

Francis City Planning Commission Meeting

Thursday November 1, 2018 at 7:00PM

2319 South Spring Hollow Road

Francis, UT 84036

Present: Co-Chair Trent Handsaker, Commissioner Morgan Cox, Commissioner Lisa Khajavi, Planner Ryan Robinson, Engineer Scott Kettle, Planning Secretary Susan Moses

Excused: Chair Casey Vorwaller, Commissioner Amy Mortell

Others Present: Paul Watson, Craig Griffin. Danny Johnson, Paul Linford, Chad Mitchell, Corey Dutton

Call meeting to order

Co-Chair Trent Handsaker called meeting to order at 7:05 p.m.

Final Hearings

a. Frontier Cottages

Planner Robinson read staff report.

Engineer Kettle read engineer report.

Greg Griffin stated he was there on behalf of the applicant. Griffin commented the ditch that runs through the property is 105 years old and as such wetlands are wetlands, but it also triggers other things, archaeological review if that was rules to jurisdictional to the Army Corp of Engineers, and we challenged that, and it is no longer jurisdictional for the Army Corp of Engineers. Griffin stated both properties are under contract, the school district pushed for workforce housing so the buy under contract for the residential is a workforce specialist, they are rural cottages, the idea is to build single family homes that are suitable for the community but also affordable for the people who live here. The buyers for the Commercial are Francis residence, so it will be locally owned businesses. Griffin

stated they have worked hard to make sure this is conforming, and they leave something that we can be proud of.

Commissioner Cox asked about the lift station. Engineer Kettle explained the sewer was extended around the church, so it is there when the school district property is developed, it will carry up to the east to this property, so we can get the sewer on gravity. Morgan asked what happens to the sewer pump once that happens? Kettle answered hopefully temporary means a few years, but who knows how long it will take to get the school property developed. It could be 10 or 15 years.

Commissioner Handsaker asked if we need to worry about life span? Engineer Kettle responded it is the same lift station we have in town.

Commissioner Khajavi asked if the temporary situation will be able to be converted or is that the route it would have to be. Engineer Kettle answered when the lift station goes away it will flow gravity to the west, right now it will flow west of the property and then it will have to be pumped out to SR32 because it can't flow out to SR32 gravity wise, when development happens behind this subdivision we can bring the gravity line to it and tie in so we can do away with that lift station.

Commissioner Cox motioned to move forward to the City Council with approval with the condition that they meet Horrocks Engineers requirements.

Commissioner Khajavi seconded the motion. All voting in favor. Motioned passed

b. Frontier Acres

Planner Robinson read staff report.

Engineer Kettle read engineer report.

Paul Watson project Engineer stated there is an issue with a clear chain of title. Watson stated there is a break in the chain of title and the easement was recorded on a different piece of land under a different warranty deed. If Patty Larson can show them a clear chain of Title, they will follow the law and put it on

the plat and make it good, if there is no chain of Title, they would prefer to keep it the way it is. Watson stated on the irrigation ditch it is a sore spot with everybody, we have offered to pipe it and put it in an HOA and maintain it. Watson stated when we have tried to talk to Mrs. Larson she has said talk to my attorney. Our preference is to pipe the irrigation company ditches but leave the private ditches open for Mrs. Larson, if I leave them alone, I am not assuming any liability, risk or anything else. Watson stated he is happy to work with Mrs. Larson, but he would like to get rid of the ditch that goes through the angled lot and put the ditch on Mrs. Larson's side of the fence and pipe it all the way back, but that did not sound like a workable option at the time. Watson stated his preference would be to leave the ditches alone, if you tell me I have to pipe the ditches, then we will, but once he starts piping ditches he assumes liability and responsibility and maintenance, if I leave them alone I don't have to do anything because it is a private ditch. It is Mrs. Larson's ditch and we are not trying to take it away from her, but we are not trying to incur maintenance and liability in the future.

Commissioner Handsaker asked if the only ditch in question is the private ditch that goes across lot 105. Paul Watson answered there is two, one goes across lot 105 and one goes along the front of the lot. We will reroute it down the side of the project.

Commissioner Handsaker asked Engineer Kettle what his concerns are with the ditch. Engineer Kettle explained his concern is if we are approving a subdivision and we are putting a ditch across someone's yard, in the future someone is going to have to clean it, so then someone is going on someone's property to clean it. It would be better to pipe the ditch.

Commissioner Handsaker asked if they are plating in the easement for Patty Larson. Paul Watson answered first we need to find out if she has a right to it.

Commissioner Handsaker asked how long Mrs. Larson has had to produce a chain of title, is this something we need to give more time for. Planner Robinson answered when she talked to us, it has been a couple of months and the survey company was backed up and had not been able to get to her.

Short discussion about tabling to give time for private irrigation ditch issue to be worked out.

***Commissioner Khajavi motioned to table until November 15th meeting.
Commission Morgan seconded the motion. All voting in favor. Motion passed.***

Planner Update

Planner Robinson gave update:

1. Summit Haven Phase II was passed at the last City Council meeting
2. Conservation Subdivision was passed, they will sign the ordinance at the next City Council meeting
3. Stewart Ranch Subdivision is on the November 15th agenda

Approval of Minutes September 19, 2018

***Commissioner Cox motioned to approve the September 19, 2018 minutes.
Commissioner Handsaker seconded the motion. All voting in favor. Motioned passed.***

Adjourn

Commissioner Cox motioned to adjourn. Commissioner Khajavi seconded the motion. All voting in favor. Motioned passed. Adjourned at 7:35 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 15, 2018.