

Francis City Council Meeting
Thursday, April 11th, 2019 7:00 p.m.
Francis City Community Center
2319 So. Spring Hollow Rd.
Francis, Utah 84036

Attending: Mayor Byron Ames, Councilmembers Matt Crittenden, Jeremie Forman, Shana Fryer. City Engineer Scott Kettle, and City Planner Ryan Robinson

Excused: Councilmember Trilby Cox and City Recorder Suzanne Gillett

Others Attending: Tera Ames, Amy Betournay, Ana Simmons, Jane Wilford, Renee Atkinson, Mimi Davis Taylor, Graham Beckstead, Eileen Finn, Dean Prescott, Jeff McNeil, Gene Atkinson, Vicki Hanks, Mike Johnston, and Jill Leonard

1. Welcome & Call to Order---The Mayor welcomed all in attendance. Councilmember Fryer lead in the Pledge of Allegiance and Councilmember Crittenden presented the thought.

2. Public Comment---The Mayor opened the meeting to public comment and invited anyone who wished to speak. There were no public comments, so the Mayor closed the public comment session. He then informed the public that the youth council was present tonight and that they will speak a little later in the meeting.

3. Public Hearings

A. Water Restrictions---To be more specific this is just to amend the language in the code as to what our water restrictions are. Water restrictions were implemented last summer, and they have found that the language made it difficult for people to comply, so they just want to change the language to make the days and times more efficient. The Mayor turned the time over to Planner Ryan Robinson.

Planner Robinson read and reviewed his staff report to all in attendance. Watering may only be done on alternate days, even numbered houses on Monday, Wednesday and Friday. Odd numbered houses on Tuesday, Thursday and Saturday, there will be no watering on Sunday. Staff recommends approving the changes.

The Mayor opened the meeting for public comment.

Dean Prescott asked if this is only when we go on water restrictions or is this what we are going to be all the time. The Mayor explained that the water restrictions from last year were still technically in place as they have never been lifted. But, will they be there forever, the Mayor can't speak to that as he doesn't know.

Renee Atkinson said if we have a shortage of water, why are we letting so many homes go in here until we get this taken care of. The Mayor explained that what a water shortage means is something different to everyone. He explained the issue that we had last summer and why the restrictions were put into place to figure out where the water was going. They found two huge commercial users had leaks and they made them take care of them and fix the problem. Once those issues were taken care of the water in the tank came up substantially. The city has restrictions in place to try and build things back up again. Technically

The city has plenty of water and a reserve beyond our capacity to store it currently. Even if we didn't grow it takes 250,000 gallons of water to put out a normal housefire and if we had two or three of them then we would be out of water and he doesn't want that, he wants a bigger cushion.

Renee said her question is with all these homes going in here that's got to put a grind on the water system, it's got to, were not that dumb. The Mayor gave her the projections on the growth. Engineer Kettle explained that they are looking for more supply. The Mayor then explained his thoughts on everything and what the city would need.

Jill Leonard for the record thinks our future well and tank is part of the Stewart Ranch being added into the city. The Mayor said sort of and explained how it worked. Dean Prescott asked where it was exactly. The Mayor explained the options that they had.

Gene Atkinson thinks the council ought to vote to end the restriction and then when we need to put it back on it would be noticed. He feels it would be less confusing to do that now. The Mayor responded that the comment is very sensible, and he explained why they can't. They can't change it because that is not the item on the agenda. The issue on the agenda is changing the code language not for removing the code language. He explained how the implementation of things would work.

Jane Wilford is not understanding why last year we had a restriction and a false reason, and this year she doesn't understand why. She thinks it's a hardship to restrict the watering. She feels that the council should not just be able to make the decision. The Mayor asked for clarification on what she had said in the beginning. He wanted to clarify if she said a false reason and he was told yes. The Mayor explained there wasn't a false reason, the tanks were depleting before they could be filled and that's why there was the restriction. She feels it was put in place, but it doesn't still need to be there.

Gene Atkinson thinks they should put something in the code about low volume and direct systems. He doesn't feel he uses as much in seven days as another system anyways.

The Mayor closed the public hearing portion of the meeting and asked the council if there was any further discussion.

Councilmember Forman felt that some good questions were brought up and right now they should just worry about the wording and the code.

The Mayor would entertain a motion.

Councilmember Forman made a motion that they approve the changes as presented in the staff report to the water restriction code. Councilmember Fryer seconded the motion. The Mayor and Councilmembers Fryer, Forman and Crittenden all voted in favor, motion passed.

B. Preliminary for Jeff McNeil Phase 3---The Mayor turned the time over to Planner Robinson to review the staff report.

Planner Robinson read his report and explained there was a wetland delineation done and there were no wetlands on the property. This is the preliminary plan with seven lots. He then explained how and where the roads in the subdivision would be. He also explained the plans for the trail that they had.

The Planning Commission recommended this to City Council with a positive recommendation. Planner Robinson also recommends this for further consideration and to discuss the roads and everything, and if they approve of things then they can forward it back to the Planning Commission.

Engineer Kettle informed council that the developers need to extend the road and the water and sewer lines. They are planning on using a low-pressure sewer system like they used in the Phase 2 of the Subdivision.

Councilmember Forman asked if this was in our cross section. He was told yes, and Engineer Kettle explained how all of that would work.

Councilmember Crittenden asked a couple of questions about the trails, Engineer Kettle explained how it would work.

The Mayor asked the Youth City Council if they had any questions.

One of the Youth Council asked if there were any sidewalks in the subdivision. The Mayor explained there was only one spot in the city that had them. But, putting in sidewalks, gutters, and curbs is expensive, so it makes it hard. People like the look and feel of no sidewalks.

The Mayor opened the meeting up to the public.

Gene Atkinson said this is like almost ready to be approved and all zoned for single family residential and he wants to know how much water they are going to need. Engineer Kettle explained this is preliminary approval. So, we haven't got to that yet. Gene was told 1 acre foot per ½ acre lot.

Someone asked where exactly this was at. She has never been to a meeting before. Councilmember Fryer explained where the property was. Dean Prescott asked how all the roads were going to work and about the turn around.

Jill Leonard stated that she is both a hiker and a walker and former horse rider, and she doesn't know what the answer is, but trails that are not paved would be better for me or more attractive if you were riding a horse. At some point she hopes the council will not always pave all the trails.

Dean Prescott asked how the sewer would work. Engineer Kettle explained how the sewer system would work.

The Mayor closed the public hearing and brought it back to the council.

Councilman Forman had some questions for Engineer Kettle and those questions were answered.

The Mayor asked Planner Robinson to pull up the aerial map in the drop box for everyone to see.

The Mayor asked for a motion.

Councilmember Crittenden made the motion to approve the Preliminary Plat for Jeff McNeil Phase 2. Councilmember Forman seconded the motion. The Mayor and Councilmembers Fryer, Forman and Crittenden all voted in favor, the motion passed.

4. Discussion, Updates and Approval on Potential Action Items

A. Kamas Valley Youth City Council---The Mayor turned the time over to the youth council. Ana Simmons stated she lives here in Francis and she introduced those in attendance with her. She explained that they had been visiting the Kamas and Oakley city council meetings as well. She informed everyone of what the council had been up to.

Amy Jo Betournay said they would love to help with Francis Frontier Days.

Dean Prescott asked how they felt about the development and growth in the valley. One girl said in twenty years she would still call this home even though they just built here and without the growth she wouldn't be here. Another girl stated that she was with her, this will always be home and that it is growing fast, but it is a nice place to live.

Councilmember Forman thanked Dean for the question and said he enjoyed hearing their perspective on it.

The Mayor asked them about their abilities to help with city events. He then explained what events he was referring to and what he would like them to do. Tera asked for the times of the events and the duration.

Tera explained that the council is nine students and they are currently taking applications. She asked Councilmember Forman if he was the one who would be working them on the applications, and she was told yes.

Councilmember Forman said he would like them to come back with a little more in-depth information on the growth and how things are changing now or in the future. He would just like to hear more of their perspective.

Tera explained why they included the whole valley in the council, and they would like to ask each city to give a little funding to them as she has paid for everything by herself. She explained what some of the cost involved had been.

Councilmember Crittenden and Fryer both felt like that was a good idea. With the next budget year, they need to look at that. She was asked how much they would expect. She responded that every budget and city is different so its up to them. The Mayor told her the timing was good as we were approaching the budget year and they can investigate it.

The Mayor thanked them for coming.

B. Gene Atkinson Annexation---The Mayor explained that Gene Atkinson had submitted a plat for annexation and then turned the time over to Planner Robinson. Planner Robinson stated that is was 13.29 acres and that it was in our future land use annexation area as AG-1 and that Gene did not develop this land. He reviewed the codes with the council. Planner Robinson recommended that the council review this application for annexation and review any overwhelming benefits for the city. This is not the decision just the next step.

There was some discussion on exactly where this property of Gene's was. Gene said this whole thing is going to end up being annexed into Francis anyway. He feels this whole piece of property is central especially with the city center zone.

Gene said he made a full-page list of things that logically make sense to do this annexation. And he has absolutely no repeat no desire to subdivide as the developer, he does not have the heart for that. He just wants to get it annexed into the town in case something was to happen to him it would just make things easier.

The Mayor informed Gene that one of the questions that always must be addressed is the type of zoning that he would like it to be annexed as. Gene said he would like it as AG-1 it's what the property is, the property along the road is half acre and the back is AG-1.

Jill Leonard asked what it is currently zoned in the county. Gene explained what he thought.

Councilmember Forman is not opposed to looking further into the annexation, his only question is to staff and council is that typically they have something more to look at. How based on the code do we address the annexation fees.

Planner Robinson explained his understanding on that. Engineer Kettle explained normally how it was done. He gave council a couple of options on what they could say.

Councilmember Forman wants to know how you assess a fee, but they don't need to decide that tonight.

Councilmember Crittenden said they have never really annexed anything without a plan. His feeling is they want to protect the city too and get something for it to cover the fees and things.

Gene feels it is giving Francis a control over things.

Councilmember Forman explained that one of the things they must look at is the overwhelming benefit. You had mentioned Gene that you had made a list that you felt was an overwhelming benefit to the city. He would like Gene to review that list with them.

Gene said this property is already bound on two sides by Francis City and he feels it makes sense with the proposed city center. Second, it's a benefit for his executors or heirs to handle things easier. Third, giving Francis control of the property. He feels in time he may medically be forced to sell things. He feels the council ought to move this forward.

The Mayor asked for a motion,

Councilmember Forman moved to accept the annexation petition for the Gene Atkinson property. Councilmember Fryer seconded the motion. The Mayor and Councilmembers Fryer, Forman and Crittenden all voted in favor, motion passed.

C. Approval of Commercial Filming in Francis---The Mayor explained why this item was on the agenda. He feels we need to address this going forward and he explained why. The applicants are present. Councilmember Forman stated that there is a possible conflict of interest with Lola's boys this filming crew as he is a Sheriff for Summit County and they are working with the filming company.

Graham Beckstead and Mimi Davis Taylor were both present to explain exactly what their positions were and how their businesses worked. They both live locally in Salt Lake City. She explained the story of the show. Stars Mark Wahlberg and the director of photography fell in love with Francis. She explained their schedule and the days of filming. There is a night scene so they will need approval to film at night.

The Mayor thanked them for the date clarification and explained the part that concerned him with the map, it was just a logistical issue and he explained we had a two-week window to get the playground equipment installed. There was a brief discussion on the parking and vehicles that would be using the parking. Mimi explained how she had things planned out and the timing of everything.

Engineer Kettle asked if there were filming on 35 as that was a state highway. He was told yes; they had all their permits and everything.

Councilmember Crittenden asked if anything would need to be done with the noise ordinance. There was some discussion and it was decided that things should work out ok.

Renee Atkinson said that every time they come in here to film, they can't get out of their driveways. Mimi explained how that would all work. Mimi told Renee if there were any issues that she could call Graham or herself.

Councilmember Fryer wanted to know if Yellowstone had to get one of these permits as she doesn't remember okaying it. The Mayor explained that if you just rent the facilities then they don't need council approval but filming in Francis they would need to go through the council.

There was some discussion on when and where the noise would be.

The Mayor asked about the name of the company and Mimi explained that to him.

Councilmember Crittenden moved that we approve the business license filming permit application. Councilmember Crittenden seconded the motion. The Mayor and Councilmembers Fryer, Forman and Crittenden all voted in favor, motion passed.

Mimi feels that fee for the parking is a little bit high. The Mayor told her to talk with the office. She explained what the fees in Oakley were. Councilmember Crittenden joked that this is Gods Country out here. The Mayor said Oakley's a push over.

D. Possible Approval of Ordinance 2019-02---The Mayor informed the Council that he passed out a new version of the ordinance as there were some typo's that need to be fixed. The purpose of this is on the Stewart Ranch Annexation that was passed last month, when the motion was made to grant the annexation there was an error in the parcel numbers so the purpose of the Ordinance is to correct or clarify the record. This does not change peoples vote, the motion remains the same the acreage is just correct now.

The Mayor read the Ordinance.

Engineer Kettle asked about section 3 and why some of the wording was changed. Do we need to mention the conservation subdivision? It was decided that a little more wording would be added.

Councilmember Forman moved to pass Ordinance 2019-02 with the corrections. Councilmember Crittenden seconded the motion. The Mayor and Councilmembers Fryer, Forman and Crittenden all voted in favor, motion passed.

5. Council Business

A. Council Reports---None

B. Planner Reports---Planner Robinson updated the council on everything that will be coming up. Peace for Pets a doggie daycare is looking at the Nuffer property. They will be coming to the planning commissions next meeting. Pet boarding is currently not in the code. Then, Hart Ranch will have a public hearing coming up. They are still working on lighting and multi-family housing. Next, he talked about the Rocky Mountain Power grant and the picture associated with that. A check was also presented to the city for the grant.

C. Engineer Reports---Engineer Kettle explained they were working on the soccer field and getting that done. He needs to meet with Brad. He is working on bids for culverts and then explained he was getting some bids on a couple of roads and pipes that need to be repaired. Cost for the piping was also discussed.

D. Mayor Reports---The Mayor wanted to talk about the park. He discussed council giving him permission to go \$40,000 on getting the equipment moved. He explained who he talked with and how he tried to obtain more money for the rest of the equipment. He explained to the council everything he had done and what had gone on. The county stepped up and helped to provide the remaining \$10,000. He would like to come up with some way to recognize the county for all their efforts.

The only way we can provide items like this is to receive grants. He then went on to explain who he had contacted and what items he was looking for to finish things up.

Timing wise he is concerned with hydro seed because it will take so long, we won't be able to use the ground this year. If we lay sod, he feels that we can have it laid by the end of May. There was some discussion on the pricing of sod. The Mayor thinks that they can lay the sod.

The Mayor asked Scott if he thought the person that graded the other park would level the soccer field. Engineer Kettle said he would talk to him and see what he could do.

E. Report and Approval of Bills Paid---Councilmember Crittenden wanted to know if the garbage pick up was for the garbage by the shop. He was told yes.

Councilmember Forman made a motion to approve the check register. Councilmember Fryer seconded the motion. The Mayor and Councilmembers Fryer, Forman and Crittenden all voted in favor, motion passed.

F. Approval of Minutes from March 28, 2019---*Councilmember Fryer made a motion to approve the minutes from of March 28, 2019. Councilmember Forman seconded the motion. The Mayor and Councilmembers Fryer, Forman and Crittenden 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 9th, day of May 2019.

Mayor Byron Ames

City Recorder Suzanne Gillett