

Planning Commission Meeting February 23, 2011

Minutes of the FRANCIS TOWN Planning Commission Meeting

February 23, 2011

Recreation Building 2319 South Springhollow Road Francis, Utah

The Francis Town Planning Commission convened in regular session Wednesday, February 23, 2011 in the Francis Town Recreation Building.

PRESENT:

Chair: Peter Swisher
Co-Chair: Julie Keyes
Commissioner: Bryan Betournay
Commissioner: Dorothy Sullivan
Commissioner: Sheldon Thompson

Town Planner: Alison Weyher
Town Engineer: Scott Kettle
Secretary: Susan Moses

NOT PRESENT:

Commissioner: Kristie Bair
Commissioner: John Barclay
Alternate: Brian Purvis

IN ATTENDANCE:

Opening:

Chair Peter Swisher called meeting to order at 7:05 pm

Approval of Minutes from January 26, 2011

Dorothy Sullivan motioned to approve the minutes from January 26, 2011. Sheldon Thompson seconded the motion. Motion passed unanimously.

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Update from Planning Staff on recent Town Council Actions

Alison Weyher gave an update on the Town Councils actions.

1. Town Council approved the Parks Master Plan
2. Approved requiring only three (3) streetlights in River Bluffs Subdivision.
3. Did not agree with lowering the escrow accounts amounts for Conditional Uses for home base business. Weyher added that in the ordinance, it states that the staff can use discretion in setting the escrow amounts.

Discussion of tasks assigned to Planning Commission by Town Council

Alison Weyher stated that the Town Council has asked the Planning Commission to look at making some amendments to the General Plan, including revisiting:

1. Street lighting Plan
2. Additional Parks
3. Trees

Added the Planning Commission has also talked about looking at

1. Trails
2. Bike lanes
3. Bike routes

Weyher stated that other area to reconsider were also discussion at the last Town Council meeting. In addition, some subsequence conversations with Council members, as well as with the Mayor and the Town Attorney. Until they put their request in some sort of an official format, be it a resolution or motion. Weyher suggests that we are not going to act on these requests, because we want to make sure the entire Council is giving us direction and not just one or two Council Members. Added it is important that the Planning Commission take its direction from the Council as a whole.

Weyher asked if the Planning Commission if they want to take the General Plan chapter by chapter or rather tonight we want to talk about those items that need to be discussed.

Peter Swisher commented he would like to take it chapter by chapter.

Dorothy Sullivan commented that if we knew that each month we were going to do one chapter, we could look over the chapter, talk to other people in the Town, and see if there was anything, they wanted changed or if they have any input. Added that is all we could do in one month.

Weyher stated that we needed to update the History and the Demographics. Thinks the Community Vision is a good place to start, it may be an area that we want to make some changes. Alison gave an example: We had a difficult time working with the LDS church on the new ward. We all talk about preserving the rural feel of Francis, but we do not have any place that stresses how important mountain/rural architecture is. Therefore, the church's first goal was the Sandy ward

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model and we did not want that, we wanted something that was more reflective of the community. If we want to encourage a rural theme town, then we might want to add stronger language.

Weyher asked if we want to have any guidelines for commercial buildings.

Dorothy Sullivan commented would not be opposed to having a standard for commercial development, but does not want to start putting design conditions on private homes.

Julie Keyes commented that when you are talking rural verses city, rural is having more of the winding streets instead of the well-ordered neat blocks. Added we have preserved that with our developments. In addition, there is a difference between trails and sidewalks. It is important how that is incorporated into plans that are approved for developments.

Peter Swisher opinioned that we need to embrace the fact that we are going to become more and more subdivision oriented and we need to develop those subdivisions in such a way that will preserve some of the rural atmosphere.

Julie Keyes commented we need to grow, you cannot be stagnant, and you cannot go backwards, so the only choice is to grow. However, Francis can grow at a controlled pace, with our lot sizes, and open space. Added it is never going to be rural like it was thirty years ago, but we do not have to have the Downtown Sandy City look, but still function in a capacity to the size we grow to.

Dorothy Sullivan commented one way to do that is have strict standards in writing. Added Heber has a nice main street, but she feels they have too many streetlights. One way to keep the rural feel is to have strict lighting rules.

Julie Keyes commented that as you drive over to Heber at Wood Haven, they have the kind of light that we wanted for River Bluffs, and if you look at the development across the Heber valley on the side hill there is nothing there except streetlights. Therefore, even though there are no buildings there it looks like a city and takes away from everything else.

Peter Swisher stated what I am hearing is that we want to define what rural /subdivision is. He agrees with Julie that it is trails verses sidewalks, with minimal lighting.

Dorothy Sullivan suggested that there should be some zoning rules on commercial development and what they should look like. Added it could be done to be in keeping with the rural atmosphere.

Julie Keyes commented it is important to have the facades face the street.

Sheldon Thompson added that we could require board and batten siding or wood timber frame construction to preserve the old country western look.

Peter Swisher commented we should encourage horse lots, two to three half-acre lots.

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Alison Weyher stated that the two things we have not talked about that the Town Council has brought up are:

1. Is the Planning Commission is in favor of continuing pocket parks like the River Bluffs pocket park in subdivisions?
2. Do we want to set aside space for another park, say in the northeast quadrant? We have this park here that works for the southern half of Town. We have the Summit Haven, Wild Willow land for a future park. However, we have not master planned anything for the area between SR32 and Foothill and Page Lane and SR 35.

Peter Swisher commented the pocket parks are the right way to go. Put it on the Developers, as they are developing to put those pocket parks in. Otherwise, the Town has to acquire the land and pay to put the park in.

Weyher stated we did not have to pay anything for the land for the Wild Willow Park. If our General Plans says we want another area where we could have soccer fields a big play area or whatever preserved for future park use, then as that section of Town develops, when the property is annexed into Town we could say to the Developer a condition of your an annexation would be donating acres for a park. How we come up with the land is less of a concern at the moment. It is a wish list do you want it or not.

Dorothy Sullivan commented that she lives about as far from the Town Park as anyone does and it is about two miles. It is not a sacrifice to come to the park.

Peter Swisher agreed. Added that Francis is a small place, we have a big park that can service a large portion of the community as long as we continue the pocket parks.

Dorothy Sullivan commented that parks are very expensive. You could have the land donated, but by the time, we get this park done Peter's child will be grown.

Julie Keyes commented you have the cost of ongoing maintenance, the cost of continually developing the park, turning it into whatever the new need is.

Dorothy Sullivan commented she likes the idea of a pocket park in each subdivision with them developing and maintaining the pocket parks.

Peter Swisher commented he likes that the River Bluffs subdivision has to maintain the park but it is opened to the public.

Alison Weyher stated we might want to think about open space. Added that the Village at Lambert Lane Development has a large amount of open space because of the wetlands. She added that she thinks it will be a nice development because it has lots and open space between the lots. We might

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want to think about how we feel about wetlands open space. Do we want to preserve some of that?

Peter Swisher suggested that maybe that is the right way to go about this. Maybe we should have a policy about preserving the wetlands that are here.

Dorothy Sullivan commented wetlands equals open space.

Peter Swisher commented the commitment to a trail plan is important.

Alison Weyher responded that when we get to the Transportation chapter, we need to talk about specific trail locations.

Julie Keyes suggested we mention a trail plan in Goal number 2: To enhance the historical and rural atmosphere of Francis. Asked if that would fit in with one of the current policy or have a seventh policy on a goal to mention the establishment of a trail plan, so it is in our vision and it is known up front. Then we can address it in the Transportation chapter.

Dorothy Sullivan asked about having walking trails along the ditches.

Alison Weyher responded the irrigation companies do not want public access along their ditches because they do not want the liability and they do not want people to put debris into the ditches, but they also do not want to pipe the ditches. Added in many places in Francis the irrigation ditches are a big factor and they define a lot of the community. Asked do we want to talk about working with the irrigation companies to preserve the ditches. Added the vision is a good place to talk about ditches.

Alison Weyher read the Community Vision.

The consensus of the Commission was:

1. Alison Weyher will update the History of Francis Town and Demographics for the next Planning Commission meeting.
2. **Goal 1: To provide an organized, well-maintained, peaceful community.**

Keep Policy 1, 2, 4 and 6.

Take out Policy 3

Change Policy 5 to read: Encourage commercial projects to locate in appropriately zoned areas.

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3. Goal 2: To enhance the historical and rural atmosphere of Francis.

Keep Policy 1, 2, 4, 5, 6,

Change Policy 3 to read: Encourage the preservation of historical structures and install historic markers through the community.

4. Goal 3: To provide a tourism gateway to the Wolf Creek, Canyon, the Uinta National Forest and Jordanelle State Park.

Keep Policy 1 and 3

Change Policy 2 to read: Cooperate with the State, Federal and Summit County Agencies in promoting Francis as a gateway community to these attractions.

Other Business

Alison Weyher stated Council Member Major would like a representative from the Planning Commission to be on the Tree City Committee.

Sheldon Thompson volunteered to be on the Tree City Committee.

Adjourn

Dorothy Sullivan motioned to adjourn. Sheldon Thompson seconded the motion. Motioned passed. Adjourned at 8:55.