

**Francis City Planning Commission Meeting
Thursday, August 20, 2015
Francis City Community Center 7:00 p.m.
2317 South Spring Hollow Road
Francis, Utah 84036**

Present: Chair Jill Jacobson, Commissioner Trent Handsaker, Commissioner Loraine Flygare, Planner Marcy Burrell, Engineer Scott Kettle, Attorney Kraig Powell and Secretary Susan Moses

Excused: Co-Chair Kevin Cannon, Commissioner Shauna Bushman

Others Present: Kay Simmons, Laurie Simmons, Brent Simmons, Rex Campbell, Trent Martinez, Katya Kadomtsev, Dmitry Kadomtsev and Rich Dees

Call Meeting to Order:

Chair Jacobson called meeting to order at 7:05 pm

Spader Subdivision Annexation – Public Hearing

Planner Burrell explained the Annexation process and read the staff report and Engineers report (see attachment).

Public Hearing

Kay Simmons stated this property butts up to her fence line. Asked how far back the property goes that is being annexed in. Trent Martinez (developer) explained it goes back to the irrigation ditch, back by Parkers. Showed on the map.

Kay Simmons asked if the City has enough water to support 11 new homes. Engineer Kettle answered yes, the City has the infrastructure and we are continuing to collect impact fees to improve that infrastructure.

Kay Simmons is concerned about the water pressure on her street and asked if the City is going to improve the water pressure. Engineer Kettle answered the new homes should not affected their water pressure. Kay Simmons stated they

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don't have enough water pressure now. Engineer Kettle stated there is enough water pressure now to meet State requirement and that will not change.

Planner Flygare asked what the State requirement for water pressure is. Engineer Kettle answered minimum of 20 psi and right now we have 60 to 70 psi.

Chair Jacobson asked if we annex this property will the Kadomtsev be on City water. Engineer Kettle answered yes, City water will run in front of their property. Chair Jacobson asked will they be required to sell any of their water shares to the City. Engineer Kettle explained if they connect to the water system they would have to turn in water shares also.

Chair Jacobson asked the Kadomtsev if they were okay with that. Mr. Kadomtsev answered yes.

Rex Campbell stated he has been trying to annex property into the City on Hallam road next to Wild Willow for the past 5 years and each time has been turned down due to sewer capacity, why is it okay now. Engineer Kettle answered the sewer upgrade is under construction, and added the City Council has not decided to annex this property yet but is entertaining it.

Kay Simmons commented that there is only one road going into and out of the proposed subdivision, and is concerned if there is a fire up front how are they to get out from the back. Planner explained that the regulations state if there are twelve or more homes you have to have a ingress and egress, but because there are less than twelve they are only required to have one entrance.

Attorney Powell asked what the requirements are for a cul-de-sac. Engineer Kettle answered 1,200 feet.

Kay Simmons asked how many fire hydrants will be put in. Engineer Kettle answered every 500 feet, like the State requires.

Planner Flygare asked if 1000 east could handle this many more homes. Engineer Kettle responded a traffic study could be done.

Commissioner Handsaker commented it meets the Cities Codes.

Attorney Powell explained this is a review of the annexation and after the annexation goes to the City Council with your recommendations and if the City Council approves the annexation, then they apply for the subdivision, technically this is conditional upon annexation.

Public Hearing Closed

Chair Jacobson motioned to approve annexation with the following conditions:

- 1. Include the Engineer's letter and recommendations.***
- 2. Restriction that on lot CD-2130-A that the lot on either side are not further sub-dividable in accordance with the recorded declaration of development restrictions.***
- 3. Zone AG-1***

Planner Trent Handsaker seconded the motion. Motioned passed unanimously.

Amending Setbacks on C-1 Zone - Public Hearing

Planner Burrell stated she has been working with Jeff Jones an Economic Development Strategist with Summit County. Planner Burrell read the Staff report. Staff report included packet with examples of Commercial Zone and Main Street in Logan, Utah and Bown Crossing, Boise, Idaho.

Chair Jacobson asked looking on the Francis City Zoning Map is the Main Street the pink zone and are you proposing the whole corridor would eventually become the Main Street. Planner Burrell stated there currently are homes in the commercial zone. Planner Burrell commented we have a blank page, we have the opportunity to layout our Main Street so when developers come to us we can say you fit right in or that does not fit in with our code, for example we don't want storage units on our main street.

Public Hearing

Kay Simmons asked if we are trying to get business to come to Francis, or if businesses have been trying to come in and we are blocking them. Planner Burrell responded, we are not blocking any businesses what we are trying to do is be proactive and have a plan so when a business comes to use we can say this is our General Plan and our lay out, this is what we are looking for.

Attorney Powell commented because of the large setbacks on the commercial lots business are not finding it feasible to build.

Kay Simmons expressed concern that we don't want hundreds of businesses crammed in. Planner Burrell assured that there is not enough acreage to have hundreds of business.

Planner Burrell recommend we be organized and have certain setbacks and certain requirements, for example if we have zero setbacks from the front property line, but you have to have a sidewalk and street lamp, your building has to be two and a half times the width of the road, height two story building so it would look like a historical main street, something that is pleasant and welcoming to the public. That is something we need to decide and write it in our code. Our Code is wide open at this time. Planner Burrell read from the Logan Code " The Main Street frontage of the Town Center is dominated by multi-story historic building that are critical to the historic building that are critical to the historic value of the downtown . The Main Street area within the Town Center is uniquely important because it defines the image and quality of central Logan and the entire City. Planner Burrell stated if we are pro-active and put into place what we want, then we can design what we want and not just let it just fall.

Chair Jacobson commented that can be a benefit for business coming in; they can see we are proactive. Chair Jacobson stated this is a worthwhile project to look into. Jacobson would like to have pedestrians and have a place where people can go and have residential above the commercial.

Planner Burrell asked the Planning Commission to read the handout at home and look at setbacks.

Chair Jacobson suggested like Kamas we keep large setbacks for big box stores that may want to come in and also change our main street setbacks.

Brent Simmons commented he does not want Francis to turn into A Park City.

Frontier Days Help

Frontier Days flier and volunteer signup sheet was pasted around. Planner Burrell gave a rundown of activities for the Frontier Days Celebration and encouraged the Planning Commission members to sign up and get their family and friends to also sign up.

Quarterly Arbor Day Update – Luke Thomas Tabled

City Business

Planner Burrell stated the Planning Commission past a Fire Code a few months back, the City Council tabled it because the Utah League of Cities and Towns is working on regulations, and the City Council wants to wait until that is done.

Planner Burrell and Engineer Scott gave a brief explanation of annexations, subdivisions, zoning and City Codes

Approval of Minutes: May 21, 2015

Commissioner Handsaker motioned to approve minutes as presented.

Commissioner Flygare seconded the motion. Motion passed unanimously.

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Adjourn

Meeting adjourned at 8:23 pm

These minutes were X approved as presented. Approved as amended at the meeting held on September 17, 2015