

FARMINGTON CITY – CITY COUNCIL MINUTES

July 21, 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,
City Planner/GIS Specialist Shannon
Hansell, and
Assistant City Manager/City Engineer Chad
Boshell.*

Mayor **Brett Anderson** called the work session to order at 6:04 p.m. **Brant Shumway**, a local high school student specializing in high quality drone footage, presented a video of Farmington City.

ANDREW HILLIER BUILDING ON 200 WEST DISCUSSION

City Manager **Brigham Mellor** mentioned that land near Horizon Credit Union and Farmington Elementary School is under contract with **Andrew Hillier**, who would like to proceed with development. The property is zoned Business Park (BP) for office space. A doctor's office, reception center, and outpatient surgical center were mentioned.

City Planner/GIS Specialist **Shannon Hansell** said buildings could be pulled closer to the street. The zone allows for parking between the building and the street. Because it is over 30,000 square feet, the Planning Commission would have to review the site plan. The 51-foot height of the building is another element to consider, as the maximum height in that zone is 45 feet. A special exception may be needed for the height, in addition to a conditional approval for parking setback.

Mellor said 200 West will not be widened as previously considered, and this proposal will never need a Right of Way on the west. He said the Utah Department of Transportation (UDOT) is not going out of its way to sell or vacate that Right of Way. Councilmember **Amy Shumway** said the greenway may come through and use part of that Right of Way.

Councilmember **Scott Isaacson** said he likes the proposed building, and the property across the street is in the same zone. **Hansell** mentioned that the Cubiscan building and Horizon Credit Union are comparable in height to the proposed building. **Isaacson** said if the 45-foot height limit can't be justified, the ordinance should be changed, especially if many seek an exception to the rule.

Councilmember **Roger Child** said height is stated in order to accomplish a level of density and construction of use. Since there are already buildings of this nature in the City, height is more about the parapet on top of the building as opposed to additional floors. He inquired about the parking ratio, light pollution to the east, and a towering feeling near residential if the building were pushed to the street. Besides that, he doesn't have a problem with the proposed building.

Hansell said the ordinance is not taking into account how wide the right of way is. The proposal has 120 parking stalls but is required to have 98. This is the last lot in the BP Zone that will be developed, unless future lots come up for redevelopment. Over the years, **Mellor** has heard of only two other competing interests for this site including a two-story dental office and County affordable housing.

INTERSTATE 15 (I-15) WIDENING GREENWAY DISCUSSION

Mellor said UDOT has recently asked for direction from the City Council on the use of Wasatch Front Regional Council funds. He would like to keep the north-south greenway connection vision alive. The 12-foot widening of Lagoon Drive is a precursor to the I-15 widening project, and other disjointed elements are to come. The trail on the outside of Boyer's Brickmoor project is the starting point of A trail system that is contemplated to go all the way to Fruit Heights.

Assistant City Manager/City Engineer **Chad Boshell** said this is a design-build project with UDOT, who creates the narrative of what the project should be before selecting a design-builder for the I-15 widening project. UDOT would like the project to be under construction next spring. Contractors are bidding a full reconstruction of the frontage road from South Park to 200 West complete with a lineal detention basin. Farmington would like a 12-foot wide sidewalk instead of 8 feet. UDOT is willing to design a narrower road with no on street parking in order for Farmington to get its path, as it would be more pedestrian-friendly and result in less road UDOT would have to build. The path could be finished all the way to Glovers Lane in the future using grants. **Hansell** said the Utah Trail Network standard is a minimum of 12 feet wide. A feasibility study showing detailed drawings until State Street and a line on the map after that should be done by the end of the summer. It will go to the Planning Commission before coming to the City Council for approval.

MAYOR AND COUNCILMEMBER REPORTS

Isaacson asked about the necessity of taking out trees for the sidewalk project on 500 South. He dislikes removing trees and hopes the City doesn't have to pay for trees that don't end up being removed. **Boshell** replied that they are removing some trees on the east side that was expanded to include a lot split on 200 East, but ensured that the City won't pay for work that wasn't done. The project will not go through the Bangerter's property at this time. He will make a site visit and avoid removing any trees unnecessarily.

Isaacson said he would like to keep an eye on Stack's contract, especially since deadlines are passing. He would like an update and said the City likely won't be unreasonable. **Mellor** said due to the adjustment affecting the jurisdiction of the Housing and Transit Reinvestment Zone (HTRZ), Stack would need to come back to renegotiate with the City Council. The tax increment deal does not exist anymore. He is aware of plans for a gas station and some restaurant pads, although he is not sure which restaurants they would be. The City should be choosy with which restaurants would be worthy of tax increment funding. He does not want Stack using tax increment money to go towards apartments going in on Wasatch's property.

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,
City Planner/GIS Specialist Shannon
Hansell,
Fire Chief Shelby Willis, and
Youth City Councilmembers Taylor Meyers
and Kiley Kunz.*

CALL TO ORDER:

Mayor **Brett Anderson** called the meeting to order at 7:07 p.m. Councilmember **Scott Isaacson** offered the invocation, and the Pledge of Allegiance was led by Councilmember **Amy Shumway**. **Isaacson** mentioned the Davis Journal article about the Farmington Youth City Council. Festival Days was a success, including the fireworks. **Mayor Anderson** mentioned that starting the parade at 9 a.m. instead of 10 a.m. may be desirable in the future in order to avoid the heat of the day.

BUSINESS:

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

City Planner/GIS Specialist **Shannon Hansell** presented this agenda item. This ordinance is in response to last year's State of Utah requirement for automatic fire sprinkler systems in homes under certain conditions. Prior to this, sprinklers were required in commercial buildings according to International Building Code, but sprinklers were not required in residential properties. With the help of the Fire Department and City Attorney, the Community Development and Building Department came up with two situations where sprinklers are required. Based on allowances or limitations identified in House Bill 48, Staff is recommending approval of the proposed ordinance that requires dwellings of any size built in high-risk areas (identified on the map in zones 5 or 6) or any new dwellings exceeding 10,000 square feet in total floor area (anywhere in Farmington City) to be built with an automatic sprinkler system. These are basically wildland interface areas in the foothills with high exposure areas. The Utah Division of Forestry, Fire & State Lands established the map and zones, identifying areas of high exposure for fire risk.

City Manager **Brigham Mellor** said that insurance companies threatened to stop insuring properties without such a change. Fire Chief **Shelby Willis** said some homes in Farmington are over 17,000 square feet in size. It takes 3,000 gallons of water per minute to fight a 6,000 square foot fire, and Farmington doesn't have enough water to handle things over that. Sprinklers help keep the fire to one area in order to allow people to evacuate.

Regarding an addition to an older home that doesn't have residential fire sprinklers, City Attorney **Paul Roberts** said sprinklers would only need to be in areas of expansion, not the older

part of the home. **Willis** said the State mentioned 50 feet of defensible space in lieu of a residential sprinkler system.

Councilmember **Roger Child** said he feels the requirement to put sprinkling systems in homes over 10,000 square feet, or in Accessory Dwelling Units (ADUs) within 50 feet of a fire hydrant, is excessive. He is more worried about fire dangers near Interstate 15 (I-15), power poles, and train tracks. The proposed regulations would apply to his neighborhood, and he doesn't predict any development going further up the east bench, since most of it is already built out. He doesn't want residents penalized for not putting fire sprinklers in an ADU or an addition above a garage, especially since doing so would affect housing affordability. If this is adopted, there would need to be an exception for ADUs. He would like to see the regulations consider distance from a Right of Way and fire hydrant.

Shumway said an ADU could catch the main dwelling on fire, or even a whole hillside on fire. **Isaacson** said Farmington should rely on the experts at Forestry, Fire & State Lands to identify high-risk areas. Councilmember **Melissa Layton** said that in a time when insurance companies have dropped insurance for several of her neighbors, this ordinance can help residents have access to insurance again. Councilmember **Kristen Sherlock** said there is a ripple effect when a home doesn't have insurance. **Mayor Anderson** mentioned that those who have a permit to build are already grandfathered in and don't have to follow this new language.

Child asked for exceptions based on physical criterion. **Willis** said fire hoses can reach 200 feet from a fire hydrant. **Isaacson** mentioned that the recent fires in California were spread by the wind blowing embers into other properties.

Mellor said these issues had already been considered, including complaints from a builder association lobbyist, before coming to an agreement. He pointed out that the City's building official used to be a fire fighter. Councilmembers should defer to the expertise on Staff, relying heavily on firefighters and the Chief who have done the training and are up to speed on all dangers. The fuel element is very real, as is the strength of the wind, particularly in Farmington. The lines on the map are not arbitrary; science went into it and the City does not have the resources to redraw the map. The Council could get into trouble if they set arbitrary rules. **Willis** said she does not want the authority to set the map, as it would put her in a dangerous position. **Roberts** said exceptions should be protected by facts.

Layton said that while this map gives the City tools to deal with just one area of town, there are other areas that are likewise high risk that should not be overlooked. **Child** said cottonwood tree seedlings in the spring time, trees in canyons, and wooded areas behind homes could cause more fire hazard than barren hillsides. In his own area, he is more worried about the possibility of flooding.

Youth City Councilmembers said it is better safe than sorry, and mitigation efforts should be embraced. Safety is more important than money.

Isaacson said he respects **Child's** opinion and concerns that affect his whole neighborhood. He would like to ask the Fire Department to investigate risks in other areas of the City such as Woodland Park. He agrees that power line areas should be considered, as should trees lining creek beds. He would like to know if his home were at high risk for fire.

Roberts said one area missing from the ordinance is designation of the five areas of the higher-risk interface areas for purposes of the City sprinkler section. There is a sixth area outside of the City boundaries.

Motion:

Child moved that the City Council approve the proposed enabling ordinance enacting the proposed text amendment related to fire sprinkler systems including Findings 1 and 2, with the exclusion of being within 200 feet of a paved right of way, applicable to a structure of 2,200 square feet and less.

Findings 1-2:

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.

The motion died for lack of a second.

Shumway said there are a lot of houses surrounded by trees, especially along Sunset Drive, and she is not convinced that ADUs and garages should not have sprinklers. She mentioned fuel in garages. **Sherlock** mentioned grenades stored next to diesel fuel in West Bountiful. **Mayor Anderson** said he was familiar with a home storing rocket fuel from Thiokol in their garage, which triggered a three-block evacuation.

Child mentioned that the biggest fire in Farmington was on the west side with phragmites, so maybe this should be enacted city-wide. **Isaacson** said it is city-wide for homes over 10,000 square feet. The Councilmembers should base their decisions on the professionals' designations of higher risk. The Chief has identified that a sprinkler system handles a public safety issue, making it so people have a chance to evacuate and fire fighters have a higher chance of getting into a building while it is on fire.

Motion:

Isaacson moved that the City Council approve the proposed enabling ordinance enacting the proposed text amendment related to fire sprinkler systems, incorporating Findings 1-2, designating areas 5 and 6 high-exposure areas are considered wildland urban interface area for purposes of the sprinkler ordinance, and striking the extraneous bracket of material in the ordinance.

Findings 1-2:

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.

Amended Motion:

Child proposed an amendment to **Isaacson's** motion including an addition that other areas of the City need to be addressed, not isolating a few neighborhoods. Other areas outside these zones need to be studied and addressed, including recommendations to improve fire safety throughout the City. **Shumway** said specific attention should be paid to creek areas such as Shepard Creek and Davis Creek.

Shumway seconded the amendment to the motion, encouraging Staff to look at other potential dangers throughout the City, especially the creek areas and Woodland Park, and come with a recommendation on proposed sprinkler areas. **Mayor Anderson** said a penalty should also be considered. **Sherlock** said she would like to table the issue and take more time on it.

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

The Motion to amend **Isaacson**'s original motion passed with a 3-2 vote.

Motion:

Layton seconded **Isaacson**'s original amendment, including **Child**'s amendment.

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

The motion plus the amendment passed with a 4-1 vote.

Mellor said the State set these boundaries. He advised the Council that upcoming discussions may be more impassioned and heated when the City sets their own guidelines separate from the State. **Roberts** said there was already tension and passion when the proposed language was prepared for the Council.

Shumway said she is reminded of the quote used by the Utah League of Cities and Towns that "one size misfits all."

Sidewalk Maintenance ordinance update

Hansell presented this agenda item adding some clarification text to Title 8 to support code enforcement efforts. Property owners must keep sidewalks abutting their property clear of anything that would obstruct pedestrian passage.

Motion:

Shumway moved that the City Council approve the proposed text amendment.

Finding 1:

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

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
Councilmember Kristen Sherlock

X Aye _____ Nay
X Aye _____ Nay

SUMMARY ACTION:

Minute Motion Approving Summary Action List

The Council considered the Summary Action List including:

- Item 1: Surplus Property including a 2011 Ford F150.
- Item 2: Monthly Financial Report. **Isaason** noticed that the new park is at 116% of its budget. **Mellor** said that not including the cost of the land, the park expenses are at \$15 million, which was paid for from proceeds on the sale of City property off Glovers. He said \$3.3 million went toward the actual ground. This leaves \$1.5 million in cash left over that is supposed to be spent specifically on that park. Parks, storm water, and transportation impact fees were also applied. Some State transportation appropriations helped build sidewalks around the property. No Transfer of Development Rights (TDRs) or Recreation, Arts, and Parks (RAP) tax money was used. Every dime of the \$5.5 million of UDOT settlement money was used except for the \$1 million reserved for betterments, or trees along back yards. About \$1 million was used from the General Fund, but money paid from Rocky Mountain Power helped fill that gap. Farmington spent the entire contingency to finish the bridge going south as well as change out the pavers.
- Item 3: Approval of the City Council minutes for June 16, 2026

Motion:

Sherlock moved to approve the Summary Action list Items 1-3 as noted in the Staff Report.

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

GOVERNING BODY REPORTS:

City Manager Report

Mellor mentioned the Fire Department's invitation to climb to Cannibal on Sept. 11 to compare it to the height of the Twin Towers. Truth in Taxation will be held Aug. 18, and the Appreciation Dinner will be held Aug. 3. He noted recently meeting with Davis County Commissioner John Crofts.

Mayor Anderson and City Council Reports

Layton said Festival Days went well. She mentioned that the crosswalks along Maker Way are not lit. **Mellor** said he would look into it.

Isaacson said that while visiting the new park, he noticed a muskrat swimming. He wondered if something could be done to invite the public to identify and interact more with the nature and wildlife on that side of the park.

Child said some parents are concerned with additional traffic and the lack of crossing guards with the new interchange coming through west of Knowlton. **Shumway** said that since Park Lane is now open, traffic will diminish greatly. In addition, students under the underpass are bussed to school, so they don't have to walk home. **Child** said that due to lack of bus drivers, that route will take an additional 30 minutes and many students will not want to wait that long.

Shumway noted the confusion with bike lanes where two vehicular lanes at Shepard Lane turn north onto North Station going north on I-15. The bike lane may need to be fixed and painted green for better visibility. **Mellor** said some striping tweaks are needed there like they were on Park Lane.

Sherlock mentioned a section of road lacking sidewalks on 1525 West where it bends into Cook near the trail. Children of the Spring Meadow neighborhood have to walk in the street on the west side of the Denver and Rio Grande Western (D&RGW) Rail Trail. **Mellor** said it is unusual topography there, and the City has hired an engineer. They are now waiting on final drawings and budgeted \$70,000 to do the sidewalk, so it is funded and will be finished before next summer. The power line and guide wire need to be worked around.

Mellor also mentioned that Farmington is waiting for funding and the finalized park design before putting landscaping along the back of the houses and in the roundabout near the future All Wheels Park. UDOT is still finalizing funding sources, and the City doesn't have construction drawings yet. The School District is on board with the parking lot change, but wants to ensure fencing is put in the correct spot.

ADJOURNMENT

Motion:

Shumway made a motion to adjourn the meeting at 8:55 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



DeAnn Carlile, Recorder