

Francis City Council Meeting
Thursday, April 22nd, 2021 7:00 p.m.

This meeting will be held as an electronic meeting without allowing the public to enter the Community Center or another anchor location to participate, pursuant to Governor Herbert's Executive Order 2020-5.

Francis City is inviting you to attend by following the link below or by calling: 1-301-715-8592
<https://us02web.zoom.us/j/81375682417?pwd=aEZwNlhZSUZZZk5McWEeN3Z4ZmxWQT09>

Meeting: 813 7568 2417 Passcode: 592594

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

Council: Mayor Byron Ames, Councilmembers Trilby Cox, Matt Crittenden, Jeremie Forman, and Shana Fryer

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

Others Attending: Dena Housel, Devin, Firth, Haley McCallister, I Phone guest, Jana Lee, John Facio, Julie Keyes, Justin Harley, Moto g (6), Heidi Riches, Kathleen Tollison, Kurt's I Phone, Malia Maxfield, Melissa Thompson, Rowdy Thompson, Owen, Owner, Paul Watson, Paul Wynn, Pete the Planner, Rex's I Pad, Amy B, Andrea Crittenden, Brad Christopherson, Bri Haney, Carli Frandsen, Clayton & Suzanne, Curtis I Phone, Dayton Fry, Ron Groberg, Shauna Demars, Stephanie Prax-TGS, Tamsyn's I Phone, The Roc Last Name Hear, Trina Vidrine, Wing Province, Garrett Crystal, Bobbi, Dustina Housel, Jamie, Julie, Mandy Crittenden

1. Welcome, Call to Order, Pledge of Allegiance & Thought—The Mayor apologized for being late. He welcomed everyone to the meeting. Councilmember Crittenden led in the Pledge of Allegiance and then Councilmember Forman shared a thought from Theodore Roosevelt that he thinks is fitting for not only the things that we are discussing, but also for just the lifestyle and area of where we live and it's important to us. He feels as good citizens of America there is a great deal of duty, tradition and resource in our country and world, and he feels that as a government and body we need to protect those things and use them wisely. The Mayor feels all of those ideas can be under attack and we need to not take them for granted.

The Mayor explained he would like to make some changes in the meeting tonight. He would like to skip down to Mayor Reports as we have a full house tonight and he would like to cover those items while everyone is in attendance. He then explained that there were some changes made on the agenda and we will be taking a couple of items and moving them to the top of the agenda. He moved to consent agenda for approvals.

2. Consent Agenda

A. Approval of Bills Paid---The Mayor explained that there were two items on the check register that were higher than normal. He then explained what those items were and why they were the amounts they were.

Councilmember Forman motioned to approve the check register and approve the bills. Councilmember Crittenden seconded the motion. The Mayor and all Councilmember voted in favor; motion passed.

B. Approval of Minutes 25th, 2021---*Councilmember Cox moved to approve the minutes from the March 25th, 2021 Francis City Council meeting. Councilmember Fryer seconded the motion. The Mayor and all Councilmembers voted in favor; motion passed.*

The Mayor continued on to the public comment portion of the meeting.

3. Public Comment---The Mayor explained how this period worked. He then opened the meeting to anything other than the public hearing items, he reviewed what the public hearings were.

Jeana from Francis said Park City recently halted meetings on zone changes because they were getting to inundated with zone changes and their meetings were going until midnight every night. So her question is. Why do we have zones in the city and why can they be changed? She is confused, why even have a certain zone if you can change it? Why don't we make it hard rule? Why have zones if they can be overwritten at any time.

The Mayor explained that it could talk a whole other separate meeting to explain everything. But a shorts answer is all things change, priorities change and land changes, people have property rights. He briefly explained why. He explained that it is just a process.

The Mayor closed the public comment period.

The Mayor again stated that he wanted to take the Mayor Reports out of order really quick. He wanted to handle the Mayor Reports while there was still such a huge attendance.

Mayor Reports---The Mayor explained he didn't want the Kamas City Youth Council out to late tonight, so he took this item out of order. They asked him for a couple of minutes, and he has allowed them to speak during his report time. The Mayor turned the time over to the Kamas City Youth Council.

Tara Ames explained that she is the advisor for the Youth Council and ten members are here tonight. She explained they have been able to provide scholarships for some of the kids and also for some of them to attend meetings in Logan, Utah. She explained Ella Spencer would now speak.

Ella Spencer stated they were here to help any way they could with Frontier Days.

The Mayor explained that there are plenty of opportunities for them to serve, and Councilmember Crittenden thanked them for all their help.

Tara asked if they would let her know which Councilmember to contact and work with. Councilmember Cox said she would be the liaison. The Youth Councilmembers present all introduced themselves and shared how long they had been on the council and where they lived.

The Mayor thanked them all for coming. Councilmember Forman said he was thankful for them being willing to be involved. All Councilmembers agreed with the Mayor and Councilmember Forman.

The Mayor said the day he was elected Mayor, he sat down with his wife and talked about what had just happened and if he accomplished nothing else as Mayor other than getting elected, if that was the only thing, he accomplished it worth it. Because if this city kid who was new to Francis and grew up in Tokyo could get elected in Francis as the Mayor, then anybody could get elected as the Mayor in Francis. If all he did was make it, then going forward anyone could make it, and that made it worth it. When he was talking about it with his wife that night, she gave him some advice and he heeded her advice. That advice was going forward since you are going to do more than just get elected you need to keep a journal of what you have done as the Mayor of Francis and what you are able to accomplish. She felt he wouldn't remember everything that he accomplished, so keep a journal.

He then addressed the Youth Council and gave them the same advice to keep a journal of the things they get to do as Youth City Council members and ways they are able to serve in their lives.

The Mayor then went on to say he did keep a journal as his wife suggested. He has been Mayor for the last three and a half years and he wanted to share some of the things he has done as Mayor. We have created a city center

zone, installed a noise ordinance, engine brake signs, conservation subdivision, improved the construction standards, prohibited cuts in roads, engaged in water conservation efforts, set water schedules, invested in new technology, new IT support, new equipment to be in compliance, increased city code enforcement, improved Frontier Days, received grants for the City, engaged strategically with the county on several items without raising taxes, significant city park upgrades, installed new ticket booth, electrical upgrades. The Mayor reviewed for several minutes several more items that he feels he has accomplished as Mayor. He feels he has done a lot more than just get elected. But there is still much more that needs to be done.

The Mayor stated that it's an election year in Francis and we have two City Council positions open and the Mayor position. He has had many people asking him for months if he is going to run again and after a lot of soul searching and talking with family, friends, and trusted advisors he has decided that he is not going to run for re-election as Francis City Mayor. Instead he is looking at running for Congress. Until then he is still our Mayor and we will have an election this year and he has heard of many people wanting to run and he feels many of them would be fabulous. But we have work to do for the rest of the year. With that we will turn to the agenda and get busy.

The Mayor explained that Dr. Wing is the Medical Director at the Park City Hospital and he has agreed to give us an update on the vaccination process and what is happening with that process. He also wanted to let the public know that on May 1st there will be a vaccination clinic in Kamas from 9:00 to 1:00 pm and no appointments are necessary, walk ins are welcome. It will be at the Summit County Health Department.

4. Dr. Wing Covid 19 Vaccine Update from Park City Hospital Medical Director---Dr. Wing thanked the Council for allowing him a little bit of time to speak tonight. He gave everyone a little bit of information on his background, he is an ER Doctor in the Park City Hospital and in the Heber Valley Hospital. He moved here because he thought it was a good place to raise his family. He shared a little bit of his perspective. There are two buckets of people when it comes to vaccinations. There are those who have made up their mind for personal or political purposes and there are those who are sitting on the fence and haven't made up their mind yet or have not made an appointment yet to receive the vaccine.

He is not here to pressure anyone into doing anything, but he is here to provide information. His perspective as it relates to the pandemic is: He was the first to diagnose a patient with this pandemic. He explained what he dealt with. He spent time in New York at one of the hardest hit hospitals in New York City and he has seen hundreds of people die from this.

He shared some of the most common questions he has received in regard to Covid-19, and he gave the answers to those questions as well. He explained that the state put a pause on the Johnson and Johnson vaccine and why.

He explained that some people have had Covid several times because they were not vaccinated. Even if you have been vaccinated you should still wear a mask. Covid -19 vaccine does not require insurance to receive the shot. He explained there has not been as many flu cases this year and he feels its because people have been using the masks, so they really do help protect us.

On the East side of the County there is not as high of a vaccination rate as in the West side of the County, so they are reaching out and having a clinic at the Summit County Building in Kamas to give shots to those who would like them.

5. Public Hearings

A. The Views---Justin Harding/Pete Gillwald---The Mayor explained we have had hearings and discussions on this before. He turned the time over to Planner Henneuse. Planner Henneuse thanked the Mayor for his service and all that he has done for the City. She explained the developers are moving forward with their application to

re-zone parcel FT-90A based on the feedback from the Planning Commission, Staff and Council. The developers have revised their plans from apartment concept to a town home concept.

The parcel is 8.95 acres and is currently zoned at approximately 4 acres R-H and 5 acres AG-1. The developers are asking that 3.20 acres be rezoned to Residential Multifamily R-M and that the remaining parcel 5.75 acres be rezoned as an R-H Conservation Subdivision.

The Planner reviewed the background list that she had, and she reviewed what had gone on in previous Council Meetings. In the last Planning Commission they were given a negative recommendation.

She explained to evaluate that she wanted to touch on each item as a whole. She touched on items in the General Plan. She touched on affordable housing, median income, and annual housing shortage. So developers are proposing 9 moderate income housing townhomes which meets the goal of this zone to provide affordable housing.

The concept plan includes 44 townhome style apartment units on 3.2 acres. Per Francis's moderate income housing code, a developer may exceed the allowed number of units with one bonus market rate unit for each moderate-income housing unit, up to five bonus units. The concept plan meets Francis City code with 35 market rate units, 3 bonus market rate units and 9 moderate income units. She then reviewed the R-H Conservation Subdivision guidelines, and the concept plan complies with the R-H Conservation Subdivision requirements.

Planner Henneuse then reviewed Subdivision/General Provisions. Francis City code states: "Land shall not be subdivided and developed until available public facilities and improvements exist and proper provision has been made for drainage, water, sewage and capital improvements such as schools, parks and recreation facilities, streets and transportation facilities and related improvements. If necessary and required public facilities, infrastructure and safety protections are not in place or cannot be provided, the subdivision will not be allowed."

More than 426 homes have been approved in Francis subdivisions, but have not been built. The impact on water and sewer infrastructure, roads and schools should be analyzed and evaluated before approval of this subdivision, taking into consideration developments that have already been approved in Francis.

Staff has identified both positive and negative factors for this proposal. (See attached Staff Report) In the Views at Francis Park, the Planning Commission considered the following factors: The current number of developments approved in Francis. The engineering report indication concerns over the existing sewer and water infrastructure. The location and design of the proposed development. Overall public sentiment.

The Planning Commission requested that the proposal be tabled to discuss and consider development methodology and process with the City Council. As a result of the joint work session held February 24th, the Planning Commission felt that the overall direction from the City Council was to not unnecessarily speed the pace of development by amending current zoning to allow for additional density.

In the most recent recommendation on the Views at Francis Park, the Planning Commission issued a negative recommendation on the request to rezone land to the multifamily zone, primarily citing no significant change in the planned density, infrastructure concerns, or community support from the previous proposal.

All Planning Commission members present at the March 18th meeting expressed the desire that multi-family zoning be incorporated in to a broader review of the Francis City General Plan rather than on a development-by-development basis. Additionally, some Commissioners expressed a desire to incorporate housing affordability into the consideration of larger planned developments.

Staff recommendation was using the General Plan, Multifamily zone, Conservation Subdivision, and Subdivision requirements, discuss the benefits and drawbacks of this zone change proposal. If the benefits of the proposal outweigh the negative factors, approve this proposal with the following conditions: City Engineer will perform analysis to demonstrate adequate infrastructure and resource availability for this added density in consideration of the other projects that have been approved with the City. If the analysis show that the infrastructure is not adequate, the developer will agree to provide infrastructure upgrades. Developer will provide traffic impact study.

The Mayor commented that he is grateful we are adding more context from the Planning Commission. He also appreciates that all of them would like to incorporate in the General Plan. But that conflicts with the code now. There is a shift in addressing this policy. Adding to what the Planner has presented he asked Pete or Justin if there was anything they would like to add.

Pete said of course there is. The General Plan has a lot of positive ideas, but people keep overlooking in the R-H zone and what it says. He feels the study information is inadequate because it is 2 years old. He feels the majority of unbuilt construction is single family market-built units. Single family development is not going to provide what it is going to take to sustain anyone. He feels he is talking about long range planning for the future. Pete kept saying R-H is not AG land. He said AG is not intended for purposes in the multifamily zone.

Pete continued to give reasons why he felt this was a good thing for the City. They have tried to come up with a good plan for the City.

The Mayor apologized for overlooking the City Engineer. The City Engineer explained that they are connecting to the existing system issue and they have concerns that need to be justified. The Mayor asked about the road, Hwy 35. Are you questioning if the additional traffic would somehow affect that highway? Engineer Kettle said no they will have to do a study anyway to get access on the road. The Mayor then asked will they need turning lanes etc.? He was told this is more of an issue of improvement to the road like ingress, egress issues more than the road being able to handle everything.

Pete said the single family lots would be single family. The Townhomes will be rented. Pete said all the Townhomes would be owned by a single entity and the entity would rent them not a single owner. Matt also asked about the single-family lots and how they will be irrigated. Pete said they have met with the irrigation company.

Councilmember Forman said while we are on the secondary water issue. Are you proposing the secondary water is private within that development? Is that because there are still adequate water shares available after water is turned in? Pete said that is correct.

Councilmember Forman said from his perspective the zoning is not the use that is existing on that ground and has been for years. For him, the whole point is as a developer we are asking for sort of change or variance and we want to do these things, rather than trying to discuss what we can or can't gloss over maybe you should be wanting to work with the City and the citizens and see what they want and not blowing over what has been said and most do not want what is being proposed. The impact is always greater than the fees required. His last note was your attempting to fill a need to provide affordable housing, however in his opinion the school doesn't have any teachers looking and he doesn't feel it is the need for the City of Francis to provide this for everyone in the valley.

Planner Henneuse clarified what the zoning actually was, 4 acres R-H and 5 acres AG-1. Councilmember Forman said that's what he is saying, most of it has been AG.

The Mayor opened for public comment.

Carlie Frandsen from Woodland said she just has a few comments. They will be rental low income, are they going to be sold to single owners? As we grow the whole valley is having a real hard time at the school and she was hoping this land would be for a school. All of these other developments have been approved and they aren't being built, what happens when they are. She feels the roads will probably need to be widened.

The Mayor said the Townhomes were going to be deed restricted, and they will own them and just be rented and not changing hands.

Steven Prax lives in South Jordan and is looking to move to this community, and he wanted to give a voice of what could come to this area. He has a six-year-old child, and he has family living in the area and they would like to live here. He feels that this would maybe help them for their future.

Melissa Thompson feels she is trying to be as unbiased as possible, but she feels this is extremely irresponsible growth. She feels that they would be tying their hands for good opportunities like Rusty's development. She feels there will be quite a few rentals. She doesn't mean to call the Mayor out, but she wants to quote him " We don't want to become rental slum". She is also concerned about the EMS response time and she feels this is completely irresponsible.

The Mayor thanked her for her comment and said she did quote him correctly and he explained what he meant by it again.

Shauna Demars said she lives in Francis and she can see where this development will be from her front door. She agrees with what Councilmember Forman has said. She doesn't feel that it needs to be solely in Francis's hands to solve these issues for the need of affordable housing for all of the people in Kamas Valley. She feels like the developer is passing the buck on a lot of issues, but that is scary to her and she doesn't feel like this development is the vision that most people that live in Francis want.

The Mayor explained where to find the moderate-income definition in the code if she wants to look at that.

JK, JK, Jeana said she does a lot of outdoor activities every day and she can't believe all of the trash on the roads. She said Justin was the only person that came to help her in a cleanup effort.

The Mayor thanked her for her efforts.

Samsun SM Sharon lives on Parley's Loop in Francis and whenever she listens in, she can't help to feel like the topic is never off the table, because whoever the developer is just keeps changing the name from apartments, low income to Townhomes. She moved here from the east coast and that's why she moved here for the open space. She doesn't feel the developers give a hoot.

Andrea Crittenden is a resident of Francis; she read a lengthy letter she had written in favor of the development.

Rusty wants to know why it is Francis's responsibility and not the whole valley. The school has two houses to rent already, and he has spoken with them and he doesn't think they know the impact of the 400 homes already built out. He wants to know how long the water tank will be under construction and what is the price of that going to be?

Brian Henneuse made a comment he has heard before, and that is, why do we allow people to come and petition for zoning and he said that is a fundamental right. He doesn't want people to think they want people to do this, but it is a fundamental right from the state that they can come and do these things.

Betsy Leavitt from Francis said she is speaking on piggybacking a lot of people's comments and she has children that get on the bus on Hwy 35 and the traffic as it is right now insane. She is all about land rights, however being born and raised here and a lot of the expense for them has been everyone that is coming here. The school, the water, the sewer are already concerning. She feels Councilmember Forman is spot on and she appreciates everyone's time.

Mason Mackie lives in Heber and works in this valley and loves it. He has family that has worked the land. His comment is taking care of the people, and it is our responsibility. It would be good to see Francis grow in anyway it can. It's something he thinks Francis would benefit from. For him it would be a good place for his family and kids to grow up.

Garcia Eisman has lived in the Kamas Valley since 1999. Several of you have experienced her out spokenness. She is proud of it. She has appreciated the spirit of the valley but looking at how we have to look at development, she thinks back to her financial planning. What is your 1 year, 5 year, and very long-term plan for Kamas Valley and to close your eyes to the fact that this valley is not envisioned for developers and individual homeowners is naive and irresponsible. There is freedom, family and values and we need to take the responsible action to protect it and plan for it and be responsible for what are original values are here. She thinks we need to look at what we value and turn it to our advantage. She thinks they need to find a positive.

Mandy said one, the affordability pitch on this is unrealistic, it's not ever going to be affordable and that's not the developer's problem, it's just reality of progress. So that is going out of the window, \$2,000 to \$3,000 a month is just not affordable. Aside from that, all off the comments of I would love to live there are very accurate she understands that. My husband and I have lived here all of their lives and we had to travel for 15 years to be able to afford to move back and live here. It's not up to us to make sure that everyone else can afford to live here, then work for it like everyone else has had to. The reason that people want to move here is changing because people keep moving here. So she understands we can't close the doors, I'm not anti-development or growth, but I don't think we have to maximize density on every piece of property that's in Francis and with opening the door with his development that's the only application that she sees Francis getting from here on out.

The Mayor explained that was Mandy Crittenden she lives in Francis.

Dustina Housel lives in Francis. I really agree that we have failed to identify ourselves as a community and what we want. She thinks it is very split. She appreciates having the open space available and she doesn't feel like we have defined what we want. Developers come in and tell us what they want and really a lot of things have been approved and haven't come to fruition yet. So what we are looking at is at some point not a lot of open space. She also feels we need to be responsible to others, but we also can't create a utopia where only those who make a certain amount can live in Francis City. Every community has a responsibility to help citizens. Her kids can't afford to live here, they are grown they can't afford to rent anything here, but we have kids that are growing up here that will struggle to stay in the area. If we don't look out for them and plan for that, we will never have it. That means having some low income or moderate housing. She does not agree with the density that has been proposed and she thinks this might need to be looked at and identified as to what we want or what does moderate income housing look like for us. She just feels we have lost our identity.

Noah Schanck renting in Heber right now, very similar situation as Masin. His wife had a baby three weeks ago and they would love to live here, and they just can't find anything in the area, and they would love to be up here. He gets what everyone is saying, but his family would love to be up in Francis.

Julie Keyes has a lot of concerns about this zoning change and proposed development, this density is going to price everybody out of the market. All those people that say they want to live here won't be able to afford it. If we keep up at this pace. Her next concern is the secondary water system, what's that going to mean to the people below them. They don't own all that water and get to keep it every day, so what are they going to do for those

below that still have water. To echo Melissa's concern, she hopes that they don't keep growing and growing and that someone else has to lose their father because the ambulance doesn't respond for thirty minutes, because if we keep growing like this it's gong to happen more, and more, and more.

The Mayor said he really felt bad for their family and he explained some of the things he has been working on improving the services that all of our residents expect. My condolences to your family.

The Mayor asked Katie to read the written letters submitted. Planner Henneuse read all of the written letters that had been submitted. A couple of the letters were in favor of the project, but most of the letters were concerns against the project.

The Mayor closed the public comment period and brought it back to the Council.

Councilmember Forman thinks it should be noted in all fairness that some of these letters that were read are from earlier proposals, it should be noted many of those are a little older. He said that awhile back the School was infuriated with Francis because we were allowing growth. Is there a shift or is he missing something?

The Mayor didn't know if they were speaking for themselves or their official capacity. He said he had heard years back that the school was interested in what was going on in all of the cities to help them plan for the future, but that was a while ago. The City has tried to keep them up on development going on in the city.

Councilmember Fryer feels that it is not our problem to provide low-income housing. You own the ground, do what you can with what it is zoned. Yes, you can apply to re-zone, but that doesn't mean it has to be approved. She is really getting tired of being a joke in the valley. She keeps hearing that if you go to Francis, you can buy or build anything. She is getting really offended by that and she is sick of it. She is not for this at all.

The Mayor said he has heard a lot of things as well and he has heard there should be a wall between Francis and Kamas. So she is not alone there.

Councilmember Crittenden said he has beat himself up over this for a long time. But if they don't do this then they will be driving kids that grew up here away. They won't be able to afford to live here.

Councilmember Forman said to go along with Matt he is not opposed to helping the locals, for anyone to say anyone that moves here isn't welcome, that's not what bothers him. The reality is regardless they won't be able to live here anyway. If they do the majority of them don't want to live in a Townhome. This project does not have any benefit for the City.

Councilmember Crittenden feels they care deeply about the City or they wouldn't be there. He thinks this would help kids to live on their own.

Councilmember Cox will say she really appreciates the discussion that these kinds of projects bring up all the way around and she really enjoys listening to all of the comments and weighing them on one side or the other. But she does love seeing all of the participants in the meetings these days.

The Mayor said in a recent conversation with the Governor he asked about the Council and the Mayor said he really respects all of them and they can agree to disagree and still work together. They have a lot of respect for each other. He hopes that level of respect can continue with the Council.

The Mayor feels that we as a City asked for this as members of the City Council. Not this specific proposal or place, but they asked for it by passing the floating zone which means we wanted to have this discussion. He doesn't think they would be honest with themselves if they said this wasn't a conversation they wanted to have.

Councilmember Forman said a couple of things for the record. He agrees that we asked for this discussion. And to be honest he was 100% on board for those discussions and making the plan for affordable housing and how to make this work. He has been hung up on this same things since then and now he is a bit worried that maybe we have some unintended consequences due to that decision regardless that was our decision, and he was a part of that, and he understands that as well. Like the Mayor he rejects that idea that we don't want certain people in the City due to their income level. His biggest concern is huge densities. That's where he gets the most hung up on this project is the density. He doesn't know how they deal with the moderate-income housing issue, because it is a fairy tale in this valley, because building costs and property values are so high. So it never pans out. His concern with this project again is the density. He doesn't know how they reconcile another 56 with what they have coming down the pipe.

Councilmember Cox said to Jeremie, your point and the Mayors, like she said before she appreciates the discussions this has sparked, and when we say we asked for it we did, and she feels the time is right to begin these discussions, but just because we have a multifamily zone doesn't mean we need to approve the first multifamily zone that comes through. She thinks one of the benefits we are seeing from this is this great dialogue and does this work here? She believes that the benefit of this zone is that they have the ability to say where they put it. There are great arguments that the multifamily zone works well on this property, but there are also arguments that it doesn't work well for this parcel. She doesn't think we need to limit ourselves to thinking this is the only way to do it. She still believes that having the zone is still a good idea for the future it just may not necessarily be right for this parcel. So to say that the conversations we are having about affordable housing are not worthwhile, she disagrees with that. She thinks keeping these conversations going with this council and as a city and a regions is incredibly important, and we need to keep these conversations moving forward. She doesn't know what the answer is to the project, the exit, or the area, but is helps her to learn more about what we need and what we should do for the planning.

Councilmember Forman added for the record. He has agreed with what the Mayor said about the location of this proposal does make sense to him. He feels multi development belongs along the highways. The location is not the issue, the timing and the size are his two biggest hang ups. He has agreed with what the Mayor said with the location of this proposal does make sense to him, but for him the location is not the issue, but the timing and the size.

The Mayor said he likes this discussion because there is a reason, we don't have a King in our Country. It's because this type of group decision making where there is a collective effort and input of values it works. He is hearing what people are saying. Do they want to make a motion on this as proposed or do they want to put it on the table for further revisions? If any of those discussions would alter how you might vote or in your minds is there enough to say it wouldn't change your mind.

Councilmember Forman informed everyone that tabling will not change the outcome. Tabling will not solve the problem.

Councilmember Cox said she agreed with Jeremie in that tabling does not change the issue for her.

Councilmember Forman motioned that they deny the petition for the zone change for The Views at Francis Park. Councilmember Cox seconded the motion. Councilmembers Forman, Cox and Fryer all voted aye. The Mayor and Councilmember Crittenden voted nay. Motion to deny passed 3-2.

The Mayor gets the feeling we are going to keep having this discussion.

B. Village East Subdivision Final approval---Harriet Natter---The Mayor turned the time over to Planner Henneuse. Planner Henneuse reviewed that the applicant was granted rezoning of 5.6 acres of parcels FT-610 and FT-612, located near SR32 and Lambert Lane. The rezoning was from C-1 to R-H.

She then reviewed with Council the approval conditions for the re-zoning request. The Planning Commission is forwarding with a positive recommendation with the recommendation that the preliminary plan be approved as the final plat, which is allowed in City code for minor subdivisions of four lots or fewer.

Her analysis is she reviewed the preliminary plan and final plat, and all revisions were incorporated into the updated plat. The required setbacks for the R-H zone are correctly shown on the plat. Easements and deed-restricted areas have been correctly designated. The conditions of the zone change approval have been incorporated. The developer has met the final plat requirements with the following outstanding item: In signature block change City Clerk to City Recorder before plat is printed on mylar.

Her recommendation is to resolve any questions or concerns with the applicant. Approve the final plat and instruct the applicant that they have one year to record the plat before approval expires.

The Mayor asked Engineer Kettle if he had anything to report. Engineer Kettle said that they have met all their requirements, they did add a note on the plat restricting access on lot 2 from Hwy. 32, they did turn over the required right of way from UDOT to the City. They have turned in their construction plans with all of the sewer and water extensions that they need.

The Mayor said this is a perfect example of why a zone change should be allowed.

Councilmember Forman asked what pieces are dedicated to the City. Engineer Kettle told him the right of way for the cull-de-sac, and a spot for the City sign. Scott explained that is just an easement that they dedicated for the City.

Councilmember Cox asked about the dedicated open spaces. Did lot 2 get open space 2 and lot 1 open space 1. Who maintains those? Engineer Kettle explained it would be the lot owner and not the City.

The Mayor opened for public comment. There was not public comment, so he brought it back to the Council.

There were not written comments on the subdivision. The Mayor would entertain a motion.

Councilmember Forman moved to approve the final plat for Village East Subdivision. Councilmember Crittenden seconded the motion. The Mayor and Councilmembers Cox, Crittenden, Forman, and Fryer all voted in favor.

C. Sullivan Acres Plat Amendment---Curtis Cox---The Mayor turned the time over to Planner Henneuse. Planner Henneuse explained that The Sullivan Acres plat was recorded in November 2006, the owners of Lots 2 and 3 are requesting a plat amendment to change the orientation of their lots as the current lots are long and narrow and not ideal for home construction, especially considering setbacks and easements. The lots will remain the same size. No other lots in the subdivision will be affected.

She provided review comments. The comments were incorporated into the amended plat. She recommends that the letter submitted by the applicant and the amended plat be reviewed and if no concerns arise, approve the plat amendment.

The Mayor had Planner Henneuse read the letter that she had in regard to this plat amendment.

Engineer Kettle said when we do these lot amendments when they originally constructed the subdivision they put in the water and sewer laterals for each lot and when they amend the lots it changes those, and it's created an issue where both services for lot two and three will be on lot two so they will need to make a new connection for lot three so they can abandon the old laterals so they will just be gone.

Councilmember Cox said that is done with the owner paying the costs and not the City. She was told that was correct.

The Mayor opened for public comment. There were none and he closed the public comment period.

Councilmember Crittenden motioned to approve Sullivan Acres Plat Amendment with the Engineer recommendations. Councilmember Fryer seconded. The Mayor and all Councilmembers voted in favor; motion passed. .

6. Discussion, Updates and Approval on Potential Action Items

A. Premier Pet Lodge---Planner Henneuse explained this was for site plan approval and did not require a public hearing. She reviewed her staff report explaining that this was for a small animal veterinary clinic, grooming services, dog daycare and overnight dog and cat boarding combined within one building.

The Planning Commission approved the trash storage plan and the landscape plan. The Planning Commission positively recommends approval of the site plan, architectural theme, buffers and fences and lighting plan with the condition that a culvert is added to the Civil Plans.

Planner Henneuse shared their architectural design and explained what colors the building was going to be and explained that it was within character to other buildings in Francis. She reviewed the site plan, buffers, fences, and walls. Also, the outdoor lighting plan was discussed.

She recommends that they address any questions or concerns with the applicant. Approve the site plan, architectural theme, buffers and fences, and lighting plan after setting any conditions of approval.

Engineer Kettle explained they have pretty much met all of his comments and the only issue is the right of way being dedicated to UDOT. Other than that they have met all of the requirements that he has asked them.

Councilmember Forman liked it and it looks like they thought of everything they should have. He didn't see any issues at all.

Councilmember Cox motioned to approve Premier Pet Lodge, the site plan, the architectural theme, buffers and fences and the lighting plan. Including the Planning Commission's recommendations and the Engineers conditions as well. Councilmember Forman seconded the motion. The Mayor and all Councilmembers voted in favor; motion passed.

B. Hidden Meadows Annexation---The Mayor explained we had a petition for an annexation. This is Rusty's annexation for the land called Hidden Meadows up on the west side of city by the canal, referred to often as Rocky Top. His annexation proposal is annexing the hill and the narrow valley and to build a number of homes in the valley and keep the hillside open forever, which would box out Tuhae Out and Victory Ranch.

Planner Henneuse explained this was to accept or reject the petition application. She explained the process of how things worked. The developer has petitioned to annex 555 acres of land for the purpose of a residential subdivision along with a conservation easement. The property is located on the western side of the annexation declaration area and is adjacent to Wasatch County.

She then explained the benefits to Francis if this property is annexed into the City, She also explained the negative impact of the development.

She explained that Francis's Annexation Policy Plan (17.10) states that "Islands of county jurisdiction shall not be left or created as a result of the annexation and peninsulas and irregular boundaries shall be strongly discouraged." The survey shows that parcel CD-2067, located along the southern annexation boundary, is not included in the annexation. This parcel borders Wasatch County and should be included in the annexed areas so as not create an island of Summit County jurisdiction. Additional parcels, CD-2000-A and CD-2065-A were omitted from the annexation and create irregular boundaries. In discussions with the developer and developer's engineer, they explained that CD-2000-A was omitted by mistake from the survey map and that they are working to purchase parcels CD-2067 and CD-2065-A and eventually include these parcels in the annexation.

The survey map shows a full annexation of a section of Lambert Lane. In past annexations, Francis has annexed halfway across the road. The County roads policy is to maintain and plow roads that are half in County jurisdiction. Francis's road upkeep cost would be reduced if only half of the road is annexed. The annexation of the road should be discussed further with Summit County.

Staff recommends reviewing the petition letter and survey map. Accept the petition with the conditions that: Parcels CD-2000-A CD-2065-A and CD-2067 are included in the annexation boundaries. The annexation of Lambert Lane is discussed further with Summit County and that the annexation boundary is moved to the midpoint of Lambert Lane. An impact report on land, animals and wetlands is provided by the developer. She would also like to add an infrastructure impact for both water and sewer.

Councilmember Cox wanted to review the outlines of the property. She asked about Exhibit C and Planner Henneuse explained that. After she wrote her staff report one of the land owners came to her and wanted to annex their piece as well. Maybe it does make sense to annex everything. Councilmember Cox asked about the communication with those residents and what happens if some want to annex, and some don't.

Attorney Christopherson explained that the residents had the opportunity to protest, but if it leaves an island or peninsula then they could be annexed any way. He explained that the calculations were done by land area that wants the annexation vs those objecting. There is a land value and land area. He explained and answered many questions.

The Mayor said this is an application to accept the petition. Attorney Christopherson explained nothing needed to be decided to accept whether to accept the petition or not. Then there is a process that you go through. There is a period of time when protest can be made through the Lt. Governor's office.

The Mayor asked Rusty if he had anything to add. Rusty said the staff report explained it. There are multiple reasons as a developer and residents for this to happen. With what it can offer for the future for Francis with the growth we are seeing headed over the hill.

Councilmember Cox moves that we accept the annexation petition for Hidden Meadows Ranch. Councilmembers Crittenden and Fryer both seconded the motion. The Mayor and all Councilmembers voted in favor; motion passed.

C. Skyway Towers Lease Agreement---The Mayor explained that this is the cell tower lease that we have talked about in the past. He explained the lease amount to the City and the City Attorney has reviewed everything.

Attorney Christopherson said he has received a dozen emails this week. T-Mobile was not an original tenant on the tower, but they are having quit a bit of growth and they want to be on this tower. The others are Verizon and T-Mobile, but he can't remember the third one.

The Mayor informed everyone we have resolved all issues with the pipeline. The only thing we don't have is the actual piece of paper. He explained that he needed Council approval for the Mayor to sign the contracts for the lease agreement.

Councilmember Forman made a motion to authorize the Mayor to enter into the contract with Skyway Towers. Councilmember Crittenden seconded the motion. The Mayor and all Councilmembers voted in favor; motion passed.

D. Woodland Mutual Water Company Connections---The Mayor explained that Engineer Kettle would need to help with this one. He explained this is not Woodland Hills, but Woodland Mutual Water Company. They would like to connect to our City water for four homes.

Engineer Kettle explained that woodland currently has a water line that runs along Hwy. 35 and Gines Lane and it serves two homes. It's an old two-inch water line that they have had problems with it, and they are currently updating their water system. Two of the homes on Triple R Ranch are currently within City limits and were going to connect to the City water when they developed, but they never developed the on the Woodland system. So, instead of running an 8-inch line for 2500 feet or so they are asking if they could connect the two homes that are already in Francis. The other two homes are in the area by Stewart Ranch, and they were left out, the water line runs right in front of their house. So they are asking if they could connect to City water. He explained what the conditions would be if they connected. Impact fees for each connection and turn in the water shares to supply one acre foot and everything done at their cost, plus a fire hydrant by those two houses on the north.

Councilmember Fryer said on your map you have five proposed connections, is she reading that wrong? She means four. Councilmember Forman explained it to her.

The Mayor wanted to know what the downside to the City was. He was told impact and two extra connections. Councilmember Cox asked whose dime it was on. Engineer Kettle explained that.

Councilmember Forman moved to accept the proposal to add the four connections from the Woodland Mutual Water Company with the Engineer Recommendations and the agreement as requested by Council. Councilmember Cox seconded the motion. The Mayor and all Councilmembers voted in favor; motion passed.

E. Soccer Field Fees---The Mayor needs Council approval for what they want to charge for fees for using the fields. Mandy spoke with several different Cities and obtained copies of their fees. The Mayor reviewed those with Council. He feels they need to keep in line with Oakley. So, \$100 per field per day.

Council all agreed with that.

Suzanne asked if it made a difference if they are taking the whole park. Are you not letting anyone rent the buildings? The Mayor said that had been brought up and with the bridge the way it is he didn't want a problem with the traffic. Suzanne clarified then if the field is rented don't rent the building. She was told correct. Councilmember Foman said if there is two events, and they want to rent the building then couldn't we require the building parking on the street side. The Mayor said he hadn't thought of that. It was decided that would work.

F. Arbor Day Proclamation---The Mayor explained we had an Arbor Day Proclamation for Arbor Day. He said we posted on social media that we are Tree City USA and in order to maintain that we need another Proclamation. He read the Proclamation and explained the second Saturday in May would be Arbor Day.

Councilmember Cox moved that Francis City Council allows the Mayor to sign the Proclamation allowing May 8th, 2021 as Arbor Day. Councilmember Crittenden seconded the motion. The Mayor and all Councilmembers voted in favor; motion passed.

G. Budget---The Mayor explained we weren't going to dive into this too deep tonight. He is reminding everyone that by the end of June we need to pass the budget. Organize your priorities. We won't have to make the cuts that we did last because of Covid. So, please review the budget worksheets that you have. How much do you want to budget for Frontier Days?

Councilmember Forman would like to start looking at a water truck for the arena.

7. Council Business

A. Council Reports---Councilmember Fryer talked with Kamas and they are going in on the queen contest and princess contest. She has talked to the owner of coronet saddle and he is giving them a really good deal on a saddle. It will be the Kamas Valley Rodeo and Kamas Valley Princess contest. She is purchasing a queen buckle and prince's buckle and then four attendant buckles. Kamas is giving \$1500 hundred, and she would like \$1500 from Francis.

The Mayor wanted to know if she had any help. She said that Jamie Wilson from Kamas is helping, and June 5th will be the Queen & Princess contest.

Councilmember Cox asked about the paved pedestrian path between Lambert Lane, and her house. It is currently built up above grade and with asphalt some of that material that is underneath is starting to move away. From an Engineering perspective she thinks that would need to be fixed. She worries if it is not supported it is going to break. She would rather pay for a small fix now than a big fix later.

B. Planner Reports---Planner Henneuse explained they have an interview on the Restaurant Grant Tax on Tuesday and she will keep them up to date. Next month Francis Commons will be coming, but after that we don't have as much.

C. Engineer Reports---Update on the well. Some of the suppliers are having a hard time getting some of the supplies because of Covid, but he is working on it. Also, they have paid for the supplies for the Roper Building, and they are getting going on that. Hopefully, they will start in May or the first of June.

Councilmember Forman asked about the sewer properties that Rusty Thompson had brought up. The Mayor explained there was an issue and how it had to be handled.

D. Mayor Reports---See Mayor reports on pages 2 & 3.

8. Meeting Adjourned---*Councilmember Forman motioned to adjourn. Councilmember Cox seconded the motion. Everyone voted 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 6th day of May 2021.

Mayor Byron Ames

City Recorder Suzanne Gillett