

Francis Planning Commission Meeting
Thursday, September 16th, 2021 7:00 p.m.

The Community Center located at 2317 South Spring Hollow Road will be the anchor location for this meeting.

You may view the meeting via zoom, but no public comment will be taken via zoom.

Francis City is inviting you to attend by following the link below or by calling 1-301-715-8592

<https://us02web.zoom.us/j/86901417999?pwd=Q20rOXZOVWhqNEExYVY3UFJ2T1NjUT09>

Meeting ID: 869 0141 7999 Meeting Password: 090266

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

Attending: Chair Brian Henneuse, Co-Chair Jan Brussel, Commissioners Bob Murphy, Sam Hunter, Terry Perkins, Planner Katie Henneuse, Engineer Scott Kettle, Treasurer Mandy Crittenden.

Others Attending: Chad & Marilyn Mitchell, Judith Clausing, Robert Clausing, Louise Brown, Steve Brown, Bonnie Torres, Curt & Sandy Bradford, Troy Thomas, Jesse Coon, Sally Coon, Jenny Pettingill, Pete Gillwald, Paul Watson, James Preib, Jack Walkenhorst, Tracy Gooley, KPCW Production, Mike Johnston, Christopher Burton, Jane, Tamsyn Wester, Rusty Webster, Justin Harding

1. Call Meeting to Order

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

2. Public Hearing – Francis Commons Subdivision Preliminary Plans

Planner Katie read her staff report. (attached)

Engineer Scott read his staff report. (attached)

Brian Prince with Ivory Developments commented on the project. He said they will add in a turn-around or they will remove a lot. He said they designed the visitor parking as close to the residential units as possible. He said they have a 2-car garage and a 2-car driveway attached to all the townhomes, which provides adequate parking for all the townhomes. He said they will have an exact amount of parking spots for the Commercial portion of the project with the final application, which will fit City Code. Regarding the snow removal, he said this will be an HOA community that will have recorded covenants, he said the HOA will maintain the open spaces as well as full yard landscaping of each townhome unit and will take care of the snow removal as well. He asked Scott if there was a temporary turn around on all stubbed roads, or which roads require that.

Engineer Scott responded all stubbed roads need to have a temporary turnaround for snowplows and emergency vehicles.

Chair Brian opened the public comment.

Jenny Pettingill stated where they have the trash bin located is right next to an existing ditch, she asked if there is trash overflow, how will they ensure the ditch stays clean. She also wanted what type of fencing or structures were they going to put on the surrounding property lines clarified. She said she also has concerns of the commercial parking in the development and traffic on SR 32.

Brian responded as far as fencing they envision a 6-foot-tall privacy fence. He said they don't have the exact fence picked out yet. He said that because they do have agricultural uses on both sides of the property, that they will use farm fencing. He said they plan to install the fence upfront, to provide some consistency throughout the project. He said the

townhomes are rear loaded, which means you pull down a driveway on the back of the townhomes, and the front door is on the opposite front side of the building. He said the landscaping will be done upfront to make it nice looking as well, all the landscaping for the townhomes will be done by the HOA. He said the CCR's will require the homes to be fully landscaped within 90 days of obtaining certificate of occupancy. He said the CCR's will also require the same fencing material be used throughout the development. He said as far as the garbage question, that will be addressed through the city's land use code, he said the code will require the trash to be enclosed, and they plan to follow that.

Engineer Scott commented the ditch will also be piped.

Commissioner Bob asked if nightly rentals would be allowed.

Brian responded no, they will not.

Commissioner Sam asked if he had any ideas on what companies will be moving into the commercial buildings.

Brian responded no; they do not know what businesses are interested yet. He said if the city knows of any interest or has any ideas, they are interested in feedback.

Commissioner Sam questioned if the parking would be adequate.

Planner Katie responded that the parking fits city code, so she hopes so.

Chair Brian said this concern was brought up previously, he said there is also the worry that if you require too much parking, people will start using those extra spots as permission to have more tenants. He said it can go both ways.

Co-chair Jan commented that regardless of what the parking is intended for, commercial or residential, that they need to have that clarified and marked somewhere, and to also have it included in the CCR's. He said there are plenty of HOA's that require owners to park inside their garage and leave the driveways as guest parking for visitors.

Commissioner Terry had some concerns on the irrigation ditch's location in relation to the storm drain water, he wondered if the storm drain would dump into the irrigation pond and cause some contamination.

Chair Brian said that no matter what the irrigation company will have to sign off on the plat and they will make sure that is all on the up and up.

Co-Chair Jan asked Planner Katie the time frame between the final plat approval and when they require the CCR's to be recorded.

Planner Katie said that they like to see a draft of the CCR's at the same time as submittal of the final plat application. She said that at the time of recorded the plat, they would record the final CCR's with it.

Brian said they will turn in a draft with the application and then a final copy that they will record with the mylar of the plat.

Commissioner Terry made a motion to positively send this to the City Council with adjusting the hammerhead turns/temporary turn arounds and following the staff recommendations. Commissioner Sam seconded the motion. All in favor, motion passed.

3. Public Hearing – Hidden Meadows Annexation

Planner Katie read her staff report.

Engineer Scott read his staff report.

Rusty Webster who is the developer of the project, said he is a resident of Francis and wants to see the mountain sides stay open as much as anyone else. He said with this property being annexed into Francis allows him to put the density on the valley floor and leave the mountain side open. He said there is numerous benefits to the city with this annexation.

Chair Brian opened the public comment portion.

Louis Brown commented that the filing of the petition was incorrectly done. She said they were to get an accurate map, which the map they were given is not legible. She said they are supposed to be advised how the extension of municipal services will be financed and an estimate of the tax consequences.

Planner Katie responded that the county was responsible for sending out the notifications, and to her understanding it was done accurate. She also stated that a public entity under her knowledge is the fire department, school district, things of that nature.

Chair Brian commented the Planning Commission wasn't there to discuss the legal steps taken in informing of this matter, they have an attorney that can address those concerns. He said for tonight, the conversation they will be having is the pros and cons of the annexation and whether they want it or not. He said he thinks that what Louis has said are valid concerns, but they are legal questions that they are not capable of addressing.

Louis continued she has concerns about the lighting on the hill behind their houses, are they going to have stadium lighting like they do in Wild Willow?

Sally Coon asked what the definition of moderate income is and why they think we need that in their neighborhood.

Curt Bradford said he understands development, but he is sad about this. He said his biggest concern is traffic, they already refer to Lambert Lane as the Indianapolis Motor Speedway, what mitigation will be taken to control this? He said the current road conditions are not adequate to handle the amount of development being talked about. He said the other concern he has is water, he said we are in a severe drought, it doesn't make sense to add this amount of people. He said he knows that Francis looks at it as a big advantage to add a new well and tank, but it's a big negative to him because he is on the same aquifer, what is Francis going to do when his well goes dry?

Steve Fitzgerald is concerned about a few things. He said this property is on the other side of the canal. He asked how far they are going to have to pump the sewer to the ponds, and who is responsible for the mishaps that happen. He said in a meeting the other day at Francis, they said they don't have the money to fix the roads. He said then why are we adding more? He said Francis keeps making the comment that they want to be able to control and have a say in what happens, but he thinks that's wrong, he doesn't think Francis has control of anything. He questioned if Francis City takes Beaver Shingle Creek water now.

Engineer Scott responded no we don't.

Steve said then they can't even count that.

Engineer Scott said once Francis annexed this in, they can accept it.

Steve said there is a proposal of creating a city of its own, Garff Ranches, he said this deal fits better in that. He said his last comment is that the mayor made a statement at that same meeting the other day, if Francis City was to have two house fires in the same night, that we would be out of water. He said in that case the best thing Francis could do is deny this until they can get some of these problems fixed.

Chair Brian closed the public comment.

Planner Katie told Louis to come into the city and address her concerns with the noticing with Suzanne, the City Recorder. She continued, as far as lighting, Francis City has a new lighting code they would be required to follow. With concerns on traffic on Lambert Lane, she has the same concerns, which is why she recommended a traffic study in her staff report and is talking with the County to get the extension of Hallam to State Road 248 completed. In response to Sally's comment on Moderate Income Housing, Katie said in Francis City they want to provide a solution of affordable housing that would allow for a diversity of people to be able to live here. She said the definition of moderate income is 80-120% AMI of Eastern Summit County, which would average a minimum of \$85,000 a year household income. Katie said it is important for people to realize that as the population increases, we will need to raise our annual budget to provide funds to make the necessary maintenance corrections in the city. She said that new construction should pay for itself.

Engineer Scott explained that new construction does pay for itself, and impact fees paid to the city can only be applied towards what they were intended for. Scott said commercial taxes are substantial in helping pay for necessary upgrades to infrastructure, but whereas we don't have any commercial, the burden falls on the residents. He said as far as the water, by annexing this property, it will allow us to accept Beaver Shingle Creek water.

Steve Brown asked who was going to enforce the lighting code. He said there is a ton of lights already that are too bright.

Planner Katie answered, the code is new, and they can only go forward from when it was approved. They cannot go backwards and make everyone change now; they can only control new lighting.

Chair Brian said he has personally addressed some lighting issues himself, so they can't say no one enforces it. He continued back to Rusty and asked if he had anything else he wanted to add or address.

Rusty reiterated that the property is in area 35, which is the area to accept Beaver Shingle Creek water shares. He said as far as Lambert Lane and Hallam Road, he is working with the city in pushing the County to get the extension done, but it is in the county's hands.

Chair Brian said it is a concern of his as well. He said he remembers the same concern coming up a few years ago when they did the Hart Annexation. He said it is frustrating to see the county dragging their feet on that. He said that speeding on Democrat is out of control, and it is scary and frustrating because there are so many people walking with animals and tractors on those roads. He does understand though, that it is not on Rusty. Brian addressed all the comments of we should just stop building and said that is not legal and the city will be found in a lawsuit. He said he understands that it is different with zone changes, but to tell people that can't build on their land if it fits code. He said the Garff Ranch proposal is a lot higher density and it will cover the entire mountain. He said if we do not annex this, it will be out of our hands and control, and something like Garff will likely happen.

Co-chair Jan commented one thing to keep in mind is that this is an annexation, not a subdivision. The subdivision process will happen later. He said that he agrees with Brian, development is inevitable no matter where you are. He said that he loves Francis, he moved here for a specific reason, but to think that it is going to stay the same is unrealistic. His biggest concern with this is that the county is already looking at the options of developing this. He said he is not saying he is in favor of this, he is just making a general comment; but if it is developed by some other entity, Francis City will have no say. He said that part of the equation with a town like Francis is how do you manage the land within your city, but also, how do you manage the land surrounding your city, so that you have the best possible outcome in the future. He thinks that the best thing for the city to do is to coordinate with the county greatly on this on roads, because at the end of the day the people that live in this area of annexation, are going to be exiting the county somehow. He said the school district as well wanted to have the Hallam Road extension done as well, and that those things need to be worked out. He said his last comment is on land conservation. Park City spent \$85,000,000 on municipal bonds and then put it into a conservation easement just to keep it from being built on. He said he went and walked this property and as he did, he noticed the small hill that kind of encroaches on the meadow, he asked Rusty if that would remain open.

Rusty said yes.

Co-chair Jan furthered, with this plan, you can kind of see some of the rooftops, but added he is not naïve enough to think this is the final plat either. He knows this plat will go through many changes in the subdivision process later.

Chair Brian asked Engineer Scott if Francis City holds any kind of cards regarding the way the county wants to see this, whether it be annexed or remain in the county. He asked if we have any leverage at all to push on the county with this annexation to get the extension of Hallam Road done.

Engineer Scott said we can try. He said previously when Dave Ure was on the Commission, he was pushing for it then, but nothing was done. He said we can just keep trying and pushing it, but there is no guarantee. He said there is some property owners that have some issues with it between Hallam and State Road 248, that has kind of been putting the kibosh on it.

Commissioner Bob asked if it was 480 or 580 acres.

Planner Katie responded what is on the map is 580 acres.

Commissioner Bob questioned if it is not annexed, and they have to go through the county, will that have to drill a well and build a tank?

Rusty responded, yes.

Commissioner Bob furthered his biggest concern is water, so if he came to the table with water and a tank, that would be great. He said he is not in favor of townhomes; he thinks we have enough. He said as far as moderate income, he would rather see more expensive homes taken care of and build our tax base. He said the negatives outweigh the positives on his side. The positive being the trails and that's it. The negative being the sewer impact, the traffic impact, and one of the things stated in the General Plan, is that when you do annex, that it should be land that is connected to the city and not an island or peninsula, which this creates.

Planner Katie said that is one issue she brought up early on, back in January. She said that the city attorney investigated it and that this would not be considered a peninsula by the legal definition.

Rusty said if they come in at AG-2, they would be allowed 276 units, and they are only proposing 150. He said the whole reason behind the design, keeping in mind that they aren't even close to the final, is to put the least amount of impact on the community as possible. He said he is open to different proposals, but as it is right now, he is leaving 76 potential lots on the table, leaving 80% of the property conserved open space, it is the only wet location on the West side of Francis's future annexation that would ever accommodate a well and a tank. He said that Provo River is running out, it is getting sold out downstream. Beaver Shingle Creek water is currently hard to sell downstream, so it stays within the valley. So, it is a huge benefit to Francis City to get this second source of water, it is the key to a secondary water system and the key to solving all of Francis City's water problems.

Commissioner Bob said water is a huge concern, all the surrounding lakes are near empty.

Rusty said that he can provide the commission the same geologic studies that he has provided the state. He said they are on a massive aquifer, there is a huge difference between ground water and surface water. He said that the residents on Hallam that are on a well talk about their well going dry, he said he is talking about a well that will be drilled hundreds of feet deeper than what theirs are drilled and will not affect their aquifer. He said they have adequate paper water, and they have the spot to put the tank and the well.

Chair Brian said that he understands what Bob is saying about the townhomes, but he would like the community to be more well-rounded and that can be self-sufficient. He said that big homes with big lots are great, but the working force of what the valley can afford to pay cannot pay a wage great enough to pay for those homes. He said at that point we become a second home or retirement community and he doesn't want to see that.

Commissioner Bob said he understands that, but that his point is to have a neighborhood.

Rusty said that they plan to have that mix of bigger lots, smaller lots, and townhomes. He said those mixes are working great and they are accomplishing a variety of price range options.

There was some back-and-forth discussion between Planning Commission and the attendees about the need for townhomes and workforce.

Co-chair Jan stopped the banter and stated they were off track. He said bottom line it is his belief that one way or another this land was going to get developed, so the real question is, if this is inevitable, does Francis want to have a say on what happens with this property and the answer is yes. He said he understands everyone's personal feelings on this, but they need to be realistic and comprehend that it is going to change.

Bonnie Cuartez questioned that Rusty said there was plenty of Beaver Shingle Creek water and she didn't understand that, because she has Beaver Shingle Creek irrigation water and they shut her off in July except for to livestock only.

Co-chair Jan responded that is surface water, that is not ground water.

Commissioner Sam said that he has a lot of years in the water business, and where he came from, they cannot combine two separate water sources without doing some testing. He asked if any testing has been done to see if the Beaver Shingle Creek and the Provo water sources can mix.

Rusty said the aquifers already mix underground. He said that is an argument that he and Scott have already had with the state engineer. He said he will provide them with everything they have provided to the state. He said there is only

one water up here and everything feeds everything. He said it just goes back to how everything got broke and divided in 1896. He said he drilled right next to this site about 15 years ago and it is the most beautiful water in the world.

Commissioner Bob asked Planner Katie who she had talked to at the county about this.

Planner Katie responded that her and Byron had a meeting back in February with Pat Putt and some other county employees.

Commissioner Terry commented that he thinks this is a great addition to Francis. He said the roads and the canal needs to be addressed and there is a lot of work that needs to be done to get it all sorted, but that he would like to see Francis City have control of it rather than someone else.

Co-chair Jan said he is torn, emotionally he doesn't want to see this, but he thinks annexation is the best answer for this property.

Commissioner Jan made a motion to forward this to the City Council for their consideration with a positive recommendation for annexation with the water, roads and all the other questions here being satisfactorily answered prior to the annexation happening. He doesn't want to see this rushed through, he thinks it is too big of a decision, he thinks it is critical, he thinks there is a lot of questions that still needs answered, he thinks the conservation easement needs to be better defined and have some peace with it, but he thinks that something over there is inevitable because that is where the edge of development is now and we all see it, and he would rather have this City Council and future City Councils have some say in exactly what happens over this area, so that it does blend in properly with the community and it doesn't become a burden. Chair Brian clarified his interpretation of Jan's motion. ***Commissioner Sam seconded the motion. Commissioner Terry aye, Co-chair Jan aye, Chair Brian aye, Commissioner Sam aye, Commissioner Bob nay. Motion passed.***

Chair Brian commented that when they talk about traffic issues, everyone recommends a traffic study. He said that when they request a traffic study, almost always they come back not in the favor of residents. They basically base their studies on the roads overflowing with traffic. He said that the concern is valid, but almost always, they will come back saying the roads can handle more cars.

4. Public Hearing – Annexation Declaration Map Amendment

Planner Katie read her staff report. She said that some of the areas they are considering annexing into Francis that was just proposed, are not in the annexation declaration area. Katie said it is not required that they be in the map, but that it was a good idea to add them. Katie showed the current declaration map and explained that the proposal is to extend the west line of the area to the Wasatch County line. Katie said this will change the General Plan, so it is a public hearing.

Chair Brian opened the public comment portion. No comment. Chair Brian closed the public comment portion.

Commissioner Bob made a motion to positively recommend to the City Council the map as proposed. Co-chair Jan seconded the motion. All in favor, motion passed.

5. Commerce Village Commercial Concept Plan

Planner Katie read her staff report.

Co-chair Jan said he doesn't see a problem with the owner-occupied small businesses, he thinks that would fit the town better as it sits today rather than a large strip mall or something similar. He said he has some real concerns about an equestrian training center at this location. He said he remembers when they were talking about the small animal clinic

going in, there were concerns of the pet waste and the disposal of it. He said he owns horses, so he has knowledge of this, and even the best kept equestrian centers bring a lot of odors and flies. With that he has a lot of concern bringing that into the Village at Lambert Lane, which is a very residential area. He said he has a concern with the accessory building within a commercial zone as well. Unless they were trying to create a type of live-work scenario where they have loft living and business down below, which all the water, sewer, roads, etc. concerns then come in to play, and he thinks it should be discussed on the front end now because all of that will come up later.

Chair Brian clarified that Francis City has the City Center Zone that allows for the Commercial/Residential mix.

Co-chair Jan said with all that, he thinks breaking it up into smaller lots, so it gives more options for businesses works, but he has a problem with the others.

Chair Brian asked if they have issues with having partitions with access.

Planner Katie said code requires them to have a 35-foot frontage and it meets that.

Commissioner Bob asked what road they would use for an entrance.

Planner Katie responded that they would access off State Road 32 and Harriet has worked with UDOT on getting this access approved. It is 500 feet along 32 and the other road is Lambert Lane.

Planner Katie said one thing to think about would be the curb and gutter. On the walkways and the right of ways, what would they like to see there?

Co-chair Jan questioned if that would be a private driveway, it wouldn't be a public street?

Planner Katie responded that is something to talk about.

Engineer Scott said that it could be either, but if it is public, it becomes a city road, and we are responsible to maintain it.

Chair Brian agreed but said they could still say they would like curb and gutter there. They don't want people walking in the roadway.

Planner Katie reminded this is the time to give direction on what they would like to see.

Harriet had a few questions for some of the responses. She said on the equestrian facility, she gets it the town is moving away from horses, but conceptionally what she was envisioning was the two acres of open space is wetlands. She said with that you may as well pasture horses on it, and as a developer you may as well forget about it and exclude it from commercial development. She said it will be a long time before you can turn it into being used as anything but agriculture. She said she would think the city would like to see it stay as a more agricultural look, as it is just after the welcome to Francis sign. On the next item, she said she thinks the owner-operator concept is a better idea at this time in Francis then the multi-use concept because they will put as many living quarters as the can above the businesses and they are going to rent them out and they will get more and more expensive. With the owner- operator idea, the owner isn't priced out of their home.

Co-chair Jan reiterated he has horses, and he loves horses. He said to have one or two horses on that property is not the issue, the issue is to put an equestrian business changes everything. The density of animals would be different, the hours

of operation are different, instead of having one or two horses you'll have a variety of horses. He said in general, he believes that an equestrian center belongs in agriculture. He said he thought she was asking for an accessory dwelling to be allowed on the commercial lot, with her realistically asking for is a zone change. He said with that he is not in favor of granting a zone change just because it might make sense to do what she is asking here.

Harriet said one thought she had, is the living space really an accessory to the business or is it just one apartment tied together that you can do business out of.

Co-chair Jan responded it is completely different, this is not zoned multi-family, it is a Commercial Zone. He said he is of the opinion they should not allow it. He said he thinks selling them off as individual lots as business condos is a great idea.

Planner Katie said what Harriet is wanting would require either a zone change, or a code text amendment. She said to do the business condo idea would be allowed within the code as it is now with no change.

Chair Brian said and once we make that change for one, we make it for all.

Harriet requested that they agree to a plat note stating that these lots can be further subdivided, including subdivision to commercial condos. She said the reason is, then she can go with a seven-lot subdivision and down the road, if a specific business comes in and wants a smaller lot, she can split it up.

Chair Brian said that he thinks the city attorney would have their heads if they started making exceptions or embedding little various plat notes on different properties.

Planner Katie said she believes that this idea came from when Harriet worked on the residential plat. She explained on that plat on those two lots to the north, they had a plat note that said the lots could not be further subdivided. She said in this case, we wouldn't have that plat note, and she doesn't think it is necessary to add a plat note that says it is allowed. She said her recommendation is to go with the 10-lot configuration and it gives the flexibility to sell one or two lots to one owner depending on what their needs are.

Chair Brian said he doesn't think prescriptive plat notes are a thing, he thinks restrictive plat notes are but not vice versa.

Co-chair Jan said he agrees with Katie, the 10-lots work and if someone comes in and they want more space, they can buy two lots.

Commissioner Terry asked just so he was clear, she is wanting to do the equestrian center because the ground is too wet to do anything else with?

Planner Katie responded yes, and gave the background that Harriet is a wetland specialist, so she understands what she can or cannot do.

Harriet asked for clarity in that the Planning Commission on preference would recommend the 10-lot approach above the 7-lot.

Co-chair Jan responded that is her decision.

Planner Katie said it is her decision, but if she was approved for seven and down the road wanted 10, she would have to go through the subdivision process again, it wouldn't just be granted.

Harriet questioned if she doesn't include the wetland portion of the land in the commercial development, can she use the property as it is now, agricultural, and graze her horses on it.

Planner Katie said that is a great question, she said as it is right now, she is grandfathered into the agricultural use, but with the subdivision she is requesting, she doesn't know if that takes those grandfather rights away and requires her to use it as a commercial use. She said her and the attorney are looking into the legalities of it.

Chair Brian said the only thing he had to add was that he recommends curb and gutter with the commercial businesses.

Planner Katie asked on one side or both.

Engineer Scott recommended they find out if it will be public or private and use that to help in their decision.

6. Hart Crossing Subdivision Phase 3 & 4 Final Plats

Planner Katie read her staff report.

Engineer Scott read his staff report.

Chair Brian asked Rusty if he had anything to add.

Rusty said he didn't, he said Katie and Scott covered everything.

Chair Brian asked about the tree buffer and asked what is happening with that.

Rusty said that was up to them, that one council member mentioned it, but that it was never decided so he is good either way.

Commissioner Bob said it was discussed, he said Rusty specifically said he would do 2" trees, and Felicia asked if he could do 4". He said yes, and it was agreed that he would alternate 2" and 4" trees down the trail to block everything, but especially the townhomes, from the existing house lots.

Planner Katie agreed, and added after that he went to City Council, and they liked the open view and didn't require the trees.

Commissioner Bob said he would like the recommendation from them to City Council to add a plat note stating that he will alternate 2- and 4-inch trees down the trail line.

Planner Katie said that she doesn't think it would be a plat note, but they could add it to the landscape plan.

Treasurer Mandy recommended they listen to the City Councils recommendation, she remembered something to the idea of them dismissing the trees.

Planner Katie said she would double check that.

Engineer Scott said they can still add it to the recommendation again to the City Council.

Commissioner Bob made a motion to send this with a positive recommendation to the City Council with the inclusion of running alternating 2- and 4- inch trees along the trails and following the City Planner and City Engineers recommendations. Commissioner Sam seconded the motion. All in favor, motion passed.

7. Wrangler's RV Campground Work Session

Planner Katie read her staff report.

Engineer Scott read his staff report.

Chair Brian opened the discussion to Justin Harding and Pete Gillwald.

Pete said they have tried different things with this property but wanted to do something less controversial. He said as far as the layout they meet all the requirements per city code. He said they really don't want to do curb and gutter, because people will likely drive over the curbs with their trailer and it increases the overhead costs that all get passed down. He said they would like to keep it more rustic and not have to do paving all the way through it, they wanted to do paving off the road to the guest check in-out area, and then gravel from there back through the sites.

Chair Brian asked if they plan on having this open in the winter. He said a concern is how will they plow gravel in the winter.

Justin asked if the city plows up to the playground.

He was answered, no.

Co-chair Jan said he would not like an RV park that would allow long term stays. In other words, he doesn't want the RV park to turn into a trailer park.

Pete said that the code only allows a 30-day limit.

Co-chair Jan said that just means that they can pull out for a day and come back the next, or just move spots. He said it is something he would like addressed further. He would also request this to be a dark sky park, so there are not lights at night. He also thinks something should be addressed with the city park, he said with it being right next door the park will get used more, and that is great, but there might be a greater impact then and it should be discussed. He said other than that he thinks a classy RV park nicely done, could be a good thing for Francis City.

Chair Brian agreed with Jan and added that they should think about doing some nicer additions to make it more appealing, because the demand is definitely there. There are not any RV parks close, so it has potential to do well.

Co-chair Jan asked if they had intentions on doing some type of community meeting room.

Pete replied they have a laundry room, restrooms, and a pool.

Chair Brian said he would probably get a lot of business if they opened the pool up for the public.

Pete said he didn't want to do that but said he did approach the mayor about putting some public showers there so that bikers could shower off after a long ride before heading home. He said they are wanting to also do some cabins and was inquiring about putting the cabins on the city water and sewer systems.

Chair Brian recommended they look into campground up in Bear Lake that has higher end cabins for ideas.

Pete said that is something they are interested in and wanting to do but were told that the code doesn't allow it at this time.

Treasurer Mandy asked to make a comment. She said she loves this idea, but she disagrees with the length of stay. She said that people that "come home" for the summers and leave for 9 months of the year would be able to utilize this more if they could have the extended stay.

Co-chair Jan disagreed and said that opens the door to exceptions and he likes the way code reads now as 30-day limit.

Planner Katie said she wanted to discuss the cabins; she likes the idea of them. She said as the code reads now, it is not allowed, but is that something the Planning Commission would like to explore? Also, she said the code will not allow signs, but asked if that is something they think should be changed as well?

Co-chair Jan said they should be able to write an exception into the development agreement that would allow them a sign without having to do a code text amendment.

Pete said his goal is to get through the CUP, if the city wants to adjust the code to allow it, he doesn't want it to hold him up.

Planner Katie said she thinks writing the exception into the development agreement has merit and said she would investigate it. She said otherwise, they could do the code text amendment alongside the CUP, and it would get approval at the same time.

Chair Brian summarized, the general recommendation is to put some time into it, come up with something nice, and swing for the fences. He likes the concept.

Pete said he has a problem with the sewer because of the depth of the main line on State Road 35, that he will need to work out with the City Engineer. He said the staff report says that they are required to do fencing, they don't want to.

Engineer Scott said, especially with wanting cabins, he doesn't understand why they wouldn't want to have the property secure.

Planner Katie said that she thinks a fence would look nicer when driving by.

Chair Brian said he doesn't necessarily think it has to be a fence, but some type of creative landscaping that makes it look appealing.

Commissioner Terry said something similar to the RV park in Woodland, they have a 3-rail fence.

Conversation went back and forth about what type of fencing and landscaping would be appropriate.

Planner Katie said city code requires paved roads, is that something they wanted to discuss?

Chair Brian said he thinks it will be an upfront cost, but that it will pay for itself long term.

Co-chair Jan said he thinks they should pave at least the main roads.

Justin wanted to see if they were open to extending the 30-day limit.

Planning Commission recommended they don't push it now, get it going and if it becomes something down the road come try again.

8. Planner Update

Planner Katie announced Commissioner Jan is our Mayor Elect. He will be taking office in January.

Planner Katie passed on the appreciation from the City Council to the Planning Commission, especially Bob, for the help and participation at Francis Frontier Days.

Planner Katie informed next month's agenda will not be as crazy as tonight's. She said they have Stewart Ranches: Phases 5, 6, and 7 final plat approvals. She said there is a Commercial Concept Plan coming for the property located in front of the Premier Storage Units. She said she has also spoke to some developers about the City Center Zone and some things are moving on that.

9. Approval of July 15th, 2021, Minutes

Commissioner Bob made a motion to approve the July 15th, 2021, minutes. Commissioner Sam seconded the motion. All in favor, motion passed.

Chair Brian made a motion to adjourn the meeting.

Meeting Ended.