

Francis City Planning Commission Meeting
Wednesday September 19, 2018 at 7:00PM
2319 South Spring Hollow Road
Francis, UT 84036

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

Excused: Commissioner Lisa Khajavi,

Others Present: Jeff Jacobson, Trilby Cox, Bruce Sperry, Ronda Sperry

Call meeting to order

Chair Vorwaller called meeting to order at 7:01 p.m.

Public Hearing Preliminary / Final: Summit Haven Phase II

Planner Robinson read staff report

Engineer Kettle went through Engineering report

Chair Vorwaller commented on the plat map, the existing Summit Havens Subdivision has lots 1 and 2 asked if we need to change lot numbers because it is the same subdivision. Engineer Kettle answered no, because the new part is phase 2.

Planner Robinson stated he has contacted Summit County for addresses.

Commissioner Cox asked about the proposed water meters between lots 3 and 4, where they are proposing putting the cluster mailboxes. Engineer Kettle explained Francis requires separate water meters, we have asked them to separate the meters for each lot.

Jeff Jacobson stated he talked with Clayton the postmaster and he would prefer the pod of mailboxes be adjacent to the Hilltop Estates.

Chair Vorwaller asked if Summit Haven Drive connects anywhere or is it a dead end. Engineer Kettle stated it will connect to the Hilltop Subdivision.

Commissioner Cox asked if irrigation ditches are being used and if the irrigation companies have been involved. Engineer Kettle stated we have been taking to them and we need to find out if they are going to be used, before it was just runoff that come of the Hilltop Subdivision. Kettle stated we will make sure we are not cut off anything someone uses.

Opened to Public

Trilby Cox lives in Summit Haven and she owns lot 1 and her family owns lot 2, which both abut summit Haven Phase 2 lot 4.

Comments and questions from Trilby Cox:

Trails:

1. Trails currently exist in the Hilltop Ridge subdivision and the landowners of Summit Haven lots 1 and 2 have talked to the City about extending the Hilltop Ridge trail along the west side of Summit Haven Road through the easement along both parcels.
2. As of a short time ago, Summit Haven Road is now a through street which increases the two-way traffic along that road. Having trails on Summit Haven Road increases the safety of the elementary school, middle school and high school aged children that walk to the bus stops that are out on Hallam Road and provides a safe walking space for the residents of the busy and narrow Hallam Road to walk along as they walk to the open space that the City is improving for general recreation.
3. Looking to a possible future school in Francis, this trail can also connect the "outskirts "of Francis City to that educational facility.

Mailbox:

1. Does the cluster box encompass any of the residents of Summit Haven phase 1 and/or the residents of Hilltop Ridge?
2. Do any of the residents incur a cost for the mailbox?
3. Who will be responsible for the demolition of the current mailboxes?
4. Is the cluster mailbox located in the middle of the trail, as shown on the plat, or on the edge of the City easement?

Property abutment:

1. Will the owners of Summit Haven lots 1 and 2 be notified of the property line between lots 4 of Phase 2 and their lots? There is currently a “berm that separates the properties – though it was loosely constructed by the original owners of Summit Haven. What becomes of the berm?

Irrigation ditches:

1. There are now abandoned irrigation ditches that run along the south and west borders of the Summit Haven Phase 2 lots. What becomes of those ditches? Given there is no irrigation that will ever occur in these properties, can they be filled in? Is there an irrigation easement along that boundary? Who owns that? Experience shows that these ditches become nothing but a waste of space and a dumping ground for trash.

CC&R's:

1. Because this is a “Phase 2” of an existing subdivision, do the CC&R's mimic or are they an exact replica of Phase 1?

Jeff Jacobson responded

1. Cluster mailboxes will be paid for by him the developer. It will be a 16-slot mailbox with parcel boxes. It will include the mailboxes on Hallam road. The mailboxes on Hallam road will be taken down by the owners.
2. Irrigation ditches – we discussed that with Scott Kettle and that is being researched, it is an issue that will be defined and complete.
3. The legal survey will be done between the properties, it will be defined so there is no question to what is and what isn't
4. The trail will terminate at the frontage, which is approximately 500 feet, the balance of that is the City of Francis's responsibility.
5. The location of the mail pod will be determined by Engineer Kettle and Clayton from the post office.

Chair Vorwaller asked about the trail, if it is going through phase I. Engineer Kettle responded the City is asking the developer to deed the right-of-way and he will construct the trail from Hallam Road to the edge of his subdivision (adjoining Hilltop subdivision).

Jeff Jacobson stated when Summit Haven phase I was developed it was not in the code to put in a trail.

6. Summit Haven phase II CC&R will mimic Summit Heaven phase I, so there will be a seamless, harmonious feel as you come down Summit Haven Drive.
7. Developer will put in a monument stone at the entrance of Summit Haven.

Engineer Kettle asked Jeff Jacobson to send the City a copy of the CC& R's. Jeff Jacobson responded that he would send them to City Planner Robinson.

Commissioner Handsaker asked about the irrigation ditch and if they are abandoned, is that something the City can require to be filled. Engineer Kettle answered yes. Jeff Jacobson commented that is something we can take care of during excavation of the lots.

Bruce Sperry commented he likes the mailboxes being moved off Hallam road, concurs with filling the ditch in with dirt. Sperry praised Developer Jacobson, he has follow up and follow through, and he does what he says he will do.

Closed Public Hearing

Commissioner Cox commented it sounds like all the Horrocks recommendations are being taken care of.

Chair Vorwaller asked Engineer Kettle when will we find out about the ditches. Engineer Kettle answered we will have that resolved before City Council.

Commissioner Cox asked what we can do about continuing the trail. Engineer Kettle commented that is up to the City Council and the budget.

Engineer Kettle stated as part of the subdivision, with Jacobson having to cut the road a couple of times, we are requiring him to do a surface treatment afterwards, so the road does not look like it has patches in it. We will coordinate it with a City project to help keep cost down.

Commissioner Handsaker motioned to approve and forward to City Council for approval Summit Haven Phase II with the conditions set forth in the letter from Horrocks Engineering. Commissioner Mortell. All voting in favor. Motioned passed.

Planner Update:

1. City Center zone passed. At the next City Council meeting they will discuss design standards.
2. Conservation Subdivision was tabled.

Approval of minutes: July 19, 2018 and August 16, 2018

Commissioner Mortell motioned to approve the July 19, 2018 and August 16, 2018 minutes. Commissioner Handsaker seconded the motion. All voting in favor. Motion passed.

Adjourn:

Commissioner Vorwaller motioned to adjourn. Commissioner Cox seconded the motion. All voting in favor. Motion passed. Adjourned at 7:40 p.m.

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 November 1, 2018.