

Francis City Council Meeting
Thursday, September 12th, 2024, 6:00 p.m.
2319 So. Spring Hollow Rd. Francis, Utah

The meeting will be streamed via Francis City YouTube Channel
<https://www.youtube.com/channel/UC-9wahpEELShvGQZShXGIXg>
You can also comment by email to comments@francisutah.org

Staff: Mayor Jeremie Forman, Councilmembers Shana Fryer, Clayton Querry and Clint Summers, City Planner Katie Henneuse, City Recorder Suzanne Gillett, and City Engineer Scott Kettle

Excused: Sam Hunter

Others Attending: Marshall D. Gillespie, Louis Monaco, Brad Murdock, Lori Snegirev, Avi Snegirev, Neil Creer, Porter Spencer, Thea Atkinson, Delorus Mansell, Suzanne Querry, Scot Claus, Wendy Claus, Joe Feinberg, Andrea Feinberg, Bryce Curry, Cynthia Howard, Elizabeth Smith, Megan Holbrook, Jiorice Geta, Audrey Matthews, Jim Matthews, Lanny Simmons, Wendy Simmons, Georgia Bates, Bob Bates, Lisa Weller, Trevor Beck and several others who did not sign the roll.

1. Welcome, Call to Order and Pledge of Allegiance---The Mayor stated that they had a quorum, and he excused Sam Hunter from the meeting tonight. He also stated that he was trying to reach the City Engineer as he was not present yet. Council set up more chairs and Engineer Kettle joined the meeting.

2. Consent Agenda---Approval of check register dated September 12th, 2024, and minutes from August 8th, 2024---The Mayor asked if there were any questions or concerns on either item.

Councilmember Fryer explained that she had a question, and that Suzanne explained it to her.

Councilmember Fryer motioned to approve the minutes and check register. Councilmember Querry seconded the motion. The Mayor and Councilmembers Fryer, Querry and Summers all voted in favor; motion passed.

3. Public Comment---The Mayor explained that public comment was there for anything not on the agenda. He explained that they had two minutes, but please don't repeat the comments others have made. Also, just to mention he feels that most people are here for the hotel and that item is not an agenda item Council will not be making any comments. He explained that many of the decisions were made years ago on the commercial ground. He explained that this evening is the first time that he has seen anything on a Best Western. He then turned the time over for public comment.

Scot Claus 713 Page Lane said two things he feels they need to focus on is safety and caricature. He said they just passed the Burton Ranch, and he feels the hotel will cause a lack of safety. He explained that he read the code before they decided to move here. He felt Code stated that Francis wanted to keep a small rural area. So, whatever is proposed on Lambert Lane, and the Highway is completely different from the City mission statement. He also stated that that use is just a conditional use not an automatically approved used.

Elizabeth Smith 79 Wild Willow, yes, the character, but a Best Western really. She feels this will displace the character of the small-town community. It's frightening to hear that you want to see a Best Western as you drive into

Francis. She doesn't like that it is a four-story building and feels that it is not good for the neighbors. She would like to contest the height of the building as well. She also heard that we don't have a fire fighting ladder that high either. She wants the town to be able to vote on this. She has noticed that there is no permit or storm water solution on this place. She explained what has been done on the property. She is concerned about the dirt being dumped on the property and all that can bring. She believes that when commercial building sites are being proposed they need those things in place.

Georgia Bates 1522 South SR 32 explained that her husband was born and raised here in Francis, and they have lived here their entire lives. She remembers fighting to keep Wild Willow out, and there are some good people here from that subdivision. She wants to say we need a Best Western, and grocery stores coming in because we need money coming in. We need some commercial and not more houses. She has a house with a kitchen that looks right into her holding pens, and they put bellowing calves in there and nobody is hollering about that. She cried when they pulled the gas station out. She feels we need our little town to look nice. We don't need monstrosities. We need to find the people to bring in a market and things like that. Things do need to be safe. She loves Francis and she wants it to grow in the right way. She said she is not going to sale because it is the homestead.

Megan Holbrook 115 Lambert Lane. She shared in July of 2021 her daughter was struck by a truck from out of town, she did survive. She feels this is a result of a lack of sidewalks, turning lanes and things like that. She has only seen increased traffic since then. She feels that building a hotel on that road is really concerning to her. She doesn't see the response to the growth. She is concerned about the availability of law enforcement. She worries with people from out of town on that road. She is also concerned about the height of the hotel and parking solutions.

Porter Spencer 705 Oak Lane. When he gets married, he would like to come back to a small town where he can live, and he doesn't want to see a Best Western Sign right as he is driving into town.

Lori Snegirev 1482 Rockview Court said she didn't come to say anything, but she would like to know what they can control.

Planner Henneuse tried to explain things on what has been discussed on the property, she explained that no building permits have been issued and the first she knew about it was when the sign went up and everyone was upset.

The Mayor explained what has been discussed since the sign went up and let everyone know that there would be public hearings and time for public input.

Lori Snegirev 1482 Rockview Court said she doesn't buy here; she goes to Costco. She feels it is a shame that her kids can't afford to live here. She wants to know what they do and don't have a voice in.

Jim Mathews 554 Ash Court said he owns an excavation company, and he agrees with things being dumped on property without permits. He explained what his father's experience was in Heber with all their small hotels. He feels they will have to deal with safety and the police, because weird things do go on.

Trevor Beck 162 Delany Drive. He said please do not give any tax credits for them to come here and he would like to see Kamas City and Francis do law enforcement together. He would also like to see that they do a good fence to block them from the residential and he would like to see that they have good parking as their will be trucks and trailers and things like that. He would just like Council to keep that in mind.

The Mayor closed the public comment period by saying that when something does come to the Planning Commission and City Council things will be posted on the City website, Public Notice website and the buildings. Planner Henneuse interrupted asking if she should read the comments that she had, and the Mayor explained that due to time constraints those comments will just be added to the public records.

Planner Henneuse explained when the Planning Commission met and when this would be discussed.

4. Public Hearings

A. Accessory Dwelling Unit Utilities Code Text Amendment/Ordinance 2024-08---The Mayor turned the time over to Planner Henneuse to proceed.

Planner Henneuse pulled her staff report up on the screens for all to see. She then read her staff report to all in attendance. She explained that we were doing a lot more road cuts and that is a maintenance concern so they would like to change that to have the homeowner paying two bills, one for each dwelling. The Planning Commission is sending to Council with a positive recommendation.

Planner Henneuse explained her thoughts and explained to the Council their options and stated that we have done everything required by law for posting. She then continued to read the changes that had been made to the code.

Engineer Kettle explained that we are just trying to eliminate the road cuts.

The Mayor repeated what had been said to make sure it was clear.

The Mayor opened the meeting for public comment. There was no public comment, so he brought it back to the Council for discussion and motion.

The Mayor likes this idea because the road cuts cause so many problems, and this should alleviate the problem.

Councilmember Summers motioned to approve the Accessory Dwelling Code Text Amendment and Ordinance No. 2024-08. Councilmember Fryer seconded the motion. All present voted in favor; motion passed.

B. RV Park Campground Code Text Amendment/Ordinance No. 2024-09---Planner Henneuse said that hopefully they all read this. She then reviewed her staff report and explained that the Planning Commission has been working on this since April. She explained what she had done by changing the whole formatting. She continued to read and explain the code changes. (see attached Staff Report).

The Mayor made sure there was not a cooking facility at each site and Planner Henneuse explained that he was correct.

Planner Henneuse said the Planning Commission is forwarding with a positive recommendation. She is sending to Council with the recommendation to approve. She then explained all of their options.

The Mayor opened the public hearing. There were no public comments, so he closed the public hearing and brought back to the Council.

Councilmember Query wanted to know if the sites had been measured out and how much property would be needed.

The Mayor explained he doesn't want to see 500 sites.

Councilmember Query explained his thoughts on things with it saying 15 feet at the site. The other question he had was on the parking. He wanted to know if that is on top of the one space per site. An RV space and a parking space and if the cabin and 10 sites have to have space for one vehicle each or can there be more. There was a brief discussion on the sites and the number of vehicles or parking spaces needed per site.

Planner Henneuse explained they looked a lot at The Garden City Code.

Councilmember Query wanted to know about the Fire Protection. Engineer Kettle explained how that would work.

Councilmember Fryer wanted to know if this was seasonal or not. Planner Henneuse called Park City and Heber to see what their codes were. She was surprised to hear that they were used a lot during the winter months.

The Mayor said it would allow you to stay for a season. He also said it doesn't allow you to build a shed or outside storage. Could they be open in the winter, yes?

Councilmember Query wanted to know if there was a cap on RV parks in the City. Planner Henneuse said we could change our zoning later. She said they could change the code now as well.

The Mayor tried to explain things more clearly.

Trevor Beck wanted to know if the 90 day-stay limits would be controlled like the forest service? Planner Henneuse said they could add that.

The Mayor is concerned with people just moving from one site to the next. He does like the thought of doing something to enforce a 90 day stay limit.

Councilmember Query motioned to table the RV Park Code Text Amendment Ordinance 2024-09 until the Planning Commission comes up with some language changes. Councilmember Summers seconded the motion. The Mayor and Councilmembers Fryer, Query and Summers all voted in favor; motion passed. All voted in favor.

5. Discussion, Updates and Approval on Potential Action Items

A. Ennis Gibbs/ Wreaths Across America---Not present

B. Baseball Field---Bryce Curry said a couple of months ago he and a couple of dads realized that once they got through the rec season, they had kids that still wanted to play ball. He said it's hard because they don't have a field. So, he is coming to Council tonight to see if he can come in and redo the fields and make things better. He feels they would be putting a lot of time and money into this. He doesn't want people to park on the fields. He wants to be able to have a home stand. He wants to set this field up for 60 to 90 feet. There is nothing for kids to do and they want to play baseball, so he is trying to set up a league here.

Councilmember Fryer explained she is sad to see the ball field not being used.

The Mayor personally doesn't have a problem with it, but there may be some technicalities. The only real issue he sees is the legal aspects of it. But he thinks it's a great idea.

Councilmember Summers thinks it's awesome.

The Mayor said he thinks everyone supports this and he will get with Bryce to work out some of the details.

C. Uinta Cabinet/Collins Prescott---Not present.

D. Frontier Days---The Mayor explained we had good entertainment, sold out Saturday night, and kid's games and races all went well.

All Councilmembers thought it turned out great.

The Mayor felt one thing to start thinking about is figuring out whether to do it as a two-day rodeo instead of how we are doing it. He wants to look into it. He wants to get this ironed out early.

Planner Henneuse said that we heard comments from locals that couldn't get tickets. So, we should think about ways to get tickets to the locals first. The Mayor agreed.

6. Council Business

A. Council Reports---Councilmember Querry was talking with Mayor Matt McCormick about talking with the Council on the Gun Club road. The Mayor informed him that he will get with Mayor McCormick.

B. Planner Reports---Burton Ranch Annexation is looking at September 26th for a meeting. She wanted to know if there were any thoughts on it.

The Mayor said he wanted all the Council to be present, also that is the date for second meetings if necessary.

Councilmember Querry said that does not work for him, he has training. If you could move it to a Monday or Wednesday that would work better for him.

Councilmember Summers said the 26th didn't work for him either.

Planner Henneuse said what about the 24th. They will look into that. They scratched the 24th and will look at the 30th.

She then explained the SR 32 corridor study is underway now. She is excited about it. We do have a stake holder meeting that will be coming up. She explained the Mayor will represent the Council, but they need other people like the Planning Commissioners. The Mayor recommended McKenna Marchant. Engineer Kettle asked if the meetings would be during the day or night, and she said day. She also thought maybe a developer or resident could be on the committee.

C. Engineer Reports---Engineer Kettle explained they definitely know where the main line to the tank coming down to the City is now. He explained that we now have new valves. He explained the fire hydrants they flushed out and that they had problems with two of them and they have been fixed. He explained that they just finished tonight when they made the permanent connection. He said things are up and running good except they did get a call about a leak by Dean Frantz's house. The building is going good, hoping to start painting next week. Roofing material has been an issue, but they are working on it. He explained it will all be buttoned up before bad weather.

Engineer Kettle explained they put out a request for bids for the nature area in the park. It's been a week!

D. Mayor Reports---None

7. (As Needed) Closed Executive Session to Discuss Pending or Reasonably Imminent Litigation, Purchase, Exchange, or Lease of Property and/or the Character, Professional Competence or Physical or Mental Health of an Individual.

8. Adjourn---Councilmember Querry motioned to adjourn, and Councilmember Fryer seconded the motion. All voted in favor; meeting adjourned.

Mayor Jeremie Forman

City Recorder Suzanne Gillett