

**Francis City Council Meeting**  
**Thursday, May 11<sup>th</sup>, 2023, 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](mailto:comments@francisutah.org)**

**Council:** Mayor Jeremie Forman, Councilmembers Fryer, Hunter, Querry and Summers

**Staff:** Engineer Scott Kettle, City Planner Katie Henneuse, and City Recorder Suzanne Gillett

**Others Attending:** None

**Welcome, Call to Order, and Pledge of Allegiance---**Mayor Forman opened the meeting and asked Councilmember Fryer to lead in the Pledge of Allegiance. He then moved to the consent agenda.

**1. Consent Agenda**

**A. Approval of Check Register Dated April 13<sup>th</sup>, 2023, and Approval of the Minutes of April 13<sup>th</sup>, 2023**—Councilmember Fryer asked about the sewer costs. The Mayor explained to her what happened and that the problem is resolved.

*Councilmember Fryer motioned to pay the check register and approve the minutes of April 13<sup>th</sup>, 2023. Councilmember Hunter seconded the motion. All voted in favor; motion passed.*

**2. Public Comment---**None

**3. Public Hearing---ADU Code Ordinance---**Planner Henneuse explained that accessory dwelling units are ADU's. She reviewed the difference between Internal and External ADU's. She explained that the State Legislature has made some changes to these codes, so we need to make some changes to meet the State Code.

She reviewed what the changes were. She explained that before you could exclude 25% of residential areas, we excluded the residential cottage zone, we can't do that anymore. Anything that had plat approval after October 21, 2021, we cannot exclude. So, we need to change our code. The other thing is the minimum size, we cannot regulate the size anymore either. They are limiting what we can and can't restrict with the ADU's.

She explained that she had a developer approach her that wants to build duplexes and one will be primary. She recommends making a change and ADU is prohibited in certain areas. (See attached staff report) You can only have one connection.

The Mayor asked what size restrictions were changed. Planner Henneuse explained how it worked.

Councilmember Querry asked if it covered us broadly with this language. He would like it to read such as but not limited to duplexes, twin homes, and town homes.

***Councilmember Querry made a motion to pass Ordinance 2023-04 with the changes stated. To read such as but not limited to duplexes, twin homes, and town homes. Councilmember Summers seconded the motion. All voted in favor; motion passed.***

#### **4. Discussion, Updates and Approval on Potential Action Items**

**A. Ashley Lemmon/Septic Tank---**The Mayor turned the time over to Scott. Engineer Kettle explained that Ashley Lemmon is wanting to build a house on his property, but the sewer line is a ways a way and he is requesting to put in a septic tank because he is more the 600 feet away from the sewer line. He stated that the water will be fine.

The Mayor explained that he genuinely does not like to allow septic systems but, if it's not feasible then he would be ok with it. He wanted to know where the City sewer line was, and Engineer Kettle explained that to him. Engineer Kettle explained that he couldn't hook into the pressure line either as it would cause too many problems.

Councilmember Fryer asked if he would be on City water, and she was told yes.

***Councilmember Hunter motioned to allow for the installation of the septic system. Councilmember Querry seconded the motion. All in favor; motion passed.***

**B. Tree City Discussion---**Planner Henneuse explained that we just need to know if we want to be a Tree City or not. She explained what the City needed to do to be a Tree City. We need to have an Arborist on site if we decide to continue with being a Tree City.

Councilmember Hunter asked if they needed to decide tonight, and he was told yes. He stated the benefit would be getting grant money specifically for trees. Planner Henneuse said they could still get money for trees as we did last year. Councilmember Hunter asked if there was any downfall. The Mayor explained that they could change the code. The only thing you have to do is have an annual Arbor Day if we stay a Tree City.

Councilmember Querry is ok not doing it. Councilmember Hunter agreed.

Planner Henneuse said that she would talk with Luke to see what he wanted to do with it.

Councilmember Fryer asked if we quit doing this then we change our mind can we go back to doing it. She was told yes; they can sign back up.

**C. Budget---**Councilmember Querry said he thought we were doing the floor in the concession stands. There is an elevation change in the floor. The Mayor said we should look into a grant for that.

Planner Henneuse explained that when she looked at the grants, sometimes if you have a work space, they are more willing to give grant money. Then the City could rent it out.

The Mayor and Recorder Gillett reviewed the budget with Council and explained that they were trying to add a fourth employee and that the budget included a third employee. There was some discussion on what had been amended in the 2022-2023 budget and what had been done with the 2023-2024 tentative budget.

The Mayor moved to Planner reports as Planner Henneuse needed to be excused.

**D. Frontier Days---**The Mayor asked each Councilmember if they had worked on their areas.

Councilmember Fryer explained that they have gone through several flyers for the Queen contest and had a lot of questions being asked, but no one has turned in any paperwork yet.

Councilmember Querry asked if the Lions Club had contacted anyone about pouring a pad for their trailer. He was told no, no one had contacted anyone, but everyone seemed good with it. He was also not 100% sure of where he needed to be. He figured out the concessions and helping with wherever needed.

Councilmember Summers explained that his wife and committee are working on things. He explained some of the ideas they had for the daily activities. Recorder Gillett reminded them that the City could not do some of the items discussed without a liability of insurance from the vendor. He explained they wanted to do a midday raffle to try to keep people in the park. He feels his committee is working really well.

Councilmember Hunter explained that he has spoken with Heather, and she is willing to work the concessions again and he feels she has some good ideas. He also explained that he has been talking with Kamas Foodtown and getting a list and pricing on items. He feels that it would be good if we can get things locally. Mayor Forman agreed and stated that it has historically been good working with them.

Recorder Gillett asked what equipment they would like from H & E Equipment as they are willing to sponsor Frontier Days. It was decided that light plants and possibly a generator may be items we could use.

The Mayor is working with Jan to see if we can get Blue Sky to sponsor the Brenn and Andy concert on Friday night.

Councilmember Summers asked if we still wanted entertainment on Saturday and the Mayor felt that we should have some entertainment and use local entertainment if possible.

## **5. Council Business**

### **A. Council Reports---None**

**B. Planner Reports---**Planner Henneuse explained that building design work on the new building has been going well and that the Mayor has signed a proposal for landscape services for the park. She also found out we got more grant money to pave that walking path in the park, Wild Willow to Summit Haven.

Councilmember Query asked if he could bring something up before Planner Henneuse left.

Councilmember Query explained that things are not being maintained on Rusty's project and there is insulation in the ditches. He feels they should end up cleaning things up every day. His experience with Rusty is that he knows the rules and skirts them and gets away with it. He would like things get cleaned up and changed. He drives through it 3 or 4 times a day and it's a mess.

Planner Henneuse asked if Councilmember Query would be willing to meet with her and Rusty and go over the code. The Mayor thought that would be a good idea. Planner Henneuse explained that her goal is compliance, and she doesn't want to use force if she doesn't have to.

Councilmember Query asked if the Mayor went to the EMS meeting. The Mayor explained he went to the COG meeting and that they had done a study. He explained the options proposed. The Mayor is concerned with the level of service. He doesn't care about egos' and who controls what, it's the people he is concerned with. He explained that they will be putting out another bid.

**C. Engineer Reports---**Engineer Kettle stated that they are working on the tank and hit some rock and they are trying to get things hammered out. We received a UDOT grant and will be using the CDBG grant to replace the water lines on 1000 East and will be finishing asphalt on 35 to where they ended last year. Then just building going on.

**D. Mayor Reports---**The Mayor didn't have anything to report.

Councilmember Summers said he keeps getting hit up by multiple people on the Foothills at Francis Gates. He is receiving letters with 17 paragraphs in them. He wants to know if there is something we can do to make them do things right the first time. Engineer Kettle explained that we can't tell them how to do things.

The Mayor said to be clear the only thing they have to take out is the compaction which is not that uncommon. He explained how things like that worked.

Councilmember Summers wanted to make sure there was supervision going on up there. If they do seven things, then maybe they will have to tear one out. He wanted to know if Engineer Kettle

was confident in what they were doing, and he said yes. He explained why he wanted to be on the Council, and he wants to be able to help people, but he wouldn't say who the letters were from. He feels there is a lot of under site on what's going on and he wants to be able to provide the answers to the citizens. Engineer Kettle explained that he would like to be able to talk to the people with the complaints, but he can't help if he doesn't know who he is dealing with. Councilmember Summers asked if Engineer Kettle would meet with him and them and he was told yes. Engineer Kettle again explained that they have to meet the correct compaction, but he can't sit there and tell them how to do things.

The Mayor explained that regularly contractors will do things knowing that they will have to change it again. But the City can't dictate to how they do things. The Mayor said if you are a concerned citizen, and you have a problem then you need to talk with the Council. Councilmember Summers explained that he just wants to be the voice for the people. He wants things to be done right the first time. People miss things and he feels things will be missed if we don't hold them accountable. Engineer Kettle again explained how things worked and stated they needed to get together and get things resolve.

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

**7. Meeting Adjourned---** *Councilmember Hunter made a motion to adjourn the meeting. The Mayor seconded the motion. All voted in favor; motion passed.*

Minutes accepted as to form the 8<sup>th</sup>, day of June 2023.

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Mayor Jeremie Forman

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City Recorder Suzanne Gillett