

Francis City Council Meeting
Thursday, May 8th, 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

Staff: Mayor Jeremie Forman and Councilmembers Shana Fryer, Sam Hunter, Clayton Querry and Clint Summers. City Recorder Suzanne Gillett, and City Engineer Scott Kettle

Excused: Planner Katie Henneuse

Others Attending: Lindy Sternlight, Devan Earl, Quin Goeckenitz, Kingston Martindale, Nick Martindale

1. Welcome, Call to Order and Pledge of Allegiance—Mayor Forman explained that Councilmember Summers will be just a little bit late, and he excused Planner Henneuse. He then lead in the Pledge of Allegiance.

2. Consent Agenda---Approval of check register dated May 8th, 2025, and minutes from April 10th, 2025---The Mayor explained that we had budgeted for a side by side. They are requesting \$24,411.38. There is also the need for a new copier as we can no longer buy ink for the current one that we have and the cost for that is \$9,072.40.

Councilmember Hunter asked about the I-D Electric bill and that was explained to him.

Councilmember Hunter motioned to approve the check register dated May 8th, 2025, along with the side by side \$24,411.38 and the copier \$9,072.40, along with the minutes from the April 10th, 2025. Councilmember Querry seconded the motion. The Mayor and all Councilmembers voted in favor; motion passed.

3. Public Comment---No public comment.

4. Public Hearings---None

5. Discussion, Updates and Approval on Potential Action Items

A. Budget---Council reviewed the Operational Budget Financial report. They then reviewed the amended and tentative budget. There was discussion on the lines items. The Mayor explained how and where line items were and where they need to be put.

Councilmember Hunter is going to get back on the band wagon on the money for the well and asked where it was located. He was told that it was in the Water Fund.

Recorder Gillett explained that the public hearing would be next month, and the budget needed to be submitted to the State by June 30th, 2025.

Councilmember Hunter shared that his people are not too concerned with being hit with tariffs, but he heard today that we settled with Europe, and it will hold the steel relatively well. So hopefully it doesn't impact the budget too much.

B. Francis Farm Septic---Engineer Kettle explained that they received an application for septic tanks. He explained that part of the code on the sewer is if they are 300 feet away from City infrastructure then they may have septic tanks. So, they are here to see if the Council will allow that.

The applicant was present and said it would be a big financial burden to bare for three lots to put in all the infrastructure and they are just asking for their consideration.

Engineer Kettle explained that the Summit County Health Department would have to give approval as well.

The Mayor said he generally does not like it, but he can see with this situation why they are asking.

Councilmember Fryer made a motion to approve the septic tanks at Farms at Francis. Councilmember Querry seconded the motion. The Mayor and all Councilmembers voted in favor; motion passed.

C. Fee and Rate Ordinance Change 2025-02---The Mayor explained what has been going on and that the subcontractors are taking advantage and stealing water.

Councilmember Hunter said they should kick them off the job, or they need to be fined higher.

Councilmember Summers explained his thoughts and that they should make it hefty the first time.

Engineer Kettle asked what the fine violation was for a stop work order. No one knew for sure.

Council discussed what could be done for sub-contractors that do this.

Engineer Kettle asked if we should get some legal input on this. He explained his thoughts on things.

The Mayor said it should be tied to the building permit, because it makes it difficult for a whole development.

Engineer Kettle explained if they have one violation on this house and then another on another house then they will try to just pass things around. He feels that they need to try to connect it to the builder.

There was discussion on the builder and developer lots. Council is trying to figure out the best way to handle things. They talked about tying it to the contractor and the lot. They feel like there are a lot of loopholes.

Engineer Kettle feels that we need to spell out fire hydrants too.

Councilmember Hunter motioned to table the fee and rate ordinance to get more information from the City Attorney. Councilmember Querry seconded the motion. The Mayor and all Councilmembers voted in favor; motion passed.

D. Foothills at Francis Gate Area of Disturbance---Engineer Kettle reviewed the Memo that Planner Henneuse left. He explained that the developer Butters Annexation made an agreement with the City on items that would be conserved. (See attached memo.) He explained that they designated an area of disturbance to meet approvals from the City. The area of disturbance is in the Development Agreement. He reviewed things that were discussed when the development was approved.

He explained that the developer wants to increase the area of disturbance, but when the subdivision was approved it was for wildlife habitat.

Kingston Martindale is a builder in the neighborhood and would like to get rid of or make the area of disturbance smaller. He explained that in regard to this neighborhood he reviewed that the frog, snail, and the eagle were the only prevalent animals. He feels the extra space would help build for off-road vehicles and things like that and they would like to be able to have that available. He said some of these lots are very big with the minimal AOD. Lot 37 the ten-acre lot they would like to have widened for a small arena or big barn. He feels that it would make it more appealing for buyers.

Nick Martindale is a homeowner up at Foothill of Francis Gates. He explained that a lot of people from out of the area want a bigger area to build for motorhomes, trailers etc.

Mayor Forman explained as he read their email he had some questions on what they are proposing. He asked the Council if they had any concerns for discussion.

Councilmember Summers asked what has changed since the first time this was done. Engineer Kettle explained things a little bit. Councilmember Summers asked if anything has changed with the migration, he was told no. He stated how many deer he saw on the hill the other night when he was putting his son to bed.

Councilmember Fryer said any given night there are mule deer and elk on those mountains at all times.

Councilmember Hunter talked about the winter range and migration, and he lives on Foothill as well and the deer come down every night, some even into his yard.

Councilmember Summers feels that it makes it hard for the wildlife the more disturbance there is.

The Mayor asked Engineer Kettle what he remembered about the discussions when this was all approved. Engineer Kettle explained that it was the developer that proposed doing an area of disturbance to help protect the wildlife, and to keep more open space.

Councilmember Fryer wanted to understand how much 12,500 square feet is on the ground. She was trying to figure out how much ground would be disturbed. She was told that they can disturb just over half of the lot.

Nick Martindale again said he would like to put a riding arena on the ten-acre parcel.

Kingston Martindale explained that it would allow them to build bigger homes, and he would like to be able to do garages.

Councilmember Summers said another portion of this was supposed to decrease the views of everything on the mountain. He wanted to know if this is something they could do on a case-by-case basis.

The Mayor said the only other thing he felt they could do would be to maybe allow the change on just a portion of the area. But, not lot by lot basis.

The Mayor feels for him personally he doesn't like that the development is there, but he thinks it can be a nice place and he likes that they preserved the space for the deer and elk. He could possibly move the area of disturbance for arenas, but he has a lot of reservation on it.

Councilmember Query feels that they have tried to keep more open space, and he doesn't see changing this either.

Engineer Kettle explained there was a ten-acre lot and a four-acre lot. He said if they wanted to give more area of disturbance for the bigger lots and leave the smaller lots alone maybe they could do that.

Nick Martindale wanted to know if there was a way of re-zoning and making lots bigger.

The Mayor said that a re-zone would not be palatable. He said let's just say for an arena that would be 32,000 square feet so that's triple.

Councilmember Hunter said he hasn't looked at a map to extensively, but he wanted to know what the lot size was for lots 14 and 20 were. He was told what they were.

The Mayor asked if there was any other discussion, if not he will entertain a motion.

Councilmember Fryer said that the developer bought this knowing what it was, and they did it back in 2006 for a reason. So, her opinion is to just leave it how it is.

Councilmember Querry motioned to deny the petition for Foothills of Francis Gate. Councilmember Summers seconded the motion. The Mayor and all Councilmembers voted in favor of denying the petition.

E. Circle T Development Agreement---Requested to be takeoff of the agenda.

F. Frontier Days---The Mayor explained that they had the rodeo contract, and he reviewed it with the City Council. It is a full-day rodeo for Friday and Saturday, and he feels like it is cheaper. As part of the discussion, they need to approve or give the Mayor permission to sign the contract.

On the poster they need to make sure the schedule is how they want it.

Raelyn made a recommendation that we have the rodeo at the same time both days. The Mayor said he was good with both of them starting at 7:30.

Councilmember Hunter said that it makes an hour between the rodeo on Saturday.

The Mayor explained that he is exploring the option of the Jr. PRCA if they can get them to come. If that doesn't work, what do they want to do as an alternative? The Mayor is concerned with filling time on Saturday.

Council discussed different ideas of things that could be done. They discussed the horse games and the timing of when to do them. The Mayor said to Suzanne's point the horse games are more for the local folk.

Councilmember Hunter motioned to allow Mayor Forman to sign the contract for Rodeo. Councilmember Querry seconded the motion. The Mayor and all Councilmembers voted in favor; motion passed.

6. Council Business

A. Council Reports---None

B. Planner Reports---None

C. Engineer Reports---Engineer Kettle explained that they are running the conduit for the power to the well. Other than that, he doesn't have anything else.

D. Mayor Reports---The Mayor explained he had an item he wanted to discuss, but they can't take any action on it tonight. He explained that The Kamas Valley Preservation Association approached him to adopt a possible Resolution. He asked Lindy Sternlight to share what it was The Kamas Valley Preservation Association does.

Lindy Sternlight explained that her efforts are to work with the City to help be a source of communication. The first barrier they are trying to stop is the West Hills becoming a City, and that is how they created their group and became a very professional and compassionate group of people. She is just here to let them know what is going on.

The Mayor explained that she is here to see if they would consider a Resolution, and he is concerned about how we could handle things, but he feels that we also need to be careful. He said they talked with him about this. Kamas has adopted a Resolution, and they support the Kamas Valley. He said they are not approving anything tonight, but he asked does the Council want to move forward with things. He then expressed his concerns about supporting a group today, but things change and could they get out.

Councilmember Summers asked if that meant they fully support their actions or what.

Lindy explained that they look at what information is going to do for the whole valley, but after that they are here just here to help be an advocate for the valley.

Councilmember Querry explained that he is interested in hearing more. Councilmember Hunter asked if legal has looked at it. He was told he has the information, and the Mayor will get with Brad, and they will have something ready next month.

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. Adjourn---Councilmember Hunter motioned to adjourn. Councilmember Querry seconded the motion. All voted in favor; meeting adjourned.

Mayor Jeremie Forman

City Recorder Suzanne Gillett