

Francis City Council Meeting
Thursday, October 11th, 2018 7:00 p.m.
Kamas City Hall
170 No. Main St.
Kamas, Utah 84036

Attending: Mayor Ames, Councilmembers Matt Crittenden, Shana Fryer, Trilby Cox.
City Engineer Scott Kettle, City Recorder Suzanne Gillett and City Planner Ryan Robinson

Excused: Councilmember Jeremie Forman

Others Attending: Jeff Jacobson, Chad & Marilyn Mitchell, Bill Crystal, Jeff & Judy McNeil, Doug Coe, Kim Atkinson, Melanie Jackson, Jon Harley Jackson, Mike Johnston, Bruce Sperry, Sean Parks

1. Welcome, Call to Order, Pledge of Allegiance & Thought—The Mayor called the meeting to order on Oct 11th, 2018. He explained that they were meeting in Kamas because of the fire base camp that was set up in the city park. The buildings and grounds were rented out to the Forest Service, and even though they had cleared out there had been public notices sent out that stated the meeting would be in Kamas.

He then asked Councilmember Fryer to lead everyone in the Pledge of Allegiance, then Councilmember Cox read a thought and explained her feelings on it and how it related to each of them.

2. Public Comment—The Mayor opened the meeting for public comment. He asked if they had a comment to please come to the lectern to speak. There was no public comment. The public comment section was closed.

3. Public Hearing

A. Application for Development of Summit Haven, Phase 2—The Mayor turned the time over to Planner Robinson who read the staff report to all in attendance. He explained a wetland study had been done and there was no wetland. He explained some of the items of concern in the staff report. He explained how the mailboxes would be set up and work. He reviewed the planning commission recommendations with the council and informed everyone this was a public hearing, he then turned the time back over to the Mayor.

The Mayor asked Engineer Kettle about the Horrocks conditions. Engineer Kettle explained and reviewed the conditions and the concerns that he had with the council.

The Mayor asked council if they had any specific questions and they had none. The Mayor opened the meeting up for public comment and there was none. The public comment portion of the meeting was turned back over to the council.

The Mayor felt that it would be a nice addition to Summit Haven.

Jeff Jacobson explained that it would be the same type of quality as Summit Haven.

Councilmember Cox was concerned about the mailboxes along the north part of Summit Haven like had been previously discussed, but she likes the layout of the mailboxes on this plan much better.

Engineer Kettle explained that he has been trying to get a hold of the ditch company to get the irrigation ditches straightened out.

The Mayor asked for a motion.

Councilmember Crittenden made a motion to accept the Summit Haven Plat with the Horrocks conditions and the irrigation ditches being taken care of. Councilmember Fryer seconded the motion. The Mayor and Councilmembers Cox, Crittenden, and Fryer all in favor, motion passed.

4. Discussion, Updates and Approval of Potential Action Items

A. Ordinance 2018—04 McNeil Annexation—The Mayor asked if this is the most updated Agreement. Engineer Kettle explained yes it was.

Jeff McNeil informed council that he wanted some items changed and explained them to the council. The Mayor explained why some of those things can't be the way he wants. The law is what the law is and that's the way it will be.

Jeff's second concern is the last sentence in the agreement. The Mayor said he understands his concerns, but as a council they are tasked with approving or denying certain things. Their actions are governed by the law. What this is stating is that as a council they must review and make sure things are following the law.

Engineer Kettle informed Jeff that if you meet the codes, then things are good to go.

The Mayor asked for permission from the council to sign the Annexation Agreement, which he received approval to do.

The Mayor reviewed Ordinance 2018—04 to all present. He then asked for a motion. He also explained that Councilmember Forman was excused from this meeting.

Councilmember Crittenden made the motion to approve Ordinance 2018-04. Councilmember Cox seconded the motion. The Mayor and Councilmembers Cox, Crittenden and Fryer all voted in favor, motion passed.

B. Ordinance 2018—05 City Center Zone—The Mayor asked Planner Robinson to address the map issues, they were discussed.

Councilmember Crittenden asked if he could ask a question. He explained that someone had asked him about the current property if something were to happen, what would happen to the property. The Mayor explained his understanding of the law.

Planner Robinson asked about standard designs. The Mayor explained they were going to create the zone and then figure them out, we will work through that.

Councilmember Crittenden asked if someone had a question could they ask it. The Mayor said this isn't a public hearing, but he would answer a couple of questions. He allowed questions to be asked by Doug Coe & Kimmie Atkinson, as they were property owners of affected properties. One of their concerns was they didn't get a public notice. The Mayor explained that they did not get a public notice for the first meeting. This item had already had a public notice sent out when the city had the original public hearing. At the original public hearing the item was tabled and a second notice was not required. The Mayor explained what had gone on in the last meeting and informed them both if they had any questions they could come speak with him.

Councilmember Cox made a motion to adopt Ordinance 2018-05 an ordinance of the Francis City Council creating and adopting a City Center Zone to aid and guide future development in the City Center Zone near City Hall. The Mayor read the ordinance and asked if the motion still stood and he was told yes, he then asked for a second. Councilmember Crittenden seconded the motion. The Mayor and Councilmembers Cox, Crittenden and Fryer all voted in favor, motion passed.

C. Conservation Subdivisions—The Mayor explained that this item was tabled at the last meeting as there were some concerns that needed to be reviewed. He then turned the time over to Planner Robinson.

Planner Robinson went over the changes that had been made and explained why they had been made, he also stated that they could come up with other options if they had any.

The discussion on the lot sizes for Town Homes etc. did they want to set different lot sizes? The other question was on parking spaces. How many potential cars are we talking, and do we need to change the number of parking spaces.

The Mayor asked Engineer Kettle his thoughts on the lot size issue and the parking issue. Engineer Kettle felt they needed at least two parking spots per unit. Then the lot size depends on the size of each individual unit. He would say go smaller for a town home and base it on each unit. The Mayor asked what the size should be then? Planner Robinson explained what he had found in his research. Engineer Kettle explained how the townhomes in Kamas were situated and how things worked in that situation.

Councilmember Cox asked, are we just talking about lot sizes for town homes, she was told yes. If you bought an 8000 sq. foot lot, then you could put in four, she was told yes. She asked how it would work with the lot lines. She was told the lot line would be the common wall.

The Mayor is not necessarily concerned with the size. He asked Engineer Kettle what he thought. Engineer Kettle explained his thinking on the matter. Councilmember Cox asked if you wanted wiggle room or not. The Mayor thought wiggle room caused problems.

Councilmember Crittenden feels that the open space is the ground you don't touch. So, he doesn't feel this is open space.

The Mayor asked what the risk would be if you eliminate the square footage. Engineer Kettle explained the common area around the homes, it will affect the open space.

Councilmember Crittenden asked about the bottom of the table on A on the draft, it talks about the street frontage. He just wanted some clarification on that. Councilmember Cox explained what they had talked about at the last meeting, street frontage is 70 feet.

The Mayor informed council that he had talked with Councilmember Forman and he felt like the corrections had been made and he was ok with things. The council felt that they do not want to change the lot size of 7000 sq. feet, there needs to be a minimum of two parking spaces and it was explained that the percentages were adjusted down by 5%. They all like that they got rid of the round about as open space.

Councilmember Cox is fine with passing the ordinance with the changes the planning commission and city council have recommended with the items that were changed from last month.

Councilmember Cox made a motion to adopt the preliminary Conservation Subdivision Code Draft with all its amendments from city council to be approved with an ordinance next month.

Councilmember Crittenden seconded the motion. The Mayor and Councilmember Cox, Crittenden, and Fryer all voted in favor, motion passed.

D. Appointment for Mosquito Abatement District—The Mayor explained that Greg Averett’s term expired and they need to re-appoint someone. He explained that we can re-appoint Greg Averett, or we can re-appoint someone else.

Councilmember Crittenden explained what the Mosquito Abatement District did and how often they meet. He is on the committee and explained that Summit County has not had the West Nile virus in ten years, because of the work that the mosquito abatement district has done.

Councilmember Crittenden will reach out to Greg and see if he is still interested in being on the committee.

E. Approval of Sprinkler Bid for Sewer Ponds—Engineer Kettle passed out a list of bids for the sprinkler system. He explained the pricing and what was included and what was not.

Councilmember Fryer made a motion to approve the bid from Mountainlands Supply. Councilmember Crittenden seconded the motion. The Mayor and Councilmembers Cox, Crittenden and Fryer all voted in favor, motion passed.

F. Water Restrictions—The Mayor explained the thought is that people are not watering anymore do we want to leave the restrictions in place or do we want to make some changes and lift the restrictions.

Councilmember Crittenden doesn’t feel that it would hurt anything to leave the restrictions in place right now. Councilmember Fryer agrees with Councilmember Crittenden.

Councilmember Cox does not like the current watering restrictions, but she would not mind leaving them in place and work on some changes. She feels there is a bigger problem. One, she does not like our fee and rate structure. She doesn’t feel like it rewards or penalizes anyone. She feels that we need to set a different tiered rate structure than what we have. She feels that some are abusing the system and don’t feel they need to pay anyway. There are classic signs all over the city of over water usage.

Do we not have the ability to read the water meters in the winter? Engineer Kettle explained approximately how many you could read in the winter, it is just about half.

Councilmember Cox feels that we need to get it right and put it on the agenda every month until we can get it figured out. The Mayor feels that we need to get the expertise to help the city finalize the solution.

Councilmember Crittenden explained that he has talked with someone who has been in the business for ever. They should go up 3% every year just like a raise and then it’s not a shock.

Engineer Kettle informed council that last time they did a water increase we were accused of having the most expensive water in the community. He feels that you should raise your rates a couple of dollars a year.

It was decided to leave the water restrictions in place and discuss how to amend the code for a better schedule and have that fixed and in place before next spring. We need to work on this monthly!

5. Council Business

A. Council Reports---Councilmember Cox asked about the grading and clean up of materials in the Wild Willow Park. Engineer Kettle explained they have started grading. There is an issue with the berms in Summit Haven. He explained that while he is grading they could just take the berms out.

Councilmember Cox explained that she informed them multiple times that the berms were over the boundary line and on city property. The owners she feels would be ok with it if someone just knocked on the door and asked them if they were ok with it. Councilmember Cox expressed the gratefulness that the neighbors had for the clean up that has been done.

Once everything is scraped and leveled they will seed it with prairie grass. They also want to try and connect the trails. Engineer Kettle put in a grant request from UDOT for the trails. The city would have to contribute \$12,000 along with the grant money if they received it.

Councilmember Crittenden is going to speak with his in laws about getting an application for a night parade.

B. Mayor Reports-The Mayor showed a picture of a water situation that the city has been faced with. He is concerned that the fee and rate ordinance does not have any penalty for connecting to the water or sewer. They need to investigate that.

The Mayor informed council that he received an email from Summit County for a meeting and van tour on the 23 of October and he is unable to attend. This is part of the Summit County Active Transportation Plan. He explained some of what would be discussed. The Mayor asked if anyone had time or was interested to attend.

C. Engineering Reports---The developer of Tifton Hills has settled his legal issues and is wanting to move forward and get things done. They came for final approval, but final was never obtained. The subdivision is 76 lots with 10 or 11 lots being done first. They will work off foothill first. Engineer Kettle explained some of the things that had gone on in the past and updated the council on everything.

In the bills to be paid, we need to include a COP Payment. Once we close on the bond then we need to bring our sewer rate up to \$63.

D. Planner Reports---Planner Robinson explained that there will be several items coming down from planning commission. Frontier Cottages, Frontier Acres then Stewart Ranch.

He explained he sent everyone an email on multi-family housing floating zone and he doesn't feel that they need to rush on this. He wanted thoughts and directions on where the city wants to go.

The Mayor feels that the floating zone gives the city some control. He does share the concern in the article that the planner forwarded to him.

Planner Robinson explained there were some cities that did this with some variations. The floating zone would give a little more discretion. We want to get it right.

E. Report and Approval of Bills Paid— *The Mayor made a motion to approve the bills with the Cop check as well. Councilmember Cox seconded the motion. The Mayor and Councilmembers Cox, Crittenden and Fryer all voted in favor, motion passed.*

F. Approval of Minutes from September 6th, 2018---Councilmember Cox made a motion to approve the minutes of September 6, 2018. Councilmember Fryer seconded the motion. The Mayor and Councilmembers Cox, Crittenden, and Fryer all voted in favor, motion passed.

6. Closed Executive Session to discuss land acquisition---Councilmember Cox made a motion to go into closed executive session. Councilmember Crittenden seconded the motion. The Mayor and Councilmembers voted in favor, motion passed.

Councilmember Fryer made a motion to return to regular session and adjourn. Councilmember Cox seconded the motion. The Mayor and Councilmembers voted in favor, motion passed.

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 8^h day of November 2018.

Mayor Byron Ames

City Recorder Suzanne Gillett