



### **Staff Report**

**To:** Francis City Council  
**From:** Katie Henneuse  
**Report Date:** January 25, 2024  
**Meeting Date:** February 8, 2024  
**Title:** Residential Multifamily (R-M) Zone  
**Type of Item:** Code Text Amendment  
**Decision Type:** Legislative

#### **Executive Summary:**

The purpose of this amendment is to:

- Decrease the required building setbacks in the R-M zone to allow for better architectural design angulation of townhomes (avoid “row home” look).
- Set the building setbacks to be the same as what is required for townhomes in Conservation Subdivisions (20 ft front and rear and 10 ft side).
- Clarify density and dimensional standards (density is per acre, bonus density is deed-restricted).
- Use the same terminology and nomenclature used in other sections of code (i.e. individual units vs dwellings).
- Eliminate redundant codes (requirement to meet parking, building, and fire codes).
- Incorporate code updates that have been made since this section was codified (add R-C zone as eligible for zone change to R-M).

#### **Planning Commission Recommendation:**

The Planning Commission reviewed this item at their January meeting. They are forwarding it to the City Council with a neutral recommendation (2-2). Two of the Commissioners do not want the setbacks to change.

#### **Staff Recommendation:**

Discuss the proposed amendment, making changes as needed. Approve if the amendments are in the best interest of the City. Table if additional work is needed. Deny if amendments are not in the best interest of the City.

#### **Community Review:**

A public hearing is required for this item. Adequate notice of the public hearing was given.

Exhibit A, Ordinance 2024-04

Chapter 18.58

**R-M RESIDENTIAL MULTIFAMILY ZONEHOUSING**

Sections:

- 18.58.010 R-M residential multifamily zone.
- 18.58.020 Permitted and conditional uses.
- 18.58.030 Requirements for ~~site plan~~building permit review.
- 18.58.040 Dimensional standards.
- 18.58.050 Lot requirements.
- 18.58.060 Accessory structure requirements.

**18.58.010 R-M residential multifamily zone.**

The R-M residential multifamily zone is established to provide a residential environment within the City which is characterized by attractively landscaped multifamily ~~residential lots~~dwellings as defined in FCC 18.10.040 and open space. The explicit purpose of the multifamily zone is to obtain affordable housing within the community. The R-M zone is not intended to be an agricultural zone and development is intended to occur at medium densities. Only lots previously zoned ~~agricultural one or residential half~~AG-1, R-H, or R-C may be eligible for a zone change to the ~~residential multifamily~~R-M zone.

**18.58.020 Permitted and conditional uses.**

Type: R-M Use	Allowed	Conditional Use Permit	Business License
Accessory structures, unoccupied	✓		
Home occupation as regulated by business license and Chapter 18.80 FCC	✓		✓
Multifamily dwellings, up to 10 <del>individual</del> <u>units per acre</u>	✓		
Multifamily dwellings, up to 16 <del>individual</del> <u>units per acre</u> when <del>incorporating moderate income into the six-unit all</del> <u>bonus density allowance units are deed-restricted per section 17.55 Moderate Income Housing</u>	✓		

**18.58.030 Requirements for ~~site plan~~building permit review.**

The following standards must be met for each development within the R-M zone:

1. ~~Have s~~Separate kitchen and bathroom facilities for each dwelling unit.
2. ~~The ability to meet City code related to adequate parking for each dwelling unit as defined in FCC 18.100.100.~~
3. ~~Have s~~Separate utilities to each dwelling unit.

~~4. Each dwelling unit is built to residential building codes.~~

~~5. No temporary structures are allowed as a dwelling unit.~~

~~63.~~ Each dwelling unit will have its own address.

~~7. Each dwelling unit will meet emergency and fire code access standards.~~

~~84.~~ A hard surface driveway or parking area (concrete or asphalt) must be installed for dwellings.

#### **18.58.040 Dimensional standards.**

1. The maximum number of dwelling units allowed is 10 ~~individual dwellings units~~ per acre.

2. ~~An additional six units per acre with a~~ maximum of 16 dwelling units per acre ~~are allowed if when all bonus density allowance units are deed-restricted per section 17.55 Moderate Income Housing, they are subject to moderate income housing requirements.~~

#### **18.58.050 Lot requirements for dwellings and main buildings.**

1. Front Yard and Side Street Setback. The minimum front yard and side street setback ~~for all buildings in residential zones~~ shall be 30-20 feet from the property line ~~or 60 feet from the centerline of the right-of-way, whichever is greater.~~

2. Side Yard Setback. The minimum side yard ~~for all buildings on~~ for interior lots in the R-M zone shall be 12-10 feet from the property line.

3. Rear Yard Setback. The minimum rear yard ~~for all buildings in residential zones~~ shall be 25-20 feet from the property line.

#### **18.58.060 Accessory structure requirements.**

1. An accessory building allowed by this title and FCC Title 17 shall be located no closer than five feet from the side and rear property lines. Accessory buildings shall not be permitted in the required front or side street yard areas required for main buildings. Roof drainage shall be required to be retained on site for all accessory buildings.

2. Accessory buildings used for the housing or shelter of animals shall be located a minimum distance of 40 feet from any dwelling.

3. No accessory dwellings allowed.





**FRANCIS CITY**  
**ORDINANCE NO. 2024-04**

**AN ORDINANCE OF THE FRANCIS CITY COUNCIL ADOPTING A R-M RESIDENTIAL MULTI-FAMILY ZONE ORDINANCE TO PROMOTE THE PUBLIC WELFARE OF FRANCIS CITY.**

**WHEREAS** there is significant growth occurring in and around Francis City; and

**WHEREAS** the Francis City Council desires to promote the public welfare of the City by adopting a R-M Residential Multi-Family Zone Ordinance; and

**WHEREAS** the City Council of Francis City finds that it is in the public interest to adopt provisions of the Francis City Code relating to the R-M Residential Multi-Family Zone.

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

Section 1. Adopt. The City of Francis hereby adopts the R-M Residential Multi-Family Zone, aka FCC 18.58 R-M Residential Multifamily Zone as outlined in Exhibit "A" incorporating this into Francis City Code.

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 Resolution, 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 thirty (30) days after passage, whichever occurs first.

PASSED AND ADOPTED by the Francis City Council this 8th day of February 2024.

Aye      Nay

Mayor Jeremie Forman  
Councilmember Fryer  
Councilmember Hunter  
Councilmember Querry  
Councilmember Summers

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Mayor Jeremie Forman

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City Recorder Suzanne Gillett

City Seal



Exhibit A, Ordinance 2024-04

Chapter 18.58

**R-M RESIDENTIAL MULTIFAMILY ZONE HOUSING**

Sections:

- 18.58.010 R-M residential multifamily zone.
- 18.58.020 Permitted and conditional uses.
- 18.58.030 Requirements for ~~site plan~~building permit review.
- 18.58.040 Dimensional standards.
- 18.58.050 Lot requirements.
- 18.58.060 Accessory structure requirements.

**18.58.010 R-M residential multifamily zone.**

The R-M residential multifamily zone is established to provide a residential environment within the City which is characterized by attractively landscaped multifamily ~~residential lots~~dwellings as defined in FCC 18.10.040 and open space. The explicit purpose of the multifamily zone is to obtain affordable housing within the community. The R-M zone is not intended to be an agricultural zone and development is intended to occur at medium densities. Only lots previously zoned ~~agricultural one or residential half~~ AG-1, R-H, or R-C may be eligible for a zone change to the ~~residential multifamily~~R-M zone.

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2. ~~The ability to meet City code related to adequate parking for each dwelling unit as defined in FCC 18.100.100.~~
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~~4. Each dwelling unit is built to residential building codes.~~

~~5. No temporary structures are allowed as a dwelling unit.~~

63. Each dwelling unit will have its own address.

~~7. Each dwelling unit will meet emergency and fire code access standards.~~

84. A hard surface driveway or parking area (concrete or asphalt) must be installed for dwellings.

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2. ~~An additional six units per acre with a~~ maximum of 16 dwelling units per acre are allowed if  
when all bonus density allowance units are deed-restricted per section 17.55 Moderate Income  
Housing, they are subject to moderate income housing requirements.

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~~centerline of the right-of-way, whichever is greater.~~

2. Side Yard Setback. The minimum side yard ~~for all buildings on~~ for interior lots in the R-M  
zone shall be 12-10 feet from the property line.

3. Rear Yard Setback. The minimum rear yard ~~for all buildings in residential zones~~ shall be 25-  
20 feet from the property line.

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1. An accessory building allowed by this title and FCC Title 17 shall be located no closer than  
five feet from the side and rear property lines. Accessory buildings shall not be permitted in the  
required front or side street yard areas required for main buildings. Roof drainage shall be  
required to be retained on site for all accessory buildings.

2. Accessory buildings used for the housing or shelter of animals shall be located a minimum  
distance of 40 feet from any dwelling.

3. No accessory dwellings allowed.



### **Staff Report**

**To:** Francis City Council  
**From:** Katie Henneuse  
**Report Date:** January 3, 2023  
**Meeting Date:** February 8, 2023  
**Title:** Conservation Subdivision Dimensional Standards (17.60.025)  
**Type of Item:** Code Text Amendment

#### **Executive Summary:**

The City Council discussed moderate income housing requirements for conservation subdivision townhomes in several meetings in the last few months. The current code requires that for each townhome approved within a conservation subdivision, a unit in the development must be deed restricted to provide moderate income housing. With rising construction and interest costs, developers of the Hart Crossing, Stewart Ranches, and Hidden Meadows conservation subdivisions requested that the City reduce or eliminate the requirement for deed restricted moderate income units. In November, the City Council agreed to reduce the deed restriction requirement for conservation subdivision townhomes from 100% to 20%.

#### **Planning Commission Recommendation:**

The Planning Commission reviewed this item at their December 7, 2023, meeting. They are forwarding it to the City Council with a unanimous negative recommendation. Overall, they expressed a sentiment that developers should be held accountable for what they have promised. They feel that reducing the 100% deed restriction requirement for townhomes to 20% is too much of a reduction.

#### **Staff Recommendation:**

Discuss the proposed amendment, considering the Planning Commission's recommendation and public comments. Approve the amendment if the City Council feels it is beneficial to the City.

#### **Community Review:**

A public hearing is required for this item. Adequate notice of the public hearing was given.





**FRANCIS CITY**

**ORDINANCE NO. 2024-01**

**AN ORDINANCE OF THE FRANCIS CITY COUNCIL AMENDING SECTIONS OF THE  
CITY CODE RELATING TO: 17 (SUBDIVISIONS)**

**WHEREAS**, the Francis City Council finds that it is in the public interest to amend provisions of the Francis City Code relating to the Planning Commission, Subdivisions.

**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 the 8<sup>th</sup>, day of February 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

## Exhibit A – Ordinance 2023-10

### 17.60.025 Dimensional standards.

1. Density. The permitted density for development within a conservation subdivision shall be determined in accordance with the development incentive chart below. The percentage increases noted as the “multiplier” in the chart are percentage increases from the base density identified in the approved subdivision yield plan for the proposed development.

Townhomes will be allowed at up to 25 percent of the total number of units shown on the approved concept plan.

For each townhome approved within the conservation subdivision, a minimum of 0.2 units in the development must be deed restricted to provide moderate income housing per Chapter 17.55 FCC.

### Development Incentive Chart

Zone	Typical Lot Area	Lot sizes shall vary with a min. of 7,000 sq. ft.	Required Open Space	Incentive Multiplier
AG-2	2 acres	7,000 sq. ft.	60%	20%
AG-1	1 acre	7,000 sq. ft.	50%	15%
R-H	0.5 acre	7,000 sq. ft.	30%	10%

### 2. Lot Requirements.

- a. Street Frontage. The minimum street frontage for lots within a conservation subdivision shall be a minimum of 70 feet from the property line, except along the circumference of a cul-de-sac improved to City standards where a minimum of 35 feet may abut the street.
- b. Front Setback. The developer shall designate the building pads for main buildings in a conservation subdivision. Front setbacks shall be a minimum of 20 feet from the property line.
- c. Rear Setback. The minimum rear yard setback for main buildings within a conservation subdivision shall be 20 feet from the property line.
- d. Side Setback. The minimum side yard setback for main buildings within a conservation subdivision shall be 10 feet from the property line.
- e. Side Corner Setback. The minimum side corner setback for main buildings within a conservation subdivision shall be 20 feet from the property line in compliance with clear vision standards.



**FRANCIS CITY**

**Resolution No. 2024-01**

**WHEREAS** Francis City is currently making changes to the General Plan; and

**WHEREAS** the Mayor and City Council believe it is appropriate to make certain changes to the current General Plan.

**NOW THEREFORE**, be it hereby ordained by the Francis City Council as follows:

Please see attached Exhibit "A"--- Updated General Plan

**PASSED AND ADOPTED** by the Francis City Council the 8<sup>th</sup> day of February 2024.

AYE

NAY

Mayor Jeremie Forman  
Councilmember Fryer  
Councilmember Hunter  
Councilmember Querry  
Councilmember Summers

FRANCIS CITY:

ATTEST:

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Mayor Jeremie Forman

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City recorder Suzanne Gillett

City Seal





# Francis City General Plan 2024-2029





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# 1 INTRODUCTION

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## General Plan Purpose

Utah State Law (Utah Code Title 10, Chapter 9a) requires that each city adopt a comprehensive, long-range plan to guide the development of their community. In accordance with this law, Francis City has prepared and adopted the following General Plan.

The General Plan is a blueprint and vision of both short and long-range goals to guide the growth and development of the City. It is an advisory document intended to assist the Planning Commission and City Council in making budget and development decisions. This plan can be flexible to accommodate unforeseen conditions and opportunities. The goals outlined in this plan were created with the purpose of improving the physical environment of the City and the quality of life of existing and future residents.

The General Plan is not an idle document. It should be reviewed annually to assure that the City is on track to achieve its goals and to adjust the plan as necessary. Within five years, this plan should be comprehensively reviewed, updated, and amended.

## Elements of the General Plan

Utah State law specifically requires that fifth class cities address two elements in their General Plan: (1) Land Use and (2) Transportation. Three other elements of importance to residents of Francis were also included in this plan: (3) Public Utilities, (4) Parks, Open Space, and Trails, and (5) Economic Development.

## 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.





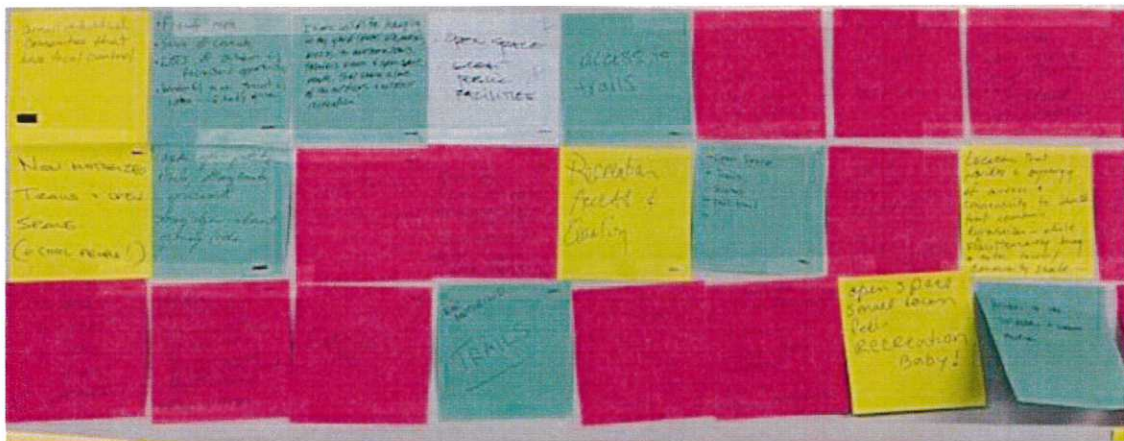
## Our Values and Vision

The most important part of the Francis general planning process is the community vision that indicates the direction the community would like to take in planning for the future. The community vision guides the formulation of goals and actions set forth in the General Plan. The Planning Commission held public hearings and created a survey to gather and understand the community's vision. The public comments and results of the survey were incorporated into this General Plan.

The residents of Francis value their community as a great place to live. It is important to protect the pace of life and character of the City while providing appropriate services for residents.

### Core values:

- Rural character and quiet, small town atmosphere
- Smart, well-planned, incremental growth
- Scenic beauty and access to lakes, mountains, and outdoor recreation
- Friendly people and a sense of community
- Open space and agricultural land
- Dependability of public utilities, specifically water
- A well-maintained and efficient transportation system including trails



## Vision Statements

### Land Use

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.

### Transportation

Francis will maintain, improve, and expand existing transportation systems to continue to allow for safe and efficient flow of traffic.

### ***Public Utilities***

Francis will strategically plan and implement improvements to water and sewer utilities ensuring necessary services are provided to the community before significant growth.

### ***Parks, Open Space, and Trails***

Francis will have a park system with a variety of recreational and outdoor play opportunities. An expanded and interconnecting trail system will be developed with connectivity to neighboring communities. Open spaces will be conserved and protected.

### ***Economic Development***

Francis will foster a pro-business environment to bring in new economic opportunities, broadening the City's tax base. Francis will promote the development of a quaint main street with a unique character and charm, reflective of the City's heritage.





## 2 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.

### Existing Conditions and Trends

Francis was originally settled as an agricultural community and its agricultural heritage continues today. It is surrounded by mountains where outdoor recreational activities abound. Francis and nearby communities, especially in bordering Wasatch County, have experienced significant population growth since 2017. Recently, Francis had the fastest rate of population growth in Summit County.

Population growth is expected to continue steadily in the next five years. The population is predicted to grow to 1,799 in 2028. Over 550 residential dwellings in subdivisions or mixed-use developments have been approved but have not been built – enough to double the number of homes in the city. Additional growth is expected as traditionally agricultural areas within City limits are subdivided into neighborhoods and developed commercially.

#### *Projected Population Growth*

	2020	2030	2040	2050	2060
<b>Summit County</b>	42,701	44,136	50,630	55,099	59,603
<b>Francis City</b>	1,614	1,838	2,363	2,976	3,851

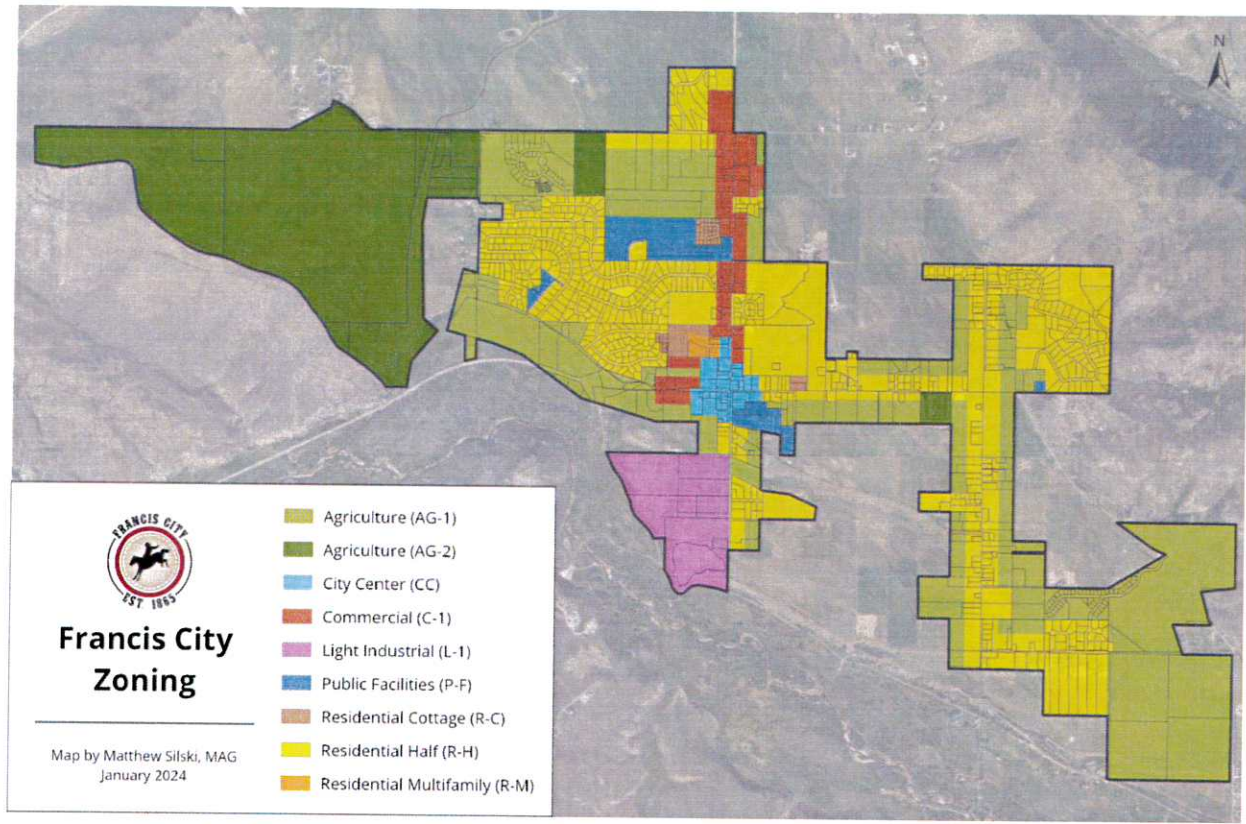
The majority of land in City limits is zoned for single-family homes, but a full range and mix of land uses are provided within the City. These zones are:

- R-H Residential Half – Half acre minimum lot size for single-family homes
- R-C Residential Cottage – 7,000 sq ft minimum lot size for single-family homes
- R-M Multifamily Housing – Up to 16 townhomes, duplexes, or apartments per acre
- AG-1 Agriculture – One acre or larger rural lots
- AG-2 Agriculture – Two acre or larger rural lots
- CC City Center – Mixed-use commercial and residential
- C-1 Commercial – General commercial
- LI-1 Light Industrial
- P-F Public Facilities





## Francis City Zoning Map



## Goals and Policies

<b>Land Use Goal 1</b>	
Encourage development that respects and preserves the character of Francis.	
Policy 1A	Encourage residential development to occur in conservation subdivisions, preserving open space.
Policy 1B	Follow architectural design standards in the City Center and Commercial zones to ensure compatibility of new commercial areas with the character of Francis City.
Policy 1C	Support continuation of agricultural land uses in Francis.
Policy 1D	Identify and designate environmentally sensitive lands, scenic views, and important open spaces to limit the adverse impacts of development on and near these lands.
Policy 1E	Maintain an open space system that enhances quality of life, is interconnected, preserves environmental quality, and protects development from natural hazards.
Policy 1F	Enact and enforce ordinances which protect dark skies.
Policy 1G	Ensure compliance with City codes and ordinances to minimize nuisances, control noxious weeds, and protect the character of residential neighborhoods.

<b>Land Use Goal 2</b> Carefully plan for growth, ensuring development occurs in suitable locations.	
Policy 2A	Prioritize development within the existing Francis boundaries.
Policy 2B	Guide land use and growth decisions through application of the General Plan, Zoning Map, and the Future Land Use Map.
Policy 2C	Density increases should be considered only upon demonstration of adequate infrastructure, resource availability, and benefit.
Policy 2D	Transitions between different land uses and densities should be made gradually with compatible uses or buffers.
Policy 2E	Condition development approval on construction of adequate culinary water, sewer, storm drainage, and transportation systems.
Policy 2F	Commercial uses should be highly accessible and provide adequate access and parking.

## Implementation

**Land Use Project 1:** With the guidance of an architect, revise the architectural design standards for the C-1 Commercial and CC City Center zones so that they are clear and unambiguous and reflect the heritage of Francis. Use pictures to illustrate the desired architecture. Schedule: 2024

**Land Use Project 2:** Learn about the requirements to become a Dark Sky City. Determine if the Dark Sky requirements are feasible in Francis. If they are, take steps to become a Dark Sky City. Schedule: 2026

**Land Use Project 3:** Update the Zoning Map and Future Land Use Map to assure that transitions between different land uses and densities are made gradually. The Future Land Use Map will identify the areas where new development is most appropriate and where open space preservation is desired. Schedule: 2024





# 3 TRANSPORTATION

## Vision

Francis will maintain, improve, and expand existing transportation systems to continue to allow for safe and efficient flow of traffic.

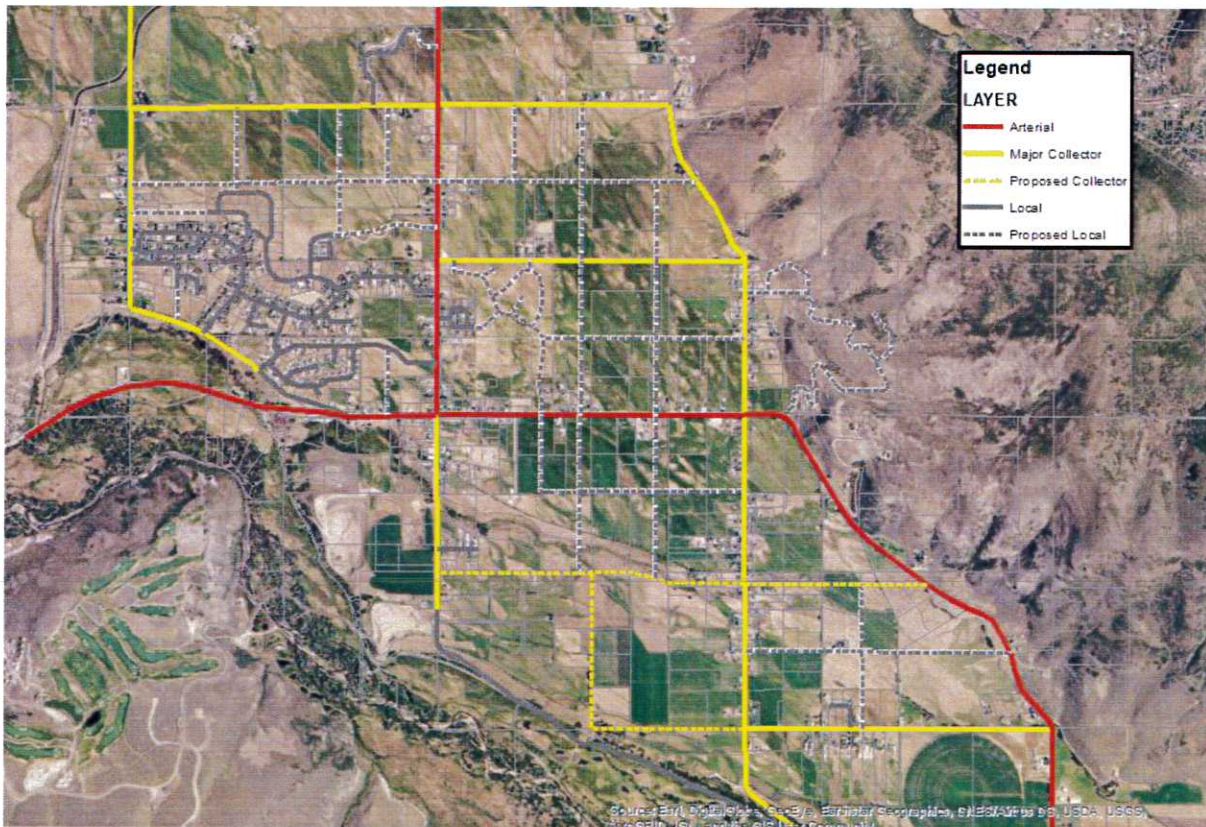
## Existing Conditions

There are three road classifications in Francis: Arterial, Collector, and Local. The arterial roads are State Roads 32 and 35, which are maintained and operated by UDOT. Francis City is responsible for maintaining the collector and local streets in Francis.

Francis City is a growing community surrounded by undeveloped land. As the community continues to expand, new streets will need to be constructed in order to maintain an efficient and effective transportation system.

Residents in Francis would like City roads to be better maintained. Most residents support increased taxes or fees for improved road maintenance.

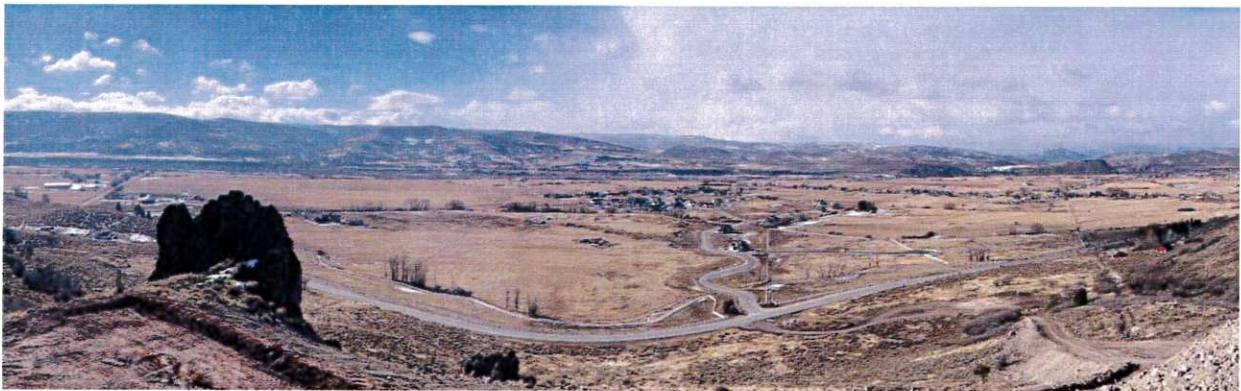
### *Street Master Plan Map*





## Goals and Policies

<b>Transportation Goal 1</b> Ensure the City's transportation systems meet present and projected demands.	
Policy 1A	As directed by the Street Master Plan, reserve the necessary rights-of-way in new developments to meet the road's ultimate function in the system.
Policy 1B	All streets should be completed in compatibility with the Street Master Plan and with future development patterns.
Policy 1C	Require public and private development to participate in major street system improvements through construction of street improvements and impact fees.
Policy 1D	Continually monitor and evaluate the road system to ensure proposed and existing road designs will adequately meet the demands of the community.
Policy 1E	Coordinate with Summit County and UDOT over the design and location of major street systems within future growth areas.
Policy 1F	The Street Master Plan should be regularly updated to reflect current development patterns, changes in transportation needs, and projected funding levels.



<b>Transportation Goal 2</b> Improve the safety and accessibility of all Francis streets for use by all modes of transportation.	
Policy 2A	Ensure trails are incorporated into the design of all residential and commercial subdivisions.
Policy 2B	Minimize non-local and commercial traffic within residential neighborhoods.
Policy 2C	Provide for safe and convenient bicycle and pedestrian movement.
Policy 2D	Traffic signals should be installed as warranted.

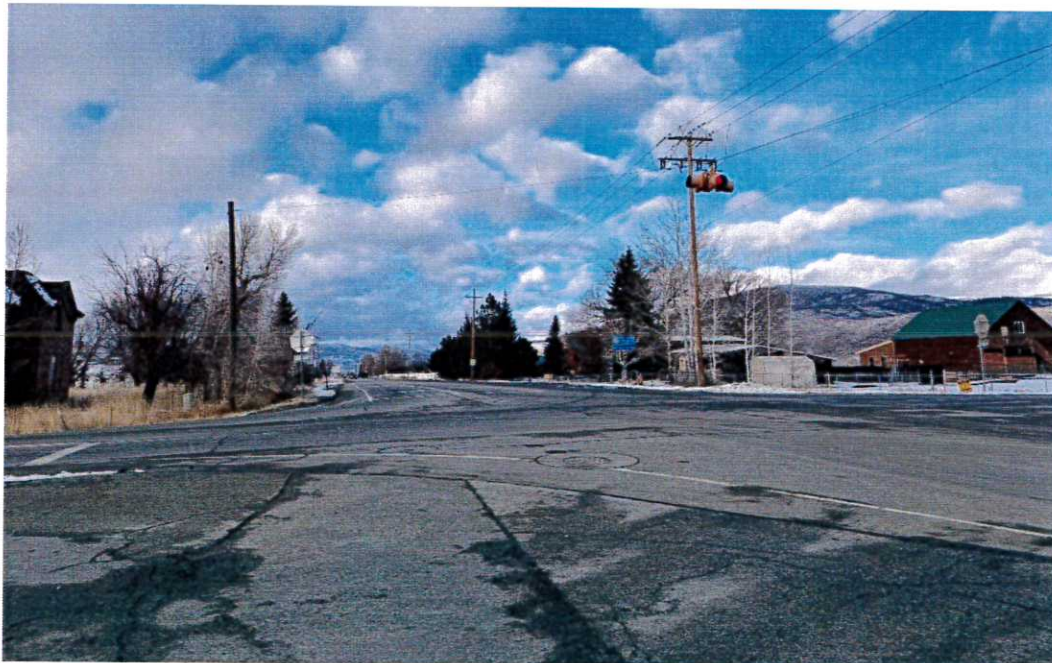
<b>Transportation Goal 3</b> Ensure all City roads, parking, sidewalks, and trails are constructed and maintained to meet high quality standards, conforming to relevant codes and ordinances.	
Policy 3A	Follow street construction specifications as needed to prevent premature street deterioration.
Policy 3B	Maintain effective engineering inspection services to ensure all streets meet construction specifications and City standards.
Policy 3C	Utilize proper parking standards for all land use applications.
Policy 3D	Regularly inspect streets. Keep and follow a maintenance plan.
Policy 3E	All major construction and maintenance of streets should be included in the Capital Facilities Program of Francis City.
Policy 3F	Some of the streets in Francis City are under the jurisdiction of other public entities such as the State of Utah and Summit County. Coordinate and cooperate with such entities for the ongoing maintenance of these streets.

## Implementation

**Transportation Project 1:** Update the Street Master Plan Map to reflect current development patterns, changes in transportation needs, and projected funding levels. Schedule: 2025

**Transportation Project 2:** Update the City street construction specifications. Schedule: 2024

**Transportation Project 3:** Update the City maintenance plan. Schedule: Annually





## 4 PUBLIC UTILITIES

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### Vision

Francis will strategically plan and implement improvements to water and sewer utilities ensuring necessary services are provided to the community before significant growth.

### Water System

#### Existing Conditions

Francis City is committed to providing safe and efficient delivery of water to the community. The City operates a well and tank near the intersection of State Road 35 and Foothill Road. In addition, Francis City is the majority owner of the Woodland Hills Water Company which provides another well and tank facility. A new well and tank located near the Stewart Ranches subdivision will provide additional water service to the growing City.

#### Goals and Policies

<b><i>Water System Goal</i></b> Ensure that cost-effective, safe, and reliable culinary water service continues to be available in Francis City.	
Policy A	Prioritize capital improvements which will increase the supply and storage of culinary water in Francis City.
Policy B	Adopt and enforce water conservation policies for landscaping and outdoor watering.
Policy C	Require private development to provide and construct all necessary infrastructure and transfer of water shares necessary to serve the development.
Policy D	Water system improvements shall be constructed to all applicable City standards and specifications as determined by the City Engineer.
Policy E	Prohibit private culinary water systems within City limits.





## Sewer System

### Existing Conditions

Francis City provides and maintains a municipal sewer collection and treatment system. Given the current growth rate, the system has capacity for the immediate future, but capacity should be continually evaluated as growth continues.



### Goals and Policies

<b><i>Sewer System Goal</i></b> Provide for and control all major sewer facilities within Francis City boundaries.	
Policy A	Require private development to provide and construct all collection facilities and additional infrastructure necessary to serve the development.
Policy B	Sewer system improvements shall be constructed to all applicable City standards and specifications as determined by the City Engineer.
Policy C	Maintain a 1,000 ft. buffer between development and the sewer lagoons.
Policy D	No outside sewer systems shall be connected into the Francis City system.

## Storm Drainage

### Existing Conditions

Francis incorporates detention and retention basins, irrigation ditches, and storm drain facilities throughout the City. As development occurs, the developer is required to provide storm drain facilities for the development. The storm drain facilities should be easily maintained and operable.

<b>Storm Drainage Goal</b> Maintain all current basins and ditches	
Policy A	Ditches should be retained in their natural condition unless storm water management facilities have been designated.
Policy B	Private development shall participate in improvements to the major system through storm drainage and flood control development, construction of selected facilities, and by providing additional resources.
Policy C	Private developments must provide all internal collection facilities necessary to serve individual projects.
Policy D	Development projects should plan for a future storm drainage and flood control system.
Policy E	Private storm drainage system improvements should be constructed to all applicable city standards and specifications.

## Implementation

**Public Utilities Project 1:** Permanently connect the Stewart Ranches well and tank to the City culinary water system. Schedule: July 2024

**Public Utilities Project 2:** Update the Capital Facility Plan. Schedule: 2025

**Public Utilities Project 3:** Further study the feasibility and implementation costs of a secondary water system. Schedule: 2027

## 5 PARKS, OPEN SPACE, AND TRAILS

### Vision

Francis will have a park system with a variety of recreational and outdoor play opportunities. An expanded and interconnecting trail system will be developed with connectivity to neighboring communities. Open spaces will be conserved and protected.

### Parks

#### Existing Conditions

The main location for parks and recreation in Francis City is Francis Park. Many improvements have been made to this park in the last five years. The improvements were funded in large part by Summit County's Restaurant Tax Grant and Recreation Arts and Parks (RAP) Tax Grant. The park is owned and maintained by Francis and has the following facilities:

Facility	Amenities	Future Improvements
Arena	Arena Bleachers Kitchen Picnic Shelter Restrooms	Kitchen Upgrades
Arena Playground	2 Playgrounds ADA Swing Restroom	Picnic Shelters Benches Landscaping
Baseball Diamond	Baseball Diamond Large Lawn	Re-work Infield Gate Near Concessions
Community Center	Room for Meetings or Parties Kitchen Restrooms Storage Picnic Shelter	Kitchen Remodel Restroom Remodel
Frontier Playground	Playground Swings Restroom	Concrete Curbing New Bench
Soccer Fields	2 Soccer Fields	Field Lighting





Francis City owns and maintains two other park facilities. The park at Hart Crossing was recently completed and includes two pickleball courts, a basketball court, a sheltered picnic area, and lawn. The Wild Willow Park is under construction, but will include two bike pump tracks, a nature play area, picnic shelters, walking paths, and a restroom.

There are three community parks in Francis City owned and maintained by neighborhood HOAs. These include the River Bluffs Park, the Stewart Ranches Park, and the Francis Commons Park.

Francis City is not planning to construct any new parks in the next five years because of the recent expansion and improvement of the parks system. Instead, the City's goal for parks in the next five years will focus on completing, improving, and maintaining existing facilities.

## Goals and Policies

<b><i>Parks Goal</i></b>	
Provide a variety of recreational opportunities at well-maintained facilities located throughout the City.	
Policy A	City parks should provide a broad range of recreational activities for residents of all ages and abilities.
Policy B	New development will contribute to park improvements through park impact fees, the dedication of land, and construction of park facilities at the discretion of the Planning Commission and City Council.
Policy C	City parks will be well maintained. The City will seek to minimize park maintenance by selecting robust park designs, equipment, and materials when possible.
Policy D	Francis City will complete the Wild Willow Park and will continue to make improvements at other Francis parks by actively seeking grant funding.

# Open Space

## Existing Conditions

Open space and maintaining Francis City's rural character is important to the residents of Francis City. Large areas of open space in Francis and Summit County have been put under conservation easement in the last five years as a result of the conservation subdivision code and obligations made in annexation agreements.

Subdivision	Acreage	Land Use
Hart Crossing	30.3	Agriculture and Parks
Hidden Meadows	464	Agriculture and Trails
Foothills at Francis Gate	120	Wildlife Protection
Stewart Ranches	70.89	Agriculture, Trails, and Parks



## Goals and Policies

<b>Open Space Goal</b> Maintain the rural character of Francis City by encouraging the preservation of interconnected open space areas utilized for agriculture, sensitive lands protection, and active/passive recreation.	
Policy A	Encourage new neighborhoods and annexation areas to be developed as conservation subdivisions.
Policy B	Ensure open space dedicated to the city or obligated as part of an annexation agreement be held in a perpetual conservation easement.
Policy C	When practical, require new private development to connect their open space areas to established conservation lands.
Policy D	Encourage open space preservation efforts made by developers, Summit County, and others.
Policy E	Open space shall be planned and designed to encourage and promote its proper use, care, and ongoing maintenance.



# Trails

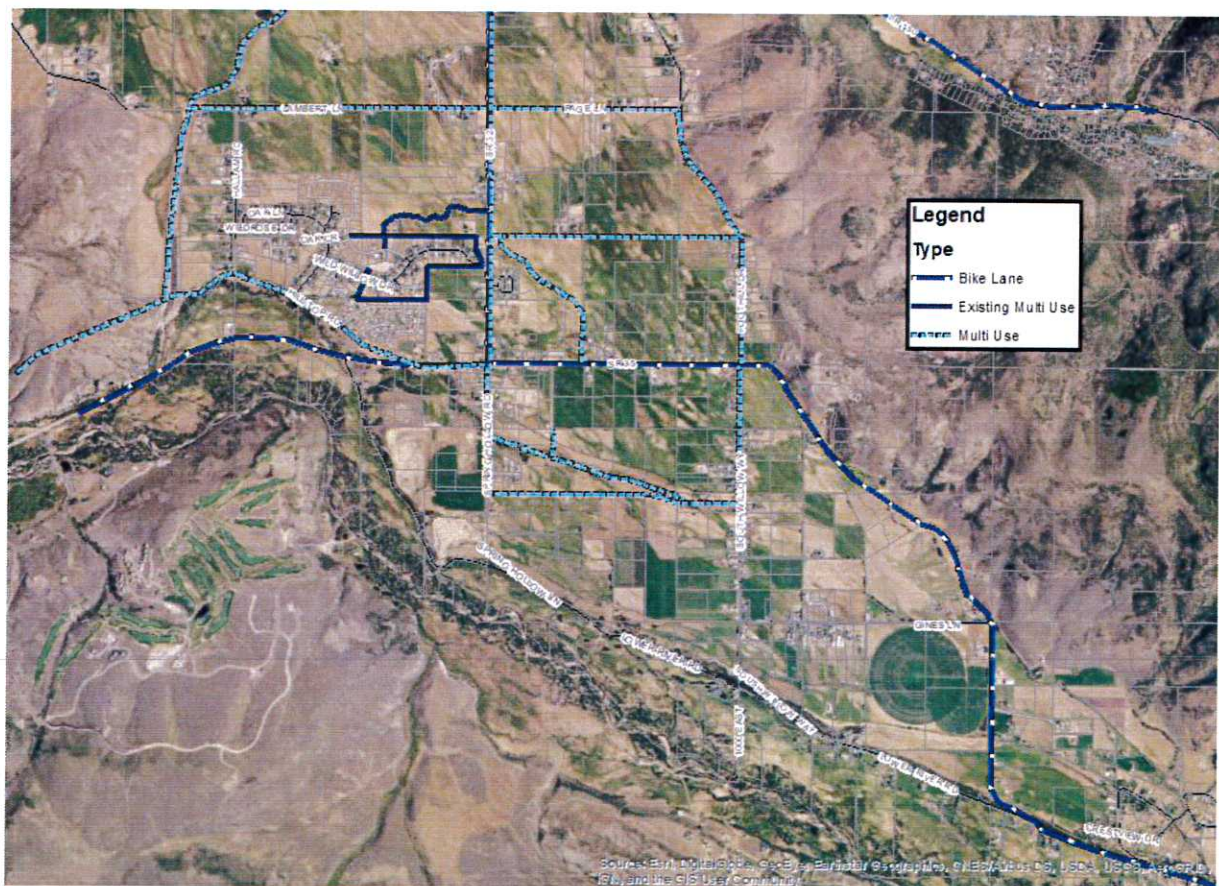
## Existing Conditions

As a rural community, Francis has few dedicated pedestrian pathways. Citizens have typically taken advantage of the wide gravel shoulders to get around the City. However, as the community develops and the popularity of non-motorized transportation increases, demand for safe pedestrian and bicycle trails has increased. Most residents support increased taxes and fees for an improved trail network.

Newer subdivisions, such as River Bluffs and Hart Crossing, have asphalt pedestrian trails. All new subdivisions are required to construct asphalt trails and/or sidewalks. The Stewart Ranches, Foothills at Francis Gate, and Hidden Meadows subdivisions will include extended public trail systems as part of their developments.

Summit County is planning to complete the State Road 32 trail system from Marion to Francis in 2024. This trail is a priority for Francis residents and Francis City should continue to encourage and provide staff support to Summit County as needed to ensure the completion of this trail.

## Trails Master Plan Map



Francis City's goal is to connect all of these trail systems. Funding will likely become one of the more difficult aspects of creating an interconnected trail system. When viewed as a whole system, the costs of construction and acquisition can seem overwhelming. Therefore, Francis should strive to build smaller sections as opportunity and funding becomes available through development exactions, grants, and road maintenance. As time continues these small sections will be connected and become a well-developed system

## Goals and Policies

<b><i>Trails Goal</i></b> Provide an accessible and interconnected trail system between parks, neighborhoods, and City facilities throughout Francis City.	
Policy A	In conjunction with development of land, require private development to construct public trail infrastructure as shown on the Trails Master Plan Map.
Policy B	Prioritize city-funded trail building in areas with higher population density and on routes to schools, parks, and commercial areas.
Policy C	Discourage encroachment on Francis City trail easements.
Policy D	Coordinate with and support trail construction and maintenance efforts by Summit County, The South Summit Trails Foundation, and others.
Policy E	Ensure trails are built robustly to minimize maintenance and existing trails are well maintained.
Policy F	Recognize bicycle, equestrian, and trail networks as valuable community assets. Preserve Trail Master Plan corridors, including those in sensitive lands and conserved open space that could be suitable for public trail access.
Policy G	Leverage funding for trails by seeking grant funding from the state, county, and federal government.

## Implementation

**Parks, Open Space, and Trails Project 1:** Update the Trails Master Plan Map and Parks Master Plan. Schedule: 2025

**Parks, Open Space, and Trails Project 2:** Complete construction of Wild Willow Park and future improvements at Francis Park. Schedule: 2026

**Parks, Open Space, and Trails Project 3:** Evaluate and possibly approve a trails impact fee for new development. Schedule: 2025



## 6 ECONOMIC DEVELOPMENT

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### Vision

Francis will foster a pro-business environment to bring in new economic opportunities broadening the City's tax base. Francis will promote the development of a quaint main street with a unique character and charm, reflective of the City's heritage.

### Existing Conditions

Although the State Road 32 corridor is predominantly zoned for commercial use, commercial development in Francis City is currently very limited. Residents generally travel to Kamas, Heber, Park City, and Salt Lake to purchase groceries and retail items, obtain services, and visit restaurants. However, rapid growth is occurring in the area and economic development opportunities are emerging.

A City Center zone was established in 2018. This zone allows for mixed-use development with the purpose of enhancing the community's character and creating a quaint main street at the heart of Francis City. It is the City's intention for the City Center to be an attractive and memorable destination for visitors and residents.

Francis City residents support commercial development for small businesses such as restaurants, salons, and repair shops. Larger retail commercial development, light industrial, and heavy industrial uses are discouraged by residents.



## Goals and Policies

<b><i>Economic Development Goal 1</i></b> The rate of commercial growth will be higher than the rate of residential growth.	
Policy 1A	Promote a positive environment for businesses to strengthen and improve the City's tax base and quality of life.
Policy 1B	Coordinate closely with County and State economic development departments to foster commercial growth in Francis City.
Policy 1C	Encourage businesses to locate along State Road 32 in existing Commercial and City Center zones.
Policy 1D	Work with UDOT and other municipalities in the Kamas Valley to develop a vision for the State Road 32 corridor.

<b><i>Economic Development Goal 2</i></b> Create and maintain a sustainable economic base for Francis City providing tax revenues, increase local employment, and convenience of shopping and restaurants.	
Policy 2A	Improve, diversify, and increase the tax base. Seek revenue growth from economic development activities to mitigate residential property tax increases.
Policy 2B	Discourage big-box retail and industrial uses conflicting with the City's identity and desired character.
Policy 2C	Buffer commercial and industrial uses from existing single family residential areas.
Policy 2D	Maintain commercial and industrial zoning standards promoting and protecting the quality of life in Francis.
Policy 2E	Maximize revenues from tourism by implementing a transient room tax.
Policy 2F	Allow small, home-based businesses that have minimal impacts on City services or land uses, traffic, noise, and parking.

## Implementation

**Economic Development Project 1:** File a Technical Assistance Grant application with Kamas, Oakley, and Summit County to request funding for a State Road 32 corridor study. Schedule: 2024

**Economic Development Project 2:** Implement a 1% transient room tax. Schedule: 2025



## 7 APPENDIX

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### **Acknowledgements**

#### **FRANCIS CITY COUNCIL**

JEREMIE FORMAN, MAYOR  
SHANA FRYER  
SAM HUNTER  
CLAYTON QUERRY  
CLINT SUMMERS

#### **PLANNING COMMISSION**

BOB MURPHY, CHAIR  
RICH CHRISTIANSEN, VICE CHAIR  
JUSTIN CIAMPI  
KIMBERLY LAWSON  
SAM STREBEL

#### **STAFF**

BRAD CHRISTOPHERSON, CITY ATTORNEY  
LUKE THOMAS, CITY PUBLIC WORKS  
DYLAN STAPLES, CITY PUBLIC WORKS  
SCOTT KETTLE, CITY ENGINEER  
SUZANNE GILLET, CITY RECORDER  
ANTINI HENDERSON, CITY TREASURER  
KATIE HENNEUSE, CITY PLANNER

#### **THE HISTORY OF FRANCIS**

KAMAS VALLEY HISTORY GROUP

#### **PHOTOGRAPHY**

BYRON AMES  
MALAIKA DIXON, BLACKBIRD PHOTOGRAPHY

## The History of Francis

Based on the existence of rock art in the vicinity, Fremont Indians spent time in the Francis area. It's not known whether they settled here, or simply visited to hunt, fish, and gather berries, bulbs, and herbs, but a well-beaten Native American trail ran up the Provo River and into the Uintas. It is believed there were two camps in the Valley, where they would process their meat, seeds, and berries. The Ute name for the Valley was Yambow, which means Valley of Herbs.



The first westerners to visit the Valley were probably the mountain men (fur traders or trappers) who came from the early 1820s onwards. Mountain men including Jim Bridger, Etienne Provost, John Weber, William Sublett, and Jedediah Smith passed through the Valley. The Provo River is named after Etienne Provost and the Weber for John Weber.

There is a (sadly, unproven) story that one 'rendezvous' – a big meet where these mountain men could get together, exchange information, hold contests and tell tall tales – was held here in the Valley.

The area was surveyed in 1849. Captain Howard Stansbury of the US Army's Bureau of Topographical Engineers was sent to find a route between the Timpanogos and Weber Valleys. He described it as "most excellent land" with "plentiful and convenient" timber.

One of the main barriers to settlement in Francis was the lack of water. A few springs - like the Eskelson Spring - provided water, but they were not sufficient for irrigation. In 1865 settlers dug a well a hundred feet deep without finding water. One early settler recalls how she "took her clothes down to the Provo River to wash them", as well as hauling all their water for cooking etc. from the river.

In 1873 the South Kamas Irrigation Company was formed and began the challenging task of digging a 134-foot long canal from the Provo River. Men were granted shares in the company based on the amount of work they put in. According to William Gines, he was born on the day that water first started to run from the Provo River: August 7, 1874. He wrote that his mother, Ellen Elizabeth Russell Gines, was so excited that she wanted to get up from her bed to run down to the canal to see the water flowing.



In 1890 the Washington Irrigation Company commissioned another canal at \$2 per yard. It leaked like a sieve and had to be lined with clay, a process that needed to be repeated every few years. Legal squabbles over who had the rights to the water from the Provo River led Bishop Daniel Mitchell and James Prescott to suggest damming lakes in the High Uintas to provide water, thus establishing the first reservoirs in Utah.

## Settling Francis

The first home in Francis was built in 1865 by a young Englishman, John Williams. He was a talented musician who walked into Kamas to lead church meetings. But he was teased by his neighbors who found his accent strange, and he eventually abandoned his cabin and returned to his family in Salt Lake City.

Around the same time, James and Sophie Eskelson moved from Wanship and settled in Francis with their children. Eskelson Spring is named after them. The Eskelson children brought their spouses, including James William Davies, George Reynolds, Melissa Fraughton, Sanford Greene, and Adelbert Redden.

Other settlers came from the rest of the Valley: the Woodards, Andersons, Fraughtons, John O'Driscoll and his wife Sarah Ellen Neibaur, Daniel and Byron Mitchell, and the Russells. Samantha Jane Russell was Francis's first midwife.

In the 1880s other settlers included James Parley Neeley and Samuel Corbett and his wife, midwife Camilla Jacobsen. The Prescott family arrived in 1890 with their spouses. Later settlers whose families also still exist in the town include Thomas McNeil, John William Kirkham, Edgar Hallam, George R. Hardman, Lucian Millard Crittenden, Samuel Gines, and Hiram Parley Workman.





## The Mitchell House

Byron Teancum Judd Mitchell was born in Kamas in 1872 to Lois Judd and Benjamin Thomas Trotter Mitchell. Benjamin was a stonecutter. He cut the first Sunstone on the Nauvoo Temple, created the Great Salt Lake Meridian Marker, served as a foreman on the Salt Lake City Temple, and - with his son Joseph Smith Mitchell - cut the stone for the Kamas Tithing House. Lois was his fourth wife. The couple had eight children – five of whom survived infancy – of whom Byron was the youngest.

Byron Married Emmeline Janett Andersen in 1895 and the couple lived first with Lois in Kamas. After the birth of their first child in 1897, Byron began building a new home for them in Francis. Byron's brother ran a brick kiln in City Canyon, so the house was one of the first brick homes in the area. Byron designed the house himself, using a cross-wing plan and incorporating elements of Gothic Revival, Second Empire, and Victorian styles. Emmeline wrote: "We moved to Francis on April 1, 1897. Our house was not yet finished. In June, we got it plastered and the floor finished. Our furniture was a stove, table, three chairs, a bed, and a tub and a washboard."

The house was altered in about 1911 to accommodate a room for local teachers, the first occupant being Lucille Jensen. Byron died in 1948 and Emmeline in 1958. The house still stands at the corner of State Routes 32 and 35. It is on the National Register of Historic Places.



## Francis Names Their Town

Before November 1899, the area now known as Francis was called South Bench, South Kamas, or Woodland. Residents attended church in the Woodland Ward. In 1899 Apostle Francis Marion Lyman was sent to the area and split the Woodland Ward into Woodland and Francis. The residents of the new ward decided to name their town and ward after him: the Francis Ward.

The first official church was built soon afterwards. Men of the Francis Ward - including Daniel Mitchell, Alma Page, Marion Corbett, Jim Prescott, and Henry Atkinson went to the mountains in the winter of 1900 to cut logs for a new meetinghouse, milled at John Jones's sawmill in Pine Valley.





The first school was held in Francis in one room of John (Jack) Richardson's home. The children sat on rough benches and were taught writing, spelling, and arithmetic. The first official schoolhouse was built in 1892: a one room log house on a one-acre site donated by Mr. Eskelson. Needing more room, a saloon was moved from Kamas to the west side of the school building. Pearl Workmen Atkinson, once a student at the school, remembered: "School was always opened with a song and sometimes with prayer; the teacher would sometimes read a good book to us. Usually, she read it first thing so all would be sure to be early."

Around 1914 a new frame schoolhouse was built. After the Kamas Valley's schools were consolidated, the abandoned school was used as the Francis Church, until a new church was built in about 1946.

## **Making a Living**

A few stores and a trading post were established in the area, but because of the scarcity of water, many men of Francis supported their families by working in the lumber industry. Sawmills - including those owned by John Jones, the Pack brothers, Bill Pace and John Jeremiah Benson - were built in the mountains close to the timber. The lumber was used to build homes, hauled to Park City for the mines, and sold to lumber companies in Park City and Salt Lake City.

## **Pace Creamery**

One of the early businesses in town was the Pace Creamery, established in 1897 by Bill Pace. Milk was hauled to the creamery from farmers throughout the Valley by teams hitched to wagons in the summer and to sleighs in the winter. Solen and Ed Sorenson, Nathan Vernon, and Hyrum Workman were the first milk haulers. Farmers were paid once per month, although many traded their pay for groceries, dry goods, or hardware from Bill Pace's store.

A spring brought water into the creamery, which was operated by steam. Martha Hoyt Myrick, a graduate of the Agricultural College in Logan, ran the creamery, starting with a fire at 5am to get steam up in the boiler, and sometimes working until midnight if anything went wrong. One summer the creamery produced over 200 pounds of butter per day. The butter was sold in Park City and Salt Lake City.

## **The Francis Frontier Store and Café**

This Francis institution was founded in 1945 by Pearl Merinda Workman Atkinson and her family. Pearl was born in Snyderville in 1885, the oldest of ten children of Sophia Magdeline Anderson and Hyrum Parley Workman Jr. The Workmans moved to the Valley soon after Pearl's birth, when Hyrum bought a 40-acre farm in Francis in 1887 and spent over a year clearing sagebrush and building a home. He was the first person in the Valley to build a barbed wire fence. The neighbors thought he was crazy and that his cattle would be cut to pieces. The family moved in in 1888.

Pearl married George Atkinson in 1905 but was widowed in 1932. After a fire destroyed her chicken farm, Pearl, her son Theron and daughter, Melba, and Melba's husband, Charles William (Bill) Thomas, started a general store, selling food and gasoline. It was the only store in Francis and soon became a great place for people to gather. Later they added a bar to serve sandwiches and soda.

Mavis Venn, granddaughter of Byron and Emmaline Mitchell, remembers: "Across the road at Aunt Pearl's country store...there were rows and rows of candies and gum to choose from. Or we could have a cold bottle of pop from the cooler filled with ice water that dripped down our arm as you fished it out ... Life was good!"

After twelve years the store burned down, and Bill and Pearl rebuilt it as a more modern diner and gas station. Not long after it was rebuilt, Francis's only stop sign was installed and a new wider road was put in front. Pearl, Melba, and helpers fed the road crew of fourteen men every day. Pearl ran the store until her death in 1964. The store still exists, now called the Frontier Store and Café.

## **Lemon's Grove**

Along the Provo River, at the foot of the butte known locally as Flat Top, lies a hidden paradise. Although the land has had several owners, it is known as Lemon's Grove, for the family who developed it and whose descendant still owns it.

The first owner of the land that was to become Lemon's Grove was Nathan Neibaur, who homesteaded the land in 1882. He sold the land to his brother-in-law, John Knight Smith O'Driscoll in 1889. In 1910 John sold 85 acres to William McClure Lemon Jr. William's son, William McClure Harper Lemon, bought the land in 1928. William was an avid fisherman and hunter and decided to develop it as a fishing resort. He persuaded the fish and game department to dump a load of fish into the river prior to the opening of the fishing season and any major holiday.

The first nine cabins were built in about 1933. They were rustic one-room cabins with one or two beds and a sheep-herder stove. A hand pump brought water from a spring above the Lemon's house, known as the O'Driscoll spring after John O'Driscoll. Some renters returned year after year, staying the whole summer. The Grove was also a popular venue for outings and picnics, and even a wedding. Most of the cabins have now been demolished, but the Grove still runs for family use.



## Frontier Days

On Labor Day in 1983, a small rodeo was held at the Francis City Park. From those humble beginnings, Francis Frontier Days has grown to a celebration that attracts crowds from all over the State. Frontier Days is held each Labor Day weekend and includes a RMPRA Rodeo Saturday night, a patriotic ceremony honoring veterans, concerts and live entertainment, and a movie night. Barebacks, Saddle Bronc, and Bull riding is held Monday, along with Kids Scrambles, Jr. Rodeo and sky divers! The celebration is growing each year, but still affords a great time for the whole family with a western down-home atmosphere.



## **General Plan Survey and Results**



## 2023 FRANCIS CITY GENERAL PLAN SURVEY

### PURPOSE

Our community is updating its general plan. A general plan guides a community in setting priorities and objectives for the next five to ten years. Please fill out this survey to help your local leaders know about your desires for the community's future. All ages are welcome to respond and responses are anonymous. The feedback will be used to complete a general plan update. Please respond for yourself, individually; if family members, friends, neighbors, or acquaintances would like to respond, please invite them to fill out their own survey. Additional copies are available at the Francis City office. The survey may also be completed online by following the QR code below.

### TELL US ABOUT YOURSELF

Are you a resident within city boundaries?

☐ Yes ☐ No

How many people live in your household? \_\_\_\_\_

Age?

Under 18 ☐ 19-35 ☐ 36-50 ☐

51-65 ☐ Over 65 ☐



### YOUR EXPERIENCE IN FRANCIS CITY

*Please describe how satisfied you are with the following community services (or lack thereof):*

Service	Very Dissatisfied	Dissatisfied	Satisfied	Very Satisfied	I Don't Know
Recreational facilities (parks, fields, etc.)					
Community events					
Community facilities (city hall & community building)					
Law enforcement					
Water (quality, availability)					
Road conditions					
Sidewalk availability					
Neighborhood housing & yard condition					
Snowplowing					
EMS (ambulance) and fire response					
Other:					

What two things do you appreciate most about living in your community?

1.

2.

What two things would you most like to change about your community?

1.

2.

## 2023 FRANCIS CITY GENERAL PLAN SURVEY

### COMMUNITY FUTURE

Data from the State of Utah predicts that population growth will continue in Francis City and the Kamas Valley. One reason housing costs are increasing is because more people want to live here than there are homes. Please state whether community leadership should **encourage or discourage** the following to accommodate population growth:

Housing Options	Strongly Discourage	Discourage	Encourage	Strongly Encourage	I Don't Know
New housing mostly in developed areas (around major streets and the town center).					
New housing mostly in undeveloped areas outside the current city limits.					
New housing in both developed and undeveloped areas.					
Restrict housing development as a strategy to slow growth and accept increased housing costs.					
Traditional subdivisions with large lot sizes and no required open space.					
Subdivisions with small lot sizes and required open space.					
Other:					

Please state whether community leadership should **encourage or discourage** the following types of land use:

Land Uses	Strongly Discourage	Discourage	Encourage	Strongly Encourage	I Don't Know
Single-family housing					
Multi-family housing (duplex - 4-plex)					
Apartments (greater than 4-plex)					
Small retail (restaurants, salons, repair)					
Large retail (grocery, national retailers)					
Light industrial/manufacturing					
Heavy industrial/manufacturing					
Agricultural					
Open space					
Other:					

Please describe how much you agree with the following:

I would **support increased taxes and fees** for improved or increased...

Service	Strongly Disagree	Disagree	Agree	Strongly Agree	I Don't Know
Law enforcement					
Recreational facilities (parks, fields, etc.)					
Secondary water system for outdoor use					
Economic development					
Sidewalk network					
Trail network					
Nuisance enforcement					
Road conditions					
EMS (ambulance) and fire response					
Other:					



## 2023 FRANCIS CITY GENERAL PLAN SURVEY

When considering the community's future, the issues you are most concerned about are (mark top 3):

- |                                                 |                                                   |                                                     |                                            |
|-------------------------------------------------|---------------------------------------------------|-----------------------------------------------------|--------------------------------------------|
| <input type="checkbox"/> Culinary water         | <input type="checkbox"/> Housing affordability    | <input type="checkbox"/> Nuisance/junk              | <input type="checkbox"/> Inadequate roads  |
| <input type="checkbox"/> Unchecked growth       | <input type="checkbox"/> Youth moving away        | <input type="checkbox"/> Recreational opportunities | <input type="checkbox"/> Crime             |
| <input type="checkbox"/> Economic vulnerability | <input type="checkbox"/> Employment opportunities | <input type="checkbox"/> Recreational facilities    | <input type="checkbox"/> Inadequate retail |
| <input type="checkbox"/> Not worried            | <input type="checkbox"/> Other:                   |                                                     |                                            |

Please describe how much you agree with the following statements:

I would like community leadership to work on creating economic development opportunities within our community.

Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

I would support community leadership if they decided to assess fines for properties with ongoing nuisance problems who refuse to participate in community clean-up activities.

Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please describe your desired future for your community in one sentence (for example: It will be ...):

Please indicate which option you agree with most: In my opinion, our community's current growth rate is ...

- |                                       |                                               |
|---------------------------------------|-----------------------------------------------|
| <input type="checkbox"/> Way too slow | <input type="checkbox"/> Slower than I'd like |
| <input type="checkbox"/> Just right   | <input type="checkbox"/> Faster than I'd like |
| <input type="checkbox"/> Way too fast |                                               |

### COMMUNITY CHARACTER

Please state how much you agree with the following: Community leadership should...

Character element	Strongly Disagree	Disagree	Agree	Strongly Agree	I Don't Know
Enforce nuisance ordinances that prohibit junk in yards					
Strictly regulate short-term rentals (Vrbo and Airbnb) to specific zones outside of neighborhoods					
Expand the community's trail network					
Adopt and enforce architectural and design standards for commercial buildings					
Separate commercial and residential land uses					
Adopt and enforce ordinances that protect our dark skies					
Other:					

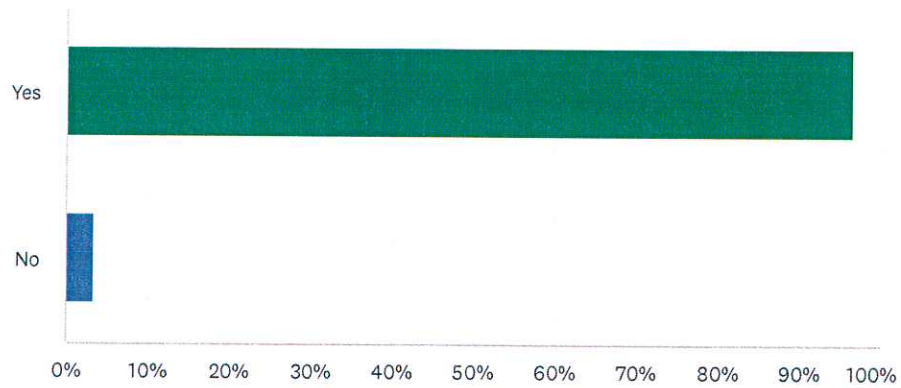
If you have additional comments or concerns, please attach them to your completed survey.

### NOW THAT YOU ARE FINISHED ...

Please return your survey to the Francis City Hall before July 15<sup>th</sup>. You may drop it off inside the office during regular business hours (Monday to Thursday 8 am to 4:30 pm), drop it off after hours and place it in the black mailbox outside of the building, or mail it back to us in an envelope addressed to 2317 S Spring Hollow Rd, Francis, Utah 84036. Survey data will be aggregated by staff and analyzed by local leadership to help shape the community's future. Please remember, only one survey per person. Thank you for your time!

## Q1 Are you a resident within city boundaries?

Answered: 145 Skipped: 3

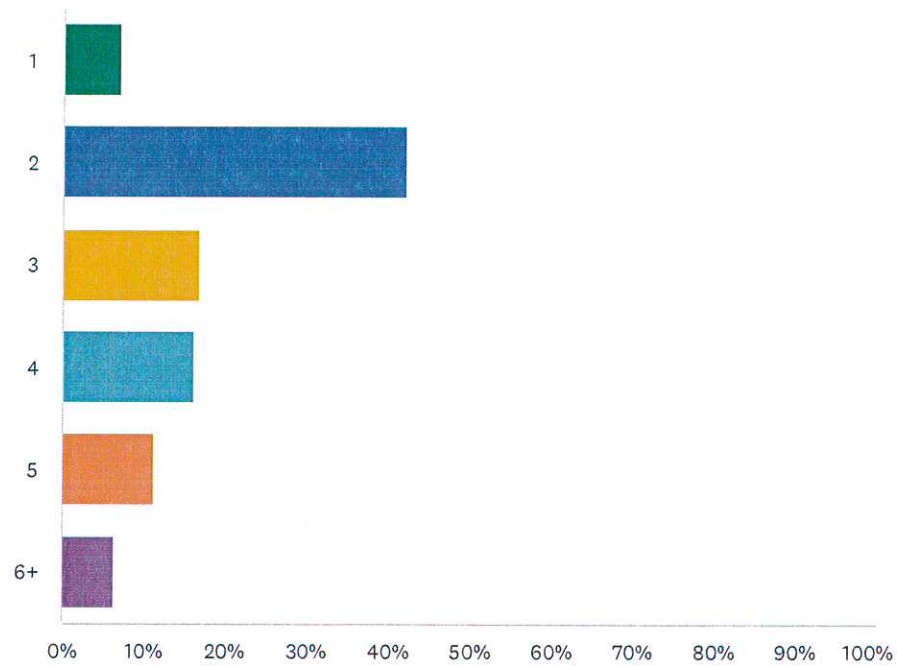


ANSWER CHOICES	RESPONSES	
Yes	96.55%	140
No	3.45%	5
TOTAL		145



## Q2 How many people live in your household?

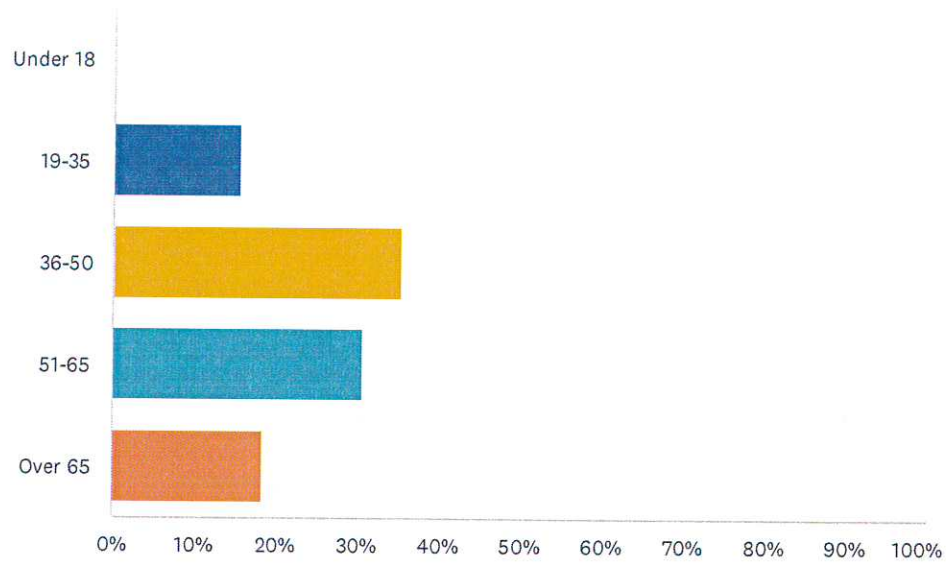
Answered: 142 Skipped: 6



ANSWER CHOICES	RESPONSES	
1	7.04%	10
2	42.25%	60
3	16.90%	24
4	16.20%	23
5	11.27%	16
6+	6.34%	9
TOTAL		142

## Q3 What is your age?

Answered: 147 Skipped: 1

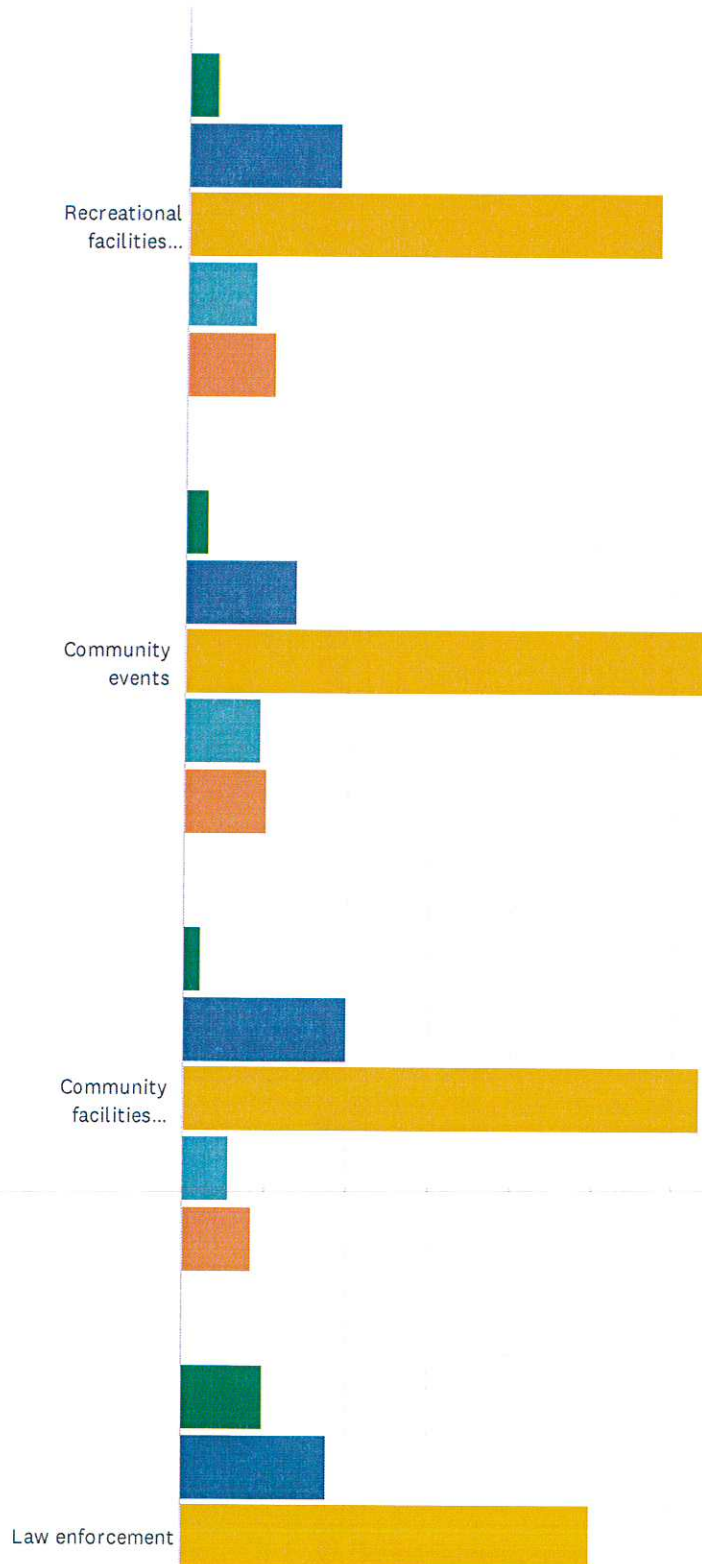


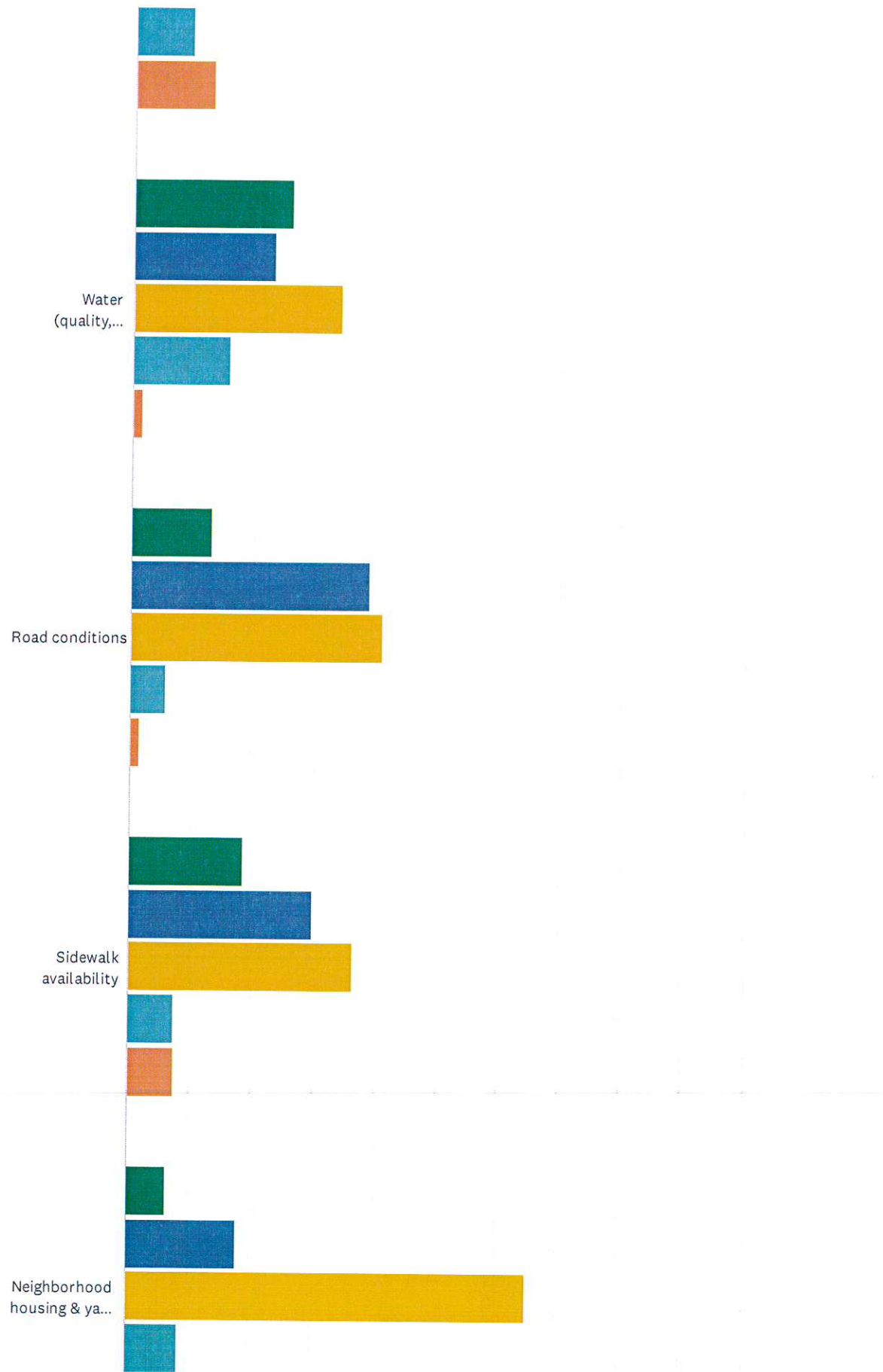
ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
19-35	15.65%	23
36-50	35.37%	52
51-65	30.61%	45
Over 65	18.37%	27
TOTAL		147



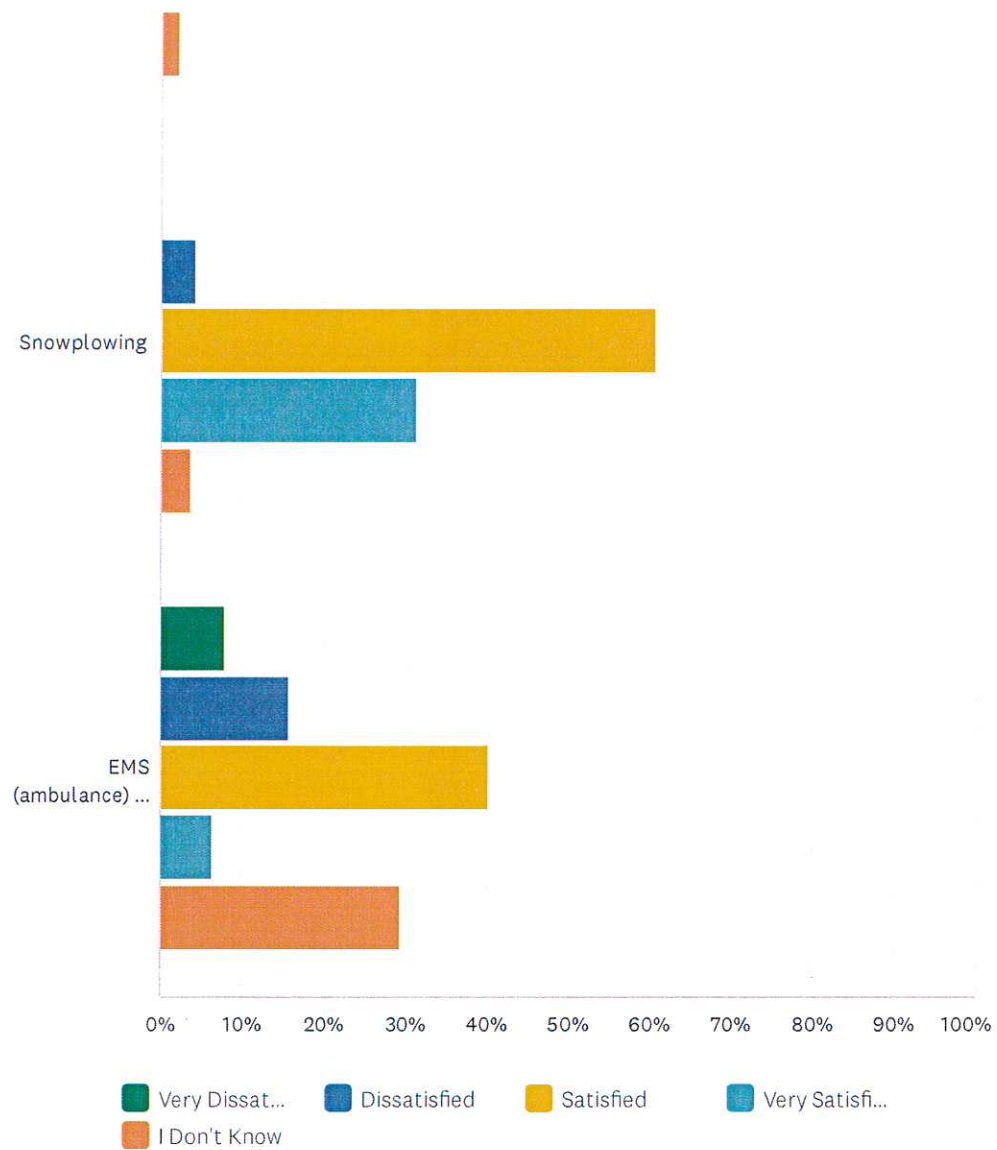
## Q4 Please describe how satisfied you are with the following community services (or lack thereof):

Answered: 140 Skipped: 8









	VERY DISSATISFIED	DISSATISFIED	SATISFIED	VERY SATISFIED	I DON'T KNOW	TOTAL
Recreational facilities (parks, fields, etc.)	3.60% 5	18.71% 26	58.27% 81	8.63% 12	10.79% 15	139
Community events	2.86% 4	13.57% 19	64.29% 90	9.29% 13	10.00% 14	140
Community facilities (city hall & community building)	2.16% 3	20.14% 28	63.31% 88	5.76% 8	8.63% 12	139
Law enforcement	10.00% 14	17.86% 25	50.00% 70	9.29% 13	12.86% 18	140
Water (quality, availability)	25.90% 36	23.02% 32	33.81% 47	15.83% 22	1.44% 2	139
Road conditions	12.95% 18	38.85% 54	41.01% 57	5.76% 8	1.44% 2	139
Sidewalk availability	18.66% 25	29.85% 40	36.57% 49	7.46% 10	7.46% 10	134
Neighborhood housing & yard condition	6.43% 9	17.86% 25	65.00% 91	8.57% 12	2.14% 3	140
Snowplowing	0.00% 0	4.29% 6	60.71% 85	31.43% 44	3.57% 5	140
EMS (ambulance) and fire response	7.91% 11	15.83% 22	40.29% 56	6.47% 9	29.50% 41	139

#	OTHER (PLEASE SPECIFY)	DATE
1	Need to figure out water before we approve more building	7/16/2023 1:32 PM
2	I wish there was a safer walkway on the busier main roads (mainly SR 32)	7/15/2023 11:55 AM
3	Satisfied with fire response, but we need better EMS response	7/15/2023 11:17 AM
4	Disappointed that kamas only has 1 ambulance available to the valley.	7/15/2023 11:13 AM
5	Very satisfied with city employees	7/14/2023 10:53 PM
6	Sorry, you know. The water. You've heard it a thousand times. The price compared to everyone else in the valley is bad. Our former mayor screwed up this town and then moved away.	7/14/2023 12:55 PM
7	Ambulance service under Park City is a problem. This effects the entire valley not just Francis.	7/14/2023 7:58 AM
8	Lack of landscaping and care from neighbor building their home (7 years so far) has led to voles and weeds in mine.	7/11/2023 11:48 PM
9	police presence	6/28/2023 11:56 AM
10	Why not have a community cleanup with dumpsters provided?	6/26/2023 11:49 PM
11	Very dissatisfied with the loss of open space.	6/15/2023 6:05 AM
12	Would like bike/walking trail to Kamas	6/6/2023 3:58 PM
13	would be nice to have our own EMS rather than sharing with all of summit county	6/6/2023 8:32 AM
14	Trash pickup is never on time. It took me five calls in to them just to get them to come out and replace my broken recycle can.	6/4/2023 2:14 PM



## Q5 What two things do you appreciate most about living in your community?

Answered: 122 Skipped: 26

ANSWER CHOICES		RESPONSES	
1.		100.00%	122
2.		88.52%	108
#	1.	DATE	
1	Quietness of Francis	7/18/2023 5:29 PM	
2	Quite for now	7/16/2023 1:32 PM	
3	Quiet	7/16/2023 12:40 PM	
4	Not too crowded	7/16/2023 12:27 AM	
5	That it is a small rural town.	7/15/2023 2:19 PM	
6	The people! Everyone is willing to help each other and look out for each other.	7/15/2023 11:55 AM	
7	I like the small town feel of the community. The bonding of the community when the call for action comes.	7/15/2023 11:17 AM	
8	I like the small town feel	7/15/2023 11:13 AM	
9	Quiet	7/14/2023 10:53 PM	
10	Location is nice	7/14/2023 10:49 PM	
11	Country life	7/14/2023 10:46 PM	
12	Small town feel	7/14/2023 10:02 PM	
13	The rural citizens	7/14/2023 9:28 PM	
14	Good neighbors/people	7/14/2023 3:53 PM	
15	The friendly nature of the community in general	7/14/2023 3:03 PM	
16	Small town	7/14/2023 12:55 PM	
17	Community helps take care of each other.	7/14/2023 12:21 PM	
18	People taking care of landscape	7/14/2023 10:08 AM	
19	Small town feel, and I'd like to keep it that way not turn this into the new lehi	7/14/2023 9:58 AM	
20	Beautiful farmland	7/14/2023 7:58 AM	
21	The slow pace of our city	7/13/2023 11:06 PM	
22	Beautiful neighborhoods	7/13/2023 11:06 PM	
23	Parks	7/13/2023 7:40 PM	
24	Open spaces	7/13/2023 6:03 PM	
25	Quiet safe environment to raise my family	7/13/2023 5:40 PM	
26	The beauty of the valley.	7/12/2023 9:34 PM	
27	country feeling	7/12/2023 9:27 PM	
28	The rural open space and wildlife it attracts.	7/12/2023 9:15 PM	

29	Remote, country style, open space	7/12/2023 9:06 PM
30	Sidewalks	7/12/2023 12:55 AM
31	Open space	7/12/2023 12:52 AM
32	Rural	7/12/2023 12:45 AM
33	Not very much anymore	7/12/2023 12:41 AM
34	Value placed on rural community and desire to preserve that.	7/12/2023 12:37 AM
35	Rural	7/12/2023 12:33 AM
36	Open spaces	7/12/2023 12:29 AM
37	Friendly neighbors	7/12/2023 12:26 AM
38	That it is small and friendly	7/12/2023 12:21 AM
39	The views	7/12/2023 12:16 AM
40	Large building lots with single family homes.	7/12/2023 12:13 AM
41	Country small town living and clean air	7/12/2023 12:08 AM
42	Natural beauty	7/11/2023 11:57 PM
43	Small town	7/11/2023 11:53 PM
44	Beauty	7/11/2023 11:49 PM
45	Open spaces	7/9/2023 10:52 AM
46	Open space, rural appeal	7/8/2023 8:18 AM
47	The rural nature of it.	7/8/2023 7:55 AM
48	Great people live here.	6/29/2023 9:08 PM
49	Rural, quiet	6/28/2023 6:48 PM
50	Quiet friendly neighbors	6/28/2023 6:43 PM
51	The people	6/28/2023 6:31 PM
52	Open area	6/28/2023 6:27 PM
53	View	6/28/2023 11:56 AM
54	The people!!	6/28/2023 11:42 AM
55	The small town atmosphere	6/28/2023 11:35 AM
56	I loved the slower pace and rural feel; it is being pushed out.	6/28/2023 11:29 AM
57	Rural living	6/28/2023 11:24 AM
58	Low amount of commercial buildings	6/27/2023 11:11 PM
59	small town feel	6/27/2023 11:03 PM
60	Lack of people, beautiful views with wide open spaces	6/27/2023 10:58 PM
61	Safe	6/27/2023 10:52 PM
62	Small town	6/27/2023 8:16 PM
63	Friendly people	6/27/2023 7:56 PM
64	Sense of community, neighbors helping neighbors	6/27/2023 5:12 PM
65	Rural feel	6/27/2023 12:15 AM
66	Rural aspect / low population	6/27/2023 12:09 AM



## Francis City General Plan Survey

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67	Its quiet. No loud noises. No big city traffic. No trains having to listen to.	6/26/2023 11:50 PM
68	Isolation, seclusion	6/26/2023 11:49 PM
69	Clean air and not too restrictive space (it is getting smaller)	6/26/2023 11:40 PM
70	Rural feel	6/24/2023 9:45 PM
71	Quiet, small community feel	6/23/2023 12:10 PM
72	Rural living	6/21/2023 7:48 PM
73	Small town	6/21/2023 5:42 PM
74	Open space	6/21/2023 5:14 PM
75	arena	6/21/2023 3:55 PM
76	Small town feel	6/21/2023 1:47 PM
77	The rural aspect	6/21/2023 11:21 AM
78	Rural atmosphere	6/21/2023 9:38 AM
79	Farming open space	6/20/2023 7:13 PM
80	The rural areas we still have left	6/19/2023 9:12 PM
81	Open space	6/15/2023 10:14 AM
82	Limited growth and small town feel	6/15/2023 9:31 AM
83	Open space	6/15/2023 6:05 AM
84	Location	6/14/2023 6:56 PM
85	The rural atmosphere	6/14/2023 6:26 PM
86	Rural spaces	6/13/2023 2:32 PM
87	Small Town feel	6/13/2023 10:05 AM
88	Small town'ness IE: quiet, know neighbors	6/13/2023 9:50 AM
89	Rural atmosphere	6/12/2023 4:04 PM
90	Friendly people	6/12/2023 9:07 AM
91	Quiet and peaceful	6/9/2023 8:25 AM
92	I love the people.	6/9/2023 6:30 AM
93	Great neighborhood- Wild Willow	6/8/2023 1:08 PM
94	The rural area	6/8/2023 11:41 AM
95	The way people combine and help each other.	6/8/2023 9:44 AM
96	Close-knit community	6/7/2023 9:12 PM
97	Friendly neighbors	6/7/2023 5:09 PM
98	Schools	6/7/2023 1:35 PM
99	Rural small town feel	6/6/2023 9:16 PM
100	The feel of living in the country and not being "Park City"	6/6/2023 9:13 PM
101	Friends	6/6/2023 3:58 PM
102	Open space	6/6/2023 11:42 AM
103	Beautiful	6/5/2023 6:59 PM
104	Quiet	6/5/2023 6:03 PM

## Francis City General Plan Survey

SurveyMonkey

105	Peace and quiet	6/5/2023 4:57 PM
106	Neighbors are great. Everyone looks out for one another.	6/5/2023 4:18 PM
107	The overall safe environment.	6/5/2023 1:41 PM
108	The beauty	6/5/2023 12:33 PM
109	It was quite and small	6/5/2023 9:59 AM
110	It's small community	6/5/2023 9:30 AM
111	Quiet and calm	6/4/2023 5:49 PM
112	Minimal light pollution	6/4/2023 5:37 PM
113	Rural vibe	6/4/2023 5:23 PM
114	Country Living	6/4/2023 4:46 PM
115	Open spaces	6/4/2023 3:59 PM
116	The people	6/4/2023 2:14 PM
117	Not a lot of houses	6/4/2023 1:49 PM
118	The fact that I know my neighbors	6/3/2023 4:04 PM
119	The low crime rate	6/2/2023 6:16 PM
120	Close to many trails and activities in the Uintahs	6/2/2023 4:23 PM
121	Rural are	6/2/2023 3:18 PM
122	Small and close-knit community	5/30/2023 9:41 PM
#	2.	DATE
1	Minimal housing developments	7/18/2023 5:29 PM
2	Beautiful place.... for now	7/16/2023 1:32 PM
3	Lack of people	7/16/2023 12:40 PM
4	Small town feel still	7/16/2023 12:27 AM
5	The beauty of the area and clean mountain air.	7/15/2023 2:19 PM
6	The beautiful rural landscape.	7/15/2023 11:55 AM
7	I love the rural aspect and feel of our community. The hay fields, the cows, the horses and the open space.	7/15/2023 11:17 AM
8	Wide open spaces	7/15/2023 11:13 AM
9	Open rural valley	7/14/2023 10:53 PM
10	Most people are nice	7/14/2023 10:49 PM
11	Knowing your neighbors	7/14/2023 10:02 PM
12	The beautiful open spaces	7/14/2023 9:28 PM
13	Small & quiet	7/14/2023 3:53 PM
14	The small size	7/14/2023 3:03 PM
15	Less buildings	7/14/2023 12:55 PM
16	Small town feel, however we're losing that very quickly.	7/14/2023 12:21 PM
17	Small town feel	7/14/2023 10:08 AM
18	Nature	7/14/2023 9:58 AM
19	Cool temperatures	7/14/2023 7:58 AM



## Francis City General Plan Survey

SurveyMonkey

20	Rural living	7/13/2023 11:06 PM
21	Snow removal	7/13/2023 7:40 PM
22	Beautiful skies	7/13/2023 6:03 PM
23	Friendly neighbors	7/13/2023 5:40 PM
24	Easy access to mountains and lakes.	7/12/2023 9:34 PM
25	open spaces	7/12/2023 9:27 PM
26	Being close to so many great outdoor activities, i.e. trails, etc.	7/12/2023 9:15 PM
27	No/low rental = community	7/12/2023 9:06 PM
28	Location	7/12/2023 12:55 AM
29	Location	7/12/2023 12:52 AM
30	People (and the lack thereof)	7/12/2023 12:45 AM
31	Friendly people	7/12/2023 12:37 AM
32	Low population	7/12/2023 12:33 AM
33	Small town feel	7/12/2023 12:29 AM
34	Small town feel	7/12/2023 12:26 AM
35	That it is spread out	7/12/2023 12:21 AM
36	The traditions	7/12/2023 12:16 AM
37	Friendly people	7/12/2023 12:08 AM
38	Access to everywhere	7/11/2023 11:57 PM
39	Kindness when in a bind (flooding)	7/11/2023 11:49 PM
40	It is Quiet	7/9/2023 10:52 AM
41	Dark skies	7/8/2023 8:18 AM
42	Being able to participate and be of service.	7/8/2023 7:55 AM
43	I appreciate the rural feel.	6/29/2023 9:08 PM
44	Good neighbors	6/28/2023 6:48 PM
45	Low crime	6/28/2023 6:43 PM
46	Nice yards	6/28/2023 6:31 PM
47	Quiet	6/28/2023 6:27 PM
48	Neighbors	6/28/2023 11:56 AM
49	The beauty!	6/28/2023 11:42 AM
50	The beautiful mountain views	6/28/2023 11:35 AM
51	Home is where your heart is. This is home.	6/28/2023 11:29 AM
52	Open space	6/28/2023 11:24 AM
53	sense of community, friendly neighbors	6/27/2023 11:03 PM
54	Low traffic, rural town feel	6/27/2023 10:58 PM
55	Quiet	6/27/2023 10:52 PM
56	Agriculture	6/27/2023 8:16 PM
57	Views	6/27/2023 7:56 PM

## Francis City General Plan Survey

## SurveyMonkey

58	Open spaces	6/27/2023 5:12 PM
59	Lack of development	6/27/2023 12:15 AM
60	Access to National Forest	6/27/2023 12:09 AM
61	Clear air and water	6/26/2023 11:49 PM
62	Somewhat space available	6/26/2023 11:40 PM
63	Close to amenities but not in the city	6/24/2023 9:45 PM
64	Water/sewer at affordable rates	6/23/2023 12:10 PM
65	Not dense in population	6/21/2023 7:48 PM
66	Rural agriculture	6/21/2023 5:42 PM
67	Efforts to preserve the town	6/21/2023 5:14 PM
68	community events	6/21/2023 3:55 PM
69	Friendly people	6/21/2023 1:47 PM
70	Fewer citizens	6/21/2023 11:21 AM
71	Small residential community	6/21/2023 9:38 AM
72	Clean air	6/20/2023 7:13 PM
73	Agricultural orientation	6/15/2023 10:14 AM
74	The people and location	6/15/2023 9:31 AM
75	Agriculture community	6/15/2023 6:05 AM
76	Small town feel	6/14/2023 6:56 PM
77	Open space	6/14/2023 6:26 PM
78	Farmland	6/13/2023 2:32 PM
79	Sense of community	6/13/2023 10:05 AM
80	Open Space!!	6/13/2023 9:50 AM
81	Small town feel	6/12/2023 9:07 AM
82	No street lights	6/8/2023 1:08 PM
83	Good neighbors	6/8/2023 11:41 AM
84	The open space, fields, farm land, etc. And access to outdoor recreation.	6/8/2023 9:44 AM
85	Farm/ag life	6/7/2023 9:12 PM
86	Parks	6/7/2023 5:09 PM
87	Quiet Small town feeling	6/7/2023 1:35 PM
88	Little to no traffic	6/6/2023 9:16 PM
89	Our neighbors.	6/6/2023 9:13 PM
90	Neighbors	6/6/2023 3:58 PM
91	Quiet	6/5/2023 6:59 PM
92	Safe	6/5/2023 6:03 PM
93	Friendly neighbors	6/5/2023 4:57 PM
94	Space!! Like the open space.	6/5/2023 4:18 PM
95	Delicious water, clean air	6/5/2023 1:41 PM



## Francis City General Plan Survey

SurveyMonkey

96	Beautiful scenery	6/5/2023 9:59 AM
97	Beautiful scenery	6/5/2023 9:30 AM
98	Rural feel	6/4/2023 5:37 PM
99	Proximity to Heber, PC, and highway	6/4/2023 5:23 PM
100	Great place to raise a family	6/4/2023 4:46 PM
101	Away from high density housing	6/4/2023 3:59 PM
102	The quiet night.	6/4/2023 2:14 PM
103	Small	6/4/2023 1:49 PM
104	I feel safe sending kids to the park (across the street)	6/3/2023 4:04 PM
105	Great neighbors	6/2/2023 6:16 PM
106	Blue skies	6/2/2023 4:23 PM
107	Not crowded	6/2/2023 3:18 PM
108	Proximity to recreational activities	5/30/2023 9:41 PM

## Q6 What two things would you most like to change about your community?

Answered: 124 Skipped: 24

ANSWER CHOICES		RESPONSES	
1.		100.00%	124
2.		83.87%	104
#	1.	DATE	
1	Less housing developments	7/18/2023 5:29 PM	
2	More communication	7/16/2023 1:32 PM	
3	Need secondary water	7/16/2023 12:40 PM	
4	No more building	7/16/2023 12:27 AM	
5	More affordable housing	7/15/2023 2:19 PM	
6	The fact that every single summer we end up on water restrictions.	7/15/2023 11:55 AM	
7	I would like more dedicated walkways and trails for pedestrians and bikes. It is not easy to get around francis without putting yourself in harms way on two lane roads	7/15/2023 11:17 AM	
8	Too many developments currently going in	7/15/2023 11:13 AM	
9	We need public open space along the Provo River!	7/14/2023 10:53 PM	
10	The amount of traffic and noise - dirt bikes should not be on city streets or around neighborhoods.	7/14/2023 10:49 PM	
11	Staying more country	7/14/2023 10:46 PM	
12	Stop building!!!!!!!!	7/14/2023 10:02 PM	
13	Ridgeline building	7/14/2023 9:28 PM	
14	No more development	7/14/2023 3:53 PM	
15	Ability to use the water I pay for on a monthly basis	7/14/2023 3:03 PM	
16	Keep it small	7/14/2023 12:55 PM	
17	Stop the moratorium to not water, I pay a bill for so much, I'm allowed to use it.	7/14/2023 12:21 PM	
18	No loose dogs running around	7/14/2023 10:08 AM	
19	Slow down the growth!! It's too much too fast. We moved away from the city for a reason and now its turning into that same thing	7/14/2023 9:58 AM	
20	Slow the growth	7/14/2023 7:58 AM	
21	Less crowded housing	7/13/2023 11:06 PM	
22	Water issues	7/13/2023 11:06 PM	
23	Public Works Director work ethic	7/13/2023 7:40 PM	
24	The amount of house that keeps getting approved when we continue to have water restrictions.	7/13/2023 7:27 PM	
25	So many developments being allowed in	7/13/2023 6:03 PM	
26	Less new construction	7/13/2023 5:40 PM	
27	The amount of semi-truck traffic and the types of light industrial businesses allowed within the city.	7/12/2023 9:34 PM	



## Francis City General Plan Survey

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28	affordable housing for our youth	7/12/2023 9:27 PM
29	Slow down the growth.	7/12/2023 9:15 PM
30	Allowing large development without bringing water to the table	7/12/2023 9:06 PM
31	More connecting paths to Kamas	7/12/2023 12:55 AM
32	More walking/bike paths	7/12/2023 12:52 AM
33	Accept and manage growth. Its not going to stop.	7/12/2023 12:48 AM
34	Bike trail	7/12/2023 12:45 AM
35	Less housing projects	7/12/2023 12:41 AM
36	Improved recreational facilities.	7/12/2023 12:37 AM
37	Recreational opportunities	7/12/2023 12:33 AM
38	Over development	7/12/2023 12:29 AM
39	Add some commercial	7/12/2023 12:21 AM
40	Smart growth	7/12/2023 12:16 AM
41	Lower water cost. The city wanted larger lots 20 years ago - now we are penalized for taking care of them.	7/12/2023 12:08 AM
42	The community is building and growing. Its not quiet anymore, not to mention expensive to live here.	7/12/2023 12:03 AM
43	Yards taken care of	7/11/2023 11:57 PM
44	Lack of dogs on leash	7/11/2023 11:49 PM
45	More trails and sidewalks for non motorized transport	7/9/2023 10:52 AM
46	Stop growth!!!!	7/8/2023 2:46 PM
47	Pothole fill on side roads (SRs are ok)	7/8/2023 8:18 AM
48	More speed on 32 and 35.	7/8/2023 7:55 AM
49	I'm glad more parks are coming in, but I really would love a splash pad!	6/29/2023 9:08 PM
50	Stop development. Especially "gated communities" (like Victory of Greed Ranch). How many gold courses that no one uses do we need?	6/28/2023 6:48 PM
51	Hilltop repave. Street maintenance. Standards for developer's original roadways are very poor. Curb and gutters should be required! And sidewalks should be concrete, not asphalt!	6/28/2023 6:43 PM
52	Patrolling the main roads.	6/28/2023 6:36 PM
53	Speeding kids on ATVs	6/28/2023 6:31 PM
54	Fewer people moving in	6/28/2023 6:27 PM
55	The number of children riding around on ATVs	6/28/2023 11:56 AM
56	The growth	6/28/2023 11:42 AM
57	I think there should be a theme like Midway - so fun to visit.	6/28/2023 11:35 AM
58	Slow down growth. Take into the consideration the current residents.	6/28/2023 11:29 AM
59	Upgrade water and sewer system	6/28/2023 11:24 AM
60	Lower sewage bill. \$65 month is too high.	6/27/2023 11:11 PM
61	bad roads	6/27/2023 11:03 PM
62	Having a few dining options	6/27/2023 10:58 PM
63	Schools - overcrowded, poor education, mean kids, no parent discipline. Too much community	6/27/2023 10:52 PM

	growth and zero attention to education.	
64	The cost of water!	6/27/2023 10:45 PM
65	Growing too fast	6/27/2023 8:16 PM
66	More businesses	6/27/2023 7:56 PM
67	It would be great to see more local business to draw/keep \$\$\$ in Francis. Food, shopping, etc	6/27/2023 5:12 PM
68	Stop building - strict building requirements	6/27/2023 12:15 AM
69	Significantly reduce the rate of housing development	6/27/2023 12:09 AM
70	Codes and ordinances enforced	6/26/2023 11:49 PM
71	Get junk cars, trucks, and general junk out of yards	6/26/2023 11:40 PM
72	Traffic	6/24/2023 9:45 PM
73	Trail connectivity to other trail systems in the area, including a trail/path to Kamas	6/23/2023 12:10 PM
74	Less approval on building on lots smaller than .50 acre	6/21/2023 7:48 PM
75	Slow housing growth	6/21/2023 5:42 PM
76	Please landscape and maintain the new park equipment. It's covered in thistle and has giant holes	6/21/2023 5:14 PM
77	too much housing being built	6/21/2023 3:55 PM
78	Less development	6/21/2023 11:21 AM
79	Too much multi family housing developments	6/21/2023 9:38 AM
80	Stop extra growth	6/20/2023 7:13 PM
81	The growth. There's way too many new subdivisions going in. The view, the water availability, and the rural community we moved into is gone.	6/19/2023 9:12 PM
82	Less building	6/19/2023 3:25 PM
83	Slow development	6/15/2023 10:14 AM
84	Stop building new home developments	6/15/2023 9:31 AM
85	Housing density with new construction	6/15/2023 6:05 AM
86	The amount of growth approved by city officials who do not care for the longevity or overall happiness of our community	6/14/2023 6:56 PM
87	The rapid growth, it needs to stop. Everything I love about this place is being destroyed	6/14/2023 6:26 PM
88	Squire more land for open spaces	6/13/2023 2:32 PM
89	Stop the growth	6/13/2023 10:05 AM
90	People using roads (Lambert, Hallum) as a drag strip!	6/13/2023 9:50 AM
91	Less planned/new development	6/12/2023 4:04 PM
92	Sidewalks on the main roads only (SR32), not in the neighborhoods	6/12/2023 9:07 AM
93	More sidewalks and walking paths	6/9/2023 8:25 AM
94	We need a safe place to walk. A paved path.	6/9/2023 6:30 AM
95	More services-better grocery store	6/8/2023 1:08 PM
96	Less growth	6/8/2023 11:41 AM
97	Higher community give back expectations for developers in the form of community parks, trails, walkways, etc	6/8/2023 9:44 AM
98	Bike path to kamas	6/7/2023 9:12 PM



## Francis City General Plan Survey

SurveyMonkey

99	Better shopping options (food, entertainment)	6/7/2023 5:09 PM
100	Growing too fast want the small town feeling again. No apartments and condo's	6/7/2023 1:35 PM
101	Slow the growth/responsible development	6/6/2023 9:16 PM
102	Add sidewalks on Foothill drive. It's a very dangerous road to walk, bike, drive on!	6/6/2023 9:13 PM
103	Roads are bad	6/6/2023 11:42 AM
104	stop building till we have sufficient water	6/6/2023 8:32 AM
105	More law enforcement to enforce speed limits.	6/5/2023 6:59 PM
106	Bike trails (more)	6/5/2023 6:03 PM
107	If you're going to restrict my water use, charge me for what I use.	6/5/2023 4:57 PM
108	Would like to see some non motorized trails	6/5/2023 4:18 PM
109	East side police department desperate from summit county sheriff	6/5/2023 1:41 PM
110	Follow through with building plans that "improve" our city that are approved, ie if we're told there's a park being put it make them put it in instead of skimping and letting racketball and basketball courts count as a "park". And them not finishing promised walking trails/sidewalks ect.	6/5/2023 12:33 PM
111	The fast traffic	6/5/2023 9:59 AM
112	Need more commercial business	6/5/2023 9:30 AM
113	Limit growth to water availability	6/4/2023 5:49 PM
114	Hotel accommodations	6/4/2023 5:37 PM
115	Less growth with responsible water use restrictions including xeriscaping	6/4/2023 5:23 PM
116	Growth slow down	6/4/2023 4:46 PM
117	More walking/biking trails	6/4/2023 3:59 PM
118	Road condition	6/4/2023 2:14 PM
119	More water	6/4/2023 1:49 PM
120	I would like to see a kamas valley police force.	6/3/2023 4:04 PM
121	The amount of broken down cars and left over construction materials In people's back yard	6/2/2023 6:16 PM
122	Over development!!!!	6/2/2023 4:23 PM
123	Prevent high density housing developments	6/2/2023 3:18 PM
124	More trails	5/30/2023 9:41 PM
#	<b>2.</b>	<b>DATE</b>
1	Lower density housing and more hobby farms 5 acres+ size lots	7/18/2023 5:29 PM
2	No more building	7/16/2023 12:40 PM
3	Less construction	7/16/2023 12:27 AM
4	Less people moving in.	7/15/2023 2:19 PM
5	A safer path on SR 32	7/15/2023 11:55 AM
6	We have a couple good parks, but they have not been taken care of, our parks are being overrun with thorny weeds. They need much more attention to keep them up.	7/15/2023 11:17 AM
7	Better I upkeep of parks and rec	7/15/2023 11:13 AM
8	Preserve open space! Don't fill everything where crops and farming/ranching occur. Put housing away from farms.	7/14/2023 10:53 PM

## Francis City General Plan Survey

SurveyMonkey

9	Water situations	7/14/2023 10:02 PM
10	Better road maintenance	7/14/2023 9:28 PM
11	No more development	7/14/2023 3:53 PM
12	Infrastructure and roadways that can actually accommodate a growing population	7/14/2023 3:03 PM
13	Secondary outdoor water to lower cost	7/14/2023 12:55 PM
14	Stop / slow the building. There's no reason to have home atop homes, put a minimum of 1/2 acre to each new home per new subdivisions.	7/14/2023 12:21 PM
15	More stores--grocery and food	7/14/2023 10:08 AM
16	Water!! There's not enough to go around and it's ridiculously expensive. Surrounding towns don't have such expensive water nor water issues but Francis does...	7/14/2023 9:58 AM
17	Slow the growth	7/14/2023 7:58 AM
18	The summer water problem	7/13/2023 11:06 PM
19	Slightly too much growth	7/13/2023 11:06 PM
20	Affordable housing	7/13/2023 7:40 PM
21	The lack of communication when there is an issue. A reverse 911 would be helpful to let the community know why we are not to be watering instead of a road sign.	7/13/2023 7:27 PM
22	Na	7/13/2023 6:03 PM
23	Better street maintenance	7/13/2023 5:40 PM
24	The danger, noise, dirt caused by these business and the lack of supervision by the town and police.	7/12/2023 9:34 PM
25	Large developers without water and school incentives	7/12/2023 9:06 PM
26	More infrastructure, food, services	7/12/2023 12:55 AM
27	More athletic fields	7/12/2023 12:52 AM
28	Small businesses	7/12/2023 12:45 AM
29	Letting building stop the views - especially existing homes	7/12/2023 12:41 AM
30	Improved communication.	7/12/2023 12:37 AM
31	Affordable housing under 300k	7/12/2023 12:33 AM
32	Park City influence	7/12/2023 12:29 AM
33	Open space that is publicly accessible and trails	7/12/2023 12:21 AM
34	Community commitment	7/12/2023 12:16 AM
35	More retail - too many subdivisions going in.	7/12/2023 12:08 AM
36	More stuff to do. Francis is very boring. Parks, activities for families. A cleanup weekend like Kamas. I know I'm not the only one who needs to haul stuff away.	7/12/2023 12:03 AM
37	More sidewalks	7/11/2023 11:57 PM
38	Ideas that your choices only impact you (dogs, other animals, kids, yard, extreme outdoor lighting)	7/11/2023 11:49 PM
39	Water availability in the summer	7/9/2023 10:52 AM
40	Stop growth!!!!	7/8/2023 2:46 PM
41	The junk yards, storing unused equipment on pieces of property and maintenance on those properties.	7/8/2023 7:55 AM
42	I wish there were sidewalk availability everywhere.	6/29/2023 9:08 PM



43	Speeding on Hallam & Lambert should be controlled. 35 mph would be reasonable; but 50 mph is typical and dangerous. Prohibit yard junk (wrecked vehicles) and unmuffled ATV/motorcycles.	6/28/2023 6:43 PM
44	No more housing.	6/28/2023 6:36 PM
45	Excessive noise	6/28/2023 6:31 PM
46	Not allowing shipping containers in people's yards - more restrictions on placement	6/28/2023 11:56 AM
47	I would like the mindset to keep this a small town. Perhaps join with Wasatch County - much better services. Too many city employees!	6/28/2023 11:35 AM
48	We need more law enforcement presence to slow people down!	6/28/2023 11:29 AM
49	Less building that is already putting a strain on the inadequate systems	6/28/2023 11:24 AM
50	fast development	6/27/2023 11:03 PM
51	Poor planning - lots of building. No sidewalks to keep kids safe. No secondary water. Mountainland homes build for "new families" and sold at absurd prices defeating the point. SAD!!	6/27/2023 10:52 PM
52	The need for secondary water	6/27/2023 8:16 PM
53	Additional planned development	6/27/2023 7:56 PM
54	Adding more housing without adding the business resources to support it	6/27/2023 5:12 PM
55	Paths for biking	6/27/2023 12:15 AM
56	Junk cars and trash removed	6/26/2023 11:49 PM
57	Find ways to make the city appear clean and orderly	6/26/2023 11:40 PM
58	Affordability	6/24/2023 9:45 PM
59	More commercial developments - particularly gas station	6/23/2023 12:10 PM
60	Better than water management with secondary water. Pressurized irrigation would be nice	6/21/2023 7:48 PM
61	Speed enforcement	6/21/2023 5:42 PM
62	Tighter law enforcement regulation for speeding	6/21/2023 5:14 PM
63	would love a round pen at the arena complex	6/21/2023 3:55 PM
64	More affordable housing	6/21/2023 11:21 AM
65	City Government not acting in best interests of residents	6/21/2023 9:38 AM
66	2nd water system	6/20/2023 7:13 PM
67	More city control over developers	6/19/2023 3:25 PM
68	Response time for emergency services	6/15/2023 10:14 AM
69	Too much growth	6/15/2023 9:31 AM
70	Loss of open space	6/15/2023 6:05 AM
71	Location of growth within Francis: density should be located heat the city center, not at the city limits towards Woodland	6/14/2023 6:56 PM
72	Wild increase in demand for water and infrastructure that we just don't have, and available water especially is finite	6/14/2023 6:26 PM
73	Keep large housing developments to larger parcels	6/13/2023 2:32 PM
74	Only allow building when there is sufficient water for everyone to use as desired	6/13/2023 10:05 AM
75	More restaurant options	6/12/2023 9:07 AM
76	Shared spaces in neighborhoods	6/9/2023 8:25 AM

## Francis City General Plan Survey

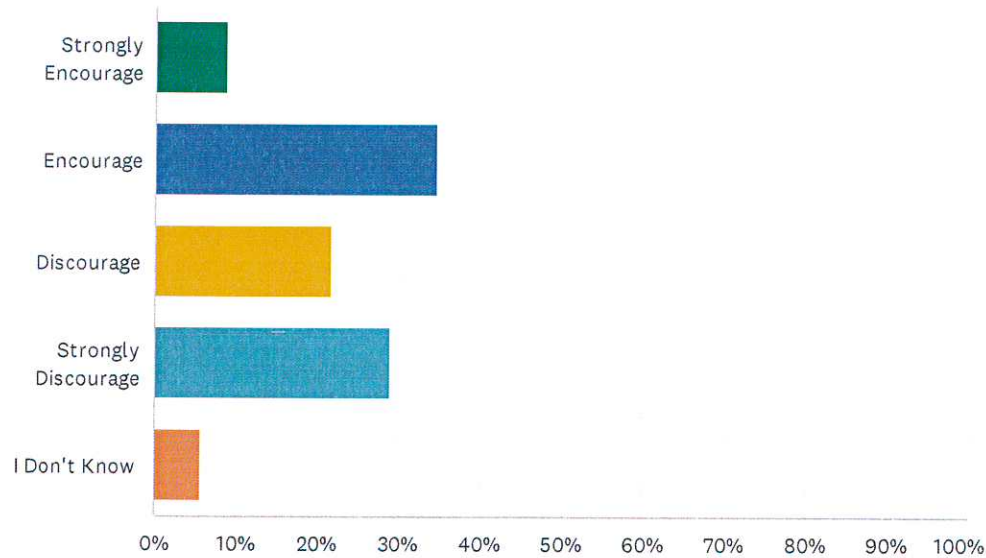
SurveyMonkey

77	No multi family housing	6/8/2023 1:08 PM
78	Less density	6/8/2023 11:41 AM
79	Connecting trails between communities, non motorized methods of transportation.	6/8/2023 9:44 AM
80	Stop the development, keep open spaces	6/7/2023 9:12 PM
81	Improved neighborhood roads	6/7/2023 5:09 PM
82	Water is too much especially with the growth we're having.	6/7/2023 1:35 PM
83	More law enforcement/speed reduction measures on the roads or separate sidewalks for pedestrian/child safety	6/6/2023 9:16 PM
84	Need more access to trails	6/6/2023 9:13 PM
85	No sidewalk	6/6/2023 11:42 AM
86	Maybe host a city cleanup to encourage homeowners to get rid of junk	6/5/2023 6:59 PM
87	Walking paths (more)	6/5/2023 6:03 PM
88	KIDS on motorcycles, 4wheeler and atv's ON THE ROADS!!! They drive WAY too fast and absolutely reckless. I've had way too many close calls and really love to live my life without running over a kid!	6/5/2023 4:57 PM
89	Slow development.	6/5/2023 4:18 PM
90	Beautification with sidewalks, community parks, bike trails, etc.	6/5/2023 1:41 PM
91	More events, Francis city clean up, the Christmas bonfire, ect.	6/5/2023 12:33 PM
92	Slow down building	6/5/2023 9:59 AM
93	Need police enough for traffic	6/5/2023 9:30 AM
94	Limited restaurants/food options	6/4/2023 5:37 PM
95	Irrigation water for new developments	6/4/2023 5:23 PM
96	Not much I would change	6/4/2023 4:46 PM
97	Slow housing developments	6/4/2023 3:59 PM
98	Amount of sidewalks	6/4/2023 2:14 PM
99	Less construction	6/4/2023 1:49 PM
100	I'd like to see more bud I was infrastructure. Not storage units but services for the valley. We rely too heavily on our property taxes and need to diversify our tax base.	6/3/2023 4:04 PM
101	Dumpster days like Kamas has every year	6/2/2023 6:16 PM
102	Talk of the need for more trails when we live so close to so many in the Uintahs	6/2/2023 4:23 PM
103	Allow secondary housing on exist homes, unsure 1200 square feet	6/2/2023 3:18 PM
104	More restaurants and retail	5/30/2023 9:41 PM



Q7 New housing mostly in developed areas (around major streets and the town center).

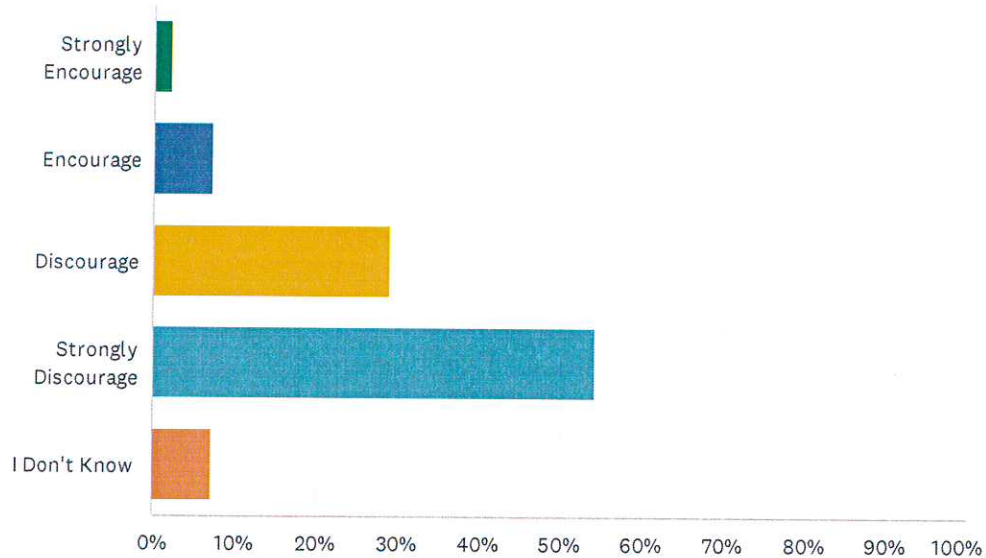
Answered: 138 Skipped: 10



ANSWER CHOICES	RESPONSES	
Strongly Encourage	8.70%	12
Encourage	34.78%	48
Discourage	21.74%	30
Strongly Discourage	28.99%	40
I Don't Know	5.80%	8
TOTAL		138

## Q8 New housing mostly in undeveloped areas outside the current city limits.

Answered: 138 Skipped: 10

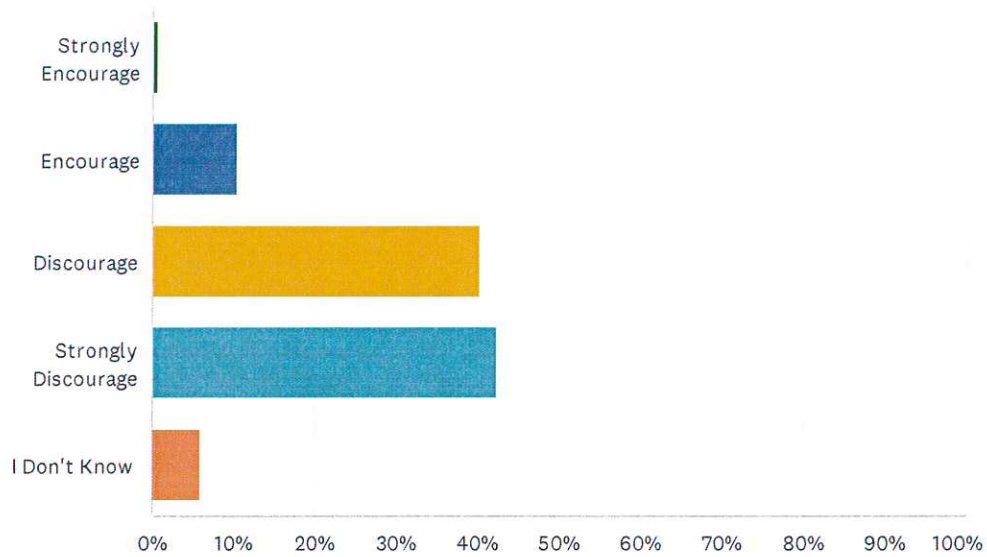


ANSWER CHOICES	RESPONSES	
Strongly Encourage	2.17%	3
Encourage	7.25%	10
Discourage	28.99%	40
Strongly Discourage	54.35%	75
I Don't Know	7.25%	10
TOTAL		138



## Q9 New housing in both developed and undeveloped areas.

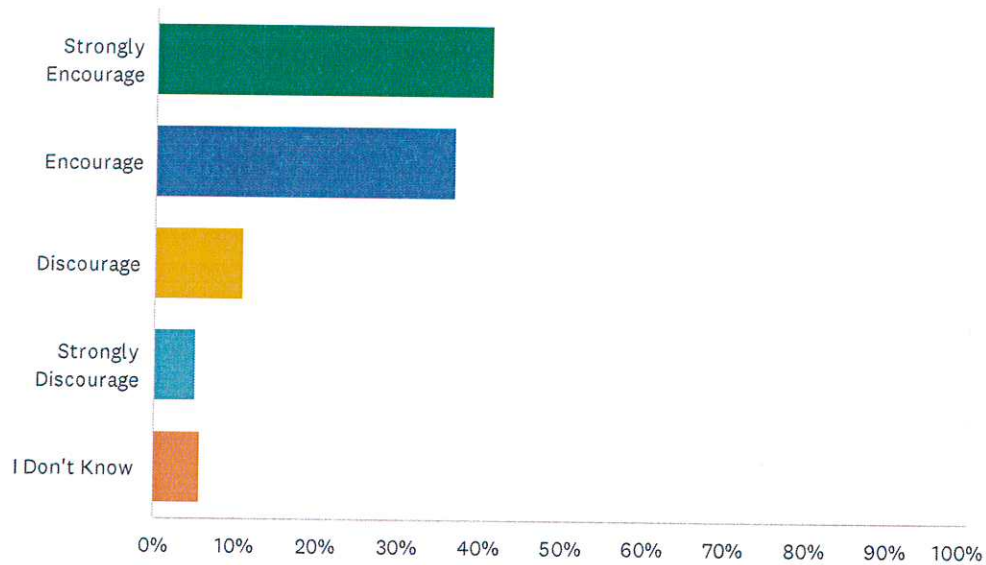
Answered: 134 Skipped: 14



ANSWER CHOICES	RESPONSES	
Strongly Encourage	0.75%	1
Encourage	10.45%	14
Discourage	40.30%	54
Strongly Discourage	42.54%	57
I Don't Know	5.97%	8
TOTAL		134

## Q10 Restrict housing development as a strategy to slow growth and accept increased housing costs.

Answered: 138 Skipped: 10

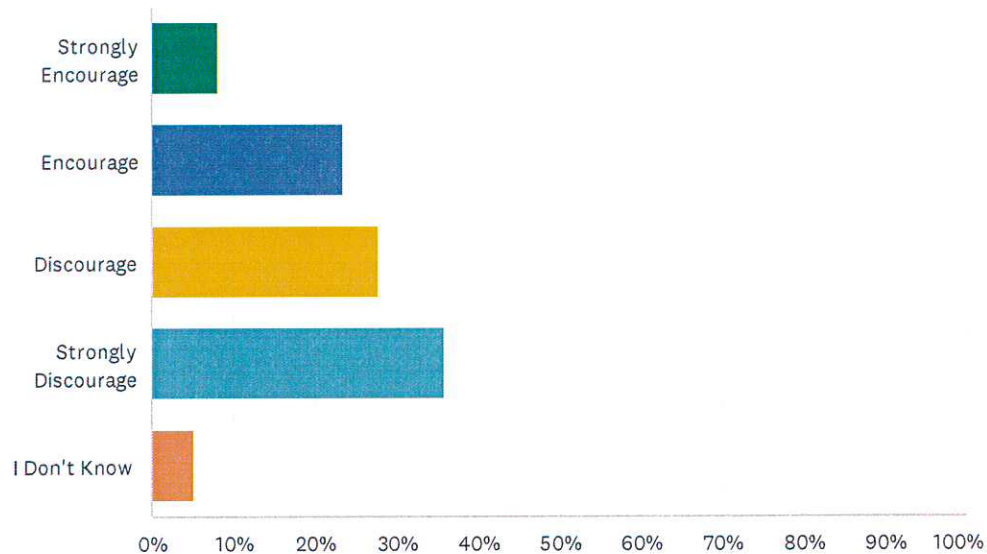


ANSWER CHOICES	RESPONSES	
Strongly Encourage	41.30%	57
Encourage	36.96%	51
Discourage	10.87%	15
Strongly Discourage	5.07%	7
I Don't Know	5.80%	8
TOTAL		138



## Q11 Traditional subdivisions with large lot sizes and no required open space.

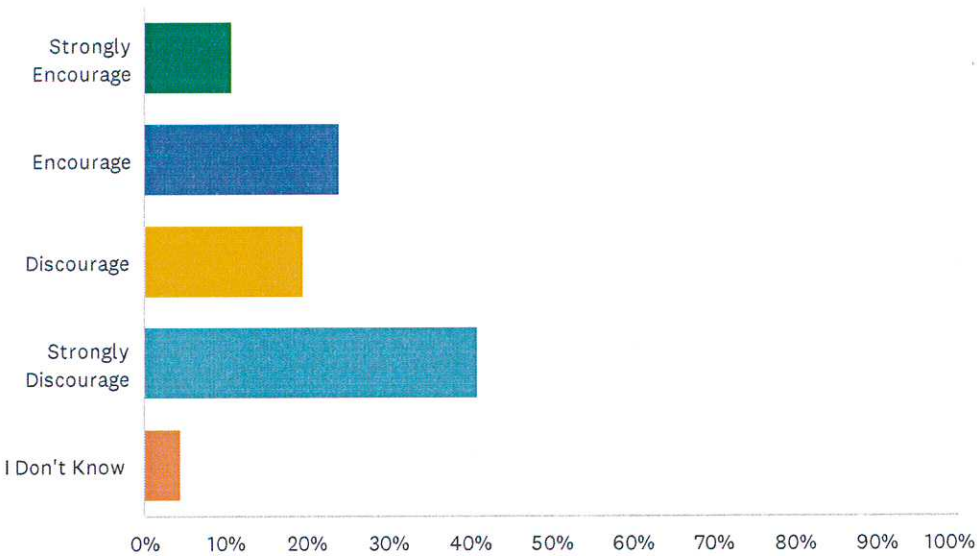
Answered: 137 Skipped: 11



ANSWER CHOICES	RESPONSES	
Strongly Encourage	8.03%	11
Encourage	23.36%	32
Discourage	27.74%	38
Strongly Discourage	35.77%	49
I Don't Know	5.11%	7
TOTAL		137

Q12 Subdivisions with small lot sizes and required open space.

Answered: 137    Skipped: 11



ANSWER CHOICES	RESPONSES	
Strongly Encourage	10.95%	15
Encourage	24.09%	33
Discourage	19.71%	27
Strongly Discourage	40.88%	56
I Don't Know	4.38%	6
TOTAL		137



## Q13 Other:

Answered: 42 Skipped: 106

#	RESPONSES	DATE
1	More people in the valley means more water consumption and also higher crime rate	7/16/2023 1:36 PM
2	Hold on building, it is going to fast.	7/16/2023 12:28 AM
3	Growth will happen, we know that. But it would sure be nice to have some areas that are kept as open fields. There also is the water issue. If we are on such strict water restrictions after a great winter/spring, why are we building more homes that need more water? It's extremely frustrating as a homeowner to pay so much for water and then not be able to use it and have lawns and plants die.	7/15/2023 11:59 AM
4	I think we need to allow more housing density around the city center. We need less density, larger lot size, and more open space as we get outside of city limits. In the city center, we need affordable housing for teachers, EMT, EMS, Police, nurses, and service employees	7/15/2023 11:20 AM
5	Strongly encourage keeping Francis rural.	7/14/2023 10:54 PM
6	1/2 acre minimum lot size, we chose Francis because we wanted a rural community and not looking 🙄 into my neighbors homes.	7/14/2023 3:06 PM
7	New homes in subdivisions should have to have a minimum of 1/2 acres each.	7/14/2023 12:25 PM
8	Slow the growth down! It's too much too fast and ruining this small town.	7/14/2023 10:00 AM
9	Partner with organizations that offer affordable housing options for community workers, such as teachers, EMS, healthcare staff, law enforcement, etc. The mountain lands developments are great and provide a variety of demographics to a community where lower income levels are being priced out. Wasatch county has several home developments that are restricted to income levels in the aforementioned careers. Research opportunities like that for our community.	7/13/2023 11:10 PM
10	I would love to see less housing and less traffic	7/13/2023 11:07 PM
11	Large lot size, low lighting	7/12/2023 9:08 PM
12	I think we need a mix of affordable and more expensive housing, but should try to acquire open space.	7/12/2023 12:22 AM
13	We need the right water infrastructure in place before we can permit any further growth.	7/9/2023 10:54 AM
14	Stop growth!!!!	7/8/2023 2:47 PM
15	I have worked in urban areas all my life - urban problems will come if you allow exponential growth as you have been.	6/27/2023 11:13 PM
16	Needs schools and salaries for good teachers before more growth.	6/27/2023 10:53 PM
17	New housing developing has gotten out of hand. Needs to be slowed way down.	6/26/2023 11:50 PM
18	Limit sq ft of turf, encourage water wise planting.	6/26/2023 11:49 PM
19	Require open space development of trails Look at connectivity possibilities	6/21/2023 5:44 PM
20	no more housing developments on the hillside. It's destroying the views	6/21/2023 3:58 PM
21	Large lot sizes with required open space. I would like to see more affordable housing, but even the new townhomes being built in town are being sold at ridiculous prices. I think all housing should be owner occupied with no short term rentals or long term rentals unless they're an accessory use to the property and the main structure of the property is owner occupied.	6/21/2023 11:25 AM
22	The City has too much development already approved for small and multi family housing beyond what City and valley infrastructure can handle including especially the school system	6/21/2023 9:42 AM

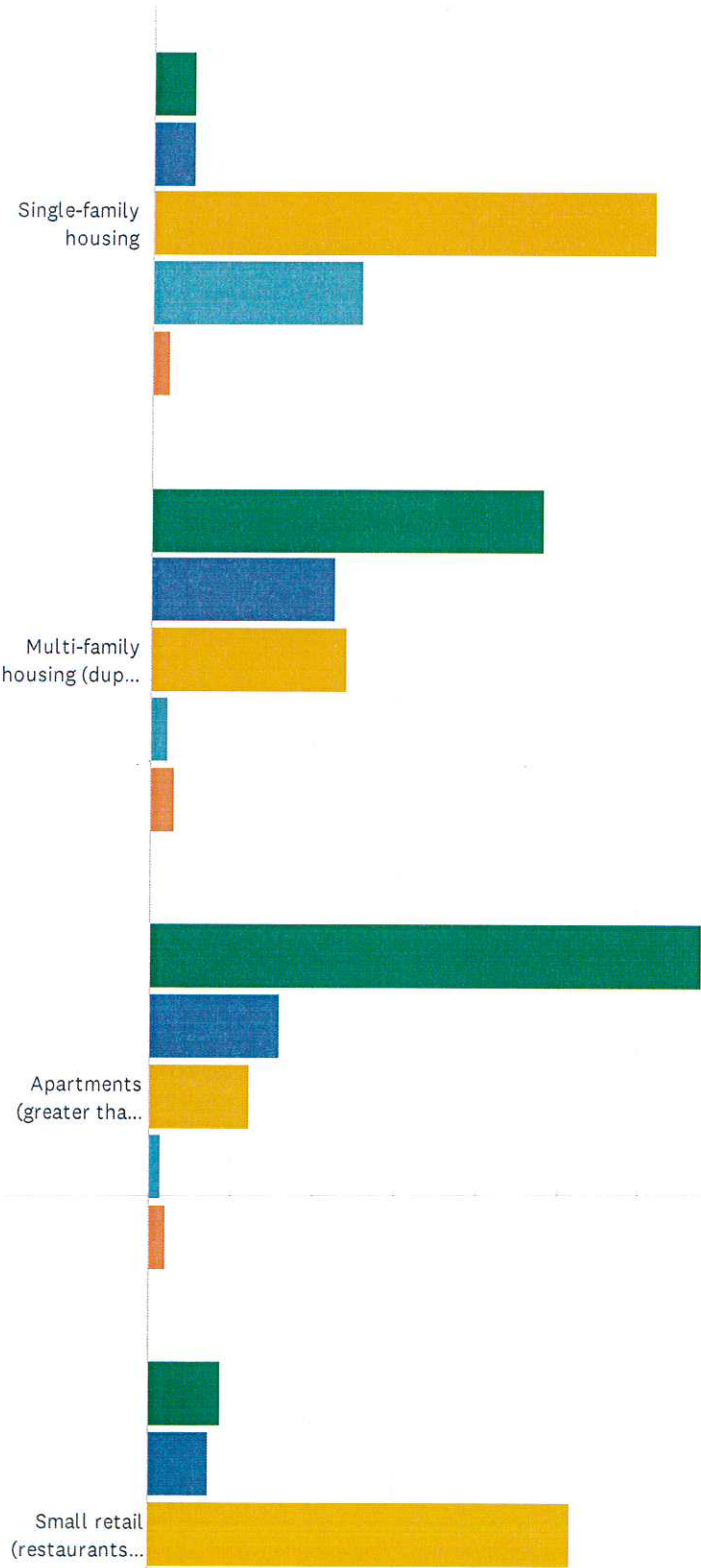


and water

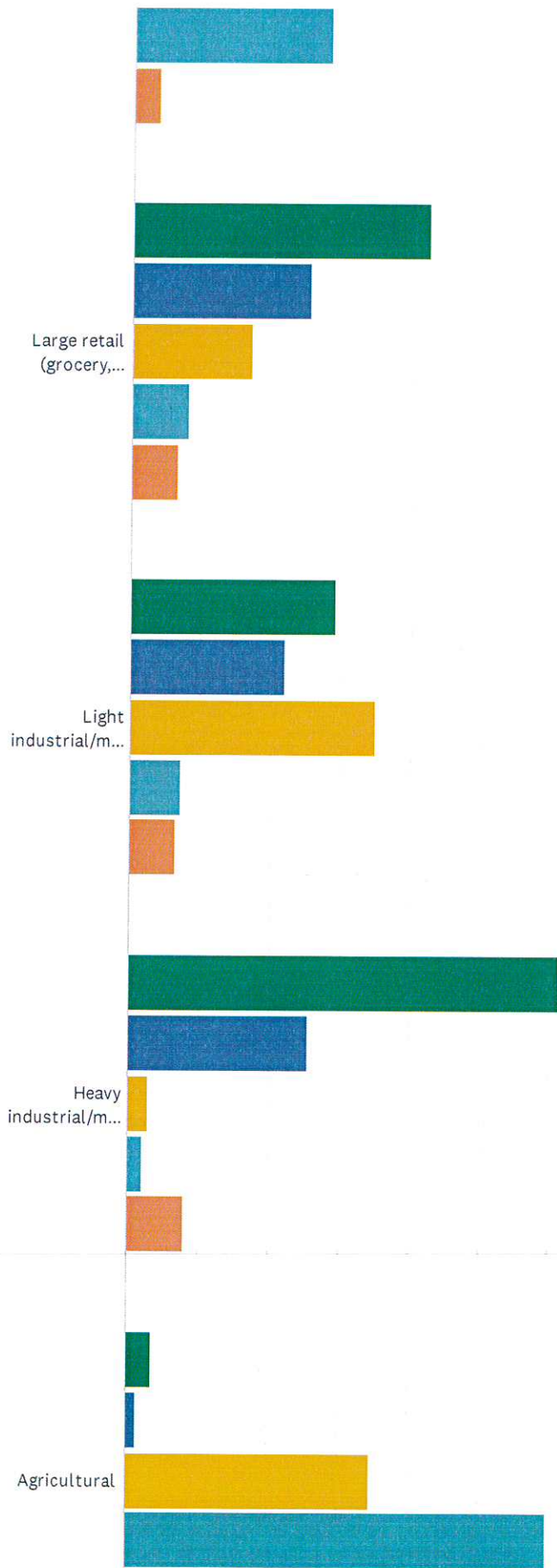
23	Trying to create affordable housing is encouraging too much density and the housing doesn't end up being affordable we just end up with too much density. Restrict townhouses too.	6/15/2023 6:08 AM
24	Large lots meaning 2 acres per lot or more. Francis city doesn't have the ability to support open areas for the community without making life more unreasonable for the people who live here. Francis is a small town, with very few employees and shouldn't keep expanding when they are unable to do what is needed now with what little we have	6/14/2023 7:01 PM
25	The problem with "open space" development is that while there are green areas of open space, it still trashes ecosystems and hurts wildlife because that space often isn't actually usable for them. A halt on development is better.	6/14/2023 6:37 PM
26	I would like to see large lot size and open space.	6/9/2023 6:32 AM
27	Large lot sizes and required open space. :)	6/8/2023 9:47 AM
28	I would like to see the city's master plan and how we are planning to accommodate the current new developments before opening up for more development. I would also like to see commercial opportunities available to combat increased housing costs.	6/7/2023 9:16 PM
29	People move here to get away from over developed land with houses. We like the open farmland. If you want to build more houses, please no subdivisions with 50 houses on a few acres. Build 1 home for every 1-2 acres. That's why people move out here. Not to see what their neighbor is doing in their bathroom.	6/7/2023 5:12 PM
30	With our towns water issues there should be a moratorium on building.	6/7/2023 1:38 PM
31	People have property rights so they only way to control growth is zoning. It's tough because I want it to be affordable for my kids to live here in the future but at what cost to the lifestyle/small town rural feel? If I wanted to live in the city I would move to Salt Lake or Utah county and is it our job as a community to ensure affordability? Some of us sacrifice a lot to pay the price to live here and work hard for it because we love this valley.	6/6/2023 9:27 PM
32	Developers should bear the cost to bring up the infrastructure to accommodate the new development	6/6/2023 1:17 PM
33	No more building for now	6/6/2023 8:33 AM
34	We don't have enough water for the people who already live here.	6/5/2023 4:58 PM
35	Large lot sizes with open space	6/5/2023 1:42 PM
36	KEEP FRANCIS RURAL stop letting anyone and everyone with money build more and more subdivisions when our water and sewer can't keep up with what we already have!	6/5/2023 12:34 PM
37	Make open space mandatory for new developments	6/4/2023 5:50 PM
38	Xeriscaping requirements for new developments. Irrigation water availability. Slow growth with infrastructure included in plans.	6/4/2023 5:25 PM
39	I want to slow growth but I also want opportunities for my children to be able to live here. This is important that they can continue to live here if they chose.	6/4/2023 4:53 PM
40	Please be judicious with the land. We moved up here for more space and less people than SLC. We love the feel of being close to the mountains, not the feel of a busy town or city. We understand growth will happen, just try to keep the small town feel. Large lots with open space requirements.	6/4/2023 4:02 PM
41	Until we know there is water available for the housing we have, we need to stop building. We also need put an emphasis on affordable deed restricted housing so that folks can afford to live in the valley.	6/3/2023 4:12 PM
42	Stop high density building	6/2/2023 4:25 PM

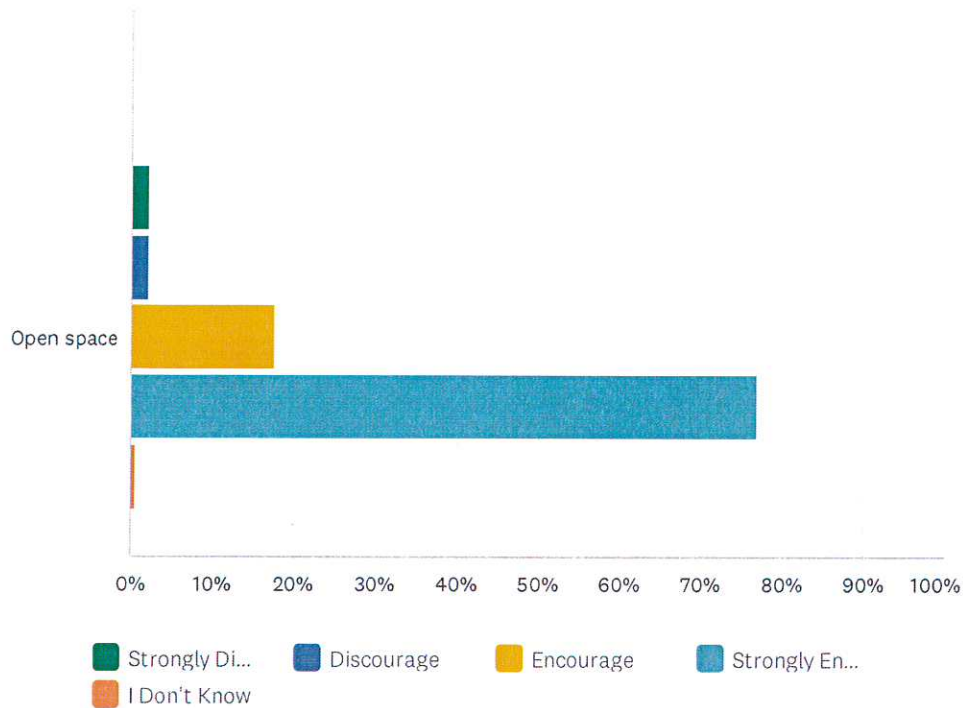
Q14 Please state whether community leadership should encourage or discourage the following types of land use:

Answered: 137 Skipped: 11









	STRONGLY DISCOURAGE	DISCOURAGE	ENCOURAGE	STRONGLY ENCOURAGE	I DON'T KNOW	TOTAL
Single-family housing	5.15% 7	5.15% 7	61.76% 84	25.74% 35	2.21% 3	136
Multi-family housing (duplex - 4-plex)	48.18% 66	22.63% 31	24.09% 33	2.19% 3	2.92% 4	137
Apartments (greater than 4-plex)	67.88% 93	16.06% 22	12.41% 17	1.46% 2	2.19% 3	137
Small retail (restaurants, salons, repair)	8.89% 12	7.41% 10	51.85% 70	28.15% 38	3.70% 5	135
Large retail (grocery, national retailers)	42.54% 57	25.37% 34	17.16% 23	8.21% 11	6.72% 9	134
Light industrial/manufacturing	29.20% 40	21.90% 30	35.04% 48	7.30% 10	6.57% 9	137
Heavy industrial/manufacturing	61.31% 84	25.55% 35	2.92% 4	2.19% 3	8.03% 11	137
Agricultural	3.70% 5	1.48% 2	34.81% 47	60.00% 81	0.00% 0	135
Open space	2.22% 3	2.22% 3	17.78% 24	77.04% 104	0.74% 1	135

#	OTHER (PLEASE SPECIFY)	DATE
1	Freeze growth. If subdivisions/homes have not been built within 5 years, make them reapply. How can we know water impact without control? That was then - this is now.	7/18/2023 5:31 PM
2	Keep density in city center only	7/15/2023 11:25 AM
3	Keep the high density housing contiguous near the city center.	7/15/2023 11:21 AM
4	The City needs commercial over more residential development and City Government has not	6/21/2023 9:44 AM

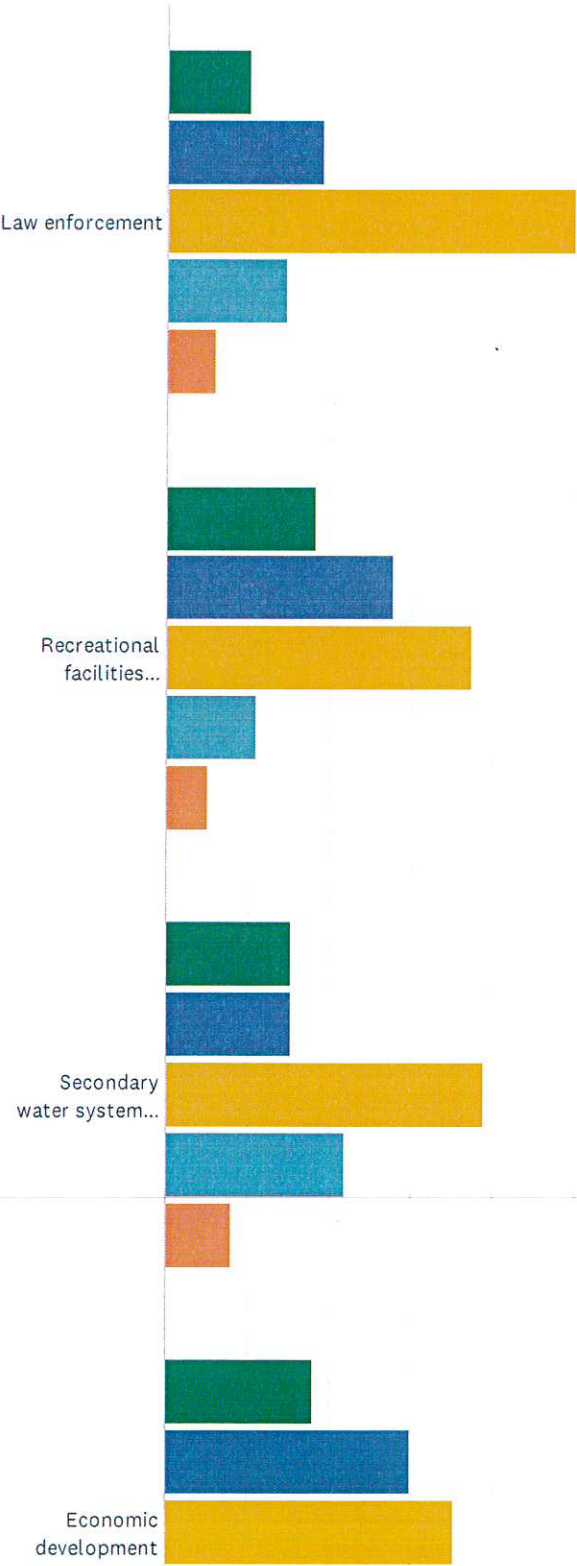
acted in best interest of residents in this regard in the past

5	Restrict to lot size and density of new construction.	6/15/2023 6:09 AM
6	This valley doesn't have the infrastructure to double its current residence. Residences of Francis who have lived here for years or most their life shouldn't suffer or go without basic necessities like water so developers and corrupt city officials to make more money or use out little town as a stepping stone to better their life while leaving us to pay for their actions	6/14/2023 7:07 PM
7	Development in this valley is destroying what makes it beautiful and special	6/14/2023 6:38 PM
8	If people want to go to big box stores or common chains they can drive there quickly enough. But a few small/unique shops that encourage entrepreneurship and shopping local/keeping money in the community should be encouraged. Also hate to say it but the city needs a little bit of commercial tax revenue.	6/6/2023 9:31 PM
9	Local businesses ought to strong encouraged before large chains.	6/3/2023 4:13 PM

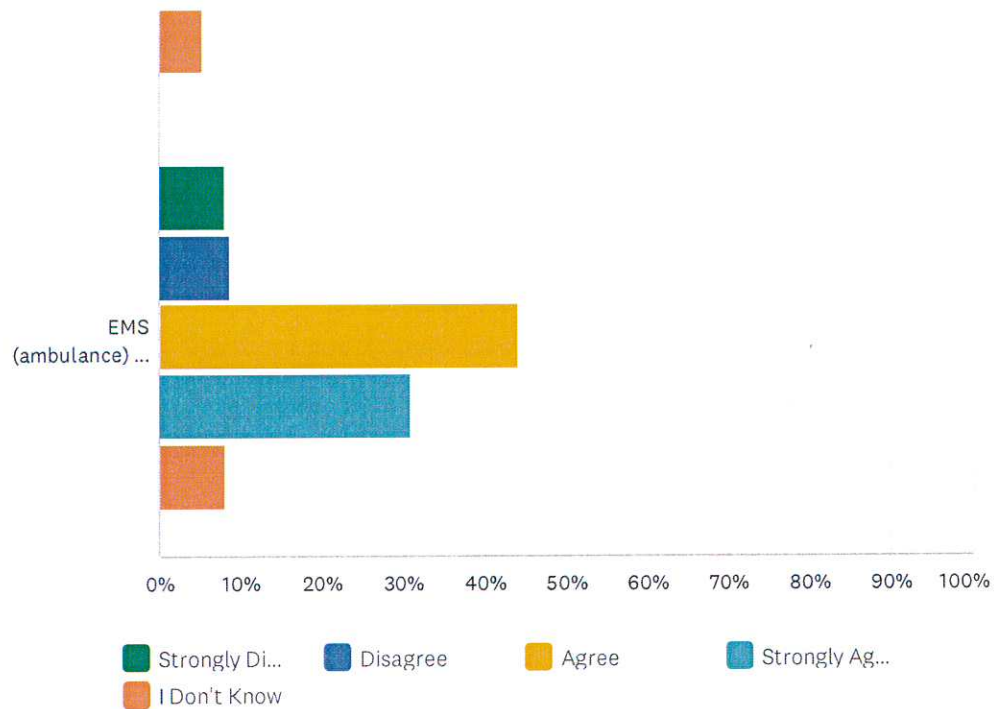


Q15 Please describe how much you agree with the following: I would support increased taxes and fees for improved or increased...

Answered: 136 Skipped: 12







	STRONGLY DISAGREE	DISAGREE	AGREE	STRONGLY AGREE	I DON'T KNOW	TOTAL
Law enforcement	10.29% 14	19.12% 26	50.00% 68	14.71% 20	5.88% 8	136
Recreational facilities (parks, fields, etc.)	18.38% 25	27.94% 38	37.50% 51	11.03% 15	5.15% 7	136
Secondary water system for outdoor use	15.44% 21	15.44% 21	38.97% 53	22.06% 30	8.09% 11	136
Economic development	18.05% 24	30.08% 40	35.34% 47	6.77% 9	9.77% 13	133
Sidewalk network	23.13% 31	26.87% 36	23.88% 32	17.91% 24	8.21% 11	134
Trail network	16.91% 23	13.24% 18	31.62% 43	33.82% 46	4.41% 6	136
Nuisance enforcement	14.81% 20	22.96% 31	33.33% 45	17.78% 24	11.11% 15	135
Road conditions	7.52% 10	12.78% 17	52.63% 70	21.80% 29	5.26% 7	133
EMS (ambulance) and fire response	8.09% 11	8.82% 12	44.12% 60	30.88% 42	8.09% 11	136

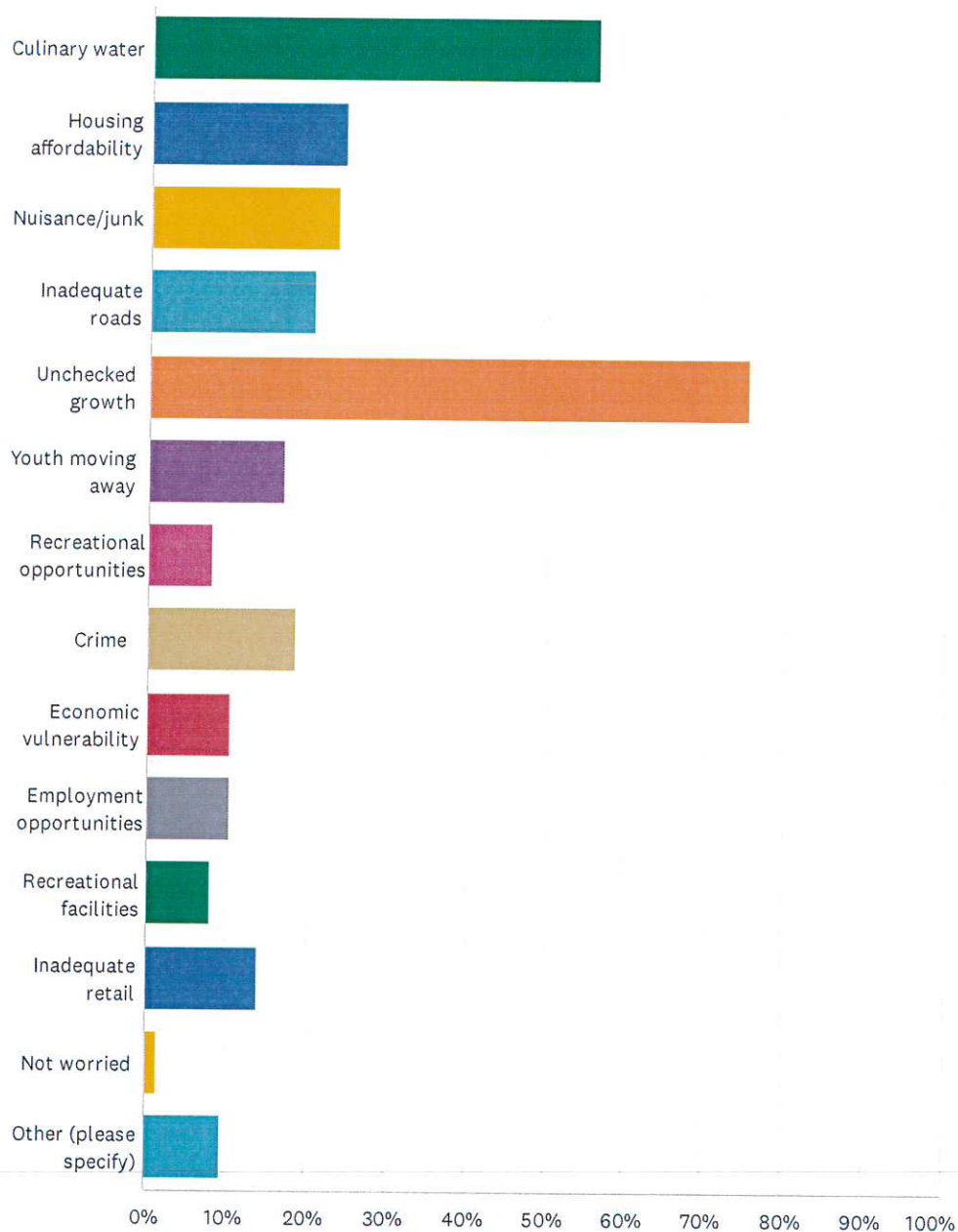
#	OTHER (PLEASE SPECIFY)	DATE
1	Increase taxes for open space.	7/14/2023 10:55 PM
2	No trail system, we live at the base of a mountain range with numerous trails	7/14/2023 10:08 PM
3	I already pay high fees to have secondary outside watering. I pay the county taxes to have law enforcement.	7/14/2023 12:32 PM
4	Don't increase taxes they already doubled	7/12/2023 12:34 AM



5	Taxes increased to fix roads, but the roads have not been fixed!	6/28/2023 6:38 PM
6	Speed bumps/dips along Wild Willow Drive PLEASE!!!	6/28/2023 11:44 AM
7	Way late to think about secondary water city-wide	6/26/2023 11:49 PM
8	We should start with a walking path around the perimeter of the town property	6/21/2023 1:54 PM
9	No increased fees or taxes for any of these things on residents	6/21/2023 9:46 AM
10	I have no faith in Francis cities financial decisions, they should have never became their own city. That being said, I'm interested in this city being smarter with their water. Why does Francis city charge its residence more for water than any other town in Kamas valley when the water comes from Woodland? Woodland landowners pay a fraction of what we pay for water. Francis city residences are paying for the mismanagement of this city and it continues to happen. An example: we have a water shortage so Francis city decides to build additional large grass fields, unbelievable!	6/14/2023 7:23 PM
11	Not sure what you mean by "Nuisance". Skunks are a nuisance as are kids on motor bikes. Totally different. Tough question.	6/13/2023 9:53 AM
12	I think Francis does a great job with first responder response times and I see many police driving around. There doesn't seem to be much nuisance either.	6/7/2023 5:14 PM

# Q16 When considering the community's future, the issues you are most concerned about are (mark top 3):

Answered: 135 Skipped: 13



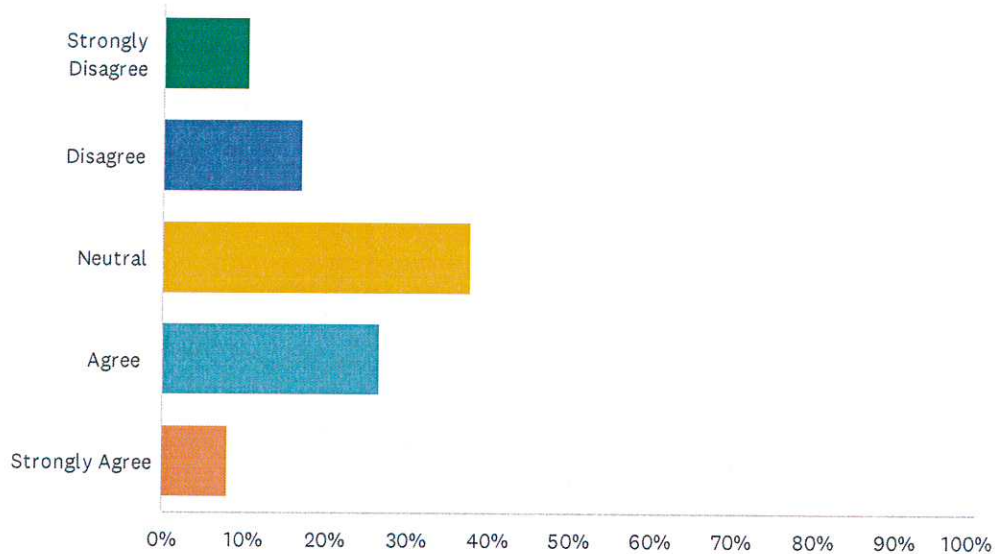
ANSWER CHOICES	RESPONSES	
Culinary water	56.30%	76
Housing affordability	24.44%	33
Nuisance/junk	23.70%	32
Inadequate roads	20.74%	28
Unchecked growth	75.56%	102
Youth moving away	17.04%	23
Recreational opportunities	8.15%	11
Crime	18.52%	25
Economic vulnerability	10.37%	14
Employment opportunities	10.37%	14
Recreational facilities	8.15%	11
Inadequate retail	14.07%	19
Not worried	1.48%	2
Other (please specify)	9.63%	13
Total Respondents: 135		

#	OTHER (PLEASE SPECIFY)	DATE
1	To many people for the valley	7/16/2023 12:32 AM
2	Retain rural/country nature of our city.	7/14/2023 10:56 PM
3	Mark me down for water twice	7/14/2023 12:58 PM
4	Losing small town feel and open spaces between homes	7/14/2023 10:04 AM
5	Water infrastructure in place to support future growth.	7/9/2023 11:02 AM
6	Pothole repair	7/8/2023 8:31 AM
7	Illegal immigrants	6/28/2023 6:46 PM
8	Children/pedestrian safety in Wild Willow especially. Speeding on Wild Willow Drive and running the stop signs is ridiculous.	6/28/2023 11:46 AM
9	Government interference	6/28/2023 11:37 AM
10	Noise and light pollution	6/15/2023 10:21 AM
11	Francis city officials being allowed to continue making poor decisions for the community for personal gain	6/14/2023 7:31 PM
12	Inadequate infrastructure and dwindling water supply (just because shares exist doesn't mean the water does)	6/14/2023 6:48 PM
13	Youth moving away is tied with affordable housing. One seems to equal the other.	6/7/2023 9:22 PM



## Q17 I would like community leadership to work on creating economic development opportunities within our community.

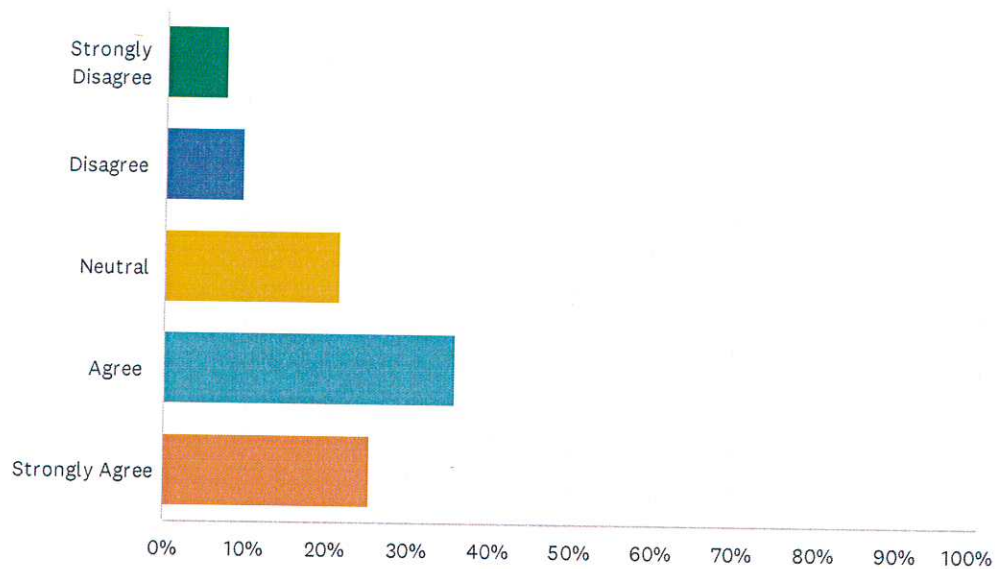
Answered: 135 Skipped: 13



ANSWER CHOICES	RESPONSES	
Strongly Disagree	10.37%	14
Disagree	17.04%	23
Neutral	37.78%	51
Agree	26.67%	36
Strongly Agree	8.15%	11
TOTAL		135

Q18 I would support community leadership if they decided to assess fines for properties with ongoing nuisance problems who refuse to participate in community clean-up activities.

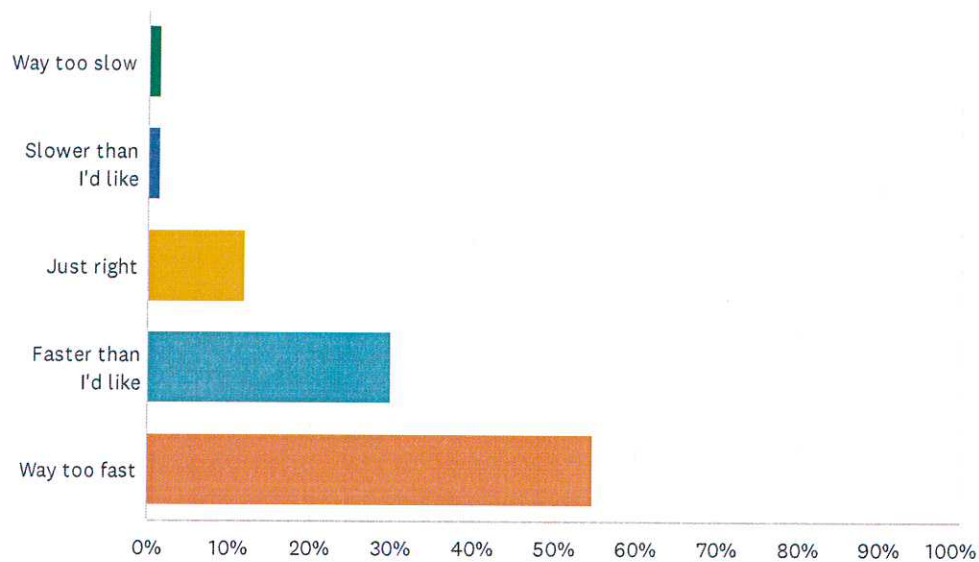
Answered: 134 Skipped: 14



ANSWER CHOICES	RESPONSES	
Strongly Disagree	7.46%	10
Disagree	9.70%	13
Neutral	21.64%	29
Agree	35.82%	48
Strongly Agree	25.37%	34
TOTAL		134

## Q19 In my opinion, our community's current growth rate is:

Answered: 133 Skipped: 15



ANSWER CHOICES	RESPONSES	
Way too slow	1.50%	2
Slower than I'd like	1.50%	2
Just right	12.03%	16
Faster than I'd like	30.08%	40
Way too fast	54.89%	73
TOTAL		133



## Q20 Please describe your desired future for your community in one sentence (for example: It will be ...):

Answered: 73 Skipped: 75

#	RESPONSES	DATE
1	Maintain low density of homes and quiet, rural nature of Francis.	7/18/2023 5:32 PM
2	A healthy slow, steady, and well-planned growing community that is safe and keeps its rural feel.	7/15/2023 12:03 PM
3	I would like Francis to have a well thoughtout and defined growth plan which allows for Families of all income levels to live up here.	7/15/2023 11:29 AM
4	Summit County gave Oakley open space by the Weber River. They should give Francis residents picnic space by the Provo River!	7/14/2023 10:56 PM
5	Let property owners do what they want with their own property.	7/14/2023 10:47 PM
6	Stop the madness! Way too much building and ruining our hillsides and meadows. The beautiful views are disappearing	7/14/2023 10:10 PM
7	Friendly small community with low growth, adequate infrastructure, and plenty of open space.	7/14/2023 3:10 PM
8	I know growth is going to happen but I expect the council to actually think about the water issues we hear about yearly and stop allowing many homes in small parcels of land. 1 home per 1/2 acre, if those buying land to build subdivisions don't like it they don't have to buy the land.	7/14/2023 12:44 PM
9	No crowded housing projects	7/14/2023 10:18 AM
10	It will be quiet and open, not crowded and noisy due to overcrowding.	7/14/2023 10:04 AM
11	Serene	7/14/2023 8:04 AM
12	Small town feeling and look. To much housing is the problem I see for our city.	7/13/2023 11:10 PM
13	It will grow without large apartments and condos.	7/12/2023 9:30 PM
14	Rural acreage with dark sky restrictions built by developers who bring water.	7/12/2023 9:10 PM
15	A united group supporting one another and respecting where we live.	7/12/2023 12:57 AM
16	Somewhere I don't have to leave to do everything I need - shop, eat, play.	7/12/2023 12:50 AM
17	Take our current facilities and property and make it better. We need affordable housing but not high density.	7/12/2023 12:35 AM
18	Smart, coordinated, tradition-motivated	7/12/2023 12:18 AM
19	Life will move slowly.	7/12/2023 12:15 AM
20	Keep small town feel! Why does Francis have the highest water rates and the only town in the valley putting in more and more subdivisions.	7/12/2023 12:11 AM
21	I would like less noise on my street. Example cars/trucks running for hours.	7/12/2023 12:06 AM
22	Subdivisions and multifamily complexes that are connected by trails and sidewalks for recreation and transportation that connect neighborhoods with the city center. Open spaces preserved. Agricultural heritage preserved. Water infrastructure in place that can accommodate all users without constant water restrictions.	7/9/2023 11:02 AM
23	Stop growth and development!!!	7/8/2023 2:49 PM
24	It will be slow growth, maintain rural setting, dark skies, and have a feeling of neighborly unity encouraged with a few community activities per year.	7/8/2023 8:31 AM



## Francis City General Plan Survey

SurveyMonkey

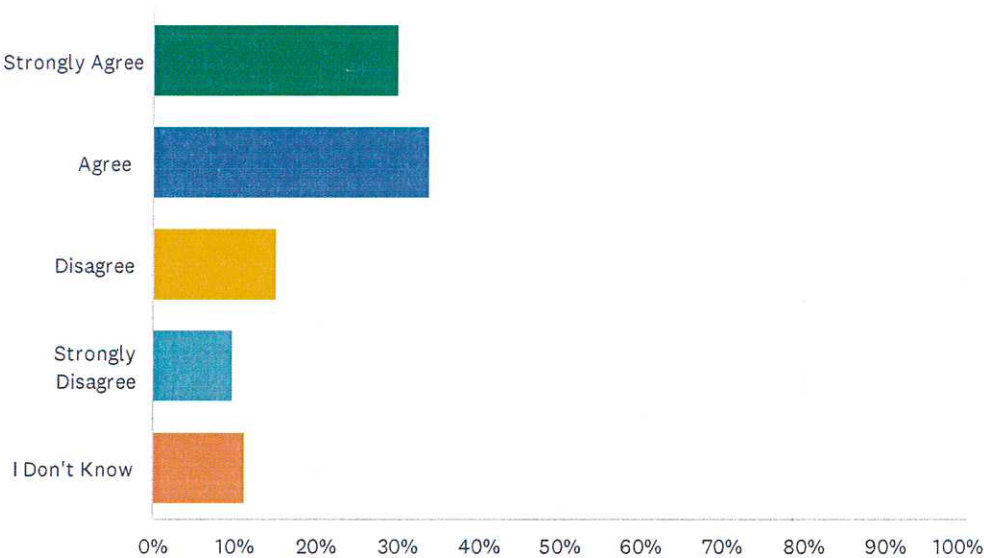
25	A Francis that embraces the history, but realizes that growth is here, we need to be smart.	7/8/2023 8:11 AM
26	Keep eastern Summit County rural and livable and affordable. Park City is now a Dead Zone - unlivable, unaffordable, ruined, "Californicated".	6/28/2023 6:51 PM
27	I'd like to see retail options in Francis, including a restaurant.	6/28/2023 6:46 PM
28	Quiet, bucolic community.	6/28/2023 6:39 PM
29	It will be safe and quiet.	6/28/2023 11:58 AM
30	It will be safe and will still keep the small town feel.	6/28/2023 11:46 AM
31	Keep it small	6/28/2023 11:37 AM
32	It will be a rural community without high density.	6/28/2023 11:32 AM
33	Francis to stay rural and open space.	6/28/2023 11:26 AM
34	If people build here, they should be required to live in the home full time.	6/27/2023 11:16 PM
35	Keep it country	6/27/2023 11:07 PM
36	Keep it rural and beautiful and fun.	6/27/2023 11:01 PM
37	It will continue to be safe with opportunities for kids to be well educated for their future.	6/27/2023 10:56 PM
38	It will be a self sustaining community that people can work where they live.	6/27/2023 8:01 PM
39	It will be well rounded with a reasonable amount resources for the number of citizens.	6/27/2023 5:17 PM
40	Responsible growth / development	6/27/2023 12:17 AM
41	Slow, steady, and deliberate growth that accommodates housing, retail, and services on complementary trajectories. (Housing is currently way out-pacing all else.)	6/27/2023 12:12 AM
42	It will be well-planned, safe, and inviting.	6/26/2023 11:49 PM
43	Community growth needs to slow down on development and contractors all need to be held to the same standard with no accepting or accommodation on lot size changes or high density "affordable housing". We do not have the infrastructure to support the growth in housing development.	6/21/2023 7:53 PM
44	Small rural town mix of housing agriculture supported Small businesses	6/21/2023 5:48 PM
45	Slow, rural, open space	6/21/2023 5:17 PM
46	Keep it a small town	6/21/2023 4:00 PM
47	It will be rural.	6/21/2023 11:27 AM
48	Safe, small town rural community where the beauty, night sky, clean air, slower pace are safeguarded and maintained	6/21/2023 9:51 AM
49	Slow the growth	6/20/2023 7:39 PM
50	Maintain rural feel we have left, and overgrowth stops where it is.	6/19/2023 9:23 PM
51	Our community will ideally retain an agricultural orientation with lots of open space.	6/15/2023 10:21 AM
52	Small town living with less development taking away the natural beauty of where we live	6/15/2023 9:36 AM
53	Restrict the number of storage units being built in out community	6/15/2023 6:12 AM
54	My desire is for Francis city to stop fining/punishing current residences of Francis for the promise of growth	6/14/2023 7:31 PM
55	It will be rural with plenty of open space and almost nonexistent growth.	6/14/2023 6:48 PM
56	It will be quiet and dark at night.	6/13/2023 9:54 AM
57	It will grow at a reasonable rate with employment opportunities for its residents.	6/9/2023 8:40 AM
58	Large lots with open space to avoid the city turning into a dense urban area. Id like some retail	6/9/2023 6:35 AM

	options that make sense for convenience.	
59	Our community will be supportive of all new comers and respectful of inevitable changes. Our community leaders will be wise and put the overall longevity of our rural nature as a priority.	6/8/2023 9:57 AM
60	It will be safe, friendly, cohesive, prepared for disasters and the future.	6/7/2023 9:22 PM
61	It will be open farm land with increased, locally owned restaurants and retail shops.	6/7/2023 5:16 PM
62	Slow the growth for our small town feeling	6/7/2023 1:44 PM
63	It will be a community where I am proud to say I'm from and people still ranch and farm and is known as a small town.	6/6/2023 9:46 PM
64	Easily accessible through trail systems through neighborhoods and the center of kamas	6/5/2023 6:08 PM
65	A place where families who have roots here, can stay here.	6/5/2023 4:25 PM
66	It will be quieter and less traffic	6/5/2023 10:04 AM
67	Thoughtful growth to ensure a consistent environment that is responsible at a local level that will impact global outcomes.	6/4/2023 5:31 PM
68	Small, mountain town with trails close by	6/4/2023 4:04 PM
69	It will be a Place that is small and petite enough for our grand kids to run around and have fun like our kids did as they grow up.	6/4/2023 2:17 PM
70	A welcoming community with open space, with services aren't found in other places in kamas valley.	6/3/2023 4:20 PM
71	It is losing the small town feel/lifestyle need to stop growth. We didn't move here 30 years ago to be invaded by Park City!	6/2/2023 4:29 PM
72	Control the current growth that is destroying the existing community!	6/2/2023 3:31 PM
73	It will be a thriving rural city with an attractive Mainstreet, open space, and a trail network.	5/30/2023 9:47 PM



Q21 Enforce nuisance ordinances that prohibit junk in yards

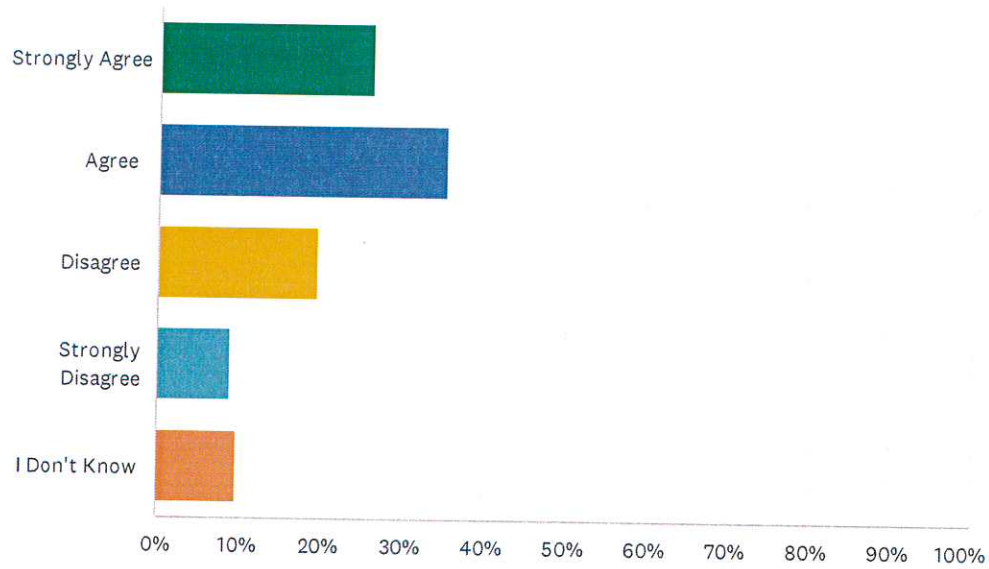
Answered: 133    Skipped: 15



ANSWER CHOICES	RESPONSES	
Strongly Agree	30.08%	40
Agree	33.83%	45
Disagree	15.04%	20
Strongly Disagree	9.77%	13
I Don't Know	11.28%	15
TOTAL		133

## Q22 Strictly regulate short-term rentals (Vrbo and Airbnb) to specific zones outside of neighborhoods

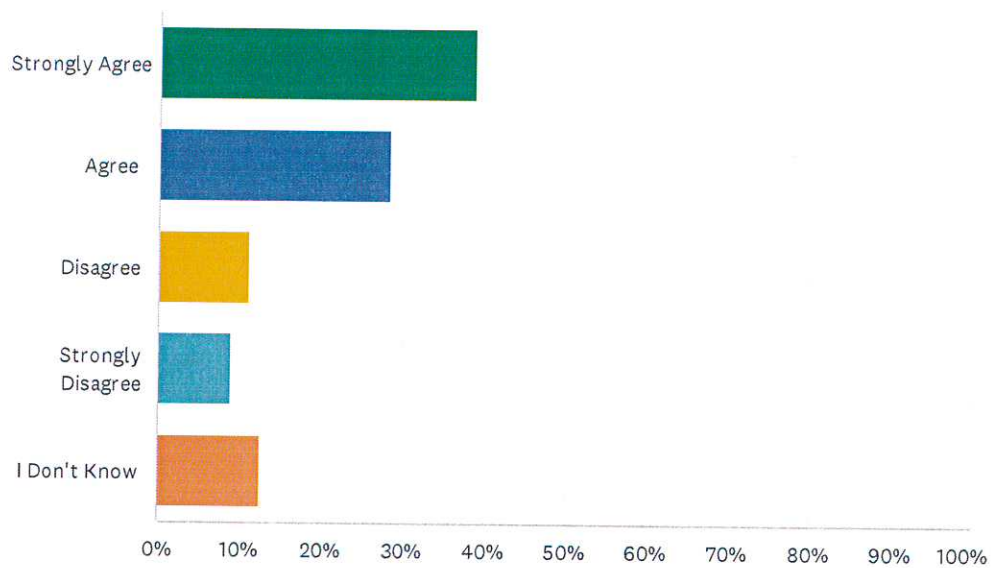
Answered: 133 Skipped: 15



ANSWER CHOICES	RESPONSES	
Strongly Agree	26.32%	35
Agree	35.34%	47
Disagree	19.55%	26
Strongly Disagree	9.02%	12
I Don't Know	9.77%	13
TOTAL		133

## Q23 Expand the community's trail network

Answered: 134 Skipped: 14

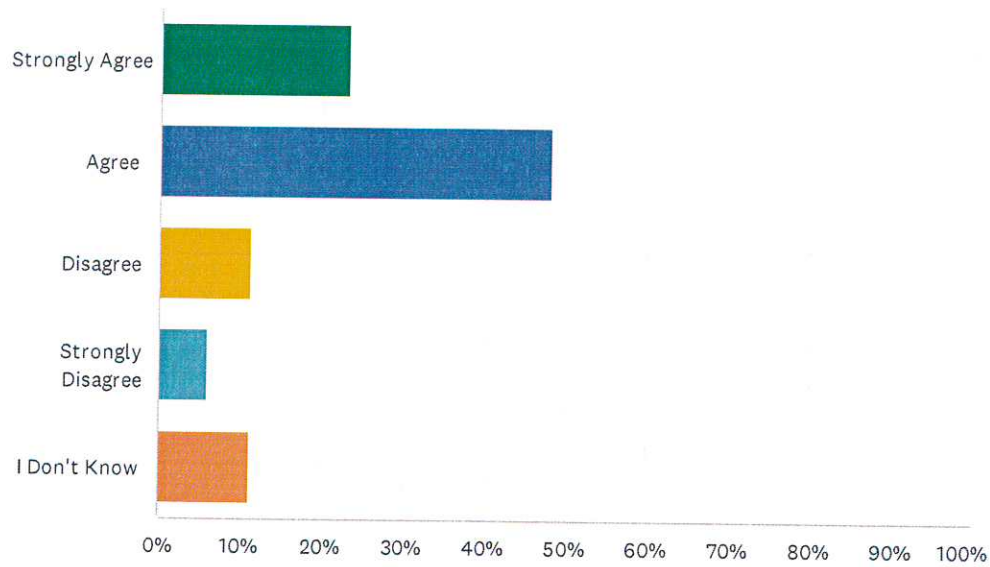


ANSWER CHOICES	RESPONSES	
Strongly Agree	38.81%	52
Agree	28.36%	38
Disagree	11.19%	15
Strongly Disagree	8.96%	12
I Don't Know	12.69%	17
TOTAL		134



## Q24 Adopt and enforce architectural and design standards for commercial buildings

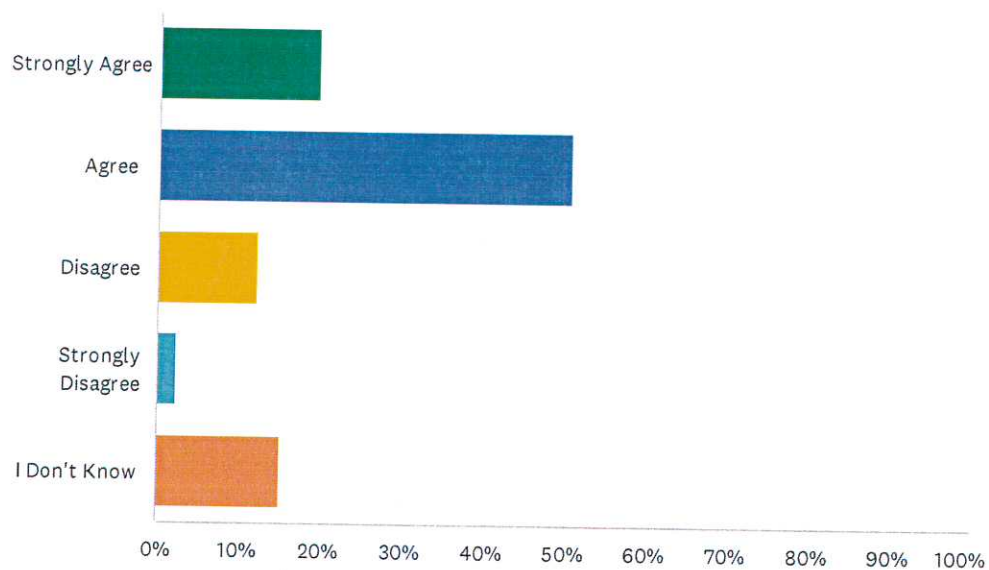
Answered: 133 Skipped: 15



ANSWER CHOICES	RESPONSES	
Strongly Agree	23.31%	31
Agree	48.12%	64
Disagree	11.28%	15
Strongly Disagree	6.02%	8
I Don't Know	11.28%	15
TOTAL		133

## Q25 Separate commercial and residential land uses

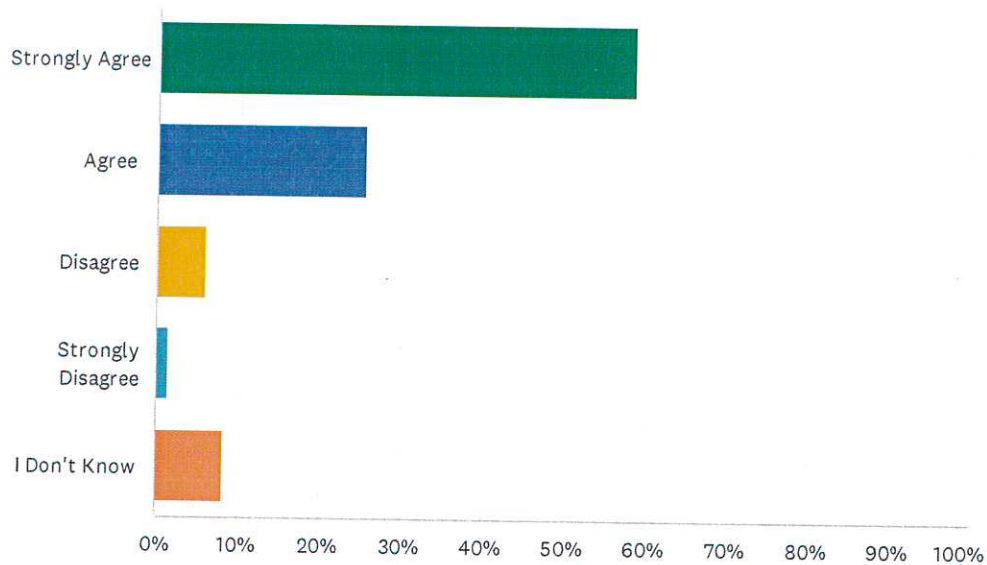
Answered: 132 Skipped: 16



ANSWER CHOICES	RESPONSES	
Strongly Agree	19.70%	26
Agree	50.76%	67
Disagree	12.12%	16
Strongly Disagree	2.27%	3
I Don't Know	15.15%	20
TOTAL		132

## Q26 Adopt and enforce ordinances that protect our dark skies

Answered: 133 Skipped: 15



ANSWER CHOICES	RESPONSES	
Strongly Agree	58.65%	78
Agree	25.56%	34
Disagree	6.02%	8
Strongly Disagree	1.50%	2
I Don't Know	8.27%	11
TOTAL		133



## Q27 Other:

Answered: 16 Skipped: 132

#	RESPONSES	DATE
1	Our City doesn't need business/commercial development. Residents can go to Kamas or Wasatch County for their needs.	7/14/2023 10:57 PM
2	Would like to see building designs stick with mountain styles rather than the city looking buildings that are being approved lately. They are not compatible with mountain living.	7/14/2023 10:16 PM
3	I think there should only be one town in this small valley. Then we would have better services, trails, etc.	7/12/2023 12:12 AM
4	Please make sure the livestock kept in the rodeo pens are adequately cared for food, water, maybe an occasional romp in the gated field where the big barn is. Thank you.	7/8/2023 8:12 AM
5	Too late to separate residential and commercial uses! Already co-mingled.	6/28/2023 6:40 PM
6	Nuisance ordinances that prohibit ATVs on streets.	6/28/2023 12:00 PM
7	Look into placing speed bumps/dips along Wild Willow Drive to help deter the speeders. PLEASE!!!	6/28/2023 11:49 AM
8	Keep government out of residents business	6/28/2023 11:41 AM
9	Unfortunately we are too late to do these things.	6/28/2023 11:32 AM
10	Just enforce the laws that are in place.	6/27/2023 11:20 PM
11	Enact 10% lodging tax (city) for nightly rentals, \$250 business license.	6/26/2023 11:49 PM
12	Dark sky ordinances asap!	6/21/2023 11:28 AM
13	The City has not adhered to or enforced its own codes in many important instances and has enforced codes inconsistently as they wanted at other times, often as a form of apparent retaliation against certain residents, which should not continue.	6/21/2023 9:58 AM
14	I would support nuisance enforcement if the city gave residents opportunities to clean up like Kamas does with dumpster days. Some people don't have the equipment, means, or manpower to move their junk and just need help. The elderly and single women cannot move their stuff and punishing them with fines when they're on fixed incomes does nothing to incentivize them.	6/7/2023 9:29 PM
15	We don't need more government overreach.	6/6/2023 9:57 PM
16	My last concern is the school district and that they have been unable to pass the bond to add education facilities that will meet the needs of our community. It is said that Francis is a leading cause of the population growth. How can our community help support our schools if at all?	6/3/2023 4:26 PM

## Q28 Do you have any additional comments or concerns?

Answered: 20 Skipped: 128

#	RESPONSES	DATE
1	I think that we need to invest the time and money into upgrading our recreational facilities, sidewalks and trails ways. These investments will have a lasting impact for years to come.	7/15/2023 11:32 AM
2	Do NOT like people moving in and making Francis like where they came from. It has been a unique place that we want to live in because it's NOT like any of those other places. Then the ones that change it move on anyway and leave it because it's not like it was when they got here.	7/14/2023 10:16 PM
3	Some neighborhood lighting is necessary for security. There needs to be a city spring/ fall clean up pick up	7/14/2023 10:21 AM
4	We love living in Francis and while we know growth is inevitable, we are concerned at the rate with which the growth is happening. We are afraid of losing the rural open space, the wildlife it attracts, and the small town feel that drew us to this valley. It is a special place with wonderful people. We want to share it with others without losing the things we love about living here. We are also very much for expanding trail systems if the current budget allows for it. With cost of living already so high we are not in favor of a tax increase to expand trails. We appreciate the opportunity to voice our concerns.	7/12/2023 9:25 PM
5	Thanks for creating and distributing this survey to get input from the community. It shows you care.	7/9/2023 11:04 AM
6	Accept that this is a farming community - don't change it! Follow Oakley's moratorium!	6/28/2023 11:41 AM
7	The city should require bonding to ensure developers complete their projects. Incomplete projects are an eyesore in the community. Zoning ordinances should be enforced. The city could host a community clean up by providing dumpsters in the spring for residence like Kamas City.	6/24/2023 9:53 PM
8	We have lived here for 4 years and there is too much constructions. Francis is losing the small town feel.	6/21/2023 4:02 PM
9	The General Plan needs revised asap and many parts go back to what it was before the last revision where the slow growth for the right reasons and rural atmosphere were foremost. The forced water restrictions are not right and should end immediately.	6/21/2023 9:58 AM
10	Water prices are too high!	6/20/2023 7:45 PM
11	Keep our agricultural and open space in our valley. Decrease density by requiring lot sizes ti be larger. larger.	6/15/2023 6:15 AM
12	Keep Francis City a rural town. Lack of water, infrastructure, city planning/layout can only end negatively	6/14/2023 7:35 PM
13	Stop letting the developers run the show here! This valley is being destroyed!	6/14/2023 6:54 PM
14	I know we need affordable housing and that sometimes comes in the form of apartments or condos but I also know those units bring additional crime which I'm strongly against.	6/7/2023 9:29 PM
15	My 2 biggest concerns are out of control building and water prices. We want beautiful yards but can't afford therefore some yards are going unwatered and to weeds.	6/7/2023 1:48 PM
16	Overall valley concerns. Too many cities in a small valley that can't coordinate. Developers know they can get increased density and seem to be able to strongarm their way with the individual cities compared to the county and cities seem eager to annex for increased tax revenue/impact fees. Worried about some of the ems availability based on recent events and the increased traffic/speeding on some of the streets making it unsafe for people/children to walk/ride bikes. Eventually farmers will be pushed out and it won't feel like a small town.	6/6/2023 9:57 PM
17	Thanks for sending this out.	6/5/2023 4:27 PM



18	Is there a way the city can provide a different trash, service or trash contractor that the one provided by the county. Me and many people I have talked to (Friends, Neibors, community leaders) are very dissatisfied with the level of service coming from Republic services.	6/4/2023 2:19 PM
19	Thank you for doing this survey both online and via paper. I appreciate being able to share my views	6/3/2023 4:26 PM
20	DO NOT want a bike park in our neighborhood. It will bring in problems and outsiders to "hang out" and cause problems.	6/2/2023 4:31 PM





## **Staff Report**

**To:** Francis City Council  
**From:** Katie Henneuse  
**Report Date:** January 25, 2024  
**Meeting Date:** February 8, 2024  
**Title:** Francis Commons Phase 2 and 3  
**Type of Item:** Plat Amendment  
**Decision Type:** Administrative

### **Executive Summary:**

The Francis Commons Phase 2 and 3 subdivision plats were recorded in November 2023. Shortly after the plats were recorded, when Ivory Homes applied for building permits for the townhomes, it was discovered that some end unit lots were too small and could not meet the required building setbacks. Ivory Development is requesting to amend the Francis Commons Phase 2 and 3 plats, changing the size of lots 209-210, 301-306, and 311-314 to accommodate the building setbacks for some end unit lots (209, 302, 311, and 314). The number and general configuration of the lots will remain the same.

### **Code Analysis**

Staff reviewed the amended plats considering State Law 10-9a-608(2) as well as City Codes Section 17.05.080 (Vacation, Alteration or Amendment of Subdivision Plats), 18.57 (City Center Zone), and 18.58 (Multifamily Housing). The amended plats were prepared in accordance with state and local code. The plat notes were reviewed by staff and no changes were made other than to reflect the depiction of only the amended lots. All City and County review comments were incorporated into the amended plats.

### **Planning Commission Recommendation:**

The Planning Commission reviewed this item at their January meeting. They are forwarding it to the City Council with a unanimous positive recommendation.

### **Staff Recommendation:**

Review the amended plats. If no concerns arise, approve the amended plats.

### **Community Review:**

A public hearing is not required for this item. A public hearing was held for this item at the January Planning Commission meeting.

# FRANCIS COMMONS

## PHASE 2 & 3

FRANCIS CITY, UTAH

# IMPROVEMENT PLANS

EDM Partners

2832 East 3300 South, Salt Lake City, UT 84109  
(801) 955-6700  
www.edmpartners.com

ION NUTRIL

10001 East 10000 South  
978 East Windward Lane  
Salt Lake City, UT 84117  
(801) 477-7000

IVORY HOMES

Utah's Premier Green Remodeler

NOTES:

1. All sanitary sewer improvements shall conform with the standards and specifications of Francis City.  
2. All sanitary water improvements shall conform with the standards and specifications of Francis City.  
3. All improvements to the public right of way shall conform to the standards and specifications of Francis City.  
4. All improvements shall conform to the standards and specifications of Francis City.  
5. Contractor to field locate and verify the location of all utilities prior to beginning work.

PROJECT STATISTICS

TOTAL AREA = 3.34 AC  
TOWNSHIP LOTS = 22  
TOWNSHIP BLOCKS = 1  
TOWNSHIP SUBDIVISIONS = 1  
TOWNSHIP AREA = 1.52 AC (45.53)  
TOWNSHIP AREA - (EXCLUDING COMMERCIAL AREA) = 1.52 AC (45.53)  
COMMERCIAL AREA = 1.82 AC (49.53)

Francis Commons

Phase 2 & 3

Title Sheet

PROJECT:

DRAWN BY:

DATE:

REVISIONS:

NO. DATE:

REMARKS:

DATE:

January 11, 2023

STREET NUMBER:

0-1

### GEOTECHNICAL STUDY

A SITE SPECIFIC GEOTECHNICAL STUDY HAS BEEN PREPARED FOR THIS PROJECT BY AGES. THE REPORT IS DATED 01/11/23 AND IS IDENTIFIED BY AGES PROJECT NUMBER 02098-154. THE REQUIREMENTS OUTLINED IN THIS STUDY SHALL BE FOLLOWED ON THIS PROJECT.

### SHEET INDEX

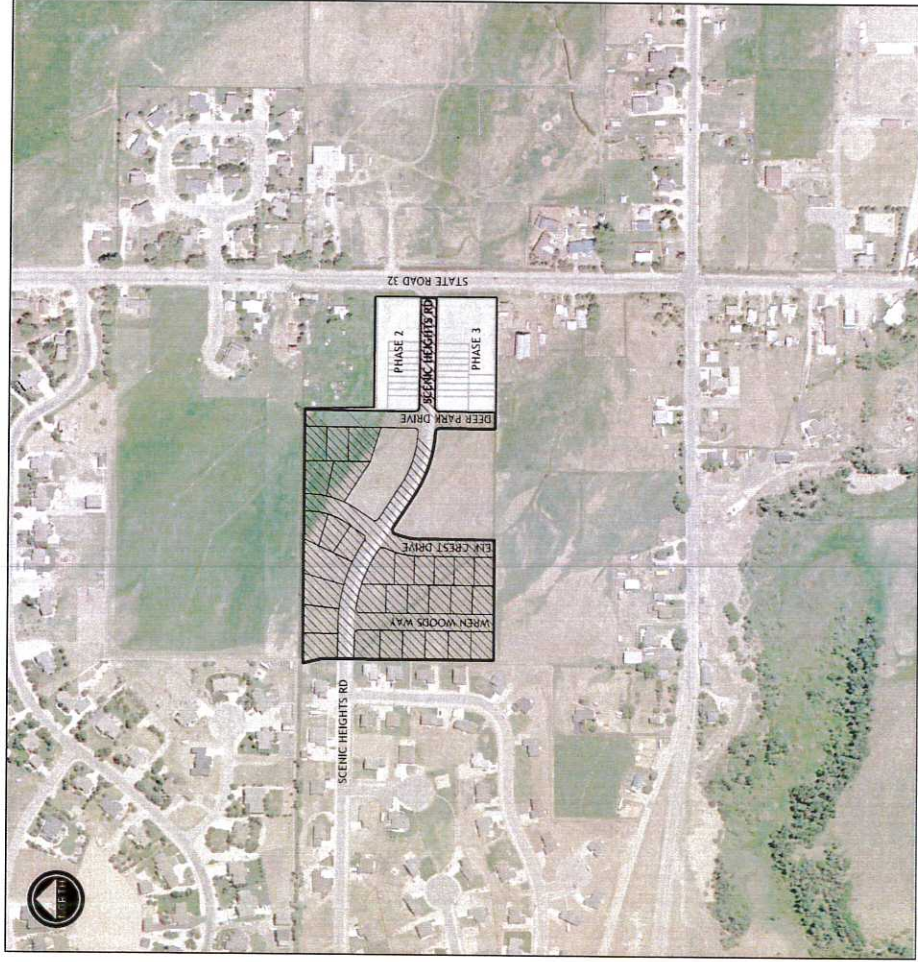
Q-1	TITLE SHEET
Q-2	PHASE 2 SUBDIVISION PLAT
Q-3	PHASE 3 SUBDIVISION PLAT
Q-4	SITE PLAN
Q-5	UTILITY PLAN
Q-6	GRADING AND DRAINAGE PLAN
PP-1	NORTH ALLEY PLAN & PROFILE
PP-2	SOUTH ALLEY PLAN & PROFILE
DT-1	DETAILS

### LEGEND

SDR 35 SANITARY SEWER	EXISTING SANITARY SEWER	SANITARY SEWER MANHOLE	PVC C900 WATER LINE	EXISTING WATER LINE	WATER VALVE, TEE & BEND	FIRE HYDRANT	EXISTING FIRE HYDRANT	PVC C900 SEC. WATER LINE	EXISTING IRRIGATION LINE	SEC. WATER VALVE, TEE & BEND	PROPOSED STREET LIGHT	EXISTING OVERHEAD UTILITY	EXISTING COMM. UTILITY	POC CL 181 STORM DRAIN	EXISTING STORM DRAIN	50' COMBOSOL, 60" & 60"	PROPOSED UNDER DRAIN	EXISTING UNDER DRAIN	UNDER DRAIN CLEANOUT	EXISTING MAJOR CONTOUR	EXISTING MINOR CONTOUR	PROPOSED MAJOR CONTOUR	PROPOSED MINOR CONTOUR
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### REMARKS

THE PROJECT BENCHMARK IS A BRASS GIP MARKING THE QUARTER CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASIN & MERIDIAN. THE BENCHMARK IS LOCATED AT THE INTERSECTION OF STATE ROAD 12 AND SPRING HOLLOW ROAD APPROXIMATELY 190 FEET SOUTH OF SCENIC HEIGHTS ROAD. ELEVATION = 6551.62



VICINITY MAP  
1" = 200'







LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF  
SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN  
FRANCIS CITY, SUMMIT COUNTY, UTAH

**IN THESE ESTATES, TO FOREVER CERTIFY THAT A DECISION BY THE LAND SURVEYORS OF THE STATE OF UTAH AND THAT THEY WOULD RECORD IN ACCORDANCE WITH TITLE 9, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND SURVEYORS ACT; FURTHER CERTIFY ON BEHALF AT AUTHORITY OF THE OWNERS HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION IN ACCORDANCE WITH SECTION 70-12(1) OF UTAH STATE CODE AND HAVE RECORDED THE SAME IN ACCORDANCE WITH SECTION 70-12(1) OF UTAH STATE CODE AND HAVE LOCATED AS INDICATED AND ARE SUFFICIENT TO BE CORRECTLY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY, AND HAVE ASSIGNED SAID TRACT OF LAND INTO LOTS AND STREETS, RESPECTFULLY TO BE KNOWN AS:**

**FRANCIS COMMONS SUBDIVISION PHASE 3**  
**LOTS 901-300 & 301-314 AMENDED**

AND THAT THE LAWS HAS BEEN CORRECTLY CONVEYED AND YARNED ON THE GRANT.

AND THAT THE SAME WAS REFILED WITH SUPPLEMENTAL AND COUNTERCLAIM TRADITIONALLY

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, LOTS 303 THROUGH 306 AND LOTS 311 THROUGH 314, FRANCIS COMMONS SUBDIVISION PHASE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

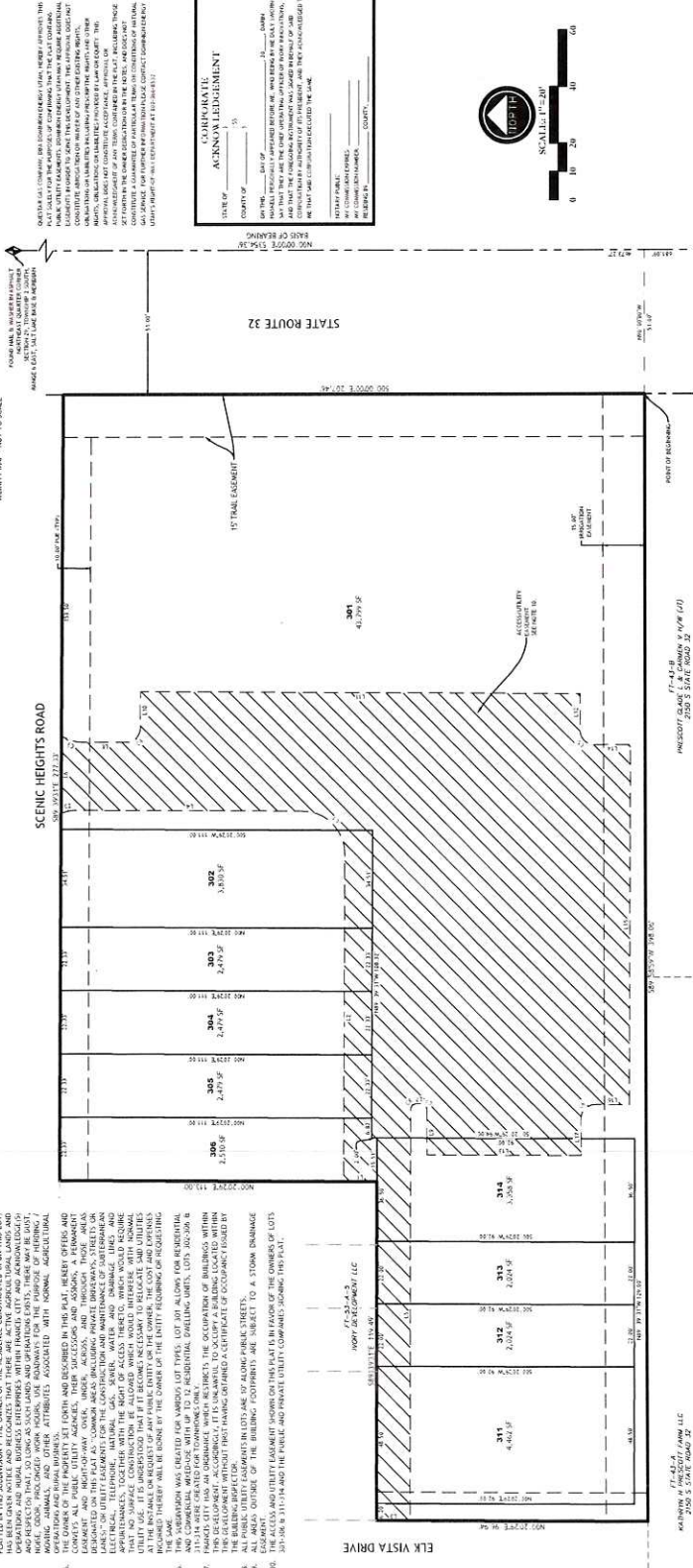
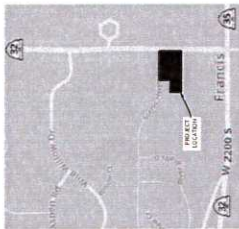
FRANCIS COMMONS SUBDIVISION PHASE 3 LOTS

STATE OF \_\_\_\_\_ )  
 ) ss:  
 COUNTY OF \_\_\_\_\_ )

**ACKNOWLEDGEMENT**

**LOTS 301-306 & 311-314 AMENDED**  
LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF  
SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST,  
SALT LAKE BASE AND MERIDIAN  
FRANCIS CITY, SUMMIT COUNTY, UTAH

RECEIVED # \_\_\_\_\_  
 STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST  
 OF: \_\_\_\_\_  
 DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
 FEE \_\_\_\_\_  
 SUMMIT COUNTY RECORDER



LINE TABLE			LINE TABLE			LINE TABLE			CURVE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L10	11.50	600-2507E	L10	11.50	600-2507E	C1	22.56	800-2507E	C1	22.56	800-2507E
L11	13.00	600-2507E	L11	13.00	600-2507E	C2	5.52	15.50	C2	5.52	15.50
L12	11.51	115-51	L12	11.51	115-51	C3	8.44	15.50	C3	8.44	15.50
L13	11.51	600-2507E	L13	11.51	600-2507E	C4	7.82	5.50	C4	7.82	5.50
L14	14.00	600-2507E	L14	14.00	600-2507E	C5	7.82	5.50	C5	7.82	5.50
L15	11.51	600-2507E	L15	11.51	600-2507E	C6	7.82	5.50	C6	7.82	5.50
L16	17.51	600-2507E	L16	17.51	600-2507E	C7	3.14	2.00	C7	3.14	2.00
L17	17.51	600-2507E	L17	17.51	600-2507E	C8	3.14	2.00	C8	3.14	2.00

LINE TABLE		
LINE	LENGTH	BEARING
L10	13.00	S89.3921°E
L11	156.84	S00.2021°W
L12	13.03	N00.0000°W
L13	55.00	N00.2021°E
L14	13.09	S00.2021°W
L15	127.00	S89.3921°W
L16	12.27	N00.2021°E

LINE TABLE		
LINE	LENGTH	BEARING
L1	32.00	160° 20'29"E
L2	115.51	S89° 39'31"E
L3	32.00	160° 20'29"E
L4	80.60	160° 20'29"E
L5	145.00	N89° 39'31"W
L6	27.32	S89° 39'31"E
L7	3.71	N00° 20'29"E

**PLANNING COMMISSION**

APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 20\_\_\_\_.

CHAIR DATE  
CITY ENGINEER

APPROVED AND ACCEPTED BY THE FRANKLIN COUNTY  
ENGINEERING DEPARTMENT THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 20\_\_\_\_.

FRANCIS CITY MAYOR \_\_\_\_\_ DATE \_\_\_\_\_  
APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY \_\_\_\_\_  
\_\_\_\_\_ BY THE FRANCIS CITY \_\_\_\_\_  
STORY.

**PUBLIC SAFETY ANSWERING:**  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
AT \_\_\_\_\_  
NORTH SUMMIT FIRE DISTRICT

**OWNER / DEVELOPER**  
POFF DEVELOPMENT, LLC  
978 EAST WOODBARK LANE  
SC. SAFETY ANSWERING POINT



EDM  
Partners LLC

815 East 300 South, Salt Lake City, UT 84109  
(801) 305-1670 [www.wedpartners.com](http://www.wedpartners.com)

10. *Journal of the American Medical Association*, 273:1225-1230 (1995).

ATTORNEY FOR FRANCIS CITY DATE

FRANCIS CITY ENGINEER	DATE
-----------------------	------

1

1.9	16.01	1990-03-01
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### Staff Report

**To:** Francis City Council  
**From:** Katie Henneuse  
**Report Date:** February 2, 2024  
**Meeting Date:** February 8, 2024  
**Title:** Route 32 Extension to Record Plat  
**Type of Item:** Legislative

#### **Location Map:**



Location:  
Southeast corner of Page  
Lane (1200 S) and SR 32  
Parcel FT-28

#### **Executive Summary:**

Francis City Code states that final plats expire one year after approval if not recorded. The City Council may grant the applicant an extension of this deadline for good cause shown. See Section 17.35.130.

The Route 32 final plat was approved on November 10<sup>th</sup>, 2022, and expired one year later in 2023. The subdivision is comprised of eight commercial lots. Harwood Homes is requesting an extension of final plat approval for two additional years, until November 2025. The project is delayed because the engineering took longer than anticipated (see attached letter from applicant).

#### **Staff Recommendation:**

Staff recommend granting the extension as requested because the subdivision continues to meet the requirements of City Code. Staff have been working with the applicant over the past year on the approval of engineering construction plans and the applicant has shown good faith in continuing with this project.

#### **Community Review:**

A public hearing is not required for this item.



February 1st, 2024

Francis City Council  
Att: Katie Henneuse  
2317 South Spring Hollow Road  
Francis, Utah 84036

RE: Route 32 Harwood Homes LLC

Dear Katie

I am writing in regard to our need to extend the requirement to record Route 32 for one year from approval date. It expired November 10, 2023.

The engineering took longer than we anticipated.

We are requesting an extension to record Route 32 until November 2025.

Please call one me with any question 801-864-1662

Thank you,

Wesley Harwood, Owner  
Harwood Homes LLC

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Harwood Homes LLC  
150 S Main St Karnas, UT 84036  
wes@harwoodhomesllc.com





# 2024 FRANCIS FRONTIER DAYS

2317 South Spring Hollow Road, Francis, UT 84036



## ***Tuesday-Thursday, August 27<sup>th</sup> – 29<sup>th</sup>***

9:00 am - 4:00 pm      Horse Clinic

## ***Friday, August 30<sup>th</sup>***

8:00 am                      Trail Horse Competition  
(8:00 am signup, 9:00 am walkthrough, 9:30 am start)  
5:00 - 8:30 pm              Limited Dinner and Concessions  
7:00 pm                      Cowboy Concert featuring Brenn Hill & Andy Nelson

## ***Saturday, August 31<sup>st</sup>***

8:00 am - 11:00 am      Breakfast  
9:00 am - 6:00 pm      Vendor Booths  
9:00 am                      Horse Games in the Rodeo Arena  
(9:00 am signup, 10:00 am start)  
Noon - 6:00 pm              Bounce Houses  
10:30 am - 1:30 pm      Talent Show  
1:30 - 6:30 pm              Live Music  
11:00 am - 9:00 pm      Concessions  
7:00 - 9:30 pm              RMPRA Rodeo plus Hometown Events  
(gates open at 6:00 pm)

## ***Sunday, September 1<sup>st</sup>***

8:00 - 11:00 am              Breakfast  
9:00 am                      Slack  
Barrel Racing Jackpot (immediately following Slack)  
dusk (8:00 pm)              Movie Night featuring ???  
(limited concessions)

## ***Monday, September 2<sup>nd</sup>***

8:00 - 11:00 am              Breakfast  
8:00 am                      Junior Rodeo (8:00 am signup, 9:00 am start)  
Kids Activities (immediately following Junior Rodeo)  
9:00 am - 3:00 pm              Vendor Booths  
10:00 am - 2:00 pm              Bounce Houses  
10:30 am - noon              Talent Show Finals  
noon - 2:00 pm              Live Music  
11:00 am - 4:00 pm              Concessions  
2:00 - 4:00 pm              Barebacks, Broncs, & Bulls plus Hometown Events  
(gates open at 1:00 pm)