

Francis City Planning Commission Meeting June 18, 2020

This meeting was held as an electronic meeting

Present: Co-Chair Brian Henneuse, Commissioner Bob Murphy, Commissioner Felisha Sotelo, Commissioner Jan Brussel, Commissioner Natalie Atkinson, Planner Mandy Crittenden, Engineer Scott Kettle, Secretary Susan Moses

Others Present: Mike Johnston, Pet Gillwald, Christopher Burton, James Preib, Rusty Webster, Bill Crystal, Rick Brighton, Joanne Aplanalp, Mark Watkins, Dixie and Eric Averett, Id Bates,

Call Meeting to order

Co- Chair Henneuse call meeting to order at 7:04 p.m.

Vote in new Chair and Co-Chair

Commissioner Murphy motioned to nominate Bryan Henneuse as Chair. Commissioner Atkinson seconded the motion. All voting in favor. Motioned passed.

Chair Henneuse motioned to nominate Bob Murphy as Co-Chair. Commissioner Atkinson seconded the motion. All voting in favor. Motioned passed.

Hart Ranch- Preliminary Master Plan Approval

Chair Henneuse reminded everyone that this a preliminary master plan approval, the annexation has already occurred.

Planner Crittenden read staff report.

Opened to Public

Chris Burton sent an email see attachment.

Kit Burton stated he is concerned about what will happen with the Beaver Shingle Creek water drainage. He has a home across the road, has had problems with flooding in the past.

Rusty Webster stated he has been in meetings with Beaver Shingle Creek and the way they have laid the farm parcels out, they will not interfere with anything historical the way Beaver Shingle Creek has wasted the water. Webster explained how the wastewater drained.

Chair Henneuse asked is there a point of dispute as far as that continuing to be the flow.

Rusty Webster answered in working with Beaver Shingle Creek and talking with Kit Burton, there are somethings we are going to work out with the larger farm parcel 1 to try and get some return flow, as far as the waste water on this property we will continue to waste through the same ditches as it has been wasted on. Through the developed areas, it is going to change, but as far as the company ditches go nothing will change, as far as Tommy Bates goes with the way he waters his ground, nothing will change that way as well.

Discussion about ditch water.

Chris Burton asked that a commitment be reflected on the plat that there will be water to his property.

Rusty Webster responded that the water Mr. Burton is talking about is not Beaver Shingle Creek water, it is Washington Irrigation water. Webster stated there is no obligation from us to get him the water, but I have talked to him about working through the ditch companies and try and figure out a way that we can historically run the water. Webster explained if somebody diverts the water up stream, I have no control over that. Webster stated it is not a City matter it is a Ditch Company mater.

Rick Brighton asked if they could put up the proposed site plan. Planner Crittenden answered it is on the website.

Rick Brighton stated his concern with the concept plan is that the town homes are next to the homes in Wild Willow, he would be looking out his window into the back of the town homes. Also, would like to know who would take care of the park and the trails.

Closed to Public

Concept Plan shown

Mike Johnston explained this is a conservation subdivision. The agriculture lots are put were everyone could see them. There is at least 50 feet between lots next to Uinta Willows and Wild Willow. We think it is a good idea to have diversity and housing options in neighborhoods. We have work on this for a year and a half. There are options for everybody, small lots, medium lots, large lots and townhome ownership too.

Rusty Webster stated we tried as far as Wild Willow and Uinta Willows goes, we have about 1,321 feet completely open, we tried to think about all the neighbors. The town homes will be further north off the property line than the 50-foot setback.

Short discussion about the ditches and wastewater.

Engineer Kettle stated this is preliminary approval and we will continue to work with both irrigation companies and make sure everything is taken care of the way it needs to.

Chair Henneuse stated he has heard comments from people who live in the Wild Willow subdivision about the continuity of flow seems a bit odd, from going to ½ acre lots to townhomes and cottage lots back to ½ lots.

Rusty Webster commented the small lots and townhomes will be every bit as nice as anything we build in the subdivision. Feels it will flow. Has tried to leave a buffer around Wild Willow as much as possible, tried to leave a buffer from Hallam Road and Lambert Lane, because that is one of the last AG pieces in the valley. We have impacted the least amount of people as we possible could with this proposal.

Commissioner Murphy likes the concept of large and small lots but is not a fan of townhomes being connected to the homes in Wild Willow, think they should be on Lambert Lane. Should have lot against lot, and the townhomes further north.

Chair Henneuse commented about fencing, asked about having the townhomes on the interior and in that way getting away from having fences next to the city park and having it more open.

Rusty Webster stated the reason they have put the townhomes to the Wild Willow side, is because you have almost 4 acres there, and the townhomes will be right together, so it creates more open space and will flow into the park. Will have a minimum of a 50-foot buffer. Webster thinks it is better then backyard butted up to back yard.

Short discussion about fences and CCR's

Commissioner Atkinson commented she likes the townhomes being on 4 acres in comparison with what we have seen in Kamas on a smaller parcel.

Commissioner Sotelo asked about fire truck access to the homes that share a driveway. And who removes the snow. Rusty Webster answered technically you will not have to pull a fire truck down that lane, every home will be 250 feet from a fire hydrant. The City does not have to maintain the shared driveways. The only thing the City has to maintain is the City roads.

Chair Henneuse expressed concern about smaller lots sharing a driveway. Rusty Webster responded all the homes that share a driveway are on a half-acre lot.

Commissioner Sotelo asked where they are putting this kind of developments. Rusty Webster answered they are doing this all over, for example Day Break, back east. It is working well.

Commissioner Atkinson commented she feels comfortable with the concept.

Commissioner Sotelo commented she does like all the trees, thinks it will be a good buffer between Wild Willow and Hart Ranch.

Chair Henneuse asked what kind of trees are you putting in. Rusty Webster answered Canadian Reds. Henneuse suggested putting in more mature trees along Wild Willow.

Short discussion on trees and landscaping.

Commissioner Murphy asked about the height on the townhomes, would they be 2 or 3 stories. Rusty Webster answered 2 story, they will meet the City's height restrictions.

Richard Brighton wants the town homes moved, wants to know where the trails are. Rusty Webster explained the trails are not showing, but they will be stubbed to Wild Willow and all the trails will be to the park and throughout the subdivision. There will be parking for the park.

Rusty Webster stated they want to phase, phase 1 would be the 2 farm parcels, parcel 1 and parcel 2. Phase 2 would be the road that connects to Wild Willow, and the City Park. Then 2 other phases.

Discussion about the layout, traffic, accessory buildings, trees, shared driveways and easements

Recommendations:

1. Consider within the landscaping plan potential extension of the landscaping to buffer from Uintah Willows and Wild Willow, which may include using a larger diameter tree. More mature landscaping border.
2. No accessory dwelling units allowed. You can have a garage on the larger lots.
3. Consider the placement of the townhome location with relationship of the cottages.

Commissioner Sotelo motioned to forward Preliminary approval to City Council with the recommendations of 1. In the landscaping plan to consider the buffer zones between Wild Willow and Uinta Willows and potential of extension of those landscaping zones to further buffer Uinta Willows. 2. Do not allow accessory dwelling units within this neighborhood considering the density. 3. To consider the placement of the townhome placement in relationship of the cottages. Commissioner Murphy seconded the motion. All voting in favor. Motion passed.

Bill Crystal- Zone Change

Planner Crittenden read staff report

Opened to Public

No Public Comment

Closed to Public

Commissioner Atkinson motioned to approve. Commissioner Murphy seconded the motion. All voting in favor. Motion passed.

Code Text Amendment: Moderate Income

Short discussion

Commissioner Murphy motioned to forward to City Council with the stipulation that they get with the City Attorney on the enforcement. Commissioner Atkinson seconded the motion. All voting in favor. Motion passed.

Planner Update

1. Training will be scheduled soon

Approval of May 21st, 2020 minutes.

Co-Chair Murphy motioned to approve the May 21, 2020 minutes. Chair Henneuse seconded the motion. All voting in favor. Motion passed.

Adjourned

Chair Henneuse adjourned the meeting at 9:09 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 July 16, 2020