

**FARMINGTON CITY  
PLANNING COMMISSION MEETING  
November 3, 2016**

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**STUDY SESSION**

***Present:** Chair Rebecca Wayment, Commissioners Heather Barnum, Connie Deianni, Kent Hinckley, Alex Leeman, and Dan Rogers, Community Development Director David Petersen, Associate City Planner Eric Anderson, and Recording Secretary Lara Johnson. Commissioner Bret Gallacher were excused.*

**Rebecca Wayment** called for a motion to go into closed session.

***Motion:***

At 6:35 p.m., **Heather Barnum** made a motion to go into a closed meeting for purpose of pending litigation. **Connie Deianni** seconded the motion, which was unanimously approved.

**Sworn Statement**

I, **Rebecca Wayment**, Chair of Farmington City Planning Commission, 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.

  
**Rebecca Wayment, Chair**

***Motion:***

At 6:59 p.m., **Heather Barnum** made a motion to reconvene into an open meeting. **Dan Rogers** seconded the motion, which was unanimously approved.

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**REGULAR SESSION**

***Present:** Chair Rebecca Wayment, Commissioners Heather Barnum, Connie Deianni, Kent Hinckley, Alex Leeman, and Dan Rogers, Community Development Director David Petersen, Associate City Planner Eric Anderson, and Recording Secretary Lara Johnson. Commissioner Bret Gallacher were excused.*

**Item #1. Minutes**

**Heather Barnum** made a motion to approve the Minutes from the October 20, 2016 Planning Commission meeting. **Connie Deianni** seconded the motion, which was unanimously approved.

**Item #2. City Council Report**

**Eric Anderson** gave a report from the November 1, 2016 City Council meeting. He said it was a short meeting; there were three plat amendments approved. He also said **David Petersen** gave a presentation on the Original Townsite Residential (OTR) zone. **Heather Barnum** asked if there was any feedback regarding the discussion on an amendment to the General Plan. **David Petersen** said a discussion has not yet happened.

**CONDITIONAL USE PERMIT**

**Item #3. Mike Wagstaff / Chris McRoberts (Public Hearing) – Applicant is requesting conditional use permit approval for a residential facility for the disabled on 5.07 acres of property located at 235 South 200 East in an R-2 (Multi Family Residential) zone. (C-14-16)**

**Rebecca Wayment** said the applicant is requesting conditional use approval to repurpose an existing home for a residential treatment facility. The purpose is to serve individuals with mental health issues and learning/cognitive disabilities.

**Rebecca Wayment** said the Planning Commission received the following statement from the City Attorney. He states, “Concerns have been raised regarding the compliance of our ordinances with the current federal law and it has been recommended that we continue this item to allow the City’s legal counsel the opportunity to review our ordinances to assure that the applicant is being treated fairly in the consideration of this application.”

**Rebecca Wayment** asked for a motion to table this item.

***Motion:***

**Dan Rogers** made a motion that the Planning Commission tabled the item. **Alex Leeman** seconded the motion, which was unanimously approved.

**David Petersen** clarified what the Planning Commission moved on. He said the item was tabled as federal law dictates the requirements for a use such as what is being presented. The City wants to ensure local standards comply with federal law.

**David Petersen** said some emails were received regarding the way Farmington City notices public hearings. Some residents expressed concerns that the public hearings were not noticed correctly; however, that is not factual. **David Petersen** said the City follows state law for public notices for public meetings and hearings. The City sends letters to property owners within 300’ from a given site. Also, the item is posted in at least three locations throughout the City, on the City’s website and on the State’s website. Additionally, the City places a sandwich board with a letter of the notice on the property being discussed, which is not required, but the City chooses to do. **David Petersen** said most cities do mailings or post a sign, not both like Farmington. He also pointed out that the radius of mailings is increased to 500’ for site plan applications. **David Petersen** said state law requires these notices be posted at least 72 hours in advance; however, Farmington City typically notices a public hearing 5-7 days in advance. **David Petersen** said the City makes every effort to get the word out regarding public hearings.

**OTHER**

**Item #6. Miscellaneous: a) OTR Presentation from the APA Conference**

**David Petersen** gave a presentation at the recent American Planning Association Conference regarding the history and creation of the OTR zone. He explained that after a lot of work from staff, the City and the residents, all came together to determine how to preserve the look and feel of old town Farmington. The creation of the OTR zone was a result as it protects the historic characteristics, including the trees, of the old town area.

**ADJOURNMENT**

***Motion:***

At 8:09 p.m., **Heather Barnum** made a motion to adjourn the meeting, which was unanimously approved.

  
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**Rebecca Wayment**  
**Chair, Farmington City Planning Commission**