

Francis City Planning Commission Meeting

Thursday November 15, 2018 at 7:00PM

2319 South Spring Hollow Road

Francis, UT 84036

Present: Chair Casey Vorwaller, Co-Chair Trent Handsaker, Commissioner Amy Mortell, Commissioner Morgan Cox, Planner Ryan Robinson, Engineer Scott Kettle, and Planning Secretary Susan Moses

Excused: Commissioner Lisa Khajavi

Others Present: Pete Gillwald, Rex Campbell, Chad Mitchell

Call meeting to order

Chair Vorwaller called meeting to order at 7:01 p.m.

Continued Annexation Stewart Ranch Subdivision

Planner Robinson read staff report

Commissioner Cox asked how much land is on the hillside that can't be built on.

Rex Campbell answered around 45 acres on the hillside, does not know how much of that is buildable.

Commissioner Cox is concerned about the number of lots. Cox commented we need to try and benefit everyone. Is concerned this changes the whole look of the eastern part of the City, this will have the same type of affect as Wild Willow had on the west side of the City. Concerned about having dense subdivisions going in. Cox stated it is great that we are looking at open space, but we need to try and get the lot numbers down a little bit.

Commissioner Handsaker asked if the number of lots was based off AG-1. Planner Robinson answered yes.

Commissioner Handsaker stated that in our future zone map it shows that this is AG-2.

Pete Gillwald commented when we started last November, this is what the ordinance would allow us to do. Gillwald commented working on the Conservation Subdivision Ordinance part of the argument about the steep slopes or the hillside was that under the original draft you were not able to count the hillside towards density or open space and the argument was that was a double hit, because you don't get any benefit of the density and you don't get to count it towards open space. The compromise was you had the density and you could count it towards open space. Gillwald commented they are trying to use some of the hillside for where the water tank is going to go, so there will be some activity on the hillside as part of the benefit for Francis. Gillwald commented they have come up with two variation, all single family, or single family and town homes, hoping to keep options open, as they are talking to people to see what they will help to develop. Would like to know what the Conservation Subdivision Ordinance would allow.

Chair Vorwaller commented you are trying to keep your options open so if we approve an annexation, then you can build it as you have developers pitch different ideas. Vorwaller commented he could see the benefit to you, but it leaves the City with now we have annexed it and you get X amount of lots and know you get to do whatever you want with it. If it is a situation to keep flexibility than as a City, we would want to do the same thing, so then we would annex this with the future zone map, annex it with 2 acre lots and when you come up with a design, bring that in and see if we will do a zone change. Then there is flexibility on your side and flexibility on the City's side. There has to be give and take.

Rex Campbell commented what we have done is go through this whole process and we have got attached to the conservation subdivision concept. We have followed what it is.

Commissioner Handsaker stated assuming it is AG-1. Rex Campbell responded correct.

Commissioner Handsaker asked how long has the future land use map been out. Planner Robinson answered probable a year, he was not here when it was done.

Commissioner Handsaker commented during this whole process you can pull up that parcel and look that it is in the AG-2 zone.

Engineer Kettle responded when they first come in, they pitched coming in as AG-1, then we did the zoning change.

Pete Gillwald commented there are certain parameters we have to meet, as a concept plan, we are trying to define a figuration of the number of lots and how it all fits on the ground as far as meeting all the other criteria. When we get through this process the only variation will be whether we take out 30 single family lots and convert it to town homes, there is a maximum of 36 town homes. Gillwald commented there are certain guarantees you will get out of this process, through a Development Agreement, and through the Council as well as to what this development will look like prior to use coming back for preliminary plan.

Chair Vorwaller commented he does not want to commit to anything number wise at this point other than what the future zoning map allows, it does not mean it could not be done. Vorwaller commented the plans have changed each time, and when we said we would like to see less it come back as more each time, which is a concern. Can see sending with a favorable approval to City Council as 2-acre zoning just as the future land use map shows, with the possibility of coming back and ask for a zone change.

Commissioner Handsaker agreed with Chair Vorwaller. Commented we spent time on the future land use map and that is what we come up with for out there. Asked if they could forward with the recommendation of AG-2.

Planner Robinson answered yes, you could also recommend AG-1 for the floor and AG -2 for the hillside.

Discussion about how many lots allowed with the different zones and including a conservation subdivision.

Commissioner Handsaker stated if the density is combined, they could get 76 lots if it is zoned AG-2. The original proposal was 73.

Chair Vorwaller stated he is concerned going with a number right now, without having a plan of exactly what you are planning to do.

Pete Gillwald stated what we are proposing is what you have seen, what we designed is what we are committing to. We like the one acre lots on the hillside, feels that is an appropriate place for lower density. Down in the meadow area, it is flatter and easier to build on and feels it is the appropriate place for density.

Chair Vorwaller asked if we do this annexation, there is nothing that solidify the design. Planner Robinson answered yes.

Engineer Kettle explained we can say this is how we want it zoned, we can say we want to have this many homes on the hillside with density down here, you can say you like this layout, and it might change a little bit as they come in and actually do design. You can say what you want to see in the end.

Commissioner Handsaker commented if we annex them in AG-1, they can get 150 lots in the conservation subdivision, once they are annexation as AG-1, and they come to us with 150 lots we can't deny that.

Engineer Kettle responded you need to specify if you want AG-2 or AG-2 here and AG-1 here, you need to specify what you want, and this is the layout you would like to see.

Commissioner Handsaker stated right now is the only way we can control the number of lots that can go in.

Engineer Kettle commented if they come in after annexation and ask for a zone change, the problem is, if we look at it from annexation fee stand point, once they are annexed then we can't change that annexation fee.

Pete Gillwald commented with the development agreement that spells out who is responsible for what, where, when and why. The drawings we prepare for that development agreement get attached and recorded at the county, so you will have exhibits that shows the configuration of the project, so you have safe guards. Gillwald stated what they are looking for today is a recommendation to move up to the City Council.

Commissioner Cox commented we need to keep in mind as things change, we need to be able to move and be fluid. With the zone change to AG-2, which has been in place for over a year, we need to keep that in mind.

Discussion on lot sizes

Chad Mitchell commented it is hard to find anything under \$400,000, anything under that goes quickly. A lot of people can't afford \$400,000, we need to think about the people who grow up and want to live here but can't afford to live here, and a lot of people don't want or can't afford bigger lots. From the developers stand point they have to make it financially feasible.

Commissioner Cox commented we want to do this right, because when this is approved and done, if we are wrong, we can't turn back. Cox commented there are a couple of things in the Conservation Subdivision that we maybe should have done different. We need to do what is a benefit to the City and its residence.

Chair Vorwaller like to the concept of the Conservation Subdivision but is not sure this is the right location for that, based on our future zone use. Concerned about the location.

Chair Vorwaller asked what would happen if we approved with the 2 acres lots. Rex Campbell answered probable would not do the project.

Pete Gillwald asked if they would consider AG-2 on the hill and AG-1 on the floor for a total of about 123 units.

Commissioner Mortell commented that would be a fair place to start, it meets the needs on both sides. Mortell stated she has not been pro annexation before and does not want to make any decisions to hastily and not be able correct anything down the road.

Discussion on open space

Planning Commission is concerned that to much of the open space is on the hillside, would like to see more of the open space on the floor.

Chair Vorwaller commented he is not comfortable with this and has some trepidation.

Commissioner Handsaker asked how many town homes they could have. Planner Robinson answered 25 percent.

Chair Vorwaller express concerns, citizen out cry, the general plan, future zoning map, one benefit would be the water tank. All of those things considered would be okay with annexing in as AG-2.

Commissioner Handsaker asked if annexation fees are based off of maximum number of units they can put in or based upon when they bring in the plan and this is the exact number of units, we are putting in.

Engineer Kettle answered when we annex someone in, we like to know how many lots, annexation fees are based on number of lots. The goal is to have something in place.

Discussion on annexation fee. Is money more important or flexibility?

Chair Vorwaller proposed to forward onto City Council for favorable approval for annexation following the future zone map of 2 acre lots.

Chair Vorwaller opened for discussion, any comments, alterations.

Commissioner Mortell commented she is not opposed to doing AG-2 upper and AG-1 lower. After crunching number for annexation fees that still gives us what we want as far as flexibility, but also protect some of the annexation fees.

Commissioner Mortell motioned to go ward to City Council with approval of annexation on the condition of keeping the AG-2 zone on the upper and the AG-1 zone below. No second

Commissioner Handsaker motioned to forward onto City Council with approval of annexation as AG-2 as pertains to our future land use map. Commissioner Cox seconded the motion. Voting in favor Commissioner Handsaker, Commissioner Cox, Chair Vorwaller. Voting nay Commissioner Mortell. Motioned passed.

Planner Update

Planner Robinson stated at the last City Council

1. Frontier Cottages was approved and there is already talk about Commercial on the front parcels
2. Planning Commission on December 6th - Frontier Acres

Approval of Minutes November 1st, 2018

Commissioner Handsaker motioned to approve the November 1, 2018 minutes. Commissioner Cox seconded the motion. All voting in favor. Motioned passed

Adjourn

Commissioner Handsaker motioned to adjourn. Commissioner Mortell seconded the motion. All voting in favor. Motion passed. Adjourned at 8:12 p.m.

The content of the minutes is not intended, nor are they submitted as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

These minutes were X approved as presented. approved as amended at the meeting held on December 6, 2018.