

Minutes

Francis City Council Meeting **Thursday, November 10th, 2022, 6:00 p.m.** 2319 So. Spring Hollow Rd. Francis Utah

Francis City is inviting you to attend by following the link below or by calling: 1-301-715-8592
<https://us02web.zoom.us/j/87811573128?pwd=VWl3OGFTMFBTeXg2T2E4NDkwblVjZz09>

Meeting ID: 878 1157 3128 Password: 715816

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

Council: Mayor Jan Brussel, Councilmember Crittenden, Forman, Fryer, and Querry

Staff: Engineer Scott Kettle, City Planner Katie Henneuse, and City Recorder Suzanne Gillett

Others Attending: Justin Ciampi, Sam Hunter, Sam Strebel, Carl Miller, Wes Harwood, Kathie Beals, Adrien Elseroad, Deloy Bisel, Antini Henderson, Justing Harding, via zoom, Bill, Brian Henneuse, Mike, Suzanne

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

2. Consent Agenda

A. Approval of Check Register Dated November 10th, 2022---Councilmember Fryer motioned to accept and pay the check register for 11-10-22. Councilmember Querry seconded the motion. All voted in favor and motion passed.

B. Approval of Minutes from October 13th, 2022---Councilmember Forman motioned to approve the minutes of October 13th, 2022. Councilmember Querry seconded the motion. All voted in favor and motion passed.

3. Interview and Appointment of New City Councilmember---The Mayor explained that Matt had moved, and we needed to replace him. He explained that he had five questions he was going to ask every candidate. He explained that he would like each candidate to come to the podium and answer the questions, and how the whole process would work. He explained he was given a random generator and how he figured everything out. He then told each candidate what order they would go in.

The Mayor asked Brian Henneuse question #1. Why do you want to serve on the Francis City Council.

Brian Henneuse explained where he lived and how long he has lived in Francis. He explained that he has been on the Planning Commission for the last four years. He feels like he has a certain set of skills and abilities that would be efficient to the Council and City. He feels he has the skills to help the community.

Sam Hunter has been in Francis a little over 5 years and he too is currently on the Planning Commission, and he has seen a lot of things and he would like to further help. He has a big construction background, and he does have visions for the City, and he feels like he could help implement them.

Sam Strebel has lived in Francis City for 14 years and she lives on Foothill Dr... The reason she is interested is she wants to be more involved in making decisions in the City and community. She wants to be able to give some different insight of things. Much like Brian she feels it's unfair to criticize things if you won't step up and do anything yourself.

Justin Ciampi lives in Wild Willow and has lived here for just over a year He explained he is interested in the position for same reason as his peers. He explained that he was a police officer in Oregon in a City he loved and watched them make decisions and he loves it here and wants to be part of the community and start by helping.

Question #2—What qualifications and or experience do you feel that you have to bring to the Council.

Sam Hunter stated again that his background is in construction. He explained he has seen a lot of little towns grow too fast. He wants to make sure that we plan properly so we are not caught with problems a little too late.

Justin explained he started out early on working in a ranching community in Oregon. He then explained where he went next, and he worked in regulatory compliance and other aspects he feels would help the City. He then met his wife and he transitioned into law enforcement in Oregon, and he feels that he could help benefit the City.

Sam Strebel thinks with the experience she has in working with utilities that would be a good asset for the City. She explained she is originally from a small town and would like to contribute to help keep Francis the way that it is.

Brian explained with his background and experience and on the being on the Planning Commission for the last four years he understands the process of things. He has been involved with the details working with the City. He also explained he is a CPA and has worked with State and Federal Counties. As far as his personal background, he has been from various different small towns to very metropolitan areas.

#3 What do you believe is the biggest challenge facing Francis Today/Why.

Justin feels the growth is the biggest challenge. After growing up in small towns in Oregon, and having lived in bigger cities as well, he explained that executing a growth strategy is something we could work on, even if it's just for safety. He has seen numerous towns continue to grow and growth is challenging, and he wants to help in finding ways to grow responsibly.

Sam whole heartedly agrees with Justin on the growth. Most of our growth is residential and Sam feels that we need to get more commercial growth to help bring in some income. He feels that should be is our biggest concern.

Brian has the same sentiments as the previous applicants. He thinks that growth is a big issue, but he feels we will see some abatement in that with rising interest rates and decreasing housing, but he does see that residential area and the residential growth is an issue. Another issue we face is sustainability in our community and not being able to sustain a work force and we have already seen that in our communities. One of his biggest concerns is that he doesn't want to become a suburb of Park City or Heber. He also feels that we need to be aware of the growth in the neighboring County. We need to insulate ourselves to a degree to be able to prevent those incursions from the neighboring County and communities.

Sam Strebel feels the focus should be sustainable growth and maintaining our current lifestyle and not impacting things negatively. Just our community in general. Home values are going crazy and that's her biggest concern.

#4 What is your vision for future growth in Francis and the surrounding areas?

Sam Strebel would like to see growth to be sustainable growth, making sure it stays the same. We all love this valley for a reason, and we need to maintain the right amount of growth and values. She would like to contribute to and make sure that we have the right amount of growth both residential and commercial.

Brian said it is a difficult question, because sometimes we think we have more control over things than we really do. As a council and body we have some degree to drive this ship in a certain direction. But we lose that when it comes to property rights and things like that. Overall he would like to see us have a vision of a community to maintain and have a community where we have more a mix of business. He thinks the struggle there is how to find the mix and achieve it.

Justin feels he is at a little bit of a disadvantage here with having some already serving on the Planning Commission. But he would like to keep that small town vibe. He thinks you have to create the right mix. He feels that they would have to look at case studies from other areas and find the right balance.

Sam Hunter agrees with Brian, it's a hard question. It's really hard being last when everyone else has covered it. He feels we are kind of overwhelmed, he would like to see more commercial and to stay a rural feel of Francis. That is why he moved here. He would like to see the growth we do have, but we need to keep the small rural feel, we need to try and maintain that.

#5 What do you consider the most important values of living in Francis.

Brian thinks easily hands down the most important thing about the community is the sense of community. You know people where ever you go. He knows the people around him. He feels we have a caring and kind community. He thinks that's what makes this a special place to live. It feels like a family. You know the people around you and you care for them. Even though people might not always agree he would like to maintain that sense of community and family.

Sam Strebel echoed Brians statements. She likes a smaller school for her kids, and she feels they get lost in a much larger place. She loves the quiet and peace that comes with all of that.

Sam Hunter explained that when he first moved here there was the over friendliness of the people here. From the state he came from you didn't make eye contact with anyone. He said the number of neighbors that reached out to them, he really appreciates. He doesn't want to lose that atmosphere.

Justin loves this place. He remembers pulling into town and people wave at you. If he leaves his garbage can out and he is out of town someone always brings it in. His son loves the mail lady. He said he didn't know they had hit the jack pot when they moved here a year ago.

The Mayor thanked everyone for applying and their willingness to serve on the Council. It's more people than we have ever had apply, which is great. He stated he volunteered for Planning Commission, and he ran for Mayor because nobody else did. He explained that there will be other positions coming up.

Councilmember Query said he didn't hear anything from anyone that he would be worried about. He feels that everyone really cares for the community. With Brian and Sam they have that experience on the

Planning Commission, but that's not a deal breaker for him as he came in new without experience as well. The thing that would tip it would be Brian and Sam as they have been on Planning Commission.

Shana feels like we should pick two people to be up here. The only thing she is concerned with is with Katie working here if that would be a conflict of interest. The Mayor said from a statute standpoint it would be ok. He said the perception of nepotism is always going to be there. Is it an issue for some people, probably yes. She said she really liked what Justin had to say and she loves both Sam's. She doesn't feel that they will go wrong with any of them.

Jeremie echoed what everyone else has said. He feels it is really nice to have more than one or two people step up. He doesn't have any concern with Brian and Katie, like the Mayor said that is already there, so he doesn't see it as an actual issue. He has a little bit of concern with Justin because he has been in the City for such a short amount of time while Brian and Sam both work on the Planning Commission, but he doesn't want to gut the Planning Commission. He feels they rely on the Planning Commission a lot. Honestly, he feels any of the four would be fine and he appreciates everyone's willingness to serve.

The Mayor feels any one of the four would be an excellent addition to the Council. The newness of Justin does not really bother him. He doesn't feel they can go wrong with whoever they pick. He doesn't have an issue with Brian and Katie either.

The Mayor said Brad suggested for someone to make a motion and discuss it and then move forward if everyone agrees.

Councilmember Querry motioned to nominate Sam Hunter. The way he spoke up there is the exact way that he feels. The way he answered the questions are the way he would answer the questions. Councilmember Fryer seconded the motion. She said because Sam is the only one that came to her light parade. The Mayor and Councilmembers Forman, Fryer and Querry all voted in favor, motion passed 5-0.

The Mayor thanked everyone for their interest.

4. Public Comment---The Mayor opened and closed public comment as there was none.

5. Public Hearings

A. Route 32 Subdivision---Planner Henneuse presented her staff report to all present. She explained that she looked at all of the codes and zones and she explained them to the Council. They need at least 35 feet of frontage, and they all meet that. (See staff report)

Planning Commission is forwarding with a positive recommendation with a recommendation that the preliminary plan be accepted as the final plat with the following conditions: Fix lot numbering on plat to match lot numbering on site plan, begin working on CC&R's and record CC&R's at the same time the plat is recorded and follow staff recommendations including submitting construction plans. One of which has already been taken care of.

Staff Recommendation: Approve Preliminary Plans as Final Plat, Approve Preliminary Plans, Table Preliminary Plans.

Engineer Kettle explained that they need to see finalized construction plans. (See Horrocks letter of Recommendation.)

Councilmember Forman asked what they talked about last time in regard to this matter. Planner Henneuse explained what they were wanting to do. It's creating lots that he can sell.

The Mayor motioned to approve the Rt. 32 Subdivision Preliminary plans with the conditions that they finalize the construction plans, provide the address as required, put the mailbox in an approved location, and to approve the Preliminary Plan and Final Plat. Councilmember Fryer seconded the motion. The Mayor and all Councilmembers voted in favor; motions passed.

6. Discussion, Updates and Approval on Potential Action Items

A. Carl Miller Interlocal Agreement to establish Rural Planning Organization---Carl is representing Summit County and he wanted to come out and introduce himself and give a face to the name. He felt it is interesting that managing growth is a key infrastructure for Francis. He feels that if they work together in a unified way, they can really help each other.

He would like approval of an Interlocal Agreement and working with them on transportation issues.

Councilmember Forman wanted to know what the whole purpose was. Carl explained with the federal transportation bill they are looking at a rural planning organization. He explained that there is no cost or downside to it. They are just making sure there is transportation out there. Carl explained it is a voluntary organization. He feels they have an elevated seat as an organization. He feels they can make more of a direction.

Councilmember Forman asked if Francis decides to be part of the organization does it mean they have a say or does this mean the County would take over. Carl explained that each participant would have one voice.

The Mayor said it helps coordinate with the municipalities and where the money is spent.

Carl stated they were looking at quarterly meetings and having the transportation dollars and the voice at the table. He feels they are looking to serve the cities. He asked if Wasatch County was going to be a part of it. He was told they are working on that.

There was no motion made.

B. Blind Rabbit Site Plan---Planner Henneuse stated that she didn't see a representative here. She went ahead and reviewed her staff report. (See attached staff report)

The Planning Commission has reviewed this. They are well within their required parking. The site plan meets the setbacks.

The Planning Commission is forwarding with the following recommendations: With the conditions that the driveway and parking for building #5 be paved in the first phase and they follow other staff recommendations. The applicant agreed to pave the driveway and parking area before getting a certificate of occupancy. With the condition that façade shifts be added to the front and back of the buildings. Recommend that City Council give architectural approval for building #5 first and then have applicant return for architectural approval of other buildings after differing façade shifts are designed. Recommend they take design cues from new community building in Kamas. The applicant has submitted revised plans for building #5 with façade shifts. Approve with condition that applicant follow staff recommendations. Approve architectural renderings meet the intent of the commercial code. Table if design changes need to be made to meet the intent of code.

Planner recommendation to approve parking and site plan as long as you have all of the conditions from the Planning Commission , architectural design is really up to the Council. She recommends that the developer reach out to neighbors.

Engineer Kettle explained that they haven't received any construction plans. He explained that their plans have changed quite a bit and they need to bring in those changes.

Councilmember Fryer wanted to make sure this unit was right in front of the storage units.

The Mayor asked if they had completed their landscape plan and Planner Henneuse told them yes and explained that.

Councilmember Fryer asked if she knew what was going in these buildings and she was told no

Councilmember Forman was concerned with the neighbors and them letting the neighbors know, why hadn't that already been done? He is concerned with opening that can of worms. It's a planned use and fits code, so he doesn't understand why you would get the neighbors involved.

The Mayor said if you're building what is in the code then it should be fine.

Councilmember Forman said he feels it is going to look like a big metal square. The Mayor feels that they need to do better drawings and architectural design. This is not something anyone feels would look good. So to clarify, is the architectural a separate motion and he was told yes.

The Mayor said they could approve the site plan parking and paving and not the architectural plan.

Councilmember Forman moved that they approve the site plan and parking for Blind Rabbit with the conditions of the Engineer and Staff. Councilmember Quarry seconded the motion. The Mayor and all Councilmembers voted in favor; motion passed.

The Mayor tabled the motion for architectural. Councilmember Forman seconded the motion. The Mayor and all Councilmembers voted in favor; motion passed.

C. Architectural Town Center---Planner Henneuse read and reviewed her Staff report. (See attached).

Councilmember Forman is a lot more comfortable with it.

If this is approved this is the last step before they can build.

The Mayor feels this will be a great decision for the City.

Councilmember Quarry motioned to approve the architectural design for the town center. Councilmember Hunter seconded the motion. The Mayor and all Councilmembers voted in favor; motion passed.

D. Kathy Beal---Planner Henneuse explained where the property was at and read a letter that Kathy Beal had presented. She explained that Kathy was wanting to change her road from a private road to a public road. (See attached letter)

Planner Henneuse explained that she and Engineer Kettle went out and looked at her property and she doesn't feel that there is a benefit to the City.

Engineer Kettle explained that when this subdivision was approved there was a lot of talk about the road and how big it was going to be. If this would have been considered when approved there would be different conditions set on it. But we don't have a turnaround hammer head or anything. The fire department was ok with turning around in her driveway. It is not convenient for the plow trucks and that is a big issue. It is built to City standards, but does the City want to take over the liability for one house. Engineer Kettle explained how this compared to the Country Lane Subdivision.

The Mayor asked as constructed there is not turn around and he was told yes.

Councilmember Forman asked if there was any value to this. Engineer Kettle explained that it was just her lot, so no.

The Mayor said he didn't see a benefit to the City and it's not practical for the City.

Engineer Kettle said the only benefit is that her plat isn't recorded yet.

Kathy explained her thoughts on everything and why she felt the way she did. She just wanted the Council to hear her reasoning. She is wanting to take the responsibility off of herself.

Councilmember Fryer doesn't see the benefit to the City right now, but the liability of a turn around and back up, but she can see Kathy's point of view as well.

Councilmember Forman feels that this sets a negative precedence inside the City, and they have tried to be fair across the board. There is no value to the citizens of the City by taking that over in order to service one person. He felt that it would be nice for the City to take over his to.

Councilmember Forman denied the request to make H & H acres a public road. The Mayor seconded the motion. The Mayor and all Councilmembers voted in favor; motion passed.

E. CIP Capital Improvements Project---Engineer Kettle explained how all of this worked out. He explained the Capital Improvement Project and each project that they will be working on. He explained that Planner Henneuse has applied for another grant so hopefully that should help out. (See attached) This is just more information for MAG. He also explained why they did things the way they did on Gines Lane.

F. RFP City Hall---Engineer Kettle explained who the bids were from and a little about each company. He reviewed the breakdown of cost between the two companies. He broke down what was in each proposal. Galloway has done a lot of City buildings. We need a recommendation on how they want to proceed.

Councilmember Forman asked why one cost so much more than the other and Engineer Kettle tried to explain to him what the differences were.

The Mayor said he looked at both proposals really closely and he feels that one has a lot more in house work being done than the other one.

There was a brief discussion on both candidates. The Galloway Group brings out a bit more experience. The Galloway Group could bring a little bit more creativity.

The Mayor feels that there was not an overwhelming benefit to spend the extra money. He feels they should go with the Galloway Group.

The Mayor motioned that they go with the Galloway Group and start the process. Councilmember Query seconded the motion. The Mayor and Council all voted in favor; motion passed.

G. RFP City Park---Engineer Kettle reviewed what they were wanting to do and who the two candidates were. He explained his thoughts on the bids and how he felt about things. He is comfortable recommending that Bisel be awarded this project. Engineer Kettle would for sure like to get the sewer line in this year and the rest of it depends on the weather.

Councilmember Fryer motioned to accept the proposal bid. Councilmember Hunter seconded the motion. All voted in favor, motion passed.

7. Council Business

A. Council Reports---None

B. Planner Reports---Planner Henneuse asked about making changes on short term rentals as they recently had a lot of problems with someone who wanted to have one. But we could make our code more restrictive. She wants to know if they want to regulate that more or not.

The Mayor said after talking with the Attorney they can restrict things a little more. Councilmember Forman said we need to decide if we want to be more restrictive or not. He is generally speaking against more government regulations, but because of some circumstances he can see the negative impact in a neighborhood. To some degree they should be able to do that, but he sees the neighbors' concerns as well. Brief discussion.

C. Engineer Reports---1000 East repaved and done. Water tank bids for next month, the well might be January. Foothills at Francis Gate is still trying to get sewer in. Everyone else has slowed down.

D. Mayor Reports---EMS meeting should be coming through and a formal study should be coming out in May. We just need good EMS service coming out here.

Request for annexation on Burton property. He explained they went to Kamas and want to annex into Kamas. He stated that they sent over a petition and wanted the City to sign it. He got a hold of Mayor McCormick in Kamas and they decided to share their annexation areas. They are going to get together with Kamas to come up with a way to stop this from happening.

Engineer Kettle explained they have two ways to annex in. They are being very pushy and being very sneaky.

The Mayor is not in line with the renewable energy process.

Councilmember Query asked about Dave Ure and the water.

The Mayor explained that he talked with Collett and explained that he has not heard from Dave Ure. He does not know where they are at.

Councilmember Forman shared that we need to work on the Rodeo Contract, and he explained some ideas that Mascaro's had. Councilmember Fryer feels that they need to do a two day rodeo.

Do they want Brenn and Andy back again?

8. (As Needed) Closed Executive Session to Discuss
ss 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.

9. Meeting Adjourned

Minutes accepted as to form the 8th, day of December 2022.

Mayor Jan Brussel

City Recorder Suzanne Gillett

City Seal