

Francis City Planning Commission Meeting

Thursday January 23, 2020 at 7:00pm

2319 So. Spring Hollow Road

Francis UT. 84036

Present: Chair Morgan Cox, Commissioner Brian Henneuse, Commissioner Bob Murphy, Planner Mandy Crittenden, Engineer Scott Kettle

Excused: Commissioner Natalie Atkinson, Commissioner Kim Atkinson, Secretary Susan Moses

Other Present: Rex Campbell, Collette Madsen, Elaine Robb, Pete Gillwald, Bill Crystal, Jill Leonard, Marion Wheaton

Call Meeting to Order:

Chair Cox called meeting to order at 7:00 pm

Chair Cox welcomed Bob Murphy to the Planning Commission

Preliminary Plat Approval – Stewart Ranches Subdivision

Planner Crittenden read staff report

Chair Cox commented he was trying to look back at his notes to see what we had tabled it on.

Commissioner Henneuse stated the issues were water, placement of water tank and design, ditch approval, also thought something about the road on Gines Lane.

Pete Gillwald stated they have meet with the City Engineer Scott Kettle and City Planner Mandy Crittenden about a month ago to talk about more specifics on the water tank and well sight and at this point we don't have anything from the City on how much land they need or what the specific sight is for the water tank and the elevation or horizontal placement and so on. Gillwald stated we are designating an area and leaving that for further discussion. Gillwald stated in respect for the ditches, we did meet with the irrigation companies several months ago and talked about some of their concerns. Gillwald stated none of the ditches are on someone's lot, they are all within 40 to 50 feet wide swaths of open space. The primary ditch that runs along HW35 is in a 120 feet wide open space area. We cross ditches in 3

places, internal road across the main ditch, if we do access on Gines Lane there will be a crossing there, one more internal ditch on the Kirkham ditch. Gillwald stated they would like to get on the Ditch Company's Agenda in February to see if there is any further input from them. Gillwald said in respect to Gines Lane our opinion is we would rather not cross the ditch that runs along Gines Lane and do the improvements, he understands Engineer Kettles position is the more access points we have the better it is for traffic flow, it also helps with utility connections. Gillwald thinks at this point they would be ok with a fire access only and not doing improvement on Gines Line, not knowing what those improvements will entail and what that impact of that ditch on the northside of the road, he would rather not get into that mess. Gillwald stated with their updated traffic study they presented to UDOT would not suggest any improvements to Gines Lane based on our project. Gillwald stated they have some of the water, but we do not have all of the water that is required for the subdivision.

Rex Campbell stated it is hard for us to think we have to come up with all of the water, it is a ten-year project, we have about half the water and we are still acquiring more.

Commissioner Henneuse commented I think that is understandable but at the same time the concern is you start the project and they you go we don't have enough water.

Engineer Kettle stated the thing we need to remember for tonight is preliminary approval, what we are trying to do is get the preliminary plan, the general design and layout approved so we can move forward, then they can go to the irrigation company and say here is our preliminary plan, here is the layout and before they comeback for final approval they will need something in writing from the irrigation company saying we approve what they are doing. Kettle stated as far as the water tank and well, we are still working on pinpointing a location for those. As far as preliminary approve tonight, if it is granted it will not affect that.

Chair Cox asked the reason why the location for the well and tank has not be figured. Engineer Kettle explained we are working with and trying to incorporate the Tifton Hills Subdivision and make it work for all of that, we are getting the application and elevation for that.

Commissioner Henneuse commented you say you have a general idea. Engineer Kettle responded yes; we just need to pinpoint the exact elevation. Planner Crittenden added it is relatively close to where it shows on the map.

Engineer Kettle stated as far as the road connecting to Gines Lane, when we started this annexation process one of the things we wanted to avoid is another Wild Willow situation where you can enter the subdivision at one end and come out the other end, we are trying to have some connectivity so there are more point to get into the subdivision, so if more development happens over here or here you don't have to drive all away around town threw here, they can get through here. The plan was to add that connection at Gines Lane, so we have better connectivity with roads and getting in and out.

Chair Cox stated he understands that issue with connectivity, but in the same since I have to sit up here and think of the individuals who own property on Gines Lane and in my opinion I have to be sensitive to their needs and wants, they are citizen of the City and they have a say.

Engineer Kettle commented something to think about is if there is more development, there is a large piece of property on the south side of that road and at one time they had a subdivision approved, it is still in the City and if development were to happen on that and they wanted to get into that subdivision then requiring them to drive down more, it would affect those some people, instead of cutting cross and going through.

Discussion about accesses and connectivity.

Planner Crittenden stated eventually it is going to connect, so it is better to put that on the developer now than it would to put it on the City later.

Discussion about future connections

Commissioner Henneuse asked about the open space and if there would be issues of water runoff. Pete Gillwald answered we will provide adequate storm water retention basins.

Commissioner Henneuse stated he was thinking more of the main area, the large open space, did not see a retention. Engineer Kettle answered they have to work out the storm drains, wither they retain it all on site or wither they work with the irrigation companies to release a natural rate into the irrigation ditches, they still have to work all of that out, the calculations and the agreements. Kettle added they have to get through preliminary before they can start the official design.

Pete Gillwald stated somewhere in that big swath of open space, we are looking at putting in a wet pond as an amenity, we are trying to figure out where that fits in and how that might look.

Chair Cox asked if this was phase 2 where the town homes are. Pete Gillwald answered yes, added that it was 23 lots.

Commissioner Henneuse commented last time it seemed that there was a lot of jumping around, it seems like you have coordinated the construction in areas.

Pete Gillwald stated they have a few hurdles they have to deal with , so they are planning on starting on the panhandle side of the project, just because the have to run the sewer all the way down through the Crystal property to get it to work.

Discussion about phases, putting the main road in first, do not want constructions trucks going through the Southfield subdivision.

Commissioner Henneuse commented he appreciates where the townhomes are located because if he is driving up to Woodland, he doesn't want to see townhomes lining the highway. There are the issues of traffic driving through the neighborhood to fast, suggested traffic calming, doing something tasteful, that slows down the traffic.

Pete Gillwald stated there is some separation between the cars and people on the trails.

Commissioner Bob Murphy asked if the townhomes could be moved to the phase 1 B-2 area.

Pete Gillwald stated the site plan was vetted for two years going through the annexation process. What we liked about that spot was it is around the open space, it is conjunction with some of the smaller lots, so it made since.

Commissioner Henneuse agreed, it is a flow in the design and that makes since.

Discussion about the access onto Gines Lane.

Commissioner Henneuse commented the only issues are the Gines Lane and fire access. We talked about put in a cul-de-sac and chain it off for now. There is the point of putting additional development on the developer, asked how much they need to do.

Engineer Kettle responded if it is fire access does it have to be a full foot 30 wide asphalt or 26 feet wide?

Commissioner Henneuse asked does it have to have a cul-de-sac. Engineer Kettle answered it need to have a cul-de-sac or a hammer head, it needs to have something.

Engineer Kettle asked does it have to develop to full city standards? Is it just a temporary fire access road? Commissioner Henneuse responded we could put that in the conditional approval.

Discussion about cul-de-sac with a chain or crash gate, have developer make it a ready to go point of access.

Chair Cox motioned to forward the Stewart Ranches Subdivision Preliminary Plan to the City Council with the access for the road coming out onto Gines Lane and the southeast corner of the subdivision be considered a fire access road only with the developer building the road to Gines Lane and the City Council also consider the density location as far the townhomes go inside the development. Commissioner Henneuse seconded the motion. All voting in favor. Motion passed.

Planner Update

Planner Crittenden reminded every one of the work session with the City Council on February 3 at 6:30 p.m.

Approval of November 21, 2019 Minutes

Commission Henneuse motioned to approve the November 21, 2019 minutes. Chair Cox second the motion. All voting in favor. Motion Passed.

Adjourn

Chair Cox adjourned the meeting at 7:49 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 March 19, 2020