

Francis City Council Meeting
Thursday, March, 09, 2017 7:00 p.m.
Francis City Office
2317 So. Spring Hollow Rd.
Francis, Utah 84036

Attending: Mayor R. Lee Snelgrove, Councilmembers Byron Ames, Matt Crittenden, Jeremie Forman and Shana Fryer. City Engineer Scott Kettle, City Recorder Suzanne Gillett and City Planner Marcy Burrell

Others Attending: Elaine Robb, Tiny Woolstenhulme, Mac Cox, Morgan Cox, Dorothy Sullivan, Colette Madsen, Jill Gawreluk

Welcome, Introductions & Pledge of Allegiance—The Mayor welcomed all of those in attendance and asked Councilmember Fryer to lead in the pledge of allegiance. The Mayor then opened the meeting for public comment and there was none.

2. Public Comment—None

3. Public Hearings—Southfields Preliminary Subdivision Application, parcels FT-2117 and FT-2117-A--The Mayor turned the time over to Planner Burrell. She explained where the property was located. She also explained that the zoning had been changed and she reviewed her staff report. There was some emphasis on the mailbox location being on the connecting road that goes through the property and that is where they would like to see the mailboxes installed.

As far as the Planning Commission, they forwarded this to the City Council with Horrocks approval letter. The letter was read to all in attendance and they were told that these are the conditions that the Planning Commission would like to see made by the City Council.

The other two items that haven't been addressed in the staff report are the four homes facing on Gines Lane. There has been some discussion about doing a joint driveway, then possibly having the developer somehow pay for or invest in widening the road in that area.

The Mayor asked the council what questions if any that they had. Councilmember Ames explained that he didn't understand the escrow, and who on the planning commission brought that item up.

Planner Burrell explained everything again and answered all questions that Councilmember Ames asked.

Councilmember Forman also stated that he didn't understand why we would do this when and if the road impact fees started. And did everyone else pay extra like this in the past. He said his question is like the development at his dad's, they put in everything. He also said that when they had the meeting with Bob from Mag didn't we discuss the driveways and things. He was told they weren't talking about that. Planner Burrell explained what it was that Bob from Mag was talking about.

The Mayor said the potential problem with sharing a driveway is that you may have a half driveway and then have more entrances on the road.

Councilmember Forman said that he understands both arguments. There was a brief discussion on the Mag meeting and things that were discussed there. He would like to know everyone's feelings on this.

Engineer Kettle said this is just preliminary.

The Mayor turned the meeting over to the public.

Dorothy Sullivan wanted to know if the department of transportation has done any road surveys on Gines Lane. The Mayor said it's in the city so the city would have to pay for it. She would like to request that a study be done.

Marian Wheaton explained where she owned homes and property in the city. She wanted to go on record to voice her concerns. (See attached letter)

Collette Madsen said her concerns are that in the general plan there is an article that says to ensure housing densities, this is the outskirts of town and this does not fit with the general plan. At the last planning commission, they looked at the current plan. She has a lot of concerns about general development, air quality etc... She grew up in Salt Lake and watched all the smaller cities disappear and she doesn't want to see that happen here.

Jill Gawreluk said she has all of the above concerns and especially the road ways and South Willow Way. She said it is tricky when you start to slow down and turn carefully. Growth is coming, but we need to be responsible. She is not comfortable with the school buses and it makes her nervous with the kids on the road. She does not feel that this is the feel of the neighborhood.

Elaine Robb said she has been here 23 years and she came from California, so she knows what happens when growth is allowed and things are not managed. She thinks that development has to act responsibly. Please consider carefully how the development is done. Once again she is really concerned with how we manage growth.

Morgan Cox stated that his grandfather farmed all of this property. He grew up on Gines Lane and he watched all of these houses come in and welcomed them with open arms. He is not opposed to development, but like everyone else he wants to see better managed growth. He would like the stewards of this city to see how those living there already are going to be impacted and how they feel about it.

Mike Cox said he is not opposed to the growth, but the responsible way this is done is what he is worried about. He feels this does not fit in especially if Stewart Ranches goes in. They just want things done responsibly. He wanted to know why Tiny Woolstenhulme and Ray Peterson didn't build these subdivisions by their homes.

The Mayor explained that this is half acre zoning and that the developer has made a lot of changes to make this consistent to Sullivan Acres. When all of this area was zoned years ago this was all reviewed and discussed. The zoning on this has been going on since Mr. Nelson owned the property. He explained that all of their lots are R-1 and that they are trying to be good stewards by the city, but by law they can't turn them down.

The Mayor wanted to make sure that on the list was the dedication of the road. Engineer Kettle said that was on there.

Councilmember Ames asked Tiny if these twelve lots planned to be spec homes and sell them or what is the plan on this. Tiny said Ray just wants to build them.

Elaine wanted to know if there were any CCR's and she was told that was up to the developer and that the city has no control of that.

Councilmember Forman said that as far as he is concerned on sidewalks, there is no room anyway and he doesn't feel that you can require one developer to do these things if you haven't required everyone to do it.

Engineer Kettle explained the three areas where there was some trails in the subdivisions, but that would be up to the developer.

Councilmember Crittenden asked Engineer Kettle the width of the road and he said he hadn't checked lately but approximately 24 feet.

Councilmember Ames asked if the city already had the frontage and he was told on some properties not all of them.

Councilmember Forman said anything to change that road would be a tremendous cost. He feels that he has to weigh the developer's rights and property owner rights.

Councilmember Ames discussed the road and who would repair and maintain it, as he has listened to engineers, citizens and developers ,whatever, there are several different points to look at all of this and that everyone has a different view on all of this. He explained that is where there is a plan for the roads and areas to extend roads. He explained how traffic is a valid concern, but he intends that it is the people that live close by that feel there is so much more traffic.

The Mayor asked the council to move on this and he needs a motion to go one way or the other.

Councilmember Crittenden asked about the frontage and if that was all met. Engineer Kettle told him yes, everything had been met.

Councilmember Fryer said that her heart is tore in half over this, she would like to tell Tiny to go back home and let her use the field for her horses. But, according to code she can't really stop him.

Councilmember Crittenden is sick of the growth in the valley and has felt that way for years, but he believes in property rights.

Councilmember Ames made a motion to approve the Preliminary Subdivision Plat with the letter from Horrocks Engineering plus the road dedication. Councilmember Forman seconded the motion. Mayor Snelgrove and Councilmembers Ames, Crittenden, Forman and Fryer all voted in favor, motion passed.

4. Discussion, Updates and Approval on Potential Action Items—

A. Codification Housekeeping Ordinance 2017-04—The Mayor reviewed some of the changes with the council. Planner Burrell explained the process that this had gone through.

The Mayor explained that this will go on line after this ordinance is passed. The Mayor read the ordinance out loud to all in attendance.

The Mayor asked for a motion to pass Ordinance 2017-04.

Councilmember Forman made a motion to pass Ordinance 2017-04. Councilmember Fryer seconded the motion. Roll Call vote: Mayor Snelgrove Aye Councilmembers Ames, Crittenden, Forman and Fryer all voted Aye. Motion passed.

B. Budget Worksheet—The Mayor asked council to review and look over the budget and come up with some ideas.

C. Sewer Update—Engineer Kettle updated the council on the sewer project and informed them that there is a payment due so he would like that included on the check register.

The Mayor informed council that they have a grinder out there now and it is on an alarm system so that Luke is notified if it goes down.

5. Council Business

A. Council Reports—Councilmember Forman asked about the status of the pumps. The Mayor told him that they had called the company and they were told they had to flush them out. The Mayor said they are down in the shop waiting to flush the hoses out. The Mayor said there is some service that needs to be done on some of the motors.

B. Planner Reports—Planner Burrell informed everyone that we received \$35,000 from our Rap Tax application. Councilmember Ames wanted to know how much money went where, parks vs. building. Planner Burrell explained her feeling on how things should be done.

Councilmember Ames wants to see some improvement in the park. There was some discussion on how to handle things.

Planner Burrell went through a planner update that she has worked on. She stated that we need to be more consistent on things between the city and the state. This is not something that can be voted on tonight, but she just wants to get a feel of how the council feels. She reviewed the packet that she had created on this.

Councilman Crittenden feels that public input is good and they need to have the availability of the notices.

C. Mayor Reports— The Mayor informed the council that Nick Berry has called and talked with him about doing the storage units in three phases instead of two. Councilmember Ames wanted to know about dates, and as much turmoil as the first time he would hate to see half a project. Councilmember Forman feels that we have already done what we can and he doesn't like it.

D. Report and Approval of Bills Paid---*Councilmember Ames made a motion to pay the bills with the COP contract included. Councilmember Crittenden seconded the motion. All voted in favor, motion passed.*

E. Approval of Minutes from February 9, 2017—*Councilmember Fryer made the motion to approve the minutes of February 9, 2017 Councilmember Ames seconded the motion. All voted in favor, motion passed.*

6. Closed Executive Session—None

7. 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^h day of April 2017.

Mayor R. Lee Snelgrove

City Recorder Suzanne Gillett