

Francis City Planning Commission Meeting July 16, 2020

This meeting was held as an electronic meeting

Present: Co-Chair Brian Henneuse, Commissioner Bob Murphy, Commissioner Felisha Sotelo, Commissioner Jan Brussel, Commissioner Natalie Atkinson, Planner Mandy Crittenden, Engineer Scott Kettle, Secretary Susan Moses

Others Present: Kim Atkinson, Nicks Berry, Jack Prescott

Call Meeting to order

Co- Chair Henneuse call meeting to order at 7:09 p.m.

Kim Atkinson CUP – Public Hearing

Planner Crittenden read staff report

Opened to Public

No Public comments

Closed to Public

Commissioner Murphy asked if he had put in a grease trap. Kim Atkinson answered no, but he will if he is required. Engineer Kettle stated he is required, and they will figure out the size that needs to be put in.

Commissioner Natalie Atkinson asked how large the lots is. Kim Atkinson answered 1.15 acres.

Short Discussion about hours of operation. 7 am to 7 pm.

Chair Henneuse asked where he is planning on putting the parking lot. Kim Atkinson answered in the back yard, about a half-acre of parking. Henneuse asked if he was going to pave it. Kim Atkinson answered he would like to put in concrete and grave.

Engineer Kettle explained he is required to have paved or concrete parking. We will have to look up what is adequate parking for a car wash.

Chair Henneuse expressed concerns about keeping cars off the street. Planner Crittenden stated per code all parking must be off street.

Commissioner Natalie Atkinson asked if he would have employees. Kim Atkinson answered to start just him but hope to grow and have employees eventually.

Recommendations for C.U.P.

1. Second water and sewer connections are in accordance with City Engineers recommendations for this type of business.
2. Hours of operations 7a.m. to 7p.m. for customer access. He can work there before or after as long as he is within the noise standard.
3. Follow City Code for off-street parking.
4. Follow UDOT requirements for on street parking.
5. Follow grease trap requirements.

Commissioner Sotelo motioned to forward favorable to City Council subject to the conditions discussed. Chair Henneuse seconded the motion. All voting in favor. Motioned passed.

Decks – Code Text Amendment – Public Hearing

Planner Crittenden read staff report

Opened to Public

No Public Comment

Closed to Public

Short Discussion

Commissioner Atkinson motioned to approve the deck Code Text Amendment Commissioner Brussel seconded the motion. All voting in favor. Motioned passed.

Storage – Code Text Amendment – Public Hearing

Planner Crittenden read staff report

Opened to Public

No Public Comment

Closed to Public

Commissioner Atkinson agrees with the Planner report.

Chair Henneuse agrees.

Chair Henneuse asked if junk yards, tow-yards, or waste yards are allowed in the Code. Planner Crittenden answered they are allowed in light industrial.

Commissioner Sotelo asked is there going to be a limit on these types of facilities?

Engineer Kettle answered as long it is an allowed use in that zone, you have to allow it. The only way to stop it is not to have it as an allowed use.

Discussion about hours of operation and noise ordinance.

Discussion about zoning.

Chair Henneuse motioned to forward to the City Council with the Planner recommendation and adding the noise ordinance. Commissioner Brussel seconded the motion. All voting in favor. Motioned passed.

Accessory Dwellings – Code Text Amendment

Planner Crittenden read staff report

Chair Henneuse asked about the second water and sewer connection fees for an accessory dwelling. Engineer Kettle explained it would be the same as a house, we would have to go through the fee and rate schedule to change that.

Discussion about second water and sewer fees for accessory dwellings.

Commissioner Brussel motioned to send to City Council with the recommendations of the restrict to allow only on lots larger than 1/2 acre. Commissioner Atkinson seconded the motion. All voting in favor. Motion passed.

City Center Zone – Code Text Amendment – Postponed

Planner Update

1. Still working on scheduling Training
2. Sent out training manual, encouraged everyone to read it
3. Up-Date on new water tank. The well is drilled, the tank is not in yet.

Approval of June 18, 2020 minutes

Commissioner Atkinson motioned to approve the June 18, 2020 minutes. Chair Henneuse seconded the motion. All voting in favor. Motioned passed.

Adjourn

Chair Henneuse adjourned the meeting at 9:15

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 August 20, 2020