

**Francis City Council Meeting**  
**Thursday, December 13th, 2018 7:00 p.m.**  
**Francis City Community Center**  
2319 So. Spring Hollow Rd.  
Francis, Utah 84036

**Attending:** Mayor Byron Ames, Councilmembers Jeremie Forman, and Matt Crittenden. City Engineer Scott Kettle, City Recorder Suzanne Gillett, and City Planner Ryan Robinson

**Excused:** Councilmember Cox and Councilmember Fryer

**Others Attending:** Rex Campbell, Pete Gillwald, Chad Mitchell, Graig Griffin, Danny Johnson, Jane Wilford, Ben Probst, Ron Eastin

**1. Welcome, Call to Order, Pledge of Allegiance & Thought**—The Mayor welcomed everyone in attendance and excused Councilmember Cox as she is out of town for work. Councilmember Fryer was not in attendance as she was working as well.

The Mayor asked Councilmember Forman to share a thought. Councilmember Forman explained that he found a thought from Winston Churchill that he really liked, he shared the thought with everyone. He feels its important as they sit on the City Council and in our personal lives, we must be careful not to give into the outside forces that try to make us make the wrong decisions.

**2. Public Comment**—The Mayor opened the meeting for public comment and there was none. He then closed that portion of the meeting.

**3. Public Hearings**---None

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

**A. 2018 Audit, Ben Probst**---The Mayor turned the time over to Ben Probst. Ben introduced himself and explained that he worked for Gilbert & Stewart, PC. Ben wanted to thank Suzanne and Susan for all of there help during the audit.

Ben started with page 1 and read the opinion on that page. Basically, we received the best opinion that we could get, so that is good. He then went to page 15 on the management discussion and analysis. He spoke about the statement of net position and explained that a little bit. Page 16 & 17 is the combination of those activities. From that there is a reconciliation that explains all of that. Page 18 & 19 is the general fund balance of governmental funds. The state requires the fund balance does not go over 25% and we were ok with that. Page 22 & 23 were pages on the water and sewer funds and page 24 was the cash flow statement. Page 34-36 is the Capital Assets and it shows the purchases and depreciation in those funds. Page 37 & 38 shows the debt the city has and the payments on that. The last two reports on the end of financials is the internal controls and the state compliance. He explained what they were looking for on page 54 & 55. We follow the budget, treasurers' bond and things like that.

The findings noted were partially from last year, the other finding is in the governmental fund. On page 48 is the budget for general fund overall, we are ok, but there is one in the general government that was over expended.

Ben asked if the Council had any questions, he told them if they get reviewing things and they have any questions to feel free and call him.

Ben informed everyone that we will be getting the letter for the state that will need to be signed.

The Mayor and Council thanked Ben for coming.

**B. 2019 Meeting Schedule---**The Mayor asked the Council if they were still ok with having the meetings on the second Thursday of the month, everyone was good with that.

Councilmember Crittenden asked about having two meetings and were we doing that. The Mayor explained that was what the red writing was about on the Meeting Schedule. He explained his thoughts on things and that he had talked with city staff regarding it as well. We may schedule a second meeting as needed. Councilmember Crittenden does not feel that we need two mandatory meetings, but if needed he is good with that. If meetings are added it would be on the fourth Thursday of the month.

***Councilmember Forman moved that we approve the 2019 Meeting Schedule, and Councilmember Crittenden seconded the motion. The Mayor and Councilmembers Forman and Crittenden all voted in favor, motion passed.***

**C. Frontier Cottages---**The Mayor asked Engineer Kettle what he could tell them about Frontier Cottages. Engineer Kettle explained that they were approved in Planning Commission last month. But now they would like to phase the project and have phase one and phase two. They need to break it up because phase one is ready to go and phase two isn't. Engineer Kettle would like the restriction that phase one needs to be done first road wise, but phase two can't be done before phase one.

Graig Griffin said they should have had this phased from the beginning, they weren't thinking it through.

The Mayor feels that it makes sense, as do Councilmembers Forman and Crittenden.

***Councilmember Forman made a motion to approve the Phasing Plan for Frontier Cottages with the construction in Phase 1 being completed before Phase 2. Councilmember Crittenden seconded the motion. The Mayor and Councilmembers Forman and Crittenden all voted in favor, motion passed.***

**D. Stewart Ranch (work session) ---** The Mayor explained everything was in their packets. The Mayor mentioned that he did spend some time speaking with the developer after the Planning Commission meeting that didn't go so well. He decided that it would be best to just have a work session on this.

The Mayor turned the time over to Planner Robinson. Planner Robinson informed Council that they had presented two plans. (See attached staff report) Planner Robinson read the staff report to the Council and explained the two different plans. With the two plans the total number of units is the same.

The Planning Commission approved the annexation with the AG 2 zone recommendation due to the zoning map and General Plan.

Councilmember Forman wanted clarification on where this property was at.

Planner Robinson explained they assumed this was AG 1 and have been working with this as AG 1 from the beginning, but the property is zoned in two different zones, AG 1 and AG 2. But the developer has been using AG 1 for everything.

The Mayor informed Council that the Planning Commission spent quite a bit of time going over this and discussing what their thoughts were. There are a couple of things to discuss, the zoning as it is different than the General Plan. Do they want to change anything with the General Plan or just move forward the way it is?

The land is the canvas and we need to get the creating prospect correct. What is personally best for the City in 50 years? The Mayor would also like to look at the three different maps presented. He reviewed his thoughts on what his visual impact was, all this balance with the need for an overwhelming benefit to the community and they have spent some time talking about that topic the last few months.

The Planning Commission really did not like the over all density, there are too many homes and they have always felt that way. Pete disagreed.

This is a work session and they can just talk freely the Mayor said.

Councilmember Forman was looking at the zoning map and how part is zoned AG 1 on half the property and then AG 2, then AG 1 again then half acre, then AG 1. What he is trying to figure out is why it is zoned the way it is. Why is it not all the same zone? Councilmember Forman feels they need to square it off a little bit, so it is all the same zoning.

Pete stated that if you look at the land use plan and the map, there is do differentiation between the boundaries.

Councilmember Forman wants to know if there has been any discussion on potential water sources.

Pete said what he has focused on is annexation and how it relates to the general plan and how this project meets the General Plan. He feels they meet the goal with water and sewer, and the city's ability to handle growth.

One of the things it talks about is commercial development, but you can't have commercial without the residential. Pete shared his thoughts and opinions on what was in the General Plan, but he felt that the Council had the ability to make that decision and change the General Plan.

Pete said he is looking at trying to make the benefits that are overwhelming to the city. Since 2015 he has been going with the plan that this is AG 1, which it is not.

The Mayor asked Pete what he thought things were going to be down the road. Pete explained his thoughts. He feels this is an area that is going to have a lot of pressure. He has two people that have come to them and expressed interest. He said they have people ready to go. He feels they can address the needs of potential purchasers. He feels they have more flexibility than most.

The Mayor asked what the demand was for a multi-family product in this city. Pete feels it will attract two different types of people. Those just starting out and those wanting to go smaller and not worrying about yards to maintain and take care of.

The Mayor feels this is all an interesting thought process, but he has this fear of down turned markets. He asked Chad Mitchell what he thought about this. How many homes should we reasonably consider?

Chad said they had townhomes in Kamas that sold like hot cakes. He feels they need more homes that the normal person can afford. If we had properties under \$400,000, he feels that they would sale fast under current conditions.

Councilmember Forman wanted to know what the projected sale prices would be. Pete said that could depend on a lot of things. He said they are not going to bang the things out all at one time.

Councilmember Forman said this is where he struggles, because he doesn't want to see all that. He knows that its coming and he likes the idea of some open field. He also questions if you do it AG 2, his worry is if you do to large then everything costs way too much. Does that cause a potential issue?

The Mayor said the key is the balance. If we do nothing and just say it is going to stay the way it is, eventually there will be enough pressure that there will be one house per two acres out of sheer necessity. The result of that is worse than being pro active now and cut off the worst-case scenario that could happen.

Councilmember Forman wanted to know what the current zoning in the County was and he was told 1 home per 10 acres. There was brief discussion.

Rex said with the county they could get 19 lots on the hill.

Engineer Kettle explained that their subdivision was approved with the County in 2015 and the City asked them to come to the City. If you have them go to the 2 acre lots, we still have the same infrastructure no matter what they do.

Councilmember Crittenden feels that he agrees with Councilmember Forman and he doesn't like to see development at all, but it's coming and here it is. He likes the plan with more town homes, because it has more open space.

Pete shared his thoughts on everything that had gone on and all the discussions he has had with the Planning Commission. He doesn't feel that they were that out of sync. In the beginning it was 72 lots then went up to 159 and then back down.

The Mayor felt they get some of the open space by the land up on the hill, so there would be less homes on the hill.

There was a lengthy discussion on the densities and the AG 1 and AG 2 zones and what has gone on in other meetings.

The Mayor said if this goes to the annexation, they could include in a motion subject to these conditions that they set.

Councilmember Crittenden wanted to know who owned the other portion of property that Stewart Ranch used to own.

The Mayor said they are looking for direction. Councilmember Crittenden said he doesn't think that it is a bad option. Councilmember Forman said he doesn't know if the AG 2 zone on the map is really going to benefit them at all.

Engineer Kettle explained that when they did the General Plan, they didn't have the Conservation Subdivision in place.

Councilmember Crittenden wanted to know if they were going to have a trail in place on the mountain side. He was told they hadn't really thought about it. The open space will be maintained by an HOA and everything would be gravity flow.

Councilmember Forman said he thinks he likes the one-acre zoning, what would it take to see a concept of AG 2, just for, he doesn't want to cost them a whole lot of money or time, but he would like to see what that would look like. Rex said they probably wouldn't do the project then.

Engineer Kettle explained the transportation plan and said if you take half the lots away from that it might look similar with fewer cull de sacs.

Councilmember Forman said as a whole he really doesn't dislike it.

Engineer Kettle feels that the Planning Commission was more concerned with the number of units.

The Mayor feels they have gotten some feedback from the Council that is workable.

**E. Proposed Annexation---Hart Ranch---**Applicant withdrew being on the agenda and the Mayor explained why.

## **5. Council Business**

**A. Council Reports---**Councilmember Crittenden said he got an application from Preston Arizona on their light parade. His only concern is it doesn't get dark very early.

The Mayor asked if he knew that Park City did one and he was told Coalville did as well. He also wanted to know if they needed a meeting soon. He was told yes. The Council picked January 14<sup>th</sup> to have a Frontier Days meeting at 6:00 p.m.

There was some discussion on banner holders for power poles.

**B. Mayor Reports---**The Mayor spoke with Luke and he got some quotes on tractors. We need to get one and we can use it in many parts of the city. He explained the two options and bids that he had.

Councilmember Crittenden feels they should go with Kubota as they have always supported the city. He thinks Kubota builds a good machine.

The Mayor explained that he and Suzanne have gone over the budget and there is money there.

Councilmember Crittenden feels that it is a good idea.

***Councilmember Forman made a motion to purchase the tractor and loader from Valley Kubota at the quoted price. Councilmember Crittenden seconded the motion. The Mayor and Councilmember Crittenden and Forman all voted in favor, motion passed.***

The next item is the corral for Frontier Days. The entire project would be about \$30,000. And they could split it in two years. They could replace the Chutes for around \$19,000 dollars. They could also squeeze out the project in one year, but he does not like that idea. They all agreed to split years.

***Councilmember Forman made a motion to go forward with the upgrades to the arena and bucking chutes for approx. \$22,000 the first year and finish up the project the next year. Councilmember***

***Crittenden seconded the motion. The Mayor and Councilmembers Crittenden and Forman all voted in favor, motion passed.***

The Mayor briefly discussed the Wild Willow Park fence issue and informed Council that we were working on finding some fencing.

**C. Engineering Reports---**UDOT application that the City applied for was not granted. The Mayor asked if he found any more out about pipe for under bridge and he was told he was still working on it.

John Keyes wanted to know where they were at on the property swap. Engineer Kettle asked when they could all meet. Engineer Kettle will set a meeting up.

**D. Planner Reports---**Still looking for Planning Commissioners. The Mayor said 3 people have expressed interest to him. He informed the council of who they were.

**E. Report and Approval of Bills Paid—***Councilmember Forman made a motion to approve the bills including the two bills not on the report yet. Mayor Ames seconded the motion. The Mayor and both Councilmembers voted in favor, motion passed.*

**F. Approval of Minutes---***Mayor Ames made a motion to approve the minutes of November 8<sup>th</sup>, 2018. Councilmember Forman seconded the motion. The Mayor and both Councilmembers voted in favor, motion passed.*

**6. Meeting Adjourned---***Councilmember Crittenden and Mayor Ames motioned and seconded to adjourn. All 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 1<sup>st</sup>, day of January 2019.

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Mayor Byron Ames

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City Recorder Suzanne Gillett