

Francis City Council & Planning Commission Work Session
Monday, August 27, 2018 @ 6:00 p.m.
2319 So. Spring Hollow Rd.
Francis, Utah 84036

Attending: Mayor Byron Ames, Councilmembers Matt Crittenden, Shana Fryer, Trilby Cox, Jeremie Forman. Planning Commission Chair Casey Vorwaller, Commissioners Morgan Cox, Lisa Khajavi, Trent Handsaker. City Engineer Scott Kettle, City Recorder Suzanne Gillett, City Treasurer Susan Moses, and City Planner Ryan Robinson.

Others Attending: Bill Crystal, Rex Campbell, Pete Gillwald, Jack Walkenhorst, Jonathan Johp, Kelley Witter, Keith Baumgartner, Mike Johnson, Elaine Robb, Jessie Madsen, Colette Madsen.

1. Call Meeting to Order---The Mayor called the meeting to order and explained why they were all meeting together tonight. He then read a statement from John McCain that he felt was very relevant to what is going on here in the city. He explained his feelings and thoughts on the quote. When we all use our best minds, we can make things happen correctly. He then thanked everyone that was in attendance for coming.

2. Discussion of Future Growth

A. Housing---The Mayor stated that we need to have the right kind of growth and what do we want it to look like. What is best for the city?

With the demand of density, how do we keep that while allowing people to develop and sale their land and use their property rights.

The Mayor took a few minutes to express his thoughts and feelings with all in attendance. He explained with the conservation subdivision some of the things that he thought made sense. Do we want multi family housing in our community or not.

The Mayor turned the time over to Planner Robinson. Planner Robinson explained that a lot of other cities have areas zoned for single family housing and multi family housing. Some cities have all the multi family housing in one area or zone. He also found a floating zone and he explained how that worked and that once they had built on the lot then they would go back and change it to multi family. The bad thing about this zone is there is not a lot of certainty of what could happen next door. He explained some of the ideas and things that he found.

The Mayor stated one of the concerns he has is that once people turn 18 then they must leave town because there is nowhere to live, so they leave and then they don't come back till they are more established. He also hates that there is not a lot of area for older residents to live.

Councilmember Forman says that in some of the discussions they have had it might be against the law to not have multi family housing. He feels that there needs to be some sort of option. He would like more information on the floating zone.

Commissioner Cox said that he was in agreeance with Councilmember Forman. He would like to see condominiums or something like that, he would rather not see apartments. He feels that we need to keep all our options open.

The Mayor discussed the city center zone and why he liked the idea. He felt that we could do commercial and mixed use together.

Councilmember Forman wanted to know what the law specifically says about this.

Commissioner Vorwaller explained how the areas he worked with in Salt Lake were. It is all based on demand. It is a statewide problem. His only concern with doing this is how and where we allow it. We need something like an annexation agreement for no good reason at all we can say no.

Planner Robinson discussed a little more how the floating zone could work.

Commissioner Khajavi said that she agreed with Commissioner Vorwaller.

Commissioner Vorwaller feels that we have all the dry ingredients in, but we need to find something for getting a tax rate.

The Mayor feels that down the road in a few years that Francis will have the most housetops in the valley.

Councilmember Cox feels that the time to get started on all of this is right now tonight. There is the right Council and the right Planning Commission right now to get this done.

Commissioner Handsaker came in and the Mayor caught him up on what had gone on so far.

Councilmember Forman wanted to know from a legal standpoint if you leave it open how does that work? He doesn't feel that it is a great idea to just leave it open.

The Mayor shared his thoughts, not a legal opinion, just thoughts. He said this is going to be an ongoing discussion and not just decided tonight.

Councilmember Forman said it seems unfair in his mind. Planner Robinson explained a little bit more of what he had learned on the floating zone and how it could work.

The Mayor encouraged everyone to do some research on this and see what they can come up with.

3. Discussion of Future Development---The Mayor mentioned that after the city council meeting last month that when they changed and annexed McNeil's they spent a long time doing so, and, whether it was best for our city or not. He appreciated Councilmember Cox's comments. What is the overwhelming benefit. So, he wanted to explain to the Planning Commission why they voted the way that they did. He went on to explain some of our challenges as we are not on a grid system. He explained how he sees things laid out and how he would like to see things grow. We have a road plan already and he explained how that worked into the decision. He continued to explain the reasons on why the vote was the way that it was. He does appreciate all the hard work the Planning Commission does. The Council does listen and debate things.

Commissioner Vorwaller wanted to know, what do we consider, we have this general plan and we are supposed to follow it. They would like some direction on this, because the Planning Commission is trying to follow the general plan and if we are not following that, then what are they supposed to follow.

The Mayor explained he understood what Casey was saying, but sometimes there may be more to the picture. Casey said we need to have more discussion on this, not theoretical discussion, but actual discussion. There was some discussion and debate that went back and forth.

The Mayor moved onto some discussion on the water and he explained why the restrictions were put on and the reasoning behind all of that.

Commissioner Vorwaller explained his feelings on the conservation subdivisions and the general plan.

Engineer Kettle explained how the impact fees worked. He also talked a little about the annexation fees and how those fees worked and what they could be used for.

Councilmember Forman said a valid consideration is that a lot of the developments can come up with ways to help fund things and then the city is not left with paying everything. He said that he understood Casey and what he was thinking, but he did not feel that the Council should always be telling the Planning Commission what to do. He then explained why he voted the way he did on the McNeil Annexation. He feels that it needs to come to each individual and they need to weigh the decision on their own.

The Mayor asked the Commission to articulate what the benefits or negative impacts are. Commissioner Vorwaller feels they are doing the exact same thing twice. Why are they doing that? They are trying in the Planning Commission to give the developers a good way to go. It's just a waste of time, maybe they need to define their roles a little bit better.

Councilmember Cox said they have two different beneficial roles and she would like to know more about what goes on in the Planning Commission meetings and how and why they feel the way they do.

Commissioner Vorwaller feels that it is the Planning Commissions job to make sure the city codes are followed and then send it up to the Council. If they have looked at it as a Planning Commission and made a decision, then the Council should move forward from their decision.

Commissioner Khajavi asked if something was sent forward to the Council explaining what codes were used and why decisions were made. She feels maybe if they reference the codes and general plan and the key points they are coming up with for their decisions it might help.

This was a helpful discussion. There is a separation between the two, but they do need to work together.

Councilmember Crittenden feels that when you annex someone into the city you have more of a say and more control over what happens. We get the impact either way, but it gives the city more say.

The Mayor brought up light pollution and do they want to try and protect the night vision. With growth you do need more light. He informed the Planning Commission that he has asked Planner Robinson to investigate that.

Commissioner Vorwaller asked Councilmember Forman what his thoughts were on this. Councilmember Forman said that he did not like the lights. He feels that for lights sometimes its easier to see street signs, but overall, he does not like them.

Councilmember Crittenden likes the lighting for plowing in the wintertime.

Engineer Kettle explained that in one area we had planned for three lights, but only one was put in. Past Councils decided to eliminate some of them.

The Mayor explained that the city received a grant from the county to put in a soccer field. He explained that we have these resources and we need to use them. He explained some of the items the council has discussed with other areas and developments within the city.

4. Discussion of Conversation Subdivision---The Mayor's biggest item he wants to discuss is the Conservation Subdivision.

Commissioner Handsaker explained that a couple of things that came across that they talked about in the last Planning Commission meeting was the 100-foot width on setbacks. Some parcels it may work and other parcels it may not. The other thing is that if they are providing trails then that should be part of the open space. The lot staggering was also brought up. They were wondering about the set backs as well and how that works and maybe they need to explore different setbacks. Allowing individual lots to use open space.

There was a lengthy discussion and a lot of thoughts and ideas thrown out and discussed.

5. Discussion of City Center Design Standards---The Mayor would just like some input from the Planning Commission on their thoughts on this matter. What do we want the city center zone to look like? The Mayor wants to know what is fitting for Francis.

Commissioner Cox stated that he did not want to see anything like the library and new building that the County just finished in Kamas.

What are we? We are not strictly a farming town, or western town etc., what are we?

The Mayor said what he wants is people coming to our blinking light, and they all stop generally, he wants them to think this is a nice area to stop for a little bit longer. Not a spot where people just want to keep driving. We need to find something that is inviting.

Councilmember Cox said that if you look at all the pictures that were provided as examples, everything looks nice and tidy. But, the city also needs to uphold the same standards that are set for everyone else.

There was some good discussion on what everyone thought would look nice. The Mayor asked that everyone think more about this and come up with some ideas. The idea was to set the zoning first.

Wrap up items. Planning Commission do you feel like with what you are working on would it be easier to have two meetings a month. Is there any incentive of the work load or process to meet twice a month vs once a month? Brief discussion.

Commissioner Cox said it's hard to table things and it's not fair to developers or whoever to have to wait.

Councilmember Cox said that you could plan two meetings a month and just cancel one if the other is not necessary.

Councilmember Crittenden feels that they owe it to the people they are serving to be available.

There was discussion on whether to have two meetings a month or not. Everyone shared their thoughts.

The Mayor reminded everyone about Frontier Days and asked the Planning Commission to help if they would. He then asked everyone to please check their emails. He is trying to find the best way to communicate with everybody. He is open to ideas of the best way to communicate with everyone.

He also cautioned everyone that the I Pads are city property and any personal information on there could be requested. And last of all there is a COG meeting coming up and he would like any input he can get from them for the meeting. The meeting is on September 18th, 2018.

There was a brief discussion on the rodeo grounds and the grooming.

6. 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 _____ day of September 2018.

Mayor Byron Ames

City Recorder Suzanne Gillett