

Minutes of the FRANCIS TOWN Planning Commission Meeting and Public Hearing

September 23, 2009

Recreation Building 2319 South Springhollow Road Francis, Utah

The Francis Town Planning Commission convened in regular session Wednesday, September 23, 2009 in the Francis Town Recreation building.

PRESENT:

Chair: Susan Cann
Vice-Chair: Peter Swisher
Commissioner: Gio Melendez
Commissioner: Dorothy Sullivan

Planner: Alison Weyher
Secretary: Susan Moses

ABSENT:

Commissioner: Sheldon Thompson
Commissioner: Bill Crystal
Commissioner: Kristi Bair

IN ATTENDANCE: Natasha Martinez, Shay Pappas, Dix Averett, Brad Graham

Opening:

Chair Susan Cann called meeting to order at 7:00pm

Approval of Minutes:

Peter Swisher motioned to approve the minutes for August 26, 2009. Dorothy Sullivan seconded the motion. Motion passed unanimously.

Agenda Item Number Four: Lot Line Adjustment Process

Alison Weyher stated in the past when Francis Town has done lot line adjustment we have handled them in two different ways. Either done them administrative or we have run them like minor subdivisions. The Utah State Code gives specific directions on how lot line adjustments should be processed, and they require approval by the Land Use Authority, and they have to have all parties sign the plat and it has to be recorded. Because the Planning Commission in Francis is advisory only, the Land Use Authority is the Town Council. But what we are going to do is set up a process whereby

they will come before you with their lot line adjustments and you will approve it and then it will go straight to the Town Council. It will be fairly perfunctory but we do have to set up a process. Next month we will probably have a public hearing for the hearing for the ordinance, because we need to do this as an ordinance. It will be the first amendment to the new amended development code.

Agenda Item Number Five: Martinez Lot Line Adjustment with Public Hearing and Possible Recommendation.

Alison Weyher stated the applicant has purchased a 60 by 90 foot parcel (approximately 5,400 square feet) from the property owner to the east, and wishes to combine this parcel with one of his existing lots (FT-1-C). In accordance with State Code, the Francis Town Council approves all Lot Line Adjustments, upon receipt of a recommendation from the Planning Commission. The two parties involved are the Martinez's and the Pappas's. The property is located at 1947 South Foothill Drive. The applicant has purchased approximately 5,400 square feet from an adjacent property owner and wishes to combine it with his existing parcel. Zoning District R-1. Adjacent Land Uses: R-1 and AG-1. The notice has been published in the Summit County News for the last two weeks. Finding and Analysis: Adding 5,400 square feet to parcel FT-1-C will not have a negative impact on any other adjacent parcel. Staff recommends approving the Martinez lot line adjustment.

Opened to Public

No comments.

Peter Swisher motioned to approve the lot line adjustment. Dorothy Sullivan seconded the motion. Motion passed unanimously.

Agenda Item Number Six: Graham Lot Line Adjustment with Public Hearing and Possible Recommendation.

Alison Weyher stated the supplicant wishes to move the lot line between parcels FT-65-B-1 and FT-65-B to create two parcels of more equal size to settle an estate. It is located at 2234 South Springhollow Road. Both lots currently contain homes. No setbacks or zoning requirements will be impacted by this modification. A Public Hearing has been properly noticed. The property is zoned commercial. Findings and Analysis: At the present time, FT-65-B-1 contains .13 acre. Parcel FT-B contains .5 acres. Moving the lot line will create two equally sized parcels, one .35 acres, the other .28 acres. The applicant has indicated that he has no plans to make other changes to the property at this time. Staff recommends approving the Graham lot line adjustment.

Opened to Public

No Comments.

Gio Melendez motioned to approve. Peter Swisher seconded the motion. Motioned passed unanimously.

Agenda Item Number Three Fudge Fairy Conditional Use Permit with Public Hearing with possible recommendation: