

FARMINGTON CITY – CITY COUNCIL MINUTES
held via Zoom and at City Hall, 160 S. Main, Farmington, Utah
October 6, 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, and
Community Development Director Lyle
Gibson.*

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

DISCUSSION REGARDING ROOSTERS IN FARMINGTON

The work session was held to consider the lack of a rooster ordinance in Farmington.

Frank Gerecht, Farmington resident, spoke about a home built in 2017 that backs up to both his yard and an elementary school. On similarly-sized and located lots in Centerville and Kaysville, roosters are not permitted. Roosters are banned on the lots around Kays Creek Elementary School in Kaysville. In other cities, the size of lot and its zoning determine if roosters are allowed. Ogden has a city noise ordinance from 10 p.m. to 7 a.m., and the 68 decibels from the rooster crowing near **Gerecht's** Farmington home exceeds Ogden's permitted decibel level. This rooster crows daily starting as early as 4 a.m., and every 30 seconds after that. It is even louder than sound machines and the nearby freeway sounds, disturbing the family's sleep and causing problems with his wife's pregnancy. **Gerecht** played an audio recording of the rooster's multiple crows. He said the crowing is beyond a reasonable standard and affects his and his neighbors' way of life, public health, safety, and welfare. He noted a 2025 Farmington City newsletter referring to pets subject to noise regulations. Although this area is zoned Agriculture Estates (AE), there is no agriculture going on in that area.

According to ordinance, animal shelters such as coops must be no closer than 10 feet to neighboring properties. He said he would need to pay an exterminator \$200 each month to control the rats on the fence line near two chicken coops. This is degrading beyond a rational standard. Sounds from children and a freeway can set roosters off, causing crowing.

Liz Olson, a Farmington resident for 10 years, said that while she does have a rooster, things have been mischaracterized. Her husband put a barrier up on one side, and they can't control when the rooster crows. A decade ago when she and her husband were looking for a place to live, they were attracted by the agriculture estate lands because they wanted to live that kind of lifestyle. While she understands their rooster is causing a concern for her neighbors, roosters are valuable because they control, protect, and replenish the flock. Roosters protect the flock from birds of prey. Having chickens helps their self sufficiency. They believe using a choker collar is dangerous for the rooster.

She said education could have helped while agricultural land was being developed into housing. Since that area is zoned around agriculture estate lands, she would ask for her neighbors' consideration. They did their research before moving in, and it was their intent all along to have chickens and a rooster. They do not desire contention, and those choosing this lifestyle may need to be grandfathered in. While she is respectful of the process and how government works, City employees should be educated about what is allowed and what isn't. She has received two letters from the City regarding the noise ordinance. She understands the city grows and changes, and a civil discussion is needed.

Isaacson said he lives on a 1-acre lot and all his neighbors have roosters. He said he appreciated the input from both parties, and the City is taking this very seriously. The City Attorney is researching what other cities have done. **Child** has had chickens in the past, but only for eggs. Roosters are kept for propagation, not meat. Rats are the biggest concern.

CLOSED 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, and
Community Development Director Lyle
Gibson.*

Motion:

At 6:41 p.m., Councilmember **Amy Shumway** made the motion to go into a closed meeting for the purpose of: strategy session to discuss the purchase, exchange, sale or lease of real property.

Melissa Layton seconded the motion. Via a role call vote, all Council members voted in favor, as there was no opposing vote.

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

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.

/s/ Brett Anderson

Brett Anderson, Mayor

Motion:

At 6:53 p.m., Councilmember **Scott Isaacson** made the motion to reconvene to an open meeting.

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

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,*

CALL TO ORDER:

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

PRESENTATION:

Farmington City in Partnership with Hopebox Theatre presents “The Blithe Spirit”

Sierra Lutz (playing Ruth), **Becky Bratt** of Syracuse (playing Mrs. Bradman), and **Craig Hovorka** of Layton (Playing Dr. Bradman) of Hopebox Theatre presented a portion of their latest dinner theatre production “Blithe Spirit” opening next week. They bring hope to families battling cancer through the performing arts. Proceeds from this production will benefit **Catherine Tanner**, who was diagnosed with liver cancer and has undergone four rounds of chemotherapy and immunotherapy.

City Manager **Brigham Mellor** noted that this was their inaugural performance in Farmington, consistent with the Council’s decision during the retreat earlier this year.

PUBLIC HEARING:

Second Amendment to Farmington Meadows Conservation Easement and Consideration of Access Easements Across City Property

Community Development Director **Lyle Gibson** presented this agenda item. The subject property near the new West Davis Corridor was set aside as open space to allow for clustering and additional lots for the residential development in the area. To ensure the open space function was maintained, a conservation easement was placed over the property to restrict what can be done on the land. In accordance with the applicable terms, **Stephen Christensen**, owner of the 7 acres, keeps cattle on the property. He now wishes to construct a hay barn to support the allowed current agricultural use. Under the current language, it is debatable if this construction of a barn is allowed. The owner has applied to have the easement amended, and the Council can approve the language that more clearly grants that right. Staff feels it is appropriate to let the applicant construct a hay barn.

Gibson said the City owns a 15-foot strip of land around **Christensen's** property that is meant for a future trail. Since this poses some questions as to the long-term use of that trail land, it would make sense to formalize arrangements. Applicant **Christensen** said he crosses that easement for hay and to take the cows on the north and south sides. The fence is on the west side of the City's property.

Mayor Anderson opened and closed the Public Hearing at 7:29 p.m., as nobody signed up in person or electronically to address the Council on the issue.

Shumway said she personally has no problem with a hay barn on the property, as it is in the deepest part of everyone's back yard against the freeway. Councilmember **Scott Isaacson** said a barn there is consistent with the spirit of the conservation easement. **Child** said there are two issues: the barn, and access across City property. Both should be included in the motion.

Motion:

Issacon moved that the City Council approve the proposed second amendment to the Farmington Meadows Conservation Easement.

Finding 1:

1. The requested amendment is consistent with the existing terms and allowances of the easement but clarifies the property owner's ability to include a structure which supports the existing approved uses outlined by the current easement.

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

Shumway said Staff should be directed to clear up the access issues, but she is not interested in getting rid of trail property. An easement and access need to be clear for a future trail there. Councilmembers agreed.

BUSINESS:

Contracts to sell parcels 2885 and 2885B to the Utah Department of Transportation (UDOT) for the widening of Interstate 15 (I-15)

Mellor said he would like to table this item to the October 20 meeting, as there are still things to be worked out.

Isaacson explained this agenda item to the Youth City Councilmembers. Since the Utah Department of Transportation (UDOT) is widening Interstate 15 (I-15) next spring, they have to pay the City fair market value for the land they need to do so. This will affect a sewer lift pump station, which will be moved further to the north in the existing parking lot. The baseball diamond will be pushed to the east. A portion of South Park is also being affected by this widening, and the \$1.3 million UDOT is paying Farmington is planned to go toward a new all wheels park. As part of this transaction, UDOT is also giving the City a piece of property that used to be part of a conservation easement in West Farmington. In anticipation of the widening and in response to this year's drought, Farmington let the vegetation along the frontage road die to later be replaced with xeriscaping.

Isaacson explained that if the government has a legitimate interest in taking private land, they can do so by eminent domain/condemnation. **Mellor** said this has only happened in Farmington twice. The first was at the mouth of the canyon during flooding in 1983, when the City had to buy homes in order to construct a debris basin. The second was recently by Farmington Crossing when the City couldn't locate the property owner in order to negotiate payment.

Motion:

Shumway moved that the City Council table approval of contracts for both parcels 2885 and 2885B.

Councilmember **Kristen Sherlock** seconded the motion. All Councilmembers voted in favor, as there was no opposing vote.

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

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 September 15, 2026
- Item 2: Agreement for the Deferral of Certain Public Improvements at 1475 S. 200 East. The agreement accounts for the need for the property owner to contribute to the Right of Way improvements while accounting for the inability to complete the improvements at the current time. Staff feels it is best to delay modifications to this area until a larger project can complete the curb and gutter on adjacent properties to the north and south.

Without those neighboring improvements, grade and storm water management is difficult. **Isaacson** noted a wording discrepancy in Paragraph 3 of the deferral agreement, which is recorded with the County and binds future owners.

Motion:

Sherlock moved to approve the Summary Action list Items 1-2 as noted in the Staff Report.

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

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

GOVERNING BODY REPORTS:

City Manager Report

Mellor said there would be a Council of Governments meeting the next day to discuss third quarter money. He asked **Mayor Anderson** to attend the site visit.

Mayor Anderson and City Council Reports

Youth City Councilmember **Hailey Leeman** said the Trunk or Treat was scheduled for October 26 from 5 to 6:30 p.m. at City Hall. Food trucks may also be at the event. **Layton** said the Historic Preservation Commission is organizing a trunk or treat with business owners on Main Street.

Mellor said the rooster issue would be a future City Council agenda item in October or November.

Isaacson said he wants the Council to look over the original Stack Development Agreement that was signed before COVID, as deadlines have now passed. This would be best in a future work session.

Shumway said signage prohibiting a left turn near Salty Clay Art & Pottery Studio on Shepard Lane disappeared years ago and needs to be replaced.

Sherlock said residents are asking for sidewalks to be installed on City-owned property where Park Lane turns into Clark Lane between the trail and 1525 West. **Mellor** said that the \$300,000 in fifth fifth sales tax revenue may be able to help pay for that. He will check with the City Engineer and Public Works. **Isaacson** said children don't have sidewalks there to walk to school. He wants the City to look at priorities again, especially considering this area. The intent has always been to be able to walk from the waterfall all the way to the Great Salt Lake, but that may not happen. **Shumway** said efforts to do an inventory of sidewalks and trails in Farmington began with a recent walk of the Lagoon portion of Farmington Trail. Many portions of asphalt trail need to be replaced.

ADJOURNMENT

Motion:

Child made a motion to adjourn the meeting at 8:06 p.m.

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	☐	Excused	☐
Councilmember Roger Child	X	Aye	☒	Nay	☐	Excused	☐
Councilmember Scott Isaacson	X	Aye	☒	Nay	☐	Excused	☐
Councilmember Melissa Layton	X	Aye	☒	Nay	☐	Excused	☐
Councilmember Kristen Sherlock	X	Aye	☒	Nay	☐	Excused	☐



DeAnn Carlile, Recorder