

Francis City Planning Commission Meeting

Thursday March 21, 2019 at 7:00PM

2319 South Spring Hollow Road

Francis, UT 84036

Present: Co-Chair Morgan Cox, Commissioner Lisa Khajavi, Commissioner Brian Henneuse, Commissioner Colette Madsen, Planner Ryan Robinson and Engineer Scott Kettle and Planning Secretary Susan Moses

Excused: Chair Trent Handsaker

Others Present: Jeff McNeil, Mike Johnston

Call meeting to order

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

Public Hearing Preliminary Plan Jean McNeil Acres Phase Three

Planner Robinson read staff report.

Engineer Kettle read engineer report.

Commissioner Madsen asked what happens with the cul-du-sac on lot 1. Engineer Kettle explained there is a note that will be put on the plat, that states this is a temporary turnaround easement and once the road is extended to the west then the easement goes away.

Commissioner Madsen asked if they could build on that lot with the easement. Engineer Kettle answered they can they just have to build far enough back so they are far enough away from the temporary easement.

Commissioner Henneuse also expressed his concerned about the temporary cul-de-sac and easement on lot 1. Asked what happens when

that lot is finished and there is a driveway and landscaping. Engineer Kettle explained they will have to keep that paved until such a time it goes away.

Co-Chair Cox asked if it would be paved or road base. Engineer Kettle answered our recommendations is pavement.

Commissioner Henneuse commented lot 6 is also interesting as far as a buyer's perspective.

Commissioner Madsen asked if the ditch on the north would remain open. Mike Johnston (Engineer for project) answered open. Madsen asked if the ditch on the west would be altered. Engineer Kettle answered once we get to the design we will have to look and see if they put a culvert across that so we can have a road stubbed up to the edge of the property. Right now, we have not investigated that too much, they will have to go to the irrigation company beforehand.

Mike Johnston stated they would have engineered plans and come back with final plans with ditch company approval.

Opened to Public

No public comments

Public Hearing Closed

Co-Chair Cox commented he has seen these temporarily turn arounds before and those who buys the lots will have to understand that is part of the deal and they must build outside of it.

Commissioner Madsen asked if the cul-de-sac was part of the 1/2 acres. Engineer Kettle answered yes and explained since it is a temporary easement it does not take away from there acreage.

Commissioner Khajavi motioned to move forward to City Council following staff recommendations. Commissioner Madsen seconded the motion. All voting in favor. Motioned passed.

Code Text Amendment

a. Lighting

Planner Robinson read staff report.

Co-Chair Cox commented it is good to have a lighting plan for commercial before we get commercial coming into the City.

Commissioner Hanneuse commented we need to do something for residential, because it is better than doing nothing.

Discussion about lighting

Kinds of lights

Hours of lights on

Shielding plan

Having guidelines for residential

Having Lighting Plans for Commercial

B. Multi-family housing

Planner Robinson read staff report

Discussion on the floating zone

Discussion on type of housing

Town homes

Duplexes

Small lots

Open space

Planner Update

1. Next week at City Council
 - a. Steward Ranches
 - b. Frontier Acres

Approval of Minutes February 21, 2019

Commissioner Khajavi motioned to approve the February 21, 2019 minutes. Commissioner Madsen seconded the motion. All voting in favor. Motioned passed.

Adjourn

Co-Chair Cox motion to adjourn. All voting in favor. Motioned passed. Adjourned at 8:45pm.

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 April 18, 2019.