

Francis City Council Meeting
Thursday, April 14th, 2021, 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=VWI3OGFTMFBTeXg2T2E4NDkwblVjZz09>
Meeting ID: **878 1157 3128** Password: **715816**
You can also comment by email to comments@francisutah.org

Council: Mayor Jan Brussel, Councilmembers Matt Crittenden, Jeremie Forman, Shana Fryer and Clayton Querry

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

Others Attending: Paul Weller, Ryan Weller, Allen McNeil, Gracia Eisman, Querry

1. Welcome, Call to Order, and Pledge of Allegiance---The Mayor called the meeting to order. He asked Councilmember Crittenden to lead in the Pledge of Allegiance. He then moved to the consent agenda items.

2 . Consent Agenda

A. Approval of Invoice Register Dated April 14th, 2022---*Councilmember Querry motioned to approve the minutes of April 14th, 2022. Councilmember Crittenden seconded the motion. The Mayor and all Councilmembers voted in favor; motion passed.*

B. Approval of Minutes from March 10th, 2022---*Councilmember Querry motioned to approve the minutes of March 10th, 2022. Councilmember Crittenden seconded the motion. The Mayor and all Councilmembers voted in favor; motion passed.*

3. Public Comment---The Mayor explained how the public comment period worked and opened the meeting for public comment. There were no public comments, so he closed the public hearing.

4. Public Hearings

A. Code Text Amendment RC setbacks/Paul Weller/Ordinance No. 2022-02---Planner Henneuse reviewed and explained her staff report to all present. (See attached staff report). She explained what the pros and cons of the changes would be. The Planning Commission is forwarding with a negative recommendation 4-1. She then reviewed her staff recommendation.

Planner Henneuse displayed a map of the lot and explained what they were wanting to do and how the setbacks were already set and why they were the way they were. She explained that others have had to reconfigure their house plans to put on their lot as well.

Paul Weller expressed first of all he had to commend the City for trying to build something more reasonably priced. He feels since this is the initial small cottage lot subdivision, and they that need to look more at the configuration of the lots when planned. He explained his thoughts on the matter. He feels this is going to come up again. He said he was recommended by the City staff to do a code text amendment. He explained it is not about the house size, but trying to fit the house on the lot. He feels if he reads the text correctly, they are front and back setbacks and that makes the building envelop really tight.

Paul feels it is his opinion they need to make adjustments on some of these lots.

Alan McNeil is doing some due diligence on lot number 14. He feels the cottages zone is fantastic and this is where we need to be going in this valley. But he feels we are outside of the realm of affordability anymore. His concerns are similar to Paul's in that some of the setbacks provide too much restriction. He explained what he meant by that and reviewed a map that he passed out to everyone.

He loves the idea of trying to keep the size down a little bit, but when you try to put a deck or something on the house it makes it really difficult with the setbacks. He thinks the setbacks need to be brought in a little bit more.

He explained what a few of the options that he felt there could be. He is very much in favor of the cottage plan, but he feels there needs to be a little more flexibility.

Paul then added the other concern is the garage. When you talk about buildable space it makes it hard with a garage as well. When you factor that in it takes away another 500 to 600 square feet of buildable space.

The Mayor brought the meeting back to Council.

Councilmember Forman asked how many lots have already been built on. Planner Henneuse explained that some people have called and done their due diligence. She has had some people come in with their plans and they don't meet code, so they have to get new plans to make things work. Councilmember Forman stated that he does not like changing the rules for one or two people when the majority are following the rules.

Planner Henneuse explained the issues that Mountainlands had with placing homes and that they made things work.

Councilmember Crittenden wanted to know the length of the lot Engineer Kettle told him that it was 79.5 feet.

Mayor Brussel commented that this problem was created by the developer and no one else. When they designed them, they did it for everyone? He is not inclined to talk about code amendment, but how we define the setbacks. He explained they were still trying to maintain a little space between the homes. It gives more affordability and a little space.

He said he has worked with developments and usually they make the corner lots bigger, but it's not that way in this case. He feels something easier to address would be just the setbacks.

Councilmember Forman explained his thoughts and concerns on the matter.

Alan McNeil feels that they are having the affect they are trying to get away from. He explained his thoughts on the matter.

The Mayor explained his thoughts on Alan's comments.

Councilmember Forman wanted to know where the definition of the setbacks was located.

Ryan Weller said it was found in 18.10.120.

Planner Henneuse explained that she looks at the setbacks and makes sure they are placed correctly.

Councilmember Forman said that doesn't define it, there are two definitions of two fronts or two rears.

Planner Henneuse explained that to him. Councilmember Forman explained his thought process to her. There was some discussion back and forth between the Planner and Council.

The Mayor said they would need some sort of rule for her on defining which is front, side and back. Planner Henneuse feels that if we change anything it should be on the street set-back.

Councilmember Forman said when he looks at this lot in particular the side on the west to him is a side and they are talking about that being a rear. Because it's on a cull de sac it makes it confusing. So the west side he feels that you could consider that the rear. In this instance we are just interpreting which is the rear and the side. He feels you need to determine which is the back and side and that changes the dimensions quite a bit.

Planner Henneuse explained that when Paul called, she questioned it as well, but she talked with Scott and others on it, and they all came to the same conclusion.

Engineer Kettle explained that because the way the lot is shaped it has two rears. He explained how things were decided.

Councilmember Forman feels like we are just talking about interpretation. Planner Henneuse showed Council how she interpreted the set back and why. Councilmember Forman feels you could interpret this two ways. Each Councilmember explained how they interpreted it.

The Mayor feels this particular lot is a unicorn and it's not going to come up very often. He feels that the builder tried to push it through and squeeze every lot out of it that they could. He does not want to change the R-C zone. If they can make something work without changing the code, then he would possibly consider it. He wants to see if there is a solution that doesn't change the intent of the code.

If the code on the lot line says a front and a side street, then the one that faces the side street is the rear.

The Mayor asked what they could do to make this work. Planner Henneuse explained what she felt they could do.

Councilmember Forman feels they need to discuss the interpretation and figure out how to handle that.

Planner Henneuse explained how the variance would work if they were to do one. They could not do it tonight. Planner Henneuse said the corner lots should only have one setback and they could make that change tonight, but nothing else.

The Mayor feels they need to have at least one more meeting. They will have to meet with the City Attorney as well.

Councilmember Forman feels that we don't need to adjust anything they just need to figure out definitions on there setbacks.

Councilmember Query is more concerned with changing the code for one specific lot. If they can come up with one front and one back and he would good, but he is hesitant to change the code.

Councilmember Forman moved to deny Ordinance 2022-02. Councilmember Crittenden seconded the motion. The Mayor and all Councilmembers voted to deny the zone change. Motion passed.

B. Updated Fee and Rate Ordinance No. 2022-03---This item was pulled from the agenda due to legislative changes.

5. Discussion, Updates and Approval on Potential Action Items

A. Follow Up on code Text Amendment Conservation Subdivision Townhomes 17.060.025

Ordinance 2022-04---Planner Henneuse read and reviewed her staff report and explained what had gone on. (See attached staff report). She reviewed the exhibit to Ordinance 2022-04.

She explained how the Townhome Ordinance came about. She would like everything in black and white so that there are no issues with developers. She wants a requirement on the maximum number of Townhomes in a conservation subdivision. She displayed two options for the Council to review and decide upon.

The Mayor feels when this comes into play is when someone wants to annex into the City. He feels option one gives them more ability to control how many Townhomes come in.

Councilmember Forman agreed with what the Mayor said and explained how he saw things.

Councilmember Fryer likes option two better, she feels they can get more in the first one. The Mayor explained the zoning and how things worked so that she understood things better.

Councilmember Forman explained in more detail how it worked.

Councilmember Query feels like what does a small town area need and what does it look like. He explained that it was a toss up he liked both and didn't like both. Do you want a small town to be more open spaces or not? He is on the fence either way.

Planner Henneuse explained how things could work either way and answered all of their questions. She feels that we do need the concept plan before things are approved.

The Mayor feels if something is already zoned then people will take advantage of that. He feels they need the concept plan during the annexation phase.

Councilmember Fryer feels that Ivory Homes went against the concept plan with what they did. The Mayor explained that was a whole different process and it is different from what they are talking about with the Townhomes.

The Mayor asked for a motion.

Councilmember Forman moved to approve Ordinance 2022-04 with option one, Townhomes will be allowed at up to 25% Townhomes of the total number shown approved. Councilmember Crittenden seconded the motion. Councilmember Query asked if they need to include the moderate income housing. He was told that was included in option one. The Mayor and all Councilmembers voted in favor.

B. Budget Discussion---Councilmember Crittenden feels we need to get an architect and get going on the building. Councilmember Forman likes the idea of the Council chambers.

Planner Henneuse is looking for some money for the park. She provided a list of items and amounts needed for each item.

Councilmember Forman would like some money in the budget for a water truck. It doesn't need to be a new truck, a used one would be fine.

6. Council Business

A. Council Reports---Councilmember Forman informed Council that Brenn Hill is sending a contract and wanted to know our time frames.

The Mayor explained that they wanted to do the concert on the lawn and Councilmember Forman said they needed more power that's why they did it where they did it last year.

Councilmember Fryer and the Mayor talked about working with Courtney on the barrel racing and the Mayor explained what was going on to Council.

B. Planner Reports---Planner Henneuse sent out an email and they are trying to hold a joint work session on April 28th and work on the General Plan.

Council decided they would meet on April 28th, 2022, at 6:00 p.m.... This is not a public hearing, but a work session only. The Restaurant Tax deadline is coming up and she explained to Council what had gone on in the past. She explained what they want the City to spend the money on and that is marketing and advertising. She explained her ideas.

C. Engineer Reports---Engineer Kettle explained that the City received funding for the CDBG grant for \$275,000 for water. Scott explained that the City would need to spend \$35,00 of our own money. They are continuing to work on the tank and the well, plus a lot going on in the subdivisions. He explained with the weather it makes things a little bit harder.

With Stewart Ranch the Mayor doesn't want any roads accepted until they are done with construction.

D. Mayor Reports---The Mayor explained they needed to meet for an executive session and why. It was decided that they would meet at 9:00 a.m. Saturday morning.

7. Meeting Adjourned ---Councilmember Fryer motioned to adjourn. All seconded and all in favor.

Minutes accepted as to form the 14th day of April 2022.

Mayor Jan Brussel

City Recorder Suzanne Gillett

City Seal