

Francis Planning Commission Meeting Thursday, March 17th, 2022 7:00 p.m.

Francis City is inviting you to attend in person at 2317 S Spring Hollow Road Francis, UT 84036 or by following the link below (public comment will not be taken via zoom) or by calling 1-301-715-8592

<https://us02web.zoom.us/j/82176049755?pwd=WksyRVZEeDdydVJEbGdoV0tmUU9FQT09>

Meeting ID: 821 7604 9755 Meeting Password: 730679

You can also comment by email to comments@francisutah.org

Attending: Chair Brian Henneuse, Planning Commissioners Bob Murphy, Sam Hunter, and Elizabeth Reader, Planner Katie Henneuse, Engineer Scott Kettle, Treasurer Mandy Crittenden, and Mayor Jan Brussel.

Others Attending: Paul Weller, Ryan Weller, Nick Henneuse, and Alli Henneuse.

1. Call Meeting to Order

Chair Brian called the meeting to order at 7:02 p.m.

2. Public Hearing – Code Text Amendment / R-C Setbacks

Planner Katie read her staff report. She explained that Paul Weller has purchased a lot in the Frontier Cottages Subdivision, and was finding it hard to make a home fit on the lot with the setbacks City Code requires. He is proposing to change the setbacks in the R-C Zoning from 25' to 20' in the front and rear and reduce the side yard setbacks from 10' to 8'. Katie explained the pros for the amendment being multiple owners have had to change their home plans when the took setbacks in to consideration, it is especially more difficult for corner lots that have 2 front yard setbacks; she also said there is already a reduced setback in the conservation subdivision. She continued with the cons of the amendment to be that the purpose of this code is to provide smaller lots for affordability reasons and that other home owners in this subdivision have already complied with current city code even changing designs in some cases and they expect that new owners should have to do the same. Katie said another thing to consider is that this subdivision has a 10' PUE on the plat, if this change goes into effect, a plat amendment will need to be done to change that since the 8' will encroach. Katie said with this lot specifically, they have two rear setbacks and an irrigation ditch that make it harder than typical to make a home fit.

Chair Brian opened conversation up with a reminder that the Planning Commission is an advisory board and that they don't make final decisions. He asked Paul Weller if they would like to make any comments.

Paul Weller explained he owns three lots in this subdivision, and the issue is specific to just one lot. He said they had submitted some site plans, which is what initiated this amendment. He showed an arched curve on the plat on that lot, and said because of the shape of the lot and having the two rear setbacks along with the irrigation ditch it made it nearly impossible to fit a decent home on the lot and more so a garage that will fit a pickup truck, which most people in the valley drive. He said he has talked to Sam Aplanap, another homeowner, and he is also having issues.

Planner Katie asked Treasurer Mandy, because she issues building permits, if building permits had been pulled on other lots in this subdivision.

Treasurer Mandy responded, yes, all the lots in question had pulled permits and have designed their homes to fit the lots.

Paul continued he commends Francis City for what they have done incorporating the cottage size lots for affordability, but in the smaller lots he believes they should have smaller setbacks. He said it only allows for a 17' garage, so mainly he wants a reduced front and rear setback to allow for that.

Commissioner Bob asked if all the lots were Mountainland's.

Paul responded that they were at one time all Mountainland lots, but subsequently they had to sell some. He continued that Mountainland's has a specific size of home they build that maybe would have fit on this lot, but they no longer own them.

Chair Brian explained that Mountainland's had said they were doing away with the self-help program in Francis, that they it was no longer feasible.

Commissioner Bob said he understands the corner lots being more difficult, but on a basic lot in the R-C Zone, it allows a 2,750 square foot home abiding by the setbacks, which he believes to be a good size home. He has a concern with changing the code to allow this throughout the entire R-C Zone, he thinks it goes against the reasoning for what the code was designed for. He said with the proposed setback changes, it would allow for a 3,500 square foot home on 7,000 square foot lot, which defeats the affordability aspect of the R-C Zone. He asked the Planning Commission if it was possible to modify setbacks on specific lots?

Chair Brian commented he doesn't think that is the route to go, but he understands the issue with having two rear or front setbacks. He said he is more inclined to modify the setbacks on lots that have two of either front or rear setbacks rather than change the code entirely.

Commissioner Sam confirmed again with Mandy that the other corner lots in this subdivision have pulled permits.

Treasurer Mandy confirmed.

Commissioner Sam continued he shares the same concerns that Commissioner Bob has and agrees with the negative points Planner Katie pointed out. He doesn't like the idea of changing the code as a whole to apply to all lots in the R-C Zone.

Planner Katie explained that Paul had originally came to the city asking for a variance, but to qualify for that, they would need to show a hardship justifying the need to do what they want and she didn't think this qualified. Therefore, she encouraged them down this path for the text amendment.

Commissioner Elizabeth commented she keeps thinking about the last meeting she was at and how the issue was fitting a truck in the driveway, so she is worried about lessening the front setback to further create another issue like that.

Chair Brian agreed, he doesn't think the answer is to reduce the front setback, but is in favor of not abiding by the dual setback requirement.

Planner Katie suggested a side street setback reduction.

Ryan Weller commented reminding them that the ditch is causing an extra burden on the lot.

Chair Brian responded he sees Ryan's point and that is where he believes a variance could come into play verses a code text amendment.

Paul commented at the end of the day he is just trying to get 5 more feet to extend the garage.

Chair Brian responded he understands that and thinks there is a different solution possible, but that he doesn't think changing the code is the answer. He said the intent of the R-C Zone is to provide some smaller units and affordable

housing. He said by changing the setbacks to allow homes to basically be crammed in on smaller lots is not the vision they had when creating this code. He is also concerned that this subdivision is already built in and people living there that abided by code. He thinks the best solution is to compromise the setbacks to having only one front or back yard setback apply.

Commissioner Bob said that with the size of the lot, he believes that they could make it work and that when they bought the lot, they should have at that time taken those things into consideration.

Paul said when they bought the lot, they were not aware of the two rear setback restrictions. He said without out that, he believes they could make it work.

Commissioner Bob made a motion that they forward this to the City Council with a negative recommendation based on that it is not necessary change. Commissioner Sam seconded the motion. Commissioner Elizabeth voted Aye, Chair Brian voted Nay, commenting that he would like to see the City Council explore the option of not requiring two front or rear setbacks. Bob voted Aye, and Commissioner Sam voted Aye, but was in favor of Chair Brian's comment. Motion passed.

3. Public Hearing – General Plan Amendment

Chair Brian explained the reasoning for the General Plan Amendment being that a lot of change has been happening in Francis, Utah, and the whole country. He said with that every five years it is common practice to re-evaluate and update the General Plan to coincide with reality of the present while putting into place the direction they want to continue in as it pertains to Francis City. He said tonight is not about nailing down specific things, but to get the Planning Commission thinking about where Francis City is now and what things we may want to modify in the General Plan to better fit current demands and realities that Francis City is seeing.

Mayor Jan agreed with Chair Brian commented that is exactly what his intent of being there tonight was. Jan had provided the Planning Commission a copy of the current General Plan with his markups and notes added. He said as they could see by how many marks he made, this is not meant to be a one- or two-hour conversation, but that this will be a multi-hour, multi-meeting discussion. Tonight, is more or less to just get the Planning Commission thinking and creating their own ideas of what they see in Francis's future. He explained there are a lot of new things including zones that Francis City has already adopted that are not even in the current General Plan. Jan said he does not want to be the decider of how the General Plan is written, but that he has made the decision as one of the first things as mayor he wants to get accomplished is the General Plan updated and accurate and then to follow it as close as possible when making decisions in Francis's future approvals.

Planner Katie commented to Mayor Jan that she thinks it would be in the best interest of all involved to have a joint work session sooner rather than later, basically to avoid one or the other parties spending too much time deciding on something going down one road that the other had a completely different direction in mind.

Mayor Jan agreed and said he would also advice breaking the General Plan up into different sections and tackling it chunks at a time and then moving on to the next. He said we want the publics feedback and input, so we will be having a couple public hearings to get that when the time comes as well as joint work sessions will be open to public observance. He believes that with everyone working together, they can provide a solid document that will help in making decisions going down the road easier to make.

Planner Katie explained the purpose of a General Plan and that it is also required by State Law that the city has one. Katie gave some tips on different things the Planning Commission should keep in mind while writing the General Plan. She informed that according to State Law we are required to have a land use element and a transportation element included in our General Plan. She said some bigger cities are required to have a housing element to include a moderate-

income housing plan, we are a small enough city that we are not required to do that as of right now, but that it can be something we still choose to address if we think it is important. She said with that, the General Plan is something we want to customize to Francis City, so we can explore ideas of elements we would like to add and some we don't necessarily still pertain that can be removed. Some elements she recommended exploring are recreation, agriculture, open space, business, public buildings. She finished reiterated what Jan stated, that this is a large document that is going to take time and patience and that they should work on it incrementally to get the best final product they can. She thinks tonight's biggest task is to lay out how they want to move forward with scheduling joint work sessions and at what times to invite public comment because that is definitely wanted. She said also, think about what kind of survey questions you would want answered, because at some point we will be putting a survey out for public feedback.

Commissioner Elizabeth asked if Planner Katie had any other City's comparable in size to Francis City's General Plans, that they could read to get some ideas of things we might want to follow.

Planner Katie said she has looked into some different ones, and has seen things she does and doesn't like in them, but none that she would love to duplicate. She said her advice would be to think of a city she really loves and thinks they are doing a great job in progression and read their General Plan. She said she will keep looking as well and collect some things she likes in different cities. She said she would like to see us have an action plan, meaning we have goals and we have specific objectives that solidify what we want to accomplish by a certain date.

Commissioner Bob said that he thinks watching what happens with Kamas City and the proposed Annexation happening there could be a learning experience for us.

Chair Brian asked the Planning Commission what were some of the bigger things they wanted to focus on. Collectively topics discussed were:

- Maintaining a rural feel and what goals we set to achieve that, maintaining open space?

- Adding an appendix, so that it is easier to navigate.

- Where do we see the City Center and how do we help achieve the goals of how we want to see it.

- How do we encourage Commercial in the City?

- Where do we put higher density, if growth is inevitable, where would we like to see the density?

- How do we prevent ourselves from becoming a second-home community?

- How do we accomplish becoming a self-sufficient community?

- How do we incorporate a moderate-income aspect to the city, that will allow for those who live locally, can work locally?

- Gather information on how many people travel out of the community for work and find solutions that allow them to stay locally.

- What are the goals as far as parks and recreation?

- Can we do something to reduce the water usage on landscaping, as a conservation aspect.

- Trails and connectivity through the city and connectivity to surrounding cities.

- Roads and transportation, providing different options of travel evenly through the city.

- Create a process that allows for commercial to grow at an equivalent rate to residential.

- Is curb and gutter something we want to see if the future?

- Can we put capita on growth allowance per year?

- Encourage developments that support diverse living options from townhomes, to smaller lots, to larger lots.

- Create a proportionate number of different housing types, avoid flooding a specific criterion as in a 75% increase in townhomes but only a 25% increase in ½ acre or larger lots. Shoot more for a 100% increase being split equally throughout all housing types.

- Do we want to designate our current floating zones?

- Should we re-evaluate our multi-family zoning? Is our Conservation Subdivision a better solution for Francis?

Planner Katie asked at what time do we want to ask for public engagement?

Chair Brian thinks it would be best to have a joint work session with City Council first and get a good idea of what direction were heading to be able to give some feedback to the public when they have input that may conflict with what staff thinks.

Chair Brian asked for any public comment. No public comment was offered. Discussion was closed.

4. Planner Update

Planner Katie informed that Francis City was rewarded quite a lot of money from the RAP tax grant. They received about \$350,000 for the Francis City Park, and about \$300,000 to do a bike park in Wild Willow Park. So, there will be a lot of improvements happening to our local parks in the near future. RFP's have been sent out for the work. She informed there is not much on the agenda for next month, City Council is asking that they review parking in the City Center Zone.

Chair Brian asked how the conversation between the City Center development and the Council went?

Planner Katie responded between the Planning Commission and the City Council meeting they came up with a new proposal that showed on-street parking, that gave a little bit more of the walkability feel, and the City Council did like it. They are wanting to come up with a parking code specific to the City Center Zone that works for everyone.

Commissioner Bob asked if Planner Katie would keep them updated on new findings with the General Plan and potential code changes as they become available.

Planner Katie responded she would.

5. Approval of February 17th, 2022 minutes.

Commissioner Bob made a motion to approve the February 17th, 2022 minutes. Commissioner Sam seconded the motion. All in favor, motion passed.

6. Adjourn

Commissioner Sam made a motion to adjourn the meeting.

Meeting Ended.