

FARMINGTON CITY PLANNING COMMISSION MEETING
Wednesday, October 13, 2010

PLANNING COMMISSION STUDY/WORK SESSION

***Present:** Vice Chairman Randy Hillier, Commission Members Steven Andersen, and Rick Draper, Alternate Commission Members Brett Anderson and Michael Nilson, City Manager Max Forbush, City Planner David Petersen, Assistant City Planner Glenn Symes, and Recording Secretary Cynthia DeCoursey. Chairman Jim Young and Commissioners Michael Wagstaff and Nelsen Michaelson were excused.*

Vice Chairman Randy Hillier began the meeting at 8:05 a.m. and welcomed those in attendance, including Davis County Commission Chairman **John Petroff**, Commissioner **Bret Millburn**, Planning Director and Project Manager **Barry Burton**, Deputy Civil Attorney **Bill McGuire**, Clerk/Auditor **Steve Rawlings**, and Planning Office representative **Tony Thompson**.

Bret Millburn explained that the Davis County administration office elevations and site plans were presented to the Planning Commission on September 16, 2010 and to the City Council on September 21, 2010. There were mixed responses to the plans, and **Mayor Harbertson** requested that several members of City staff, **Michael Nilson** of the Planning Commission, **Rick Dutson** of the City Council, and **Alysa Revell** of the Farmington Historic Preservation Commission meet with Davis County representatives to see if any of the plans could be modified. As a result of that meeting, several amendments were made. **Mr. Millburn** said the County apologizes for any misunderstandings related to this project, and they are looking forward to working together with Farmington City in the future.

Mr. Millburn related the history of the project and explained that when Clearfield offered property for a health department, the County was able to take advantage of favorable bidding and building rates and complete that project for much less than they had anticipated. The library and the Children's Justice Center in Farmington are both old and inadequate buildings, and the County decided to keep their main campus in downtown Farmington. The reasons for moving as quickly as possible are: (1) a favorable bidding climate, (2) recovery zone bonding (part of stimulus package) available, and (3) bonds sold recently at the rate of 3.01% -- a \$3 million savings on this project. One challenge in utilizing these funds is the timing. The project needs to be under contract by December 31, 2010. Their goal is to have the bid packet ready in two weeks, and the groundbreaking is scheduled for December 22, 2010. It will take two years to complete the new Administration/Library building and the Children's Justice Center. The Health Department will be moving to Clearfield next week, and the old building in Farmington will be demolished.

Kevin Blalock, architect from Blalock & Partners, explained that a new exterior palette option will include stone to match the Children's Justice Center, warm tones, and a stone panel in lieu of cement board. These amendments have added extra costs to the project, but the County feels that value has also been added. He said a key question was how to utilize space efficiently on a day to day basis and properly serve the citizens of Davis County. They have proposed that the interior of the building be kept open and conducive for future changes and that the exterior be used for more stable needs. The

materials that have been chosen are necessary in order to certify that the building will last for 40 years. Revisions on the north side of the building include minimal structural changes, limestone columns, and glass. The pattern on the west facing wall will be a “random” stone pattern with color variations. He emphasized that this new proposal adds \$650,000 to the cost of the building, extends the schedule, and raises architectural and engineering fees. However, they believe these changes add new life and richness and a stronger union with the existing courthouse.

Mr. Blalock displayed various materials which will be used in the new building and said there will be a wide variety of plants from lower growing plants to 20-foot trees. They plan to save as many trees as possible, and they would like to include plants that showcase various seasons of the year. The outdoor lighting will wash the columns with lights and illuminate the trees and the rock wall.

The proposed parking lot was also discussed, and a suggestion was made to eliminate one of the entrance/exits and some of the parking spaces so that a raised berm could provide a green buffer between the street and the parking lot. City Planner **David Petersen** said the City may not be able to get a curb cut back from UDOT if they eliminate one now.

The Planning Commission agreed that the design is improved, and they thanked the County for their efforts.

Miscellaneous

The Davis County Gala will be held on Thursday, October 28th, and the regular Planning Commission meeting scheduled for that same evening will be changed to Wednesday, October 27th with the work session beginning at 6:30 p.m.

ADJOURNMENT

Motion

Steven Andersen made a motion to adjourn the meeting. The motion was seconded by **Rick Draper** and approved by Commissioners **Steven Andersen, Rick Draper, Brett Anderson,** and **Michael Nilson**. The work session was adjourned at 9:10 a.m.

Randy Hillier, Vice Chairman
Farmington City Planning Commission