

Francis City Planning Commission Meeting

Thursday August 15, 2019 at 7:00pm

2319 S. Spring Hollow Road

Francis UT. 84036

Present: Chair Morgan Cox, Co-Chair Brian Henneuse, Commissioner Collette Madsen, Planner Mandy Crittenden, Engineer Scott Kettle, Secretary Susan Moses

Other Present: Jane Wilford, Renee Atkinson, Karmen Naylor, Nate Tew, Kathie Beals, Dave Robinson, Rex Campbell, Pete Gillwald, Bill Crystal, Jack Prescott, Michael Baldwin, Bob Wheaton, Emily Maddison, Jill Leonard, Cindy Eslinger, Brittaney Atkinson

Co-Chair Cox called meeting to order at 7: 04 pm

Vote on New Chair & Co-Chair

Co-Chair Cox asked for a motion for New Planning Chair & Co-Chair

Commissioner Madsen motioned to nominate Morgan Cox for Chair and Brian Henneuse for Co-Chair. Commissioner Henneuse seconded the motion. All voting in favor. Motion passed.

Public Hearing: Preliminary Plat Review for Stewart Ranches

Planner Crittenden read staff report.

Engineer Kettle stated we still have some items to work out. Need to work on the well site, and the tank site.

Pete Gillwald stated we had a concept plan that got approved as part of the annexation. As we have started to work through the preliminary plan, we have started laying out the roads, worked on utility layout, pushed and pulled on lots to make sure we have as much open space and a configuration that worked. The biggest change in the plan is on the east bench, originally we had 7 lots that were feeding off two public roads, a cul-de-sacs in order to incorporate an access up to the well site, we did that with a shared driveway scenario, we eliminated about 800 feet of cul-de-sac that the City doesn't have to maintain. With the shared drive there will be an easement that accommodates Francis City to get to the well site.

Gillwald stated they have to extend the water and sewer to the south, down to 1000 East, and that goes through the Crystal property and we have been working with the owners on an alignment for those utilities. Gillwald stated they have 57 percent open space, doing the trails, incorporated sidewalks on the primary road going through the project. Tying into the same points of access to South Fields on Gines Lane and on SR 35, still providing access to the north to the Lazenby property.

Open to Public

Jill Lenard stated she live on the east end of Gines Lane. When she looks at the County's parcel map, she sees two small parcels, that have not been annexed in, that are showing as part of the subdivision. Does not know why they were left out. Since they were not annexed in, she does not believe they should be counted as open space or use for trails or considered part of the subdivision development. Asked what the criteria is for phasing and is it in the annexation agreement? Would like to see the town homes built in phase 1 along with the homes, get the disturbance over with instead of coming back to it, do not wait until the end, don't jump around. Would like to see the Southfield and HWY 35 entrance built and used right off the bat. Once phases 1 and 2 are completed, reevaluate if you truly need the Gines Lane access.

Bob Wheaton owns property on the other side of Gines lane. Wheaton commented you need options to widen Gines Lane, there is a ditch on one side and my property on the other side, and my property is not an option. Concerned about traffic on Gines Lane. Commented on the initial plan we saw the open space that runs along the ditch on HWY 32 was much wide than the current plan. What is the timing for the contract agreement with the developer and the City? Wheaton asked when are the annexation fees going to be paid? Commented they should be paid up-front and not by phases. Wheaton stated the Irrigation company needs to sign off on the mylar before they start digging.

Bill Crystal commented he was the property owner to the west and the City has never talked to him about this development and it is going to affect him, would like to be involved. Commented he stands to lose 2 acres of property, thinks the City needs to bring him and ask what he wants and how they are going to do it and what he needs out of it to get it done.

Commissioner Madsen asked Bill Crystal about the 2 acres he would lose. Bill Crystal answered if you go sixty feet wide thirteen hundred and twenty feet long, that is almost 2 acres, that's what I would give up for the road. Commissioner Madsen asked if that would become an easement. Bill Crystal commented eventually it will become a road.

Jack Prescott commented, he lives on South Willow Way, he is concerned where snow removal will go. Concerned about the sewer lines and can it handle that many more homes.

Jill Lenard commented she lives in the Hansen subdivision and none of the four landowners have expressed a desire or need to have Gines Lane widen. Commented the 2016 traffic study did not ask or require or suggest that I am aware of that Gines Lane be widen. Asked why we are widening the east end of Gines Lane. Lenard commented that the creek/ river/ditch is a true asset to our properties on the north side of Gines Lane, there are fish in there. Asked the Planning Commission to drop the widening of Gines Lane at this time.

Bob Wheaton commented the traffic study was done on half the density.

Emily Maddison commented you cannot pave your way out of congestion. Encouraged the Planning Commission to think about any other ways to aid in the traffic, be it public transportation, bike lanes, just widening the road will encourage more traffic.

Closed Public Comment

Commissioner Madsen has questions about the open space and how is that going to be water. Asked if any water had been secured for the project. Rex Campbell stated they have some of the water, but they need to acquire more water.

Commissioner Madsen asked if any was going to be kept in agriculture water to water the open space. Rex Campbell answered that would be our preferences.

Engineer Kettle explained part of the conservation subdivision process would be for the developer coming up with a management plan for the open space, those are thing we will get into and have answers for before the final.

Commissioner Hanneuse asked if there will be further approval along the process as we come up with those plans. Engineer Kettle answered yes and explained if

you were to grant anything tonight it would be preliminary approval, then they would go to the City Council for preliminary approval, then back to Planning Commission for final approval and back to the City Council.

Chair Cox commented he would like to see a new traffic study done. Engineer Kettle stated a new one has been done with this new density. Rex Campbell added it was just completed a few weeks ago.

Discussion about Gines Lane

Chair Cox asked if the sewer had to go through Bill Crystal's property. Engineer Kettle explained the requirements of the subdivision is they have to extent the water and sewer from their piece to South Willow Way, if could happen through the Crystal property or some other fashion, that is what they have to do as part of their annexation.

Commissioner Henneuse asked about the annexation fees and bond. Engineer Kettle answered they pay half of the annexation fees up front. Second half paid after final approval, within a year of annexation. Engineer Kettle explained the requirement for a subdivision, if they record the plat, they have to put up 100% of the cost to build a subdivision. If they want to go in and put in the infrastructure before they come up with the bond, they can do that.

Rex Campbell stated it was to their advantage to build before they record. Then record, then put up the warranty band.

Commissioner Madsen asked if that was part of State Code. Engineer Kettle responded that is part of our code that they have that option. And it is also part of State Code.

Commissioner Henneuse asked about maintenance on the trail. Engineer Kettle stated that is part of the development agreement. Rex Campbell responded the H.O.A. will maintain trails.

Commissioner Henneuse asked about timing, asked the reason why they are jumping around on the project. Pete Gillwald explained the road has to go in all the way and that is part of phase 1. Gillwald stated ultimately, we looked at the panhandle and that was a good place to start, but their client was more focused on the single-family homes, then the town homes. Gillwald stated they could start the townhomes sooner rather than later, he agreed trying to get it all knock out at once

would be far better. Commissioner Henneuse commented the people living there would appreciate construction being done in a certain area rather than moving in and two years later, there is more construction going on.

Commissioner Madsen asked if there was a T at the east end of Bill Crystal's property, for snowplows to turn around, Pete Gillwald answered there would be a temporary cul-de-sac build on their side.

Commissioner Madsen asked if they are building specs homes or building custom homes, or selling lots? Pete Gillwald answered all.

Jack Prescott asked how they are going to run water down there, before the tank goes in. Scott Kettle answered there is a water line that runs down Gines Lane and one that runs down HWY 35 and the town is actively working on another water source and water tank.

Chair Cox asked about the temporary turn around, expressed concern over it. Engineer Kettle explained it will be paved, it will only be temporary until Bill Crystal develops his property next to that road.

Commissioner Madsen asked about the right-of-way connecting to the Lazenby property. Pete Gillwald explained they are just reserving the right-of-way so if and when they every want to tie into our road the right-of -way will be there. It will not be paved.

Jill Leonard asked about the lots not annexed in. Rex Campbell stated he will check; he believes they have been annexed in. Engineer Kettle also stated he will check on it.

Chair Cox commented we need to consider that you don't have enough water rights yet to move forward. Rex Campbell responded correct. Cox asked about the land for the tank. Pete Gillwald responded we have identified the location and we are waiting on Engineer Kettle to find out how much room you need and how to access it. Engineer Kettle commented we are still working on determining the elevation.

Commissioner Madsen asked about the size of the water tank. Engineer Kettle answered big enough to service growth for the next 20 year according to the State projections.

Pete Gillwald commented they are planning on having a meeting with the irrigation company and will have them sign the plat.

Chair Cox commented not in a big rush to push through, we need to take our time and do this right. Make sure everything is in place before we move forward. Commissioner Madsen agreed.

Discussion on water shares. Engineer Kettle explained they are working on that and until they know exactly what they are approved to do, we will not know exactly how many water share they need. They will have to have all the shares before Final approval.

Discussion about Gines Lane.

Commissioner Madsen motioned to table the preliminary approval pending redesign of the road, water tank size and location, ditch company approval. Chair Cox seconded. All voting in favor. Motioned passed.

H.H. Acres.

1. Zone change

Planner Crittenden read staff report.

Chair Cox asked is it just the first acre and a half that you want to change to AG-1. Dave Robinson explained it is just were she want to put the house and outbuilding.

Commissioner Madsen asked if she was planning on developing the rest of the parcel. Dave Robinson answered the buyer is looking to buy the entire parcel of 12.33 acres, she is not at all interested in subdividing.

Commissioner Madsen asked if she was going to irrigate the 12 acres, and does she have the water. Dave Robinson answered she has adequate water for the home, which she will turn into the City. She will have to decide if she wants to irrigate the rest.

Commissioner Madsen expressed concern that it did not become a fire hazard.

Commissioner Cox asked about the road. Engineer Kettle explained for a one-acre lot you have to have a hundred feet of frontage on that lot, to be qualified as a lot, they will have to put the road so far back to subdivide.

Discussion about concerns from last meeting, concerns about noise, about access to irrigation ditch, dogs being contained on property.

Jane Wilford asked why they are not down zoning the entire property. Dave Robinson responded there is no reason to down zone the entire property.

Chair Cox commented he is concerned they will come back and build on the rest of the property.

Discussion about Condition Use Permits. If they do not follow the conditions, the Conditional Use Permit can be revoked.

Renee Atkinson asked who enforces if there is a complaint. Chair Cox answered the Planner is the Code Enforcer.

Discussion about conditions

1. Light ordinance
2. Noise ordinance
3. Number of dogs - 15
4. Disposal of waste
5. Nuisance ordinance

Commissioner Henneuse motion to approve the zone change. Commissioner Madsen seconded the motion. All voting in favor. Motioned passed.

Chair Cox motioned to approve the Conditional Use Permit with the following conditions; 1. the light and noise ordinance be maintained following the City Code. 2. No more than 15 dogs at any point and time. 3. The nuisance code must be maintained in respect for the neighbors at all times. Henneuse seconded the motion. All voting in favor. Motion passed

Planner Update:

1. Lots of complaints, most of the complaints that are being made are personal and not anything to do with Codes. Every complaint that is made is being addressed and followed up on. Not all complaints are valid.

Commissioner Madsen motioned to approve the minutes of June 20, 2019. Chair Cox seconded the motion. All voting in favor. Motioned passed.

Adjourned at 9:01p.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 October 24, 2019.