

Minutes

Francis City Council Meeting
Thursday, August 11th, 2016 7:00 p.m.
Francis City Community Center
2319 South Spring Hollow Rd.
Francis, Utah 84036

Attending: Mayor Snelgrove, Councilmembers Matt Crittenden, Jeremie Forman, and Shana Fryer. City Recorder Suzanne Gillett, City Engineer Scott Kettle, City Planner Marcy Burrell and City Attorney Kraig Powell.

Excused: Councilmember Byron Ames

Others Attending: Tal Adair, Derrick Radke, Nanette Bush, Kit Burton, Austin Atkinson, Rex Campbell, Mel McQuarrie, Leslie Canfield, Julie Hart

1. Welcome, Call to Order, & Pledge of Allegiance—The Mayor welcomed all of those in attendance and excused Councilmember Ames as he is on family vacation. He then asked Councilmember Crittenden to lead in the pledge of allegiance.

2. Public Comment—The Mayor said that he would like to open the meeting to the public and informed everyone that items not on the agenda would not have decisions made on tonight.

Austin Atkinson who lives at 300 Hilltop Road, he is a lifetime resident. He said that times have changed a lot in Francis and they have headed down a path that he doesn't agree with. He talked about how people were warned about this becoming like Park City and he doesn't like that.

He asked how many people were born in the valley and there were only three. He spoke about people selling their homes in California and coming here because of the way things were there. He does not like everything that is going on here. He feels like a silent minority in the valley. His biggest concern is the roads. He doesn't know if this has been considered or if there is any planning going on. He is a veteran who served in Vietnam and he feels like a silent minority. Hilltop Road is where he lives and it is a mess and somebody is going to get hurt. He is afraid for his family's safety and something needs to be done about the road. He is asking that some kind of consideration be given to that location. He has seen other cities put up signs and things like that to slow people down. He doesn't like the way things look anymore. He just wants consideration for the people that have always lived here.

The Mayor said that just in case you don't remember they tried to close Hilltop Road and people signed petitions to put it on the ballot and the citizens voted not too close the road. He explained some of the things and ideas that the council has talked about. There was a brief discussion with Austin. Austin said he has talked with the county, state and the city and no one will do anything. He would like to see speed bumps or something done to fix the problem.

Councilmember Forman said that the solutions will take some time and he agrees with Austin.

3. Public Hearings

A. Uinta Shadows II Final---Resolution 2016-08--The Mayor stated that there was a name change on this subdivision, the name will be Uinta Willows. Planner Burrell explained everything that had gone on in

planning commission and what the concerns and changes were. She also passed out a new map showing how things laid out.

The Mayor turned the time over for public comment. Austin Atkinson commented again on how much traffic that will bring down Hallam Rd. once again. The Mayor closed the public hearing.

The Mayor asked if the planning commission asked what they wanted for landscaping, he was told no, not really. There was some discussion on the retention pond and what type of landscaping there would be.

The Mayor said that he received a copy of the revised development agreement and asked Attorney Powell to review what the changes were. Attorney Powell read through the development agreement with the council and he explained what the changes were. Council said that the asphalt trail needed to be clarified as it had been changed in the agreement. We should stay consistent with what has been done in other subdivisions.

Attorney Powell suggested that they not use the new language in the piping areas. The retention pond is discussed in the development agreement and there should be no structures built near the retention pond. He reviewed what was discussed about the well and during which phase it needed to be taken care of.

The Mayor asked about the name change and what it would do to the annexation agreement. Attorney Powell said that it would be fine. The Mayor also asked about the asphalt and stated that they have always wanted things paved, just as they have required with other subdivisions. Rex said that his engineer wasn't here and they thought things were fine the way they were even though it was required.

Engineer Kettle said what was approved in River Bluffs is what they need to do. Attorney Powell said maybe they should look at the code and see what it says. Councilmember Forman would like to see it in the code before any decisions are made.

The Mayor tabled the item. Engineer Kettle said that it was in the construction standards code, so the item was tabled until further in the meeting.

On the plans it says 4 inch minimum and they have done two subdivisions that they made do that. He informed them that everything they have done should be the same as other subdivisions. There was a brief discussion on what should be required. They really should stay with the asphalt and not road base. So the ten inch water main would be changed in phase II subdivision.

The Mayor reviewed the Resolution with the council with the changes.

Councilmember Forman made a motion to pass and grant final approval to Uinta Willows Subdivision and Resolution 2016-08 with the changes made. Councilmember Crittenden seconded the motion. Roll call vote. Mayor "Aye", Councilmembers Forman, Crittenden and Fryer all voted "Aye", motion passed.

B. Wild Willow Limited Company Zone Amendment—2016-10---Planner Burrell explained that Wild Willow Limited Company is looking to re-zone to residential. It is commercial right now and they would like to change the zoning back to residential. There is no concept for anything yet. She explained what was currently in the code and she also so also explained that the code has changed.

Planner Burrell stated that the planning commission would still like to see some of it stay commercial up front by SR32. That was there recommendation.

A public hearing is required for a zone amendment. She stated that she has received one letter from Steve Fitzgerald and he doesn't want to see it changed.

The Mayor opened the meeting to the public for comment. Nanette Bush asked for clarification on where this property actually was. Kevin Hart asked about the density.

Austin Atkinson asked what townhomes were and how many homes were proposed.

Kevin Hart wanted clarification on whether or not there was multifamily available and he was told no multifamily is not allowed.

The Mayor closed the public hearing. He asked Attorney Powell his thoughts. He then brought it to the council. The Mayor stated that by eliminating this it does away with the multifamily dwellings. If they don't approve then they could still have multifamily housing.

The Mayor asked for a motion. *Councilmember Crittenden made the motion to approve Ordinance 2016-10. Councilmember Fryer seconded the motion. All present voted in favor. Mayor called for a roll call vote. Mayor "Aye", Councilmembers Crittenden, Forman and Fryer all voted "Aye".*

4. Discussion, Updates and Approval on Potential Action Items

A. "Discussion regarding possible transportation funding initiative and Small Municipalities Grant Program"---Chris Robinson from Summit County Council explained who was here with him. He informed the council that Tal Adair, Derrick Radke from the Summit County Public Works Department and Caroline Ferris who is the Regional Transportation Planning Director. Caroline presented a Power-Point presentation that took about a half an hour. She asked if anyone had any questions, there was a brief discussion on the ideas presented.

Chris and Tal spoke a little more with the council on the congestion and growth pressures they have been seeing and hearing about throughout the county. He stated that there are two sales taxes they would like to put on the ballot. The mass transit tax and one for transportation. Transportation would be administered by the COG. Chris explained to the council how the taxes would be administered and used. He explained that these two taxes go hand in hand and he explained why they opted for these two funding sources. He wanted to re-iterate on the main points of these taxes. He would like to know how the council feels about these taxes. The Summit County Council needs to decide by August 31st if this will be on the ballots or not.

Tal stated that for the east side it gives municipalities a vehicle to match their dollars.

Councilmember Crittenden said he feels there is a big transportation problem all over. He feels that a half of a percent isn't really that much. You have more of an opportunity to work with more money.

Council feels that ultimately it is a good idea. Engineer Kettle said that the transportation tax would be good to help with roads.

The Mayor thanked them for coming.

B. Discussion on Flag Lots---The Mayor explained that if you look at the current code there are only two areas in town where flag lots are allowed. He would like them to look at the code and review so they can discuss during the next meeting. He would also like Flag Lots to be placed on the next agenda for the planning commission to discuss and review and then he would like it coming back to the council. He would like to not allow flag lots anywhere in the city.

The Attorney stated that Marcy and Scott might have comments on that. He said if you require frontage and lot size then it makes people build subdivisions sometimes, instead of all of these roads coming and going and not connecting roads.

Planner Burrell reviewed what the current code says and allows. She feels they need to make people put the infrastructure in and keep things clean.

Councilmember Forman just wants to make sure we are not limiting some people's ability. But, he does agree with not having them.

The Mayor would like this on the next agenda. Attorney Powell said because it is land use it will need to go to the planning commission.

C. Building Permit Fees—The Mayor informed the council that all of our fees are out of date. It has been to many years since things have been changed. He also explained that he has talked with Eric Averett and he can do everything except the electrical and we pay Greg White for that.

Attorney Powell explained there are two components on how the permit fees are decided. He explained how all of the fees are figured out. (See tables attached). He explained that we should be charging 65% building check fee. They should update the city ordinance.

The Mayor said that Eric's license expires next June and if he doesn't renew we will need a different inspector. Most would not work for the fees we have been charging. The Mayor feels that we are behind the times and we need to stay up to date. Attorney Powell will prepare a Resolution for the next Council Meeting.

D. Water & Sewer Update—The Mayor asked Engineer Kettle about the items stolen at the sewer plant. He was told yes, a lot of major items were stolen. Scott explained they placed 70% of clay liner and they are out. They are trying to find more. They are trying to get things wired, and the generator showed up.

Once they get more clay they will have a better time frame on when things will be done.

On the water they need to still figure something out. He has been working with the Mayor on coming up with some solutions. The Mayor informed council that he and Luke attended a class last week on some of these types of water issues.

Capital facilities plan to show what the cost of it would be. Engineer Kettle will work on.

There was some discussion on the water, restrictions, cost and annexing. Engineer Kettle explained some of the ways you get water coming from people to the city.

E. Frontier Days—The Mayor asked Councilmember Crittenden about John and the kids activities.

Councilmember Forman explained that the Rodeo was good to go. He reviewed everything that he has been working on. Thayne is coming with his team, Flag girls are ready to go.

Planner Burrell asked if anyone had asked the office staff to print out flyers.

Councilmember Fryer said the 5K was ready to go. Horse games she is working on. She explained some of the games and ideas that she had. The Mayor said that was good.

5. Council Business

A. Council Reports—None

B. Planner Reports—Complaint on engine brakes, can we put some sort of sign up. Council discussed some options.

C. Mayor Reports—None

D. Report and Approval of Bills Paid—Councilmember Fryer made motion to approve bills. Councilmember Forman seconded the motion. All voted in favor, motion passed.

E. Approval of Minutes from July 14, 2016---Councilmember Crittenden made a motion to approve the Minutes of July 14, 2016. Councilmember Fryer seconded the motion. All voted in favor, motion passed.

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.

Councilmember Forman made a motion to go into closed executive session. Councilmember Crittenden seconded the motion. All voted in favor and motion passed.

6. Closed Executive Session

Councilmember Forman made a motion to return to regular session and go home. Councilmember Crittenden seconded the motion. All voted in favor, meeting adjourned.

7. Meeting Adjourned

Minutes accepted as to form this 8th day of September, 2016.

Mayor R. Lee Snelgrove

City Recorder Suzanne Gillett