

**Francis City Council Meeting**  
**Thursday, January 9th, 2020 7:00 p.m.**  
**Francis City Community Center**  
2319 So. Spring Hollow Rd.  
Francis, Utah 84036

**Attending:** Mayor Byron Ames, Councilmembers Matt Crittenden, Trilby Cox, Jeremie Forman & Shana Fryer. City Engineer Scott Kettle, City Recorder Suzanne Gillett, and City Planner Mandy Crittenden

**Others Attending:** Bill Crystal, Jill Leonard

**1. Welcome, Call to Order, Pledge of Allegiance & Thought**—The Mayor welcomed everyone to the meeting and asked Councilmember Fryer to lead in the Pledge of Allegiance. He then asked Councilmember Forman to present his thought. Councilmember Forman presented a thought from Winston Churchill and he explained how that it related to the City of Francis.

The Mayor stated that he agreed with Councilmember Forman and shared his insight on the quote.

**2. Public Comments**---The Mayor moved to the public comment period. He explained what the two items were that were on the public hearing and offered anyone to speak. No one commented so the public comment period was closed.

**3. Public Hearings**

**A. Amended 2019-2020 Budget**---The Mayor explained that they were going to try to have everything on the screen for people to see, but that did not work tonight. He then asked Suzanne to review the amended budget with council.

Suzanne reviewed each item of the budget that had been amended and why.

The Mayor would like to either amend or spend some money for a new computer and projector, so that we can have things visible for the public to see. Council agreed to spend the money on those two items.

The Mayor explained that they met with someone today that was interested in a wheelchair accessible swing. The Mayor thought that they could possibly use some of the park money for that.

*Councilmember Forman made a motion to amend the 2019-2020 budget as proposed. Councilmember Cox seconded the motion. The Mayor and all Councilmembers voted in favor; motion passed.*

**B. CDBG Grant**---The Mayor read the Community Development Block Grant Public Hearing Notice.

**COMMUNITY DEVELOPMENT BLOCK GRANT PUBLIC HEARING:**

This hearing is being called to consider potential projects for which funding may be applied under the 2020 Community Development Block Grant Program. The grant money must be spent on projects benefiting primarily low and moderate-income persons. Mountainlands Association of Governments, in which Francis is a member, is expecting to receive approximately \$500,000 in this new program year. All eligible activities that can be accomplished under this program are

identified in the CDBG Application Policies and Procedures Manual and interested persons can review it at any time. Several of the eligible activities listed including examples, such as Construction of public works and facilities, i.e.: water and sewer lines, fire stations, acquisition of real property, provision of public services such as food banks or homeless shelters. Also eligible are loan programs for private businesses which would then hire low income persons and the program can also pay for housing rehabilitation or down payment assistance for low income homeowners. In the past Francis has received 13 grants to upgrade the water system. The city as part of the regional “Consolidated Plan” identified projects as being needed in the community.

The Mayor then reviewed the past grants the city had received going back as far as 1984. He explained what the grants were for and how the money had been spent. He feels this is a good way to put in for infrastructure.

Engineer Kettle explained in more detail how some of the other projects worked and what they had applied for. He also explained how the process has changed from the past as well. The problem the city is currently having is income.

The Mayor opened the meeting for public comment.

Bill Crystal wanted to know where the money came from and he was told HUD.

Jill Leonard said she really liked these kinds of grants.

There were no other comments, so the Mayor closed the public comment period.

Engineer Kettle explained how the ranking system worked, but one thing they looked at was on 1000 East there was only a 6-inch water line and they want to try and do that, but they need to finish up the survey. He explained that if there are two people in the home that work, they are almost above the threshold amount.

Council discussed different ways and areas they could try something.

The Mayor said the idea of the water line on 1000 East is probably the best.

Once Engineer Kettle gets the survey results back he can get with the Mayor.

***The Mayor made a motion that the City apply for the CDBG Grant with the city donating 10% towards the project. Councilmember Forman seconded the motion. The Mayor and Councilmembers Cox, Fryer, Forman and Crittenden all voted in favor, motion passed.***

The Mayor brought up one of his Mayor items and explained that he has asked Engineer Kettle to see how the school bus stops worked and maybe seeing if the city could set up some lighted bus stops for the children as it is so dark in the mornings.

#### **4. Discussion, Updates and Approval of Potential Action Items**

**A. Multi-Family Housing Zone---** The Mayor explained he held this over for this month as we did not have a full council last month and he wanted everyone present.

The Mayor informed the public that the City Council and Planning Commission have worked on this in joint work sessions, and we have already held a public hearing on this. He turned the time over to Planner Crittenden.

Planner Crittenden read her staff report to all present. The Planning Commission's recommendations were Maximum density will be 6 units per acre, 12-foot set back from main dwelling for accessory buildings, for dwellings over 6 units 1,000 sq. Ft of open space is required per individual dwelling unit.

Staff recommendations and thoughts were, Motive? Affordable Housing, are we reaching that goal with density? Figure out your setbacks, will there be parks or an HOA? Parking will need to be provided, two spaces per unit with overflow parking. One family dwelling and mobile homes, two spaces, two family dwellings, four spaces, multi family dwellings, two spaces per unit plus visitor parking provided at a rate of .25 spaces per unit.

The Mayor wanted to discuss what the purpose of this is. He had the Planner explain the pictures that were presented.

Planner Crittenden reviewed some of the examples of units that she had showing what we would be looking at.

The Mayor said he does not like six per acre. Councilmember Cox asked him to elaborate. The Mayor said the way the proposed code is drafted now would be six units per acre and he doesn't feel that it gives enough density. He feels if there is more density it would bring the costs down. He is not against putting a cap of size on the project either. He feels eight per half an acre would be better than six.

Councilmember Forman has always said the word apartments has a bad connotation. It depends on how things are managed and how and what is allowed in the city. He feels that they just need to be careful.

Councilmember Crittenden feels there is a need, but sometimes it's supply and demand and no matter what you can't dictate what people charge for things. Basically, people can charge what they want.

Councilmember Cox wanted to know, Kamas has a multi-family housing zone in there code and if there is a demand in Kamas why are they not building more. Engineer Kettle explained because it is not specified on there map.

Engineer Kettle informed council that they are not being proposed in Kamas anymore because in the past when they were, they were always turned down.

Councilmember Crittenden's fear is that we open it up, but he doesn't know if they will accomplish the affordable part of it.

Councilmember Forman said on 200 South in Kamas they were wanting \$2,200 a month for rent. He explained his feelings on how he thought things would work.

Councilmember Cox feels they need to go back and look at their density figures. Creating the zone and is it flexible.

Engineer Kettle said maybe you could give a density bonus zone and have things deed restricted.

Council all agrees they need to change the density from six per acre.

Councilmember Forman said looking at meadow view apartments if you go 10 per half, would that work?

Councilmember Cox would be in favor of getting rid of accessory structures.

The Mayor does not want any accessory living above any covered parking. But he doesn't want to mix accessory buildings.

Looking at code provisions, council discussed the numbers on the setbacks.

Council did not want max units per building. They wanted to keep accessory buildings the same height as everything else. Council discussed and debated several of the issues. The question of setbacks was brought up and why are they different. Council decided setbacks all need to be the same.

The Mayor feels they have addressed everything, and they feel they know where they want things to go. So, do they want to look at things again or go with what they have.

***Councilmember Cox moved to continue this discussion next month on multi-family housing with the changes that were discussed this evening. Councilmember Crittenden seconded the motion. The Mayor and all Councilmembers voted in favor; motion passed.***

Councilmember Fryer asked if this needed to go back to Planning Commission and she was told no.

## **5. Council Business**

**A. Council Reports---**Councilmember Forman informed the council that the Crooks have now added a second apartment in their building and there should only been one.

Planner Crittenden explained that she has spoken with the Building Inspector and he feels that it is just a personal vendetta.

The Mayor discussed what was going on with the Planner and what the city was working on.

**B. Planner Reports---**Work Session for the City Center Zone. The Mayor said we need a joint work session with the Planning Commission. A Monday in February would work best for him.

Council decided Monday February 3, 2020 at 6:30 would work best for them and the Planner can talk with the Planning Commission.

**C. Engineering Reports---**Engineer Kettle informed council that Rusty Webster is wanting to get started on Frontier Cottages. His question is what we do about the gravel road. Do they have a problem with shutting it down. Council does not want to shut down for an extended period of time. Council all agreed that the road has to be open at night and weekends and done in a reasonable time.

**D. Mayor Reports---**Mayor reviewed that there is still a discrepancy with tickets and the ticket company and Susan should be working on it. He would also like to set a Frontier Days Meeting. It was decided that Council will meet 30 minutes before the work session.

**E. Report and Approval of Bills Paid—***Councilmember Cox moved to pay bills and approve the check register. Councilmember Forman seconded the motion. The Mayor and all Councilmembers voted in favor; motion passed.*

**F. Approval of Minutes from December 12<sup>th</sup>, 2019---Councilmember Fryer made a motion to approve the minutes of December 12<sup>th</sup>, 2019. Mayor Ames seconded the motion. The Mayor and Councilmembers Crittenden, Forman and Fryer all voted in favor. Councilmember Cox abstained. Motion passed.**

**6. 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 13<sup>th</sup> day of February 2020.

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Mayor Byron Ames

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City Recorder Suzanne