

**Francis City Council & Planning Commission
Work Session**

Monday May 14, 2018 @ 6:00 p.m.

Francis City Community Center
2319 So. Spring Hollow Road
Francis, UT 84036

Present: Mayor Byron Ames, Councilmembers Shana Fryer, Councilmembers Jeremy Foreman, Councilmember Matt Crittenden, Councilmember Trilby Cox, Planning Chair Casey Vorwaller, Commissioners Trent Handsaker, Commissioner Amy Mortell, Commissioner Lisa Khajavi, Commissioner Morgan Cox, Planner Marcy Burrell, Engineer Scott Kettle, Attorney Brad Christopherson, Recorder Suzanne Gillett and Planning Secretary Susan Moses

Other Present: none

Call Meeting to Order

Mayor Ames called the meeting to order at 6:10 p.m.... The Mayor stated that he wanted to share some ideas and talk about the challenges that we are facing right now. Plus, we have new members so it's good for everyone to get to know each other and get a big picture together.

The Mayor thanked the City Attorney for being here.

Before we start the Mayor asked everyone to introduce themselves. Jeremie Forman has been on the City Council for seven years, Byron Ames is Mayor and has been on the City Council and Planning Commission before that, Marcy Burrell City Planner, Amy Mortell has been on the Planning Commission for 4 years. Matt Crittenden has been on the City Council for 7 years Scott Kettle City Engineer, Suzanne Gillett City Recorder, Susan Moses City Treasure and Planning Secretary, Casey Vorwaller Planning Chair, Brad Christopherson City Attorney Trilby Cox City Council, Morgan Cox Planning Commission, Shana Fryer City Council, and Lisa Khajavi Planning Commission.

The Mayor said that he would like everyone's input on every topic. He started with an administrative item first. Everyone here has an I Pad from the City to

more readily facilitate their communication with the City. Please use City email and City I Pad. He explained why that was the best way to communicate.

Overview of current developments that are happening.

Planner Burrell said that she wanted to go over this because she wants them to understand what goes on in the office. She used a colored map for everyone to see what she was talking about. She explained different subdivisions and how many lots there may be in the City.

There is a total of 250ish lots that have been approved.

Applications for annexation. McNeil 8 lots, Stewart Ranch would like 156 lots. Then Francis Cottages is next to the cemetery and they want 18 lots. Francis Cove 4 lots. She stated that they are really holding developers to the fire. Then, Kit Burtons property on SR 32 wants 30 lots. So, that's 216 lots.

So that brings the total to 416 lots if everything was built out right now. This would almost double the amount of water bills we send out.

The Mayor said this is the foreseeable growth right now.

Planner Burrell wanted to inform everyone of this because of all the growth that is happening, and she wants them to look at the overall benefit for the City on things.

The Mayor wanted to bring up that their job is not just to say yes or no, but how is this going to affect the City down the road. He wants to try and make sure that as much as possible we can get things right now. He doesn't want the City to be reactive, he wants the City to have more say for the big picture.

What are the implications of all of this going to be? The sewer ponds were built with 20-year growth in mind, so we should be ok.

The Mayor said he has heard rumblings at the County that they may do a sewer district, but that will take time.

The water is a little bit different and the City has been talking about cost and options for that. We have enough water, but we need to think about additional sources. We need to think 5-10 years down the road and get some of the technical things in order. So, we need to think about what we can do to. He asked if there were any question.

Councilmember Forman asked about the sewer and said that we need to keep thinking about what we may want or need to do when the sewer reaches its capacity, as in the past they waited too long to get things in order. He feels that we need a plan in the next 5 years for what happens in 15.

Commissioner Handsaker asked about how the subdivisions fill out with the sewer pond. Engineer Kettle explained to him how it all worked. There was a brief discussion on the growth and how things were figured out for the sewer pond. This is all a balancing act.

Engineer Kettle stated that on our map there are a lot of properties that haven't even approached the City, that could do subdivisions and they are already in City limits.

The Mayor said they need to weigh and balance everything right now. He shared his thoughts and opinions on things that could happen in the City. Keep the big picture in mind. There is only so much commercial in the City but is it viable commercial.

The City Center Zone---The Mayor wanted to share how that evolved and came forward. His concern was going back to the commercial area, if they had to pick a place, he feels that in his mind the best place for a coffee shop, retail, restaurants etc. is right at the four- way stop. He feels that is the best place for it. If we want viable commercial this is the best place for it. He thinks that's the best place to designate the zone as it is the best place in the City. He explained his reasoning on all of this.

The Mayor said developers are often looking for mixed use. That is also a blessing and a curse. Right now, there is no mixed use. So, that way you could have commercial and mixed use.

Councilmember Forman feels that mixed use is not bad, however you have commercial on the bottom and condos on the top and those people seem to purchase or rent in one of those units above the commercial and then there are constant problems with them because of all the commercial noises. And, that is non-stop. The Mayor said just because it's possible doesn't mean we have to do it.

Attorney Christopherson said there are other tools that could be used to help with low income or moderate-income housing. There was a good discussion on the requirements and what cities vs. towns are required to have and do. There are consequences if things are not done correctly.

Attorney Christopherson cautioned that there is nothing they can do to not let a developer sell to Mountainlands. He said if we have no possible zone that meets those requirements then we could be in trouble. He explained what he meant by that. He discussed the Olean Walker housing fund and explained how that all worked.

Commissioner Vorwaller wanted to know if it was cost effective to the developers to do that.

The requirement with State Law is we need to have a plan in place for moderate income housing.

Planner Burrell asked how they would put this in affect. Attorney Christopherson explained how all of it would work.

Commissioner Vorwaller asked how to do we deal with this, like with Wild Willow and River Bluffs. People want their kids to be able to live here vs the people that have moved here. How do we deal with the voices in the community? The Mayor explained his feelings on what you need to do.

Commissioner Khajavi suggested doing a survey and she was told that had been done before and there were only 86 responses out of the whole City.

Commissioner Vorwaller would just like some direction on which way to go.

Councilmember Forman said that sometimes we must make decisions contrary to what people may want and it is their job to teach and communicate the citizens.

Attorney Christopherson said if the City is involved in a lawsuit then the City is required to have a rainy-day fund. The only sure way to control what happens on a property is to own it. Attorney Christopherson commented voters and residents believe the government is not sophisticated and that is not true, they keep becoming more and more sophisticated.

The Mayor's perception in acting with surrounding areas there might be more land here than others and the perception he is getting is that people are being told if you want to build homes go to Francis. He explained his thinking on this.

How do you get businesses to come to Francis? Ideas were thrown out and discussed.

The Mayor wanted to discuss the conservation subdivisions a little bit. Do we want to do multi-family housing in our community? Do we want to add that? He does not believe that multi-family leads to crime. You could have sloppy planning and bad choices that could lead to that. Do they want to change the code to allow that and if so where would you want to allow it? One option the Planning Commission, the Mayor and Planner Burrell have been working on is the conservation subdivision. He has received a lot of comments from people that they like the open spaces, so this may give more density with more open spaces. He explained his thought process on all of this. He would like to see a cluster with open space because it gives you a better feeling of open space. That way you preserve the feel.

Planner Burrell showed an example of a conservation subdivision and she explained how it would all work. The Mayor jumped in on the explanation of how it would work. Planner Burrell then went into greater detail on conservation subdivisions.

Commissioner Vorwaller feels that the conservation subdivision is the only way to keep every property owner from wanting townhomes.

Councilmember Crittenden feels the conservation subdivision is a good compromise.

Councilmember Cox wants to know if there is something they can do to prevent the subdivision from changing the zone.

Attorney Christopherson explained how and what would need to be done for a subdivision to go out of a conservation easement or subdivision.

There was discussion on how many lots vs doors in these conservations subdivisions.

The City would pass a conservation ordinance showing what a developer could do and then that information would have to be in a development agreement.

The Mayor wanted everyone to think about everything discussed tonight because they all intertwine.

The last item on the Mayors list is Frontier Days, he would like to invite the Planning Commissioners to help jump in and help with the celebration.

The Mayor asked if there was anything else that needed to be discussed. Commissioner Vorwaller asked if there were any of the subdivisions already approved that the conservation subdivision would work on, he was told no.

Councilmember Forman said we have talked a lot about the sewer, water and he feels that we need to start thinking about the roads. Engineer Kettle explained that we now have a road impact fee and that will help with the roads.

Mayor Ames suggested we meet quarterly.

Next work session will be August 20, 2018 at 6 p. m.

Adjourn

Adjourned at 8:30 p.m.

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.

These minutes were ___X___ approved as presented. _____ approved as amended at the meeting held on July 19, 2018.