

## Francis City Planning Commission Meeting April 16, 2020

*This meeting was held as an electronic meeting*

**Present:** Chair Morgan Cox, Co-Chair Brian Henneuse, Commissioner Natalie Atkinson, Bob Murphy, Planner Mandy Crittenden, Engineer Scott Kettle, Secretary Susan Moses

**Others Present:** Dave Robinson

### **Call Meeting to Order**

Chair Cox call meeting at 7:05 p.m.

Chair Cox reminded everyone if they are not speaking please mute your microphone. Chair Cox stated we are going to do the Dave Robinson Zone Change first.

### **Public Hearings: All Canceled Rescheduled for April 30, 2020**

#### **Jean McNeil Acres Phase 3- Final Subdivision Plan**

#### **Accessory Dwellings - Code Amendment**

#### **Moderate Income Housing – Code Amendment**

### **Dave Robinson/Barry Richins – Zone Change**

Planner Crittenden read staff report.

Dave Robinson talked about the 3 options; Would not do the 4-lot subdivision that was previously approved, there is too much asphalt, no walkability, no connectivity. Robinson stated he would prefer to do the 8-lots subdivision, which is conducive with the Cottage Zone. The site plan has the homes facing the open space, a lot of walkability. Would have a private alley to access the homes. Would meet the international fire code. Talked about the designs of the homes. Talked about the price point of the homes.

Chair Cox asked if we had adopted the international fire code for private streets. Engineer Kettle answered no, right now our code is public streets and private streets are the same, we have them built private streets to City Standards so in the future if the City takes over a private street, we don't have to make changes. Kettle

added if one of these concepts were to be proposed we would have to do some work on our codes to make it work. It could be done.

Chair Cox commented he likes the look, likes having two different accesses coming in and out. Likes the open space in the middle. Asked if they could do the six lots with the open space in the middle, and the alley way and build the road a little wider. Asked Engineer Kettle what the code is for roads. Engineer Kettle answered it is 30 feet of asphalt and 60-foot right-of-way.

Dave Robinson stated they work with municipalities all the time with updating or introducing new component to their ordinances. Robinson stated he is fine working with us.

Commissioner Atkinson commented she liked the renderings. She would like to see some balance and accessibility for those who have been born and raised here and want to stay here. Atkinson stated it is a better look and feel than what was presented initially.

Chair Cox stated we need to keep in mind the purpose of this discussion is to vote on the zone change. Cox asked Planner Crittenden if we do a zone change to the Cottage Zone, he can still come back with either one of these ideas, then we can discuss how many lots he will put in. Planner Crittenden answered you want to have a concept in mind of what you would get if you changed it to the Cottage Zone.

Commissioner Henneuse commented that is a valid point but I think what Morgan is saying, we will come back and there will be a design review and approval at a later date.

Engineer Kettle stated it is nice to see what they want to do, so we can see if it fits and we want to do that, once it is zoned he can come back and as long as it meets the current zoning requirements, we have to approve it.

Commissioner Henneuse commented we have had the discussion about affordability, talked about wanting to focus our density in a certain area. Henneuse stated this checks all of those boxes, these are all good to have as far as seeing what the concepts would be within this development if we consider a zone change, however, getting a design we are getting ahead of ourselves and also doesn't think our role is to sit as a design review committee, it is outside our bounds of what our charter is to do.

Engineer Kettle stated one thing we need to consider in this zone change, is when we make a zone change, we are granting them, like in this case is more density, one of the considerations is the neighboring properties as this happens. John Keyes is concerned about having more houses, if it is zoned cottage it would be more houses up against his property where he has horses, there is also the horse property in the back. It is something we need to consider if we do this. We might what to put as a condition to the zone change, that they put up a fence or something that will protect keeping kids out of the horses.

Commissioner Henneuse asked if we open ourselves up to any liability if say we think there needs to be this in a fence and for whatever reason it does not met all the criteria to stop some kid from going into the field. Do we open ourselves up in saying we feel there is a concern and it merits enough concern that we want a fence put up? Commissioner Atkinson responded she does not think there is any liability there because trespass supersedes any liability we would have.

Engineer Kettle stated when we put commercial up against residential, we try and put in a buffer. We are putting in extra density versus staying half acre lots, we are trying to mitigate the impact to the neighbors. We need to put it in with the code change.

Commissioner Henneuse asked Dave Robinson if he went with the eight lots, could you put a fence in. Dave Robinson stated if you look at the buffer from the property line to the pavement or concrete there would be plenty of room there. Added they could extent the setback if they needed to, so it would not be a problem at all.

Discussion about fences

Discussion about lot size and affordability

Chair Cox commented we need to decide if we are willing to do this and if we want to move forward and adopt this zone change from Residential Half to Residential Cottage. We have talked about fencing. Asked if there was anything else anyone wants to add to it.

Commissioner Murphy would rather see the 4 lots but understands the reasoning to go to the Cottage Zone. Murphy thinks 6 lots should be the maximum; 8 lots would make the lots to small and it would make it to crowded.

Chair Cox commented if we approve the zone change, they can come back with any plan and if it meets all the requirements within that zone, we cannot deny it. If they can meet all the requirements for eight lots, we could not deny it.

***Commissioner Henneuse motioned to approve with the condition of putting in a perimeter privacy fence. Commissioner Atkinson seconded the motion. All voting in favor. Motion passed.***

## **City Center Zone**

Planner Crittenden reviewed staff report. Crittenden suggested we take our Commercial Zone Codes and tweak it to fit the City Center Zone. Crittenden stated we already have a use table of what is allowed and what requires a C.U.P.

Planning Commission went through the Commercial Zone Code and suggested making changes to:

1. 18.45.030 Permitted accessory uses
  - # 1. Make it a Conditional Use Permit. Must meet same setbacks as buildings.
2. 18.45.070 Setbacks requirements
  - #2. Have City Attorney work on the wording
  - #3. Have City Attorney work on the wording. Look at having a difference between a building and a parking lot. Have building setbacks. No setbacks for parking lot.
3. 18.45.080 Building Height.
 

Clarify finished grade. Change 50 to 45 in the commercial zone.
4. 18.46.090 Parking, loading and access
 

Clarify – Parking spaces shall not be provided within a required front or side setback
5. 18.45.100 Signs
 

Add City Center to Sign Code. Work on
6. 18.45.150 Architectural design and materials
  - #1. Take out: on structures
7. 18.45.170 Parking Area – clarify (parking area shall be considered as structure)
  - #2 c. and d. Take out

8. 18.45.190 Outdoor lighting – add City Center to Lighting Ordinance

*Chair Cox motioned to table the City Center zone until final draft is written and wording is corrected with legal. Commissioner Henneuse seconded the motion. All voting in favor. Motioned passed.*

**Approval of minutes – tabled**

**Planner Update**

1. 2<sup>nd</sup> Planning Commission Meeting to be held on April 30<sup>th</sup>

**Adjourn**

*Chair Cox motioned to adjourn. Adjourned at 9:47 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 April 30, 2020**