

**Minutes of the FRANCIS TOWN Planning Commission Meeting and Public Hearing**

**January 28, 2009**

**Recreation Building 2319 South Springhollow Road Francis, Utah**

The Francis Town Planning Commission convened in regular session Wednesday, January 28, 2009 in the Francis Town Recreation Building.

**PRESENT:**

Chair: Susan Cann  
Vice-Chair: Peter Swisher  
Commissioner: Gio Melendez  
Commissioner: Scott Buchanan

City Planner: Alison Weyher

Secretary: Susan Moses

**ABSENT:**

Commissioner: Bill Crystal  
Commissioner: Dorothy Sullivan  
Commissioner: Sheldon Thompson

IN ATTENDANCE: Paul Watson, Rex Campbell, Cortni Swisher, Carole Lazenby

**Opening:**

Chair Susan Cann called meeting to order at 7:07

**Approval of Minutes:**

*Peter Swisher motioned to approve the minutes for the December 17, 2008. Gio Melendez seconded the motion. Motion passed unanimously.*

**Agenda Item Number Three: Election of New Officers and Meeting Schedule for 2009.**

*Gio Melendez motioned to keep Susan Cann as Chair and Peter Swisher as Co-Chair. Scott Buchanan seconded the motion. Motion passed unanimously.*

*Peter Swisher motioned to approve the Planning Commission 2009 Meeting Schedule. Gio Melendez seconded the motion. Motion passed unanimously.*

#### **Agenda Item Number Four: Handouts and Town Updates**

Alison Weyher stated that next month she would give us a report on the budget and audit. Add that the Town is in the process of filling out grant applications for the Town Hall building.

#### **Agenda Item Number Five: Concept Plan Review of Uinta Willows proposed annexation with Public Hearing**

Alison Weyher stated because the Summit County New failed to publish the public notices for the public hearing we will have the public hearing next month.

Alison Weyher passed out a topical map and layout plan of Uinta Willows. Alison Weyher stated following the October 2008 Concept Plan discussion, the applicant has modified his plans and is now proposing a 22-lot subdivision, to be constructed in three phases. Phase 1A contains thirteen lots abutting both sides of Birch Way. Eleven 1/2 acre lots. Two 1/4 acre lots that are deed restricted affordable housing. Phase 2 contains seven lots. The average size is .94 acres. Phase 1B contains two 1-acre lots. In keeping with the Planning commission's previous discussion, the lots abutting Birch Way will be zone R-1 to match Wild Willow. The lots in Phase 2A and 1B are each approximately one acre, to form the transition to a more agricultural zone. The delineated wetlands have been incorporated into lots 203 and 206, providing ample room for building pads and pastures without encroachment. The applicants have also agreed to include trails around the periphery of the project and along Hallam Road. Alison Weyher reminded that the Planning Commission's review of the annexation proposal in no way guarantees the Town Council will approve the annexation.

Peter Swisher asked about splitting the affordable housing lots. Rex Campbell answered they wanted to keep the affordable housing close to Hallam road.

Rex Campbell explained they have lined up everything with the existing sewer lines that go down through the main road and ties in with Hallam Road. In addition, an existing gas line cuts through the corner of lot 101 that is why that lot is so big.

Gio Melendez asked if there was room to build on lot 101. Rex Campbell answered yes.

Susan Cann expressed concern about high water table, and if basements are allowed, they will flood. Rex Campbell answered that it can be subject to the building permit if basements are allowed.

Gio Melendez asked if the road coming into the development off Hallam Road would tie into the existing road into Wild Willow. Rex Campbell answered yes. Alison Weyher added that the Town requires two accesses.

Alison Weyher commented that the applicants have done everything we had asked them to do from last month's meeting.

**Agenda Item Number Six: Continued discussion and Public Hearing of proposed zoning districts including density for proposed districts, deferred annexation fees for agricultural annexations, and growth patterns**

Alison Weyher handed out current zones from the development Code. We already have most of these zones in place. We need to have a consensus of the zoning for the map and the Development Code.

Peter Swisher suggested we keep AG-1, which would be one unit per acre, and add AG-5, which would be one unit per five acres.

Carol Lazenby commented that most of the people who were here last month, would not want smaller lots.

Alison Weyher responded that this is only conceptual, added that several people have commented to her that they do not want to change the zoning but would like to annex into Town and keep it agricultural and pay no fees. Then when they get ready to develop, then change density and pay the fees.

Peter Swisher asked if we could zone everything agriculture until they are ready to develop then negotiate density.

Alison Weyher replied that it is better to annex in with a development proposal. It makes it easier to charge fees and to know what they are doing with their property. Added that when we look at development patterns we need to look at where the services are.

Susan Cann asked if you annex into Town with one house does the Town have to provide water and sewer.

Alison Weyher answered to annex into Town it has to be logical, contiguous to the Town boundaries, no islands or peninsulas. The owner has to pay for sewer and water lines.

Scott Buchanan commented that to comply with the Utah Municipal Code we need to expand and specify criteria that will guide the municipality's decision whether or not to grant future annexation petitions, we need to look at the character of the community, the growth over the next 20 years, and the need to expand infrastructures including services and facilities. We cannot zone everything the same. We need to create a useful guide for the future.

Alison Weyher stated you can't force people to farm. What is France going to be in 20 years, maybe an equestrian community, maybe not so rural. We have to have a balance.

Gio Melendez agrees there has to be balance, added that those who are going to still be living here in the future should have a say, but if your intention is to sell to a developer and move, then you should not have a say. Also developers should not tell us what to do.

For the record: Gene Atkinson sent in a comment “1-acre too small for horses and too big to maintain. 1/2-acre better zoning. 5-acres can’t maintain without equipment. 2.5 acre better, big enough for 1 or 2 horses.”

**Adjourn**

*Peter Swisher motioned to adjourn. Scott Buchanan seconded the motion. Motioned passed unanimously. Adjourned at 8:40*

These minutes were \_\_\_X\_\_\_ approved as presented. \_\_\_\_\_ approved as amended at the meeting held February 25, 2009.

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**Susan Cann, Chair**

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**Susan Moses, Secretary**