

Francis City Planning Commission Meeting

Thursday, April 26, 2018 at 7:00PM

2319 South Spring Hollow Road

Francis, UT 84036

Present: Chair Casey Vorwaller, Co-Chair Trent Handsaker, Commissioner Lisa Khajavi, Planner Marcy Burrell, Engineer Scott Kettle, Planning Secretary Susan Moses

Excused: Commissioner Jason Averett and Commissioner Amy Mortell

Other Present: Renee Atkinson, Steve Fitzgerald, Lonnie Bates, Chad and Merlyn Mitchell, Jody & Sheldon Thompson, Shane Herzog, Pete Gillwald, Ray & Tina Nilsson, Cindy Smith, Dusty Hatch,

Call Meeting to Order

Chair Vorwaller called meeting to order at 7:11 p.m.

Public Hearing: Creating a new City Center (CC)Zone

Planner Burrell read the staff report

Opened to Public

Shane Herzog lives close to the 4-way stop, does not think a Maverick fits the theme, moved here from Price to get away from the crowds and so far, is opposed.

Chair Vorwaller responded he was not aware Maverick had talked to anyone.

Commissioner Khajavi stated she was opposed to a gas station. Khajavi commented she was glad to see local people at the meeting and would like to see more people attended and be involved. Would like to see something Historical, the corner stone of the community historical, something that gives an indication of our history, maybe a small museum with historical photographs, artifacts that signify the history, a water feature, a gathering place like a gazebo, and makes an easy connection to the City Park.

Shane Herzog commented these features create a need for more revenue, asked how that benefits the city.

Chair Vorwaller responded that is a big part of the reason we want to get commercial in our City. Vorwaller stated it would be fantastic if we did not have to have any tax revenue from anything other than citizens', but unfortunately to be able to sustain our infrastructure we need to have commercial tax base, otherwise it all must come from the residents.

Tina Nilsson bought the property at 90 West 2200 South and comes up here from the City to get away from the City. Asked what the expenses are we are trying to cover with commercial. Engineer Kettle responded the City has roads they have to maintain, along with water and sewer, parks, City Buildings ect. There are studies that show that more residents do not pay for themselves.

Ray Nilsson asked how big the Commercial Zone is going to be. Chair Vorwaller responded this is not going to happen overnight, but the reason we do the zoning is we have some control over it. Vorwaller added that his house is in the commercial zone and it will stay a house not a business. Planner Burrell stated the proposal for the City Commercial is 600 feet in all 4 directions of the flashing light, there are homes that are already in the commercial zone and this would change some homes to the City Commercial Zone. The property that is vacant would then have a list of permitted uses they could use their ground for. Existing homes they can stay. No new homes allowed to be built.

Ray Nilsson asked if you already have a home in commercial and you want to enlarge it or put an additional building on the property can you do that. Planner Burrell answered yes. Chair Vorwaller added he is doing that now.

Steve Fitzgerald applauded the Cities efforts for commercial because we need it, but suggest the City works with the property owners.

Ray Nilsson asked how the commercial is going to affect their property taxes, and the water and sewer rates.

Engineer Kettle explained we already increased the sewer rate because we expanded our sewer lagoons. We collect impact fees to help pay for these things. Cost of water and sewer is not going down, cost of electricity goes up costs of buying parts goes up, everything is going up. Whether the commercial is here or

not the water and sewer rates could go up or stay the same in the future, that does not change because your property is residential, commercial or the town square. The county does the taxes and it is based on what is built on your property, so it should stay the same.

Ray Nilsson asked if commercial will directly impact the residence water rate. Engineer Kettle answered it depends on what type of business comes, some business will not affect the water and sewer because it will not take more than what a residence would, it all depends on what comes.

Shane Herzog commented there is a lot of public information that is available on the State websites, you can look up properties and who owns them and when they were sold. On the transparency.utah.gov you can see where the city spends its money. Herzog commented, it seems a little coincidental that the sale of the 2 lots on the corner and the timing of the zone change started at the same time. The lot was bought by a local person, but I was talking to other locals and they were saying Maverik was going in on the corner.

Chad Mitchell grew up in the valley, his grandfather owned the old red brick house, sold it about 20 years ago, it is on the state historic registry, and he would like to see it restored, but it would be very costly. Mitchell stated you need homes to have commercial. He likes the idea of the new zone, thinks the City needs to work with the landowners. We need something that is a draw to bring people from all over and then you can have other little shops.

Sheldon Thompson stated he is the one that bought the property on the corner and they have not made any plans with Maverik. Thompson asked if his property would be grandfathered in the current zone uses. Planner Burrell answered if you had a structure on the property it would be grandfathered in. Thompson asked if it is zoned commercial now and we bought the property now as it is zoned it should be grandfathered in. Burrell responded the way I understand it is, once you turn in an application for something then that application must go with the current code, tonight we have started the discussion of a City Center Zone and everything that is approved will be put into the code.

Ray Nilsson asked about the ditch and irrigation rights. Engineer Kettle explained the irrigation would stay, it might be open or covert it depends on the property

and how it is developed. If someone has water rights downstream they must keep that ditch across their property somehow, there is an easement that must stay.

Shane Herzog asked if you have a house in the commercial zone can you add onto the existing building. Chair Vorwaller responded my house is in the commercial zone and he is in the process of adding onto his house.

Chair Vorwaller stated he is pleased to see so many people here and appreciates the input and the discussion. We want input from you, so we know what you want in your town, and then we try and put it into code. We cannot please all the people all of the time, we need to make compromises, but we are trying to find what is best and what you want.

Planner Burrell stated we want your input and we are starting to get a vision, we will come back with some uses. You are welcome to come to the City office if you have questions or comments.

Public Hearing: Update Francis City Construction Standards

Engineer Kettle stated this construction standard is to update how the infrastructure is built. When subdivisions come in, this specifies how they must build the roads, the water and sewer lines and that kind of stuff. This is to update to meet current building codes and State codes. We have also added a permit section, environmental control section, construction facilities section, low density concrete back fill section, specification on grease or sand interceptor and specification on fences. Kettle gave an overview of the construction standards.

Opened to Public

Tina Nilsson commented she would like to see Francis City on all the street signs.

Ray Nilsson asked if we are going to put in sidewalks in the City Center and along SR 32 and SR 35. Engineer Kettle said not at this time, but as part of the town center zone as we get more into it we might come up with what we want in that area, but right now this just involves subdivisions.

Chair Vorwaller commented over the last year or so we have talked about trails through out our town and interconnectivity with trails and the nice thing about trails is it keeps the country feel instead of curb and gutter, concrete sidewalks and that kind of stuff, we have moved into trails and that is in our General Plan.

Shane Herzog asked if we would put the City logo on the signs and who would pay for them. Engineer Kettle explained we would have developers put them on all new signs for their developments. The City would only put logos on existing signs as they need to be replaced.

Merlyn Mitchell asked if the city is going to do something to lower the water rates. Engineer Kettle explained the water cost what it cost to produce, we have to maintain the lines we have, sewer is the same. Francis is a small town and we have to spread the cost over the residence who use the water. Kamas water is a little lower, they have more people and they also have a spring that produces between 500 to 1,000 gallons a minute, Francis had a spring that produce 100 gallons a minute, but it is no longer useable, so now we have to use electricity to pump water out of the ground, that cost money.

Chair Vorwaller commented when we look at subdivisions, we look at things like asking for land to put a well on if the subdivision is approved. It is a trade off, but the tradeoff could be they give us land for a well or water tank for reserve.

Shane Herzog asked what happened to the spring that supplied water to the town. Engineer Kettle explained is was surfaced influenced.

Commissioner Handsaker motioned to forward the new construction standards with adding logo to street signs to the City Council with approval. Commissioner Khajavi seconded the motion. All voted in favor. Motioned passed.

Continued Annexation Petition for Stewart Ranch

Planner Burrell read staff report

Chair Vorwaller asked if there is a percentage that can be put in town home. Planner Burrell answered the conservation subdivision is in draft form right now and it allows 25 percent of the development to be put into town homes.

Chair Vorwaller asked Engineer Kettle what he thought about the private shared driveways. Engineer Kettle answered the benefit would be it does not create a cul-d-sac or a street the City has to maintain. It is a private driveway they have to maintain it, not the City.

Pete Gillwald stated part of the dilemma we run up against is we are setting a new paradigm as far as trying to create open space away from the typical

subdivision of 1 acre, 5 acre lots and you eat up the whole property, we started off with the County and Francis asked as to annex into the City. We come to the Planning Commission with a plan and the Planning Commission did not like that at all, they asked us to do something different, so we keep coming back and try to accommodate what the City is asking for as far as layout, open space and so forth. At the sometime looking for some community benefit like the water tank site. We are balancing our needs to create a development we can sell and be successful and benefits to the City.

Commissioner Khajavi asked if there was a conservation subdivision that has been successful that we can look at.

Pete Gillwald responded in Virginia they had a 3-acre subdivision density and farms were getting chewed up in 3 to 5 acre lots and they come up with the what they called the Hamlet Subdivision which is essentially the same thing, you create open space, smaller lots so you can encourage the continual agriculture use. Gillwald stated he also worked on High Star development which has some of the elements where they clustered the subdivision, in High Star we have about 80 percent open space. Gillwald added that Daybreak also has open space, amenities and small lots.

Commissioner Khajavi asked about trails and who maintains them.

Pete Gillwald stated he is not a fan of trails up against the roads, has proposed to staff that maybe areas on the project we could designate some trails on the road, but would like to put money into the trails around the perimeter and through the open space.

Pete Gillwald stated they would like to move forward to the City Council

Chair Vorwaller commented that currently we do not have anything in our zoning that allows for multi-family housing. Vorwaller asked Planner Burrell if the Conservation Subdivision would include multi-family housing, and have we heard any comments from the public about that. Planner Burrell answered we have not had a Public Hearing on it, this is something we have been working on and when we feel it is ready we will have a Public Hearing on it. Planner Burrell stated the Mayor would like to have some affordable housing and a verity of housing. We would rather not have an entire zone designated to multi-family housing because any time a developer comes in they are going to go for the highest density. This is

a way we can benefit the conservation subdivision, a developer could choose to have a conservation subdivision, they would have to have 50 - 60 percent open space, you would create your homes around the open space and within that you could have 25 percent of that be town homes.

Chair Vorwaller commented the Conservation Subdivision discussion needs to happen before we can approve a subdivision that already has multi-family housing in the plan.

Commissioner Handsaker agreed with Chair Vorwaller.

Planner Burrell and Engineer Kettle explained the annexation process.

Chair Vorwaller asked Pete Gillwald the reason it has gone from 73 homes to 159 homes. Pete Gillwald answered It's a combination of many things, on 73 one acre lots you have the same amount of roads, it could take longer to sell those lots, it's the magnitude of the fees.

Pete Gillwald commented at the two previous meetings it seemed like you liked the configuration, the big draw back just seems to be the number of units, the Council could knock down the number of units. We need to move along and make some progress, we will still have a Public Hearing with the Council.

Chair Vorwaller responded at the last meeting he thought we had made some progress and we had discussed combining the two layouts and finding the middle ground and that seemed to work and now you have come back with even more lots than before.

Peter Gillwald responded they took out 15 single family lots and replaced it with 30 town homes.

Planner Burrell explained staff had talked to Pete Gillwald about multi-family housing and that we were working on a draft for an ordinance to possibly include multi-family housing in the conservation subdivision.

Peter Gillwald stated if you don't like the town homes they are happy to go with option C with 146 homes.

Engineer Kettle stated the City Attorney has addressed concern about us not having some more affordable type housing in our code, so this is somewhere we can put multi-family housing and not have to create a zone for that.

Planning Commission had a short discussion about the amount of homes and the multi-family housing. Consensus was they need to have the conservation subdivision ordinance discussions first.

Chair Vorwaller motioned to table the Annexation Petition for Stewart Ranch pending we have the conservation subdivision discussion and public hearing. Commissioner Khajavi seconded the motion. All voted in favor. Motioned passed unanimously.

Conservation Subdivision Discussion

Planner Burrell gave a brief overview of the draft for a Conservation Subdivision.

Planning Commission had a brief discussion about the Conservation Subdivision.

Planning Commission and staff will study the draft and send any comments or suggestions to Planner Burrell before the next meeting.

Commissioner Handsaker motioned to table the Conservation Subdivision discussion until next month. Commissioner Khajavi seconded the motion. All voted in favor. Motioned passed unanimously.

Planner Updates - Arbor Day Proclamation, May 19, 2018

Planner Burrell reminded and invited everyone to come and help plant trees in the City Park on Arbor Day May 19, 2018 at 9:00 am

Approval of Minutes March 15, 2018

Commissioner Handsaker motioned to approve the March 15, 2018 minutes. Commissioner Khajavi seconded the motion. All voting in favor. Motioned passed.

Adjourn

Adjourned at 9:26 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 approved as presented. approved as amended at the meeting held on June 21, 2018.