

## Francis Planning Commission Meeting

Thursday, May 20<sup>th</sup>, 2021 7:00 p.m.

This meeting was 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 invited you to attend by following the link below or by calling 1-301-715-8592

<https://us02web.zoom.us/j/86901417999?pwd=Q20rOXZOVWhqNEExYVY3UFJ2T1NjUT09>

Meeting ID: 869 0141 7999 Meeting Password: 090266

You could also comment by email to [comments@francisutah.org](mailto:comments@francisutah.org)

**Attending:** Chair Brian Henneuse, Commissioners Bob Murphy, Sam Hunter and Jan Brussel, Planner Katie Henneuse, Engineer Scott Kettle, Treasurer Mandy Crittenden.

**Others Attending:** Melissa Thompson

### 1. Call Meeting to Order

Chair Brian called the meeting to order at 7:04 p.m. He opened with welcoming Sam to the Planning Commission.

Commissioner Sam gave some information about himself and said he was excited about being on the Planning Commission.

Chair Brian gave out some information about the Covid Vaccination Clinic and where you could get your shot if you are wanting to.

### 2. Public Hearing – FT-99 Zoning Map Amendment (C-1 to CC)

Planner Katie gave her staff report. She explained that when rezoning the City Center Zone recently they overlooked a parcel that makes sense to include in the City Center Zone. She showed the parcel on the Francis City Zoning Map and pointed out why it should be different.

Commissioner Bob asked if the owner was in favor of the Zone Change.

Planner Katie responded yes, it has recently changed hands, but the new owner is in favor of the Zone Change.

Chair Brian opened up the public comment portion.

Melissa Thompson asked if it is zoned commercial can they put residential on it? She thinks it is a good place for the mixed use.

Chair Brian explained that it would be zoned for mixed use within the City Center Zone.

Planner Katie explained the City Center would allow for mixed use and smaller end commercial, not big commercial facilities.

Chair Brian closed public comment.

***Co-Chair Jan made a motion to send this to the City Council with a positive recommendation of approval.***

***Commissioner Bob seconded the motion. All in favor, motion passed.***

### 3. Public Hearing – Planned Development Code Text Amendment – Dave Robinson

Planner Katie read her staff report. Katie explained Dave has come before the Planning Commission previously when he was throwing the Planned Development Code out there and was encouraged to move forward with it.

Chair Brian explained any landowner has the right to request land use changes.

Planner Katie believes this is a good addition to Francis City Code. She said surrounding cities, such as Kamas, have this code added into their codes as well. She has gone through numerous codes and highlighted the best of all of them and created what she is proposing today.

Chair Brian asked Dave if he would like to give any further detail before Katie walks through the proposed code.

Dave said when going through the development of Francis Cove, they couldn't make a feasible project under the City Code as is. With a planned development it gives the flexibility to work within a city code and to allow a project to reach its full potential of what the city wants to see. He said this is not a code designed specifically for him, that this is a code designed to benefit the city.

Planner Katie shared the proposed code as 18.59 Planned Development Overlay Zone (PD).

Dave said he is weary of saying this needs to be approved only on being a substantial benefit to Francis City residents.

Chair Brian said he does not know the correct verbiage to state but thinks it does need- to state a benefit to the city.

Commissioner Jan stated to remain on point that it is listed in the purpose of the code and that he believes it is appropriate, because in any change of land use, the Planning Commission and Council should consider the benefit of the change to the city.

Planner Katie explained this would go through the same process as a zone change with some additions. It is also an overlay zone, so the base zone will still be abided by.

Co-Chair Jan explained his idea of a Planned Development (PUD) is that it creates a community of the property, as in a common area to gather, and such rather than just pointless open space.

Chair Brian said to that point, that is the difference between this code and the Conservation Subdivision code, in that it is flexible on how much open space is required.

Dave said this is the beauty of this project, when trying to meet certain percentages and a certain criterion, it limits the developer on what they can do and impacts the development in a negative way.

Planner Katie explained all the requirements needed to be shown on the plan to come before Planning Commission. She also recited all the requirements needed to be done to obtain approval and at time of approval.

Dave commented with a design standard he thinks cities back themselves into a corner with specifics. He thinks there should be a universal requirement of some sort to protect the rural atmosphere and such, but to not be so specific that everything looks the same.

Chair Brian & Co-Chair Jan agreed with what Dave said and they agreed on the verbiage being, incorporating the architectural heritage and history of the Kamas Valley.

Chair Brian opened the public comment portion. No public comments made. Brian closed the public comment.

Commissioner Jan said if this does not lead to an open avenue to increased density, he thinks it is well written and does what it is intended to do.

All commissioners are content with moving to a motion.

***Commissioner Bob made a motion to move this forward to the City Council on a positive recommendation following the changes as discussed. Commissioner Sam seconded the motion. All in favor, motion passed.***

#### **4. Subdivision Code Text Amendment (Level 2)**

Chair Brian explained that tonight they are just doing the level two changes, when all 3 levels of the code are corrected, they will forward it to City Council with their completed corrections. The City Council is taking one shot at all the changes the Planning Commission has made.

Planner Katie agreed with Brian's background, so she moved straight into the code. She screen- shared the proposed code for solely the level two changes. Katie explained all of her modifications.

Chair Brian corrected it should read South Summit Fire District.

Engineer Scott questioned Planner Katie on the annexation written notice they need to notify Rocky Mountain Power; do they need to notify any other utility companies?

Planner Katie said that makes sense, she changed it to utility companies.

Engineer Scott pointed out the annexation declaration map needs to be updated.

Chair Brian questioned the 10' PUE change to 5'. He said he understands that will give 10' between neighbors on inside lots, but are they ok with only a 5' PUE when adjoining a road or side walk.

Planner Katie said that frontage will cover that. If you are on a corner lot you have two frontages.

Engineer Scott said if we require the lot number and addresses to be on the lot, then we really do not need the address table.

Planner Katie agreed and deleted it.

Engineer Scott said he thinks that they should require a clearance of all outstanding obligations at the time of recording the plat, not at final plat approval as stated.

Planner Katie agreed and changed it.

Chair Brian questioned the bonus density, should it state the greater of? Would they have a problem with competing density.

Co-Chair Jan said he does not think the verbiage on these conflicts. They will have one or the other not both.

Chair Brian agreed with Commissioner Jan.

Commissioner Bob had a question on preliminary, the signature block, are these all the people it takes to approve an annexation. He wants to know who makes the decision on an annexation.

Chair Brian explained the annexation process.

Planner Katie explained the annexation in greater lengths.

Chair Brian clarified that Katie did not change the process, just the method of how it is done.

***Co-Chair Jan made a motion to forward to City Council with a positive recommendation incorporating the changes made. Commissioner Bob seconded the motion. All in favor, motion passed.***

#### **5. Planner Update**

Planner Katie informed Francis Commons was approved at the City Council meeting. Next month Stewart Ranches may be coming back for Phase 4 approval. She is also expecting a Zone Change application from Wes Harwood.

Chair Brian commented he appreciates the sunset clauses being incorporated into City code. He likes to give the incentive for developers to keep the ball rolling.

#### **6. Approval of April 15<sup>th</sup>, 2021 minutes.**

***Commissioner Bob made a motion to approve the April 15<sup>th</sup>, 2021 minutes. Co-Chair Jan seconded the motion. All in favor, motion passed.***

Commissioner Bob informed that he has volunteered himself and all the Planning Commission members to help in the food shack over Francis Frontier Days, so mark their calendars.

***Chair Brian made a motion to adjourn the meeting.***

**Meeting Ended.**