

Francis City Council Meeting
Thursday, October 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/89297884496?pwd=WDRIUENhalZsM1FyWGdKMDJlaFhTZz09>
Meeting: 892 9788 4496 Passcode: 674247

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

Council: Councilmembers Trilby Cox, Matt Crittenden, Jeremie Forman (via zoom)

Excused: Mayor Byron Ames, Councilmember Fryer

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

Others Attending: Jan Brussel, Sam Hunter, Rick Rapp, Sato, Martina Nelson, Bryon P's I phone, Jack Walkenhorst, Troy Thomas, Peter Gamvroulas

1. Welcome, Call to Order, Pledge of Allegiance & Thought---Councilmember Trilby Cox opened the meeting at 6:08 pm. She apologized for starting a little bit late. She explained that the Mayor and Councilmember Fryer were excused. She then asked Councilmember Crittenden to lead in the Pledge of Allegiance.

Councilmember Cox gave the thought. She explained one of the take a ways from a podcast she was listening to this morning. She explained how creating a culture of gratitude in the company being talked about really helped out the company. She is especially grateful for living in a country and world where she can participate in local government. She thanked all of those she works with and shared how grateful she was for each of them.

2. Consent Agenda

A. Approval of Bills Paid/Impact Fee Reimbursement Ryan Stevens---Planner Henneuse explained the reimbursement fee refund for Ryan Stevens. She explained that State Code has changed recently, and we can't charge the fee that had been paid.

Ryan reached out to Planner Henneuse to see if he could get a refund on the Water and Sewer Impact fees. She stated that Attorney Christopherson felt that we should not make him pay those fees.

Councilmember Crittenden motioned to approve the check register from September 19th to October 14th, 2021, and the fee reimbursement for Ryan Stevens. Councilmember Forman seconded the motion. Councilmembers Councilmember's Cox, Crittenden and Forman all voted in favor motion passed.

B. Approval of Minutes from September 9th, 2021---*Councilmember Cox motioned to approve the minutes from the September 9th, 2021, Council meeting. Councilmember Crittenden seconded the motion. Councilmembers Cox, Crittenden and Forman all voted in favor; motion passed.*

3. Public Comment---Councilmember Cox explained how the public comment period worked and asked if anyone had any public comment. There were no public comments.

4. Public Hearings

A. Francis Commons Preliminary Subdivision Plans---Councilmember Cox turned the time over to Planner Henneuse.

Planner Henneuse read and reviewed the staff report with all present. The developer is Ivory Homes. She presented maps for all to see and explained how many lots there were and how much parking there was. (See attached staff report).

Planning Commission reviewed the plans and is forwarding to the City Council with a positive unanimous recommendation with the following conditions. A single-family lot be eliminated from Wren Woods Way and that temporary turn arounds be added to Elk Crest Drive, Deer Park Drive and Wren Woods Way. And these conditions have been met.

Staff recommendation is to discuss two items with developers. 1. Should Road Section A be extended further along Scenic Heights Road? 2. Should 2' curb and gutter be required along Road Section C?

Councilmember Cox asked Engineer Kettle if he had anything he wanted to add. Engineer Kettle wanted to talk about the temporary turn arounds. He explained that he and Luke talked with them about the snow removal and that is why it was done the way it was.

Peter Gamvroulas is here on behalf of Bryon Prince. He said Katie did an excellent job in presenting. He asked for one clarification. With the HOA being responsible for the snow removal is that for the entirety of the cross streets or the turn around. He was told all the cross streets.

Councilmember Cox opened the public hearing. There was no public comment, so the public hearing was closed.

Councilmember Cox asked if it showed which side the sidewalk of Scenic Heights Road would be on between Elk Crest and the existing Scenic Heights Subdivision. She was told on the south side. She said there is some question for debate as to whether the sidewalk on both sides should extend down the road to River Bluffs. She said there is some question up for discussion on whether the double sidewalk or the sidewalk on both sides should extend from the second intersection at Elk Crest down on Scenic Heights.

Engineer Kettle asked if they wanted to extend the curb and gutter through the whole subdivision or what they wanted to do. He explained his thought process on it.

Councilmember Cox was concerned with the water run off and how that would work. Engineer Kettle explained how it would work if they did extend the curb and gutter all the way back.

Councilmember Crittenden asked how Luke felt about it. Engineer Kettle said like most other public works people that have to deal with the snow, curb and gutter everywhere would be great. He explained why we haven't had that in the past. He asked if it was our road. He was told yes. He feels they need to extend the curb and gutter all the way down to River Bluffs he feels it will make our roads last longer having the curb and gutter. That means sidewalk on both sides.

Councilmember Forman agrees with Councilmember Crittenden's comment.

Planner Henneuse weighed in saying there will be more people using those areas and she feels they should have a sidewalk on both sides. Councilmember Forman and Crittenden agreed with her.

Engineer Kettle did double check with South Summit Fire District, and they were fine with the road turn arounds the way they were.

Councilmember Cox asked about the two items that Planner Henneuse had. She felt the first one had been answered and she asked about the second one. Engineer Kettle explained why they felt the way they did. With it being their road he would recommend it. There was some discussion on the alley ways and Engineer Kettle explained that they always stay private.

Peter said they would prefer not to have curb and gutter by the town home units. He reviewed all of the cross sections with Council. He would really not like to have to put in curb and gutter, but rather a rolling curb.

Councilmember Crittenden said he was not worried about it because the City will never maintain it.

Peter asked what the RC zone was and what was required in terms of the cross section. Engineer Kettle explained it to him that we have two types of cross sections and he explained what those were. There both there and both usable.

Planner Henneuse explained what sections they would be changing and why.

Peter feels it would give a more cohesive feel to the community if they didn't have to have the dead-end sidewalk.

Councilmember Crittenden likes the curb, gutter, and sidewalks. There will be kids and people wondering around, he understands his point, but it's better than people walking in the road.

Engineer Kettle said transition here or there we are going to have to transition somewhere.

Councilmember Crittenden feels that you will not only have people walking in this subdivision you will have people from River Bluffs walking through there as well to the commercial area, but he also feels that it would make sense to have curb, gutter, and sidewalk on both sides especially with the commercial on SR 32.

Councilmember Cox asked if anything drives street markings specifically crosswalks or whose discretions is that left too.

Engineer Kettle explained what books and codes there were on that. He explained that you usually don't put a lot of crosswalks in subdivisions, but with being a major road through there they would look at doing that.

Councilmember Cox wanted to look at having cross walks. There was also some discussion on stop signs.

Councilmember Forman feels that the sidewalks are important, and we need to have them in, and he would like to see them throughout.

Councilmember Cox would entertain a motion.

Councilmember Crittenden made the motion to approve Francis Commons Preliminary Plans Packet with the changes they made extending the curb and gutter, section A along Scenic Heights road from Elk Crest Way to the River Bluffs Subdivision, with staff comments and recommendations.

Councilmember Cox seconded the motion. Councilmembers Forman, Crittenden and Cox all voted in favor. Motion passed.

B. Vacate Snyder Farms Subdivision---Councilmember Cox turned the time over to Planner Henneuse. Planner Henneuse explained what had gone on with the project. She received a letter from Sydney and Stewart Davis and explained they came in about a year ago to subdivide, but now they wrote a letter requesting to vacate the project and receive their water shares back. (See attached letter)

Planner Henneuse explained there is an Ordinance in the drop box for their review.

Councilmember Cox opened the meeting for public comment. There was no public comment, and the public hearing was closed and brought back to City Council.

Councilmember Crittenden and Forman felt that if that is what they wanted to do they were both fine with it.

Councilmember Cox read Ordinance 2021-17 and asked for a motion.

Councilmember Crittenden motioned to approve Ordinance 2021-17. Councilmember Forman seconded the motion. Councilmembers Cox, Crittenden and Forman all voted in favor. Motion passed.

5. Discussion, Updates and Approval on Potential Action Items

A. Hart Crossing Phase 3 & 4 Final Plats---No one from Hart Crossing was present. Planner Henneuse read and reviewed her staff report. She shared all of the plats with the public for review. (See attached staff report)

The Planning Commission recommends a tree buffer. Engineer Kettle said that irrigation companies don't want trees close to their ditch.

Planner Henneuse's recommendation is to approve Phases 3 & 4 plat with no recordation until the development agreement can be signed.

Engineer Kettle reviewed his staff notes with Council and explained all of his conditions on the project. (See attached letter)

Councilmember Crittenden wanted to know if they would still put trees along Wild Willow. He was told she didn't know without the developer here.

Councilmember Forman asked about the irrigation company not wanting trees there. Engineer Kettle explained what the thinking was on it. They just don't want them stealing water for the trees etc.

Councilmember Cox said if they are all deciduous trees then the leaves will get messy in the fall. She would rather see evergreens that are less messy.

Councilmember Crittenden is good with it. He would like to see less grass and a different type of landscaping, more xeriscape.

Councilmember Cox feels given these are smaller units and they don't have big yards of their own, she is fine with it. Councilmember Crittenden said he understood that.

Councilmember Forman is ok with everything.

Councilmember Forman made a motion to approve the plats for Hart Ranch Phase 3 & 4 with the addition of the tree buffer between Wild Willow Subdivision and the engineer recommendations. Councilmember Cox asked about what type of trees and Councilmember Forman said evergreens. Councilmember Cox seconded the motion. Councilmember Forman, Cox and Crittenden all voted in favor. Motion passed.

B. Harriet Natter/Commerce Village Concept Plan---Planner Henneuse explained where the property is located and then read her staff report. (See attached staff report).

The Planning Commission reviewed the concept plans on September 16th, 2021. They advised the applicant that either lot configuration is acceptable and that the ten-lot configuration may be preferred since it allows the applicant greater flexibility in selling lots and customizing commercial space to fit various needs.

Staff recommendation is to discuss the proposed subdivision plans with the applicant and address any concerns. Advise whether curb, gutter and sidewalk need to be added to the right-of-way. Approve the concept plan.

Councilmember Cox asked about the two lot plans. Planner Henneuse reviewed each lot plan with Council. She informed Council that Planning Commission was fine with either configuration.

Councilmember Crittenden likes the plan with more flexibility than six-lot plan.

Councilmember Cox asked with the upside-down J shaped road are we good to access on the road to SR 32. Engineer Kettle said they should be allowed to get the one access. That should meet the requirements, but you never know.

Harriet Natter said that she had UDOT approval.

Councilmember Cox said that since Harriet is here, she could come up and speak.

Harriet said at least the apron off of 32 will have it. She wanted to know, conceptually it sounds like everyone is in agreement smaller lots afford more variety so if they come in with a preliminary plat with 12 lots instead of ten, is that going to be a problem or is she locked into ten lots?

Councilmember Crittenden said he would not be opposed at 12, but anything more than that he would want a little more input. He is for anything commercial coming to Francis.

Councilmember Cox asked how many feet of frontage and she was told every lot has 35 feet of frontage. She was told this plan meets code. Her next question is on Lambert Lane frontage is the road on her side of the street? Engineer Kettle said when they come to design this, they may have to widen it further.

Councilmember Forman is looking at plot one and he wants to know if the red outline is the wetlands and is there even enough ground there for someone to build on. Harriet said the size of the dry land on lot one is actually larger. He is ok with either plan.

Harriet asked about the road and if it is a City street or not. On the commercial lot she would like to discuss if it should actually be a City street or not. She was told it was something we could discuss.

Engineer Kettle feels these are things that we can discuss as we move forward.

Councilmember Crittenden asked about the curb, gutter, and sidewalk and if we had to talk about that yet. He feels there should be curb, gutter, and sidewalk. Councilmember Forman agrees on the curb and gutter issue.

Councilmember Cox made a motion to approve the concept plan for the Commerce Village with the ten-lot layout configuration as shown in packet with the condition they entertain up to, but not more than 12 lots and that the recommendation for the road layout be curb and gutter with sidewalk through the development. Councilmember Crittenden seconded the motion. Councilmembers Cox, Crittenden and Forman all voted in favor; motion passed.

6. Council Business

A. Council Reports---Councilmember Forman had someone ask him about the sewage on Lambert Lane and what was going on there.

Engineer Kettle explained what was going on and what the City was doing. He said they were trying to get a pump ordered, but it is crazy trying to find anything right now.

B. Planner Reports---Planner Henneuse said the next meeting will be on October 28th and she explained what items would be on the agenda for that meeting.

C. Engineer Reports---Engineer Kettle explained that we had a water leak on the top of Hilltop Road and got that fixed and then we got another water leak on the section of Foothill and 1000 East and SR35. They are trying to find parts and a contractor to fix that. The concern is it is in the UDOT right of way. Subdivisions are coming along.

D. Mayor Reports---None

7. Meeting Adjourned---*Councilmember Crittenden motioned to adjourn. Councilmember Cox seconded the motion. All voted in favor.*

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 the ____day of November 2021.

Mayor Byron Ames

City Recorder Suzanne Gillett