

Francis City Planning Commission Meeting

Thursday, July 19, 2018 at 7:00PM

2319 South Spring Hollow Road

Francis, UT 84036

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

Excused: Commissioner Amy Mortell

Other Present: Tom Flinders, Karen & Jerry Pace, Douglas Coe, Renee Atkinson, Allen & Linda Whitmore, Pete Gillwald, Ray & Tina Nilsson

Call meeting to order

Chair Vorwaller called meeting to order at 7:03 p.m.

Introduce New City Planner

Planner Burrell introduce Ryan Robinson as the new City Planner

Public Hearing: CUP for accessory apartment by applicant Allan Whitmore

Planner Burrell read through the staff report. Planner Burrell stated there is a change, they have added 842 square feet of storage. The living space is 985 square feet. Burrell stated she has consulted with the City attorney to verify we can do that, because the codes stated you can only have 1000 square feet of living space. Burrell recommended they place a condition that the storage space remains storage only.

Commissioner Cox asked if the storage was the attic space. Planner Burrell answered yes.

Opened to Public

Allen Whitmore applicant explained his family lives in Wild Willow and they have purchased the lot across the street, his wife's father has horses and they would like to have a place for them, and as their kids get ready to launch they will have a place away from the main house. Whitmore stated they will keep the storage space storage.

Closed to Public

Commissioner Handsaker motioned to forward onto City Council with the recommendation the storage remaining storage, and they follow the setbacks and have separate water and sewer hook-ups. Commissioner Cox seconded the motion. All voting in favor. Motioned passed.

Public Hearing: Code Text Amendment for City Center Zone

Planner Burrell read through the staff report

Chair Vorwaller asked if the City Center Zone was 300 feet in each direction. Planner Burrell stated no it is 600 feet. Vorwaller pointed out the staff report states diameter and it needs to be changed to radius. Planner Burrell stated that will be corrected.

Opened to Public

Pete Gillwald commented on doing 600 feet you are cutting off properties and suggested they look at lot lines and have the boundary follows that.

Ray Nillson asked how does this affect our tax base, if he lives in that area will his property tax go up. Chair Vorwaller answered no, the tax base would be if we did get commercial. Vorwaller explained if he torn down his house and built a commercial building then taxes would go up. Nillson asked if he added a business, would his taxes go up. Marcy Burrell stated they would have to look into that. Burrell stated what we are meaning by tax base is any type of commercial we are going to get revenue from. Engineer Kettle stated the county accessor would look at that.

Douglas Coe commented SR 35 and SR 32 are already busy, so this will have an impact on anyone who is living within the 600-foot radius. Asked if the Town was planning on having developers purchase the ground and exciting homes. Coe expressed we are losing our small-town feel.

Commissioner Handsaker explained most of the home on SR 32 and part of SR 35 are zoned commercial and what we are trying to do is take this area and restrict what can come in, not so much changing the zoning.

Chair Vorwaller stated this is not going to happen anytime soon, this is for in the future when we grow. We want this area to stay small town feel. We want control of what commercial goes in the heart of our city.

Douglas Coe expressed concern on the water and the restrictions. Asked if we are going to have to put in more capacity as far as storage.

Engineer Kettle explained the city is looking into a new water source and storage. Kettle explained this is the second time we have had water restriction, when June hits water usage goes way up, and we had a hard time keeping the tanks full.

Renee Atkinson asked where the water is being hauled and if we are in water restriction how come we are hauling it out. Commissioner Cox asked if she was taking about on SR 32 where they are doing construction. Renee Atkinson answered no, she said she saw them on Lambert Lane filling up on water. Engineer Kettle explained the ones we are aware of have a meter from the City and are purchasing water from the City are Circle T Ranches and Hill Top Subdivision. Kettle said there has been some concern about a water truck that is hauling water to trees in Wasatch County, we have not seen it fill up in Francis, but we have seen it filled up at the well that is owned by Jordanelle Special Service District down by Rock Cliff. The water trucks we have seen fill up are being used by Circle T Ranches and they are now using ground water they are pumping to compact. Renee Atkinson asked the reason they were doing it in the first place. Engineer Kettle answered they had not established the ground water problem.

Jerry Pace asked if his mother-in-law's property located at 2242 Spring Hollow Road is was included in the 600 feet and does that restrict that it can only be uses

for commercial or could a house be put in there. Planner Burrell stated no, added the current commercial zone that they are in does not allow for any new residential building. We are changing this to be a City Center Zone, so we have more restrictive uses.

Closed to Public

Commissioner Cox asked if a property is bought in the commercial zone, then any new construction must be commercial. Chair Vorwaller explained no, for example his home is in the commercial zone and he is adding on to his home. Vorwaller added but if it is a new building it must be commercial, no new homes. Commissioner Cox asked if you bought an old house in the commercial zone could you tear it down and build a new house. Chair Vorwaller answered you would have to leave part of the old and build around

Short discussion on the size of the Commercial zone

Douglas Coe asked if a house burnt down could you rebuild if you were in the commercial zone. Consensus was you could rebuild but you would have to follow current building codes.

Chair Vorwaller motioned to forward onto the City Council with favorable approval pending looking into not necessarily the 600-foot radius but looking at lot lines and adjusting the language in the code to reflect that as well. Commissioner Khajavi seconded the motion. All voting in favor. Motioned passed.

Public Hearing: Code Text Amendment for Conservation Subdivision

Planner Burrell stated this item was not noticed properly so we are not able to take a motion on it, but we can discuss it and take comments.

Planner Burrell read through staff report.

Commissioner Cox commented it is hard to determine how much infrastructure they are going to have, and the way we are determining the number of lots is excluding the infrastructure, so it will take a lot of planning to figure out how

many lots they could have according to how much infrastructure they have to put in.

Engineer Kettle stated we have done enough subdivisions, we can look at it and say this is the percentage of roads verses non-roads. This is something we can determine depending on lot size.

Commissioner Handsaker asked if we could simplify and change the incentive multiplier.

Opened to Public

Ray Nelsson asked if the master plan had requirements that the roads have to be so wide, so you can park on the street and still have room for cars to pass. Chair Vorwaller answered that was already in our code. Engineer Kettle stated in the code you have to have 30 feet of asphalt and 15 feet of shoulder on each side.

Chair Vorwaller stated the fire code defined it specifically, and we have adopted the fire code. The fire code states 20 feet no parking on either side, 26 feet you can park on one side. 32 feet you can park on two sides.

Peter Gillwald had several comments see attachment

Closed to Public

Chair Vorwaller stated because this was not noticed as a public hearing they would not be taking any action.

Chair Vorwaller commented there were some items that where brought up that they should address when we talk about it next time.

Planner Update

Planner Burrell state at the last City Council they had three public hearings:

1. Breck Little's accessory apartment was approved
2. Frontier Acres was approved for preliminary
3. Jeff McNeil's annexation was approved

Planner Burrell reminded the Planning Commission that Francis Frontier Days was coming up and we could use volunteers.

Planner Burrell told the Planning Commission it has been a real privilege working with them. Thanked the Planning Commission for making her job easier by doing their job. Planning Commission thanked Planner Burrell for all her hard work.

Approval of minutes for work session May 14, 2018 and meeting June 21, 2018

Commissioner Khajavi motioned to approve the minutes. Commissioner Cox seconded the motion. All voting in favor. Motioned passed

Adjourn

Commissioner Handsaker motioned to adjourn. Commissioner Cox seconded the motion. All voting in favor. Motioned 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 September 19, 2018.