

Francis City Planning Commission Meeting

Thursday November 21, 2019 at 7:00pm

2319 So. Spring Hollow Road

Francis UT. 84036

Present: Chair Morgan Cox, Commissioner Kim Atkinson, Commissioner Natalie Atkinson, Planner Mandy Crittenden, Engineer Kettle, Secretary Susan Moses

Excused: Commissioner Brian Henneuse

Other Present: Bob Murphy, Collette Madsen

Call Meeting to Order:

Chair Cox called meeting to order at 7:03 pm

City Center - Zone Amendment

Planner Crittenden read staff report

Chair Cox asked has anything been established in the City Center Zone. Planner Crittenden answered yes, the allowed use table has been established. 18.57.030 is the lot area, it stated there shall be no minimum area requirements in the City Center Zone except as may be dictated by off street parking requirements, adequate circulation and property site utilization, lot area requirements shall be determined by the Planning Commission and City Council. 18.57.040 is the lot width. There shall be no requirements for the lot width, provided all requirements for necessary parking regulations can be satisfied.

Planner Crittenden stated there are different requirements per fire code, and parking depending on what type of business. We must abide by State Code.

Chair Cox asked if what we have on parking meeting the fire district requirements. Planner Crittenden answered these are references.

Chair Cox asked if we needed to have a theme. Planner Crittenden answered no, but we should have a standards. We want to have something that says you are in Francis; we want everything to fit together.

Discussion about theme:

1. Frontier
2. Mountain Rustic
3. Mountain Traditional
4. Authentic to the Francis

Discussion about colors:

1. Neutral colors
2. Beige or Browns
3. Earth Tones

Bob Murphy asked what you don't want – Planning Commissioners responded modern, glass, the new library in Kamas.

Commissioner K. Atkinson commented he doesn't like the idea of dictating how someone builds something, like having an idea of what we want but not having it set in stone. Likes the ideas we have so far, but someone else may not.

Collette Madsen suggested roof lines should be varied.

Talked about setbacks:

1. Front setback – 12-15 feet for sidewalks and trees
2. Side setbacks
3. Rear setback – 25 feet if parking in rear
4. Minimal setbacks in rear if no parking
5. Setback if it is next to residential
6. Could give options, each lot is different

Planning Commission likes the idea of sidewalks, curb and gutter.

Engineer Kettle stated you need to leave space for snow removal

Talked about giving options, being flexible

Engineer Kettle reminded UDOT will dictate what can happen on SR32 & 35

Discussion about wall planes

Chair Cox commented if we have curb gutter, parking strip and then a side sidewalk, then the buildings would be fine being on the edge of the sidewalk, they

would not have to jump back and forth, the way to brake it up would be wall planes, maybe a window setback a bit, or the front entry could be setback to brake it up. Commissioner K. Atkinson added Roof heights could be different.

Planner Crittenden will research

1. UDOT stipulations for SR35 & SR32,
2. Setbacks
3. Fire codes
4. Driveway setback minimal
5. Parking requirements

Discussed lot size - Want to be flexible as possible but have design standards.

Discussed having privacy fence if next to residential.

Planning Commission recommended to have privacy fence if next to residential.

Discussion about the front of the building has to face the road or the front of the city center, the back of the building can not face the road. We don't want someone to flip the building so the back faces the road.

Chair Cox motioned to table until we get further information that we have requested. Commissioner N. Atkinson seconded the motion. All voting in favor. Motioned Passed.

Approval of Minutes: October 24, 2019

Commissioner N. Atkinson motioned to approve the October 24, 2019 minutes. Chair Cox seconded the motion. All voting in favor. Motion Passed.

Planner Update

Planner Crittenden stated no update.

Adjourn

Adjourned at 8:19 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 January 17, 2020