

**Francis City Council Meeting**  
**Thursday, August 7<sup>th</sup>, 2025, 6:00 p.m.**  
**2317 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.gov](mailto:comments@francisutah.gov)

**Staff:** Mayor Pro Tempe Councilmember Sam Hunter, Councilmembers Shana Fryer, and Clint Summers

**Excused:** Mayor Forman was excused due to the Beulah Fire. He works for the Sheriff's department and was needed to help evacuate people.

Councilmember Querry was excused due to training with the Fire Department but was later called during closed session by Councilmember Summers.

**Welcome:** Councilmember Hunter acted as Mayor Pro Tempe. He asked Councilmember Summers to lead in the Pledge of Allegiance. He then asked for a motion to go into a closed executive session.

***Councilmember Fryer motioned to go into closed executive session to discuss item #1 on the agenda. Councilmember Summers seconded the motion. Mayor Pro Tempe Hunter and Councilmembers Fryer and Summers all voted in favor. Motion passed.***

**1. Closed Executive Session:** Discuss Pending or Reasonably Imminent Litigation.

Councilmember Hunter brought the meeting back to open session and explained that Councilmember Querry was attending via phone, and that the meeting was motioned back into regular session.

**2. Public Comment**—Mayor Pro Tempe Hunter opened the meeting for public comment and there was none.

Councilmember Hunter explained they wanted to do a roll call vote as they have Councilmember Querry on the phone. So those in attendance are Councilmember Querry, Fryer, Hunter and Summers attending.

He then turned the time over to Attorney Christopherson.

**3. Town Center Hotel Architectural Approval**—Attorney Christopherson stated that we were here for a special meeting tonight and that the Mayor and Mayor Pro Tempe just asked him to

make a brief statement. What we have is a situation where the applicant brought architectural approval to the Council twice and got denied on a three to two vote. Since the last time it was denied the applicant has filed a lawsuit against the City, but they did not serve the City with that.

Mayor Forman asked him to be here. He explained that the applicant Rusty has filed a law suit with the City and did not follow through with that lawsuit but instead requested mediation with the State Ombudsmen and did a mediation process and both sides prepared statements for the State Ombudsmen, they entered their opinion, and it did not go in favor of the city.

If this is resolved tonight the applicant will waive damages and dismiss the suit.

Attorney Christopherson stated that there has been a lot of public interest on this issue currently and in the past. But we are here in an attempt to resolve this tonight, and he just wanted to make sure that things were explained and stated correctly.

The Applicant will waive any claim to damages if this is approved tonight.

Attorney Christopherson explained since there has been a lot of public interest he wants to make sure the public is aware of what's happening. He wants to make sure things are presented correctly to the Council and it's a correct assertion of where we are at.

Mayor Pro Tempe Hunter feels that they don't need to have lengthy discussions as they have talked about this for months. But he will open it up to Council if there is any comments that they would like to make. He started with Councilmember Fryer.

Councilmember Fryer had no comment.

Councilmember Query shared that like everything we have talked about in these other meetings is that it's a four-story building, he still believes it's a four-story building and he believes that they have admitted as much in legal documentation. Like he has said he would do what was best for the City even though he doesn't like it and that is where he feels we are at. We have been threatened with legal consequences not only by the developer but the State, but the with the State changing all these laws making them comply with the developers. He doesn't think its in the best interest of Francis to put them in the cross hairs or make them fiscally responsible for these decisions that other people are making that he doesn't agree with . The only caveat would be is that this gets approved and that our building inspector makes sure that this is a three- story building and that it matches what the citizens of Francis are asking for. The applicant stated that they want to work with the City, and they are an advocate for Francis, and he hopes to take them at their word for that and do those things that the citizens and the City would like to see and make that show of good faith and not just trying to make as much money as they can.

Councilmember Summers shares a lot of the same sentiments as Councilmember Query. He doesn't like the Council or the City being gas lit with malicious intents and threats. They are not trying to be stubborn, and they were told what they wanted, they all know what was presented

and they are not delaying they are just asking for a change, and this is the third time they have been brought the same thing with a different headline, and he doesn't like that. He wants the City to know that we are fighting for what the majority of the City wants, that's why he is in the seat he is in, not that he likes to be but that he likes to be a voice for the people that don't make it to the meetings or that are shy, but he doesn't like it. He said he has said a lot at the last several meetings.

Councilmember Hunter said that he concurs with Councilmembers Summers and Querry. He doesn't like the outcome. He does not believe the developer is working in good faith with the City and they are forcing a four-story building down their throats. But he agrees with Clayton that the Ombudsman's informal report came back against them. He feels it is their duty as Council people to do what's best for the City to keep denying this forcing us into a lawsuit that ultimately the State Legislature would probably side against us it's going to cost the City money needlessly so it is with great reservation that he will approve it tonight, but he really doesn't like it.

Mayor Pro Tempe Councilmember Hunter would entertain a motion.

***Councilmember Querry made a motion to approve the Architectural plans subject to it meeting City Code and approved by the building inspector as a three-story building. Councilmember Summers seconded the motion. Councilmember Fryer aye, Councilmember Querry voted aye in protest, Councilmember Summers voted aye, Councilmember Hunter voted aye. Motioned carried 4-0.***

#### **4. Adjournment**

***Councilmember Fryer made a motion to adjourn the meeting. Mayor Pro Tempe Councilmember Hunter seconded the motion. All in favor, meeting adjourned.***