

FARMINGTON CITY PLANNING COMMISSION MEETING
Thursday, January 14, 2010

PLANNING COMMISSION STUDY/WORK SESSION

***Present:** Chairman Jim Young, Vice Chairman Craig Kartchner, Commission members Randy Hillier, Michael Wagstaff, and Nelsen Michaelson, Alternate Commission members Brett Anderson and Michael Nilson, City Planner David Petersen, Assistant City Planner Glenn Symes, and Recording Secretary Cynthia DeCoursey. Commission members Steve Andersen and Rick Draper were excused. Rich Welch and Noel T. Ballstaedt, representatives from Garbett Homes, were also in attendance.*

Chairman Young began the work session at 6:35 p.m. He excused Commission members **Steve Andersen** and **Rick Draper** and welcomed **Nelsen Michaelson** as the new Commission member. He also welcomed **Brett Anderson** and **Michael Nilson** as Planning Commission alternates and gave a brief explanation of the duties of alternate members of the Commission.

Mr. Michaelson, Mr. Anderson, and **Mr. Nilson** gave a brief introduction of their professional and personal lives and the reasons for applying to the Planning Commission.

(Agenda Item #3) - Garbett Homes – Applicant is requesting a recommendation for a minor plat amendment for the Farmington Crossing North Phase 1 subdivision plat. The amendment is specific to minor adjustments to the footprints of the attached units (S-13-09).

David Petersen explained that the primary reason for this amendment is to assist Garbett Homes in selling these units for a lower price. He said they have had a difficult time competing with Woodside Homes in Foxboro in North Salt Lake.

Rich Welch and Noel T. Ballstaedt, representatives from Garbett Homes, joined the work session at 6:45 p.m. **Mr. Welch** said they will be using the same materials and footprint, but they will be downsizing slightly. He said the target price for the majority of the units will be from \$119,000 to \$189,000. He explained the importance of development companies being creative and responding to the current market situation. He said Garbett Homes did fairly well in 2009 and closed on 60 units in the Farmington Crossing subdivision. However, they were forced to lower their prices because of slow sales in both November and December. He said the company's primary goal was to maintain the integrity of the buildings while also responding to the current market conditions.

There was concern expressed by the Commission that several of the design details had been compromised in the process--less rock, more stucco, less lighting and fewer balconies. **Chairman Young** said these issues would be discussed in more detail in the regular session.

PLANNING COMMISSION REGULAR SESSION

Present: Chairman Jim Young, Vice Chairman Craig Kartchner, Commission members Randy Hillier, Michael Wagstaff, and Nelsen Michaelson, Alternate Commission members Brett Anderson and Michael Nilson, City Planner David Petersen, Assistant City Planner Glenn Symes, and Recording Secretary Cynthia DeCoursey. Commission members Steve Andersen and Rick Draper were excused.

Chairman Young opened the meeting at 7:00 p.m. and welcomed those in attendance. The opening prayer was offered by **Michael Nilson**.

Approval of Minutes – (Agenda Item #1)

Motion

Michael Wagstaff made a motion to approve the minutes of the Thursday, December 10, 2009 Planning Commission meeting. **Randy Hillier** seconded the motion, and it was approved by Commissioner **Craig Kartchner**.

City Council Report – (Agenda Item #2)

Glenn Symes said there were no items to report from the two previous City Council meetings.

Garbett Homes – Applicant is requesting a recommendation for a minor plat amendment for the Farmington Crossing North Phase 1 subdivision plat. The amendment is specific to minor adjustments to the footprints of the attached units (S-13-09). (Agenda Item #3)

Mr. Symes referred to the information included in the staff report and confirmed that the applicants would like to make several minor variations to the layout of the footprint which was originally approved. The amendments will be made on the northern 38 units included in the Farmington Crossing North Phase 1 subdivision plat.

Noel T. Ballstaedt, Sandy, Utah, representing Garbett Homes, referred to the color renderings of the North Phase in Farmington Crossing. He said he met with **Mayor Harbertson** and the City Council to discuss the possibility of downsizing these units to make them more marketable. He said this current proposal is very similar to what was previously approved. The primary reasons for the changes are to improve the existing product and to be more marketable.

Chairman Young stated that some of the aesthetics (style of garage doors, less lighting, fewer balconies, architectural details and less rock) appear to have changed fairly dramatically. However, **Mr. Ballstaedt** explained that some of the design items were simply not included on this plat, but they will still be included. He also confirmed that all of the proposed changes are consistent with the

parameters of the CC&Rs. He announced that Garbett Homes hopes to obtain building permits for the single family homes within the next week.

Motion

Randy Hillier made a motion that the Planning Commission recommend approval of the proposed plat amendment to the Farmington Crossing North Phase 1. **Michael Wagstaff** seconded the motion, and it was unanimously approved.

Training Presentation: Open and Public Meetings Act and Municipal Officers' and Employees' Ethics Act by Lisa G. Romney of Mazuran & Hayes, P.C. – (Agenda Item #4)

Chairman Young introduced **Lisa G. Romney** from Mazuran & Hayes, P.C. law firm. She said City Planner **David Petersen** requested that she provide training of the Open and Public Meetings Act and the Municipal Officers' and Employees' Ethics Act.

The Open and Public Meetings Act is significant and helps ensure that due process is provided in city meeting. The Act states that training shall be provided by the presiding officer of the public body each year, and the Attorney General is also required to notify cities regarding any substantial changes to the law. **Ms. Romney** gave a power-point presentation which explained in detail the policies regarding public meetings, including agendas, minutes, recordings, and penalties for violations.

Ms. Romney also discussed the **Municipal Officers' and Employees' Ethics Act** which establishes ethical standards of conduct for city officers and employees, requires city officers and employees to disclose actual or potential conflicts of interest between their public duties and personal interests, and criminalizes certain conduct. She discussed the following items related to this Act:

- Prohibited Conduct
- Disclosure or Use of Information
- Use of Official Position
- Disclosure of Interests
- Receipt of Economic Benefit
- Compensation for Assistance
- Disclosure Required for Compensated Assistance
- Conduct Requiring Disclosure
- Penalties for Violation

Chairman Young thanked **Lisa Romney** for reviewing the guidelines of both Acts.

Miscellaneous Items – (Agenda Item #5)

Mr. Symes reported that he created a Farmington City Current Projects map which is included in their packet. He said the map shows all of the active projects in Farmington City and projects which are

currently under construction. He hopes to update the map monthly for the benefit of both the Planning Commission and City Council. **Chairman Young** and the Commission expressed appreciation for the map which will aid them in making decisions concerning Farmington City.

ADJOURNMENT

Motion

Randy Hillier made a motion to adjourn the meeting, it was seconded by **Michael Wagstaff**, and it was unanimously approved. The meeting adjourned at 8:50 p.m.

Jim Young, Chairman
Farmington City Planning Commission