

Parks Open House 6:00 to 7:00 pm
Francis City Planning Commission Meeting 7:00 to 9:00 pm
Thursday June 15th, 2023
2319 So. Spring Hollow Rd., Francis, Utah

Parks Open House

Attending: Jennifer Meyer, Becky Lloyd, Joshua Frank, Sharon Sprott, Ted Spratt, Jennifer Gaia, Byron Ames, Bryce Sacks, Kate Wynn, Paul Wynn, Matthew Tollison, Paige, Covarey, Erin Richard, Stephanie Weaver, Mike Weaver, Steve & Louise Brown, Photographer-Park Record, Clayton & Suzanne Querry, Don Loftus, Kathleen Tollison, Patrick and Romas Caughlin, and Mont Lundgreen

Planning Commission Meeting

Attending: Chair Bob Murphy, Commissioner Justin Ciampi, Kimberly Lawson, and Samantha Strebel

Staff: Engineer Scott Kettle, Planner Katie Henneuse and City Treasurer Antini Henderson

Others at the meeting: Byron Ames, Mont & Stacy Lundgreen, Sharon Sprott

1. Call Meeting to Order---Chair Murphy called the meeting to order on June 15th, at 7:03 p.m... He then moved to the next item on the agenda.

2. Public Hearing

A. Restrictions on Water Code Text Amendment---Commissioner Murphy then turned the time over to Planner Henneuse.

Planner Henneuse explained that the City has imposed restrictions on the use of water for several years due to drought conditions and water supply concerns. There is an increase in the supply of City water due to record snowfall in the winter of 2022-2023 along with continued precipitation and a new City well. Instead of lifting the water restrictions, the Mayor would like to continue to encourage residents to conserve water permanently. The proposed code text amendment sets the temporary regulations as permanent water conservation regulations and still allows the City Council to impose additional restrictions if necessary. (See attached Staff report)

She feels the Commission needs to discuss and send a recommendation to the Council. She reviewed all of the changes with the Commission.

Chair Murphy opened the meeting to public comment.

Byron Ames said he actually had a question on the language. He talked about the tiers that could be imposed by the City. He asked for clarification on the changes. Planner Henneuse explained the changes.

Byron also asked about water conservation and some of the items that the state was doing and how we may qualify for the state programs and rebates if new homeowners follow certain recommendations. He reviewed that Ordinance and felt that maybe the City could do something to help homeowners who wanted to do more to conserve. He gave Planner Henneuse the information that he had.

There were a couple of changes suggested to correct some verbiage.

Chair Murphy closed public comment and brought back to the Commission.

Commissioner Ciampi made a couple of suggestions on changes that could be made.

Planner Henneuse explained the actions that the Commission could take.

The Commission felt there was no time limit on this, and they could work on it as long as they want.

Commissioner Ciampi made a motion to table this for further research. Commissioner Lawson seconded the motion. Chair Murphy and Commissioners Ciampi and Lawson all voted in favor; motion passed.

3. City Hall Site Plan---Planner Henneuse pulled up the City Hall plans, and she reviewed with the Commission. She explained that the Council had decided to send out an RFP for a new City Hall. She explained what had gone on in the past and that the City had a no interest loan to build the building and that residents held a referendum and stopped the process.

Engineer Kettle explained everything that had gone on.

Planner Henneuse explained that the Council has decided to begin working on an RFP (Request for Proposals) to find and architect and design a new City Hall near the existing City Office and Community Center. She continued to explain what the Council had been doing. She explained it was permitted to use along with the lot area, width, frontage, setback requirements, building separation, parking and access, landscaping, and the site plan review.

Planner Henneuse shared pictures of the building and the parking area. She went through the whole building lay out and explained that there would be asphalt, and the shrubs and landscaping that they are looking at.(See attached report).

Chair Murphy felt everything looked like it was in order. He asked why it was not a public hearing. Planner Henneuse explained that the City Council had meetings the public could attend and there was an open house last week on June 8th.

Commissioner Lawson said there wasn't anything that she would want to add.

Commissioner Ciampi motioned to approve. Commissioner Lawson seconded the motion. Chair Murphy and Commissioners Ciampi, Lawson and Strebel voted in favor; motion passed.

4. Wild Willow Park Site Plan---Planner Henneuse said they had an open house tonight for the public to view the plans for the park. She proceeded with her staff report. (See attached staff report).

Planner Henneuse reviewed that there is 4.5 acres of land, and it was dedicated to Francis City for a park as part of the subdivision approval for the Wild Willow and Summit Haven neighborhoods. The City began making plans to improve the park in 2015 and partnered with USU to draw concept plans. One of the concept plans included a bike pump track. In 2021 the City Council decided to ask for grant money to build a pump track at this park. The City received a Summit County Recreation Arts and Parks (RAP) grant to fund phase 1 of the Wild Willow Bike Park, including two bike trails, a pedestrian perimeter trail, gravel parking, and a restroom. Additional grant funding for this park was obtained from the Utah Outdoor Recreation Grant and the UDOT Transportation Alternatives Grant. Terrain Landscape Architecture recently completed landscape and site plans for the park.

Planner Henneuse explained that parks and playgrounds are an allowed use in the P-F zone. She then reviewed the lot area, width, lot frontage, setback requirement building separation, parking access, and landscaping. She then reviewed the site plan.

Commissioner Lawson wanted to know who would maintain the park and she was told the City.

Chair Murphy asked about the lighting, and he was told there would be none except the bathroom solar light.

Staff Recommendation is to review the plans and approve if they meet the City Code. This is not a public hearing.

Engineer Kettle said the landscaping would just be natural. Planner Henneuse explained that the landscape architect had some great ideas for the area.

Commissioner Lawson asked if there would be power going to the pavilion and she was told no.

Planner Henneuse read through some comments.

Sharon Sprout 846 West Haven Circle stated that they just moved here from Spokane Washington. She is impressed with the park. She had questions on the National Fire Protection. She is concerned about the width on the road, and she also feels it is a tiny street and there are lots of children there. She feels that Summit Haven Drive and Hilltop would be good for parking. She asked if they could re-consider Summit Haven Circle being the main access. She enjoys coming to the meeting.

Planner Henneuse addressed the emergency access and explained where they were all at. Engineer Kettle explained that this was planned when the subdivision was done.

Mont Lundgreen lives on the Corner of Hilltop and Oak Lane. He thanked the Commission for there service. Mont wants to know why he wasn't notified, and Chair Murphy said they were

years ago. He said that he had walked through the property with USU students when they were first working on the park, and this is not what it was supposed to be. He feels that this is a destination park not a neighborhood park. He wishes that there had been more public input. He shared his conversation with the builder and the builder felt there should have been more public comment as well. He shared his feelings and wanted to know who is going to take care of all the dust. He feels there really should have been more public comments. Engineer Kettle explained that there were public meetings. Mont is also concerned about parking.

Chair Murphey explained that this is all a new Commission and things had been approved before they were even on the Commission, and we can't change things now. He then explained that Mont's time was up and thanked him for his comments.

Engineer Kettle wanted to share that this was all in the Master Plan. Chair Murphy said his point is that things change. Engineer Kettle said it is what it is. They have to be able to plan things out in advance.

Planner Henneuse said that one comment was why are you doing the park here? One reason is because it is centrally located in the subdivision. She then reviewed the questions that had been asked.

1. What do you like most about the plan for Wild Willow Park? Trees and walking paths, nature, and open space, all of it, bike park, bike park make it bigger, active but passive activities.
2. If you could change one point about the Wild Willow park what would it be? Access, access point, road width, national fire protection, nothing, Zen area with grass, move bathrooms, water more.
3. What features do you think that you and your family will be utilizing? Walking path, walking trail, play area, nature play area, pump track, pump track, pump track, pump track, pump track, pump track, everything, walking trail, main pump track, everything except the track.

Commissioner Lawson would like to see park benches and she doesn't see them anywhere and then she would like fountains that people can fill there water bottles in.

Commissioner Ciampi would suggest that they stay with the western theme for the bathroom. Engineer Kettle settle explained that they tried to make it look nice and affordable. Commissioner Ciampi thanked those for coming and that he didn't live here at the time either when these things were all decided.

Commissioner Lawson asked about garbage cans. Commissioner Strebel thought they would be good along the track. Engineer Kettle felt that those were easy to be added.

Chair Murphy asked if there was anything that needed to be added to this.

Someone asked if there would be vendors there and she was told no, they were not allowed in that zone.

Commissioner Ciampi made a motion to add benches, different water receptacles, and consider adding dog trash bags. Commissioner Lawson seconded the motion. Chair Murphy and Commissioners Ciampi, Lawson, and Strebel all voted in favor; motion passed.

Planner Henneuse shared that they have had several people responding to the survey.

5. Approval of Minutes from January 19th, 2023---Commissioner Ciampi motioned to approve the minutes of January 19th, 2023. Commissioner Lawson seconded the motion. Chair Murphy and Commissioners Ciampi, Lawson and Strebel all voted in favor; motion passed.

6. Meeting Adjourned