKELY STRESS POINTS OR LOOPHOLES]

10-10-030: APPLICABILITY

A. The provisions of section 10-10-040 apply to a single-family dwelling if any one of the following conditions apply to the single-family dwelling:

1. It is built within the Wildland-Urban Interface Area, designated by the City pursuant to 10-2-113 of the City Code, and does not meet the minimum standards indicated in the Wildland-Urban Interface Code, as amended;
2. It has a combined total floor area exceeding 10,000 square feet;

3. It is located greater than 800 feet from a public fire hydrant; or
 4. Its sole vehicular access has more than 500 continuous feet of 10% or higher grade.
- B. Notwithstanding subsection A of this section, a single-family dwelling is not subject to these restrictions if all of the following criteria apply to the dwelling:
1. It is located outside of the Wildland-Urban Interface Area;
 2. It is built on a one-lot subdivision; and
 3. It has at least fifty feet of defensible space on all sides of the dwelling that limits the propensity of fire spreading from the dwelling to another property.

10-10-040: REQUIREMENT:

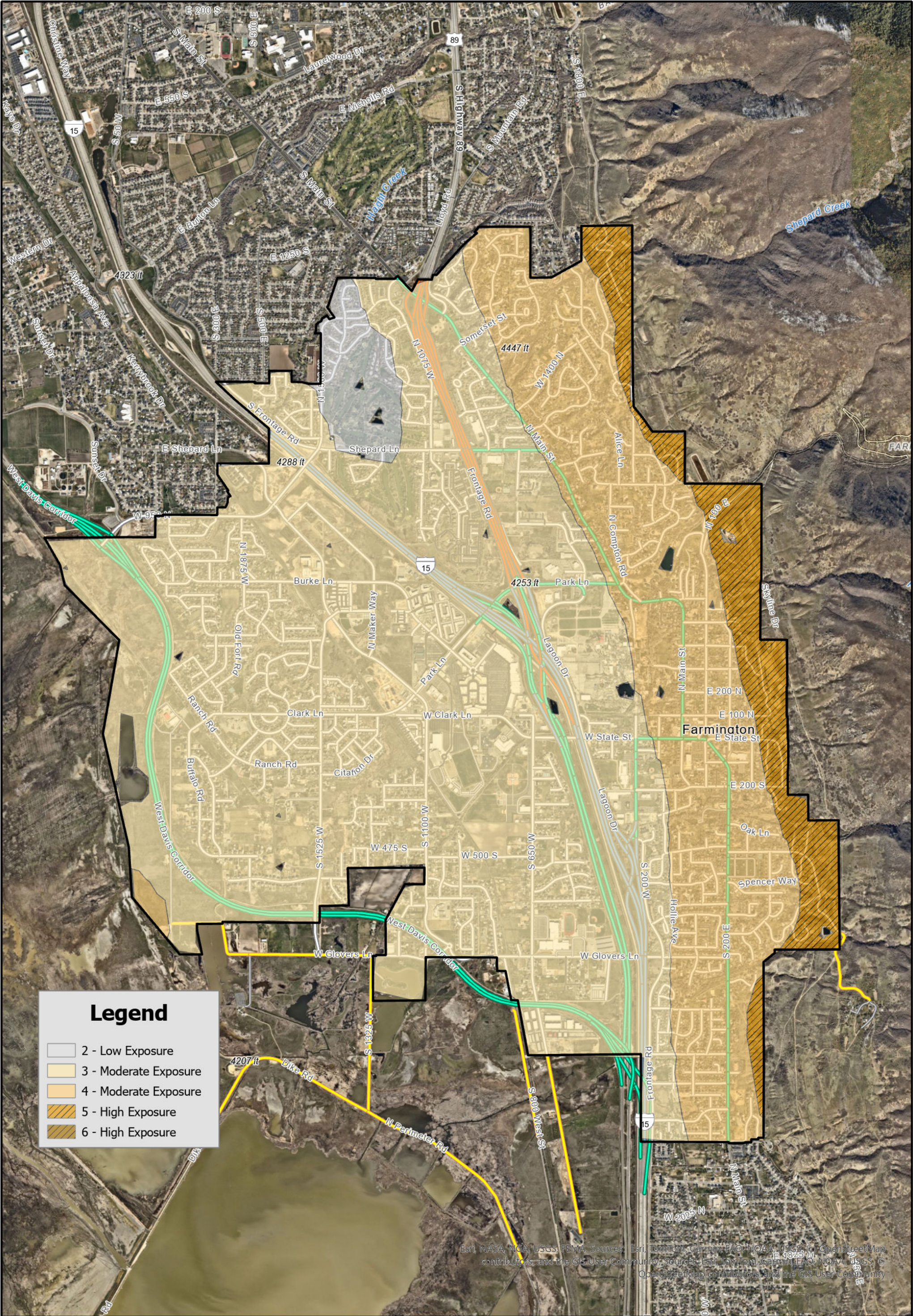
- A. New Construction. Beginning July 1, 2026, applications for newly constructed single-family dwellings that meet the criteria in section 10-10-030 and are not exempted, shall install automatic sprinkler systems during construction, and shall not obtain a certificate of occupancy until the automatic sprinkler system has been installed and passed inspection.
- B. Additions. Beginning July 1, 2026, a single-family dwelling that increases its combined total floor area to greater than 10,000 square feet shall be required to install an automatic sprinkler system in all areas of expansion, if the addition increases the combined total floor area for the dwelling by greater than thirty percent (30%).

10-10-050: LIABILITY FOR DISABLING AUTOMATIC FIRE SUPPRESSION SYSTEM:

If it is determined that a property owner, or an agent of a property owner, of a single-family dwelling subject to this chapter knowingly or recklessly disabled, disconnected or otherwise rendered an automatic fire sprinkler system inoperable, then the property owner shall be strictly liable for:

- A. Injuries to occupants of neighboring structures caused by a fire originating at the property owner's single-family dwelling, and
- B. Property damaged or destroyed by a fire originating at an owner's single-family dwelling.

Exhibit B





FARMINGTON CITY

Wildland Interface Area

(Derived from the Utah Division of Natural Resources Wildfire Hazard Smoothed Structure Exposure Score map data)

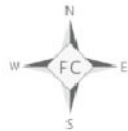
1:35,000

01500300045006000

Feet

03206409601280

Meters



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.

CITY COUNCIL AGENDA



BUSINESS

AGENDA TITLE: Sidewalk Maintenance ordinance update

PRESENTED BY: Shannon Hansell, Planner

MEETING DATE: July 21, 2026

CITY COUNCIL STAFF REPORT

To: Mayor and City Council
From: Lyle Gibson – Community Development Director
Date: 06/16/2026
Subject: Sidewalk Maintenance Ordinance Update

RECOMMENDED MOTION

Move that the City Council approve the proposed text amendment.

Findings:

- 1. This proposed text clarifies that a sidewalk must remain unobstructed and will aid in keeping the city's sidewalks clear for pedestrian use.**

BACKGROUND

Looking to have some property owners take care of vegetation which has begun to grow over sidewalks in town, staff has identified room for improvement in the code.

Supplemental Information

a. Enabling Ordinance

Respectfully submitted,



Lyle Gibson
Community Development Director

Review and concur,



Brigham Mellor
City Manager

FARMINGTON CITY, UTAH

ORDINANCE NO. 2026 -

AN ORDINANCE AMENDING SECTION 8-2-070: SIDEWALK CONSTRUCTION, MAINTENANCE AND USE TO CLARIFY THAT SIDEWALKS MUST REMAIN UNOBSTRUCTED.

WHEREAS, the Planning Commission held a public hearing in which the text changes proposed to the Zoning Ordinance were thoroughly reviewed and recommended that this ordinance be approved by the City Council; and

WHEREAS, the Farmington City Council has also reviewed the proposed amendment and deems it to be in the best interest of the health, safety, and general welfare of the citizens of Farmington to make the changes proposed;

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

Section 1. Amendment. The specific section identified in Exhibit A attached hereto is amended as identified

Section 2. Severability. If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

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

PASSED AND ADOPTED by the City Council of Farmington City, State of Utah, on this 21st day of July, 2026.

FARMINGTON CITY

Brett Anderson, Mayor

ATTEST:

DeAnn Carlile, City Recorder

Exhibit A

8-2-070: SIDEWALK CONSTRUCTION, MAINTENANCE AND USE:

B. Sidewalk Maintenance And Repair: All owners of real property abutting or fronting upon any street, highway or alley within the city are required to keep the public sidewalks, and private drive approaches connecting with the public sidewalk across or immediately abutting their property in good order and repair and clear of any objects, materials, or vegetation which obstructs the clear and safe passage thereon. Each such owner shall be liable to the city for all losses to the city or recoveries from the city for damages to persons or property caused by such owner's failure, or that of his agents, to repair and keep in good order and reasonably safe all such sidewalks abutting or fronting owner's property upon any street, highway or alley within the corporate limits of the city.

CITY COUNCIL AGENDA



SUMMARY ACTION

1. Surplus Property
2. Monthly Financial Report
3. Approval of Minutes 06.16.26



160 S Main
Farmington Utah 84025

CITY COUNCIL STAFF REPORT

To: Mayor and City Council
From: Shelby Willis, Fire Chief July
Date: 21, 2026
Subject: **Surplus Property**

RECOMMENDATION(S)

Request that the City Council declare the following vehicle as surplus and allow us to sell the vehicle.

BACKGROUND

Fleet #117 – FD '2011 FORD F150 VIN #: 1FTFW1EF2BFC60069
Current Mileage: 128,377

This vehicle has already been replaced. We recommend this vehicle to be sold. This vehicle will go to JJ Kane Auctions at 2353 N. Redwood Road, Salt Lake City.

Respectfully submitted,

Shelby Willis
Fire Chief

Review and concur,

Brigham Mellor
City Manager



160 S Main
Farmington Utah 84025

City Council Staff Report

To: Honorable Mayor and City Council

From: Levi Ball, Finance Director

Date: July 21, 2026

SUBJECT: **JUNE 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

DRAFT FARMINGTON CITY – CITY COUNCIL MINUTES

June 16, 2026

WORK SESSION

Present:

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

*City Attorney Paul Roberts,
City Recorder DeAnn Carlile,
Community Development Director Lyle
Gibson,
City Planner/GIS Specialist Shannon
Hansell, and
Finance Director Levi Ball.*

Mayor **Brett Anderson** called the work session to order at 6:05 p.m. Councilmember **Amy Shumway** participated electronically. **Mayor Anderson** introduced **Justice Davidson**, a 15-year-old with her own Korean ice cream food truck. She is interested in locating her truck on the vacant lot by the old Sidwell property. The Council will check lease terms it has with another resident for the same area and get back with **Davidson** afterward.

BUDGET DISCUSSION

Finance Director **Levi Ball** said the only change to the budget was to finalize the certified tax rate from the County. New growth was higher than anticipated in the budget. Now the City needs \$285,000 instead of the original \$300,000 in the budget.

He summarized proposed tax increases in other cities throughout the County. Woods Cross's increase looks "painful," Commissioner **Roger Child** said. Most entities hover around 35% in the General Fund reserve. Farmington was dinged in their annual audit for being at 35.06%, or 0.06% over that amount. He discussed the proportions of sales and property taxes various cities get their revenues from. Farmington hovers at 60% to 40%.

DISCUSSION OF REGULAR SESSION ITEMS UPON REQUEST

Ball said the year-end emergency budget amendment on the regular agenda is to help avoid potential audit findings later. It helps cushion the budget for something that was not expected. Mayor Pro Tempore/Councilmember **Amy Shumway** said Councilmembers and Staff should be ready to explain this if anyone asks.

CLOSED SESSION

Present:

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

*City Attorney Paul Roberts,
City Recorder DeAnn Carlile,
Community Development Director Lyle
Gibson,
City Planner/GIS Specialist Shannon
Hansell, and
Finance Director Levi Ball.*

Motion:

At 7:43 p.m., Councilmember **Scott Isaacson** made the motion to go into a closed meeting for the purpose of strategy session to discuss the purchase, exchange, or lease of real property.

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

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

Sworn Statement

I, **Brett Anderson**, Mayor of Farmington City, do hereby affirm that the items discussed in the closed meeting were as stated in the motion to go into closed session, and that no other business was conducted while the Council was so convened in a closed meeting.

Brett Anderson, Mayor

Motion:

At 7:02 p.m., Councilmember **Kristen Sherlock** made the motion to reconvene to an open meeting.

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

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

REGULAR SESSION

Present:

*Mayor Brett Anderson,
City Manager Brigham Mellor,
Councilmember Roger Child,
Councilmember Scott Isaacson,
Councilmember Melissa Layton,
Councilmember Kristen Sherlock,
City Attorney Paul Roberts,*

*City Recorder DeAnn Carlile,
Community Development Director Lyle
Gibson,
Finance Director Levi Ball, and
Youth City Councilmembers Kaitlin
Sherlock, and McGuire Bingham.*

CALL TO ORDER:

Mayor **Brett Anderson** called the meeting to order at 7:04 p.m. Councilmember **Amy Shumway** was excused. Councilmember **Roger Child** offered the invocation, and the Pledge of Allegiance was led by **Mayor Anderson**.

PRESENTATION:

America250 Heart of Service Award presented to Pastor Phillip Moore – Presented by

Janet Pinson, Davis Church Communication Council and a representative of JustServe, presented Pastor **Phillip Moore** of the Calvary Baptist Church in Farmington with this award. It recognizes excellent leadership, partnership, and service. He provides transformational community impact by volunteering as a chaplain for the Farmington Police Department and Fire Department. He helps them deal with crisis, loss, and everyday challenges. He also provides leadership that inspires his congregation to serve and provide a weekly ministry at the Davis County Jail. He embodies the spirit of America by bringing diverse groups together through service, and strengthening a culture of volunteerism.

Byron Clawson, along his wife **Debbie** of the Centerville and Farmington JustServe, presented the medallion to **Moore**.

Moore said he loves serving people. Officers, EMTs, and firefighters are the real heroes, and he is honored to encourage them.

BUDGET ITEM:

Resolution Adopting the Property Tax Impact Schedule – 5% Increase

Financial Director **Levi Ball** presented this agenda item. In accordance with best practices for recent legislation (2026 House Bill 236 Truth in Taxation Amendments), a municipal government is recommended to adopt the property tax impact schedule. Farmington is considering an increase to its property tax rate from 0.001506 to 0.001581 to generate an additional \$285,108. The estimated increase to Farmington City's property tax revenue is 5%. The estimated annual increase to a \$790,000 primary residence is \$32.72, while the increase to a \$1,510,000 business would be \$59.49. This increase would benefit the Fire Department, whose budget would go from \$3,239,473 to \$3,524,581.

Motion:

Councilmember **Scott Isaacson** moved that the City Council approve a resolution to adopt the Fiscal Year 2027 Proposed Property Tax Impact Schedule as included in the official agenda.

Councilmember **Melissa Layton** 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

PUBLIC HEARING:

Amending Municipal Budget for Fiscal Year ending June 30, 2026

Ball presented this agenda item. Administration requests to 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.

Isaacson said he appreciates the detailed explanations of each of the proposed changes and budget amendments.

Mayor Anderson opened and closed the Public Hearing at 7:18 p.m., as nobody signed up in person or electronically to address the Council on the issue.

Motion:

Child moved that the City Council approve the resolution to amend the Fiscal Year 2026 municipal budget.

Layton 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

Adopting the Compensation Schedule for Executive Municipal Officers

Ball presented this agenda item. In accordance with 10-3-818 (Senate Bill 91, 2024 General Session), a municipal government must adopt compensation of “elective and statutory officers” after holding a public hearing. Showing this schedule is a new requirement.

This would include 5% increases for the Assistant City Manager/City Engineer, City Attorney, Councilmembers, Fire Chief, Mayor, Parks & Recreation Director, Police Chief, and Public Works Director; and a 5.5% increase for the City Manager, Community Development Director, and Finance Director.

The 5.5% includes a 2% Cost of Living Adjustment (COLA), 3% merit increase, and 0.5% for employees part of the Tier 2 URS retirement system. Participation in the pension comes with fee increases, and Farmington is giving a pay raise to compensate for this increase.

Mayor Anderson opened and closed the Public Hearing at 7:21 p.m., as nobody signed up in person or electronically to address the Council on the issue.

City Manager **Brigham Mellor** said in 2009, there was a change in the pension system. Everyone employed in public service in the State of Utah was in a Tier 1 pension system. Others hired after 2011 are on a Tier 2 pension system. The State made changes to the Tier 2 pension system. Since the City can no longer pay the pension, Farmington decided to increase the pay to those who receive the pension so that they can handle the corresponding fee increase. City Attorney **Paul Roberts** said the City can directly pay the increase only for public safety employees.

Mellor said his department is made up of department heads, and he determines merit increases. **Isaacson** asked if the City Council had a form to follow when reviewing **Mellor's** merit increase. The City Council should do due diligence appropriately when evaluating the City Manager's merit increase. **Mellor** answered they didn't, to his knowledge. In the past, this was covered in a closed session. **Roberts** said if the Council preferred a more formal process, this probably isn't the year to do it.

Mellor said he doesn't fill out a form. Merit-protected employees need disciplinary action to remove them, but others can be fired at any time. He takes this opportunity to review goals with employees and how they contribute to their department. Market adjustments would be unusual but do happen.

Mayor Anderson said this should be an agenda item in April during preliminary budget preparation. **Sherlock** said she feels uncomfortable voting for a pay raise for herself. **Isaacson** said one year the City Council refused a pay raise.

Youth City Councilmembers commented that the City Councilmembers deserve a pay increase from \$850 a month to \$890 a month.

Child said inflation should be considered as well, which is at 4.2% for the last 12 months. **Roberts** said the metrics for all the City employees are difficult to compare with each other.

Motion:

Child moved that the City Council adopt the compensation for the executive municipal officers displayed in the recommendations and in the agenda.

Layton 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

Adopting the Interim Municipal Budget for Fiscal Year 2027

Ball presented this agenda item. There is only one change to the FY27 recommended budget that was adopted on May 5 as the tentative budget. The final figures for the county certified tax rates have been released and minor changes have been made to the requested property tax revenue based on the final certified tax rate. There is still some opportunity to change the budget until the August Truth in Taxation hearing.

Department heads prioritize their budget, which is reviewed by the budget committee. The budget committee is made up of **Mellor, Ball**, Assistant City Manager/City Engineer **Chad Boshell**, and Treasurer **Shannon Harper**, and they review the budget in detail, including itemized requests. **Mayor Anderson** also goes through the line items with the department heads after the budget committee has reviewed them. There are also two budget openings per year.

Mayor Anderson opened and closed the Public Hearing at 7:49 p.m., as nobody signed up in person or electronically to address the Council on the issue.

Motion:

Child moved that the City Council approve the Fiscal Year 2027 Interim Municipal budget.

Sherlock 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

REDEVELOPMENT AGENCY (RDA) MEETING

Present:

*Mayor Brett Anderson,
City Manager Brigham Mellor,
RDA member Roger Child,
RDA member Scott Isaacson,
RDA member Melissa Layton,
RDA member Kristen Sherlock,*

*City Attorney Paul Roberts,
City Recorder DeAnn Carlile,
Community Development Director Lyle
Gibson, and
Finance Director Levi Ball.*

Motion:

RDA member **Melissa Layton** made the minute motion to adjourn to the Redevelopment Agency (RDA) Meeting.

RDA member **Scott Isaacson** seconded the motion. All board members voted in favor, as there was no opposing vote.

RDA member Roger Child	X Aye	___	Nay
RDA member Scott Isaacson	X Aye	___	Nay
RDA member Melissa Layton	X Aye	___	Nay
RDA member Kristen Sherlock	X Aye	___	Nay

CALL TO ORDER:

Mayor **Brett Anderson** called the meeting to order at 7:51 p.m. RDA member **Amy Shumway** was excused.

PUBLIC HEARINGS:

Adopting the RDA Budget for Fiscal Year 2027

Finance Director **Levi Ball** presented this agenda item. There will be no Truth in Taxation required for this RDA budget, as there are no changes and minimal activity in these funds. RDAs such as the Station Park encourage things to be built, which benefit tax revenue as a whole, and the City Council manages those RDAs.

Mayor Anderson opened and closed the Public Hearing at 7:56 p.m., as nobody signed up in person or electronically to address the Council on the issue.

Motion:

Isaacson moved that the RDA approve the final Fiscal Year 2027 RDA budget.

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

RDA member Roger Child	X Aye	___	Nay
RDA member Scott Isaacson	X Aye	___	Nay
RDA member Melissa Layton	X Aye	___	Nay
RDA member Kristen Sherlock	X Aye	___	Nay

Motion:

RDA member **Kristen Sherlock** moved that the RDA adjourn and reconvene the City Council Meeting.

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

RDA member Roger Child	X Aye	___	Nay
RDA member Scott Isaacson	X Aye	___	Nay
RDA member Melissa Layton	X Aye	___	Nay
RDA member Kristen Sherlock	X Aye	___	Nay

SUMMARY ACTION:

Minute Motion Approving Summary Action List

The Council considered the Summary Action List including:

- Item 1: Farmington Park at Glovers Lane Subdivision – Plat Amendment. This cleans up property lines and plat easements in relation to the recently approved street vacation and previously approved deed.

- Item 2: Resolution approving the Interlocal Cooperation Agreement relating to the conduct of Community Development Block Grant (CDBG) Program for Federal Fiscal Years 2027, 2028, and 2029
- Item 3: Resolution regarding pick-up of member contributions for public safety and firefighter retirement systems through the Utah Retirement System (URS)
- Item 4: Monthly Financial Report was emailed previously directly to **Mayor Anderson** and City Councilmembers.
- Item 5: Approval of the City Council minutes for June 2, 2026

Motion:

Sherlock moved to approve the Summary Action list Items 1-5 as noted in the Staff Report.

Isaacson seconded the motion. All Council members 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

GOVERNING BODY REPORTS:

City Manager Report

Mellor said he recently met up with the principal of Farmington High School to schedule meeting with the Davis School District about the All Wheels Park. Putting an F on Forest Service property on the mountainside cannot be done. In place of that, there may be interest to put a phoenix sculpture at the 1100 West and Glover roundabout. **Mellor** is helping seek a grant for this project.

Isaacson said it is a small roundabout, and there may be safety concerns with placing a statute in the middle. **Mellor** said a bollard may be needed. Youth City Councilmembers said video surveillance may be needed on the new sculpture to discourage vandalism.

Mayor Anderson and City Council Reports

Layton asked that instead of flowers being planted in flower beds this year to conserve water, if they could be mulched and weeded instead.

Child asked for an update on when the Utah Department of Transportation (UDOT) would install the 200 West interchange. **Mellor** said there is a temporary stop light at the frontage road near Lagoon, and this may be the beginning of this project.

Sherlock asked about the bridges on State Street going over the FrontRunner line and Interstate 15. **Mellor** said this area is UDOT's, and they will only replace the section that goes over the frontage road and I-15. They should repair the pot hole on the bridge over the railroad tracks. **Mellor** will submit a fix-it-ticket internally for this repair. However, they may wait to do all repairs when part of a larger project.

Mayor Anderson said residents are asking about a City RV dump station. **Mellor** said it is possible if it is attached to another project next year near Public Works.

When residents get their July 7 newsletter, they will be informed of a four-day contest for whoever collects the most garbage or the most unusual piece of garbage on public trails. Prizes will be awarded at Festival Days.

Mayor Anderson asked if it would be possible to sell surplus property to employees before it goes to auction. **Roberts** said it would be possible if it was market value, the employee is paying for it, and they sign an as-is agreement. However, residents may want a part of this as well.

ADJOURNMENT

Motion:

Child made a motion to adjourn the meeting at 8:30 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