

AGENDA

**Francis City Council Meeting
Thursday, December 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***

1. Welcome, Call to Order and Pledge of Allegiance
2. Consent Agenda--- Approval of invoice register dated December 12th, 2024, and Approval of minutes from November 14th, 2024.
3. Public Comment---Comments will be taken on any item not scheduled for a public hearing, as well as on any other City business. Comments are limited to two minutes per speaker. The Council cannot act on items not listed on the agenda, and therefore, the Council may or may not respond to non-agenda issues brought up under Public Comment. Those wishing to comment should state their full name and address, whom they represent and the subject matter to be addressed. No person shall interrupt legislative proceedings. The total time allocated to public comments will be no more than 10 minutes.
4. Public Hearings
 - A. Transient Room Tax Ordinance 2024-12
 - B. Fee & Rate Ordinance 2024-13
5. Discussion, Updates and Approval on Potential Action Items
 - A. Town Center Hotel Concept
 - B. Alcohol Permit /Local Consent
 - C. 2025 Yearly Calendar Schedule
 - D. Noise Disturbance Text Amendment/Oordinance 2024-11
6. Council Business
 - A. Council Reports
 - B. Planner Reports
 - C. Engineer Reports
 - D. Mayor Reports
7. (As Needed) Closed 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. Adjournment

I certify that this notice has been posted in three (3) public places and on the Utah State Public Notice Website. Attested by Suzanne Gillett City Recorder. **In Compliance with the American Disabilities Act, individuals needing special accommodations during this hearing should notify Suzanne Gillett at (435) 783-6236 at least three days prior to the hearing.**

ORDINANCE NO. 2024-12

AN ORDINANCE OF FRANCIS CITY, UTAH, ADOPTING A MUNICIPAL TRANSIENT ROOM TAX AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, Utah Code Section 59-12-352 authorizes a municipality to impose a municipal transient room tax (“TRT Tax”) of not more than 1% on charges for tourist home, hotel, motel, and RV Park or campground accommodations and services that are regularly rented for less than 30 consecutive days; and

WHEREAS, the governing body of the municipality is required to regulate the TRT Tax under Utah Code 59-12-352; and

WHEREAS, pursuant to Utah Code 59-12-352, a municipality is authorized to use revenues generated by the TRT Tax for general fund purposes; and

WHEREAS, the City Council, after careful consideration in a public meeting, has determined that it is in the public interest to impose said TRT Tax, to regulate the same, and to use the revenues generated for general fund purposes.

NOW THEREFORE, the City Council of Francis City, Utah hereby ordains as follows:

SECTION I – ENACTMENT

A tax of 1% on charges for tourist home, hotel, motel, and RV Park or campground accommodations and services is hereby imposed. The details of such tax as more fully specified by Section 3.40 of the City Code, attached as Exhibit A and incorporated herein by this reference, which is hereby enacted and adopted. City staff is directed to provide public notice as required below and to send the notice required by Utah Code Section 59-12-355 to the Utah State Tax Commission.

SECTION II – AMENDMENT OF CONFLICTING ORDINANCES

If any ordinances, resolutions, policies, or zoning maps of Francis City heretofore adopted are inconsistent herewith they are hereby amended to comply with the provisions hereof. If they cannot be amended to comply with the provisions hereof, they are hereby repealed.

SECTION III – EFFECTIVE DATE

This ordinance shall take effect upon its passage by a majority vote of the City Council and following notice and publication as required by the Utah Code and after notice to the Utah State Tax Commission is sent in accordance with Utah Code 59-12-355.

SECTION IV – SEVERABILITY

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a

separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION V – PUBLIC NOTICE

The Francis City Recorder is hereby ordered, in accordance with the requirements of Utah Code § 10-3-710–711, to do as follows:

- a. deposit a copy of this ordinance in the office of the City Recorder; and
- b. publish notice as follows:
 - i. a short summary of this ordinance on the Utah Public Notice Website created in Utah Code § 63F-1-701 and on the City’s official website; and
 - ii. a short summary of this ordinance in a public location within the City that is reasonably likely to be seen by residents of the City.

PASSED AND APPROVED by the City Council of Francis City, Utah, this _____ day of _____, 20__.

Signed: _____

Jeremie Forman, Mayor

Attest: _____

Suzanne Gillett, City Recorder

VOTING:

	Yea	Nay	Abstain	Excused
Mayor Forman	_____	_____	_____	_____
Councilmember Fryer	_____	_____	_____	_____
Councilmember Hunter	_____	_____	_____	_____
Councilmember Querry	_____	_____	_____	_____
Councilmember Summers	_____	_____	_____	_____

DEPOSITED in the Recorder’s office this _____ day of _____ 20__.

Posted this _____ day of _____ 20__.

EXHIBIT A

Section 3.40 Municipal Transient Room Tax

Sections:

3.40.01. Transient Room Tax Imposed.

3.40.02. Transient Room Tax Administration and Collection.

3.40.03 Transient Room Tax Revenue Use.

3.40.01. Transient Room Tax Imposed. As provided for in Utah Code Section 59-12-352, there is levied a one percent (1%) tax on amounts paid or charged within Francis City for tourist home, hotel, motel, and RV Park or campground accommodation and services that are regularly rented for less than 30 consecutive days. This tax shall be called a “municipal transient room tax.”

3.40.02. Transient Room Tax Administration and Collection. The municipal transient room tax shall be administered and collected by the state tax commission as provided in Utah Code Section 59-12-354.

3.40.03. Transient Room Tax Revenue Use. Revenue from the municipal transient room tax may be used by the City for general fund purposes.

FRANCIS CITY ORDINANCE NO. 202~~43~~-~~013~~

AN ORDINANCE AMENDING FEE SCHEDULES AND POLICIES FOR CONSTRUCTION, BUILDING, WATER, SEWER, FACILITY RENTAL, PLANNING, SIGN CODE, BUSINESS LICENSE, BEER, AND LIQUOR LICENSES, GRAMA AND OTHER FEES.

WHEREAS, Francis City has enacted various Resolutions and/or Ordinances at various times to set forth a schedule of fees for the various City services and operations as listed above, and

WHEREAS, it is necessary to update the current fee ordinance to reflect the increasing costs of performing services, and

WHEREAS, additional and/or updated Francis City fees need to be included in this fee and rate ordinance, and

WHEREAS, the purpose of this ordinance is to amend and replace all prior resolutions and ordinances setting any fees and rates for Francis City that are included in the text of the following ordinance.

NOW, THEREFORE, BE IT HEREBY ORDAINED by the City Council of Francis City, State of Utah as follows:

The Fee Schedule(s) as adopted by any previous Resolutions or Ordinances and that are updated or contained in this Ordinance are hereby repealed, and in its place this Ordinance is adopted establishing the fees for various City services, permits, and processes as follows. All other parts, sections, regulations or fees of any Resolutions or Ordinances other than those modified or included in this Ordinance shall remain in full force and effect.

SECTION 1 CONSTRUCTION AND DEVELOPMENT RELATED FEE SCHEDULE

Note: All buildings larger than 200 square feet require a building permit. Agricultural buildings may qualify for exemption from fees, but still require a permit.

1.1 BUILDING PERMIT FEES

1. Building permit fees shall be in accordance with the International Building Code (IBC) as adopted by the State of Utah.

1.1.1 BUILDING PERMIT FEES (NON- AGRICULTURAL STRUCTURES)--- Commercial and residential buildings will be valued in accordance with the current Building Valuation Table published by the ICC. Building permit fees based on the valuation total will be assessed as listed in the Building Permit Fee table below. For square foot construction valuation, all garages will be valued at \$37.87 per square foot, all decks will be valued at \$5.00 per square foot. Unfinished residential basements will be based at 50% of the building valuation rate. Basement finish rate will be based on 50% of the building valuation rate.

Building Permit Fees based on Total Valuation Rate.

Services	Fee Activity Detail	Fee
Total Valuation	Less than \$2,000	\$24.00 for the first \$500 plus \$3.50 for each additional \$100 or fraction thereof, to an including \$2,000.
	\$2,000 to \$25,000	\$76.50 for the first \$2,000 plus \$16.50 for each additional \$1,000 or fraction thereof, to an including \$25,000.
	\$25,000 to \$50,000	\$456.00 for the first \$25,000 plus \$12.00 for each additional \$1,000 or fraction thereof, to an including \$50,000.
	\$50,000 to \$100,000	\$765.00 for the first \$50,000 plus \$8.50 for each additional \$1,000 or fraction thereof, to an including \$100,000.
	\$100,000 to \$500,000	\$1,181.00 for the first \$100,000 plus \$6.50 for each additional \$1,000 or fraction thereof, to an including \$500,000.
	\$500,000 to \$1,000,000	\$3,781.00 for the first \$500,000 plus \$5.50 for each additional \$1,000 or fraction thereof, to an including \$1,000,000.
	over \$1,000,000	\$6,531.00 for the first \$1,000,000 plus \$4.50 for each additional \$1,000 or fraction thereof.
Fees for inspections or checks not specifically listed shall be determined by the Building Official.		

1.1.2 BUILDING PERMIT FEES (AGRICULTURAL STRUCTURES)

Valuation is \$20.00 per square foot; building permit fee is calculated at \$6.00 per \$1,000.00 of valuation or fraction thereof.

1.1.3 APPLICATION FEE

~~\$25.00- 50.00~~ plus a fee for educational purposes in the amount of one percent (1%) of the building permit fee as required by Utah Code Section 15A-1-209 and a plan review fee in the amount of sixty-five percent (65%) of the building permit fee as required by Utah Code Section 10-9a-510. Agricultural buildings are exempt from the plan review fee described in this paragraph.

1.1.4 DEPOSIT REQUIRED AT TIME OF APPLICATION, credited toward permit fee when paid in full, forfeited if plans are withdrawn.

1. \$1,000.00 for standard plans

2. \$500.00 for modular or manufactured homes
3. \$250 for any other permit

1.1.5 FIRE SPRINKLER PLAN REVIEW AND INSPECTION FEE:

\$300.00 for structures in which fire sprinklers will be installed

1.1.6 DEMOLITION PERMIT FEE:

\$250.00---Additional amounts may be charged if repeat visits by building inspector to the demolition site are required.

1.1.7 PERMIT TO WORK IN CITY PUBLIC RIGHT-OF-WAY / EXCAVATION PERMIT

A \$250.00 non-refundable fee per utility or company (regardless of number of encroachments in a one-year period), plus a \$1,500.00 cash bond (to be held for one year after acceptance of repair) plus proof of insurance. Engineering inspection fees or City repair costs may be billed to the licensee or charged against the bond if necessary.

1.1.8 FIRE HYDRANT METER USE PERMIT FEE

~~A-\$A~~ \$2,000.00 security deposit will be required at time of rental. A fee of \$10.00 per day plus a fee of \$.025 per gallon of water.

If providing your own meter, ~~a-\$a~~ \$1,000.00 deposit will be required at time of rental. A fee of \$.025 per gallon of water will be charged for usage.

Penalty for hydrant usage without permission is \$1,000.00 per violation.

1.1.9 PLUMBING PERMIT FEES

\$10.00 Plus:

1. Agricultural Buildings: \$0.03 per square foot
2. Commercial Structures per the International Plumbing Code (IPC): \$0.03 per square foot
3. Residential Structures per the IRC: \$0.03 per square foot

1.1.10 MECHANICAL PERMIT FEES

\$10.00 Plus:

1. Agricultural Buildings: \$0.03 per square foot
2. Commercial Structures per the International Mechanical Code (IMC): \$0.03 per square foot

3. Residential Structures per the IRC: \$0.03 per square foot

1.1.11 ELECTRICAL PERMIT FEES

\$10.00 Plus:

1. Agricultural Buildings: \$0.035 per square foot
2. Commercial Structures per the National Electric Code (NEC): \$0.035 per square foot
3. Residential Structures per the IRC: \$0.035 per square foot

1.1.12 ALTERNATIVE ENERGY PERMIT FEES

1. Photovoltaic System: \$350
2. Geo-Thermal: \$250
3. Solar Hot Water: \$125
4. Wind Generator: \$125

1.1.13 OTHER INSPECTIONS AND FEES

1. Inspections outside of normal office hours: \$100 per hour (minimum of one hour)
2. Re-Inspection fee assessed under the provisions of Chapter 1 of both the IBC and IRC: \$100 per occurrence
3. Inspections and permits for which no fee is specifically indicated: \$100
4. Additional plan review required by changes, additions, or revisions to approved plans: \$100 per hour (minimum of one hour)
5. An expired building permit will be charged the following fees:
 - \$100 after 180 days of no inspection
 - \$100 for an expired permit requiring a final inspection only.
 - Repay original building fees if expired permit requires more than a final inspection on first offense.
 - Double original building fees if permit has expired more than once on all inspections.
6. Double permit fees will be assessed on a structure completed without a building permit.

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1.1.14 PUBLIC WORKS

1. Public Works Inspections \$150.00 per inspection

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SECTION 1.2 PLANNING FEES

1.2.1 PROJECT RE-SUBMISSION FEE \$100.00

1.2.2 PROJECT PROCESSING FEES

~~1.~~ Concept Plan Review	~~\$25~~ per lot or unit
~~2.~~ Preliminary Master Plan Review	~~\$25~~ per lot or unit
~~13.~~ Preliminary <u>Subdivision</u> Plan Review	~~\$200-250~~ per lot or unit
~~2.4.~~ Final ~~Plat~~ <u>Subdivision</u> Review	\$100 per lot or unit
~~5.~~ Minor Subdivision Review	~~\$1,000~~ (4 lots or fewer)
~~3.6.~~ Plat Amendment	~~\$500 for review by City Council only~~ <u>\$250 per lot</u>
<u>4. Plat Amendment-Vacation</u>	<u>\$500 per plat 750 for review by City Council and Planning Commission</u>
~~57.~~ Lot Line Adjustments	\$250
~~6.8.~~ Commercial Concept Plan	~~\$250~~ <u>500</u>
~~79.~~ Commercial Site Plan	\$1,000
~~840.~~ Recording	\$100 + County Recording Fee
<u>9.11.</u> Professional Review Fees	Reference Section 1.2.3

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1.2.3 SPECIAL ESCROW ACCOUNTS FOR PROFESSIONAL FEES

Projects which require review and/or inspection by the City Attorney, City Engineer or other consultant(s) shall be billed to the applicant at the accrual billed rates incurred by the City, in additions to all other fees. To assure prompt payment, the applicant shall deposit with the City the following amounts against which the City may draw to satisfy these costs:

Updated 12-~~123~~-2024

Subdivisions: Single-family, duplex, or townhome dwelling \$500.00 per unit. Annexations \$500.00 per unit proposed on development plans OR if no development plan is submitted, \$500.00 per unit of the maximum allowable density of the annexation parcel(s) pursuant to the City's proposed future zoning plan. Other approved projects: Projects other than subdivisions or annexations which require review by the City Attorney, City Engineer, or other consultant(s) (including but not limited to commercial projects) may also be required to set up a deposit account in amounts necessary to cover anticipated costs.

All funds in applicant deposit accounts are available always for expenditure by the City to satisfy fees incurred by the City for the project. The City shall notify applicants monthly of the fees incurred during the previous month for the applicant's project. For both subdivisions and annexations, if the balance on deposit for an applicant drops below ~~a total of \$~~\$250.00 per unit, the applicant must pay all outstanding billings for the month plus bring the deposit account back up to a total of \$250.00 per unit. If at any time an applicant's deposit account does not comply with the provisions set forth herein, the City's staff and its contractors, agents and consultants shall stop work on the project until the account comes into compliance. At the conclusion or termination of the project, any unexpended amounts in an applicant's deposit account shall be refunded to the applicant with interest.

Other approved projects will be required to maintain an escrow account for the project.

1.2.4 CONDITIONAL USE PERMIT	\$500.00 <u>for review by Planning Commission and City Council</u>
	<u>\$250.00 for review by Planning Commission or Staff</u>
1.2.5 TEMPORARY USE PERMIT	\$50.00 per day
1.2.6 BOARD OF ADJUSTMENT	\$500.00

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If a court reporter or verbatim transcripts are required, the actual cost will be assessed in addition to the fee.

1.2.7 ANNEXATIONS APPLICATIONS \$2,500.00

Fee is non-refundable and no guarantee of approval of proposed annexation shall be implied by this fee. Application fee includes one public hearing with Planning Commission and one public hearing with City Council. Concurrent concept plan review in these two meetings is included. Any costs incurred by the City above this fee amount shall be billed to the applicant.

1.2.8 ANNEXATION AGREEMENT

Agreements to an annexation fee in the amount of \$8,000 per equivalent residential unit constructed on the annexation property. This fee may be adjusted up or down or waived by the City Council for any annexation, but only for just cause, as determined in the City Council's sole discretion in findings to be set forth in writing.

1.2.9 EXTENSIONS OF APPROVALS ~~\$100.00~~ 500.00

Updated 12-~~123~~-2024

(in accordance with Zoning Ordinance provisions and approved by the governing body).

1.2.10 GENERAL PLAN AMENDMENTS \$1,000.00

Fee is non-refundable and no guarantee of approval of proposed amendment shall be implied by this fee.

~~1.2.11 VACATING A SUBDIVISION~~ ~~\$250.00 per plat~~

1.2.1~~12~~ DEVELOPMENT CODE AMENDMENTS \$1,000.00

Fee is non-refundable and no guarantee of approval of proposed amendment shall be implied by this fee

1.2.1~~23~~ ZONE CHANGES \$2,500.00

Fee is non-refundable and no guarantee of approval of proposed amendment shall be implied by this fee. Application fee includes one public hearing with Planning Commission and one public hearing with City Council. Concurrent concept plan review in these two meetings is included. Any costs incurred by the City above this fee amount shall be billed to the applicant.

1.2.1~~34~~ SIGN PERMIT (when ~~required~~) ~~required~~) \$50.00

1.2.1~~45~~ CODE AND MAP PURCHASES

Francis City General Plan	\$.50 per page
Francis City Development Code	\$.50 per page
Francis City Zoning Map	\$.50 per page

1.2.1~~56~~ SPECIAL OR ADDITIONAL MEETINGS \$500.00

Any project requesting a special meeting to be convened shall submit a fee for scheduling the meeting. In the event the meeting may not be convened due to scheduling conflicts the fee shall be returned to the applicant, less any cost associated with staff time and advertising.

SECTION 2 WATER FEES

2.1 WATER IMPACT FEES

¾ inch line	\$5,209
1-inch line	\$8,381
1 1/2-inch line	\$16,762
2-inch line	\$26,819
3-inch line	\$58,667
4-inch line	\$167,621

This fee is used to help pay for the City impact of the development of public water infrastructures and capital improvements necessary to benefit the user that may have been paid

for in whole or in part by existing residents of the City. This fee is due with the building permit fee(s), or in some cases, when in the opinion of the City Council the fees will be needed for immediate off-site improvements to serve the development. The fees may be required to be paid in total before the final plat is signed by the Mayor (or as otherwise stipulated by development agreement).

Impact fees are assessed in accordance with the adopted Impact Fee Analysis.

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2.2 WATER RIGHTS TRANSFERS

On single family and multi-family residential developments any water rights and delivery, pumping, transmission, storage, or diversion facilities that are part of the property, previously used for irrigation, that are not required for the operation or maintenance of private or public open spaces or common spaces of the development under other agreements must be transferred to Francis City in a form acceptable to the City Council. Quantities of water necessary for the development will be calculated by the City based on size and nature of the development. Water rights transfers for meters larger than 3” and for commercial uses will be determined at the time a building permit is issued.

In addition to dedicating to the City all necessary water rights and appurtenances, applicants will be required to compensate the City for any fees that may be charged by third parties in relation to said transfers.

~~2.3 WATER~~2.3 WATER CONNECTION METER FEES

	\$500 plus the actual cost of the meter.	
	Size	Fee
Meters	¾”	\$500.00
	All others	\$500.00 plus difference in the cost of the meter

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2.4.1 WATER BASE CHARGE

The Water Base Charge is charged on all units receiving water service in Francis City. All accessory type units or apartments are required to be on separate meters.

Meter Size	Monthly Base Allowed Gallons		ERU (Equivalent Residential Unit)
¾”	\$30	15,000	1
1”	\$60.00	30,000	1.67
1 ½”	\$120.00	60,000	3.33
2”	\$180.00	90,000	5.33
3”	\$360.00	180,000	11.67
4”	\$900.00	450,000	33.33
6”	\$1920.00	960,000	66.67

All others---Charge based on equivalent ERU

Overage

1---5,000 gallons	\$1.00/kg per 1,000 gallons
5,001---15,000 gallons	\$1.25/kg per 1,000 gallons
15,001---35,000 gallons	\$2.50/kg per 1,000 gallons
Over---35,001 gallons	\$4.00/kg per 1,000 gallons

An illegal connection fee of \$500.00 plus the base charge for water and sewer will be charged from the time the building permit was issued.

2.4.2 WATER CONSERVATION/OVERAGE RATES

All water delivered through each meter serving customers more than 15,000 gallons per meter per month during the summer months shall be billed at the following rates:

Standard Overage:	15,001---20,000 gallons----	\$1.00 per 1,000 gallons
	20,001---30,000 gallons----	\$1.25 per 1,000 gallons
	30,001---50,000 gallons----	\$2.50 per 1,000 gallons
	50,001 gallons and above	\$4.00 per 1,000 gallons

2.5 WATER VIOLATION, RE-CONNECTION FEES AND PENALTIES

\$50.00 first violation
\$100.00 second violation
\$200.00 third violation and subsequent violations (deposit may be required prior to re-connection)
\$50.00 re-connection charge

\$25.00---meter concealment charge per month for each month that a water meter and/or cover is buried or concealed by soil, vegetation, or debris by the owner. If Francis City acts to expose the meter for access, the property owner shall be billed any costs associated. Francis City shall not be responsible for any damage or the replacement of any landscaping. The compliance period for said action shall be a minimum of 14 days, except for bona fide emergency work.

2.6 TEMPORARY TURN ON FOR WATER SERVICE

If water service which has been shut off is turned on temporarily for home inspection or other reason, Francis City will charge a \$50.00 temporary turn on fee.

<u>Seasonal Water turn off disconnection fee is</u>	<u>\$50.00</u>
<u>Seasonal Water turn on fee is</u>	<u>\$50.00</u>

2.7 LATE FEES, SHUT OFF NOTICE FEES, RETURN CHECK FEE, INTEREST

Shut off notice if door notice is posted	\$25.00
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Return check fee	\$25.00
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Interest on late balance shall be accrued at 1.5% per month.

Note: If 2 or more checks are returned unpaid, all future payments may be required either in cash or money order.

2.8 EXTENSION OF WATER SERVICES POLICY

Any project, applicant, or developer, whether an individual unit or multiple unit or subdivision, that requires connection to the City water system, shall be required to pay all the costs of any extensions or facilities necessary to achieve a connection that meets the City Council's standards or specifications in place at the time. This may include not only the capital cost of the project, but any City costs associated with plan approval, engineering, and inspection work exclusive to the extension.

The City may specify an extension of a higher capacity, or of additional appurtenances that are required for the development to service potential future users beyond the present extension. The extra capacity cost shall be paid for by the City in this instance, and an aid to construction agreement may be entered by both parties to establish the joint extension responsibilities.

Any extension parties, whether the City applicant or developer, or a combination, may enter into an extension agreement that shall be filed with the City Clerk setting forth cost recovery procedures for the users connecting to the extension part of the system in the future. The agreement will outline a formula to be used for calculation of the future contributions to the extension and shall specify that the fees must be paid to the original party(s) of the extension before building permits are issued to any new connector. Future extensions beyond the current extension are not eligible for cost recovery, only connections on to the line itself. The recovery period to the original party(s) may not exceed ten (10) years and is to be prorated to the future connectors in an equitable manner detailed in the extension agreement. The agreement may establish refunding of the costs of the extension not only to the original applicant or developer, but also to any other parties that have paid into the extension within the ten-year period.

The City must be held harmless and indemnified from any claims arising out of any disputes between parties regarding application of and recovery of any cost associated with the agreement, or disputes as the interpretation or application thereof.

After final inspection of the improvements or extension(s), the applicant or developer must provide title and easements to the systems, free and clear of any encumbrances to the City, to be operated as a public system by the City. A one-year warranty will be required on the system from the date of acceptance.

SECTION 3 SEWER FEES

3.1 SEWER IMPACT FEES	\$2,223.00
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This fee is used to help pay for the City impact of the development of public sewer infrastructures and capital improvements necessary to benefit the user that may have been paid for in whole or in part by existing residents of the City. This fee is due with the building permit fee(s), or in some cases, when in the opinion of the City Council the fees will be needed for immediate off-site improvement to serve the development. The fees may be required to be paid in total before the final plat is signed by the Mayor (or as otherwise stipulated by development agreement).

Impact fees are assessed in accordance with the adopted Impact Fee Analysis.

3.2 SEWER CONNECTION FEES

\$500.00 per connection

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3.2.3 MONTHLY SEWER FEES

Sewer rate of \$63.00 per Equivalent Residential Unit @ ERU.

The monthly sewer fee is charged on all units receiving sewer service in Francis City. All accessory type units or apartments on a common sewer service must be approved in advance by the City Council on new construction or new rentals/conversions.

3.4.5 EXTENSION OF SEWER SERVICES POLICY

Any project, applicant, or developer, whether an individual unit, multiple unit or subdivision that requires connection to the City Sewer system, shall be required to pay all the costs of any extensions or facilities necessary to achieve a connection that meets the City Council's standards or specifications in place at the time. This may include not only the capital costs of the project, but any City costs associated with plan approval, engineering, and inspection work, and exclusive to the extension.

The City may specify an extension of a higher capacity, or of additional appurtenances that are required for the development to service potential future users beyond the present extension. The extra capacity cost shall be paid for by the City in this instance, and an aid to construction agreement may be entered by both parties to establish joint extension responsibilities.

Any extension parties, whether the City, applicant, developer, or a combination of the two, may enter into an extension agreement that shall be filed with the City Clerk setting forth cost recover procedures for users connecting to the extension part of the system in the future. The agreement will outline a formula to be used for calculation of the future contributions to the extension and shall specify that the fees must be paid to the original party(s) of the extension before building permits are issued to any new connectors. Future extensions beyond the current extension are not eligible for cost recovery, only connections onto the line itself. The recovery period to the original party(s) may not exceed ten (10) years and is to be prorated to the future connectors in an equitable manner detailed in the extension agreement. The agreement may establish refunding of the costs of the extension not only to the original applicant or developer, but also to any other parties that have paid into the extension within the ten-year period.

The City must be held harmless and indemnified from any claims arising out of any disputes between parties regarding application of and recover of any costs associated with the agreement, or disputes as to the interpretation or application thereof.

After final inspection of the improvement or extensions(s), the applicant or developer must provide title and easements to the systems, free and clear of any encumbrances to the City, to be operated as a public system by the City. A one-year warranty will be required on the system from the date of acceptance.

SECTION 4 PARK IMPACT FEE

4.1 PARK IMPACT FEE \$437.00

SECTION 5 ROAD IMPACT FEE

5.0 ROAD IMPACT FEE \$1,547.00

SECTION 6 BUSINESS LICENSE, BEER, AND LIQUOR LICENSE

Administrative/Application fee \$25.00 per year

Business License \$60.00 per year

Document Fee for Business License

Replacement \$15.00

Home Occupation fee \$40.00 per year
(business impact is greater than normal residential use)

~~Administrative/Application fee \$25.00 per year~~

Beer and/or Liquor License fee \$100.00 per year

Dwelling Rental Unit fee \$10.00 per unit per year

Commercial Warehouse/Storage Facility Rental fee \$.06 per square foot of indoor and outdoor storage building per year

Motion Picture Production fee \$500.00 per production or event
(See 7.4 and 7.41 to make sure all fees charged)

Special Event Permit Application \$100.00

If any special event requires a City staff support person to be present, the cost of the service will be billed at \$85 for Public Works and Administration, per hour, per staff person with a 4-hour minimum.

Note: All licenses may require other planning department fees and/or permits.

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SECTION 7 UNIQUE CONDITIONAL USES

Mines, Sand, Gravel, and Earth Products Pit Operation Fee:

Standard Sites:

<u>Maximum Annual Truck Loads</u>	<u>Annual Fee</u>
1---49	\$1,000.00
50---99	\$2,000.00
100---249	\$5,000.00
250---499	\$10,000.00
500---999	\$20,000.00
1,000 and Over	\$50,000.00

Stockpile-Only sites:

<u>Maximum Annual Truck Loads</u>	<u>Annual Fee</u>
1---49	\$500.00
50---99	\$1,000.00
100---249	\$2,500.00
250---499	\$5,000.00
500---999	\$10,000.00
1,000 and Over	\$25,000.00

For purposes of this section, a truck load is defined as a vehicle having the capacity to haul two (2) tons or more of sand, gravel, dirt, or rock entering or leaving the site while loaded with any amount of sand, gravel, dirt, or rock. The applicable fee as set forth in this section shall be determined and established in the applicant's conditional use permit and shall remain in effect for the duration of the permit. Fees are due on January 1 of each year and are non-refundable. Fees may be prorated for first year of operation. The City Council hereby finds that Mines, Sand, Gravel, and Earth Products Operations cause disproportionate costs of municipal services, which may include costs for public utilities, police, fire, storm water runoff, traffic control, parking, transportation, road construction and maintenance, beautification and/or snow removal. The City Council further finds that the amount of the fees contained in this section are reasonably related to the disproportionate costs to use all reasonable and necessary means to enforce and verify the fee amounts set forth herein. Permit holders shall report load counts annually to the City. The City may at any time during the year require a permit holder to supply load counts to date for purposes of verification and enforcement under this section.

SECTION 8 PEDDLERS, SOLICITORS, AND OTHER LICENSING

8.1 SOLICITERS \$60.00 annually for each person licensed as a solicitor.

8.2 OUTDOOR SALES (SEASONAL PLANTS, CHRISTMAS TREES, PRODUCE, ETC.)

\$60.00 annually for seasonal plants and produce.

\$60.00 annually for Christmas tree lots. (For 30 days ending December 25th.)

SECTION 9 RENTAL OF CITY FACILITIES

9.1 CITY PARK BUILDING

Francis City requires a 30-day cancellation notice or City keeps the rental fee

Francis City resident usage per day, or any fractional part thereof	\$50.00 per day
Kamas Valley resident usage per day, or any fractional part thereof	\$100.00 per day
Non-Kamas Valley resident usage	\$150.00 per day
Cleaning Deposit Francis City/ Kamas Valley residents	~~\$200.00~~ <u>500.00</u>
Cleaning Deposit outside of Kamas Valley	~~\$400.00~~ <u>500.00</u>

9.2 CITY PARK GROUNDS

Arena Bowery and restroom usage per day or any fractional part thereof:

City resident	~~\$25.00~~ <u>50.00</u>
Non-resident	~~\$50.00~~ <u>100.00</u>
Special Events Park Rental	~~\$350.00~~ <u>400.00</u> per day
Athletic Field	\$100.00 per day per field tournament play \$25.00 per single game on single day per field <u>\$25.00 per season (spring/summer & summer/fall)</u> <u>180 days defines season</u>

Parking Lots only \$100 a day

**Subject to change based on size and scope of usage. Parking is included in all other base rentals. This is for exclusive access to parking not tied to the rental of another facility.)

Cleaning Deposit (refundable if area is clean when finished) ~~\$250.00~~ 500.00

9.3 ARENA

Arena rental \$200.00 per day or any fractional part thereof

Pen Rentals \$20 per day \$85.00 per month

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Maintenance fee per day to work and water arena \$100.00

After 5:00 p.m. an additional fee will be charged per hour thereafter \$25.00

Cleaning Deposit (refundable if facility is clean when ~~finished~~—finished) ~~\$250.00~~\$500.00

9.4 MOVIE PRODUCTION RENTAL OF CITY FACILITIES

Rental per day of any City facility or property for movie production or support: \$1,000.00/facility or property.

Use of any City owned ~~facility~~facility, or property requires a \$5,000.00 cash deposit that is refundable upon return of City property or facilities in good operation and condition.

Note: If any rental of a City Facility requires a City staff or support person to be present, the cost of service will be billed at a \$80.00 per hour per staff person.

9.4.1 MOTION PICTURE PRODUCTION

All motion picture or commercial filming operation in Francis City must obtain Council approval and pay a license fee of \$500.00 per production or event. Note: All licenses may require other planning department fees and/or permits.

9.5 FEE REDUCTION OR WAIVERS

Use of facilities for non-profit, public service clubs or organizations, or special fundraising events may have all or part of their associated rental fees waived by the City.

SECTION 10 GRAMA (Governments Records Access and Management Act Fees)

10.1 COPIES

Copies made at facility \$.50 per page, double sided charged as two pages.

10.2 COPIES IN EXCESS OF 50 PAGES

Outside copy facilities: for requests for copies more than 50 pages, the City reserves the right to send the documents out to be copied and the requester shall pay the actual cost to copy the documents, including any fee charged for mileage or pick-up and delivery of the documents.

10.3 COMPILING DOCUMENTS

A governmental entity may charge a reasonable fee to cover the governmental entity's actual cost of providing a record. Staff time must be based on the salary of the lowest paid employee with the

Updated 12-~~123~~-2024

necessary ~~skill and~~certifications and training to fulfill the request, and there can be no charge for the first quarter hour of staff time.

SECTION 11 EFFECTIVE DATE

THIS ORDINANCE shall be effective upon posting, as permitted by the terms of Section 10-3-712 of the Utah Code.

Aye Nay

Mayor Forman

Councilmember Fryer

Councilmember Hunter

Councilmember Querry

Councilmember Summers

APPROVED:

ATTEST:

Mayor Jeremie Forman

City Recorder Suzanne Gillett

City Seal



Staff Report

To: Francis City Council

From: Katie Henneuse

Report Date: December 2, 2024

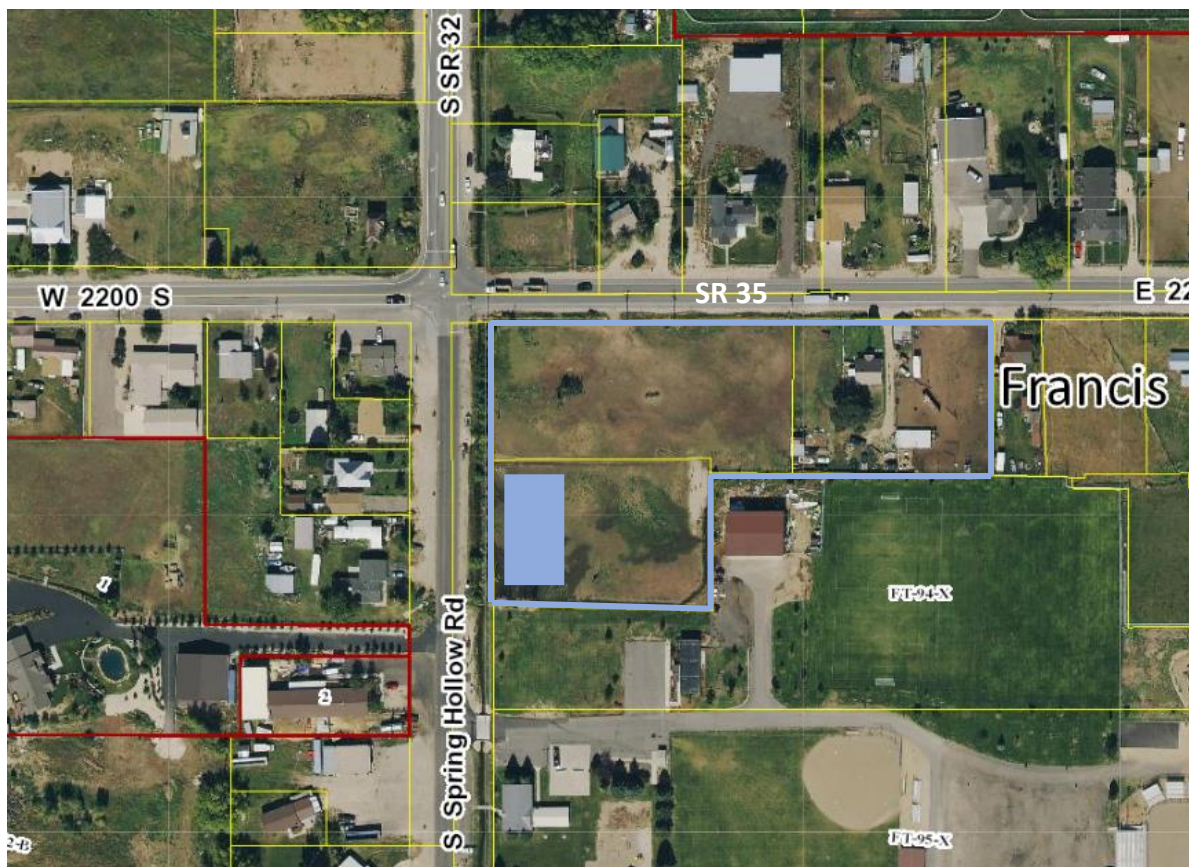
Meeting Date: December 12, 2024

Title: Town Center Hotel Concept Plan

Type of Item: Administrative

Location:

The proposed hotel site is located on the southeast corner of State Road 35 and Spring Hollow Road. It is adjacent to and directly north of the new Francis City Hall. The hotel is planned to be part of the previously approved Town Center mixed-use development. Town Center will be built on parcels FT-90, FT-92, and FT-99. The combined parcel acreage is 3.49 acres.



Background:

The Town Center site plan, architectural plans, and landscape plans were approved in the fall of 2022. The plan was for two large mixed-use commercial and residential structures on parcels FT-99 and FT-92. Russ Witt was the applicant. The Town Center property was purchased by Rusty Webster in 2024. He also became the owner of the neighboring property, FT-90 in 2024. Webster plans to update the site plan to expand the Town Center project onto FT-90. He is also planning to make some architectural updates to the Town Center project. He will submit a separate application to apply for the site plan and architectural updates.

Executive Summary:

Parcels FT-90, FT-92, and FT-99 are zoned City Center (CC). The applicant is proposing a four-story 67-room hotel. Hotels are a conditional use in the CC zone. This concept plan application is for the hotel which will be developed in conjunction with the Town Center project. The applicant is planning the Town Center project to include a restaurant, 21 apartments, and retail space. This concept review is only for the hotel portion which is planned to be located on Parcel FT-99. The hotel will include a convenience store, two hot tubs, a possible fitness center, elevator, business center, and shared courtyard with a gas fireplace. Plans for the hotel include a 1,400 square foot conference room for meetings, weddings, and parties.

Concept Plan Objectives (18.115.100):

The concept plan provides an opportunity for the applicant, city staff, Planning Commission, and City Council to meet and discuss the proposed project in the conceptual stage. The applicant can use the concept plan meetings to ask questions of the Planning Commission, City Council, and city staff and receive some direction on development design and layout. The procedures for approval of a commercial development and the city's specifications and requirements may also be discussed at the concept plan meetings.

General Plan Guidance:

Mission Statement: The City of Francis has a core mission to provide the highest quality of life in a rural atmosphere through essential infrastructure, public safety, and recreation by allowing responsible growth within the constraints of fiscally responsible government.

Land Use Vision: Francis will continue to be a rural and family friendly community. Preservation of our agricultural heritage, dark skies, scenic views, and open spaces are our priority. Growth will be sustainable, well-planned, and consistent with the zoning map and General Plan.

Land Use Policy 2E: Condition development approval on construction of adequate culinary water, sewer, storm drainage, and transportation systems.

Land Use Policy 2F: Commercial uses should be highly accessible and provide adequate access and parking.

Economic Development Goal 1: The rate of commercial growth will be higher than the rate of residential growth.

Economic Development Policy 2A: Improve, diversify, and increase the tax base. Seek revenue growth from economic development activities to mitigate residential property tax increases.

Economic Development Policy 2C: Buffer commercial and industrial uses from existing single family residential areas.

Economic Development Policy 2E: Maximize revenues from tourism by implementing a transient room tax.

City Code Review:

All requirements pertaining to the commercial (C-1) zone are applicable in the CC zone, excepting a few provisions unique to the CC Zone.

Lot Area and Frontage (18.45.040 & 18.45.060)

There is no minimum lot area in the CC zone except as may be dictated by off-street parking requirements, adequate circulation, and property size utilization. Lot area requirements are determined by the Planning Commission and City Council. Each lot in the CC zone is required to have a minimum of 35 feet of frontage on a public street.

The concept plan meets the requirements for lot area and frontage.

Setbacks and Height (18.45.070 & 18.57.080)

Each structure in the CC zone shall be located at least 10 feet from the property line, zero feet from the nearest building or parcel, and zero feet from the rear property line. Buildings in the CC zone shall not exceed 45 feet in height, unless an express exception in FCC 18.15.100 applies, nor exceed the recommendation of the South Summit Fire District.

The concept plan appears to exceed the setback requirement. The building height must be 45 feet or less to be compliant with code. A height exception may apply to certain architectural elements.

Architectural Design and Materials (18.57.060)

Proposed developments shall undergo an architectural review by the Planning Commission and City Council. The review will determine if the developer has effectively incorporated a mountain aesthetic with neutral colors that is in harmony with the surrounding landscape and structures. Structures are limited to three stories. The maximum building coverage shall be 55 percent of the lot area.

The applicant is proposing a four-story hotel. The building must be three stories or less to be compliant with code. The City Council approved a building height increase from 40 to 45 feet in the City Center zone in August 2024. The City Council should discuss whether the intent of the code update was to allow four-story buildings and if there was an oversight in not amending 18.57.060 to allow four-story buildings.

The applicant is utilizing a mountain design theme that ties in with the approved architectural plans for the Town Center development. The hotel will be connected to the Town Center development by covered walkways. The applicant is planning to update the colors of the Town Center development to match the proposed hotel and the Francis City Town Hall. The City Council should discuss whether the applicant has effectively incorporated a mountain aesthetic architecture that meets the intent of the City Center Code.

Buffers, Fences, and Walls (18.45.150)

Buffer treatment may be required whenever a change occurs between residential and nonresidential uses. Additional landscaping and screening may be required. Where differing uses are to be developed adjacent to existing residential areas, special consideration shall be made to protect the privacy of residents and requirements shall be at the discretion of the Planning Commission and City Council.

Buffer treatment will likely be required for the Town Center project because of the adjacent residential uses.

Parking (18.45.160, 18.57.050, 18.100.100)

Parking is strongly encouraged to be located on the side and to the rear of any proposed structures, with minimum parking between the front of the building and the street. Parking shall not occur adjacent to any public street except when it has been established that such a location is needed or justified by other site conditions or building entrance location and the use is restricted to visitors/key employees. One parking spot per room is required.

67 stalls are required for a 67-room hotel. On-street parking on Spring Hollow was previously approved for Town Center. Most of the parking is planned behind the structures. The Town Center parking plan was previously approved with the expectation that there would be a 25% reciprocal use reduction and a shared parking agreement with Francis City. The applicant's site plan parking tabulation shows that they are required to provide 243 total spaces for the Town Center development, including the 67 spaces for the hotel. They reduced this by 25% to 183 total to account for reciprocal uses. They are providing 164 stalls on-site and are seeking a shared parking agreement with the City for 19 stalls.

Staff Recommendation:

This is a discussion item only. No approval of a concept plan is required or given. Prior to the meeting, study the concept plan and staff reports, taking into consideration the requirements of the Francis City Code and the guidance of the General Plan. During the meeting discuss the project, answer the applicant's questions, and provide direction on development design and layout.

Direct the applicant to submit the concept plan to the South Summit Fire District and UDOT for review. The South Summit Fire District will determine if fire protection can be provided for a 45 ft tall building. UDOT will determine if the project warrants a turn lane or other traffic control measures on SR 35. Direct the applicant to perform a traffic study before submitting the CUP application.

Community Review:

A public hearing is not required for this item. Public hearings will be held during review of the conditional use permit. Neighbors of the proposed project were consulted during the Planning Commission meeting to get their views and concerns. A summary of their concerns follows:

- Safety with increased vehicles on Spring Hollow Road. Concerns that Spring Hollow is narrow, there are many large trucks already, and many drivers speed. Potential for a stop light at the 4-way stop.
- Noise with 24-hour operation and proximity to residential homes.
- Outdoor lighting, lights shining on adjacent properties, and losing dark skies.
- Out of character for rural town and what residents love about Francis.
- Size, scale, and height of structure is too large.











Staff Report

To: Francis City Council

From: Katie Henneuse

Report Date: December 2, 2024

Meeting Date: December 12, 2024

Title: Town Center Restaurant – Local Consent to Sell Alcohol

Type of Item: Legislative

Location:

The proposed restaurant site is located on the southeast corner of State Road 35 and Spring Hollow Road. It is adjacent to the proposed Town Center Hotel, near the new Francis City Hall. The restaurant is planned as part of the previously approved Town Center mixed-use development. Town Center will be built on parcels FT-90, FT-92, and FT-99. The combined parcel acreage is 3.49 acres.



Background:

The Town Center site plan, architectural plans, and landscape plans were approved in the fall of 2022. The plan was for two large mixed-use commercial and residential structures on parcels FT-99 and FT-92. Russ Witt was the applicant. The Town Center property was purchased by Rusty Webster in 2024. He also became the owner of the neighboring property, FT-90 in 2024. Webster plans to update the site plan to expand the Town Center project onto FT-90 and to build a hotel. He is also planning to make some architectural updates to the Town Center project. He will submit a separate application to apply for the site plan and architectural updates.

Executive Summary:

The applicant is proposing a restaurant that serves alcohol on Parcel FT-92. The property is zoned City Center (CC). Restaurants are an allowed use in the City Center Zone; however the Francis City Code and State Law requires that establishments selling alcohol get written consent from the City Council before applying to the Utah Department of Alcoholic Beverage Control for a license to sell alcoholic beverages. If the City Council votes to grant local consent, the application will then be considered by the Planning Commission and City Council as a conditional use. (18.15.110)

State Code Review:

32B-5-201(2)

To obtain a retail license... a person shall submit to the department... written consent of the local authority.

32B-1-202(2)(b)

(b) Except as otherwise provided in this section or Section [32B-1-202.1](#), the commission may not issue a license for a restaurant if, on the date the commission takes final action to approve or deny the application, there is a community location:

- (i) within 300 feet of the proposed restaurant, as measured from the nearest patron entrance of the proposed restaurant by following the shortest route of ordinary pedestrian travel to the property boundary of the community location; or
- (ii) within 200 feet of the proposed restaurant, measured in a straight line from the nearest patron entrance of the proposed restaurant to the nearest property boundary of the community location.

City Code Review:

5.10.030 Consent of local authority.

As required by the Utah Alcoholic Beverage Control Act, a business shall seek and obtain local consent from the Francis City Council before applying to the Utah Department of Alcoholic Beverage Control for a license to sell alcoholic beverages.

18.15.110 Establishments offering alcoholic beverages for sale.

Any application for a permit to operate an establishment that offers alcoholic beverages for sale must first be reviewed for local consent by the City Council, which the City Council may grant or deny, in its sole and absolute discretion.

Staff Recommendation:

This is a legislative item. The City Council should weigh the pros and cons of granting local consent and make a decision they feel is in the best interest of the City.

Community Review:

A public hearing is not required for this item. Public hearings will be held during the review of the conditional use permit.



NATHAN S. BRACKEN
nbracken@SHutah.law

Sent via email to
comments@francisutah.gov

Francis City Council
2317 S. Spring Hollow Road
Francis, UT 84036-9610

Re: Request for Francis City Council to Provide Local Consent or Francis Town Center Conditional Use Permit Per Section 18.15.110 of the Francis City Code

Dear Francis City Council:

I represent Kamas Valley Investment Group, LLC (“**Kamas Valley**”), which is developing the Francis Town Center mixed-use development in Francis’ city center zone. The purpose of this letter is to ask the City Council to grant “local consent” under Section 18.15.110 of the Francis City Code to allow the Planning Commission to review Kamas Valley’s conditional use permit for the development and to make recommendations regarding the same to the City Council.

By way of background, the development will include a 70-room hotel, retail space, and 21 apartments. When completed, the hotel will include a full-service restaurant that will serve alcohol in accordance with the laws and regulations of the City of Francis and the State of Utah. The development will also include two fast food restaurants with drive-throughs. While Kamas Valley will own and operate the development as a landlord, the future tenants of the hotel restaurant will obtain the licenses and other necessary approvals from Francis and the Utah Department of Alcoholic Beverages needed to serve alcoholic beverages.

The hotel and restaurant components of the project require a conditional use permit under Section 18.57.020 of the Francis City Code. Kamas Valley has submitted a conditional use application for these components. Because the hotel restaurant will serve alcohol, Section 18.15.110 of the Francis City Code states that Kamas Valley’s conditional use application “must first be reviewed for local consent by the City Council” before it can be reviewed by the Planning Commission and then by the City Council. Importantly, providing “local consent” would not provide any approvals for the development. Instead, providing local consent would only authorize Francis to consider Kamas Valley’s conditional use permit in accordance with its land use regulations and governing Utah law.

Kamas Valley has designed the development to support the City’s general plan, particularly in terms of providing commercial revenue to support Francis’ commercial tax base and to expand retail opportunities along the City’s commercial corridor. Thus, Kamas Valley believes its

257 EAST 200 SOUTH SUITE 500 SALT LAKE CITY, UTAH 84111
TELEPHONE 801-413-1600 TOLL FREE 877-825-2064 FACSIMILE 801-413-1620
WWW.SMITHHARTVIGSEN.COM

LAND WATER LIFE

conditional use application warrants consideration and respectfully requests that the City Council provide local consent for its application to proceed in accordance with Francis' review process.

Thank you for considering this request. Please let me know if you have any questions.

Sincerely,

SMITH HARTVIGSEN, PLLC

A handwritten signature in black ink, appearing to read "Nathan S. Bracken". The signature is fluid and cursive, with the first name "Nathan" being the most prominent part.

Nathan S. Bracken

Cc: Brad Christopherson, Francis City Attorney



**Francis City Council
2025 Meeting Schedule
2317 So. Spring Hollow Rd. Francis, Utah 84036**

Pursuant to Section 52-4-6, Utah Code, notice is hereby given that the Francis City Council will hold their regular meetings during the 2025 calendar year as follows:

January 9th, 2025
February 13th, 2025
March 13th, 2025
April 10th, 2025
May 8th, 2025
June 12th, 2025
July 10th, 2025
August 14th, 2025
September 11th, 2025
October 9th, 2025
November 13th, 2025
December 11th, 2025

There may be changes made, and meetings added on the 4th, Thursday of the month, those changes will be posted at the City Office, City Community Building, & Francis City Website: francisutah.gov and the Utah Public Notice Website.

Meetings begin at 6:00 p.m.... The meetings will be in the new Francis City Hall. You may join via the YouTube channel <https://www.youtube.com/channel/UC-9wahpEELShvGQZShXGIXg> but there will be no public comment via YouTube.

In compliance with the American Disabilities, Act, individuals needing special accommodations for these meetings should notify City Recorder Suzanne Gillett at 435-783-6236 or 2317 So. Spring Hollow Rd. Francis, Utah 84036 at least 24 hours before this meeting.



FRANCIS CITY

ORDINANCE NO. 2024-11

AN ORDINANCE OF THE FRANCIS CITY COUNCIL AMENDING SECTIONS OF THE CITY CODE RELATING TO: TITLE 8 NOISE AND SOUND DISTURBANCES

WHEREAS, the Francis City Council finds that it is in the public interest to amend provisions of the Francis City Code relating to Title 8 Noise and Sound Disturbances.

NOW, THEREFORE, BE IT ORDAINED by the Francis City Council as follows:

Section 1. Amendment. Section of the Francis City Code is hereby amended to read in its entirety as set forth in Exhibit “A,” attached hereto and incorporated herein by reference.

Section 2. Severability. If any section, part, or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections parts and provisions of this Ordinance shall be severable.

Section 3. Effective Date. This Ordinance shall take effect upon publication or posting or (30) days after passage, whichever occurs first.

PASSED AND ADOPTED by the Francis City Council on the 14th, day of November 2024.

Aye Nay

Mayor Jeremie Forman
Councilmember Fryer
Councilmember Hunter
Councilmember Querry
Councilmember Summers

APPROVED:

ATTEST:

Mayor Jeremie Forman

City Recorder Suzanne Gillett

City Seal