

Francis City Planning Commission Meeting

Thursday March 19, 2020 at 7:00 pm

2319 So. Spring Hollow Road

Francis, UT 84036

Present: Co-Chair Brian Henneuse, Secretary Susan Moses

Electronical Present: Chair Morgan Cox, Commissioner Bob Murphy,
Commissioner Natalie Atkinson, Planner Mandy Crittenden, Engineer Scott Kettle

Other Present: Dave Robinson, Terri Richins, Ryan Stevens, John Keyes, Clifta
Keys

Call Meeting to Order:

Co-Chair Henneuse called meeting to order at 7:09 pm

Ryan Stevens – CUP Accessory Apartment

Co-Chair Henneuse read staff report.

Opened to Public

No Public Comment

Commissioner Atkinson stated she was in favor.

Co-Chair Henneuse stated he didn't have any issues, if they violate the terms of the
C.U.P. that can be revoke, he does not see a lot of risk involved.

*Commissioner Atkinson motioned to approve and sent to City Council.
Commissioner Murphy seconded the motion. All voting in favor. Motion passed*

Dave Robinson/Barry Richins – Zone Amendment

Co-Chair Henneuse read staff report

Dave Robinson stated he represents the owners. Robinson stated this property is 2.65 acres and the existing zoning allows half acre lots and there was prior approval for this property. It was pavement going up to a cul-de-sac, the layout was creating lots that were narrower at the road (front of lot) and wider in the back, creating V shape lots. Robinson stated as a developer we look at how the land wants to be laid out. We look for ways to minimize hard surface, minimize use of water and resources, to separate your pedestrian and vehicular interaction. Robinson stated when he was asked to look at this property he had some concerns with the prior layout, so when we did the layout for this one we got away from the cul-de-sac, we looked at what does this do for street scape, how do we utilize this land to minimize your hard surface. We ran a road that meets the international fire code, it allows parking on each side, it would be a private street. As you look to the back of the property, this would be a hammerhead and it allows a turnaround for fire, meeting international fire code. Robinson stated what he likes about a hammerhead is the intent for lots 1 and 4 would be the homes would face HYW 32, lots 2, 3, 5, and 6 would face onto the private street. In our design we like to make sure the garage doors are not the primary focus of the construction and of the structure. We will have a driveway that would go to an attached garage to the side or the rear or a detached garage. The hammerhead provides turning radius for fire trucks it also doubles as a private drive for the garage for those lots.

Public Comments

John Keyes asked how much ground are you taking out of those two lots to allow for the hammerhead, do you have to move the houses back to make the hammerhead fit there. Dave Robinson answered if you look at the lot sizes, they are between 1/3 and 1/2 acre lots.

John Keyes is concerned that people will park on the hammerhead and then a firetruck would not be able to turn around. Dave Robinson responded the international Fire Code will require that turning radius will have signage that states no parking. So it will be no parking when you come in 20 feet on lot 3 and lot 6, it will be posted no parking, they what you can do is extend that to be the access to your garage.

John Keyes concerned about the lots are too small for families with kids, there is no place for them to play. Dave Robinson explained if you look at the road dimensions as per international national fire code it will tell you a 20 foot road you have to post it no parking, a 21 to 28 foot road you can have parking on one side, if you are at 32 feet you can have parking on both sides. This road is 32 foot road the

white lines on each side would be sidewalk, on the 32 feet road you have parking on each side of the street, you would still have a 2 or 3 car garage on the lot, we are providing a lot of parking.

John Keyes commented this is something more for older couples without kids.

Commissioner Atkinson asked is this the same developer and the same concept. Planner Crittenden answered it is the same owner of the property, it is a new developer.

Commissioner Atkinson asked is it the same number of homes. Planner Crittenden answered previously it was 4, but now they are asking for 6 homes. Crittenden explained they have enough acreage for five 1/2 acre lots, they are asking for smaller lots.

Commissioner Atkinson commented in her opinion the previous design concept was not a good fit for Francis. Engineer Kettle stated we do not have a code for design as far as what they can and cannot build. Tonight, we are discussing the zone change and whether they can go from R-H zone to the Cottage zone.

Dave Robinson stated when we do plan developments, and it is a little different in Francis. We take the gross acreage and then divide the lots, here you take the roads out and then divide the lots. Robinson stated he is willing to come back with elevations, believes this is more of a contemporary farmhouse style. We are requesting a planned development, but we want to include you in the understanding in what you are getting. Robinson stated he believes this is a site for year around residents, attracts active adults that allows for main floor living, but does not believe it should be age restricted. Believes it attracts families as well.

Commissioner Atkinson would like to see what the ecstatic's looks like, is more comfortable with what the look and feel is, and the information Robinson gave.

Commissioner Murphy asked if the space between the road and lot lines would be for a sidewalk. Co-Chair Henneuse answered yes.

John Keyes asked where the utilities are going to run. Engineer Kettle answered right now our utilities require that they build a public or private street to the same standards, they have to have a 60 foot right-of way with 30 feet of asphalt, if we do a zone change this is something we can work through, do we want curb and gutter and sidewalks.

John Keyes asked what the setbacks are. Planner Crittenden answered 25 feet front, 20 feet back, 10 feet side. Engineer Kettle added the home on SR 35 would have to meet UDOT setbacks.

John Keyes asked if they are building the homes. Dave Robinson answered we are responsible for everything from A to Z.

John Keyes concerned that if a family moves in with 5 kids, where are the kids going to play. Dave Robinson answered the cottage zone is not zoned for animals. It is up to the parents to embrace the community and decide how their kids are going to spend their time. Co-Chair Henneuse responded realistically there is plenty of places that have quarter acre lots and people can make it work.

Co-Chair Henneuse asked what the average price is to build. Dave Robinson answered everything we do is custom, the pricing per square foot and it depends on the availability of subs.

Co-Chair Henneuse commented we have been discussing affordability within the community, obviously a smaller lots size allows for some of that, but within size you have a wide range.

Dave Robinson responded some of it depends on if you are including the price of the lot within that. Robinson gave examples of home they have built and price ranges. Thinks they can hit a price point here that working families can afford.

Co-Chair Henneuse asked is this a good place for higher density, because of prior plans of higher density closer in town and not the outskirts of town.

Commissioner Atkinson commented she does not think of six homes as high density. Atkinson thinks this location is more fitting for middle of the road price point, which has broader affordability.

Co-Chair Henneuse asked if we are okay with the density here and rezoning to the cottage. Is it in the right place? Do we want them to come back with a more specific design? Which is not necessarily required.

Commissioner Murphy commented about the setbacks, asked about the setbacks off the hammerhead. Engineer Kettle stated the setbacks go from the property line,

so it depends how we do that hammerhead, is the hammerhead an easement or a right-of-way?

Commissioner Murphy would like to see lease density, does not think 6 lots will fit.

Dave Robinson asked what site plan works for this property, this property is closer to the core of the City Center, which warrants higher density. Robinson does not think this is a high-density development. As far as the setbacks, the design of the homes, the turning radius for the fire and how does that affect lots 3 and 6, all of those are valid questions. Robinson suggested they come back with answers to those questions, he will work with the Engineer and Planner.

Commissioner Murphy would like them to comeback with more specifics, show where the utilities go, show setbacks more details.

John Keyes stated he is concerned about more density next to his property. His property will have horses on it, and he does not want to be responsible for kids climbing over the fence and getting killed or roughed up. Does not want kids to throw rocks at his horses. Kids need enough space to stay home and do the things they need to do.

Engineer Kettle suggested they comeback with a fence that will protect the AG Zone with horses.

Dave Robinson stated he is willing to address these issues.

Co-Chair Henneuse motioned to table for future fleshing out of planned development including consideration for fencing, consideration for lot lines, the setbacks on SR 35, utilities, etc.. Commissioner Murphy seconded. All voting in favor. Motion passed.

Planner Update

1. Possibility of 2 meetings next month

Approval of January 16, 2020 minutes

Commissioner Murphy Motioned to approve the January 16, 2020 minutes. Commissioner Atkinson seconded the motion. All voting in favor. Motion passed

Adjourn

Co-Chair motioned to adjourn. Adjourned at 8:13pm.

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 April 30, 2020