

Francis City Planning Commission Meeting
Thursday August 18, 2016 7:00 PM
2319 South Spring Hollow Road
Francis, UT 84036

Present: Chair Kevin Cannon, Commissioner Trent Handsaker, Commissioner Shauna Bushman, Commissioner Jason Averett, Commissioner Vorwaller, Planner Marcy Burrell, Engineer Kettle

Excused: Commissioner Lorraine Flygare and Secretary Susan Moses

Other Present: Dustine Housel, Dena Housel, Kyle Housel, Michael Demkowicz, Barry Richins, Brent Gines, Karlee Maw, Jeremy Gines, Sheri Gines, Myra Housel, Jaren Housel, Kenny Jackson, Kerri Jackson, Jeff McNeil, Lauren Barry, John Keys, Clifta Keyes

Call Meeting to Order:

Chair Cannon called meeting to order at 7:02 p.m.

Public Hearing with Possible Action: Francis Cove Minor Subdivision – Preliminary and Final

Planner Burrell read staff report

Michael Demkowicz from Alliance Engineering stated yesterday he had a mandatory pre-application meeting with UDOT for access to the Francis Cove Subdivision. It generally takes about 10 weeks. Demkowicz stated it meets the spacing requirement of 150 feet spacing between driveways. Demkowicz stated they will have to supplement the construction plans with a UDOT plan that addresses drainage and grading. Demkowicz stated they still need to get approval from the Irrigation Company.

Commissioner Bushman stated she has gone through the Code and in the supplemental provisions it said something to the effect on major streets any structures are treated as conditional uses and then it talks about 40 foot setbacks and other things. Bushman asked Engineer Kettle if we could adhere to those codes if they are relevant to this development. Engineer Kettle stated he would look at the codes.

Opened to Public

No Public Comment

Closed to Public

Commissioner Averett asked if there was any approval from the fire district. Engineer Kettle stated the Fire Department would have to sign the final plat. Michael Demkowicz stated they

had sent their concept plan to South Summit Fire Department and got an email response that everything looked good. Demkowicz stated their proposal was to extend the water line and provide a fire hydrant at the end of the cul-de-sac.

Commissioner Vorwaller asked if the Fire Department was okay with the cul-de-sac width. Engineer Kettle answered they are okay with the City standard width, we have been through this before with them. Kettle stated we recommend they go with the City standards which are 100 feet.

Commissioner Bushman motioned to accept the Francis Cove Subdivision with the stipulations from Horrocks Engineering as well as any relevant supplemental provisions regarding major streets and setbacks and whatever else goes along with that code. Commissioner Averett seconded the motion. Motion passed unanimously

CUP and Lot Line Adjustment – Premier Storage

Planner Burrell read staff report

Commissioner Handsaker asked what the heights of the buildings are. Lauren Barry answered the tallest spot for the buildings for RV's will be 16 ½ feet tall, the standard buildings will be approximately 12 feet.

Commissioner Averett asked about the drainage. Engineer Kettle showed on the site plan the lines that are storm drains and explained everything that is paved will flow through a pipe to a retention basin. Averett asked if it was an evaporation basin or is there an exit. Kettle explained it will come to here and it will detain it and anything that comes out will flow down to the irrigation ditch. Kettle explained that is why he had to get an easement. Over time this will infiltrate and evaporate after a storm.

Commissioner Vorwaller asked if the Fire District has had any comment on fire access. Engineer Kettle answered yes, I have met with them and Mr. Berry has to have fire hydrants at each corner. Vorwaller asked if they have an issue with that furthest east building. Kettle answered no.

Lauren Barry commented with this layout they were able to widen the road, so there would be better access for vehicles and fire trucks.

Commissioner Vorwaller commented there would not be access to the backs of the building which would be the issue with firefighters. Vorwaller suggested we discuss this with South Summit Fire.

Planner Burrell stated another issue the staff has talked about is snow removal, there is not sufficient areas to pile snow.

Lauren Berry responded the slop on the roof is only 4%. Berry believes the snow will not slide off until it starts to melt. Engineer Kettle opinioned it will slide off. Berry stated there are different areas they would like to be able to put the snow and if there is too much snow they will haul it off.

Engineer Kettle stated the biggest concern is the way it is proposed, you have to keep the snow and snow run off on your site and the corners were he puts it, it is hard to tell whether or not it is going to do that. Kettle stated it is behind the fence and the way your Engineer has it calculated that he was going to stack it four feet high, how are we going to keep that on your property without putting a fence back there.

Commissioner Bushman asked about the wetland delineation. Planner Burrell stated that was in their packet.

Commissioner Bushman stated her main concerned has always been mitigating the adverse effects of ugly storage units and that is why we talked and he was going to submit to us a landscaping plan, I envisioned an actual landscaping plan and that is what I thought come from our work session, to see what it really looked like and from here it is just a bunch of dots. The way it looks he is trying to do medium trees. Lauren Barry stated we are stay within the caliber that is in the code, all of the trees met the criteria that are in the code which are 1' to 1 ½' caliber.

There was a discussion about landscaping and fencing.

Commissioner Averett asked if there was any approval from UDOT. Planner Burrell stated our code requires that his public access has to be off of a main road, he has to have 35 feet of frontage, so he has to do a lot-line adjustment to be able to do that. Both the nursery and storage units will use the same access.

Commissioner Cannon motioned to forward to the City Council for further fine tuning regarding everything that we have discussed since Feb 18, 2016 and the seven points from that meeting:

- 1. Have wetland delineation study completed***
- 2. UDOT approval for access***
- 3. Snow plan removal***
- 4. Drainage plan***
- 5. Facade options for front of buildings***
- 6. Privacy fencing options***
- 7. Landscape plan for frontage and also neighbors.***

Also the seven points from this meeting.

- 1. Submit phasing plan – temporary fencing***
- 2. Fire District approval***
- 3. Snow removal plan showing grading***
- 4. Strom drain easement on front parcel FT-14-B***

5. Storm drain design issues

6. Landscaping site plan

7. Fencing. And the lot line adjustment.

Commissioner Vorwaller seconded the motion. Voting in Favor Chair Cannon, Commissioner Handsaker and Commissioner Vorwaller. Voting Nay Commissioner Bushman and Commissioner Averett. Motioned passed.

Stewart Ranch Continued Annexation Petition – Tabled

CL McNeil Minor Subdivision – Preliminary and Final

Planner Burrell read the staff report

Commissioner Averett asked if the remaining parcel that cannot be built on is the 1.7 acres. Engineer Kettle answered yes.

Commissioner Handsaker asked if it could never be built upon. Engineer Kettle explained it has to have frontage on a City street, at this time it does not have any frontage so we will put a note on the plat stating it cannot be built upon unless it meets City Codes.

Commissioner Bushman asked if the house would be facing east. Planner Burrell stated the house is already there.

Commissioner Handsaker asked the reason they want to take the 1.7 acres off this parcel. Jeff McNeil answered he wants to keep the back half in agriculture and give the front parcel to his daughter.

Commissioner Vorwaller motioned to recommend approval to the City Council with the conditions:

- 1. A note be added to the plat stating the remaining parcel cannot be built upon or further subdivided until required frontage on a public street is provided.**
 - 2. Show 10' Public Utility Easement on lot 1**
 - 3. Add Standard Francis plat notes to the plat**
 - 4. Correct redline comments and return redlines to the Engineer**
- Commissioner Handsaker seconded the motion. Motioned passed unanimously.**

Planner Update

1. Welcomed new Commissioner Casey Vorwaller
2. Francis Frontier Days coming up on September 3rd and 5th. In need of volunteers
3. Thanked the Planning Commission for their time and effort
4. City Council approved the Zone Amendment for the Wild Willow Company commercial property to residential
5. City Council approved the Uinta Shadow II subdivision.
6. Uinta Shadows II changed the name to Uinta Willows

Approval of Minutes: July 21, 2016

Commissioner Bushman pointed out on page two the word alone should be along.

Chair Cannon motioned to approve the July 21, 2016 minutes with the change made. Commissioner Handsaker seconded the motion. Motioned passed unanimously.

Adjourn

Chair Cannon motioned to adjourn. Commissioner Vorwaller seconded the motion. Motioned passed unanimously. Adjourned at 8:12

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 27, 2016.