

Francis City Council & Planning Commission Work Session
Monday, March 18, 2019 7:00 p.m.
Francis City Community Center
2319 So. Spring Hollow Rd.
Francis, Utah 84036

Attending: Mayor Byron Ames, Councilmembers Trilby Cox, Matt Crittenden, Jeremie Forman, Shana Fryer and Planning Commissioners Trent Handsaker, Collett Madsen, and Morgan Cox. City Engineer Scott Kettle, City Treasurer Susan Moses, City Planner Ryan Robinson, and City Recorder Suzanne Gillett

Others Attending: Dena Housel, Kyle Housel, Jaren House, Jim Snyder

1. Welcome & Call to Order---The Mayor thanked the City Council and Planning Commission for all being here. He mentioned the three items on the agenda tonight and likes the idea of the quarterly meetings. The Mayor thanked all in attendance for coming.

Jim Snyder was present to discuss the growth and things going on for the school. The Mayor informed Jim that this meeting is not a meeting for public discussion, but that there are meetings coming up and he is more than welcome to come and speak during the public comment section or he can ask to be on the agenda. Jim said that was great and that he would like to stay and listen to the meeting tonight. The Mayor informed him that he was welcome to stay.

2. Discussion Items---

A. Lighting---The Mayor explained why they were discussing the lighting, and he shared some of his concerns with the lighting and he shared what others have discussed with him.

He stated that commercial lighting may be a bigger problem than residential, because of all the commercial lighting codes and issues that businesses may have. The Mayor asked Planner Ryan Robinson to explain some of the ideas and things that he came up with as the Mayor had asked him to investigate things.

Ryan explained the things that he investigated and some of the scenario's that he had found. He presented some slides showing some of the lighting that he found. He spoke about flags, monuments etc. that would require lighting. He mentioned that Ag zones were brought up and expansion remodels would have to come up to code. He explained the discussions that he has had with the city attorney regarding lighting and the codes. Some cities allow extensions, and some don't.

Commissioner Handsaker asked if we are going to look at lighting on all residential plans. The Mayor explained his thoughts on it.

Councilman Crittenden feels that they need to enforce all or nothing, most agreed.

The Mayor shared an example of one of his clients and upgrades on buildings. If they upgrade, then they need to upgrade all of it.

There was a lengthy discussion on all the lighting and issues that they may and or will have.

Councilmember Forman feels that they are over regulating things, and do we really want to be regulating everything. He doesn't feel that we need to have our fingers in everything.

The Mayor agrees in some respect, what is of value to them as a community, then that is what they need to protect.

Councilmember Cox feels they should provide guidelines at least. Some areas have guidelines and others don't, so do we need to make guidelines in all areas.

There was a brief discussion on signage lighting. Also, lights being on timers and can only be on certain times.

Councilmember Cox feels we should put some verbiage in our code and deal with the issues sooner than later.

Councilmember Forman asked how many times he sits here and goes back and forth on what he should do and what is right.

Commissioner Henneuse feels they just need the builders to follow codes when building. Councilmember Cox feels they just need a luminous code.

Councilmember Forman feels that you need to cover a broad spectrum. Not focus on single issues.

Councilmember Crittenden feels that the guidelines are valid.

The Mayor asked the Planner and Commissioners if they felt they had enough information to move forward. They felt like they did and could come up with something.

B. Multi-Family Housing

A. Current Land Use Map---The Mayor feels that we need to be careful on multi-family housing and have some guidelines, so we are not over run. The floating zone was brought up and Planner Robinson explained the thought process.

Planner Robinson explained that this would become a legislative condition. They would apply for a zone change, but it wouldn't change the map at all. Once there was a zone change it would just show in orange on the map as a multi-family zone. There would be a set of criteria that you would have to qualify for to have the floating zone change.

Commissioner Henneuse said he has noticed where some areas have sections of town homes then other homes and then town homes, he is wondering if that is the city or how that works. The Mayor explained to him how and why things may be done that way.

Commissioner Cox feels that we don't need to push this, but if someone asks and can meet the criteria then maybe the floating zone could work for whomever asks.

The Mayor said that they really need to look at the purpose of doing this.

Planner Robinson explained the positive and the negative and everything in between. So, what do you want to do?

The Mayor threw out a bunch of different options and things that could go on and be done, what do they all want to do.

There is a need for an affordable rental market in this valley. There was discussion on having tiers in the floating zone and setting the criteria. Planning Commission will work on.

C. Design Standards for City Center Zone---The Mayor brought a big Lego building that showed commercial on the bottom and residential on the top and showed how this could all work and how it could look. He feels that we need a commercial design standard. They have done that by saying this is the uses we allow, and these are what we don't.

The building has elements that the Mayor really likes and feels that would work for the city center zone. It is unique and appealing to him. This could be a type of style that could fit in Francis.

The Mayor asked everyone what type of standard they want to have for their city center zone.

Councilmember Cox feels that things just need to look good together and to have things well taken care of. There was discussion on lengths of building walls and angles and types of materials. How far off the road? Where will the parking be?

Council has decided the direction they want to go; the Planner and Planning Commission will work on writing up what they would like to see.

The Mayor thought in the City he would like to be able to see some more advertising and marketing. He explained that the city purchased Flag holders to hang banners throughout the city at different times of the year. He asked for more ideas on things that they could do.

The Mayor also shared a map layout on property in the park where they have traded property with the Keyes and showed where the soccer fields would be. He also explained they had to opportunity to purchase some used play ground equipment from the county, he wanted to know what they all thought.

3. Meeting Adjourned

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.

Minutes accepted as to form this 28th, day of March 2019.

Mayor Byron Ames

City Recorder Suzanne Gillett