

Francis City Planning Commission Meeting
Thursday, June 16th, 2022
2319 S. Spring Hollow Rd. Francis, Utah 84036

Meeting ID:821 7604 9755 Password: 730679

Attending: Chairman Brian Henneuse, Co-Chair Bob Murphy, Commissioners Terry Perkins, Elizabeth Reeder, Planner Katie Henneuse on Zoom Scott Kettle

Others Attending: Steve & Louise Brown, John & Lois Kirkham, Jack Walkenhorst, Querry, Shelly Bess

1. Call Meeting to Order---Chairman Henneuse welcomed everyone to the June 16th, Planning Commission meeting and started the meeting at 7:04 p.m. He turned the time over to Planner Henneuse.

Planner Henneuse explained that item B Hidden Meadows on the agenda has asked to be taken off the agenda tonight to resolve some issues.

2. Public Hearings

A. Born to Run Minor Subdivision/John and Lois Kirkham---Planner Henneuse explained the history and the background of this project. (Please see attached staff report for all of the details).

Planner Henneuse explained that Francis agreed to modify the terms of the annexation agreement for the Born to Run subdivision to allow development of two smaller commercial parcels (Lots 2 and 3) and one large residential parcel (Lot 1). One residence and one barn (with no dwelling) may be constructed on Lot 1. The four existing farm buildings on Lot 1 are permitted to remain. Lot 2 will be sold and developed as a commercial property in accordance with Francis Codes. No further subdivision of Lots 1 and 2 is permitted. The existing legal non-conforming residence on Lot 3 will remain until the property owners decide to pursue commercial endeavors.

She then reviewed City Code with the Planning Commission. Staff reviewed the preliminary plat, and all revisions were incorporated into the updated plat. Easements were correctly designated. The modified conditions of the annexation agreement were correctly recorded on the plat. The developer has met the preliminary and final plat requirements with no outstanding items.

Staff would like to resolve any questions or concerns with the applicant. Positively recommend approval of the subdivision and that the preliminary plat be accepted by the City Council as the final plat.

Engineer Kettle explained that they needed to monitor the flow out of the spring. He stated there has been an access on there and that has changed a little bit and he would like an access to the spring to monitor and check the flow of the spring.

Engineer Kettel explained they would need to turn in water shares for the two lots the existing house has water. It does have water and sewer extended across the highway so they would need to connect to that.

They need a 30 foot utility and access easement.

Chairman Henneuse opened the meeting for public hearing.

Lois asked on the existing spring if they worked with Francis City or what. Engineer Kettle explained that the City needs to send information to Provo River and that is why they need access to the spring. Francis and the irrigation companies will need access to the spring.

Chairman Henneuse closed the public comment period.

Commissioner Perkins concern is the easement to the irrigation company. Engineer Kettle explained why it needed to show as an easement for the irrigation company. Commissioner Perkins is also concerned with the 29.97 foot easement, it should be 30 feet.

Chairman Henneuse asked for a motion.

Commissioner Perkins motioned that we move forward with the easement added to it. Commissioner Reeder seconded the motion. All Planning Commission members present voted in favor; motion passed.

B. Hidden Meadows Preliminary Plans Rusty Webster---Taken off the agenda for tonight

C. P-F Public Facilities Zone Code Text Amendment---Chairman Henneuse turned the time over to Planner Henneuse. She explained that staff is proposing a code text amendment for the Public Facilities zone to accommodate plans to construct a new City building at 2317 South Spring Hollow Road. Initial plans place the building at the front of the lot facing Spring Hollow Road. The City is considering placing, on-street parking in front of the building to compliment the on-street parking planned in front of the Town Center development. The code text amendment will allow parking in the front setback and provides flexibility in the design of parking, fencing, and landscaped areas.

Planner Henneuse reviewed Chapter 18.50 P-F Public Facilities Zone. She went through all of the changes that had been made and explained the reasoning behind the changes.

Chairman Henneuse opened the public hearing.

Loise Brown asked if they changed the amendment does that mean it's in concrete or does it affect all public facilities.

Chairman Henneuse asked what exactly she meant. Louise explained what she was asking, and Chairman Henneuse explained why he felt they needed this change. Louise was wanting to know

about a new city building. Planner Henneuse explained to her that the City has been saving money for a new building. We would like to build the new building without taking out any loans.

Steve Brown asked if the plans had been drawn up and he was told no we were just working on an RFP but that's all. He then asked about how the building would be sitting.

Chairman Henneuse closed the public hearing.

Commissioner Perkins asked where the building would be, and Planner Henneuse explained that to him. She explained that we would stay in the old building until we could get the new building done.

Commissioner Reeder asked if the wording in one spot could be changed, and the Commission discussed how to change the wording and corrected that.

Chairman Henneuse explained his thoughts on how things should be worded. He then asked for a motion.

Co-Chair Bob Murphy motioned to pass Chapter 18.50 P-F Public Facilities Zone with the added verbiage about responsible water use. Commissioner Perkins seconded the motion. All Commissioners present voted in favor; motion passed.

3. Discussion Items

A. Stewart Ranches Phase 11 Final Plat/Rex Campbell---Chairman Henneuse turned the time over to Planner Henneuse. Planner Henneuse reviewed her staff report with all present. (See attached staff report).She explained that the developer is requesting final plat approval for Phase 11. Phase 11 is comprised of 7 large (0.97 – 1.71 acre) single acre family lots. Well and tank sites, to be dedicated to the City are also included in this phase.

The final plat requirements for Phase 11 would be to: Finalize the address tables after addresses are obtained from Summit County.

Staff positively recommends approval of the Phase 11 final plat, and advise the developer that annexation fees may need to be paid prior to recording the plat.

Engineer Kettle explained the water line to the well has been installed up to the well. The sewer has been stubbed across and will need to be extended to the lots. Cul de Sac will be the only public road and the driveways will be private and they will maintain the storm drains. We are finalizing the grading on the tank sight and should have that finalized before City Council.

Chairman Henneuse asked what the projection is on the project. Engineer Kettle explained how it would work. He explained they are working on getting the temporary pump installed.

Chairman Henneuse asked for a motion.

Co-Chair Murphy motioned to pass with a positive recommendation to City Council as it is written. Commissioner Reeder seconded the motion. All Commissioners present voted in favor; motion passed.

Chairman Henneuse repeated the motion to all present.

B. Wild Willow Park Fencing---Planner Henneuse explained that her Scott, the bike park contractor, and the public works director went over to the park to discuss the plans for it. They are looking at doing a new concept plan and she explained to everyone what they were thinking. She explained that she has received some comments from the public and she would like to address those. She shared pictures with the Commission of what they were looking at and thinking. She explained there will be parking around the cul-de-sac and other areas where we could have parking. She explained there will be a walking or jogging path around the entire perimeter.

Chairman Henneuse explained it would be a good walking path and the products that could be used and then upgraded to be paved if necessary.

Planner Henneuse explained they would put fencing on both sides.

The Commission talked a bit about the encroachments on the park and threw out different ideas of what could be done. What type of trees and grass that could be used?

Planner Henneuse presented pictures of the items about which they were talking. She explained they are planning to do an open house.

Chairman Henneuse explained that they may go back to USU for help. Planner Henneuse explained they may need to get with a landscape architect.

Planner Henneuse explained the different types of fencing that they should use. She explained they would like to do a split rail in places where there isn't a split rail. They will try to use both cedar and vinyl fencing since that is what most homeowners have. Fencing will need to be in before construction on the park starts for safety reasons. There was also discussions on how to shut down certain portions of the park during inclement weather.

Steve Brown shared his thoughts on the parking. Steve asked about time frame. Planner Henneuse explained that they are looking at September or Spring of 2023 and we need to be done by November 2023.

There was some discussion on whether there needs to be signage on the property or not.

Commissioner Reeder asked about seating and benches. Chairman Henneuse said there would be benches.

Commissioner Perkins motioned to approve the fence plan for the bike park. Commissioner Murphy seconded the motion. All Commissioners motioned to approve unanimously.

4. Planner Update---Planner Henneuse apologized for not updating the Commission on what the City Council decides on things, and she would like to start updating them. She explained that both code text amendments were approved. Francis Commons Phase 1 Final Plat approval was recommended as well. She explained there was a lot going on in the City Office right now and she tried to update them on everything.

5. Approval of Minutes---*Co Chair Murphy motioned to approve the minutes of April 21st, 2022. Commissioner Perkins seconded the motion. All Commissioners present voted inf favor; motion passed.*

Commissioner Murphy asked regarding Hidden Meadows could we have them do a development bond on the road? He explained his thoughts and questions in regard to that. Engineer Kettle explained that we had to follow State Code and he explained that, and he didn't feel that we could do anything.

Chairman Henneuse explained his thoughts on it.

6. Adjourn---*Chairman Henneuse motioned to adjourn. Co-Chair Murphy seconded. All in favor; meeting adjourned.*