

Francis Planning Commission Meeting

Thursday, July 15th, 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: Wes Harwood, Jack Walkenhurst, Justin Harding

1. Call Meeting to Order

Chair Brian called the meeting to order at 7:01 p.m.

2. Public Hearing – Title 18 (Zoning) Code Text Amendment

Planner Katie informed that the Title 17, Subdivisions, Code Text Amendment was approved at the City Council meeting. She relayed the comments of appreciation to the Planning Commission on behalf of the City Council. Katie continued that with finalizing Title 17, it has led them to correcting some of the issues with the Title 18, Zoning, code. She said that a combination of the Title 17 and Title 18 codes is what constitutes the development land use code in the city. Katie summarized the items they would be looking tonight as: updating the public notice procedure to reflect the recent State Code change, which states that we will no longer be posting our notices in the newspaper but will continue posting them on the required State Public Notice website, on our Francis City website and outside the Francis City office buildings; she said they are going to replace the words preliminary plat with preliminary plan; reference correct zoning RH in place of the previously named R1 zoning; reference Off-street Parking Code instead of setting conflicting off-street parking requirements; add occupied accessory structure as an allowable use in the AG-1, AG-2 and RH Zones; add occupied accessory setbacks in the RH Zone; add provisions for cul-de-sac frontage in the AG-1 and AG-2 Zones; add manufacturing as an allowable use in the C-1 zone; require that driveways be paved in the C-1 Zone; require lighting in the L-1 Zone to meet the requirements of the Commercial Outdoor Lighting code; eliminate the requirement to submit a list of addresses with Commercial Concept Plan; eliminate the paper copy and tracing cloth submission requirements; remove requirement for Mayor to sign construction plans.

Planner Katie displayed the current code with the proposed changes highlighted in blue. As shown below:

2.75.010 Generally.

Pursuant to the Utah Municipal Code, Francis City defines a significant parcel of real property as any real property owned by the City. Prior to disposing of real property owned by the City, the City Council shall hold a public hearing on the proposed transaction. Notice of the public hearing shall be published ~~at least seven days before the hearing in a newspaper of general circulation in Francis City and on the Utah public notice website~~ in accordance with the Utah Open and Public Meetings Act, as amended (See Utah Code §52-4-101 et seq.). The City Council shall take whatever steps are necessary to ensure, to the best of its ability, that the City obtains fair market value for any real property disposed of by the City.

18.05.060 Notices.

Notice of hearings before the Planning Commission and City Council concerning amendments to the general plan, zoning map, this title and FCC Title 17, preliminary ~~and final~~-subdivision plat-plan approvals, appeals, variances and other requests of actions of the Board of Adjustment shall be provided in accordance with the

Utah Open and Public Meetings Act, as amended (See Utah Code §52-4-101 et seq.) and the Utah Municipal Land Use, Development, and Management Act, the requirements of this section, and shall describe the proposed action. Notice of amendments to the general plan, this title, FCC Title 17 and zoning actions shall be given at least 10 calendar days before the date set for the hearing. Notice of amendment or vacation of subdivision plats, when required, shall be given in accordance with state law. All other notice required herein shall be given at least 10 calendar days before the date set for hearing, if a hearing is required under this title and FCC Title 17. See Table 1.1 for a general summary matrix of the notice requirements. All notice required under this section shall be given as follows:

1. Posted Notice. ~~The City staff shall post notice in at least three public places within the City.~~ The notice shall state that a public hearing will be held, describe the subject of the hearing and any property affected thereby, and identify the date, time, and location of the hearing. Notice shall be posted at least 10 calendar days before the date set for the hearing or in accordance with state law.

~~2. Published Notice. Published notice, at the applicant's expense, shall be given by publication in a newspaper having general circulation in Francis City. Published notice shall state that a public hearing will be held, describe the subject of the hearing and any property affected thereby, and identify the date, time and location of the hearing.~~

~~32.~~ Courtesy Notice. As a courtesy to property owners, the applicant shall provide the City with stamped and preaddressed envelopes for each owner of record of each parcel located entirely or partly within 600 feet from any boundary of the property subject to the application, together with a mailing list for those owners. The addresses for adjacent owners shall be as shown on the ~~most recently available~~ Summit County ~~tax assessment rolls website~~. The courtesy notice shall state that a public hearing will be held, describe the subject of the hearing and any property affected thereby, and identify the date, time, and location of the hearing. Courtesy notice is not a legal requirement, and any defect in courtesy notice shall not affect or invalidate any hearing or action by the City Council or any Board or Commission.

~~43.~~ Proof of Notice. Proof that notice was given pursuant to either subsection (1) or (2) of this section is prima facie evidence that notice was properly given. If notice given under authority of this section is not challenged as provided for under state law within 30 days from the date of the hearing for which the challenged notice was given, the notice is considered adequate and proper.

~~54.~~ Other Public Meetings. Notice shall be posted 24 hours in advance for regular meetings and as much notice as possible for emergency meetings in accordance with the Utah Open and Public Meetings Act, as amended (See Utah Code §52-4-101 et seq.) and the Utah Municipal Land Use, Development, and Management Act ((see Utah Code §10-9a-101 et seq.).

Francis Application Notice Matrix

ACTION	POSTED	MAILED	PUBLISHED
Adoption or Amendments of Land Use Ordinance or Zoning Map	At least 3 places, 10 days prior to first public hearing before the Planning Commission and City Council. Agenda posted at least 24 hours prior to public meeting.	To all owners of the property within 600 feet, 10 days prior to first hearing. Must state that owner has 10 days after first public hearing to file a written objection to the legislative body.	Once, 10 days prior to first hearing before the Planning Commission and City Council. Published in paper and posted on City website and Utah Public Notice Website.
Preparation, Adoption or Amendment to the General Plan	At least 3 places, 10 days public notice required upon	-NA-	Once, 10 days prior to first hearing before the Planning Commission

Francis Application Notice Matrix

ACTION	POSTED	MAILED	PUBLISHED
	<p>inception of the initial process for any comprehensive plan amendment before the Planning Commission, with one additional public hearing and notice required prior to recommendation. One public hearing with City Council before adoption. Agenda posted at least 24 hours prior to public meeting.</p>		<p>and City Council. Published in paper and posted on City website and Utah Public Notice Website.</p>
<p>Preliminary Subdivision PlatPlan</p>	<p>At least 3 places, 10 days prior to public hearing before the Planning Commission and City Council. One public hearing required before Planning Commission and City Council only at preliminary subdivision process.</p>	<p>To all owners of the property within 600 feet, 10 days prior to each hearing.</p>	<p>Once, 10 days prior to hearing before the Planning Commission and City Council. Published in paper and posted on City website and Utah Public Notice Website.</p>
<p>1. Vacating Some or All of a Public Street, Right-of-Way or Easement. 2. Vacating or Amending a Subdivision Plat</p>	<p>At least 3 places, 10 days prior to each hearing before Planning Commission and City Council.</p>	<p>1. Mailed to record owner of each parcel that is accessed by the public street, right-of-way, or easement; mailed to each affected entity; Posted on or near the street, right-of-way, or easement in a manner that is calculated to alert the public. 2. Notice mailed to the record owner of each parcel within 600 feet of that property OR posted on the property proposed for subdivision.</p>	<p>Once, 10 days prior to first hearing before the Planning Commission and City Council. Published in paper and posted on City website and Utah Public Notice Website.</p>

Francis Application Notice Matrix

ACTION	POSTED	MAILED	PUBLISHED
Board of Adjustment – Variance Requests	At least 3 places , 10 days prior to each hearing before the Board of Adjustment. Agenda posted at least 24 hours prior to public meeting.	To all owners of the property within 600 feet, 10 days prior to each hearing	Once, 10 days prior to first hearing before the Board of Adjustment.
Annexation Policy Plan	At least 3 places, 14 days prior to Planning Commission and City Council. Agenda posted at least 24 hours prior to public meeting.	To all owners of property within 600 feet and affected entities, 14 days prior to each hearing.	Once, 14 days prior to Planning Commission and City Council hearings. Published in paper and posted on City website and Utah Public Notice Website.
Conditional Use Permit CUP	At least 3 public places , 10 days prior. One informational hearing before the Planning Commission and City Council. Agenda posted at least 24 hours prior to public meeting.	Courtesy notice to all owners of property within 600 feet, 10 days prior to hearing.	Once, 10 days prior to hearing before the Planning Commission and City Council. Published in paper and posted on City website and Utah Public Notice Website.

18.10.190 “S” Definitions.

“Sketch plat” means a sketch preparatory to the preparation of the preliminary ~~plat-plan~~ (or subdivision plat in the case of minor subdivisions) to enable the subdivider to save time and expense in reaching general agreement with the Planning Commission as to the form of the plat and the objectives or conditions of these regulations.

18.15.140 Household pets and domesticated farm animals.

Domesticated farm animals include horses, cattle, sheep, llamas, pigs, chickens, goats and donkeys. Household animals include dogs and cats. Platted subdivisions are defined as any division of a tract of land or parcel of land into more than four lots for the purpose of development and zoned R-~~4H~~.

18.15.160 Parking and access.

Each residential dwelling unit is required to provide off-street parking ~~for at least two automobiles in accordance with FCC 18.100.100.~~

18.25.020 Permitted and conditional uses.

Type: AG-2 Use	Allowed	Conditional Use Permit	Business License
Accessory structure, unoccupied	✓		
Accessory structure, occupied Home office, exercise room, sunroom, or similar daytime uses only. Half bathroom only (no bathtub or shower).	✓		
Accessory apartments, in accordance with FCC 18.15.210	✓		

18.25.040 Lot frontage.

The minimum lot frontage in the AG-2 zone shall be 150 feet; [lots on a cul-de-sac shall abut the right-of-way for a minimum of 35 feet at the property line.](#)

18.30.020 Permitted and conditional uses.

Type: AG-1 Use	Allowed	Conditional Use Permit	Business License
Accessory structure, unoccupied	✓		
Accessory structure, occupied Home office, exercise room, sunroom, or similar daytime uses only. Half bathroom only (no bathtub or shower).	✓		
Accessory apartments, in accordance with FCC 18.15.210	✓		

18.30.040 Lot frontage.

The minimum lot frontage in the AG-1 zone shall be 150 feet; [lots on a cul-de-sac shall abut the right-of-way for a minimum of 35 feet at the property line.](#)

18.35.020 Permitted and conditional uses.

Type: R-H Use	Allowed	Conditional Use (CUP)	Business License
Accessory structure, unoccupied	✓		
Accessory structure, occupied Home office, exercise room, sunroom, or similar daytime uses only. Half bathroom only (no bathtub or shower).	✓		
Accessory apartments, in accordance with FCC 18.15.210	✓		

18.35.060 Setback for accessory buildings.

An unoccupied accessory building allowed by this title and FCC Title 17 shall be located no closer than three feet from the side and rear property lines. The setbacks listed in FCC 18.35.050 shall apply to occupied accessory structures and accessory apartments. Accessory buildings shall not be permitted in the required front or side street yard areas required for main buildings. Roof drainage shall be required to be retained on site for all accessory buildings.

Accessory buildings used for the housing or shelter of animals shall be located a minimum distance of 40 feet from any dwelling.

18.45.020 Permitted and conditional uses.

Type: C-1 Use	Allowed	Conditional Use Permit	Business License
Lumber sales and storage		✓	✓
<u>Manufacturing, compounding, processing, fabrication and warehousing of goods and materials. Only within fully enclosed warehouses with retail fronts; set back a minimum of 150 feet from state roads.</u>	✓ —		✓ —
Mortuary	✓		✓

18.45.160 Parking areas.

Parking areas must meet the requirements of Chapter 18.100 FCC, Off-Street Parking.

All parking spaces and driveways shall be paved with asphaltic cement or concrete, and shall be provided with adequate drainage which shall not run across a public sidewalk. Parking spaces shall not be provided within a required front or side setback.

18.55.200 Outdoor lighting.

~~All streetlight fixtures shall be installed to prevent light glare from adversely affecting adjacent properties. Exterior wall-mounted floodlights are expressly prohibited. Outdoor lighting must meet the requirements of Chapter 18.118 FCC, Commercial Outdoor Lighting.~~ For parking lot lighting, pole-mounted fixtures are recommended. Lighting of all pedestrian pathways is recommended. Lighting of a building and site identification signs are permitted as allowed by this title.

18.60.020 Application for permitted uses.

The application for a building permit for a permitted use shall contain the following information, in addition to information required by the International Building Code:

7. A letter or certification from the Army Corps of Engineers, stating that the property (which is not in an approved subdivision) is approved for construction and will not impact any wetlands, if required by the City Engineer. ~~The letter must be directed to the City Clerk and be lot specific.~~

18.115.110 Concept plan application procedure and requirements.

Prior to any approval of a commercial development, the owner of the land or an authorized agent shall submit an application for a commercial development concept plan ~~and four copies of the proposed plan to the Planning Commission.~~ The plan shall:

1. Include the legal description of the property and all contiguous holdings of the owner with an indication of the portion which is proposed to be developed. Those contiguous areas not included in the development, if any, should include an indication of the proposed future use.
2. Be accompanied by the proper review fee in accordance with the adopted fee schedule.
3. Include an address and telephone number of the applicant and property owner.

~~4. Be accompanied by a list of all property owners within 1,000 feet of the proposed commercial development.~~

~~5.4.~~ Include a general written and graphic representation of the proposed development, all approvals being sought, and a presentation of the proposed materials and design theme of the proposed commercial development.

18.115.120 Final plat.

Following the approval of the concept plan, the applicant may file an application for a final plat. The final plat shall be prepared by a registered land surveyor licensed by the state of Utah and certified on the plat. The final plat shall be prepared in India ink on tracing cloth or reproducible mylar at a scale not less than 100 feet equals one inch. The requirements herein are minimum and other information may be required by the City Council, Planning Commission, or City staff as the need dictates. The applicant shall provide the City with ~~two copies of the final plat with one of the copies being produced on tracing cloth or reproducible mylar. Additionally, the City requires an electronic copy of a pdf file of any final plat prepared on a computer in a format approved by the City Engineer and a full-size paper copy, if requested.~~

18.115.150 Final plat – Format.

~~The construction plans shall be prepared on a similar medium and be the same size as the concept plan.~~ The applicant will provide ~~two copies a pdf file~~ of the construction plans to the City. The construction plans should provide signature blocks for and be signed by the ~~Mayor, City Engineer,~~ and the applicant's engineer and surveyor.

18.130.020 Adoption of bylaws.

The Planning Commission shall adopt bylaws which establish procedures for meetings and hearings governing presentations of projects and public responses, and public impact or comment on specific projects or general issues. Planning Commission meetings are open to the public and will conform to the Utah Open Meetings Act. Notice will be provided for as per FCC 18.05.060, and an annual meeting schedule will be posted ~~and published at least once a year in a newspaper of general circulation. in accordance with the Utah Open and Public Meetings Act, as amended (See Utah Code §52-4-101 et seq.).~~

Chair Brian commented that with the public notice change, he thinks it would be a good idea to send it in the water bills that the change went into effect.

Planner Katie said she will make that recommendation.

The Commission discussed the definition of occupied space. They worried that allowing occupied even if it was clarified for daytime use only, would open the door to more unauthorized apartments. They discussed options of how to state the different uses allowed without leaving a window of opportunity for living quarters. They agreed on removing the

unoccupied line and wording the use to say: Accessory structure, garage, workshop, home office, exercise room, sunroom, or similar uses. No bedrooms. Half bathroom only (no bathtub or shower).

The Commission discussed adding manufacturing into the Commercial Code.

Co-Chair Jan commented that with manufacturing comes a lot of materials that will need to be stored somewhere, should they define that all material will need to be enclosed.

Planner Katie said that we have a place for storage in the L1 and AG Zones, so to her that is already saying that it wouldn't be allowed in the Commercial Zone. She said she thinks that is a good question though, because she wants to make sure that they are clear and don't have to deal with repercussions later.

Commissioner Bob commented maybe adding a CUP to it so that it can be defined with that, that all material needed to be sight obscured.

Engineer Scott said he doesn't think it should be a CUP, that if we want it to be out of sight then just state that in the code.

Planning Commission agreed to leave it as Planner Katie had originally proposed.

Chair Brian opened the public comment.

Wes Harwood commented that the Commercial Code already addresses the outdoor storage issue within Code 18.45.100 Trash, material storage, and pollution.

Chair Brian said that was a great comment but sees a hole in it with it not being specific to raw materials. He said he would add raw to the sentence saying no trash, used or raw materials; and then he agrees it covers what they were struggling with.

Commission agreed with Chair Brian, and they moved on.

Mandy commented that she doesn't like the idea of doing away with noticing people within 1000' of the development, that she understands that it is the Commercial Zone and that they should be allowed to do what is allowed, but that our Commercial Zone is coming into where we already have existing residences and that we should give them the benefit of knowing what is moving in right next to them.

Chair Brian replied he gets that, but what are they going to be able to say. If it is an allowed use, even if there is opposition, they can't deny them. He said if something needed to be changed then they need to do it now within the Commercial Zone, not try and change it later, he sees sending out notices to people is inviting comments that don't make a difference.

Treasurer Mandy replied she agrees, but what about on a CUP, comments do help to put different conditions on businesses. She asked Katie if there were any businesses in the Commercial Zone that did have a CUP.

Planner Katie replied yes, there is, but if they require a CUP then as part of the CUP process it does require the letters to be sent.

Chair Brian closed the public comment and asked the commission if they had any other questions.

Commissioner Sam made a motion to accept the changes that Planner Katie has proposed adding the corrections made tonight by the Commission to be adding the word raw to 18.45.100, sending a courtesy letter to residents letting them know the change of procedure with the public notices. Co-Chair Jan seconded the motion. All in favor, motion passed.

3. Public Hearing – FT-28/FT-28-A-1 Zone Map Amendment – Wes Harwood

Planner Katie informed that last month Wes came to the Planning Commission for a discussion on a zone change for part Commercial part Light Industrial, because what he wanted to do would not fit just one zone. After the meeting the City Planner Katie, reached out to Wes and explained that as the city, they would rather Wes apply for a zone change to Commercial for the entirety of the development instead of two different zones. Katie explained that it made more sense to modify the Commercial Zone Code, which she had been already working on anyway, to allow for manufacturing which is why he was applying for the Light Industrial. With that, Wes is now applying to change both parcels to the Commercial Zoning as the City preferred. She said that Wes intends to attract high end businesses and manufacturing companies as well as providing a space for our local small businesses to utilize as well. Katie explained that she had spoken with a resident that was struggling to make his residence work for his bike business, and that the retail space would be a great addition to Francis City. It will give options to some small business owners and bring revenue into the city. She said that when she reviewed the General Plan, it states that the Commercial and Light Industrial Zones should be highly accessible, clustered near the center of the service districts, and developed with compatibility to the current surrounding uses of the location. It also states that we encourage a safe and convenient pedestrian access and expanding the range of retail and needed services as well. She said that in her opinion Ag-1 and C-1 are not compatible uses for these parcels, and the proposed project Wes is providing brings significant benefits to the city, she recommends a positive motion to the City Council of this proposal.

Chair Brian opened the public comment.

Wes reiterated what Planner Katie had said, he sees this as a great benefit to Francis City. He said that he has built homes in Francis and feels like he does a good job. He takes pride in his work and is excited about this project. He feels it is a much-needed addition to the residents of the city, for providing a place for businesses to operate and create a revenue that Francis needs.

Planner Katie read a comment from Jenifer Gaia, she said that she is in opposition to the Zone Change.

Chair Brian closed the public comment.

Co-Chair Jan said that he feels this a great proposal. It provides an opportunity to create a tax base in our community. He said that Wes puts out a beautiful project and takes pride in what he does. He said this will create a job base in Francis for people that live here and won't have to travel for work. He said he is in favor and thinks this will be a great benefit.

Commissioner Bob commented that he has already had people hitting him up about this proposal and wanting a place in it, so he agrees it is a much needed and wanted thing by many.

Commissioner Sam agreed with what everyone said.

Co-Chair Jan made a motion for a positive recommendation to the City Council for the proposed Zone Change to Commercial. Commissioner Sam seconded the motion. All in favor, motion passed.

4. M&M Subdivision Concept Plan – Mike Crystal

Planner Katie read her staff report, explaining that Mike and Michelle owned 10 acres and wanted to subdivide into ten lots. Katie showed a slide of the concept plan showing that they have plenty of frontage to do what they are asking. She said that the property lines show going to the middle of Foothill Drive, that would be one requirement of the subdivision approval. She said that it meets all City Codes and that she would positively recommend approving this plan. Katie reminded the Commission that with the recent change in the policies and procedures, that they have the power to approve the concept plan, that it does not go to City Council.

Engineer Scott stated that there are a couple issues with some boundary lines that need to be resolved. He said that our sewer lift station is in the North East corner of the property, when Francis bought it from Patty Larsen, they just put a property description on the North East corner. He said if you look at the map shown, you can see where the lift station is in the middle of the road and that they will just have to get the property description fixed. Scott said they would be able to access water off of State Road 35. As for the sewer, he said currently it ends right about the middle of the proposed project, so they will have to look at what direction to extend the sewer to get to all lots.

Mike said that all that sounds fine and that he is good with working through all those issues with the city. He said one question he has is that they are only wanting to utilize one of the lots right now, but he is wanting to get all of the lots approved now so that he doesn't have any issues getting them done in the future.

Engineer Scott asked him if he had considered doing them in phases. He explained that if he records the plat now, that will turn the whole property into ten buildable lots, which will result in him losing his green belt. It would also require him to turn in all his water and pay all the fees now.

Mike asked if he could still get it surveyed and have the lots divided now, but wait until a later time to record them. He is wanting to just make a one-acre buildable lot and leave everything else the way it is for now in the green belt. He said they will still use the nine agriculture acres for cattle. He asked if that was something they could do now, was that what Engineer Scott was thinking about with phases.

Engineer Scott replied he thinks it is definitely something to consider. He said that at the time he records the plat with the ten lots, everything as far as fees, water shares and whatever else is required is due. So, if he does a phased subdivision, then he would get a master plan approved that would be for all ten lots, but then only do one buildable lot as part of phase one so that he only has to pay the fees and complete the infrastructure for that one lot in order to record that plat.

Brian questioned if they would have to record the master plan in a certain amount of time.

Katie responded that only phase one would have to be recorded within or up to one year after the date of master plan approval. She said after that, there isn't a time line.

Chair Brian questioned Mike if he was understanding right that he is wanting to have it separated into the lots so for inheritance purposes, there is no fighting over anything in the future, it will be resolved now.

Mike agreed that was his intent.

Chair Brian said he thinks there has got to be an easier way to get that accomplished without subdividing it all out now. Subdividing now takes a significant amount of money upfront. He thinks it would be a lot cheaper route to have it written up and put into a trust they way they want it laid out in the future.

Mike said they could talk about that for the other lots, but that he is wanting to do at least two lots right away, maybe three.

Chair Brian then agreed that a phased subdivision would probably be the best route.

Planner Katie said the good thing would be that you would have a preliminary plan already approved and from a legal stand point use that document to define what is intended of the property in a trust.

Mike said that is a good idea. As for right now they are wanting at least one home to be able to do now and that with the furthest Southern lot already being accessible to utilities that is the one they would want first.

Planner Katie agreed, she explained that as it is right now, they could build a house on it, but that whoever owns that house would own all ten acres.

Mike said that is what he wants to avoid. He thinks moving forward with the phasing subdivision is his best option.

Commissioner Bob asked if Mike would consider doing shared driveways for the subdivision, to only create five access points to Foothill instead of ten.

Planner Katie responded that doing that would provide some benefits, but recommended that they have clear easements written so there are no issues in the future. She said that moving forward with a phased subdivision Mike's next step is to get a master plan approved. She told him to get in touch with her and they would start moving through the process.

Engineer Scott said they will also need to do a wetland study on the property.

Commissioner Sam asked if any of the property is deemed wetlands now, because he lives right across the street from the lot Mike talked about creating first and his realtor told them that it was wetlands.

Engineer Scott said that per the Army Core wetland map, it does show some wetlands there. They will just have to do the delineation to know what they will be dealing with, because a lot of laws are being changed right now that will determine if they are wetlands are not.

Chair Brian's last thought was to just confirm that the time lines match up for what he is wanting to do and what city codes time limits allow.

5. Planner Update

Planner Katie said as of right now there is nothing on the agenda for an August meeting, that could change but right now it is looking pretty quiet. She informed the Planning Commission that the Mayor and City Council had invited them to participate in the Kamas Fiesta Days Parade.

Chair Brian asked if Byron would be riding his ice cream bicycle again.

Planner Katie responded she did not know the details of that yet.

Treasurer Mandy informed the Planning Commission that they were grateful to those who would participate and that they need to know soon, because she needed them to come into the office and sign the waiver required by Kamas City.

6. Approval of June 17th, 2021 minutes.

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

Commissioner Bob asked Engineer Scott for an update on the well.

Engineer Scott said they are scheduled to close State Road 35 on Monday at Foothill and 1000 East/South Willow Way to connect the water line. He said that the detour route will be sending people down South Willow Way and up Gines Lane to connect back to State Road 35. He said that UDOT did not want them to do it that way, they wanted to keep it open with one lane of traffic, but that would turn a one week project into two and the City didn't want it to take any longer if we didn't have to and that by closing it completely will allow the work to be complete before the 24th of July weekend traffic.

Co-Chair Jan asked Planner Katie to let Wes Harwood know that the closure would be happening and remind him to have all construction workers in Southfields not parking on Gines Lane, they have been having a lot of issues with that as is.

Planner Katie replied she would contact Wes and let him know.

Commissioner Bob made a motion to adjourn the meeting.

Meeting Ended.