

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

**December 17, 2008**

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

The Francis Town Planning Commission convened in regular session Wednesday, December 17, 2008 in the Francis Town Recreation Building.

**PRESENT:**

Chair: Susan Cann  
Vice Chair: Peter Swisher  
Commissioner: Gio Melendez  
Commissioner: Dorothy Sullivan  
Commissioner: Bill Crystal  
Commissioner: Sheldon Thompson

City Planner: Alison Weyher  
Secretary: Susan Moses

**ABSENT:**

Commissioner: Scott Buchanan

**IN ATTENDANCE:**

Rex Campbell, Paul Watson, Gene Atkinson, Brad Holbrook, Carole Lazenby, Dennis Lazenby, Tyler Page, Cortni Swisher, Chad Mitchell, Eric Averett, Dixie Averett, Bob Wheaton, Marion Wheaton, Shane Bushell.

**Opening:**

Chair Susan Cann called meeting to order at 7:02pm.

**Approval of Minutes:**

Peter Swisher motioned to approve the minutes for November 22, 2008. Gio Melendez seconded the motion. Motioned passed unanimously.

**Agenda Item Number Four: Review of Uinta Willows proposed annexation**

Rex Campbell showed a map of Uinta Willows and explained it was north of Wild Willow and off of Hallam Road, there are three existing houses on the property. (showed on map) two front

off of Hallam Road, one fronts off of the proposed road. Mr. Campbell Is proposing to have like density as Wild Willow, 25 half-acre lots. Stated it would be a natural extension of what is there.

Alison Weyher stated that Rex Campbell and Paul Watson have submitted this to the Town Council for consideration for annexation. Alison Weyher explained how that process works. The Town Council will first accept the annexation for further consideration. Then the applicant comes to the Planning Commission, they come for concept review, and once we get closer, we have a public hearing. The Planning Commission will make their recommendation back to the Town Council. Nothing the Planning Commission does vest the applicant with any density or any layouts, they have to come back and start the whole process over again once they are annexed. But this way we have an idea of what they are thinking about doing if they are annexed in, and what kind of density they are looking to doing.

Susan Cann asked if the three lots that are already there are in the County. Rex Campbell answered yes. Susan Cann asked if they are joining in the annexation. Rex Campbell answered he lives in one of the houses and because they own more than 50% of the property, they will all be annexed in.

Susan Cann asked if the three homes had sewer. Rex Campbell answered they are on septic tanks.

Bill Crystal asked how many acres. Rex Campbell answered 25 half-acre lots.

Alison Weyher stated it was a logical extension of the Town because it is bordered on two sides by the Wild Willow subdivision. The proposed main street, "Birch Way" ties in with existing roads in Wild Willow, providing another point of ingress/egress for that subdivision. Added that while there are considerable wetlands on the property, the applicant has provided a map, signed by Hollis Jencks, U.S. Army Corps of Engineers, stating that based on the information provided, a Department of the Army permit is not required. Alison Weyher stated there is only one lot larger than one acre, two lots greater than a ½-acre, nine lots between .47 - .49 acres, and one lot that is proposed to be less than .45 acres. That is in period one. The applicant is proposing to do this in two phases. (Showed on map). Alison Weyher explained that phase 1 abuts Birch Way. Phase 2 abuts the new proposed road. In phase 2 there is one lot greater than 1 acre, seven lots greater than ½ acre, five ½ acre lots, one lot .49 acre. Two lots .41 acre. Alison added that no lots have been dedicated to affordable housing, and in keeping with the Town Council's amendment of the Development Code on September 17, 2008, subdivisions with 10-30 lots/units must contain 10% deed restricted affordable housing lots. In addition, lot 212 appears to be predominantly wetlands. Lot 208 requires wetlands crossing. Alison Weyher stated that her biggest concern was the density. In keeping with the Francis Town General Plan, and the Planning Commission's previous discussions, the Commission may wish to discuss if it is appropriate to re-zone this entire parcel R-1, with ½-acre lots. It makes since for those lots abutting Wild Willow to be ½ acre. However, Phase 2 could be redesigned to allow for fewer larger lots compatible with RA-1 zoning.

Gio Melendez asked if everything is dependent on whether the Town Council approved the annexation. Alison Weyher answered yes, but it is important for the Commission to talk about the density with the applicant, and talk about what we want to see there. In the past, the Town

Council has agreed with the Planning Commission and the development agreement is crafted after the annexation is completed. We will retain a record of the maximum number of lots that can be allowed in the development. We can also talk about what kind of public amenities we want, and we can talk about the wetlands.

Bill Crystal asked if we had anything saying it is not wetlands. Alison Weyher answered she had a letter from the Corps of Engineers stating as long as they do not build on the wetlands they will be okay. Rex Campbell showed on the map (part of lot 112 & 115) what have been delineated wetlands. Added that two years ago they stopped irrigating to dry it up and to show it was irrigation-induced wetlands and every year it has been shrinking down.

Peter Swisher asked what proportion of the two lots were wetlands. Rex Campbell answered on lot 212 about 20%, and lot 215 about 25%. Peter asked if they were still buildable lots. Rex Campbell answered yes there is room for a house, added that those wetlands were still being farmed.

Peter Swisher asked how they would feel about a lower density in phase two.

Alison Weyher stated that she had talked with Paul Watson and Rex Campbell about the possibility of redrawing the plans and keeping Birch Way where it is but then swinging it around so that we would have fewer lots. Alison added that she is willing to work with the applicants and come back with a map that has fewer and larger lots. If we could sort through here, and talk about and agree that the portion that abuts Wild Willow should stay half-acre lots, and if the Planning Commission can give some direction, are you looking at 1 to 2 acre lots for the balance.

Susan Cann commented that it blends in with Wild Willow to have half-acre lots in the first phase, but as you go back, they should be larger lots.

Alison Weyher stated she and the applicants could work on this over the next month and they come back next month with that plan and schedule a public hearing.

Peter Swisher commented that splitting it down the middle might not be the way that makes the most sense. Do what makes the most sense.

Alison Weyher stated Birch Way is set you cannot move it.

Gio Melendez asked if there was a ruling about how close you can build to a pipeline easement.

Paul Watson answered the center of the pipe goes right down the middle (showed on map) and they will say you have to stay 15 or 20 feet away, what ever the easement says. Showed what the width was on the map. Added you can put a house next to the easement just not on it, you can put grass on the easement.

Peter Swisher commented he would like to see trails connecting to the excising trails in Wild Willow.

Susan Cann asked if there would be a homeowners association. Rex Campbell answered yes.

Susan Cann asked if the wetlands would be used as a park or some other public use since they were not designated wetlands.

Alison Weyher explained that in this instance individual lot owners would own the wetlands. Added it might make sense, particularly if we are asking the applicants to have fewer and bigger lots, instead of having the wetlands as a park in the middle to have the wetlands be incorporated into pastures on the horse property.

Susan Cann commented she would like to see trails in the development.

Peter Swisher asked how do you expect people to get into this development. Rex Campbell answered from Hallam Road.

Dorothy Sullivan asked if Hill Top Road could handle the added traffic.

Paul Watson stated they could get a traffic study. Dorothy Sullivan responded she would like a traffic study done on Hill Top Road.

Sheldon Thompson concerned about the frontage on the lot that has the pipeline going through it. Concerned the lot will be too small. Alison Weyher suggested that that lot could be turned into an affordable housing lot, because you would have a smaller home that would be build there.

### **Agenda Item Number Five – Continued discussion of Zoning Map with Public Hearing**

Alison Weyher stated there has been a lot of concern as to why is Francis doing a zoning map. Alison Weyher read this statement:

“ The Utah Municipal Code, 10-2-401.5, requires communities that have adopted Annexation Policy Plans to include a map of the proposed expansion area and specific criteria that will guide the municipality s decision whether or not to grant future annexation petitions. These State required criteria include: the character of the community; projected population growth over the next 20 years; the need to expand infrastructure over the next 20 years, including services and facilities; and the municipalities need for additional land suitable for residential, commercial and industrial development. While Francis Town adopted its Annexation Policy Plan boundaries in approximately 1998, the Town never completed the process by including a map showing potential future conceptual zoning of land within this area. Tonight we are beginning that process. It is important to note that the zoning proposed is strictly a proposal. As property is annexed into Francis Town, the owner of that property is able to discuss and modify the zoning as a condition of the annexation. Therefore, this document does not restrict a property owner s rights to propose a different zone to the Town Council at the time of annexation. Furthermore, Utah State laws require that Towns annex property in a strictly regulated manner. The property must be contiguous to the Town boundaries. The property owners must agree to the annexation. The Town must be able to provide services to the area proposed to be annexed. And, finally, it is

important to remember that this is a twenty-year conceptual plan, and will likely be changed as the General Plan is updated every five years. Tonight (December 17, 2008) is the first Public Hearing on this proposal. We will hold additional hearings monthly at the Planning Commission. Once the Planning Commission finalizes their recommendations, they will be forwarded to the Town Council where additional hearings will be held. This will be a lengthy process and it is the Town's goal to have as much public input as possible. The proposed maps are on line at the Town's webpage, and will be updated regularly. Additional questions or comments may be addressed to Alison Weyher, Francis Town Planner, via the Town office, or by calling 435-615-9760.”

Alison Weyher stated that in addition to our maps we have the County zoning maps up so you can see what the County is thinking about for this area. Alison reiterated that we are not doing any annexations right now, except for what people like Rex and Paul want to annex into the Town. This is a requirement from the State Code and this is a very rough, very conceptual, very preliminary look at what we need to turn in.

Bill Crystal is concerned that the zoning map is binding. Alison Weyher responded that as you annex your property into Town you can petition to change the zoning of your property. Added we cannot change your zoning until you annex your property into Town, you are zoned at what ever the County says you are zoned at. This is our first look at what we think the Town might want to look at.

Bill Crystal pointed out on the map that the red lines shows what is in the Town boundaries at this time.

Alison Weyher stated that we have not made any changes to what has already been zoned in the Town boundaries. The reason the State went to the annexation declaration areas is that in the 1990s the Towns and Cities around the State started grabbing land that realistically belonged in a different community, the State likes to have Cities and Towns because it is easier to provide services. Cities and Towns provide water, sewer, and other services that unincorporated Counties do not do. So in order to regulate how Towns and Cities were expanding they passed legislation that sets up annexation declaration areas. Francis had to say that in the future Francis could grow to these boundaries, our northern boundaries equal Kamas's southern boundaries, at some point Francis well annex up to that line. On the south and southwest it is along the county line, down along the Provo River, to the east, it follows the section line; to the west, it follows the canal. (showed on map). That is what Francis Town filed with the State when the State required communities to put together an annexation declaration area.

### **Opened to Public**

Gene Atkinson asked how we could stop Woodland from annexing land into Woodland that was in our annexation plan.

Alison Weyher answered if Woodland wants to incorporate and include land in the Francis annexation declaration, the State requires that we work with Woodland, and Woodland would have to ask Francis Town and they would have to negotiate if it makes more sense to be in Woodland or Francis.

Gene Atkinson asked why we don't just annex these properties into Town now.

Alison Weyher explained that the property owners have to want to be annexed into Town. They have to petition to the Town and say we want to be annexed into the Town and you have to be contiguous with the current Town boundaries.

Gene Atkinson asked what it takes to do an annexation.

Alison Weyher answered you have to file an annexation petition with the Town, you have to have over 50 percent of the property owners and over 50 percent of the land values.

Gene Atkinson asked if you have to have a plan for your property before you can annex into Town. Alison Weyher answered initially no.

Gio Melendez stated that the initial motivation to annex into Town has to come from the property owners.

Gene Atkinson concerned Woodland will annex land that is in our annexation plan into Woodland.

Alison Weyher stated that the Woodland incorporation petition has to be approved by Summit County, they have to get approval from Francis, and Woodland cannot incorporate any property that is in the Francis Town annexation declaration area without Francis Town's approval.

Chad Mitchell commented that R1 and R2 on the map are confusing and the colors are too close to tell what is what.

Susan Cann responded that is something we will fix.

Carole Lazenby asked what the R2 zoning was.

Alison Weyher explained the R2 zoning is the new zoning the Town Council approved in September for multi-family; again, it is a State requirement that every community has a provision for affordable housing, R2 zoning is for town-homes, duplexes, and apartments. Those are all conditional uses, we require that it goes through the conditional use process; we do not zone raw land for R2 because the Town is concerned about what kind of multi-family housing is built within our community. The Town has approved 6 units of R2 and those are within the River Bluffs subdivision (shown on the map) going in off of Hilltop and SR32, the developers are required to transfer the title of those lots over to Mountainlands Community Housing, Mountainlands will build the homes and make sure they are maintained, they will be affordable at 80 percent of the medium income of Summit County. Beyond that, the Town has not looked at any apartment building or anything like that because we think that in keeping with the Town's General Plan goals, this is a more rural community and we have not gotten to the point where we want to look at a lot of density.

Bill Crystal showed on the map and explained what was already zoned in the Town and what was being proposed.

Carole Lazenby asked what was proposed R2.

Peter Swisher answered there is no proposed R2

Chad Mitchell asked what was the thought process in coming up with what you have.

Bill Crystal answered that we have discussed it a lot, there are several different people with different ideas, this is a starting point, and now we are here to get input.

Chad Mitchell asked if any consideration was taken of pervious people who have come and tried to annex into Town and what they where proposing to do.

Alison Weyher stated that we looked at the General Plan; we started with the General Plan goal of keeping the greatest density at the center of Town, which is the 4 way stop sign. We looked at keeping the R1 zoning, which is the two lots per acre, closer to the main corridors so they are closer to SR 32 and SR 35, one of the reasons for doing that is it is easier to provide public services along there, those roads are also built to handle more traffic, we do not want to have a lot off traffic going through subdivisions that are already residential. Added that this is a first draft and we will probable make changes. We looked at what was on the ground, we looked at keeping density at the core, and we looked at providing infrastructure and the cost of infrastructure.

Chad Mitchell stated that one of the goals of the Town was to have a main road go up to 1700 south and if we are going to require a developer to build that road we are going to have to allow higher density than 1 home per 5 acres, because of the high cost of building that road.

Susan Cann reminded that the Planning Commission wants input, that is why we are here tonight, and this is not set in stone, this is just the very beginning; the more input we get, the more questions we can answer.

Gene Atkinson asked about the 130 feet back in the R-1 zone. Bill Crystal corrected that is was 330 feet back in residential the next 330 feet would be your AG-1, which would give you one house per acre. Beyond that most of the land goes into the county. Bill Crystal stated in his opinion in Chad Mitchells case on 1700, if you give up 1700 south you should have the same rights as 10<sup>th</sup> east or 3200 south.

Chad Mitchell asked if the Planning Commission has taken into consideration the projected improvement, such as a road.

Alison Weyher answered yes. Explained that anytime you are proposing to annex into a community and do a major development there are trade offs, this is a potential, possible zoning. When you are ready to develop and annex into Town then there is a lot of negotiation.

Chad Mitchell asked if the Town has done a wetlands study.

Alison Weyher answered no and explained the wetlands issues come up as people want to develop their land.

Gene Atkinson asked why are you saying this is just the beginning and it is a long project, but on the agenda is says public hearing with possible approval.

Alison Weyher explained that is the standard language we use.

Eric Averett commented he thinks residential lots should be smaller than 1 acre because it is hard to take care of and you end up with a weed patch, or if you put a horse on there it will rub it right to the dirt. If you get up to five acres, you have to have equipment to maintain it. Large lots are nice but think they need to more reasonable like 1/3 acre or 1/4 acre, most people who move into this area are not into farming, they don't have any equipment, and if they buy an acre and put three horses on it, it will be a dirt patch in about a week. Added he thinks it is misleading to have 1-arced lots, it is not reasonable if they don't do anything with it, it will be a weed patch. Have smaller lots so it is more manageable.

Brad Holbrook commented Towns and Cities say they want to have more affordable housing so people can afford to live here, then the Town makes the cost of living to expensive with big lots. We need to have smaller lots that are affordable.

Chad Mitchell commented because of the aging population, there is going to be a bigger need for smaller homes, also smaller homes for the single person, or couples with no children.

Dorothy Sullivan commented that as citizens of Francis we need to know what our vision is for Francis. Do we want to remain a small Town or do we want three houses on every acre. If we want to keep it rural with that small Town atmosphere, then we need larger lots.

Chad Mitchell commented if we keep Francis rural with larger lots would our kids be able to afford a house and live here. In order to make things affordable for people to buy you have to have smaller lots, have smaller lots but have big open areas, if you live on a smaller lot it is easier to take care of the yard, and it make the home more affordable if the lots are smaller.

Paul Watson stated from a developers point on his piece of property, if he could chose to, he would have 1/3 acre lots because that is what would sell.

Dixie Averett stated as a farmer we have had to supplement with other work. Francis is not going to stay a farming community no matter have much we want it to be, those days are gone, we have to look to the future, we have to look to the future and see what the future hold for the next generation.

Gene Atkinson asked about the R1 zone where you are saying two lots per acre, the way you have it 330 feet back in order to get the one acre and brake it into two lots, you are going to have lots that are 330 feet deep, 7 feet wide.

Alison Weyher stated that was the way the Town was set up when the original zoning was put in place. That is how we got to that. Once you propose to develop your property, that is when you will want it rezoned, and that is when we will work with you on changing the density.

Tyler Page commented that being outside of the Town in the proposed area he is concerned that those who develop first get what they want and those who wait and keep it for their family have to pay for what they get.

Bill Crystal opined that everyone should be afforded the same rights.

Peter Swisher reminded that this is a starting point. However, if we do not zone this in a specific way somebody could come in and say, we want to build something 10 times bigger than Todd Hollow and we want to put it here, and if we do not have zoning in place all they have to do is lawyer up and they can do it.

Gio Melendez commented 5 to 10 years from now, if someone comes to the Town with that proposal and the Town at that point believes that is something we want, we can allow it by changing the zoning. However, if the zoning is not there, the proposed areas are not in place it makes it easier for outsiders to come in and dictate to us how it is going to look. The process is being set up so as a whole the Town as a community as a group can go to their Council, go to their Planning Commission and have a say as to whether or not certain things are going to happen over the next 20 years, that is the whole idea of setting up the zoning and annexation area now so that we as a community have control and a better say as to what we want.

Alison Weyher commented that the challenge is how we set aside some good land for commercial; we know it is going to take a long time for that commercial property to be built out, it is important to keep that commercial core.

Chad Mitchell asked the reason why we have a strip of AG-1 going through the commercial property.

Alison Weyher answered it is a map error. Explained that is the section of the new road going through Kit Burton's mix use project, it is not AG1.

Bob Wheaton asked what the proposed density is for RA.

Susan Cann answered one unit per 10 acres.

Bob Wheaton asked if there was a proposed zone for 1 unit per 5 acres.

Alison Weyher answered no. Added that she is not sure the Planning Commission agrees on what the density are. Consensus was that AG-1 is one lot per acre. All agreed on the commercial, light industrial and public facilities. The proposed RA is one lot per ten.

Susan Cann responded that in the minutes from November 2008 a motion passed to designate the proposed RA as one unit per ten acres. But suggested that we might want change that to one unit per five acres. Suggested as they annex in they can negotiate the RA to a higher density.

Alison Weyher asked if there was a consensus on the proposed RA.

Gio Melendez stated what he is hearing is not a number but a more dense area.

There was a consensus of having RA one unit per 5 acres.

Eric Averett asked when can you negotiate the density. Alison Weyher answered when you annex into Town.

Eric Averett concerned if we zone it now and you are not in Town it is going to be difficult to change it, because they do not have any negotiation power when they get in.

Alison Weyher responded that yes they do and gave an example if you have to put in a road, if you have to run a water line, extend a sewer line, those are all points you can negotiate with the Town about the density.

Eric Averett expressed his concern that if you have just a working class people, they own property, and you have it zoned 1 unit per five acres, and they can't afford to put all of the infrastructure in, then they have nothing to negotiate with and they are stuck with 1 unit per five acres. However, if you have someone with a lot of money come in, he can get what density he wants, he can afford to do things and he has the power to negotiate. Therefore, the rich guy can get what he wants and the poor guy can't.

Alison Weyher explained the Town has to comply with the State requirements. We can only annex property into Town that is adjacent to the current boundaries. We do not want to be in a situation where we are dictating what people can do with there property, so we are caught in the middle, we appreciate that you own the property. It is a complicated situation from all different angels, and the Town has to walk that line and figure out how to do it. It is going to take a long time, and we need and appreciate all of your input. This has to be something we are all a part of and something we can all live with.

Eric Averett commented that we have to be careful how we zone it. Added that he has seen many instances where something gets zoned and it does not change, unless you have money. It gets tougher, it does not get easier.

Peter Swisher stated we are not zoning anything we are proposing zoning.

Eric Averett stated we should get it in writing that it can be changed without going through an extensive process.

Bill Crystal stated that as a member of the Town and not as a member of the Planning Commission, he thinks all of the ground that is in our Town should be zoned inside the five

zones we already have, not the new proposed zones, if the Town is declaring we want to annex property into Town then they should be afforded the same rights as others. Bill asked why should one part of Town have more or less than another part of Town.

Alison Weyher answered because it is in keeping with the goals of the Town in the General Plan, to keep the density along SR32 and SR35.

Bill Crystal asked what happens if 1700 goes in or 2300 goes in, and we have already zoned this. If you put 2300 in, he is going to have a hard time getting it in because it has not been zoned to be that. Would like to see everyone afforded the same rights.

Peter Swisher commented what was afforded everybody else is no proposed zoning, but now the State is forcing us to do it.

Chad Mitchell commented that from a practical aspect, the people here who own the property, chances are likely that they will not try to develop and they are probable going to sell it to someone who wants to develop it and who has the money to do that. If you say it is RA, that mean when the big developer comes to the person who owns the ground right now and offers the price to buy it, he is buying it like it is going to be one home per five acres, he has lots of money and goes to the Town and convinces the Town that he should have ½ acre lots, so by doing that the person who has lived here all of his life and owned the property, they are not benefiting as they would if it was zoned the way it ultimately was going to be.

Alison Weyher responded that only works if the developer is willing to put in the necessary infrastructure to change that density, and that might include building a lot of major roads.

Brad McNeil commented the Town is in a position to be able to tell that developer you must do this and you must do that or you do not have your density, so it does not matter what it was zoned at previously, what matters is the Town can tell the developer what they will except.

Peter Swisher commented that what happened with Run-Away Estates, we didn't have it there and we did try to stipulate what we wanted him to do and rather than do that he got a lawyer and now it is what he wanted and not what the Town wanted.

Brad McNeil commented the Town should still have the right to say what they will allow whether they have a lawyer or not. That is what being government does for you, but you also have to weigh that towards the property rights owner.

Gio Melendez asked if at the point of annexation can we dictate the infrastructure and what the Town requires. Alison Weyher answered yes. Added the developer has to pay all of the costs for his development.

Dixie Averett commented that when they annexed into Town they made an agreement with the Town that if they where to developed there would be an easement that come down through that property, the Town was good to negotiate with. Suggested that everyone write down their comments, put down what you think should happen, sign your names to it, think about it, and

remember concessions have to be made when the time comes, buyer beware when you sell your property make sure you get enough money out of the developer to compensate for what you are going to lose by giving it to a developer. Give your comments, come back to the next meeting discuss it again, think about it for a while, that is all they are requiring us to do is give our comments today.

Gene Atkinson asked if it was possible to put perimeters on a zone instead of hard and fast zones.

Alison Weyher answered you could, but guaranteed everything would be 1/3 acre lots. Added that one of the updates we did to the Development Code this summer was to say that the density was a maximum of two lots per acre of net available ground after roads, trails, delineated wetlands, and other public amenities were taken out, and we did that because Run-Away Estates come in and they had 52 acres of land altogether, and on that 52 acres of land they said they could have 104 lots, they were bound and determined to have their 104 lots, even though by the time we got done taking out the road, the wetland and the trails, they ended up with about 46 acres of developable land. So in that subdivision right now we have 95 lots and the average lot size is much less than a 1/2 acre, because our code did not specify, they were able to get far more lots than the Town was comfortable with. That plat has not been recorded and they are going to come back to the Town and ask about phasing. We learned that we have to have everything spelled out in a lot of detail, you can always negotiate, and the Town Council has the ability to change the rules.

Dorothy Sullivan commented that she had ten acres and went through a long process to have it rezoned from Agriculture to Residential; we lost a whole lot by having to put in a road and infrastructure, we have eight lots, the Town was good to work with and we got what we deserved, not everything we wanted.

Bob Wheaton asked what it would take to get zoned part AG and part RA.

Alison Weyher answered for the part that is not in Town you would submit an annexation petition to the Town, then as part of the annexation, you would say you want to annex into Town and you want to zone it AG1.

Peter Swisher suggested that the people take the map home and write down what you would like your property to be zoned at and submit it to the Planning Commission.

Susan Cann agreed with Peter and added that is the first step, and then we will have another meeting.

Bill Crystal suggested we highlight the roads and proposed roads.

Susan Cann thanked everyone for their comments. Reminded that we do want to hear from the people, we want to know what the Town wants, so we can do what the Town wants, we want everyone in the Town to have a say on what is going to happen to our Town.

Gio Melendez encouraged everyone to talk to your neighbors so that we have a better input from more people in the Town and from those in the proposed annexation area, the more input we have the easier it will be for the Planning Commission to be able to go with the will of the people in this Town.

Alison Weyher stated the Planning Commission usually meets on the fourth Wednesday of the month. The next meeting will be January 28, 2009. You can find the schedule on the Town website: francisutah.org. We will schedule these public discussions as the last item on the agenda, which should be around 8pm.

**Adjourn**

*Peter Swisher motioned to adjourn. Dorothy Sullivan seconded the motion. Motioned passed unanimously. Meeting adjourned at 8:55.*

These minutes were \_\_\_\_\_ approved as presented. \_\_\_\_\_ approved as amended at the meeting held January 28, 2009.

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**Susan Cann, Chair**

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**Susan Moses, Secretary**

