

Minutes of the FRANCIS TOWN Planning Commission Meeting and Public Hearing

October 22, 2008

Recreation Building 2761 Springhollow Drive Francis Utah

The Francis town Planning Commission convened in regular session Wednesday, October 22, 2008 in the Francis Town Recreation Building.

PRESENT:

Chair: Susan Cann
Vice Chair: Peter Swisher
Commissioner: Scott Buchanan
Commissioner: Bill Crystal
Commissioner: Gio Melendez
Commissioner: Dorothy Sullivan

City Planner: Alison Weyher
Secretary: Susan Moses

ABSENT:

Commissioner: Sheldon Thompson

IN ATTENDANCE:

Gene Moser, Ace Allak, Eric Simonson, Todd Ford, Bruce Riches

Opening:

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

Approval of Minutes:

Peter Swisher motioned to approve the minutes for September 24, 2008. Dorothy Sullivan seconded the motion. Motion passed unanimously.

Agenda Item Number Three – Presentation by Gene Moser on role of Planning Commission

Gene Moser of Public Official Training and Consulting in Community Planning for the Utah Local Governments Trust gave a presentation with handouts on the Role of the Planning Commission.

Alison Weyher gave an up date of what has happened with the Town Council. Alison Weyher stated that in regards to Nella Longacre's property the Town Council has requested additional information, no one wants to see Nella pay to up grade that road and hard surface the hammerhead, so it can be deeded a Town road, however at the same time no one is very happy with the fact that it is a private lane, and there are no agreements on who maintains that road. Alison Weyher added that she has done some researched and there were no bonds, Mr. Naylor was never required to hard surface, there were some CC&Rs that were required to be recorded, they were never recorded. What we are going to do, is try and find other options to get the road paved. Nella Longacre has asked use to find out how much it would cost to reconfigure Springhollow so she could enter and exit off Springhollow road. Alison Weyher stated that Councilmember John Keyes and Town Engineer Scott Kettle opinioned the cost would be much more expensive than up grading Country Lane.

Alison Weyher stated that next month the Town Council will be vacating the River Bluffs plat, it is a very complicated legal process, and we have to notice for a month to vacate the existing plat so they can then adopt the phase plat. They did get approval from UDOT and they got the road paved by the 15th. In addition, the Town Council held an executive session dealing with a couple of pending legal matters. In addition, in the near future we should have some answers on the sewer situation.

Agenda Item Number Four – Concept Plan Review of proposed condominium complex at Last Frontier

Alison Weyher explained that in March we saw a presentation where Ace Allak wanted to do multi family housing on this commercial parcel. Everyone had seen the commercial drawings that had been circulated. We ended up tabling with an agreement to think about it for a while understanding that we would be giving up a commercial development in exchanged for multi family housing. This is the second iterations Ace Allak and Eric Simonson proposal to change the commercial buildings into multi family housing. Alison added that multi family housing is a conditional use in the commercial zone.

Ace Allak handed out maps of the conceptual site plan for multi-family housing at Last Frontier Development. They are proposing a high-density twin-home multi-unit development they would not be condominiums. Showed on the map where the development is located. Showed which parcel they want to put the multi family on, which is 2.4 acres. Ace Allak stated there is still two parcels that will be commercial which amounts to about 5 acres. Ace added they felt this parcel being next to the School property and close to the church; it was more of a residential op than a commercial op. This will help get the commercial development going, get the road paved, and pull in some of the bigger retail clients. Ace Allak stated this will be twin homes and the way they are set up, is that each unit has a two-car garage, and there is visitor parking.

Todd Ford stated he is a Full Town Planner, and is with the RiverStone Design Group. They are trying to create communities; they are working with Kamas and Oakley City. Mr. Ford stated this project is looking at 38 units, which is 16 units per acre, right now, the plan has about 37.5% preserved open space, which is the green area (showed on map). General there is one access way in and out. There are 18 visitor parking spaces, so they do not have to park in front of the units

and we can keep the road clear as possible, a tot-lot for any children in the area, which can change if it is not a kid friendly project, it can change to a pocket park. There is a multi use trail going along the right of way of the main road. Could add a trail going north and south. (Showed concept drawings of triplex units and four-plex units) Mr. Ford explained the triplex unit shows the backside, the view from the alley, the street with the two car garages and how the units have a nice front on the alley side. The four-plex unit shows the front side, the view from the public street, they will have front porches and over hangs, trying to get that traditional look but appeal to the modern buyer. We are trying to make it feel as homey as possible with traditional neighborhood designs.

Alison Weyher commented if you are on Frontier Lane, you see the front of the four-plex units, so if you are driving down the access road you see a long row of garages, Alison asked if you are looking for the front doors of the units that face south how do you access the front doors. Todd Ford answered the front is facing green space but they have there frontage on the access way, there are access points in the back as well. Ace Allak added each property has two access points, one in the front and one in the back. Therefore, guests parking in the back do not have to walk around to the front. Todd Ford explained what they have tried to do with their site plans is make the public facade on the main street look like a traditional façade one with a front porch, one with a quasi public zone where neighbors interact.

Gio Melendez asked if there is a back yard or living yard for each unit, and if so where is it located. Todd Ford answered there is no living back yard. Gio Melendez asked if each property is a separate premise. Todd Ford answered yes, each town home owns the ground under the unit and then there is a vertical devising wall that separates out to the road. Todd Ford added that each unit has a very small area that they could perhaps have a small patio, or a deck. Ace Allak stated there would be a landscape buffer, also a multi use trail.

Scott Buchanan asked what is the distance from where you walk off your porch to the end of the grass area and the beginning of the multi use trail. Todd Ford answered a little less than 12 feet.

Scott Buchanan asked if the garage parking is set up so you could park another car when the garage door is closed. Todd Ford answered it would not be practical, it is set up so you do not see cars parked in the driveway.

Gio Melendez expressed his concern that there was not enough visited parking and that it would spill over onto the street.

Alison Weyher stated that in a traditional mixed-use development you plan on having shared parking. Even though this is phase one, this is the only residential that would be allowed in this development, if we where to allow it we would require that the other side of Frontier Lane would be strictly commercial. Added we do need to make sure there is enough parking. Would like to see landscape buffer between town homes and the cemetery. Maybe more open space and less multi-family homes.

Peter Swisher asked if it is one unit per stack. Ace Allak answered yes.

Peter Swisher asked if parking was aloud on public streets. Alison Weyher answered yes. Peter commented he does not want to plan on street parking.

Gio Melendez voiced his concern that this will turn into rental units. Alison responded that because this is a conditional use we can put conditions on it. One of the conditions we have talked about and have included in various documents is that the units all have to be owner occupied. In the CC&Rs, in the development agreements you can put many restrictions on. You can put in the CC&Rs that no more than two cars are allowed to park on site. There are many options that we have. We need to make a list of all of the things that we are concerned about, discuss them, and come up with solutions.

Todd Ford stated they are open to suggestions to make this a nice place. Added these are going to be nice units, high quality homes for families just starting out, or empty nesters.

Alison Weyher stated if there are less than 30 units in the project 10% are affordable, if there are more than 30 units 20% are affordable, and that requires them to be administered by someone like Mountainlands. That gives the Town some additional controls.

Ace Allak stated that the intent of this project is that the homes be owner occupied properties. Mr. Allak reiterated that they still own the other two commercial lots so the integrity of this project in critical to them. Todd Ford added that their intent was that through the CC&Rs and the approval structure they make sure that the rules and regulations that we came up with together exist and are enforceable both from the homeowners' side and from the Towns side.

Susan Cann asked how much of a buffer is between the cemetery and the houses. Todd Ford answered 20 feet. Susan Cann asked if there would be landscaping. Todd Ford answered yes; there would be trees, and evergreens.

Scott Buchanan commented there would need to be a good intensive of trees along the western side of the cemetery, so when you are on SR32 you if you look through the cemetery you do not see the garage doors. Todd Ford reiterated that buffer would be heavily treed to make sure you cannot see that alley.

Gio Melendez asked about common lighting for the development for houses and street lighting. Todd Ford answered they are opened to it, they would make sure it is dark sky compliant, lights down shielded, and not tall.

Scott Buchanan asked if the commercial property across from the town homes would continue some of the same architectural aspect as the town homes. Ace Allak answered yes, we want the whole thing to flow together.

Alison Weyher stated we have talked about the need for a verity housing types in Francis. There are people who live in this community who may not want to live on a ½ acre or they may not want 5 acres but they still want to live in this part of a rural community, we need to provide a verity of housing. This will help us build more of a twenty-four hour community where people live here and work in this area, rather than commuting to other places. Added that this is a good

locating behind the cemetery, it is not real viable from the street so it is not in a primo commercial spot, it abut Wild Willow in the back, it abut a sliver of the school district property. We are planning for 25 years down the road; we need to think about our commercial land with a 20-year vision, unfortunately, for Ace Allak and Eric Simonson it does not hurt the Town if that ground lies fallow until there is a viable commercial development. We have a limited resource here and that is our land and our viable commercial land in particular, so we need to be as helpful as we can towards them but at the same time we need to look at the Towns long term needs. Alison Weyher added the multi-family housing here makes a lot of sense, but approving projects in the commercial area, because the economy is bad and these are other things that we might be able to get funded now may not make so much sense, it may make sense for the Town to say, that is commercial and we are not going to consider anything else because for the long term benefit of the Town we want the tax revenue from what ever commercial projects can be built there in ten, fifteen or twenty years. Alison Weyher pointed out that we need to look at this as a whole project and also look at the parts. Tonight we need to focus on the multi-family homes and we need to tell Ace Allak and Eric Sorenson at the end of our discussion whether we would like them to come back and go through a formal application.

Ace Allak commented that they have solicited commercial businesses, this is not an economic decision, this is a tool to get the good commercial players into Francis. Getting started on the multi development, getting the road developed, getting it going will solicit the real income producers and functional items in functional locations for the Town. It is not because we cannot do anything else, we can bank this for ten year, it is a tool to get to the commercial. Ace Allak opinioned that this is an ideal location for multi-family housing because it is next to the school property, close to the new church, and next to the cemetery.

Scot Buchanan asked are we seeing the entire property that you own. Ace Allak answered there is more property that is commercial. Total property is 8.2 acres, multi-housing is on about 2.4 acres.

Susan Cann commented we need more of a buffer between the housing and cemetery.

Peter Swisher would like to see less housing units.

Gio Melendez would like more space that is open. Suggested having more open space on the north side to give that side more common area, because right now they only have about 12 feet to the trail, they need an area that would give them more privacy. The south side has trees no road, and a tot lot that gives them a common area.

Todd Ford commented that basically, these are row houses, and there is a market for this type of house with no maintenance, no yard to worry about, and easy walk across the street to the store. Agreed we could enhance some of the areas.

Alison Weyher asked how far the wetlands go on the northwest corner and if that was the jurisdictional ditch. Ace Allak answered about 1/3 acre and showed on the map the ditch. Alison asked if it went to the road. Ace Allak answered it did not touch the road but was next to the

road. Alison Weyher stated she would like to see some of the density go away, would like to see more open space.

Ace Allak asked what are your thoughts on keeping the whole project affordable housing. Alison Weyher answered no, and explained the Planning Commission has worked hard on this and the goal of the affordable house component is to have affordable housing intergraded through out the community and have it done in such away that you may not know that your neighbor is in an affordable housing unit because it is all spread out and we do not want to create pockets of affordable housing units.

Scott Buchanan stated he thinks it an appropriate use of that space, it is tucked in there nicely it is out of the way, and considering that the school is on the west side, it will be a nice buffer between the school and the commercial property. Has some concerns about the parking, but overall thinks it is a nice spot.

Todd Ford stated that from a planning point of view this parcel is not ideally suited for commercial development. Bill Crystal asked why. Todd Ford answered because of the depth, and if you want any kind of a buffer from the road and cemetery. You would have to put the building in the back and the parking in the front.

Alison Weyher stated she thinks this is a good use of the space because it is close to SR32, and in the future when we have public transportation, it will be easy to access, and you are not putting a lot of additional traffic through the neighborhood. Suggested we come to some sort of agreement and either tell them to lets keep working on this together or tell them we are not ready to do multi-family housing, if we are not going to approve it we need to come up with some good reasons why we are not going to approve multi-family housing at this locating.

Susan Cann commented that she like the location for multi-family housing. Added that the density needs to be less and the parking is a big consideration and the buffer is important. Does not want to see another Todd Hollow.

Peter Swisher suggested they take the suggestion that where given and come back with a revised version.

A vote was taken to see who was in favor of having Ace Allak come back.

Voting in Favor: Susan Cann, Peter Swisher, Gio Melendez, Dorothy Sullivan, Scott Buchanan, Voting Against: Bill Crystal.

Agenda Item Number Five: Concept Plan Review of Uinta Willows Proposed Annexation

NO SHOW

Agenda Item Number Six Continued Discussion of Zoning Districts:

Alison Weyher stated we have decided we do not like the bull's eye, and we are going to talk about different options this month.

Dorothy Sullivan asked how many lots right now have been approved. Alison Weyher answered right now we have 165, ½-acre building lots on the market.

Bill Crystal asked how many houses we have in Francis. Alison Weyher answered about 330, and that is based on water bills.

Peter Swisher showed a copy of the map he has been working on and explained he based it on what we talked about last month of building along the corridors, and the further out you go the less density you have. You grow the areas along SR32 and SR35, which is where you have your density.

Bill Crystal agreed that is where the infrastructure is set up right now. Bill Crystal commented that his understanding is that originally the farmer gave up their ground for the frontage, the first 330 feet of your property is zoned R-1, the second 330 feet would be zoned R-2, that is where you get the yellow and green on the map. Then you go beyond that and you get your agriculture. Bill Crystal added that we already have our corridors and we need to continue growing out as fits the need.

Peter Swisher asked Bill Crystal as far as the zoning is concerned, do we continue R-1 as long as it needs too or at some point do we fade out into R-2 and Agriculture. Bill Crystal answered he thinks the A-1 will run out and then you will need to go into your AG-1 areas. Peter Swisher asked Bill Crystal if he thinks we should annex land, as they want it or based on a plan. Bill Crystal answered annex in as it comes, added he does not see how we can tell people how many houses they can build on their property, we can't tell one person their property is not worth as much as someone else's property. Bill Crystal is concerned that the Town can be sued if we tell people what zoning their land is. Peter Swisher explained it would not go to court if we have a zoning plan in place. Peter added we could say this is our general plan and what you want to do falls outside of our plan so you can be part of the Town or not, it is up to that person. Susan Cann added if you annex into Francis this is what you are allowed to do. Peter Swisher agreed with Bill that it seems unfair but it is the only way to protect the Town from becoming one large subdivision.

Scott Buchanan commented he like the idea of R-1 along the corridors, and as you move away from the corridors, you increase the lot sizes, to encourage more property around our homes, maybe have 1 unit per 5 acres or 1 unit per 10 acres, as you get further away from the corridors.

Bill Crystal concerned if lots are to big a lot of people will not be able to afford it.

Alison Weyher explained, that the Planning Commission has been selected by the Town to articulate the vision of the Town, we are a diverse group of people, and we represent all different areas of Francis Town, our vision is suppose to be representative of the people who live

in this community. The Town Council is looking to us to say this is our vision of what future land use in Francis should be.

Dorothy Sullivan suggested we have a goal of a date to send the zoning map onto the Town Council.

Gio Melendez stated that if the Town has a plan in place and somebody want to challenge how we have zoned the areas then this gives us a better leg to stand on. If we do not have a plan in place and we tell someone they cannot do something, they could say we are making an arbitrary decision. If we have a plan in place, we can say we have gone through the process and this is what the Town wants.

Bill Crystal asked how can we say I have mine; now don't let the next guy in.

Peter Swisher explained we should have a vision for this Town, and if someone wants to join this Town, they can either except our vision or not join the Town.

Dorothy Sullivan commented that at some point we need to say you are the last one to annex into Town. Concerned that the sewer and water is going to have to be up graded if we let too many people in.

Alison Weyher stated we cannot say our boundaries are closed, we are not accepting any more development, but that we need to think too the future, we need to think about how we want Francis to look.

Alison Weyher stated she would take Peter Swishers map to Scott Kettle the Town Engineer and have him put in on a new map and e-mail it to the Planning Commission.

Alison Weyher suggested we have a target date of finishing the zoning map by our December meeting.

Adjourn

Dorothy Sullivan motioned to adjourn Peter Swisher seconded the motion. Motioned passed unanimously. Meeting adjourned at 9:35 pm

These minutes were _____ approved as presented. _____ approved as amended at the meeting held November 22, 2008.

Susan Cann, Chair

Susan Moses, Secretary