

Francis City Council Meeting
Thursday, May 2nd, 2024, 6:00 p.m.
2319 So. Spring Hollow Rd. Francis Utah

The meeting will be streamed via Francis City YouTube channel.
<https://www.youtube.com/channel/UC-9wahpEELShvGQZShXGIXg>
You can also comment by email to comments@francisutah.org

Staff: Mayor Jeremie Forman, Councilmembers Fryer, Hunter, Summers, Commissioners, Chair Murphy, Lawson and Ciampi

Excused: Councilmember Querry, Commissioner Christiansen and Recorder Gillett

Others Attending: McKenna Marchant, Dane Marchant, Tom Flinders, and Rick Rapp

1. Welcome, and Call to Order---The Mayor welcomed all in attendance. He asked Councilmember Summers to lead in the Pledge of Allegiance.

2. Appoint New Planning Commission Member----The Mayor explained that Sam Strebel has resigned from the Planning Commission, and he explained that he and Planner Henneuse have interviewed several people, and they feel that McKenna Marchant would be a great addition as she has a lot of experience in planning.

The Mayor asked McKenna if she would introduce herself. McKenna explained that her husband grew up here and that she is from Panquitch Utah, a small town so she was nervous to move up here. She has served on West Jordans Planning Commission, and she has served as a City Planner in Vineyard. She received her master's degree in public administration from the University of Utah and she currently works with the State dealing with bonds.

The Mayor would like a motion to appoint McKenna Marchant.

The Mayor made a motion to appoint McKenna Marchant to the Planning Commission. Councilmember Fryer seconded the motion. All voted in favor.

3. Close Council Meeting and Move to Work Session---Councilmember Hunter motioned to close regular session and go into work session. Mayor Forman seconded the motion. The Mayor and Councilmembers Fryer, Hunter and Summers all voted in favor; motion passed.

Francis City Council and Planning Commission Work Session
Thursday, May 2nd, 2024, 6:00 p.m.
2319 So. Spring Hollow Rd. Francis Utah

The meeting will be streamed via Francis City YouTube channel.

<https://www.youtube.com/channel/UC-9wahpEELShvGQZShXGIXg>

You can also comment by email to comments@francisutah.org

1. RDA Discussion---The Mayor explained that he has talked with each Councilmember, and he has asked Attorney Christopherson to be present to help explain what RDA means and does.

Attorney Christopherson explained that RDA means Redevelopment Agency. He stated that what that means is it is a tool that Cities can use to help fast forward development and what it will allow you to do is tax increment financing. If the City creates a Redevelopment Agency, then they create a CRP Community Reinvestment Project. He explained that a developer has approached them to see if the City would be interested in doing this.

It allows the City to shave off a portion of the tax revenue. It is only property tax that they can use. He explained that we currently have two parcels right now that would be interested if they created the RDA. The Mayor and City Council would be the board members. If they create it, it would have to go to the LT. Governor's Office for approval. He explained that typically they use this in developing commercial properties.

The reason he brought this up is if they were to create and adopt a CRPA it could affect everything in the City Center Zone. So, when we do tax increments and financing some of the money goes back to the developer.

He and Planner Henneuse sat down and tried to figure out how much a couple of businesses in Kamas received. He explained what they were assessed at and what they generated. It is about 2.6 acres between those two parcels and Kamas City portion is around \$6,000.

He explained that the assessed value under these two parcels in Francis was around \$5,000,000. You would take the \$5,000,000 and what it is assessed at today's value, the increment, you would be basing your numbers on about \$4,648,480, the Cities portions would become \$4,800 and he broke down the portions from there. Just on those parcels the new value would be \$24,500. That is how much new money would come to the City. If they were participating. That is the maximum amount of money they could do. This developer has been asking for about 10 years.

Attorney Christopherson explained that Coalville has a higher property tax rate. Oakley and Kamas have a lower tax rate because they have commercial properties.

Commissioner Lawson asked if the \$5,000,000 is based off the property value now. Attorney Christopherson explained to her how it worked. Commissioner Murphy wanted to know if this is worth it for a town of our size that does not have any commercial.

Attorney Christopherson said that is debatable. He shared his thoughts on it. It can help build the community and bring in more commercial. After 10 years then the full amount would go back to the City.

To do this, they would have to hire a firm to set everything up. He named a couple of firms that he knew could do the work if that was what the City was interested in.

Councilmember Hunter asked if we do the tax rebate does the new development have to add back in low-income housing. Attorney Christopherson tried to explain how it would work. Councilmember Hunter asked if we do this down the line then the City could see more housing components in the City, correct?

Commission Chair Murphy, wanted to know whose property this was. He was told Rusty Webster. It is a mixed-use project.

Commissioner Marchant feels that if this developer wants to take those two properties, then she feels this will only benefit this one developer for 10 years. Attorney Christopherson explained there will be a cost to the City, and he would recommend that the City do more than 50%.

Attorney Christopherson explained this is just an overview of what would need to be done. He is just trying to explain how things would work.

Councilmember Fryer asked if it was always a ten-year time limit. Attorney Christopherson said no it could go down.

Attorney Christopherson explained with this project, this is kind of the lost leader, and then more will come. He said we are not voting tonight; he just wants to know if this is something they are interested in or not. He explained that timing is a part of this.

Planner Henneuse felt they needed to get a number on this, and Commissioner Lawson felt you needed to know more on the acreage.

They will all think things over.

Planner Henneuse asked everyone to introduce themselves since we have a new Planning Commissioner. Everyone introduced themselves.

2. Burton Ranch Annexation Discussion----Planner Henneuse asked the Mayor how much he wanted her to get into the staff report. She explained that the City Council did accept the annexation for consideration. She explained what studies needed to be done and what things she felt they needed to discuss before it went any further. She explained the annexation process to all present.

Planner Henneuse explained that she has added her own analysis to the staff report. She explained what analysis that she had and why and how it fit the General Plan. She said this could provide connective open space. She explained looking at population projections we will have 1,000 new residents. We probably need about 500 units, and we already have that in the City. Some of the projects like Circle T and Foothills at Francis Gate have been around for a long time and nothing has happened. She explained that the candidates do have the water to turn in. She

explained that this property was asked to be part of the West Hills City and they would like to stay with Francis.

She said they are proposing this with AG-1 zoning and incentive which gives them 106 units. (See attached staff report) The total open space is almost 70%. One thing to consider is the County road that has been planned to go through the property. She feels they would need to talk with the County on that road. So, she feels they might need to tweak the concept plan. She also said that they are set back 50 feet, and it needs to be 100 feet. Lastly, the townhomes and single families are accessed by an alley, so they need to think about that and talk with the fire district.

Commissioner Marchant asked about the front doors and are they alley facing, and they have not discussed that yet.

Planner Henneuse explained they are not deciding tonight, but they just want to talk about it. They need to discuss the AG-2 versus the AG-1. She says there will be more discussion on this.

The Mayor explained he did not want them to get too hung up on the concept, but first do we want to add the 92 acres to the City or not? He feels this is important because the Planning Commission understands the planning process and they do a lot of work, and he wants them to know that the Council appreciates their hard work. He would like them to have a discussion so that everyone to see each other's views.

Commissioner Ciampi feels that if you are going to get the open space and we contain control, he feels they need to consider the development to the east, and he feels they would need an easement. He has seen similar areas with the alley access, and he does not like it. He is not as concerned with two driveways on Hallam as he is with the width of the road.

Commissioner Lawson went to the West Hills meeting at the Jr. High, and they did vote it down. She is concerned with it being a lot in an exceedingly small area. She feels this is an overwhelming area for Francis and Kamas. She explained that the density is beyond comprehensive right now.

Commissioner Marchant would agree with Commissioner Ciampi that alley way townhomes are not a good idea. She explained that there should still be more open space in it closer to the residences. As small as these lots are with the townhomes, she would still like to see more open space. It would be nice with some larger open space for their residents.

Commissioner Lawson is looking forward for Hallam going straight through.

Commission Chair Murphy's thought would be to put the road on the west side of the canal so you could see the open space and the development would be on the east side of the canal. So, the straight road would go straight through and then everything else would go straight through.

The Mayor's concern is the buffer to the sewer ponds.

Engineer Kettle explained how far they should be away from the sewer ponds.

Attorney Christopherson said for purposes tonight is the annexation something you are leaning for or not? The Mayor pointed out that this is a lot of units, but out of 90 acres there is 70% open space and that is huge. If it does not stay with the City, then they do not have any control. And yes, it is close to the Ure property, and it would provide more open space. The Mayor would like to maintain large tracks of ground with open space.

Engineer Kettle explained they came over a year ago and were told no. They then went to Kamas to see if they would annex them, and they told them they were in the Francis annexation area and then they went to the County and the County told them to talk with Francis.

The Planning Commission and City Council discussed several thoughts and ideas of what could or could not be done and if this is something they all feel should be annexed.

Councilmember Fryer asked what they would do if they were told no again. Tom Flinders and Rick Rapp said they would go back to the County and Kamas and see if the annexation boundaries could be changed.

There was some discussion on the road and it needing to go in if this project were to go. There was discussion on how wide the roads needed to be.

The biggest thing for the Mayor is he is willing to take the heartache of having more homes if it means this much open space.

The difference between these is the density. The conservation subdivision code was discussed. Attorney Christopherson said the moderate-income housing is crazy across the state. Are you going to get that no, but you will get a little lower pricing than \$3,000,000.

Commissioner Ciampi feels the juice is worth the squeeze on this one with all the open space we get.

The Mayor asked Engineer Kettle about a lift station, and would we need another one?

Planner Henneuse wanted more feedback to give to the developer and applicant before they come back to the Planning Commission. She wanted a list. Everyone gave their suggestions for her list.

Engineer Kettle explained the issues he felt we would have.

Councilmember Summers explained he is on the East side of the valley and there are already a lot of homes there. There are already 500 homes in the process and speaking of the town he feels about the impact we already have; we do not know how any of this is going to affect the valley in a year. It would meet the 1,000 people Planner Henneuse was talking about. He was not here when those homes were approved. If they could go back maybe they would not have done them. And now we are adding another 100 to that and speaking of the town they need to care more

about the open space. With the impact we currently have he is concerned about the one East of him on the hill, but they do not know what is going on up there on the hill.

Commissioner Lawson has been impressed with the Ure's and the County and open space. She was asked if this is not what they were doing, and she said no this is dense housing. It was explained to her that this was permanent open space. The only way it could change is by condemnation. She feels they need to sleep on it and cool their jets and see what is going on in Hidden Meadows and Hart.

Councilmember Summer just wanted to let them know how he feels. He likes the layout and things, but he is concerned with all the growth coming.

Planner Henneuse brought up maybe staying at AG-2 zone. Then someone asked if that would keep 70% open space and they were told who knows that could all change.

Planner Henneuse wanted everyone to feel that they have enough information to make a decision about annexation. She wants to be able to tell the developer exactly what needs to be done before it moves forward.

Councilmember Fryer asked if they could incorporate something like Mountainlands. Planner Henneuse feels that has helped a lot of people, but she does not think they are doing that any longer.

Planner Henneuse asked Treasurer Henderson what she knew about the program, and she explained what she knew about the program and the things that have been going on.

Commissioner Marchant supports this in two ways if they want to look at larger lots or two if they go to smaller lots and they are set at a certain AMI or lower where we can get families in.

Planner Henneuse asked about studies. Engineer Kettle can look at the road study they provided. The Mayor wanted to know if there were wetlands there. Planner Henneuse said they could do a wetland study. She explained what we usually do.

Planner Henneuse reviewed the items on her list for them to do.

3. (As Needed) Closed Executive Session to Discuss Pending or Reasonably Imminent Litigation, Purchase, Exchange, or Lease of Property and/or the Character, Professional Competence or Physical or Mental Health of an Individual.

4. Meeting Adjourned---*Councilmember Hunter made the motion to adjourn. Councilmember Fryer seconded the motion. All voted in favor; the motion passed unanimously.*

Mayor Jeremie Forman

City Recorder Suzanne Gillett