

Francis Planning Commission Meeting

Thursday, June 17th, 2021 7:00 p.m.

The Community Center located at 2317 South Spring Hollow Road will be the anchor location for this meeting.

You may view the meeting via zoom, but no public comment will be taken via zoom.

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

<https://us02web.zoom.us/j/86901417999?pwd=Q20rOXZOVWhqNExlYVY3UFJ2T1NjUT09>

Meeting ID: 869 0141 7999 Meeting Password: 090266

You can also comment by email to 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: Rex Campbell & Wes Harwood

1. Call Meeting to Order

Chair Brian called the meeting to order at 7:02 p.m.

2. Public Hearing – FT-28 Zone Map Amendment - Wes Harwood

Planner Katie read her staff report. She explained some uses that the LI-1 Zone would allow may not be suitable for this space. Wes's intent is to produce high end manufacturing which is not allowed in the current C-1 Zoning. According to the Francis City General Plan, it states the LI-1 and C-1 Zones should be located near highly accessible areas, which this falls under. Katie gave a positive recommendation to the Planning Commission and recommended forwarding on to the City Council positively with conditions set.

Chair Brian opened the discussion to Wes Harwood, asking if he had anything he wanted to add.

Wes Harwood introduced himself and stated he takes extreme pride in his work and wants to create a nice development. He said his goal with this is to help provide jobs for Francis residents and create a tax base for the city. He said the reason he is asking for the Zone Change is to be able to do some high-end manufacturing such as medical equipment fabrication, he is not wanting to have a junk yard or something similar it will be a nice building that the city would be proud of. He said if you look at his concept plan it shows how nice the development will look.

Planner Katie agreed, but stated that it needs to be approved with the conditions in the development agreement so that if the property were ever to sell, certain unwanted businesses within the LI-1 Zone could not happen.

Chair Brian agreed and said that with zone changes, the Planning Commission wants to make sure what is being proposed is what will actually happen. He feels that by approving the zone change with conditions in the development agreement is a good way to insure that.

Co-Chair Jan complimented Wes on the homes he built in Southfields, he said they are beautiful. He agreed with Brian and said that somewhere down the road anything could happen, and they need to protect it from becoming something they don't want. He said maybe some CCR's for the project could be a way of solving that, specifying which uses would be allowed.

Chair Brian questioned if it is legal to change it to LI-1 with adding certain requirements to it, and how to they want to list the requirements, by what is allowed or what is not and be specific enough that they get the result they are looking for. He stated it would be a good place to have something like a brewery, they have something like that in Colorado.

Planner Katie said that her recommendation would be that they approve the zone change but add conditions of approval in the development agreement. She said she would need to talk to Attorney Brad for legalities on what that would look like, but she thinks the zone change and the development agreement should be approved simultaneously. She said they would have to look at which uses were or were not appropriate. Katie said that Wes actually said something about a brewery, but that it would be in the Commercial Zoning of the development.

Co-chair Jan likes Planner Katie's idea on approving the zone change and the development agreement with conditions simultaneously, he said that protects Wes and the City from issues down the road.

Chair Brian agreed, he likes the idea of doing a development agreement so that it shows not just what they are proposing to be there, but what it is going to look like.

Planner Katie said they could forward the zone change to the City Council with a positive recommendation with the condition that they have a development agreement in place, or if the Planning Commission wants to see the development agreement, they could table it and have Wes come back with a development agreement for discussion with the Planning Commission.

Wes commented that he wants to put wording in the development agreement that shows what he plans to do, that the buildings will be nice and not unattractive warehouses.

Planner Katie invited Wes to submit a proposal to the city of what uses in the Commercial and Light Industrial Zones he would like to have and which ones he does not. She said then we can have our city attorney draft the development agreement based on those things and also add what the city would like to see as well.

Chair Brian and Co-Chair Jan would like to see the draft of the development agreement.

Chair Brian advised Wes to thoughtfully look at the uses he is wanting and to be open minded when doing so to avoid having to amend the development agreement repeatedly. Brian gave an example of equipment rental, what kind of equipment, are you renting skis and snowboarding equipment or large heavy operating equipment, because they would be a completely different scenario.

Wes said it will be hard to predict what people do and do not want to see there, but he will do his best.

Co-Chair Jan agreed and asked Wes to put it into writing the way he wants it, and they will review it.

Planner Katie told Wes to expect to sign the zone change and the development agreement together, but further down the road, maybe at site plan approval, that they may amend the development agreement for maintenance or something similar if they need to.

Chair Brian opened the public hearing.

No public comment.

Chair Brian closed the public hearing.

Co-Chair Jan made a motion to table the agenda item to allow staff time to prepare and Planning Commission time to review the proposed development agreement. Commissioner Sam seconded Co-Chair Jan's motion. All in favor, motion approved.

3. Stewart Ranches Phase 4 Final Plat – Rex Campbell

Engineer Scott stated that the infrastructure for Phase four was being constructed as part of phase one, so there really wasn't any reason to not get the phase approval and move forward. He said they will need to turn in the water shares when they record the plat but didn't see anything other than that.

Planner Katie said they will need to pay the annexation fees for the lots. She added that on the plat, there is some blank spaces numbered 7-10 that need filled in. She said one of them is the development agreement, which has been recorded now so they just need it filled in. She said she recommends a positive recommendation to City Council with the condition they pay the fees required for Phase 4.

Chair Brian asked Rex if he wanted to add anything.

Rex said the only thing he had to add was that he was sorry he didn't ask for this with phases one and two, it was simply an oversight.

Planner Katie wanted to note that he has not applied for Phase 3 yet, which has the townhomes.

Chair Brian asked Rex what he was thinking on timing of when they would be moving on with phase 3.

Rex responded that the owner just doesn't know yet, but the fees will be paid at the same time no matter what sequence the phases are done in.

Co-Chair Jan asked Engineer Scott for information on the well, can our water source handle the impact of this.

Engineer Scott responded they are working on getting a temporary pump connected to the well and get it on service to get us through the dryer months until the parts for the new one come in. He said that Rex is way out on paving so it shouldn't be an impact before then.

Co-Chair Jan asked when they anticipate it being in service.

Engineer Scott replied they are hoping for in a couple weeks.

Chair Brian asked about the tank, if they are still waiting on Tifton Hills or are there other things hindering moving forward with it.

Engineer Scott said there is a couple moving parts; one is where to put it, and another being if Rusty's Hidden Meadows Annexation goes through, then they may want to get another tank up on that side too. They just need to see how everything plays out.

Chair Brian asked Engineer Scott if the annexation goes through, would having another tank on the other side of the city be a benefit.

Engineer Scott replied yes. Where Hidden Meadows is located gives them access to Beaver Creek water, where right now all Francis has access to is the Provo River. They are working with the State now to see if they will allow Francis City to accept Beaver Creek water. It will also help with the pressure of water to be better dispersed throughout the city.

Co-Chair Jan made a motion to send this to the City Council with a positive recommendation as long as the plat is properly filled out. Commissioner Sam seconded the motion. All in favor, motion passed.

4. Subdivision Code Text Amendment (Level 3)

Planner Katie read her staff report. She explained that they were doing a review of the subdivision code thoroughly. They have broken it into three levels and have already approved levels one and two and are now moving onto three. She said tonight there are two main things to talk about. The first being that phased subdivisions will be required to provide a preliminary and final master plan. The second being the procedure and requirements of the preliminary and final master plans. Within that they will clarify that for phased subdivisions, the applicant must get final approval for at least one phase within a year of preliminary approval, that is to keep the development process moving along. Her recommendation is to review the amendment updates, provide comments and forward to the City Council with a positive recommendation. Katie shared her screen showing a flow chart of the current process and the proposed process. She explained it reduces the numerous public hearings that are currently being held, which helps avoid the repeated comments that are no longer applicable. She said basically it simplifies the process, so that there aren't redundancies. She said it gives the Planning Commission more control over the initial process.

Chair Brian said with his experience, he likes the way the proposed model looks. He said it seems like it gives the Planning Commission the opportunity to get things where they and the applicant want and need them to be before going to the City Council, instead of the going back and forth process.

Co-Chair Jan agreed. He said the zone changes are the contentious meetings where you go back and forth, this is just more finalizing something that was already approved, they can't go back at this point now and complain about the zone change that led to the subdivision, that horse has already left the barn.

Planner Katie said that is the goal of this, having the Planning Commission work closer with the developer and get the project to a good point before going to the City Council.

Chair Brian said one of the things he likes about this is that the final product is what people are commenting on, because sometimes developers come in with a proposal that the public gets to comment on and then they change it and come back with something completely different, but the public doesn't get to have the say on it because the public hearing was held previously.

Planner Katie said that for instance when the Views at Francis Park was going through the process, it was frustrating to everyone for them to keep coming back with different proposals because the public comment was already had, she felt like if they had got to a place where they decided what they were going to do the public could have had an accurate say but instead it was opinions on something that wasn't even decided.

Co-Chair Jan said a lot of that was a mix, because they were focusing on the layout of the project and what they should have been focusing on was that it was an application for a zone change, not a subdivision approval. He said he likes that with this proposal they get all the bugs worked out and then have the public comment on something that is closer to what will actually be built.

Planner Katie reiterated for any public listening that they will still hold public hearings for a zone change or annexation before they are approved. Katie moved on to correcting the text in the code to read the way they wanted and to have it match the way the flow chart shows.

Planning Commission reviewed, corrected, and agreed on all the red lines in the code.

Planner Katie explained that this code text amendment for subdivisions was going to be addressed at the next City Council meeting, they are going through the entire subject in one night. They will also be reviewing the fees and rates;

she has done some research and has found that Francis City is charging significantly less than surrounding jurisdictions for land use applications & fees.

Co-Chair Jan made a motion to positively recommend this to the Planning Commission with the changes discussed tonight. Commissioner Sam seconded the motion. All in favor, motion passed.

5. Planner Update

Planner Katie said there is nothing on the horizon at this point.

Chair Brian stated he knew Katie had recently met with Summit Counties Planning Department and asked if there was anything brought that she wanted to inform them on.

Planner Katie responded yes; they had a County Council meeting specifically for the East side of the County. She said one thing she found interesting was that the East side of Summit County is growing faster than the West side right now. She said there are a few reasons for that, one being the average household size is larger on the East. Another interesting thing for her is that they said they like to see developments happening in municipalities, they try to push it that way because cities have more services. She said Pat Putt who is basically the head planner for Summit County had a lot of insight on staying ahead of development with preplanning and not just trying to handle it as it comes. He said that zoning is not planning, that we as a city need to plan what we want the city to look like and where they want greater density to be.

Chair Brian said he agrees with that, that we should be planning for what we want the city to look like and develop the code to achieve that and not be deciding piece by piece how we want it to look.

Planner Katie agreed, she said that even though we would like it to slow down, growth is happening, and it is happening faster in the Eastern side of the county. We know it is inevitable, the best thing that we can do is try to plan well for it and be able to accommodate it as best as possible. She referenced Heber City with their planning saying they should have had a bypass around downtown, instead all traffic goes down Main Street, and it is a mess. Those are things we need to plan for to prevent similar issues down the road.

Chair Brian thinks that we don't want to give up total control and let someone else take the wheel, that we need to try to direct growth in the way that we want it to look. He said we need to be mindful of what is happening or the potential of could happen, but that we shouldn't let that scare us into letting too much happen.

Planner Katie agreed and said we need to be proactive in our planning. She noted that Francis City is having a delay on reviewing subdivision applications pending the Code Text Amendment being reviewed by the Planning Commission and City Council and that all subdivision applications after May 28th, 2021, will be processed per and required to follow the newly amended code. Katie announced that Co-Chair Jan is our new Mayor elect, he is running unopposed.

6. Approval of May 20th, 2021 minutes.

Commissioner Sam made a motion to approve the May 20th, 2021 minutes. Co-Chair Jan seconded the motion. All in favor, motion passed.

Chair Brian made a motion to adjourn the meeting.

Meeting Ended.