

Francis City Planning Commission Meeting

Thursday April 18th, 2019 at 7:00pm

2319 S. Spring Hollow Road

Francis UT. 84036

Present: Chair Trent Handsaker, Co-Chair Morgan Cox, Commissioner Brian Henneuse, Commissioner Lisa Khajavi, Commissioner Collette Madison, Planner Ryan Robinson, Engineer Scott Kettle, Secretary Susan Moses, Public Works Director Luke Thomas

Other Present: Duane Lambert, Jane Wilford, Mark smith, Leslie Hart Canfield, Julie Hart, Chad Mitchell, Jeff Swistowicz, Breanna Wright, Nicole Anderson, Suzanne Querry, Jill Leonard, Elaine Robb, Joanne Aplanalp, Mike Johnston, Jack Walkenhorst, LeAnne Brandenburg, Renee Atkinson, Bart Lambert, Rusty Webster by phone

Call Meeting to order

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

Arbor Day Update

Luke Thomas explained to the Planning Commission that part of their role was to be members of the Tree Board. Stated Arbor Day Celebration will be May 11, 2019 at 9 a.m. at the City Park. Everyone is invited.

Luke Thomas was excused.

Public Hearing:

a. Hart Ranch Annexation

Planner Robinson read staff report

Michael Johnston stated he was the Engineer on this project and is working with the Hart Family and Rusty Webster on this project. Johnston stated this is not what you are voting on, this is the intent of what we want to do, with a cluster development using the conservation subdivision code. We are preserving two farm parcels and

preserving the land along Lambert Lane and Hallam Road as open space. The development is clustered in the middle, there is a park planned, which will be public. Anticipate trails and connectivity into the North West corner of Francis. The farm parcels would be privately owned.

Opened to Public

Lonnie Bates stated he owned the property next to the Hart Ranch and his property is being annexed in. Nobody contacted him, he does not want to be annexed in, he disagrees with this, concerned about the wetlands, asked who will take care of the drainage.

Michael Johnston stated just to the right of Mr. Bates is Francis. State Law requires that they do not leave islands or peninsulas sticking into the City so they must include Mr. Bates. Johnston added the City may elect not to annex Mr. Bates but they do not have that choice.

Michael Johnston stated they have done a wetlands delineation, showed on the map the wetlands and explained they were not building on the wetlands.

Commissioner Henneuse commented about the water table being high and asked if the lots will be built up Michael Johnsons answered yes. Added they will not have basements.

Commissioner Madison asked if we cannot create an island is the land to the south part of Francis. Chair Handsaker answered yes and explained under State law the City can create an island or a peninsula, but the petitioners cannot. Michael Johnson added the City can with the Counties approval.

Commissioner Henneuse asked who maintains Lambert Lane. Engineer Kettle answered Summit County and they will maintain it until Francis City owns both sides of the road.

Commissioner Madison asked about the continuation of Hallam Road to 248. Michael Johnston answered Hallam Road has a master plan to continue north and that is Summit Counties decision. Commissioner Madison expressed concerned about adding this much density and traffic.

Engineer Kettle stated continuing Hallam Road to 248 is in the planning stages, but they are looking at obtaining the right of way in the corridor. They started a wetlands study last fall.

Chair Handsaker asked if it was 69 lots. Michael Johnston clarified 69 homes or doors including the two farm parcels.

Commissioner Khajavi asked about the farm parcels. Michael Johnston explained the conservation subdivision requires half of this be open space, it can be public open space or private open space, if it is public open space it is hard to maintain unless it is mountain side or forest, and the City doesn't want to farm this.

Commissioner Khajavi asked if the park would be accessible to the public. Michael Johnston stated the developer would build this park, irrigate it, put in grass, put in playground and then turn it over to the City. Then the City would own it and maintain it.

Planner Robinson explained if this is excepted and annexed into the City, part of the process is to come up with a plan about the open space, if the HOA or City will take care of the park. It will be in the agreement what each open space is.

Commissioner Cox asked Mr. Bates if he wanted to annexed in. Mr. Bates answered no he does not want to be annexed in and explained in his experience the development never does what they agree to do.

Commissioner Cox asked when you look at the future land use map, this is AG-2 asked the reason they want AG-1. Michael Johnston answered because financially they could not do it if it was AG-2

Commissioner Cox asked if a traffic study had been done. Michael Johnston answered no.

Commissioner Madison asked if they had water secured for this project. Rusty Webster answered yes, and they also have enough irrigation water.

Rusty Webster stated the farms will be fenced prior to any building to maintain separation between the subdivision and farms.

Commissioner Cox is concerned about the City taking over the park, feels like the City does not have the employees or funds to maintain another park. Likes the idea of the park but concerned about the maintenance.

Commissioner Madison expressed concerned there are no trails and no parking for the park. Feels the park is for the residence of the subdivision, so the HOA should maintain it.

Michael Johnston responded this is a concept, the park could go and be put into the fields or it could be maintained by the HOA if there are enough homes to maintain it.

Discussion about park and who should maintain the park

Discussion about the roads and the traffic

Rusty Webster stated realistic it will take two year to finish this project, and a road is going to go through.

Chair Handsaker suggested Rusty do his subdivision when the road does go in.

Commissioner Khajavi expressed concern for the future impact of changing the zoning.

Jill Lenard commented she is concerned about the density and changing from AG-2 to AG-1, urged the Planning Commission to leave at AG-2. Some people like space we do not have to utilize every inch of space, she loves her 2 ½ acres. Sometimes we just have to say no.

Chad Mitchel commented he is a realtor and there are people who want to live here, and they can't afford big lots, and we don't want to make it a place where only millionaires can afford to live here.

Elaine Robb stated her concern there is no attempt to maintain the quality of life we enjoy. Not every piece of ground has to have a house on it. Where is the rural space? Asked the Planning Commission to consider those who want open space and live in an area that has open space.

Jane Wilford commented the zoning was applied based on the voices of the community and she hopes they are listened to and heard. There is no reason to put

in zoning and then when a developer comes and wants to profit from a development, they should do it within that zone. We need to make a very strong decision about what we want the future of Francis to be.

Michael Johnston commented he thinks this concept is a good way to preserve open space. Feels this is a good job of preserving the farm open space, the different would be dividing this into AG-2 and two acre lots are rural sprawl not a farm, not open space.

Chair Handsaker commented you could do the conservation subdivision in the AG-2 zone

Michael Johnston replied you can if the cost works. The problem is the cost of the roads and sewer, water, power and gas. It would be the same infrastructure with half the homes to pay for it.

Discussion of cost.

Renee Atkinson asked the Planning Commission to consider how many cars we will have with all the subdivision going in.

Jill Lenard commented she lives in the county and does not want to ever be annexed into the City. Willing to pay higher taxes to keep the rural feel.

Leanne Brandenburg asked what type of home will going in. Will it be similar to Wild Willow? Michael Johnston responded it will be farm architecture, there is a mix of homes from town homes, quarter acre to half acre lots. Rusty Webster added it would be cohesive with Wild Willow.

Lonnie Bates commented they have Beaver Shingle Creek Water, asked how the water gets over here to Francis. Michael Johnston answered they do it through a change application with the state.

Public Hearing Closed

Commissioner Henneuse commented the point of open space is well taken. But it is a fine line we walk taking about affordable housing, basic economics tells use that we have a certain demand for houses, whether these houses are built or not, that demand stays the same. What we can change is the supply, where we choose

to put that supply will result in a certain house price. It is a fine line we have to walk. It is a concern we have so much coming in that has already been approved.

Commissioner Madison commented she likes the conservation design; the City has given lip service to preserving rural. There are certain areas where we have more of a cluster development closer to the City Center and we do try to make rural areas. Hallam Road may someday extend out to Highway 248, but until we have that in place it is a deal breaker, we can't add that much more traffic to the existing landowners.

Commissioner Cox is trying to look at this from all sides, likes the concept, you are keeping the open area around it, you are putting the density inside, so it is kind of hidden. Is concerned about the traffic and how much is going on in the City. We don't have the infrastructure. We need to push the cost of infrastructure onto the developers.

Commissioner Handsaker stated he is concerned about the schools.

Commissioner Madison stated she doesn't think we should annex Lonnie Bates in.

Commissioner Khajavi commented she likes the design but is concerned about the general plan, sewer, water, roads and the impact.

Commissioner Cox stated there needs to be an overwhelming benefit to the City.

Commissioner Cox motioned to forward to the City Council with the recommendation to deny. Commissioner Madison seconded the motion. All voting in favor. Motioned passed.

Code Text Amendment

a) Pet Boarding in the Commercial zone

Planner Robinson explained this was sent to the paper but was not published. It will be a public hearing next month; we cannot move it forward to the City until we have a public hearing. The owners are here to explain what they want to do and next month we will have a public hearing.

Breanna Wright explained she is the owner of Peace for Pets they do a boarding and day care facility for dogs at the Graff Ranch and they are looking at moving closer to the City. They can't do grooming at their current location and they get

lots of request. They are looking at the piece of property in front of the storage units, it is zoned commercial, but it does not allow for a service like this. They exercise dogs every day at their ranch, they will continue to do that if they move the facility here. They would put up fences to keep the dogs out of sight and will keep them quiet. Have a shuttle service to keep traffic down. They pick up the dogs and return them home to keep traffic down.

Chair Handsaker asked if the dogs will be outside at night. Brianna replied they keeps dogs inside at night, during day most of the dogs will be at the ranch and will be exercised. If dogs are exercised, they are tired at night.

Commissioner Madison asked if the building will be sound proof. Brianna answered yes, we want to keep it quiet, so we don't bother the neighbor.

Commissioner Khajavi asked how many dogs do you take? Brianna right now we have 30 dogs overnight, if we move here, we will take up to 60 dogs.

Planner Robinson explained in the Commercial Zone we allow pet grooming and we allow large and small animal clinics, but we don't allow pet boarding.

Talked about having it be a Conditional Use Permit

b) Multi-family housing

Planner Robinson read staff report

Discussion about have developer pay for more density. Planner Robinson stated the attorney did not recommend this.

Planning Commission will review. Public Hearing next month.

c) Lighting

Planner Robinson read staff report.

Discussion about lighting

Planning Commissioners recommendations

1. Special Events: add multi-day events
2. Residential Lighting Standards: # 4
Not so restrictive. Add temporary use only

3. Nonresidential Lighting Standards: #5
Change to - total actual lumen output. Take out 5.b parking lot and pathway lighting.
4. # 7 change to - no exterior neon lighting is not allowed.
5. Discussion of making changes on the lighting in the City Park and Rodeo Grounds

Commissioner Cox motioned to forward to City Council with approval with the following changes:

1. **17.65.020 # 4 change one lighting fixture to four outdoor lights and they are for temporary use.**
2. **17.65.010 – Special Events will be considered multi-day special events**
3. **17.65.025 #5 change to “total actual lumen output”**
4. **Removing #5 b – Parking lot and pathway lighting.**
5. **#7 change to “no exterior neon lighting is allowed”**

Commissioner Khajavi seconded the motion. All voting in favor. Motioned passed.

Planner Update

1. Frontier Acres was approved with conditions recommended by Horrocks Engineers and the Planning Commission
2. Jean McNeil Subdivision Phase 2 approved
3. Gene Atkinson petitioned the City Council with an annexation
4. Stewart Ranches was approved

Approval of Minutes March 21st, 2019

Commissioner Henneuse motioned to approve the March 21, 2019 minutes. Commissioner Khajavi seconded the motion. All voting in favor. Motioned passed.

Adjourn

Commissioner Cox motioned to adjourn. Commissioner Madison seconded the motion. All voting in favor. Motioned passed. Adjourned at 9:19 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 May 16, 2019.