

Francis City Council & Planning Commission
Combined Work Session Meeting
Monday June 24th, 2019 6:00 p.m.
Community Center (Public Invited)
2319 So. Spring Hollow Road, Francis Utah 84036

Attending: Mayor Byron Ames, Councilmembers Cox, Crittenden, Forman, and Fryer. Planning Commission Chair Trent Handsaker, Commissioners Cox, Khajavi, Madsen, Henneuse. City Engineer Scott Kettle, City Planners Ryan Robinson & Mandy Crittenden, City Treasurer Susan Moses and City Recorder Suzanne Gillett

Others Attending: None

1. Call Meeting to Order---The Mayor welcomed all in attendance and apologized for being a couple of minutes late. He thanked the Planning Commission for joining the City Council for this meeting.

2. City Center Design Standards---The Mayor turned the time over to Planner Robinson to review his staff report with everyone and explain what has gone on with the standards.

Planner Robinson read and reviewed his staff report and explained some of the concerns that have been discussed in the Planning Commission. He explained what some other cities are doing and how they have handled things.

Chair Handsaker feels that some of the things that Heber requires are just general guidelines until it gets to the windows and then they are very specific. How specific do we want to be?

Councilmember Forman feels that they need to learn more about the generalities.

Commissioner Cox feels like Councilmember Forman and we need to start with some general rules and stop nit picking things. It needs to fit surrounding areas. The Mayor questioned does the County Library look like it fits in Kamas? Some people like, but most do not.

Commissioner Handsaker wanted to know exactly what we were looking for.

Councilmember Crittenden asked if anyone knew how wide SR 35 was because if they were to leave Wolf Creek Pass open all year that could affect some of the street parking.

Commissioner Cox would like to bring up that it has been brought to his attention that people would really like some sort of Veterans Memorial here in Francis. His Uncle is the only one living in Francis who served in Vietnam war and he would like to name the new soccer park after him.

The Mayor said as we are talking about the City Center our park abuts up to that and it would bring some history to the city and tie in with the City Center. He stated that there was a brick memorial over by the church, but he feels that it should be where people can see it and acknowledge it.

Councilmember Forman said to integrate this whole area you could include not only the Veterans Memorial, but you can integrate all the city history. He feels those type of things starts to build community. He feels it is important to have that sense of community as it is not there any more any where you go.

Councilmember Cox said that there are short paragraphs that describe a little bit of significance. To her it sorts of softens the blow in the way that if I'm a developer coming in then it will help me understand their guidelines.

The Mayor wondered if you could do a retail office and then condo upstairs. Commissioner Handsaker explained why it may not work to well to do that. The Mayor likes the Lego model that is over in his office and he explained to everyone why he liked it.

Commissioner Hennuse said that may depend on the proportions.

Councilmember Forman wanted to know about the architecture and design does it make sense to have flatter roofs. He was told usually it slopes more than it appears to be.

Councilmember Cox feels they need to make sure of where they want all the store fronts to come out on.

Setbacks were discussed and how you would want to do them.

Councilmember Forman wondered if it looked better to have everything flush or some pushed back. Commissioner Handsaker said that you need to stagger the plains of the building.

Councilmember Crittenden asked what they thought about covered walkways. Everyone shared what they thought.

The Mayor feels they are gravitating to specific design elements. Councilmember Forman said it is our opportunity to set standards now. Councilmember Cox said she feels everyone is saying, just so its not to far out there.

Councilmember Fryer asked if they could just say what they wanted to see. The Mayor asked like an architectural view committee? There was some discussion on that.

There was discussion on uniformity, what do you want to keep the same and what do you not want.

Commissioner Henneuse brought up the parking lots and spots and how do you handle them. He feels there are certain things that we should include.

There was talk about a curb and gutter and sidewalk, and everyone seemed to like that, but it all needs to fit. Also, you would need to have a storm drain.

Commissioner Cox feels they need to start planning on a storm drain now and get ready for it.

Councilmember Forman thinks you need sidewalk to the curb.

Engineer Kettle asked about what you do with the snow.

Councilmember Fryer suggested all the signs being the same to tie things in that way and then people can do what they want.

Councilmember Cox feels they need to figure out what they want the uniform pieces to be.

Business front faces main street, still have varied planes with each business.

Section 316 was discussed and use the word concept.

Councilmember Forman likes a lot of the should and if it fits, we can approve it if not we can deny it.

3. Multifamily Housing---The Mayor said they have spent quit a bit of time talking about this already. He turned the time over to Planner Robinson.

Planner Robinson discussed the floating zone and how that would work, and we do have some multifamily housing in the conservation subdivision. He reviewed the staff report with all in attendance.

In talking with the city attorney, he said you could do a maximum number of units in a building.

The Mayor asked if this addressed the multi family like a mother in law apartment over your house and he was told that would be an accessory dwelling unit. There was a lot of discussion on sheds.

Commissioner Henneuse said thinking about this, he brought up Hart Ranch and extending things out, at what point does that not become Francis. You would want your higher density closer to Francis. The Mayor said he understands but right know it could be in three contexts and he explained why he felt that was.

There was discussion on some of the zone changes that were discussed. There was discussion on the road that the county may run through the city, and everyone shared their thoughts on everything.

The Mayor asked if there was anywhere, they did not want the multifamily housing. Brief discussion. Commissioner Cox said that we need to quit changing the Ag 2 down to Ag 1 and then allow multi family housing. Because this has happened twice already. He feels they need to focus on and be persistent by keeping larger parcels. We really need to respect them.

Commissioner Madsen said we talk about maintaining our rural area and we keep giving that away.

There was discussion on the code and how things can be put in it. A re-zone should not happen without any plans.

4. Adjourn---Councilmember Cox motioned to adjourn the meeting, all were in favor, meeting adjourned.

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 this 11th, day of July 2019.

Mayor Byron Ames

City Recorder Suzanne Gillett