

Francis City Planning Commission Meeting

Thursday December 6, 2018 at 7:00PM

2319 South Spring Hollow Road

Francis, UT 84036

Present: Chair Casey Vorwaller, Co-Chair Trent Handsaker, Commissioner Amy Mortell, Commissioner Morgan Cox, Planner Ryan Robinson and Engineer Scott Kettle

Excused: Commissioner Lisa Khajavi and Planning Secretary Susan Moses

Others Present: Paul Watson, Marty Caollo, Jack Walkenhorst

Call meeting to order

Chair Vorwaller called meeting to order at 7:02 p.m.

Final: Frontier Acres – postponed

Phasing Plan for Frontier Cottages

Planner Robinson read staff report

Chair Vorwaller asked if there was going to be a road adjustment. Planner Robinson answered yes in phase 2.

Chair Vorwaller verified access will be off SR 32 for phase 1 and phase 2 will include the adjustment for the road.

Commissioner Handsaker asked if the sewer would need a pump. Engineer Kettle answered yes, it was approved with a lift station in the back for residential, the commercial will not need a pump.

Commissioner Cox asked what is the time frame between phase 1 and phase 2. Paul Watson answered in phase 2 the original homebuilding backed out, talking to a new homebuilder next week, hoping to start next spring.

Marty Caollo stated they would not be doing anything on the commercial until spring, we needed to split it up, so we could get our funding and get everything done and not have to wait for the other buyer.

Engineer Kettle recommended that the phasing plan be approved on the condition that phase 2 cannot begin construction until the improvements required as part of phase 1 are either constructed or are constructed in conjunction with the improvements for phase 2.

There was a discussion on asphaltting the road and also having the water and sewer constructed as part of phase 1.

Commissioner Handsaker motioned to forward on for approval to City Council with the Engineer Kettles recommendation of phase 1 being complete in conjunction or before phase 2. Commissioner Mortell seconded the motion. All voting in favor. Motioned passed.

Approval of 2019 Meeting Schedule

Commissioner Cox motioned to approve the 2019 meeting schedule. Commissioner Mortell seconded the motion. All voting in favor. Motioned passed.

Planner Update

Planner Robinson stated there are some suggested changes in the Planning Commission By-Laws, we can't vote on them tonight, but will next month. Suggested Changes:

1. Page 6 Making Motions. It reads "any Planning Commission member, but the chair may make or second a motion." Want to take out "but the chair"
2. Number 10 we want to take out "we motion to open and close a Public Hearing"

Planner Robinson stated we are looking for 2 new Planning Commissioners to replace Chair Vorwaller and Commissioner Mortell. Planner Robinson thanked Casey and Amy for there time and effort spent on the Planning Commission.

Planner Robinson stated Stewart Ranches will be a work session item on the next City Council agenda.

Planner Robinson stated Hart Ranch on Hallam Road and Lambert Lane is coming before the City Council with an annexation petition.

Approval of the November 15, 2018 minutes

Commissioner Mortell motioned to approve the November 15, 2018 minutes. Commissioner Handsaker seconded the motion. All voted in favor. Motioned passed.

Adjourn

Commissioner Handsaker motioned to adjourn. Commissioner Mortell seconded the motion. All voting in favor. Motioned passed.

The content of the minutes is not intended, nor are they submitted as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

These minutes were ___X___ approved as presented. _____ approved as amended at the meeting held on January 10, 2019.