

FARMINGTON CITY – CITY COUNCIL MINUTES

August 4, 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, and
Assistant City Manager/City Engineer Chad
Boshell.*

Mayor **Brett Anderson** called the work session to order at 6:00 p.m.

DEVELOPMENT CONCEPT DISCUSSION WITH OVATION HOMES

City Manager **Brigham Mellor** introduced **Craig Jacobson**, president of Ovation Homes, who described an active adult 55+ home project he would like to bring to Farmington. Ten years ago, they developed the property north of Oakridge off north frontage road and they have been looking to develop another similar community ever since. After going through every document from prior years, they met and spoke separately with Councilmembers to get feedback, which eventually sent them back to the drawing board to produce half-acre lots, larger than previously contemplated. Councilmember **Roger Child** had suggested a road next to the existing large estate lots should they choose to subdivide in the future. The result is a reduction in density with 1.76 units per acre, which would create less traffic and eliminate commercial activity for good, subject to a Development Agreement.

Jacobson said there are only 3,000 acres of developable land left in Davis County, and this would represent 51 of those acres. These would be homes valued at over \$1 million, something that would not devalue the surrounding neighborhood. He said an active adult community typically has less traffic than other types of development. The Fair Housing Act allows discrimination to sell communities to ages 55 and older as long as certain statute requirements are met. He said age-restricted communities are legally allowable, and it is how his company has operated for 30 years. He believes the demand for an active adult community would be high in Farmington.

Mellor said all lots would be over 1/3 of an acre. Community Development Director **Lyle Gibson** said this is 90 units, while an earlier rendition from Cole West for this same property was 180 units (or four units per acre).

Councilmember **Scott Isaacson** said he agrees that eliminating commercial is beneficial in that area. He mentioned the ground water issue in the area, and advised **Jacobson** to be prepared for comments about this from the neighbors. The North Davis Corridor has created a dike, so ground

water tends to pool in that area, and the developer has to be prepared with solutions. CW's density was too high, and **Isaacson** likes this proposal better.

Jacobson said the homes would be slab on grade with no basements.

Councilmember **Kristen Sherlock** said she lives in this area, and her neighbors want their aging parents to move closer to them. Therefore, this is a good fit for the area. Councilmember **Amy Shumway** said this is a product missing in Farmington, and she predicts people will want it.

Child advised the developer to visit with his neighbors in an effort to appease them with an opportunity to stub a road at an affordable price. **Isaacson** said he is surprised that the neighbors don't seem to be interested yet in the proposed rear road.

NOISE ORDINANCE REVISIONS

City Attorney **Paul Roberts** presented this agenda item, saying he and the police chief often get calls about noise from animals such as roosters, peacocks, and dogs, as well as habitual partyers up until 2 a.m. These complaints are hard to manage with an ordinance that is hard to enforce. Measuring noise with decibels is hard to prove in court. Some cities have detailed noise ordinances but lack the equipment to actually measure noise.

Therefore, **Roberts** is proposing changes to Farmington's ordinance to make it easier for officers to enforce. He has proposed creating standards such as what a standard person would think about noise that is audible at the property line.

However, dog noise is something that is more difficult and something he has been dealing with his whole career. You have to catch the dog barking, record it, and keep a log, which tends to make dog owners angry and complainers feel the City has done nothing about it. Animal control calls the County to investigate dog barking.

Roberts said noise is subjective and if there are complaints about stereo noise through a shared wall, the City isn't going to get involved. The apartment manager, landlord, or Homeowner's Association can handle it instead. State codes addressing disturbing the peace, disorderly conduct, and domestic violence may be better ways of enforcing certain noise complaints. He said it may be helpful to define excessive noise and the hours when such shouldn't occur.

Councilmembers agreed to take animals out of the City's noise ordinance for now, because the code can always be changed in the future. **Roberts** said he will present a draft to the Planning Commission and have this item back before the City Council in a few months.

DISCUSSION OF REGULAR SESSION ITEMS UPON REQUEST

Mellor said the City didn't budget for the Farmington Creek Trail project, so it will have to be addressed through a budget amendment since Farmington is on the hook to match half the grant. Money spent on design can go toward the City's contribution. Farmington should expect to spend \$108,000, or as much as \$120,000 including the bridge, payable out of the General Fund. **Gibson** said he would guess that only \$70,000 would come out of Farmington's pocket.

Isaacson said he has some non-substantive technical corrections to the contract, which he will send to Assistant City Manager/City Engineer **Chad Boshell**. This includes \$500 a day in liquidated damages, which is rather high for a contract this small. **Boshell** said the contract needs corrections to the time frame.

MAYOR ANDERSON & CITY COUNCIL REPORTS

Councilmember **Melissa Layton** said that the Communities That Care will come during a work session in September.

Councilmembers discussed an email from a resident concerned with the lack of police presence to monitor vehicle use of the canyon, as well as Davis Behavioral Health wanting a venue for an after-school program encouraging youth to get in the outdoors. **Mellor** suggested using the Rock Mill area instead of the requested Woodland Park.

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,
Community Development Director Lyle
Gibson, Police Chief Austin Anderson, and
Assistant City Manager/City Engineer Chad
Boshell.*

CALL TO ORDER:

Mayor **Brett Anderson** called the meeting to order at 7:07 p.m. Councilmember **Mayor Anderson** offered the invocation, and the Pledge of Allegiance was led by Councilmember **Kristen Sherlock**.

PRESENTATION:

Police Department Advancement Recognition

Police Chief **Austin Anderson** said there are benefits to the recent restructuring approved by the City Council. The restructuring presented opportunities for promotion. He presented Assistant Chief **Brian Cooper** who introduced the advanced officers.

Lieutenant **Adam Hansen** lives in Farmington, said he lost both sleep and weight during the rigorous advancement process. He grew up in Farmington and is now raising his children here.

Lieutenant **Cameron Fairchild** had been a captain in Louisiana before coming to Farmington. During his 20 years in law enforcement, he worked 15 years in Louisiana, followed by Layton and then Farmington.

Sergeant **Chris Flitton** was an acting sergeant for 9 months, after which his promotion was natural and obvious. He was in investigations, internet crimes against children, and human trafficking before supervising other detectives. His parents live in Farmington, where he has worked for 10 years.

Before coming to Farmington two years ago, Sergeant **Chandler Poulsen** worked for the busiest precinct in Ogden for five years. He brings a unique set of skills and talent. He was hired into

investigations, where he proved his work ethic and drive, taking special care for sensitive cases. Through the testing process, he showed his desire to be named sergeant.

BUSINESS:

Consider MC Green and Sons, Inc. for the lower Farmington Creek Trail Project

Assistant City Manager/City Engineer **Chad Boshell** presented this agenda item, a grant to build the lower trail to Farmington Creek. Hiccups with DOGE stalled this for a long time. While two grants equal almost \$250,000, Farmington is obligated to a 50% match that has not yet been budgeted. It would require a \$120,000 budget amendment, which may be partially covered with a grant. MC Green has experience with federal projects and has built other improvements in town. Councilmember **Amy Shumway** promised that this portion of the trail will get used a lot.

Motion:

Shumway moved that the City Council approve contract and the bid from MC Green and Sons, Inc. for the construction of the Lower Farmington Creek Trail in the amount of \$166,216.68, With the option of constructing a bridge in the amount of \$52,500.70, totalling \$218,717.38.

Councilmember **Melissa 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

Enactment of Modreate Income Housing Report Requirements

The Planning Commission recommended approval of this agenda item presented by Community Development Director **Lyle Gibson**. Farmington is starting to get things built that require moderate income housing, and the City needs a place to receive data and follow through with it. While the City has been doing this through agreement so far, it is good to codify the requirements for easy reference. This would require annual developer reports and could result in penalties if they are not done. Deed restrictions are timed for 30 years. The 30 unit at The Trail apartment project will be deed restricted.

Layton said this makes a lot of sense, and **Shumway** said she likes that the City doesn't have to go and ask, but rather expect the developer/owner to come to the City each year. She said it would be wise to report the number of years they have left each year. **Gibson** said a form could be created and maintained in City files, complete with number of year left.

Motion:

Councilmember **Roger Child** moved that the City Council approve the proposed enabling ordinance enacting the proposed text amendment related to moderate income housing reporting requirements.

Finding 1:

1. The additional code clarifies the reporting process and establishes uniform expectations for all development.

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

Resolution for the sale of UDOT parcels 2876, 2892, 2902, 2919, 2958, 2992, and 3134 right-of-way needed for the expansion of I-15

City Manager **Brigham Mellor** presented this agenda item featuring parcels/little strips of land along the frontage road that are being impacted by the widening of Interstate 15. It involves the purchase of the property, buying trees, and paying for landscaping and irrigation lines. The improvements for the impacted park are not included. UDOT acquiesced to the \$1 million Farmington asked for. Two large lights meant to illuminate the whole field at night were replaced for a total of \$300,000. UDOT is willing to do greenway improvements, give the City the \$1 million previously mentioned, as well as 15 acres of land out west.

Motion:

Isaacson moved that the City Council approve resolution for sale of UDOT parcels 2876, 2892, 2902 & 2919 (these two are in the same contract), 2958, 2992, and 3134 as references in the contract legal descriptions for right-of-way and easements needed for the expansion of I-15.

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

GOVERNING BODY REPORTS:

City Manager Report

Mellor said during a recent work session regarding the fifth fifth local option sales tax with the Davis County Commissioners, it was presented that cities could get 0.05% of the sales tax to benefit transportation. Weber and Salt Lake Counties have already approved it. This means Farmington could receive \$328,000 based on \$1.49 million in taxable sales in 2025.

Farmington's third quarter money is paying for Main Street, the connector road between I-15 and West Davis Corridor, and roads in West Farmington. The next application is for Glovers Lane.

Mellor would like to send a message to the Commissioners that Farmington supports increasing the sales tax. The City is interested in paying for public safety, especially at Lagoon where many come to visit but don't contribute to the tax base that would usually provide revenue for public safety. This could be leverage with all who visit Lagoon to help pay for Farmington roads.

Mellor said this may help reduce Farmington's transportation utility fee. Councilmembers expressed support of drafting a letter expressing Farmington's support.

ADJOURNMENT

Motion:

Child made a motion to adjourn the meeting at 7:47 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 ☒ 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



DeAnn Carlile, Recorder