

## **Minutes**

### **Francis City Planning Commission Meeting Thursday, April 20th, 2023, 6:00pm 2319 South Spring Hollow Road, Francis, UT**

Comments may also be made by email to [comments@francisutah.org](mailto:comments@francisutah.org). The meeting will be streamed live on the Francis City YouTube channel: <https://www.youtube.com/channel/UC-9wahpEELShvGQZShXGIXg>

**Planning Commissioners: Vice Chair Rich Christiansen, Commissioners Justin Ciampi, Kimberly Lawson and Samantha Strebel.**

**Others attending: Gracia Eisman.**

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

#### **1. Meeting to Order:**

The meeting was called to order at 6:05 pm by Rich Christiansen.

#### **2. Public Hearing Open: Accessory Dwelling Unit (ADU) Code Text Amendments**

**2 a.** Planner Henneuse gave staff report about how in December of 2020, the City Council had decided to approve restrictions for Accessory Dwelling Units (ADUs). She explained what an Accessory Dwelling Unit is and the different types.

Lately, the State Legislature has made some changes to code. The amendment is in response to Utah House Bill 174 and an amendment to allow IADUs in attached single family dwellings. They want to make internal ADU's more accessible, especially in single family dwellings.

Three months ago, the City Council passed new codes. Now we must look into changing them to be in compliance with state code

Staff reviewed and made revisions as necessary, and recommends a positive recommendation to City Council. For further information on this report, visit [francisutah.org](http://francisutah.org) to see the Executive Summary and Staff Recommendation.

#### **2 b. Public hearing is open for this item:**

There was no comment for this item. Public hearing is closed.

**Planning Commissioners discussed the issue.**

Ciampi is concern about property owners living on property of the ADUs. He's not opens to multiple units or duplex allowances.

Rich mentioned that we must make clear the definitions.

He asked if they could pass the motion on ADU as it is, then table the second aspect until more research is done.

Lawson likes the idea of requiring the home owners to be living on the property. Like our neighboring Park City. When problems occurred, there was no one to be held accountable.

**Justin motioned that we accept the changes as written and make a positive recommendation to City Council for all portions required by State IAOU. For all portions clarifying, for which I recommend that we approve discouraging IAUD code from been used to build duplexes in single family zones and that we review square footage for internal and external accessory dwelling unit (ADU) and revisit property owner occupancy as a requirement, for our next meeting.**

**Strebel seconded the motion. All in favor: motion passed. Motion forwarded to City Council with the recommendation to proceed with the changes, except for the change to 2(a) (xiv) and 2(b) (vi).**

### **3. Public Hearing - Initiation of General Plan Comprehensive Updates---**

Planner Henneuse explained that with everyone been new to the Francis City Planning Commission, she thought it would be a good idea to watch a video training about what general plan are. The Mayor has asked us to review the General Plans.

Meg Ryan explains The General Plan. Please listen to the attachment.

### **Public Comment Open---**

**One member of the public spoke, Gracia Eisman.**

The valley of Francis has a lot happening. How we address everything, make decisions, create business opportunities which we would like to come here, while establishing our Commercial and Residential Communities. There is a lot of work to be done and it can be done. We can manage it in a responsible way. That's her observation at this time.

Public comments closed.

Planner Henneuse explains that we are at the very beginning and a lot of the work of revising and updating The General Plan is going to fall on the Planning Commission. That is going to be the primary job as planning commissioners for the next year, to work on this General Plan. The

General Plan has ten main elements, see attachments. What elements are most important to Francis besides the two required ones, Planner Henneuse asked the commissioners.

Justin mention that we have to develop some sort of commercial restructuring beyond what we have, if we are going to survive. After reviewing some maps, looking at SR 32 frontage where a lot of homes are currently occupying that commercial area. How we transition that area into gaining revenue will be one of our focus in getting a commercial plan.

Planner Henneuse said that, we should try to increase tax revenue. This is a growing small town with, a small staff of five. Demand for services is increasing. Our population has aged and more development is moving in. We are trying to figure out how we are going to pay for that. We are in a good financial position now, but that could change. Spending \$1.50 on every \$1.00 received to maintain the City. Which means we could be moving further and further, into financial issues without more commercial development.

Lawson mention that we currently have some commercial to begin.

The last General Plan started the City Center Zone, Henneuse said. She explains that it was approved for commercial mixed use- retail at the ground level, and residential units on the second and third level. This development will be starting sometime in the future.

There is a lot of interest for the Mitchell's house on the corner. The City tried to purchase it, but the owners are not interested in selling it. It's been taken off the Historical Register because of some structural issues. At least once a month someone will call, seeking information on if it is available for sale.

Kimberly asked about what is going on with Scenic Heights.

Planner Henneuse explains when and what was approved by City Council to go into that location. The Wes Harwood location was mentioned. Wes Harwood owns properties both on the north-east and south-west corners of Paige Lane, one will be all commercial. See attachment.

Planner Henneuse and commissioners had discussed some of these topics; Preserving the culture of Francis, Public Outreach, Community Outreach, mission Statement and Surveys.

#### **4. Approval of Minutes from November 1st, 2022---**

**Ciampi motioned to approve the minutes from November,2022.  
Lawson second it. All in favor.**

**Adjourn---**

**Christiansen motioned to adjourn the meeting for April 20<sup>th</sup>, 2023.**

**Lawson seconded. Meeting adjourned.**