

Draft

**Francis City Council Meeting
2317 So. Spring Hollow Rd. Francis, Utah
Thursday, July 9th, 2026, 6:00 p.m.**

**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, Councilmembers Riley Atkinson, Sam Hunter, Clayton Querry and Clint Summers. City Engineer Scott Kettle, City Recorder Suzanne Gillett, and City Planner Erin O’Keefe

Others Attending: Bill Crystal, Peter Ganvroulas, Shelly Coia, Paul Mitchell, Jack Brooks, Susan Brooks, and Lowrey Power

1. Welcome, Call to Order and Pledge of Allegiance—Mayor Forman welcomed everyone to the City Council meeting and the asked Councilmember Atkinson to lead in the Pledge of Allegiance.

2. Consent Agenda— The Mayor asked if Council had reviewed the invoice register and minutes. The Mayor explained some of the items on the check register.

Councilmember Hunter motioned to approve the check register dated July 9th, 2026, and the minutes of June 11th, 2026. Councilmember Atkinson seconded the motion. Mayor Forman aye, Councilmembers Atkinson aye, Hunter aye, Querry aye, and Summers aye. Motion carried.

3. Public Comment---There was no public comment.

4. Public Hearings

A. Crystal Farm Re-Zone---Mayor Forman turned the time over to Planner O’Keefe to review her staff report with Council. Planner O’Keefe read her staff report to Council (see attached report). She then explained that the Planning Commission is moving this forward with a positive recommendation.

The applicant has submitted a conceptual site plan which was displayed for all to see. The re-zone does not authorize development.

She then reviewed the City codes, zoning etc. (See attached staff report). The proposed zoning is consistent with the surrounding properties. They are proposing 31 lots. Planner O’Keefe then reviewed the use goal (See attached report).

She then reviewed the parcels on the screens for everyone to see what they were looking at for the re-zone and the subdivision site plan development.

Looking at proposed development the items in red are the parcels they would like to re-zone. This plan makes it, so they don’t have a long cul-de-sac.

Draft

The Mayor wanted to touch on a couple of items. He thought Planner O'Keefe said the parcels weren't being used, but they are being used as AG for haying etc., it is currently under AG. Also, the sewer and water that goes to Stewart Ranch is already running through those parcels. The applicants are aware of the Chevron pipeline as well. Then they met with staff and the applicant, and they could currently use some Residential development on part of the parcel and AG-1 on the back of the parcel. He then explained all of his thoughts and concerns on the matter. He explained why they are in this situation.

Peter Ganvroulas with Ivory Development wanted to add a little more context. He said when they first encountered the property it was only for the two north parcels. He had Planner O'Keefe pull up the parcel picture on the screen. Peter explained that they approached the City with the long cul-de-sac and they were told it wouldn't work with the City. He just wanted to make sure they knew the whole site wasn't part of the project.

Bill Crystal explained that he really didn't want to sell, but his brother and sister will outlast him. He explained why he joined with them and it is because he has 13 grandkids to give lots to. Those 13 lots would be part of the 21 lots.

Engineer Kettle explained if they were to develop with the cul-de-sac, it's 34 lots with the zone change not 21 lots. He explained how looping the road would help with several City services. That's why they added the 7 additional lots.

The Mayor opened the public hearing.

Shelley Coia lives on 1260 Rocky Mountain Way in Stewart Ranch. She also explained her son purchased by her and why she choose the lot that she did, and it was for the AG setting. She also chose the lot for the views. She said that the delivery drivers speed through there and there is plenty of room to turn around. Her fear is if that is open it will continue to create that thoroughfare.

One of the things that bothers her is the buffer between the subdivisions, and she feels that is not a big area and she wanted to know if the buffer between the subdivision and Stewart Ranch was part of all of this.

Shelley has watched the progress the last three years, and it has been very slow and with the change over and approval to change the move over from agricultural she is concerned. She said in Stewart Ranch there is still a 100 homes to be built. They have a mess of construction debris and everything else. Again, the progress has been really slow. She asked about HOA fees, they pay them and she feels if there is not a separation between subdivisions, how will that work?

One of the things they love is the dark sky. She feels there are so many empty homes and feels we should take care of that first. She did speak with Ivory Homes superintendent today and 12 more lots have been purchased. She said the developer still owns the lots and they still have 100 lots to build on.

Draft

She then jumped to the thoroughfare, and she is still concerned with the access. She is concerned with more homes and limited animal rights. It would be lovely to keep that farm aesthetic.

The Mayor closed the public hearing and brought the meeting back to the Council.

Engineer Kettle explained on the road she is talking about it shows a hammer head and he explained why that was there. It has always been anticipated that is where the road would go. Stewart Ranch can only build 12 houses on the dead-end street until this road goes through. As far as the open space that was part of the annexation agreement and that it is not private and it is open to the public.

The Mayor explained the open space in Stewart Ranch is privately owned, but the open space is open. He then explained that start dates cannot be discussed right now, we are talking about if it is able to be re-zoned or not. This concept is the concept being approved tonight.

Councilmember Hunter asked for clarification on the 31 lots. He asked if there would be less homes if they went residential and he was told yes. Engineer Kettle explained how things would all lay out and work.

The Mayor said everything is in the City.

Councilmember Atkinson asked where the hammerhead was and is that a dead end. He was told no. Engineer Kettle explained that to him. Councilmember Atkinson asked what the main concern was and why they changed things.

Councilmember Query wanted to know if this could still not be connected.

Councilmember Atkinson asked if each lot is a half-acre and could you still have the two entrances connected?

The Mayor is concerned with leaving it AG 1 because everything around it is already residential half. His bigger concern is if you leave those one acre lots then it is at least double in cost.

Engineer Kettle explained that Stewart Ranch was a conservation subdivision, and he explained why they went with that size.

Councilmember Atkinson asked if Stewart Ranch, and the Crystals are Ivory Homes, and will they be pulled into the same things?

Peter explained they don't actually control the Stewart Ranch subdivision, and Bill's property would not be under Ivory Homes control. He explained that Bill's property was not part of the original purchase and it wasn't even on the plat with them.

Draft

Bill stated that one way or another that 10 acres will be sold. He explained a little bit of the history on all of the property. He explained he automatically got drug in when Stewart Ranch annexed. He said everything on the north side they will develop as the kids want the lot and the south side he will continue to take care of until he goes to the grave.

Susan Brooks wanted to say something, and the Mayor said the public hearing has been closed, but he will allow her to make a comment. Susan Brooks said the majority of people in Stewart Ranch paid quite a bit of money and she feels they were provided quiet enjoyment. She repeated the question asked 5 minutes ago if they are part of the Crystal plat. She wants to know if they can be required to come in from another direction. She asked if they could put in an approval on how people can travel in and out.

The Mayor said the short answer is yes.

Councilmember Querry said then you will shift the burden on Willow Way.

Engineer Kettle asked how much construction traffic has gone through other areas. We can ask developers to use other ways, but they are public streets.

Councilmember Querry said he would like to slow things down, but he believes in property rights, and for 7 more lots to change it so family can stay he has always been an advocate for keeping family here. He said this place has changed like crazy and he understands the two ladies. He understands the traffic and everything and they are listening and sympathetic. He would love to live next to his grandpa just like you want to live next to your grandkids.

The Mayor asked if there were any other concerns.

Councilmember Hunter explained he has only been here 9 years and the way he looks at it they are going to build no matter what and it's only 7 homes different. So, he is looking at it as a dead-end cul-de-sac.

The Mayor said no matter what the road will be going in and there is no way to stop that.

The Mayor asked for a motion.

Councilmember Querry made the motion to approve the rezone from AG 1 to Residential Half (RH). Councilmember Summers seconded the motion. Mayor Forman voted aye, Councilmembers Atkinson aye, Hunter aye, Querry aye and Summers aye. Motion carried.

Bill wanted to thank everyone for all they do and for being on the board.

5. Discussion, Updates and Approval on Potential Action Items

A. Landscape Business/Code on Storage---The Mayor turned the time over to Planner O'Keefe.

Draft

Planner O'Keefe reviewed the landscaping code and explained why the applicant wanted it changed. The applicant purchased the property in 2024 and has been in operation since then. He was told he could obtain a conditional use permit, and then nothing was done and then the code was changed and no longer allows for conditional uses. She explained all the violations that have gone on with the property. (See attached staff report).

The code does not permit this application as it does not meet code requirements.

This discussion is just intended to see if Council would like to entertain a motion to change the code.

The Mayors direction is generally he doesn't like changing the code for a specific project, but he asked Planner O'Keefe to bring it forward to the Council to look at, but the real question is do they want to entertain making changes or not.

Engineer Kettle said how can you have a landscape business and have no outside storage. He feels it is something that they need to look at. He said you can have a landscape business under 5,000 square feet right now.

Francisco Jaurrieta owns Summit Landscaping, and he explained what the goal on the property was. He feels that most of the inventory is not heavy equipment. He is asking the City Council for a code text amendment, and he shared his thoughts on the project.

Councilmember Hunter wanted to know why he couldn't get a permit. It was explained to him that he is currently in code violation already.

The Mayor said likely the square footage is arbitrary. Maybe the code needs to be fixed and maybe not. He said we don't need a motion. They just need to collectively decide and then bring to the Council and Planning Commission.

Francisco explained trees and shrubs is all they are going to store there. He is trying to be low impact.

Council feels that they really need to look at this item. The Mayor asked Planner O'Keefe to present to the Planning Commission. Then Council can look at it again.

B. Special Events Tiers---The Mayor turned the time over to Planner O'Keefe. Planner O'Keefe explained that she wanted to bring this item up because we don't have a tier break down in our code. The reason this came about is because of an event on SR32 that affected neighbors, parking, and traffic. So, she would like to put more codes in for more guidance. She explained what she had done (See attachment). She just wants more guidance.

The Mayor reviewed the permit process and how it actually worked.

Planner O'Keefe felt that if they had codes in place it would help with the whole process.

Draft

Council discussed ideas of what they could maybe do.

Planner O'Keefe explained her thoughts on how she was thinking of setting up the special event permits.

Councilmember Atkinson asked if this was like a backyard BBQ or is it for a business who has four parking spaces.

The Mayor said if you have a special event process it needs to apply to every event.

Councilmember Summers asked how many of these events have really happened. He feels that with the noise this is an excuse to by-pass it. Do they want to open the door for people making more noise after 10:00 pm?

People living in commercial zoning now have a business next to houses so now people are being burdened with businesses on the main highway, and he feels we need to have something to protect the residences.

The Mayor feels mostly number 1. It isn't personal. And there may be other regulatory avenues to bring this business into compliance. 2. The point is the same thing as the landscape business; he doesn't like to change the code for one business. 3. He feels they need to be very careful, and he doesn't think their job as a City Council is to find a way to regulate the public.

Councilmember Query agrees with all of that. People just don't respect other people anymore. He thinks if we have big events he feels they should have some regulations, but not normal family BBQ's etc. he doesn't feel the need a permit.

Councilmember Hunter doesn't feel it's their job to govern everybody, but they need to be pro-active. If people just police themselves, we would not be having these discussions. He feels they need to have some structure in place.

Councilmember Query said if they do something he doesn't want it to affect family reunions and business parties, but they don't want to be policing.

Councilmember Summers would like to not create extra steps in this process. He feels that fines might be the best route.

The Mayor feels that there is some enforcement that may be able to take place there.

Councilmember Atkinson does appreciate all of this, and he agrees with not wanting to govern a BBQ or citizen doing something on their property. When the business is not even adhering to the codes and they keep doing this then they need to deal with that business.

Draft

The Mayor said the short answer is we want to look at it.

C. Utah Cold War Victory Medal---Councilmember Summers has the tribute set up for August 15th, 2026. They will have a brief spotlight element. He would like to do this in the City Hall.

D. Frontier Days---The Mayor reviewed what has been going on with Frontier Days. He asked the Council to get with the people on their sponsorship list and any others they can reach out to. The Mayor asked everyone to look at the schedule and see if any changes need to be made.

The Mayor said Rae had a question, she wondered if Councilmember Atkinson and Councilmember Query wanted to combine and work together on their items. It was decided that they would work together.

6. Council Business

A. Council Reports---None

B. Planner Reports---Planner O'Keefe explained Udot has awarded the TPA grant which will allow them to create a transit master plan. She explained what she is working on. Once we get their feedback back we can move forward. She will keep Council updated on things. She wants to make sure this is a solid plan.

She is also working on getting quotes for an online building permitting program and it would make things more convenient for residents applying for permits.

It would also streamline the process. She will present to Council in the August meeting.

C. Engineer Reports---Engineer Kettle explained that the Wild Willow Park will be finished next month, they are waiting on a slide. Crack seal, they have been working on. And, they are getting ready to put the roof on the water building.

D. Mayor Reports---None

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.

Councilmember Hunter made a motion to leave normal Council meeting for July 9th for reasonable imminent litigation. Councilmember Query seconded the motion. Mayor Forman aye, Councilmembers Atkinson aye, Hunter aye, Query aye and Summers aye. Motion carried 5-0.

Councilmember Query motioned to go out of closed session and back into open session. Councilmember Atkinson seconded the motion. Mayor Forman aye, Councilmembers Atkinson aye, Hunter aye, Query aye and Summers aye. Motion carried 5-0.

Draft

8. Adjourn---*Councilmember Atkinson motioned to adjourn. Councilmember Hunter seconded the motion. All Councilmembers voted aye. Meeting adjourned.*

Mayor Jeremie Forman

City Recorder Suzanne Gillett