

Francis Planning Commission Meeting
Thursday, February 18th, 2021 7:00 p.m.

This meeting will be held as an electronic meeting without allowing the public to enter the Community Center or another anchor location to participate, pursuant to Governor Herbert's Executive Order 2020-5.

Francis City is inviting you to attend by following the link below or by calling 1-301-715-8592

<https://us02web.zoom.us/j/88187130337?pwd=TzhRNCs0NnhscVR5NDVGb3BwWdPdZ09>

Meeting ID: 881 8713 0337 Meeting Password: 174913

You can also comment by email to comments@francisutah.org

Attending: Chair Brian Henneuse, Commissioner Bob Murphy, Commissioner and Felicia Sotelo, Planner Katie Henneuse, City Engineer Scott Kettle and Treasurer Mandy Crittenden

Others Attending:

Justin Harding, Pete Gillwald, Kathleen Tollison, Mark Durham, Martina Nelson, James Preib, Kathy Crook, Deans Iphone, Elaine Robb, Bobbi Jo Johnson, Adam Robinson, Amy Easton, Craig Clark, Collette Madsen, Clayton Querry, Suzanne Querry, Dan Lofgren, David Darcey, Jack Robb, Greg M, Heidi Riches, Melissa Thompson, Paul Wynn, Rick Brighton, Ron Easton, Rusty Webster, Shauna Demars, Jeana, Gene Atkinson, Jack Walkenhorst, Korbie DeGrey, Brady Peterson, Chrisie, Kristopher's Iphone, Michelle Howells, Nick Malone, Lindy, 8012445603, 8017182872, Tawna Padfield, bwelch, Johnston, Jamie, Byron Ames, Wylan McAllister, Crystals Iphone, Haley McAllister, 4357832164, JanaLee Marchant, Nick Berry

1. Call Meeting to Order

Chair Brian called meeting to order at 7:03 P.M.

2. Public Hearing

a. Application for Zone Change – The Views at Francis Park Townhome Concept

Planner Katie read her staff report.

Justin Harding explained the main change from the previous application is the apartments to townhomes. They will still be rentable units, but it allows for garage parking instead of exterior parking, which will be more esthetically pleasing. Justin emphasized he is trying to fill a need for rentable units in this valley.

Pete Gillwald explained they have hired a consultant to see if the community needed this type of development. They heard the residents loud and clear on the park and ride and did away with it. He said they have talked to the neighbors to try and work on issues they have with it. He said the townhomes will be provide 2 garage and 2 driveway parking stalls equaling 4 per unit. They have met the open space requirement. 20% of the townhomes will be deed restricted affordable units. He commented on the issues with infrastructure, he said they are willing to work it out and do what they need to. He said they have met with UDOT and he does not think a traffic study would stop this project. He went on about the water, he said they have discussed with the irrigation company that they would drill a well and turn in water shares for that to use for a secondary water system. He said this development is a viable option for affordability. He said they are trying hard to work with the city and get a positive recommendation.

Engineer Scott gave his report. He said if this is something the City wants, then the infrastructure will need to be evaluated to see if it can withstand the impact.

Pete commented that if it is an astronomical fee, then the affordability of the project goes away.

Brian said we need to take our engineers comments into consideration and agrees the infrastructure will need to be evaluated.

Chair Brian opened the public comment portion. Reminded that individuals are allowed a two-minute period for making comments.

Jeana- said they are wrong on the traffic study. It is like a NASCAR track on SR 32 and 35, it is extremely dangerous. She said we do not want to ruin this community with high density and renters. We want to remain rural, and do not want this here.

Melissa Thompson- wants on the record that the neighbors are not on board with this. It is insensitive for Justin to talk about pulling on heart strings, this is killing her. Rent on these townhomes will be more than a mortgage.

Shauna Demars- said we don't need high density housing. She doesn't understand the conversation of "needing" affordable housing. We don't need or want it.

Collette Madsen- not a fan of high density, the rural atmosphere is important to all the residents in Francis. It is not Francis City's responsibility to provide an affordable housing solution for the Wasatch back. Traffic is a problem.

Brian read a comment from Elizabeth, attached.

Brian read a comment from Steve, attached.

Greg McNutt- moved here for the rural feel, it will be a strain on the infrastructure. He knows about affordable housing and this will not bring that. Francis is not a place for expansion and growth, it needs to remain rural. He is worried about water, traffic, and crime.

Comment from Brooke was added to minutes. (attached)

Chair Brian closed the public comment portion.

Commissioner Felicia needs to see what the impact all other approved developments will have before saying yes to anything proposing higher density. Yes, rentals bring crime, but they also bring police officers and teachers and other occupations that cannot afford a high mortgage payment.

Commissioner Bob said he thinks we need to meet with the Council and see what we want for Francis and look at the infrastructure to see what we could even handle. He wants to see how big of an impact this will be on the City regarding water and sewer. He likes the design of the project; but does not think it is something residents are wanting. The public is not in favor of this. He questioned the quantity of the units in each building? He thought there was only supposed to be four units per building, and they are showing five.

Chair Brian commented there is a density per acre not per building. He does not understand how UDOT would evaluate traffic based off approvals not yet built, but that we as the City need to. He agrees it is annoying, but thinks the traffic added would be a minimal impact. Brian understands the desire to keep Francis the way it is; but knows realistically that cannot happen. He feels like there is a hole in filling housing for the lower income residents of this valley, but we also do not want to fill the gap with more people with second homes. We need to work with Council to find a balance.

Commissioner Felicia and Bob feel we need to have a better idea of the overall goal of what we want Francis to look like before approving something like this. She said they need to have a meeting of the minds with City Council.

Commissioner Felicia made a motion to table until having a conversation with the City Council. Commissioner Bob seconded the motion. All in favor, motion passed.

b. Commercial Concept Plan – J & E Ventures

Katie read her staff report.

Scott read his staff report.

Amy said they plan on asphaltting the road in the parking lot; but wants to know how the Planning Commission feels about delaying the asphalt until later.

Chair Brian said they can discuss it. They sometimes make exceptions based on circumstances, generally they weigh the balance of if it never happens how big of an impact or eye sore does it leave for the City. He said they could possibly put a time frame on when it would need to be completed.

Scott said he is worried about the ADA parking. It will create an issue for a wheelchair to be pushed through the gravel.

Chair Brian is concerned on snow removal with the gravel too.

Commissioner Bob recommended half paved temporarily.

Amy stated they are flexible on the lighting.

Chair Brian asked if they would be opposed to a night-time sensor light.

Amy said no, they can even leave 2 lights on overnight and turn off the rest.

Chair Brian opened public comment.

Jeana- commented it looks like a prison, does not go with the mountain look, she does not like it. She thinks they should be required to do the pavement 100%, people always say they will do it eventually and it never happens. She wants to know what type of businesses they will have in there.

Collette Madsen- is worried about the trees, they are going to be drinking a lot of someone else's water out of an irrigation canal. She thinks that the City needs to be cognizant of the water issue with landscaping.

Chair Brian responded he believes it is going to be piped not allowing seepage through irrigation.

Chair Brian closed public comment.

Commissioner Bob asked the dimension of the building. Thinks changing the façade of the building to break it up would be nice. He thinks the pavement needs to be completed. He verified approximate location based on what surrounds the project.

Chair Brian allowed a couple more comments.

Rick Brighton commented the façade should be changed. And paving should have to be done. Is excited about commercial going in.

Melissa commented that these are people of our community and we need to support them. She thinks it a great spot and personally knows the builders and they will do a good job.

Felicia wants everything paved before opening the businesses. She is in support of lighting for security, but a sensor light would be good. She questioned the look of the building. Do we want this type of industrial buildings or do we want boutique looking buildings in our Commercial Zone? These again are questions we need to look at getting answers for from Council.

Brian thinks if possible, they should change the look of the building. Agrees with the façade needing to change, for esthetic purposes. Agrees with everyone on the paving that it needs to be done to 100%. Supporting people within our community is important. Also stated we need to be able to support ourselves as a City with Commercial, so we are not just someone's bedroom community.

Commissioner Felicia is against the chain-link fence.

Chair Brian is against the chain-link as well. He explained the reasoning of why the Commercial Zoning is laid out in strips along the roads verse not having a block of Commercial.

Amy said they will go back to the drawing board on building style to make it look more fitting with Frontier Style. She said they will plan on paving the entire lot as required. She asked for guidance on the type of fences that will be allowed.

Chair Brian gave some recommendations, he referenced the concrete type fence the cemetery put in. He said they are against chain-link and vinyl for esthetic reasons and they are not durable. He thinks material of a substantial wood, concrete or stone.

Commissioner Felicia agrees with Brian.

Commissioner Bob agrees wood would be nice, he is just against the chain-link/vinyl.

Amy asked about the access from UDOT. She asked if they are ok with them pushing the building back five feet and adjusting the landscaping?

Chair Brian question Planner Katie on if that would meet the setback requirements.

Planner Katie responded yes, in the Commercial Zone there really are not setbacks other than when it butts against Residential structure and they would meet the setbacks for that.

Amy asked Engineer Scott, at one point in time they had discussed having access in the back.

Engineer Scott responded he remembered that, but with their UDOT permit, they recorded the plat with the 26-foot easement on the front, so they will need to put it there.

Chair Brian commented that yes, they are ok with them pushing the landscaping back.

Amy asked just to be clear, that the access road will need to be paved as well to the other property line.

Engineer Scott answered he does not believe so, he said it is for the future, so if that road ever needs to go, they can require it to be paved at that time. He said they could, if they wanted to provide more parking but that is up to them.

Commissioner Bob asked if the dumpster could be moved somewhere more hidden.

Amy said yes, they are fine with that.

Chair Brian is ok with the landscaping plan, he thinks it looks good.

Commissioner Bob agreed with the landscaping plan.

Commissioner Bob made a motion to forward to council on a positive recommendation with the following stipulations: the façade be changed to look more appealing, no lighting all night/motion activated is ok, & paving complete to 100%. His motion continued to approve the trash storage plan with moving the dumpster to the southwest corner on pavement in an enclosed barrier & approve the landscaping plan. Commissioner Felicia seconded the motion. All in favor, motion passed.

3. Application for Final Masterplan and Phase 1 & 2 approval - Hart Crossing/Rusty Webster

Katie read her staff report.

Scott read his staff report. After giving him updates he added on Plat A, per the annexation agreement, they are required to give an additional 20-foot surrounding the sewer lift station that needs to be shown on the plat.

Chair Brian clarified the plat issues that need to be corrected as the sewer lift, irrigation canals/ditches, and Plat B no access, and the dry creek requirements. He still feels concerned to the Kit thing, he questioned Engineer Scott his shares do not include this runoff?

Engineer Scott responded no, that is an irrigation company agreement.

Planner Katie corrected they do have the note on Plat B that states no access off Lambert Lane.

Rusty commented he is open to resolving all things that were brought up in the staff reports. He said the bottom of the drainage ponds probably needs to be grass. He says whether the pond is City owned or HOA owned that will determine how it is done based on how the owner wants to do it. If it is City owned, but HOA maintained then they will do it however the City requires, but if the HOA owns it they will do it however they want. Other than he does agree the bottom should be some type of grass. He said as far as the existing buildings they were never brought up in the annexation. He wanted to preserve the existing house, there was too many issues they just could not save it. He is trying to preserve the looks of that corner now for 50 to 70 years, and there will be restoration done on the outside of the other structures to hopefully keep them looking the same way. He said anything in the future will not be built in the 100-foot easement, but they are hoping for leniency to keep the existing structures there. He is not going to change their overall look just going to clean them up.

Chair Brian said he is ok with making a note on that, they just need to cover their bases to make sure nothing changes in the future. He is confused on the drainage/dog park area. It is going to be part of farm lot 2 or the HOA, not necessarily the City.

Rusty responded it is however the City wants it. If the City wants it to be publicly used, then they will take it out of the farm lot 2 parcel and make it Francis City property, but it is a liability issue for it to be used publicly but owned private. The only thing the HOA will own is the round about area in the main road, Francis will own the rest of the easement. He said it would not make sense to pull out that piece of property and make it HOA owned and then tell people you can use this City Park, but you can not use the Dog Park. He said he is open to whatever the City wants, but the HOA will always maintain it, but for liability reasons he thinks the City should own it.

Chair Brian said there are specific items called out for public use; but noticed there were others that were not. He asked if the trail is intended to be used by all public? Do we need to add it to the HOA docs stated that way if so?

Rusty commented yes, the trail and the park will be granted to the city as a public easement. He said before it is recorded the HOA requirements will be hammered down.

Chair Brian just did not want there to be a conflict between the plat and the HOA docs.

Mike Johnston commented conservation code requires 20% of public open space and the dog park is part of that. That is why they want to take it out of farm lot 2.

Commissioner Felicia agrees that it will create conflict between the public and HOA members if they are paying for the dog park; but the public is using it. She is on board with preserving the existing buildings and give some leniency on setbacks with the note that they are not to build new structures in the easement. She agrees with grass in the bottom of the drainage pond.

Commissioner Bob thinks the dog park should be owned by the HOA so if there are any drainage issues, it is not the Cities responsibility. He questioned Mike Johnston's statement of anyone can just park in front and use the dog park, he said there is no parking there. As far as the existing buildings, he is ok with leaving the buildings, but does not want to tear it down and rebuild, in that case they will need to abide by the 20-foot setback. He questioned if they do give the dog park to the City, does that then count towards their required 20% public open space?

Chair Brian responded to his question, yes, it is still part of the entire project.

Rusty said to set it straight, the storm drain is going to be a City easement anyway. The HOA will maintain the dog park no matter what, but the storm drain will be maintained by the City.

Commissioner Bob asked where this will be written?

Chair Brian responded in the maintenance plan which are part of the HOA docs.

Planner Katie said that it is also noted on the plats.

Chair Brian asked Engineer Scott on the storm drain, it is typical for the city to own and maintain that?

Scott said no, the residents have some on their lots and they are required to maintain it. If there is silt or something like that, that needs to be cleaned out it is the Cities responsibility, but then the residents or HOA is responsible for regular maintenance. It can be done other ways.

Rusty agreed with Engineer Scott and reassured the only thing the City would have to maintain is maybe dig out some sediment with the backhoe.

Chair Brian summarized, we need to add the 20-foot addition to the sewer lift on Plat A, all plats are deficient on canals and ditches. Brian said we need to cover the dry creek in the middle of the park. He thinks Scotts idea was good on having a stone dry creek through there.

Rusty said he is open to whatever the Planning Commission wants to throw into their recommendation. They will build it to suit what everybody wants.

Mike Johnston said he emailed some photos to Planner Katie if she wants to show their ideas.

Rusty said he thinks it will be weighed in heavily at the City Council meeting, so he does not think it needs much discussion here. He mostly just wants their recommendation so that that is what they propose to City Council.

Chair Brian said he would personally like to see a stone dry creek in the middle rather than just a swell.

Commissioner Felicia agrees with Chair Brian a stone creek would look nice.

Rusty notified the Planning Commission that currently around the sewer lift station it is a chain-link fence. He knows the Commission has had a lot of conversation of fences recently, so he wanted to make sure with the 20-foot expansion of the perimeter of the lift station, that chain-link would still be ok.

Engineer Scott said they have a skated system that gives off alarms when it would go down. There used to be a red flashing light that would go off when it was down that they do not use anymore. So now they could do a site obscuring fence if that's the way they wanted to go, they just need to make sure whatever it is it is some type of security so people cannot just go in and out of there.

Rusty said no matter what they decide, just keep in mind it is going to be Ag fences butting up to it.

Planning Commissioners ok'd the chain-link.

Chair Brian summarized again, this is what he had; sewer lift perimeter extended on Plat A, canals and ditches on all plats, dry creek in middle of park stone lined, dog park on City land, exception on existing building as long as original buildings stay, grass in dog park/drainage area, Plat A show HOA responsible for maintenance of storm drain grounds.

Commissioner Felicia made a motion to forward to the City Council with a positive recommendation with the following additions or changes: add 20-foot sewer lift perimeter expansion to Plat A & check other plats for any other issues similarly, check all canals and ditches on all plats, grass needs to go on the bottom of the storage drain/dog park area, dry creek in the middle of the park needs to be stone lined, give an exception to the existing buildings as long as the existing buildings stay and are not torn down and rebuilt, the dog park be City owned and HOA maintained, the drainage basin pond being owned and maintained by the City, a security fence around the sewer lift perimeter, a note on Plat A to state the HOA is responsible for storm drain grounds maintenance. Commissioner Bob seconded the motion. All in favor, motion passed.

4. Discussion about exterior paint and roof colors – Premier Pet Lodge

Planner Katie explained she does not have a staff report; but that she talked to the mayor about it for some guidance. The mayor recommended anything except the bright colors, but said he is open to options. It is next to that existing red barn, so that may be something, or maybe the mountain feeling?

Kathleen does not care for brown but will go for whatever Planning Commission prefers. She asked to finalize tonight so that she could get it ordered tonight, there is price increase happening later this week she wants to avoid. She said she likes the hunter green; but does not know how it would fit.

Commissioner Bob asked if the walls were metal.

Kathleen replied yes.

Commissioner Felicia likes the hunter green, but questions what would go with it.

Kathleen informed black is not available until September, so it is not an option.

Chair Brian likes the lighter green.

Commissioner Bob asked if the roof is metal as well.

Kathleen said yes.

Commissioner Felicia asked Kathleen what she wants, this is her project.

She wants white with blue; but does not want an issue next month getting approval from council.

Planning Commission advised her to stay away from the white, blue, or bright red.

5. Planner update

Looks like a light month for next month. We will have a minor subdivision application for Harriet Natter. Tifton Hills and Circle T Subdivisions have both been in contact with the City, talking about getting those going again.

Commissioner Bob asked what is the process for those? Will they have to start over?

Planner Katie explained some of the problems with the different developments; but explained if they are built to approval they can move forward. We have added a clause since approving these, that subdivision approvals expire in a year if the plat is not recorded. These do not fall in that clause because they were approved prior.

Planner Katie informed Commissioner Natalie is planning to resign.

Chair Brian added on a side note, he has been informed that Oakley City is also pushing to get some affordability in their City as well. He also stated that the State of Utah is pushing for a ban on restrictions to the accessory dwelling units in the state, so that is something to watch as well.

6. Approval of January 21st, 2020 minutes.

Commissioner Felicia made a motion to approve January 21st, 2021 minutes. Commissioner Bob seconded. All in favor, motion passed.

Commissioner Felicia made a motion to adjourn the meeting.

Meeting ended.

To Whom it may Concern:

Once again we are looking at adding a tremendous amount of strain on the infrastructure of this community. Where is the water, school capacity, and road capacity going to come from? Right now, we are at a level that is almost barely sustainable. Zoning was done for a reason. Planning is done for a reason. 1/2 acre lots in the same area do not impact the infrastructure as higher density housing. This really is a no-brainer.

Elizabeth

Francis City resident

February 18, 2021

Dear Chairman Henneuse,

I am writing you in behalf of the proposed zone change for the Views at Francis Park Townhome project. Although the school district does not typically endorse development projects, I believe that The Views will address a critical need for affordable housing that will strengthen the school district and ultimately provide better educational opportunities for children that attend our schools. Over the past few years, the district has lost a number of teacher candidates, some who have actually signed contracts, because they have not been able to secure affordable housing in the community or in nearby cities that are a reasonable distance for them to travel to our local schools. The developers for this project have committed to reserve some of the townhomes at a reasonable rate for our teachers.

Thank you for your consideration of this project. I apologize that I am unable to participate in the commission meeting this evening. If you have any questions, please feel free to contact me.

Sincerely,
Dr. Steven K. Hirase
Superintendent of Schools
South Summit School District

City Council & Planning Commission

I called in to tonight's City Planning meeting both to listen and to leave a public comment. I am not sure if something was wrong on your guys end, but I was never able to get to speak even though I called in to do so. Due to this I am hoping this email will be passed along to all for consider.

As a resident of Francis I would like to voice my strong objection to the proposed zone change for the Views at Francis Park. We heard a lot of the developers opinion for the need of zone change and commenting that they are meeting a community need with this development. They do not speak for our community. The community is very much against this zone change. They are not meeting the needs of this community with this zone change. The property is currently approved for .50 lots. I do believe there is a stronger need for single family homes on .50 acre lots, rather than the zone change proposed which including townhomes and rental properties. Besides the developers, the only individual I have heard support this re-zone is the South Summit Super Intendant. I do not believe his letter should be considered, or if it is I think there needs to be a lot more details considered when listening to his words. There are currently no full-time positions available through the South Summit School District as well as no Teaching positions open for application. One would assume if affordable housing was affecting the District's ability to get and keep teachers there would be current positions open. I have watched for over a year now and they have not had a teaching position open for application. So I do not see how this would help fulfill a need that does not exist. If a teaching position becomes available at the School District, we currently have residence here qualified to fill the position, that would be happy for the opportunity me being included. I fear we are letting developers who are motivated solely by making the most profit they can, make negative impacts on this community. The community is totally against this zone change. There is no overwhelming outcry from the community for the proposed changes, in fact it has very much been the opposite from the community. Francis has been a great community for those wanting a rural lifestyle. We do not need to be changing the rural aspect of our community to help or please developers or anyone else. It is not the community of Francis's responsibility to create high density housing or affordable housing. Rental townhomes are not affordable for anyone, they are only profitable for those making money off of them. Please do not alter the rural living of Francis. Doing so will only line the pockets of developers trying to make money off of our great community, while leaving the residence to deal with the aftermath that they are so strongly against. Please listen to the majority on this issue and do NOT approve the zone change.

Thank you!

Brooke