

Francis City Planning Commission Meeting

Thursday, June 21, 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, Commissioner Lisa Khajavi, Planner Marcy Burrell, Engineer Scott Kettle, Planning Secretary Susan Moses

Excused:

Other Present: Sean Rablton

Call meeting to order

Chair Vorwaller called meeting to order at 7:00 p.m.

Public Hearing: CUP for accessory apartment by applicant Breck Little

Planner Burrell read staff report

Commissioner Khajavi clarified that they meet the set backs. Planner Burrell answered yes.

Chair Vorwaller asked if they were still under construction. Planner Burrell answered yes. Vorwaller asked if they had already tapped in for an additional water and sewer line. Secretary Moses answered he was told he had to wait until it was approved, and he would have to work with Luke Thomas. He has paid two impact fees one for the home and one for the accessory apartment.

Open to Public

No public comments

Commissioner Cox asked if they were required to have a separate power meter. Planner Burrell answered no.

Chair Vorwaller asked the reason the City requires a separate water and sewer. Engineer Kettle answered in the past the City has had issues, and a past City Council made the decision to have separate meters and if they rent it out, the account must stay in the owner's name.

Short discussion about accessory apartments.

Commissioner Handsaker motioned to forward C.U.P. to City Council with the conditions of separate water and sewer hook-up and to maintain the setbacks in the R-H use. Commissioner Mortell second the motion. All voting in favor. Motion passed.

Conservation Subdivision Discussion

Planner Burrell went through the draft ordinance for the Conservation Subdivision.

Commissioner Mortell suggested on page 3, 17.60.25 Dimensional Standards:

1. add medium – to read 80% of the medium income for Summit County

Discussion on how to calculate how much open space and what counts as open space.

Chair Vorwaller suggested on page 1, 17.60.05 Definition:

1. change 50-60 percent to 30-60 percent

Planning Commission liked the changes made on page 5, 17.60.40 Conservation Land and Design Standards: number 6 Landscaping

Commissioner Cox suggested changes on page 4, 17.60.35 Use Regulations:

1. item i take out club houses
2. item b take out associate building that support an activity
3. item d change to non-commercial outdoor equestrian facilities

Commissioner Cox is concerned about who is responsible for the maintenance of the open space if the HOA fails. Planner Burrell will do some research.

City Center Zone Discussion

Discussion on uses

Suggestions: Take out

1. Computers/electronics sales and repair
2. Dry Cleaning
3. Packaging and delivery service
4. Pet Grooming

Change Photo labs/studio to Photo studio

Discussion on gas stations and drive through in the Cities Center

Discussion on design and aesthetics of building in the City Center Zone

Suggestions:

1. Mountain aesthetics
2. Rustic

Planning Commission will look at examples and bring to the next meeting

Planner Update

Planner Burrell gave update from City Council meeting

1. Cloverleaf Ranch was approved with all the conditions the Planning Commission had recommended with the added condition of turning in truck load count
2. Frontier Cottages was approved for preliminary
3. Francis Cove was approved
4. We will have a new Planner next month

Approval of Minutes: April 26 and May 17, 2018

Chair Vorwaller motioned to approve the April 26 and May 17, 2018 minutes.

Commissioner Khajavi seconded the motion. All voting in favor. Motion passed

Adjourn

Commissioner Mortell motioned to adjourn. Commissioner Morgan 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 July 19, 2018.