

AGENDA

Francis City Council Meeting
Thursday, August 8th, 2024, 6:00 p.m.
2319 So. Spring Hollow Rd. Francis, Utah

The meeting will be streamed via Francis City YouTube channel
<https://www.youtube.com/channel/UC-9wahpEELShvGQZShXGIXg>
You can also comment by email to comments@francisutah.org

1. Welcome, Call to Order and Pledge of Allegiance
2. Consent Agenda---Approval of invoice register dated August 8th, 2024, and Approval of minutes from July 11th, 2024.
3. Public Comment
Comments will be taken on any item not scheduled for a public hearing, as well as on any other City business. Comments are limited to two minutes per speaker. The Council cannot act on items not listed on the agenda, and therefore, the Council may or may not respond to non-agenda issues brought up under Public Comment. Those wishing to comment should state their full name and address, whom they represent and the subject matter to be addressed. No person shall interrupt legislative proceedings. Total time allocated to public comments will be not more than 10 minutes.
4. Public Hearings
 - A. Possible approval of Code Text Amendment on City Center Height Amendment Chapter 18.15.10 & 18.57, Ordinance No. 2024-07
5. Discussion, Updates and Approval on Potential Action Items
 - A. Southwest Field Final Plat/Wyatt Crittenden
 - B. Hidden Meadows Development Agreement
 - C. Fire Restriction Order Fireworks Bank Resolution No. 2024-07
 - D. Frontier Days
6. Council Business
 - A. Council Reports
 - B. Planner Reports
 - C. Engineer Reports
 - D. Mayor Reports
7. (As Needed) Closed Executive Session to Discuss Pending or Reasonably Imminent Litigation, Purchase, Exchange, or Lease of Property and/or the Character, Professional Competence or Physical or Mental Health of an Individual.
8. Adjournment

I certify that this notice has been posted in three (3) public places and on the Utah State Public Notice Website. Attested by Suzanne Gillett City Recorder. **In Compliance with the American Disabilities Act, individuals needing special accommodations during this hearing should notify Suzanne Gillett at (435) 783-6236 at least three days prior to the hearing.**



Staff Report

To: Francis City Council
From: Katie Henneuse
Report Date: July 29, 2024
Meeting Date: August 8, 2024
Title: City Center Building Height
Type of Item: Code Text Amendment
Action: Legislative

Executive Summary:

Mayor Forman directed staff to initiate a code text amendment to increase the maximum building height in the City Center Zone from 40 feet to 45 feet. The purpose of doing this is to incentivize development in the City Center Zone and to increase the amount of tax revenue the City will receive from development in this area.

The City Center Zone was established to create a strong commercial identity at the heart of Francis City. It includes roughly a 650-to-1,000-foot radius surrounding the flashing four-way stop at the intersection of SR-32 and SR-35.

General Plan:

The following General Plan goals and policies are applicable to this item:

Economic Development Goal 1: 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.

Economic Development Goal 2: 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.

Planning Commission Recommendation:

The Planning Commission reviewed this item at their meeting in July. They are forwarding it to the City Council with a positive recommendation (4-1). The dissenting commissioner was in favor of the amendment but wanted it to be a Conditional Use.

Staff Recommendation:

Discuss the proposed amendment and make changes if needed. Motion one of three options:

- Approve if the amendment is in the best interest of the City.
- Deny if the amendment is not in the best interest of the City.
- Table if more time is needed to discuss the amendment.

Community Review:

A public hearing is required for this item. Adequate notice of the public hearing was given in accordance with State and local law.

18.15.100 Height provisions.

The height of any structure shall not exceed the maximum height of 32 feet in residential zones and 40 feet in ~~all other zones~~ the C-1, LI-1, and P-F zones, and 45 feet in the City Center (CC) zone, unless an express exception in this code applies, nor exceed the recommendation of the South Summit Fire District. To allow for attachments which are unoccupied and clearly accessory in nature, the following exceptions apply:

1. Antennas, chimneys, flues, vents, or similar structures may extend up to 10 feet above the specified maximum height limit for the zone.
2. Water towers and mechanical equipment in nonresidential zones may extend up to 10 feet above the specified maximum height limit.
3. Church spires, bell towers, clock towers, cupolas, and like architectural elements on nonresidential lots may extend over the specified maximum height limit, but shall not contain any habitable spaces above the maximum zone height stated. These elements must be approved as part of the site plan review and under no circumstances shall be more than 50 feet above grade unless approved as part of a conditional use permit.

18.57.080 Building height.

Buildings in the CC zone shall not exceed 45 feet in height, unless an express exception in FCC 18.15.100 applies, nor exceed the recommendation of the South Summit Fire District.



FRANCIS CITY

ORDINANCE NO. 2024-08

AN ORDINANCE OF THE FRANCIS CITY COUNCIL AMENDING SECTIONS OF THE CITY CODE RELATING TO HEIGHT 18.15.100, AND 18.57.080

WHEREAS, the Francis City Council finds that it is in the public interest to amend provisions of the Francis City Code relating to Height and Building Grade.

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 on the 8th, day of August 2024.

Aye Nay

Mayor Jeremie Forman
Councilmember Shana Fryer
Councilmember Sam Hunter
Councilmember Clayton Querry
Councilmember Clint Summers

APPROVED:

ATTEST:

Mayor Jeremie Forman

City Recorder Suzanne Gillett

City Seal

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FIRE RESTRICTION ORDER

Due to current and forecasted weather conditions coupled with the extremely dry conditions in Northeastern Utah, the Francis City Council has determined that measures must be taken to prevent the ignition of fires. Therefore, pursuant to Utah State Law, Section 15A-5-202.5 the following acts are prohibited in the areas described below until rescinded by the Francis City Council:

1. Setting, building, maintaining, attending, or using open fires of any kind, except within the facilities designated for them in improved campgrounds, picnic areas or home sites where running water is present.
2. Smoking, except within an enclosed vehicle, trailer or building, a developed recreation site or while stopped in an area that is paved or free from dry vegetation.
3. Discharging or using any kind of fireworks, tracer ammunition or other pyrotechnic devices including exploding targets.
4. Cutting, welding, or grinding metal in areas of dry vegetation.
5. Operating a motorcycle, chainsaw, ATV, or other small internal combustion engine without an approved and working spark arrestor.

Any of the above acts is a violation of state law and punishable by up to six months in jail and a fine of up to \$1,000.

The following persons are exempted from the above prohibitions:

1. Persons with a permit or waiver specifically authorizing a specified act at a specific location.
2. Any on-duty firefighter in the performance of an official duty.

Area Description:

All lands within the Francis City limits.

Effective Date August 8th, 2024

Mayor Jeremie Forman



RESOLUTION 2024-07

A RESOLUTION AUTHORIZING THE MAYOR TO IMPOSE AN ORDER PROHIBITING THE USE OF FIREWORKS AND OTHER FIRE IGNITION DEVICES WITHIN AREAS OF FRANCIS CITY, AND RELATED MATTERS

WHEREAS, the State Fire Code Act, Utah Code Title 15A, Chapter 5, Part 2, provides that the City Council can prohibit the ignition or the use of ignition sources within areas that are subject to existing or historical hazardous environmental conditions;

WHEREAS, the City Council has reviewed the conditions of Francis City and although the conditions are not currently hazardous, they have historically been hazardous and may become hazardous again on short notice, and therefor the Council desires to authorize the Mayor of the City to sign and implement a fire restriction order if needed;

WHEREAS, such fire restriction order may be imposed by the Mayor after the Mayor has received recommendations that the weather, drought conditions, environment, and other existing fire conditions and hazards, including the intermingling of the City with agricultural, mountainous, brush-covered, and dry grass covered areas, and the presence of multiple open waterways through the City, are such that the use of fireworks and other ignition sources within areas of the City should be prohibited;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Francis City, Utah as follows;

1. The City Council authorizes the Mayor of the City to sign and implement the fire restriction order in the form attached hereto and to distribute and publish such order within the City and notify the City Council of the restrictions.
2. This resolution shall supersede and replace all prior resolutions and orders prohibiting fireworks and ignitions sources.
3. This resolution shall be in effect until repealed by the City Council.
4. This resolution shall take effect immediately upon passage.

Adopted and resolved by the City Council of Francis, Utah this 8th day of August 2024.

ATTEST:

Mayor Jeremie Forman

City Recorder Suzanne Gillett