

Francis City Planning Commission Meeting

Thursday, August 16, 2018 at 7:00PM

2319 South Spring Hollow Road

Francis, UT 84036

Present: Co-Chair Trent Handsaker, Commissioner Morgan Cox, Commissioner Amy Mortell, Planner Ryan Robinson, Engineer Scott Kettle,

Excused: Chair Casey Vorwaller Commissioner Lisa Khajavi, Planning Secretary Susan Moses

Others Present: Dave Robinson, Steve Ekdall, Pat Ryan, Rex Campbell, Pete Gillwald, Trilby Cox, Jack Walkenhorst, Karl Andreason, Jane Wilford, Bill Crystal, Jeff Jacobson

Call meeting to order

Co-Chair Trent Handsaker called meeting to order at 7:00 p.m.

Concept Plan Consideration for H.H. Acres

Planner Robertson read Staff report

Dave Robinson representing applicant Katherine Beals stated the applicant is looking at having a 20-foot-wide gravel drive to her home. Robertson asked for some direction on where we want the hammerhead for fire turn around, and placement of the fire hydrant.

Engineer Kettle stated the big issue is water and we are trying to come up with a way Ms. Beal can have a half acre lot she builds on and the rest of it stays in a remaining parcel, so it doesn't get watered and they don't have to turn in water for that and they can continue to irrigate it.

Engineer Kettle stated he spoke with the City Attorney and there are somethings we can work out in the concept plan; the biggest thing is we need to have 100 feet of frontage were ever the half acre lot is going to be. We could look at doing some type of cul-de-sac.

Commissioner Handsaker asked if this would be a two-lot subdivision. Engineer Kettle answered it would be a one-lot subdivision with a remainder parcel. Kettle explained it is two lots, but we do not want to call the other one a lot because that infers buildable.

Commissioner Handsaker asked if they could come back and ask to subdivide that lot and build on it. Engineer Kettle stated we will put restrictions on the plat stating if they want to build on it, they have to come back and have a second ingress if they have over twelve lots. There are things we can put on the plat, that limits what they can do if they want to subdivide that in the future.

Dave Robinson commented the property is tricky, and if you look at the natural restrictions on it, like the sewer and there is not a good way to get the sewer to it. Robinson commented Ms. Beal has no desire do to any more than just one home. Robinson stated this property is zoned residential half. Robinson stated they are looking at what are the street requirements, what is the interpretation of the 100 feet, prefer not to pave the entire drive.

Commissioner Cox asked if the driveway had to be paved or just a drivable surface. Engineer Kettle explained the Code states for a lot to be buildable it has to have frontage on a public or private street and a private street has to meet public requirements and that is paved. That will have to be something we work though.

Dave Robinson commented one of the benefits of having it paved and meeting the requirements is it would be dedicated as a public road and the City would have to do snow removal.

Cox commented if they are willing to put in the road and have the frontage, he sees no reason not to allow it.

Commissioner Handsaker asked if they would use a septic tank. Engineer Kettle answered yes there would be one septic tank. Handsaker asked what if in the future they want to do more lots. Kettle answered we can put a condition on the plat, that states: if they develop they will have to connect to the sewer.

Planning Commission recommended moving forward to the City Council

Concept Plan Consideration for Summit Haven Phase II

Planner Robinson read through staff report

Jeff Jacobson stated he developed Summit Haven and the same concept will be utilized and it will be a seamless, harmonious look. Jacobson stated as you come down Summit Haven Drive now, there is a 500-foot void. This would fill the void. We are meeting the zone requirements and the frontage requirements.

Commissioner Handsaker asked about access on lot 1. Jeff Jacobson stated it would be accessed from Summit Haven Drive.

Jeff Jacobson stated there are some mail boxes on Hallam Road and they would put those in Summit Haven in a mail pod and make it look better.

Engineer Kettle recommended the Planning Commission consider continuing the trail that connects to the Hill Top Subdivision to the Summit Haven Subdivision.

Planning Commission recommended moving forward to the City Council

Public Hearing: Code Text Amendment for a Conservation Subdivision

Planner Robinson read staff report

Commissioner Handsaker asked if there were any changes made since the last time we looked at this. Planner Robinson answered yes:

1. Page 1
 - a. 17.60.05 Definitions, 2nd paragraph, took out infrastructure.
 - b. took out example
2. Page 2
 - a. 17.60.20 Process 2nd paragraph, took out minus infrastructure

Opened to Public

Pete Gillwald commented the changes that took place since the last meeting are positive. The way to determine density has been simplified. Gillwald commented in 17.60.05 where it talks about open space is defined as a portion of the development site and it says it has to be a minimum of 100 feet wide. Gillwald commented you may lost some ability to design, if you want to do things like trails that run around the perimeter of the property is it better to have a trail of 25 feet wide open space parcel versus 100 feet. Gillwald asked for more flexibility in what that dimension is. Gillwald commented on 17.60.25 Lot Requirements b. Front-Setbacks, you require every other lot shall be staggered an additional 15 feet Gillwald suggested it should be staggered up to a maximum of 15 feet.

Mike Johnston stated he is an Engineer and he has worked on projects in Francis. Johnston stated he will be working on other projects in Francis and he wants to give feedback since he will be using this code, it is important to him to do things right. Johnston stated this is a fantastic code, if you have any chance of saving the rural feel here you must encourage everyone to do this. Johnston suggested

1. Page 1 where it states "Open Space is defined as a portion of a development site that is permanently set aside for public or private use and that will not be developed or sold to individual owners. Take out "or sold to individual owners."
2. take out minimum of 100 feet wide open space.
3. Page 3. Take out every other lot shall be staggered
4. Setbacks should be conditioned on the lot size
5. Increase incentive multiplier by 5%
6. Change "lot size shall vary with a minimum of 7,000 square feet" to a minimum of 5,000 square feet.
7. Page 4 # 1. Change to allow individual lots to be included in the open space

Commissioner Handsaker asked Engineer Kettle if they had looked at having bigger lots with a building pad and part of the lot being counted as open space. Engineer Kettle answered no, but it is something we can look at.

Commissioner Cox stated he though we had something in the Conservation Subdivision that allowed one homeowner to buy the open space and build on ½ acre and leave the rest as open space, they could put cattle on it or whatever they want as long as it remained open space.

Commissioner Handsaker asked if there was some verbiage we could put in about the 100-foot-wide open space.

Discussion about open space

Commissioner Mortell motioned to forward to the City Council on the conditions they discuss the following items:

- 1. Max footage of staggering (design section)***
 - 2. Remove on page 1. "sold to individual owners"***
 - 3. Flexibility on the open space smaller than 100'***
 - 4. Setbacks conditional on size of lot***
 - 5. Increasing incentives to make more appealing to developers***
 - 6. Allowing individual lots to be included in the open space factor***
 - 7. lowering minimum lot size & allow encroachment on open space***
- Commissioner Cox seconded the motion. All voting in favor. Motion passed.***

Planner Update

Planner Robinson gave an update

1. The City Council approved the accessory apartment.
2. The City Center Zone was not properly noticed so it was not on the August City Council agenda, it will be on the September agenda.3
3. Reminded the Planning Commission of the combined City Council, Planning Commission work session on Monday August 27th
4. Planning Commission meeting for September has been change to Wednesday September 19th

Approval of Minutes: July 19, 2018

Commissioner Handsaker motioned to table until the September meeting. Commissioner Cox seconded the motion. All voting in favor.

Adjourn

Commissioner Handsaker motioned to adjourn Commissioner Mortell seconded the motion. All voting in favor. 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.