

Francis City Council Meeting
Thursday, May 12th, 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=VWl3OGFTMFBTeXg2T2E4NDkwblVjZz09>
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: Engineer Scott Kettle, City Recorder Suzanne Gillett, City Planner Katie Henneuse

Others Attending: Steve & Louise Brown, Greg McNutt, Tom Flinders, Rick Rapp, Jeffrey Jacobson, Linda's I pad (2), Amy Price, Gracia Eisman, Jack Walkenhorst

1. Welcome, Call to Order, and Pledge of Allegiance---The Mayor welcomed all in attendance and started the meeting at 6:02 p.m. Councilmember Crittenden lead in the pledge of allegiance.

2. Consent Agenda

A. Approval of Invoice Register Dated May 12th, 2022---Councilmember Fryer made a motion to approve the check register from 4-15-22 to 5-12-2022. Councilmember Querry seconded the motion The Mayor and all Councilmember Voted in favor; motion passed.

B. Approval of Minutes from April 14th, 2022---Councilmember Querry motioned to approve the minutes of April 14th, 2022. Councilmember Fryer 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.

Greg McNutt who lives at 818 West Summit Haven Circle would like there to be more public meetings on the bike park. He explained that this reminded him of a movie and like the movie he believes they have heard from very few people. He said we are building a narrowly attractive park in the middle of million-dollar homes. He showed the whole pile of paperwork he received from his Grama request.

Greg reviewed what he found in the documents. He reviewed how many visitors would be visiting the area. He wanted to know where they would be accessing the park and he stated down the road by his house. Another number is zero, he feels that the residents have been reached out to zero times. He does not feel that there has been any public consideration. He explained that none of the people that live around the park want it there. He would like some kind of forum or public hearing to get into this.

Louise Brown 1732 Hallam Road is also here in regard to the bike park. She explained the concerns that Planning Commissioner Perkins had on vehicles driving through Hidden Meadows. She feels there will be over 500 dump truck loads on a very quick schedule. So, to say nothing of the 15,000 people in their neighborhood during the bike season.

Steven Brown explained his comments regarding the same park. When he is looking at the paperwork for the park, he feels that Francis has no concern for the law. He said that no signage can be erected. He feels this looks unbelievably bad for Francis.

The Mayor thanked those for the comment and closed the public hearing portion of the meeting.

4. Public Hearings

A. Community Development Block Grant—The Mayor read a letter on the grant program.

COMMUNITY DEVELOPMENT BLOCK GRANT PUBLIC HEARING:

Mayor Brussel stated that this hearing was called to allow all citizens to provide input concerning the project that was awarded under the 2022 Community Development Block Grant Program. The City has amended its capital investment plan and decided to apply for funds to upgrade the Francis Water System. The capital investment plan is available in the office if anyone wants a copy. The Mayor introduced Scott Kettle from the Horrocks Engineers as the project manager. The Mayor explained that the application was successful in the regional rating and ranking process and received a grant in the amount of \$275,071.00. The proposed project will replace the existing 6 inch water main in 1000 East from HWY 35 to approximately 2500 South with a 10 inch water main.

The Mayor then opened the public hearing and there was no comment. The Mayor closed the public hearing. (6:15 P.M.)

Engineer Kettle said they were hoping to get this project taken care of this fall.

B. Construction Waste Code Text Amendment/Ordinance 2022-05---The Mayor explained that construction workers are not the neatest people on the planet. He explained that they asked the Planning Commission to put something together. The Mayor read Ordinance 2022-05 to all in attendance.

The Mayor explained that the fines would be quite extensive. He feels that this is a good Ordinance and that it will help keep the sites and neighborhoods clean.

The Mayor opened the meeting up for public comment.

Steve Brown asked how long they would have to clean up. He was told one day.

The Mayor explained the process in order for the action to be taken.

The Mayor closed the public hearing portion and turned it over to the Council.

Council was good with it.

Councilmember Crittenden asked what if someone has it out for a specific developer and keeps reporting them, he wanted to know how the City was going to manage that.

Planner Henneuse explained that they would look at things to see if it was a legitimate claim.

The Mayor explained that a phone call or complaint that came to the City was taken care of, but it has gotten worse, and the City needs to do something.

Councilmember Query motioned to approve Ordinance 2022-05. Councilmember Crittenden seconded the motion. The Mayor and all Councilmembers voted in favor; motion passed.

C. Parking Code Text Amendment Ordinance No. 2022-06---The Mayor turned the time over to Planner Henneuse. Planner Henneuse read and reviewed her staff report. She explained looking at the Ordinance you could see the changes and specified this was for non-residential uses.

The Mayor opened the public hearing.

Louis Brown asked who could use the parking area and the purpose of the use. The Mayor explained how it would all work.

Councilmember Forman explained how it worked with mixed use.

The Mayor closed the public hearing.

Councilmember Crittenden asked how this was approved.

Planner Henneuse tried to explain it to him. Councilmember Crittenden explained what he was thinking, and Planner Henneuse responded.

Councilmember Forman moved to pass Ordinance 2022-06. Councilmember Fryer seconded the motion. The Mayor and all Councilmembers voted in favor; motion passed.

5. Discussion, Updates and Approval on Potential Action Items

A. Annexation Inquiry/Burton Ranch---The Mayor turned the time over to Rick Rapp. Rick showed a map of the area about which he is talking. It is Kit Burton's Ranch. It is 82 acres, and he is wanting to know if the Council would be interested in annexing it. He explained what he was thinking and what he thought would benefit the City.

The second comment was on 20-30 acres for affluent for the sewer pond. He feels that is a give up and it would benefit the City.

The next map was the annexation boundary map. Planner Henneuse explained that the area is in our designation boundaries.

The third issue is education. A local resident in Heber had a daycare in Kamas and last September the owner raised the rent to \$10,000 and she had to move so they have approached her. He explained the thought process on that. He said they would gift her a lot. He feels it would provide more affordability.

The fourth issue is the water. It is Beaver Shingle Creek water, and they have a cased well with water rights in the well. They have talked with Engineer Kettle on how they could loop that with Rusty's tank. He explained they had 92-acre feet of water.

Rick feels there is a variety of lot sizes. These maps are just a concept, and this is what they are directing things toward.

Councilmember Crittenden said he liked the open space part of it. But the daycare property he wants to know if it will always be a daycare. Tom told him that strings would have to be attached. He also asked who owned the property. He was told Kit's wife and sister. Kit owned ten acres of it.

Councilmember Fryer said we have too much going on and it is a no for her. It looks nice and she likes the idea, but she feels it is too many houses right now.

The Mayor explained this is just an informational meeting. Planner Henneuse explained this is just informational.

Councilmember Forman is a little interested in the water issue and he asked Engineer Kettle if it is even a potential source. Engineer Kettle explained what he knew about it. He said it could be a benefit. He is like Councilmember Fryer and does not feel like we need this put in. He said it would have to be a major benefit for him to even look at.

Councilmember Crittenden asked if Kit's property would be included in this annexation. He was told yes. He said the 92-acre feet of water, he wanted to know how many shares it would be. Engineer Kettle is saying 5 per acre foot.

Councilmember Query said this is why he ran for City Council. He said to know we have 100's of homes still being built, he feels this is hard for him, he sees some benefit, but affordable housing or something for teachers are used as buzz words so you should approve us. So, he feels like it needs to slow down and do their due diligence. He has a tough time looking at a map and seeing things he does not like. If there is a way to make sure they are affordable homes maybe. Rick said there was.

Councilmember Forman said that as they think about this particular project it drastically changes and he said what they are talking about tonight is whether they want to entertain annexing 92 acres or not.

Councilmember Query explained how he felt as a citizen before he was on the Council and why he ran. He wants it slow and steady; he feels they need to slowdown.

The Mayor explained his thoughts and that right now Francis is looking at a growth wave and we are playing catch up and this is a general concern. He said that this concerns him on the outskirts of town this would be direct opposition to the general plan. He also explained if that road goes through it is going to become the main connector for the west side of Francis and he explained his thoughts. He wants to prevent things from becoming a bigger mess than they already are. Yes, there are some benefits, but if it does not benefit the people here, he is not really for it. There are a lot of concerns from the Council. He understands where they are going and if there were any pathways there would be extremely strict limitations.

Councilmember Fryer stated we do not need housetops we need commercial.

Councilmember Forman asked Engineer Kettle if the road would be a benefit and he was told yes. He also said that a benefit would be the property around the lagoon so there was a buffer. Councilmember Forman also asked about who developed the road and Francis should not have to pay 5 million to do it. Engineer Kettle explained there is a lot to be worked out. Councilmember Forman is not 100% opposed to this, but he does not want to give them false hope either.

Rick Rapp said they have to make it as beneficial as they can, yet economically cover the costs. It will take a couple of years and things are going to take some time.

Councilmember Crittenden is with Councilmember Forman. To him the benefit he can see is the open space and he would like to see as much as possible. He would be more inclined if over half of it stayed in open space and more clustering. He feels the annexation process is the only way to preserve something here. He is not necessarily against it, but he wants to see more overwhelming benefit. He wants to see as much agriculture as possible preserved.

B. Utah Emergency Management Discussion---The Mayor explained that he received an email from Summit County that they have put together their emergency and action plan. He explained that the State has said that every City has to have a plan in place. The County said we could use them for the service, and they would charge a fee of \$7,000 a year. He has spoken with the Mayor from Kamas, and they have talked about doing a plan of their own.

Councilmember Forman felt there may be some training involved. He is opposed to putting the County in control of anything City wide.

Councilmember Crittenden said the County is the County and they know nothing about our City.

C. Francis Commons Phase 1 Final Plat---Planner Henneuse reviewed the zoning and she explained what had gone on in the past. She reviewed her staff report and they have no outstanding comments.

Engineer Kettle explained how things were going to work with the ditch and there will be CCR's that will dictate what needs to be done. There was discussion that the HOA will be in charge of maintaining the ditch.

Councilmember Forman asked if the CCR's could change after things are done. He was told yes.

Nick Mango explained his thoughts on things and explained that the homeowners would have to deal with it. Once again it was brought up that the HOA will have to deal with the ditch and maintain it. A plat note needs to be added to the plat stating it is the HOA'S responsibility.J

The water flowing is the Eskelsen Spring water. Nick said they are maintaining the ditch on the south side of the property.

Engineer Kettle said all of his concerns were met.

The Mayor motioned to approve Francis Commons Phase 1 Final Plat with the added note of irrigation ditch on the plat as discussed. Councilmember Querry seconded the motion. The Mayor and all Councilmembers voted in favor; motion passed.

D. Budget---The Mayor asked about an amount for the security system, Recorder Gillet responded that when she had spoken with him earlier in the day, she was told not to worry about it. The Mayor explained he had thought more about it and decided we should do something. Council decided they would spend \$2,500 for a security system.

6. Council Business

A. Council Reports---Councilmember Fryer thanked Suzanne for all of her help with the saddle for Frontier Days.

Councilmember Forman explained Bolt Ranch sponsored the buckles and two positions in the riding clinic. He also explained that he is working with Mascaro's on the contract.

Councilmember Querry explained that he was concerned with the duties list, and he is trying to figure that out. It was all explained to him, and he felt much better with things.

B. Planner Reports—Planner Henneuse explained that we had received some grants and she is excited about that. She explained that they received a tree grant, and they have 10 trees ordered for this year and 15 trees for next year.

She explained that the city received approximately \$72,000 for a grant for the park, and we were fully funded on that grant. She explained that people have been excited to help fund this.

Planner Henneuse explained the concerns that she has heard on the park, and she has tried to explain things to people. This is something that has been in progress for years. She said she felt that they should do a public hearing just so the public can see what is going on.

Councilmember Forman said he felt the public should help give input on the landscaping and things like that, but the park is going in.

Councilmember Crittenden said it is not on the side of the road and he does not see it as the hot spot of the valley.

Planner Henneuse said this is more of a family-oriented park. Sometimes there may be more people and sometimes not. She explained where the entrances were.

Planner Henneuse explained that Bryce the gentleman who did the improvements on Trailside in Park City was the one doing the project and he has had a positive response.

C. Engineer Reports—Engineer Kettle explained how things were going on the well and tank. Frontier Acres is making their water connections in a week. He is still working with Foothill at Francis Gate. They have a new road design they are looking at. Stewart Ranches is still going.

The Mayor explained that Foothill at Francis Gate is buying the Prescott property and they want to develop that too. He explained that he and Engineer Kettle had met with them to discuss things. There was a little discussion on what was going on there.

D. Mayor Reports---The Mayor announced that he had the RFP for the new City Hall done so we can get it out. He got a template from the County and has some ideas on how to work with it. He hopes to pick up the check for the concert next week.

Councilmember Forman said we need to get a schedule out for Frontier Days. We need to have the horse clinic added to the schedule. Tues, Wed, and Thurs with the trail competition on Friday around the start time of the concert. He also has buckles for 1st, 2nd and 3rd then one for horsemanship. The clinic will be \$100 a day and a \$25.00 entry fee or the event at the end of the week.

Planner Henneuse reminded the Mayor of the parades. Council decided they would be in the Kamas and Oakley parades.

7. Meeting Adjourned ---*Councilmember Fryer motioned to adjourn. Councilmember Crittenden seconded the motion. Everyone agreed to adjourn.*

Minutes accepted as to form the 9th day of June 2022.

Mayor Jan Brussel
City Seal

City Recorder Suzanne Gillett