



Francis City Planning Commission Meeting

Wednesday, March 5th, 2025, 6:00 pm
2317 South Spring Hollow Road, Francis, UT

The meeting will be streamed live on the Francis City YouTube channel:
<https://www.youtube.com/channel/UC-9wahpEELShvGQZShXGIXg>

Agenda:

1. Call Meeting to Order
2. Crystal Farm Subdivision Preliminary Plat
3. Town Center Landscape Plan
4. Town Center Hotel Conditional Use Permit
5. Town Center Drive-Through Restaurant 1 Conditional Use Permit
6. Town Center Drive-Through Restaurant 2 Conditional Use Permit
7. Approval of Minutes
8. Staff Update
9. Adjourn

In Compliance with the Americans Disabilities Act, individuals needing special accommodations during this hearing should notify Antini Henderson at (435) 783-6236 at least three days prior to the hearing. I certify that this notice has been posted in two (2) public places and on the Utah State Public Notice Website and the Francis City website. Attested by Antini Henderson.



Staff Report

To: Francis City Planning Commission

From: Katie Henneuse

Report Date: February 25, 2025

Meeting Date: March 5, 2025

Title: Crystal Farm Preliminary Subdivision Plat

Type of Item: Administrative

Executive Summary:

Garrett and Brent Crystal are owners of parcel FT-11, a 9.83-acre property located at 537 East 2200 South. The front half of the property is zoned R-H while the back is zoned AG-1. Garrett wants to subdivide the property into a half-acre residential lot and a 9-acre remainder parcel for agriculture. There is an existing residence on Lot 1. Garrett plans to build a new home on Lot 1 and for the existing residence to become an ADU. The remainder parcel is not buildable until all the City's building requirements are met, per Note 1.

An irrigation ditch runs across the front of the property. It is identified on the plat and has a 30 ft easement. The subdivision will not impact the ditch. A third of an acre will be dedicated to UDOT for the SR 35 right-of-way as part of the subdivision process. Construction plans were not required as there will not be any infrastructure improvements.

Analysis of City Code: 17.30 Process for Preliminary Subdivision Application

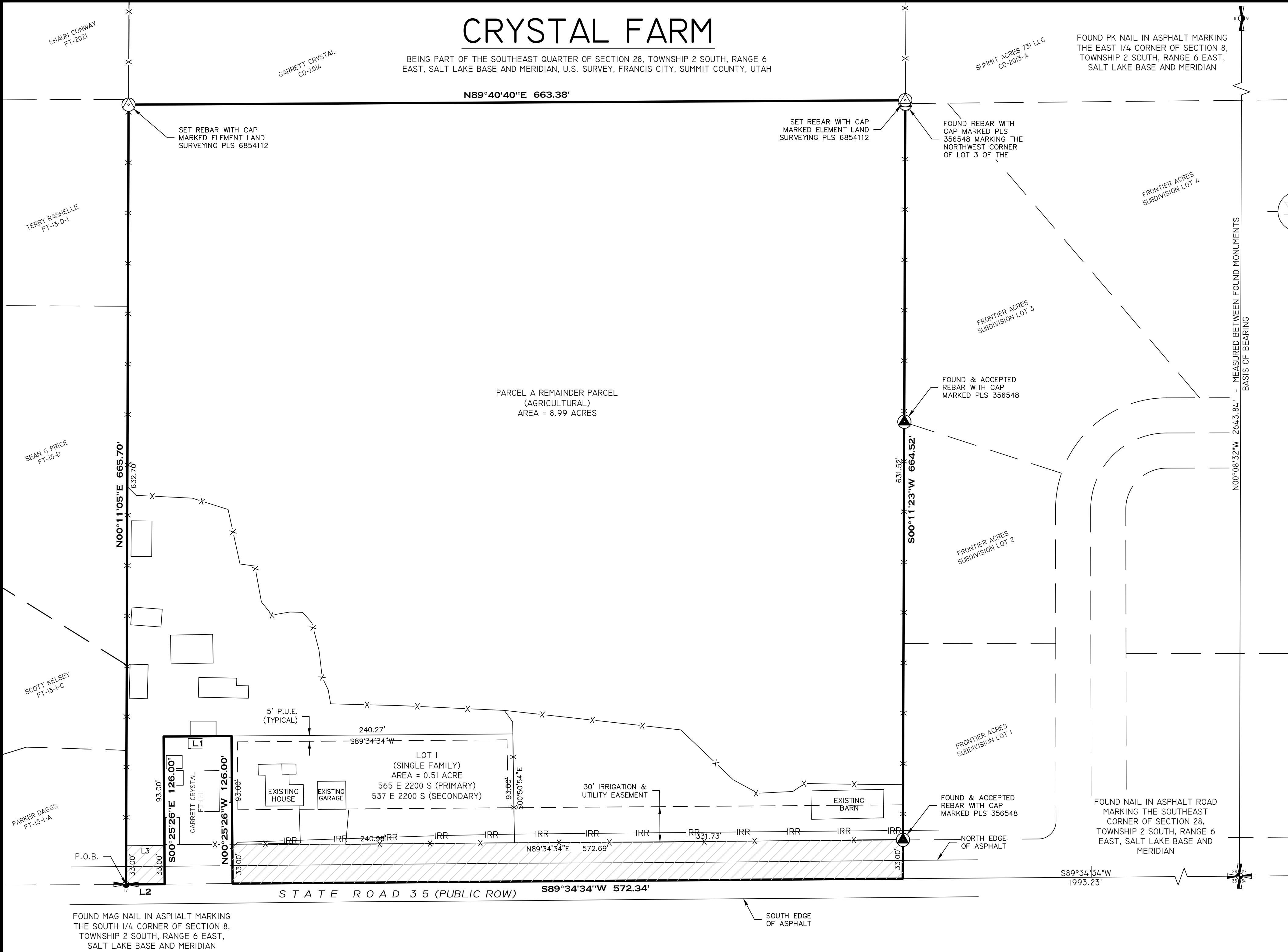
Staff and the Summit County Recorder's office reviewed the preliminary plat. All revisions were incorporated. The developer has met all the preliminary plat requirements.

Staff Recommendations:

Approve the preliminary plat.

Community Review:

A public hearing is not required for this item.



SYMBOL LEGEND

ADJOINING OWNERS

SURVEY BOUNDARY

EXISTING FIELD FENCE

BURIED IRRIGATION DITCH

ROAD RIGHT OF WAY DEDICATION

SET REBAR WITH CAP (AS NOTED ON DRAWING)

FOUND REBAR WITH CAP (AS NOTED ON DRAWING)

FOUND SECTION CORNERS (AS NOTED ON DRAWING)

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	58.00'	S89°34'34"W
L2	33.00'	S89°34'34"W
L3	32.65'	N89°34'34"E

PROPERTY OWNER/SUBDIVIDER

GARRETT CYRSTAL
523 E 2200 S
FRANCIS, UT 84036

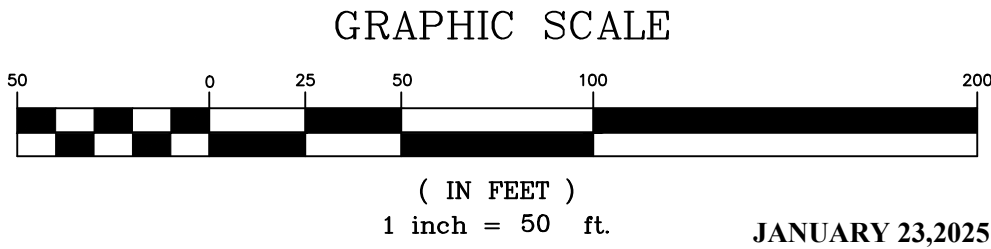
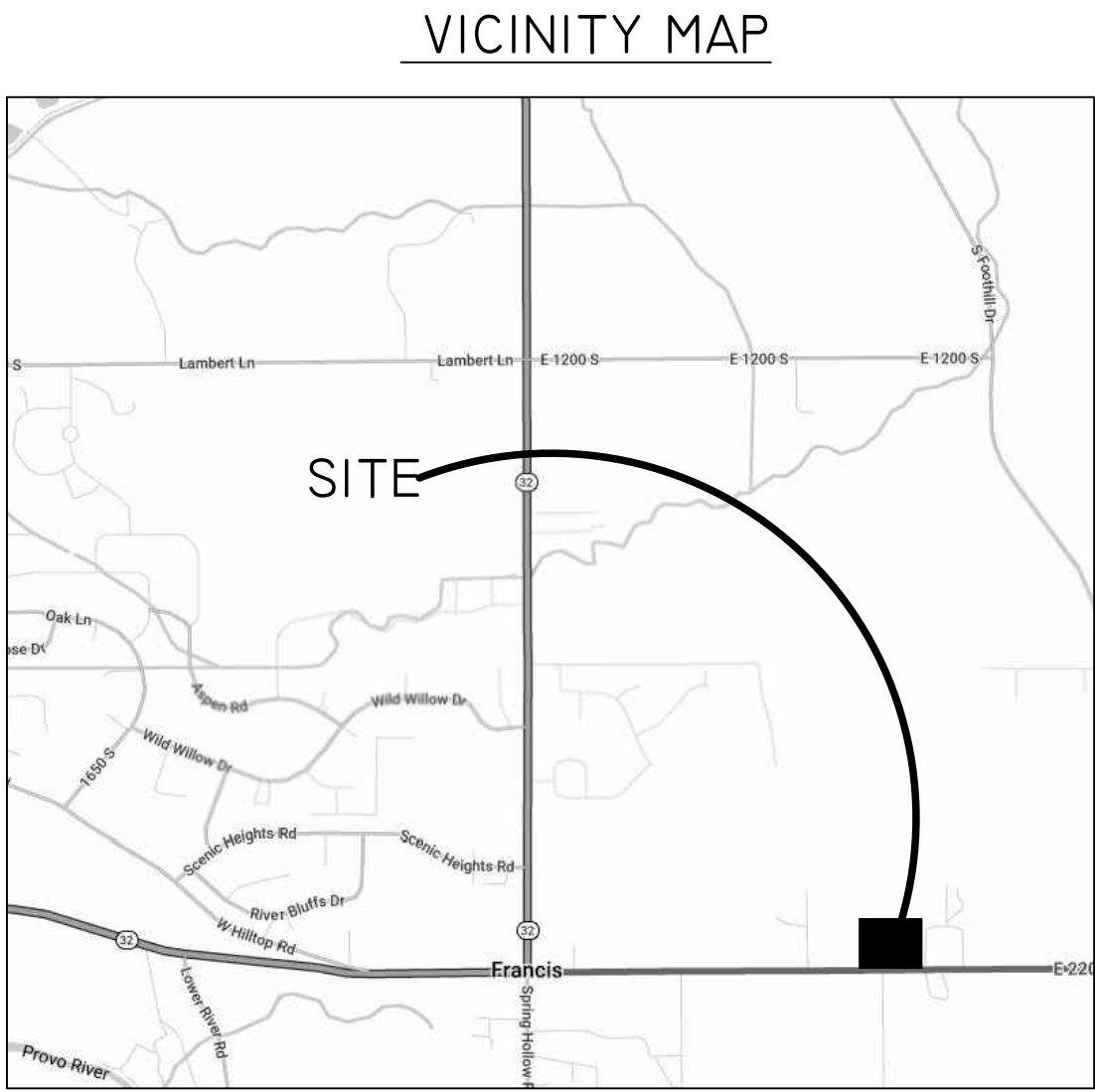
BRENT CYRSTAL
360 SOUTH MAIN STREET
KAMAS, UT 84036

LAND SURVEYOR

TROY TAYLOR — PLS
ELEMENT LAND SURVEYING
P.O. BOX 991
HEBER CITY, UT 84032

NARRATIVE

THE REASON FOR THIS PLAT IS TO CREATE A BUILDABLE LOT ALONG STATE ROAD 35 WITH THE REMAINDER TO STAY AS AGRICULTURAL LAND.



SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED SURVEYOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD A LICENSE 6854112 IN ACCORDANCE WITH UTAH CODE TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT, BY AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, TOGETHER WITH EASEMENTS, AND HAVE PLACED MONUMENTS ON THE GROUND AS REPRESENTED ON THE PLAT. I ALSO CERTIFY THAT I HAVE FILED WITH THE SUMMIT COUNTY SURVEYOR, PURSUANT TO STATE LAW, A MAP OF THE SURVEY I COMPLETED.

BOUNDARY DESCRIPTION

BEGINNING AT THE FOUND PK NAIL IN THE ASPHALT OF STATE ROAD 35 MARKING THE SOUTH 1/4 OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°11'05" EAST 665.70 FEET ALONG A FENCE LINE AND THE 1/4 SECTION LINE TO A SET REBAR WITH CAP MARKED ELEMENT LAND SURVEYING PLS 6854112; THENCE NORTH 89°40'40" EAST 663.38 FEET ALONG THE 1/64 SECTION LINE TO A SET REBAR WITH CAP MARKED ELEMENT LAND SURVEYING PLS 6854112 IN A FENCE LINE AND THE WEST BOUNDARY LINE OF THE FRONTIER ACRES SUBDIVISION, SAID LINE BEING THE 1/64 LINE; THENCE SOUTH 00°11'23" WEST 664.52 FEET ALONG SAID FENCE LINE AND FRONTIER ACRES SUBDIVISION AND 1/64 LINE TO THE SECTION LINE; THENCE SOUTH 89°34'34" WEST 572.34 FEET ALONG THE SECTION LINE; THENCE NORTH 00°25'26" WEST 126.00 FEET; THENCE SOUTH 89°34'34" WEST 58.00 FEET; THENCE SOUTH 00°25'26" EAST 126.00 FEET TO THE SECTION LINE; THENCE SOUTH 89°34'34" WEST 33.00 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

AREA = 9.96 ACRES

BASIS OF BEARINGS: THE BASIS OF BEARING FOR THIS PLAT IS THE BEARING OF NORTH 00°08'32" WEST FROM THE FOUND PK NAIL IN ASPHALT MARKING THE SOUTHEAST CORNER OF SECTION 28 TO THE FOUND PK NAIL IN ASPHALT MARKING THE EAST 1/4 CORNER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN.

Acres: 9.96, # of lots 1, # of parcels 1.

SURVEYOR'S SEAL

OWNER'S DEDICATION AND CONSENT TO RECORD

I THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN HEREON TO BE HEREAFTER KNOWN AS:

CRYSTAL FARM

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE AND DO HEREBY GRANT UNTO EACH PRIVATE UTILITY COMPANY AND PUBLIC UTILITY AGENCY PROVIDING UTILITY SERVICES TO THIS PROJECT, A PERPETUAL NON-EXCLUSIVE EASEMENT IN ALL AREAS SHOWN HEREON INCLUDING THE PRIVATE ROADWAY TO INSTALL, USE, KEEP, MAINTAIN, REPAIR AND REPLACE AS REQUIRED, UNDERGROUND UTILITY LINES, PIPES AND CONDUITS OF ALL TYPES AND APPURTENANCES THERETO SERVING THIS PROJECT.

IN WITNESS WHEREOF I HAVE SET FORTH MY HAND THIS ____ DAY OF ____, 20__.

SIGNATURE _____ PRINT NAME _____

SIGNATURE _____ PRINT NAME _____

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH } s.s.
County of Utah

ON THIS ____ DAY OF ____, 20__, PERSONALLY APPEARED BEFORE ME BRENT CRYSTAL AND GARRETT CRYSTAL, WHO BEING BY ME DULY SWORN, DID PROVE TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC FULL NAME: _____

NOTES

- LOT 1 WITHIN THE PROPOSED SUBDIVISION IS BUILDABLE. THE REMAINDER PARCEL IS NON BUILDABLE UNTIL ALL THE CITY BUILDING REQUIREMENTS ARE MET. ANY FURTHER SUBDIVISION OF SUCH LOTS, WHETHER BY DEED, BEQUEST, DIVORCE DECREE, OR OTHER RECORDED INSTRUMENT SHALL NOT RESULT IN A BUILDABLE LOT UNTIL THE SAME HAS BEEN APPROVED IN ACCORDANCE WITH THE FRANCIS CITY DEVELOPMENT CODE.
- THE OWNERS OF PROPERTY WITHIN FRANCIS CITY RECOGNIZE THE IMPORTANCE OF AGRICULTURAL LANDS AND OPERATIONS AND SMALL RURAL BUSINESS ENTERPRISES. IT IS RECOGNIZED THAT AGRICULTURAL LANDS AND OPERATIONS AND RURAL BUSINESS ENTERPRISES HAVE UNIQUE OPERATING CHARACTERISTICS THAT MUST BE RESPECTED. (OWNERS OF EACH LOT PLATTED IN THIS SUBDIVISION / THE OWNER OF THE RESIDENCE CONSTRUCTED UPON THIS LOT) HAS BEEN GIVEN NOTICE AND RECOGNIZES THAT THERE ARE ACTIVE AGRICULTURAL LANDS AND OPERATIONS AND RURAL BUSINESS ENTERPRISES WITHIN FRANCIS CITY AND ACKNOWLEDGE(S) AND RESPECT(S) THAT, SO LONG AS SUCH LANDS AND OPERATIONS EXISTS, THERE MAY BE DUST, NOISE, ODOR, PROLONGED WORK HOURS, USE ROADWAYS FOR THE PURPOSE OF HERDING / MOVING ANIMALS, AND OTHER ATTRIBUTES ASSOCIATED WITH NORMAL AGRICULTURAL OPERATIONS AND RURAL BUSINESS.
- THE OWNER OF THE PROPERTY SET FORTH AND DESCRIBED IN THIS PLAT, HEREBY OFFERS AND CONVEYS ALL PUBLIC UTILITY AGENCES, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT-OF-WAY OVER, UNDER, ACROSS, AND THROUGH THOSE AREAS DESIGNATED ON THIS PLAT AS "COMMON AREAS (INCLUDING PRIVATE DRIVEWAYS, STREETS OR LANES)" OR UTILITY EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER, WATER AND DRAINAGE LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO, WHICH WOULD REQUIRE THAT NO SURFACE CONSTRUCTION BE ALLOWED WHICH WOULD INTERFERE WITH NORMAL UTILITY USE. IT IS UNDERSTOOD THAT IF IT BECOMES NECESSARY TO RELOCATE SAID UTILITIES AT THE INSTANCE OR REQUEST OF ANY PUBLIC ENTITY OR THE OWNER, THE COST AND EXPENSES INCURRED THEREBY, WILL BE BORNE BY THE OWNER OR THE ENTITY REQUIRING OR REQUESTING THE SAME.
- THIS SUBDIVISION WAS CREATED FOR SINGLE FAMILY LOTS ONLY.
- FRANCIS CITY HAS AN ORDINANCE WHICH RESTRICTS THE OCCUPATION OF BUILDINGS WITHIN THIS DEVELOPMENT. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY A BUILDING LOCATED WITHIN THIS DEVELOPMENT WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE BUILDING INSPECTOR.
- RECORD OF SURVEY ON FILE AT THE SUMMIT COUNTY RECORDERS OFFICE HAVING FILE NUMBER S-11816.

FRANCIS CITY MAYOR

Approved and accepted by the Francis city Mayor on this ____ day of ____, 20__

FRANCIS CITY MAYOR

CITY ENGINEER

Approved and accepted by the Francis city engineering department on this ____ day of ____, 20__

FRANCIS CITY ENGINEER

PLANNING COMMISSION

Approved and accepted this ____ day of ____, 20__

CHAIR

PUBLIC SAFETY ANSWERING POINT APPROVAL

Approved on this ____ day of ____, 20__

BY: JEFF WARD, GIS CORRINATOR
SUMMIT COUNTY PUBLIC SAFETY ANSWERING POINT

SOUTH SUMMIT FIRE DISTRICT

Approved and accepted by the SOUTH SUMMIT FIRE DISTRICT on this ____ day of ____, 20__

FIRE MARSHALL

DATE

ALLWEST COMMUNICATIONS

Approved on this ____ day of ____, 20__

NAME/POSITION

SUMMIT COUNTY RECORDER

RECORDED #
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AT THE REQUEST OF:
DATE: _____ TIME: _____ BOOK: _____ PAGE _____
FEE _____ SUMMIT COUNTY RECORDER

SOUTH SUMMIT SCHOOL DISTRICT

Approved and accepted by the SOUTH SUMMIT SCHOOL DISTRICT on this ____ day of ____, 20__

DIRECTOR

APPROVAL AS TO FORM

Approved on this ____ day of ____, 20__

ATTORNEY FOR FRANCIS CITY

NEW WASHINGTON IRRIGATION COMPANY

Approved and accepted by the NEW WASHINGTON IRRIGATION COMPANY on this ____ day of ____, 20__

DIRECTOR

ENBRIDGE GAS UTAH

Approved and accepted on this ____ day of ____, 20__ BY ENBRIDGE GAS UTAH

BY: _____
TITLE: _____

SOUTH KAMAS IRRIGATION COMPANY

Approved and accepted by the SOUTH KAMAS IRRIGATION COMPANY on this ____ day of ____, 20__

DIRECTOR

ROCKY MOUNTAIN POWER

Approved and accepted on this ____ day of ____, 20__ BY ROCKY MOUNTAIN POWER

BY: _____
TITLE: _____



Staff Report

To: Francis City Planning Commission

From: Katie Henneuse, City Planner and Brad Christopherson, City Attorney

Report Date: February 26, 2025

Meeting Date: March 5, 2025

Title: Town Center Landscape Plan and CUPs

Type of Item: Administrative

Location:

This site of the proposed Town Center commercial development is located on the southeast corner of State Road 35 and Spring Hollow Road. It is adjacent to and directly north of the new Francis City Hall. Town Center will be built on parcels FT-90, FT-92, and FT-99. The combined parcel acreage is 3.49 acres. The parcels are in the City Center (CC) Zone.



Update:

The Planning Commission reviewed the Town Center Development at their January meeting. The trash storage plan was approved. The parking, site, architectural design, and outdoor lighting plans were forwarded to the City Council with a positive recommendation. The landscape plan was tabled until it aligns with the site plan and complies with FCC (Francis City Code).

The applicant submitted four Conditional Use Permit (CUP) applications for the project. The CUP for the restaurant with alcohol service was forwarded to the City Council with a positive recommendation with two additional conditions (hours of operation between 5:30 am and 11 pm and replace the privacy fence with an 8 ft precast decorative concrete wall with a tree buffer).

The CUPs for the hotel and drive-through restaurants were tabled until the plans comply with FCC architectural and parking requirements, to evaluate the alignment of the drive-throughs with properties across SR 35, and to consider adding landscaping buffers to the drive-through lanes.

Background:

Commercial development plans for the Town Center project were approved in the fall of 2022. Two mixed-use commercial and residential structures on parcels FT-99 and FT-92 were approved at the time. Russ Witt was the applicant. The Town Center property was purchased by Rusty Webster in 2024. Webster also became the owner of the neighboring property, FT-90 in 2024.

Executive Summary:

The applicant, Rusty Webster, is updating the commercial development plans to expand the Town Center project onto parcel FT-90, to add a hotel, and to add a building with a drive-through restaurant space, a retail space, and three apartments. The Town Center plans now include the following:

- Hotel with either 46 rooms (3 story) or 67 rooms (4 story), a 1,400 square foot conference room, a convenience store, two hot tubs, a possible fitness center, business center, and a shared courtyard with a gas fireplace.
- Restaurant that offers full-service sit-down dining and alcohol service.
- Two drive-through restaurants.
- Retail space for up to 9 businesses - 14,000 sq ft
- Residential - 21 apartments (14 2-bedroom and 7 3-bedroom)

Analysis – Landscape Plan (18.45.110 and 18.115.080):

“No plans for any building, structure or other improvements shall be approved by the Planning Commission unless there shall also have been submitted separate landscape plans satisfactory to the Planning Commission.”

“All submitted landscape plans shall be designed to encourage water conservation as a primary consideration. Lawn shall not be installed in park strips, paths or on slopes greater than 25 percent or 4:1 grade.”

“All ground areas shall contain grass, or another ground cover acceptable to the Planning Commission, and shall be irrigated sufficiently. Shrubs, flower beds, decorative rocks, and other appropriate landscaping is highly encouraged. All landscaped areas shall be maintained using a sprinkling and/or irrigation system which is capable of being engaged automatically on a regular basis.”

“Plant Materials

- a. Sixty percent medium trees and shrubs in a combination with deciduous trees with a caliper from two to three inches and evergreen trees with a height from five to eight feet.
- b. Forty percent small trees and shrubs in a combination with deciduous trees with a caliper of one and one-half to two inches and evergreen trees with a height of four feet.
- c. Where possible, a 50/50 mix of deciduous and evergreen tree species shall be used for on-site landscaping.
- d. Street trees with a minimum two-inch caliper shall be installed along all public rights-of-way by the developer of the property. The species, type, location, and spacing of trees shall be as shown on the approved landscape plan.”

“Trees shall be planted at the rate of at least one tree per 20 feet along the public street. The applicant shall provide appropriate guarantees on the trees, or they shall have no less than a two-inch caliper. No trees shall be planted within 45 feet of an intersection clear view area. Trees may be planted in clusters to create a more natural and/or screening effect, if appropriate.”

The applicant’s landscape plan shows 105 trees. 52 are 2” caliper medium-sized deciduous trees (mixture of honey locust, quaking aspen, plum, and oak) and 53 are small and medium-sized evergreen trees (mixture of juniper, spruce, and pine). 95 deciduous shrubs and 23 evergreen shrubs are planned throughout the development as well as two types of perennials and native shrub grasses. Crushed rock is planned as the ground cover in areas not covered by a structure, asphalt, or sidewalk.

Thirteen trees are planned along the Spring Hollow frontage (330 ft) and 26 trees are planned along the State Road 35 frontage (600 ft). Trees are planted at a rate of about one per 24 feet along the public streets. In the previous approval, the Planning Commission allowed a reduced number of trees along the State Road 35 frontage so that the trees would not create a barrier in front of the street-facing store fronts. This plan has significantly more trees along the street than the previously approved plan.

The landscape plans include irrigation plans. Water conservation was a primary consideration.

The landscape plan is compliant with FCC and previous approvals.

Analysis – Conditional Use Permits:

State Code - 10-9a-507 Conditional Uses

- (1) (a) A municipality may adopt a land use ordinance that includes conditional uses and provisions for conditional uses that require compliance with objective standards set forth in an applicable ordinance.
- (b) A municipality may not impose a requirement or standard on a conditional use that conflicts with a provision of this chapter or other state or federal law.
- (2) (a) (i) A land use authority shall approve a conditional use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.
- (ii) The requirement described in Subsection (2)(a)(i) to reasonably mitigate anticipated detrimental effects of the proposed conditional use does not require elimination of the detrimental effects.
- (b) If a land use authority proposes reasonable conditions on a proposed conditional use, the land use authority shall ensure that the conditions are stated on the record and reasonably relate to mitigating the anticipated detrimental effects of the proposed use.
- (c) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the land use authority may deny the conditional use.

Note: The city planning and legal staff are in the process of revising the city code to bring it into compliance with recent changes from the state legislature. When state law and city code conflict, state law prevails because of the correlating supremacy clause in the Utah State Constitution.

City Code – 18.65.090 Standards for Review

The city shall review each of the following items when considering a conditional use permit and proposing or imposing conditions on the permit:

1. Size and location of the site.
2. Traffic considerations including capacity of the existing streets in the area, location and amount of off-street parking, and internal traffic circulation.
3. Utility capacity.
4. Emergency vehicle access and control of delivery and service vehicles, loading and unloading zones, and screening of trash pick-up or waste storage areas.
5. Fencing, screening, and landscaping to separate the use from adjoining uses.
6. Design, architectural detailing, building mass, bulk, orientation, and the location of buildings on the site including orientation to buildings on adjoining lots.
7. Usable and permanent open space considerations.
8. Signage and lighting.
9. Noise, vibration, pollution, odors, steam, or other mechanical factors that might affect people and property off site.
10. Potential for discharge into the air, ground water, surface and subsurface water, or soil.

11. Potential adverse impact on the ability of those who live or own property in the vicinity, including adverse effects to property values and the right to use and enjoy their property.
12. Other technical review matters as may be advised by the City.

Standards #1, 4, and 6 were reviewed as part of the commercial development application but should be considered as part of each CUP review as well. The city engineer will review standards #2 and 3 in his staff report. Standards #7, 10, and 12 are not applicable to these CUP applications.

Staff have identified the following reasonably anticipated detrimental effects of the proposed conditional uses to adjoining residential properties: disruption of privacy, additional noise, outdoor lighting, additional traffic, decreased property value, and decreased enjoyment of property. These detrimental effects will be reviewed in relation to Review Standards #5, 8, 9, and 11 from Section 18.65.090. The measures proposed by the applicant and conditions proposed by the city to mitigate these effects are examined in the sections below. The city engineer will review the traffic impact study in his report.

Standard #5 – Fencing, Screening, Landscaping Buffers

In Section 18.45.150 regarding buffers, fences, and walls, city code says, “The intent in having special buffer, fence, and wall requirements is to provide quality separation between incompatible commercial uses, and to provide physical and visual protection between commercial and residential uses.”

“Buffer treatment may be required whenever a change occurs between residential and nonresidential uses. Additional landscaping and screening may be required at the discretion of the Planning Commission and City Council within the setback which separates the uses. Fences or walls will be reviewed for their effectiveness in screening a view, and for their color and texture in relationship to building materials.

Where differing uses are to be developed adjacent to existing residential areas, special consideration shall be made to protect the privacy of residents and requirements shall be at the discretion of the Planning Commission and City Council. As a minimum, the negative effects of noise and artificial lighting shall be minimized to protect existing residents.”

For a buffer between the commercial property and the adjoining residential property, the applicant is proposing a plum tree buffer in front of an 8 ft precast decorative concrete wall. A rock retaining wall is planned along the back portion of the eastern property boundary. An 8 ft vinyl fence in an earth tone is proposed along the southern and eastern boundary with the city.

The buffer planned will help mitigate the detrimental effect of disruption of privacy, additional noise, and outdoor lighting from the parking lot, building lights, and vehicle lights.

Standard #8 – Signage and Lighting

18.105.150 “One monument sign less than six feet in height and 60 square feet measured from the farthest extent of the sign to form a rectangle is allowed per commercial project. If a

commercial project includes more than five potential businesses the Planning Department may approve a sign up to 10 feet in height and 100 square feet measured from the farthest extent of the sign to form a rectangle. Application for additional monuments signs in a commercial project will be considered a conditional use. The applicant must demonstrate to the Planning Department that the additional sign(s) are necessary.”

“One wall sign not to exceed 30 square feet measured from the farthest extent of the sign to form a rectangle is allowed on the wall facing the primary entrance to the commercial project. Except as otherwise provided in this section, every wall sign and painted wall sign in a commercial zone shall comply with the following requirements:

- a. No part of any sign shall extend above the wall upon which it is situated.
- b. No sign, including any light box or structural part, shall project more than 12 inches from the face of the pan of the building to which it is attached.”

The applicant is planning a marquee sign for the development on the corner of Spring Hollow Road and State Road 35. They noted on the site plan, “Each business sign to meet Francis City signage code requirements. Any sign proposed not meeting Francis City signage code must be submitted for a conditional use review.”

The signage plans comply with FCC and do not increase or change the detrimental effects listed.

18.45.150 “Outdoor lighting shall be designed to prevent exposure of light source to the view of residents.”

18.118 “The applicant in nonresidential zones must also provide a plan on how outdoor lighting will minimize impacts on adjacent properties.”

“All outdoor lighting must be full cut-off directing the light downward. The bulb or lighting source cannot be visible from the property line. Outdoor lighting cannot be directed towards any adjacent neighboring properties.”

In each CUP application, the applicant states that they “do not anticipate any abnormal ... lighting change ... associated” with the use.

The outdoor lighting plan was evaluated during the commercial development review. The city code allows up to 349,000 lumens of outdoor lighting for this development. The outdoor lighting planned totaled 178,990 lumens – just over half of the allowed limit. All fixtures will be full cut-off. Lighting may not be directed at neighboring properties to be compliant with code.

The applicant plans to reduce lighting as much as possible while still having some security lighting after 11:00 pm.

Vehicle lights will be an additional source of light at night. The detrimental effects of outdoor lighting and vehicle lights on the adjoining residence can be mitigated with the proposed 8 ft concrete wall and tree buffer.

The Vehicle Headlight Study conducted by city staff concludes that headlights will have a minimal impact on residential properties across the street from the development on SR 35. The access point and drive-through lanes along SR 35 align with existing driveways and unoccupied spaces. The applicant is proposing pine tree clusters aligned with the drive-through lanes to help mitigate vehicle light concerns. Vehicle headlights will have the most impact on the residential property across from the Spring Hollow Road exit. This access cannot be moved and was previously approved. The applicant will work with the property owner to add a landscape buffer, if desired.

Standard #9 – Noise or Odors

8.10.0020 “The following sounds are prohibited pursuant to this chapter:

1. A sound measuring 70 decibels or more between the hours of 7:00 a.m. and 10:00 p.m. Monday through Saturday, or between the hours of 9:00 a.m. and 10:00 p.m. on Sunday.
2. A sound measuring 55 decibels or more between the hours of 10:00 p.m. and 7:00 a.m. Monday through Saturday, or between the hours of 10:00 p.m. Saturday and 9:00 a.m. on Sunday.”

In each CUP application, the applicant states that they “do not anticipate any abnormal odors ... or noise issues associated” with the use.

The Noise Disturbance Study performed by city staff concludes that the detrimental effects of additional noise can be mitigated with the planned buffer on the adjoining residential property line, restricting delivery hours to the daytime Monday – Saturday, and requiring that mechanical equipment for building 3 (drive-through 2) be placed as far from the adjacent existing residence as possible and be enclosed.

Standard #11 – Property Values and Property Use of Adjoining Owners

The city has no specific evidence of property value changes associated with this project.

The new City Hall is directly south of this development along with other city buildings and the soccer field.

A review of literature on the impacts of commercial development on nearby residential is inconclusive.

There is one residential property that borders the project on the east. The site plan has mitigation with fencing and landscaping to reduce noise and lighting impacts and staff has recommended additional conditions, so the impact complies with the city code.

Other residential properties exist across Spring Hollow and State Road 35. The residential homes are all at least 100 feet from the hotel and restaurants. This project is at the intersection of State Road 35 and Spring Hollow Road – which is the largest and most traveled intersection in the city. It is also located in the City Center zone, which was created to encourage development and begin to create a commercial center and bring commercial activity to the city. It is not unreasonable that development would arrive at this intersection. There are also commercial properties across

the street to the west of this project. There are no Commercial or City Center Zones that are not abutting, adjacent, or across the street from residential areas.

This proposed project will not prevent any of the uses currently surrounding the project but will bring increased traffic, noise, and lighting. These anticipated increases can be mitigated with measures taken by the applicant and the conditions proposed by staff.

Hotel CUP

Hotels are a conditional use in the City Center Zone. (18.57.020)

The hours of operation of the hotel are 24 hours a day, 7 days a week.

The Planning Commission cited concerns about shared parking and the 4-story design of the building not being compliant with current FCC as reasons for tabling the hotel CUP. The City Council is evaluating a code text amendment to increase the number of stories from three to four. The applicant submitted alternate plans for a 3-story building in case the code amendment is not approved. There are no changes to the exterior of the building. On the interior, the 4th floor becomes unfinished attic space, and the number of rooms is reduced from 67 to 46.

Parking requirements will be reduced if the hotel is 3 stories. The applicant is not planning to change the parking lot and will continue seeking a shared parking agreement with the city. It is proposed that the shared parking lot will have 23 total stalls, including 10 trailer/truck stalls (see Shared Parking Agreement draft). 170 parking stalls are shown on the site plan for the development. The applicant anticipates overlapping daytime and nighttime uses and plans to apply for a reciprocal use reduction. See parking tabulation below:

<u>Use</u>	<u>3-Story</u>		<u>4-Story</u>	
Hotel (1 per room)	46 rooms	46 stalls	67 rooms	67 stalls
Restaurants (1 per 3 seats)	198 seats	66 stalls	198 seats	66 stalls
Retail (4 per 1,000 sq ft)	14,000 ft ²	56 stalls	14,000 ft ²	56 stalls
Residential (3 per unit)	21 units	63 stalls	21 units	63 stalls
25% Reciprocal Reduction		-57 stalls		-63 stalls
City Shared Parking		-23 stalls		-23 stalls
Total Required at Town Center		151 stalls		166 stalls
Total Provided at Town Center		170 stalls		170 stalls

Note: During the business license approval process, the city will check that the applicant has adequate parking for each business use. The Planning Commission may authorize a reciprocal use reduction of up to 25% after the applicant demonstrates that they have overlapping daytime and nighttime uses.

Detrimental effects caused by the hotel are anticipated to be decreased privacy, additional noise, and outdoor lighting. These effects can be mitigated with the proposed 8 ft concrete wall and tree buffer on the adjoining residential property line. Noise disturbances can be further mitigated by allowing deliveries only between the hours of 9:00 am and 7:00 pm.

The applicant is planning a 3-story or 4-story hotel. The adjoining residential property will be visible from the upper floors of the hotel even with the tree buffer. The adjoining residential property is more than 550 ft (in a straight line) from the hotel. The impact of decreased privacy from the upper floors of the hotel will be mitigated by this distance.

Drive-Through Restaurants 1 and 2 CUPs

Drive-through restaurants are a conditional use in the City Center Zone. (18.57.020)

The applicants' stated hours of operation for the drive-through restaurants will be between 5:30 am and 11:00 pm.

Detrimental effects caused by the drive-through restaurants are anticipated to be decreased privacy, additional noise, and outdoor lighting. These effects can be mitigated with the proposed 8 ft concrete wall and tree buffer on the adjoining residential property line. Noise disturbances can be further mitigated by allowing deliveries only between the hours of 9:00 am and 7:00 pm.

Drive-through restaurant 2 will be one of the closest businesses in the development to the adjoining residential property owner. It is recommended that a condition be placed on this business that the mechanical HVAC equipment for building 3 (drive-through 2) be placed as far from the adjoining residence as possible and be enclosed.

The impact of vehicle headlights from the drive-through restaurants on residential homes across from the proposed development will be minimal because the drive-through lanes along SR 35 align with existing driveways and unoccupied spaces. The applicant is proposing pine tree clusters aligned with the drive-through lanes to help mitigate vehicle light concerns.

Staff Recommendations:

Landscape Plan - Approve

Conditional Use Permits

Hotel – Positively recommend approval with the following conditions:

1. Build and maintain an 8 ft precast decorative concrete wall on the east property line adjoining the existing residence.
2. Plant and maintain a tree buffer as shown on landscape plan on the east property line adjoining the existing residence.
3. Deliveries are only allowed between the hours of 9:00 am and 7:00 pm.
4. Sign a shared parking agreement with the city for 23 stalls, including 10 trailer/truck stalls.

Drive-Through Restaurant 1 – Positively recommend approval with the following conditions:

1. Build and maintain an 8 ft precast decorative concrete wall on the east property line adjoining the existing residence.
2. Plant and maintain a tree buffer as shown on landscape plan on the east property line adjoining the existing residence.
3. Deliveries are only allowed between the hours of 9:00 am and 7:00 pm.
4. The hours of operation are between 5:30 am and 11:00 pm.

Drive-Through Restaurant 2 – Positively recommend approval with the following conditions:

1. Build and maintain an 8 ft precast decorative concrete wall on the east property line adjoining the existing residence.
2. Plant and maintain a tree buffer as shown on landscape plan on the east property line adjoining the existing residence.
3. Deliveries are only allowed between the hours of 9:00 am and 7:00 pm.
4. The hours of operation are between 5:30 am and 11:00 pm.
5. Mechanical equipment for this building is to be placed as far from the adjacent existing residence as possible and be enclosed.

Community Review:

A public hearing will not be held at this meeting. A public hearing was previously held for the Town Center CUPs in January.



Town Center Commercial Development Access and Drive-Through Vehicle Headlight Impact Study

Date: January 28, 2025

Prepared By: Katie Henneuse, City Planner and Code Enforcement Officer

Introduction

This report was written in response to the Planning Commission's concern that vehicle headlights will have a detrimental effect on residential property owners across from the Town Center development. The Planning Commission asked the applicant to identify the locations of vehicle travel in the proposed development (specifically the exit points and north-traveling drive-through lanes) and evaluate the impact of vehicle lights on nearby residential properties. Vehicle headlights may have a detrimental effect on nearby residences if it is shown that vehicle lights align with homes. Two potential mitigation measures were identified in the January 2025 meeting. The first is to add a landscape buffer aligned with the drive-through lanes and the second is to consider moving the location of an access or drive-through to align with driveways and roads opposite the development.

The Town Center project proposes the construction of a hotel with up to 67 rooms, three restaurants including two drive-throughs, 14,000 square feet of retail space for up to 9 businesses, and 21 apartments. The development will be constructed on a vacant lot on the southeast corner of State Road 35 and Spring Hollow Road.

Two access points are planned for the Town Center development – one on Spring Hollow Road and another on State Road 35. Each access point will allow vehicles to enter and exit the development. Two drive-through restaurant lanes are also planned. The drive-through lanes are one-directional. Survey markers were placed in the ground to identify the locations of each of these access points or drive-through lanes, with survey markers placed for the drive-throughs where vehicles travel north (see attached plan and map of survey markers for reference).

Spring Hollow Road Access

The Spring Hollow Road access survey markers at the driveway centerline are labeled 1000 - 1002.



Survey Marker 1002
Centerline of Spring Hollow Access



Aerial View of Town Center and
Properties Across the Road

This access point aligns with a home. The residents will likely be impacted by vehicle headlights. This type of detrimental effect can be mitigated in other locations by moving the access point so it aligns with a driveway or road opposite the development. Homes line the west side of Spring Hollow Road and there are no other locations to move the access point that do not impact a residential home. Additionally, in the opinion of the city engineer, the access point was placed at the best location because it is as far from the intersection as possible. This access point was previously approved during the site plan review for the first Town Center proposal. The applicant has agreed to discuss mitigation measures with the property owner and offer to pay for a landscape buffer on the residential property.

State Road 35 Access

The State Road 35 access survey markers at the driveway centerline are labeled 1007 - 1009.



Survey Marker 1008
Center of SR 35 Access



Survey Markers 1007 – 1009
Edge of Road View

No mitigation measures are recommended for this access point because the location already aligns with a driveway for a commercial business.

Drive-Through 1

The drive-through 1 survey markers are labeled 1012 - 1018. The photographs below were taken at the centerline of the travel lane.



Survey Marker 1012
Center of Drive-Through 1



Survey Marker 1012
Edge of Road View

No mitigation measures are recommended for drive-through 1 because the location of the drive-through already aligns with a secondary driveway and side yard of the property across the street. The applicant added three evergreen trees to the landscape plan at the turn radius to help mitigate vehicle headlight concerns.

Drive-Through 2

The drive-through 2 survey markers are labeled 1019 - 1025. The photographs below were taken at the centerline of the travel lane.



Survey Markers 1020-1025
Center of Drive-Through 2

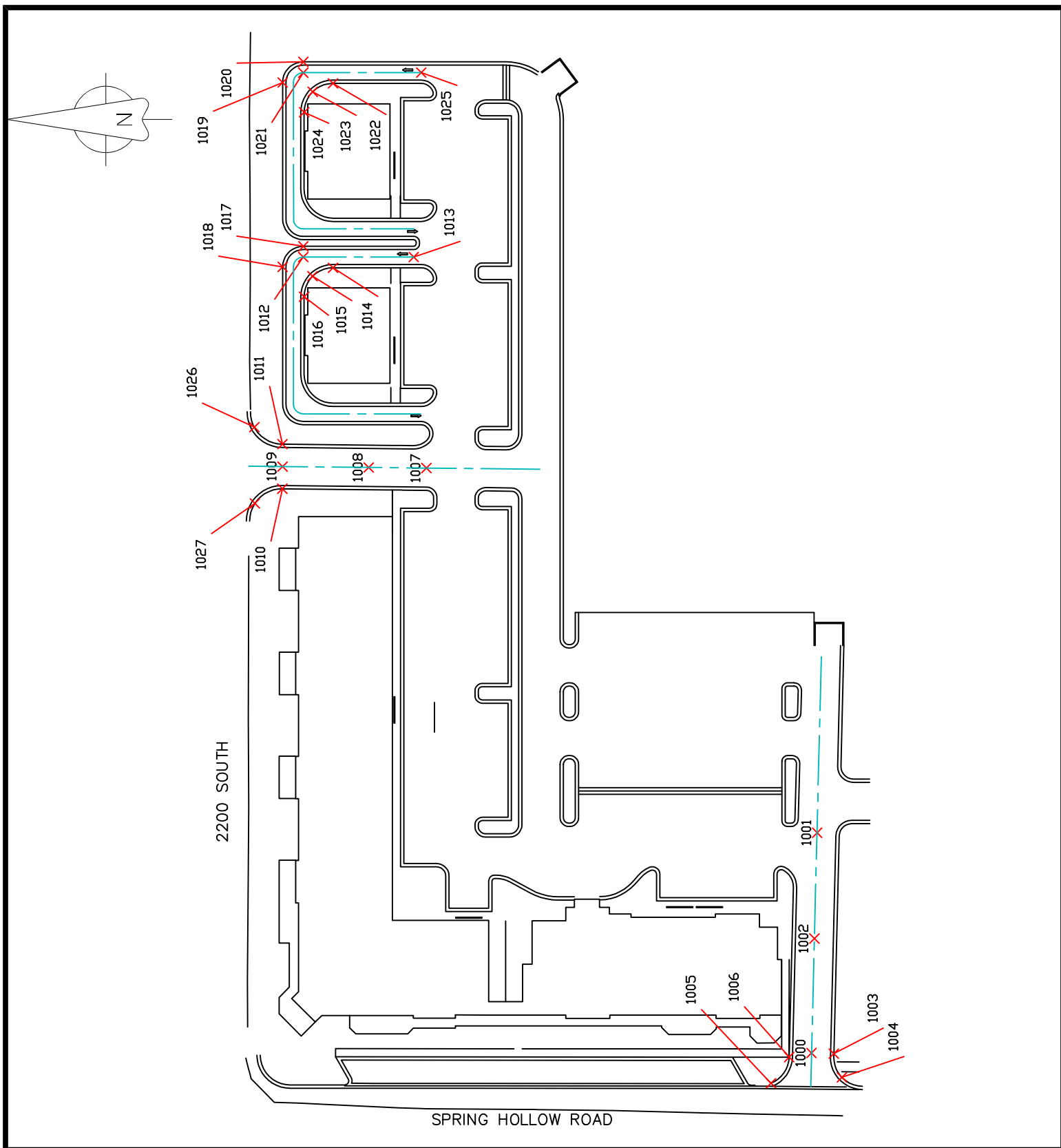


Survey Markers 1021
Edge of Road View

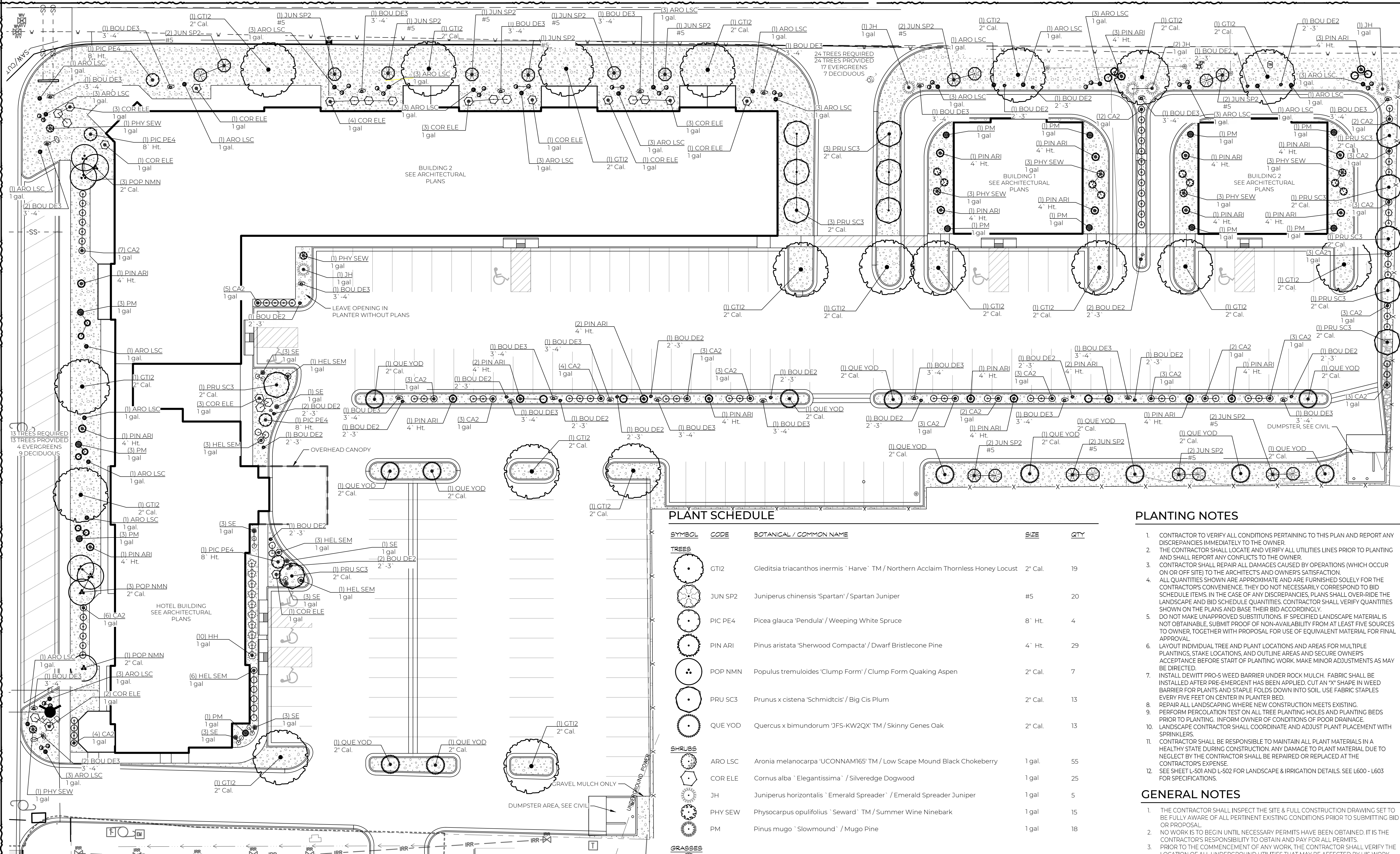
No mitigation measures are recommended for drive-through 2 because the location of the drive-through already aligns with a driveway, barn and garage of the property across the street. The applicant added three evergreen trees to the landscape plan at the turn radius to help mitigate vehicle headlight concerns.

Conclusion

Vehicle headlights will have a minimal impact on residential homes opposite the Town Center development on SR 35. No mitigation measures are recommended. The access points and north-traveling drive-through lanes are planned in locations across from driveways and accessory buildings. The applicant added clusters of evergreen trees at the drive-through turn radii to help mitigate vehicle headlight concerns. Vehicle headlights will impact the residential property across from the Spring Hollow Road exit. This access cannot be moved and was previously approved. The applicant will work with the property owner to add a landscape buffer if desired.



PROJECT T25-006	DATE: 01/28/2025	PROJECT: FRANCIS PRELIMINARY LAYOUT	 983 E. 270 N. HEBER CITY, UT 84032 435-671-0392
DRAWN BY: BRM	SHEET 1 OF 1	PREPARED FOR: WEBSTER CONSTRUCTION	



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
TREES				
	GTI2	Gleditsia triacanthos inermis 'Harve' TM / Northern Acclaim Thornless Honey Locust	2" Cal.	19
	JUN SP2	Juniperus chinensis 'Spartan' / Spartan Juniper	#5	20
	PIC PE4	Picea glauca 'Pendula' / Weeping White Spruce	8' Ht.	4
	PIN ARI	Pinus aristata 'Sherwood Compacta' / Dwarf Bristlecone Pine	4' Ht.	29
	POP NMN	Populus tremuloides 'Clump Form' / Clump Form Quaking Aspen	2" Cal.	7
	PRU SC3	Prunus x cistena 'Schmidtci' / Big Cis Plum	2" Cal.	13
	QUE YOD	Quercus x bimundorum 'JFS-KW2QX' TM / Skinny Genes Oak	2" Cal.	13
SHRUBS				
	ARO LSC	Aronia melanocarpa 'UCONNAM165' TM / Low Scape Mound Black Chokeberry	1 gal.	55
	COR ELE	Cornus alba 'Elegantissima' / Silveredge Dogwood	1 gal.	25
	JH	Juniperus horizontalis 'Emerald Spreader' / Emerald Spreader Juniper	1 gal.	5
	PHY SEW	Physocarpus opulifolius 'Seward' TM / Summer Wine Ninebark	1 gal.	15
	PM	Pinus mugo 'Slowmound' / Mugo Pine	1 gal.	18
GRASSES				
	CA2	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal.	83
	HEL SEM	Helictotrichon sempervirens / Blue Oat Grass	1 gal.	14
INERT MATERIAL				
	BOU DE2	BOULDER SURFACE SELECT / DECORTIVE BOULDERS	2'-3'	23
	BOU DE3	BOULDER SURFACE SELECT / DECORTIVE BOULDERS	3'-4'	25
PERENNIALS				
	HH	Hemerocallis x 'Happy Returns' / Happy Returns Daylily	1 gal.	10
	SE	Sedum x 'Autumn Fire' / Autumn Fire Sedum	1 gal.	17

PLANTING NOTES

- CONTRACTOR TO VERIFY ALL CONDITIONS PERTAINING TO THIS PLAN AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER.
- THE CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES LINES PRIOR TO PLANTING AND SHALL REPORT ANY CONFLICTS TO THE OWNER.
- CONTRACTOR SHALL REPAIR ALL DAMAGES CAUSED BY OPERATIONS (WHICH OCCUR ON OR OFF SITE) TO THE ARCHITECTS AND OWNER'S SATISFACTION.
- ALL QUANTITIES SHOWN ARE APPROXIMATE AND ARE FURNISHED SOLELY FOR THE CONTRACTOR'S CONVENIENCE. THEY DO NOT NECESSARILY CORRESPOND TO BID SCHEDULE ITEMS. IN THE CASE OF ANY DISCREPANCIES, PLANS SHALL OVER-RIDE THE LANDSCAPE AND BID SCHEDULE QUANTITIES. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON THE PLANS AND BASE THEIR BID ACCORDINGLY.
- DO NOT MAKE UNAPPROVED SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY FROM AT LEAST FIVE SOURCES TO OWNER, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL FOR FINAL APPROVAL.
- LAYOUT INDIVIDUAL TREE AND PLANT LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS, STAKE LOCATIONS, AND OUTLINE AREAS AND SECURE OWNER'S ACCEPTANCE BEFORE START OF PLANTING WORK. MAKE MINOR ADJUSTMENTS AS MAY BE DIRECTED.
- INSTALL DEWITT PRO-5 WEED BARRIER UNDER ROCK MULCH. FABRIC SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED. CUT AN "X" SHAPE IN WEED BARRIER FOR PLANTS AND STAPLE FOLDS DOWN INTO SOIL. USE FABRIC STAPLES EVERY FIVE FEET ON CENTER IN PLANTER BED.
- REPAIR ALL LANDSCAPING WHERE NEW CONSTRUCTION MEETS EXISTING.
- PERFORM PERCOLATION TEST ON ALL TREE PLANTING HOLES AND PLANTING BEDS PRIOR TO CONSTRUCTION. INFORM OWNER OF CONDITIONS OF POOR DRAINAGE.
- LANDSCAPE CONTRACTOR SHALL COORDINATE AND ADJUST PLANT PLACEMENT WITH SPRINKLERS.
- CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ALL PLANT MATERIALS IN A HEALTHY STATE DURING CONSTRUCTION. ANY DAMAGE TO PLANT MATERIAL DUE TO NEGLIGENCE BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- SEE SHEET L-501 AND L-502 FOR LANDSCAPE & IRRIGATION DETAILS. SEE L600 - L603 FOR SPECIFICATIONS.

GENERAL NOTES

- THE CONTRACTOR SHALL INSPECT THE SITE & FULL CONSTRUCTION DRAWING SET TO BE FULLY AWARE OF ALL PERTINENT EXISTING CONDITIONS PRIOR TO SUBMITTING BID OR PROPOSAL.
- NO WORK IS TO BEGIN UNTIL NECESSARY PERMITS HAVE BEEN OBTAINED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND PAY FOR ALL PERMITS.
- PRIOR TO THE COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY HIS WORK. THE CONTRACTOR SHALL PROTECT THOSE UTILITIES THAT ARE TO REMAIN AND BE RESPONSIBLE FOR THE REPAIR OF DAMAGES TO SUCH UTILITIES.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES WHEN CONSTRUCTION WORK BEGINS NEAR ANY UTILITY LINES AND ARRANGE FOR A UTILITY REPRESENTATIVE BE PRESENT IF THE CONTRACTOR'S CLOSE OPERATIONS COULD CREATE A HAZARDOUS CONDITION. UTILITIES SHOWN ON PLAN ARE BASED OF AERIAL IMAGERY INFORMATION AND HAVE SOME DISCREPANCIES.
- THE CONTRACTOR SHALL PROTECT EXISTING BUILDINGS, WALKS, DRIVES, CURBS, ETC. THAT ARE TO REMAIN AND SHALL REPAIR ANY DAMAGE THAT MAY RESULT FROM CONSTRUCTION OPERATIONS.
- THE LANDSCAPE AND IRRIGATION CONTRACTORS SHALL COORDINATE THEIR WORK WITH ANY OTHER CONTRACTORS AND TRADES WORKING ON THIS PROJECT. PROVIDE SLEEVES AS REQUIRED FOR DRAINAGE, IRRIGATION AND ELECTRICAL LINES, ETC. PRIOR TO PAVING AND LANDSCAPE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY UNAUTHORIZED DAMAGE INSIDE AND OUTSIDE THE LIMIT OF WORK LINE DUE TO CONTRACT OPERATIONS AND SHALL RESTORE DAMAGED AREAS TO ORIGINAL CONDITIONS AT NO COST TO THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR YARD AND BUILDING CLEANUP AT THE COMPLETION OF WORK.

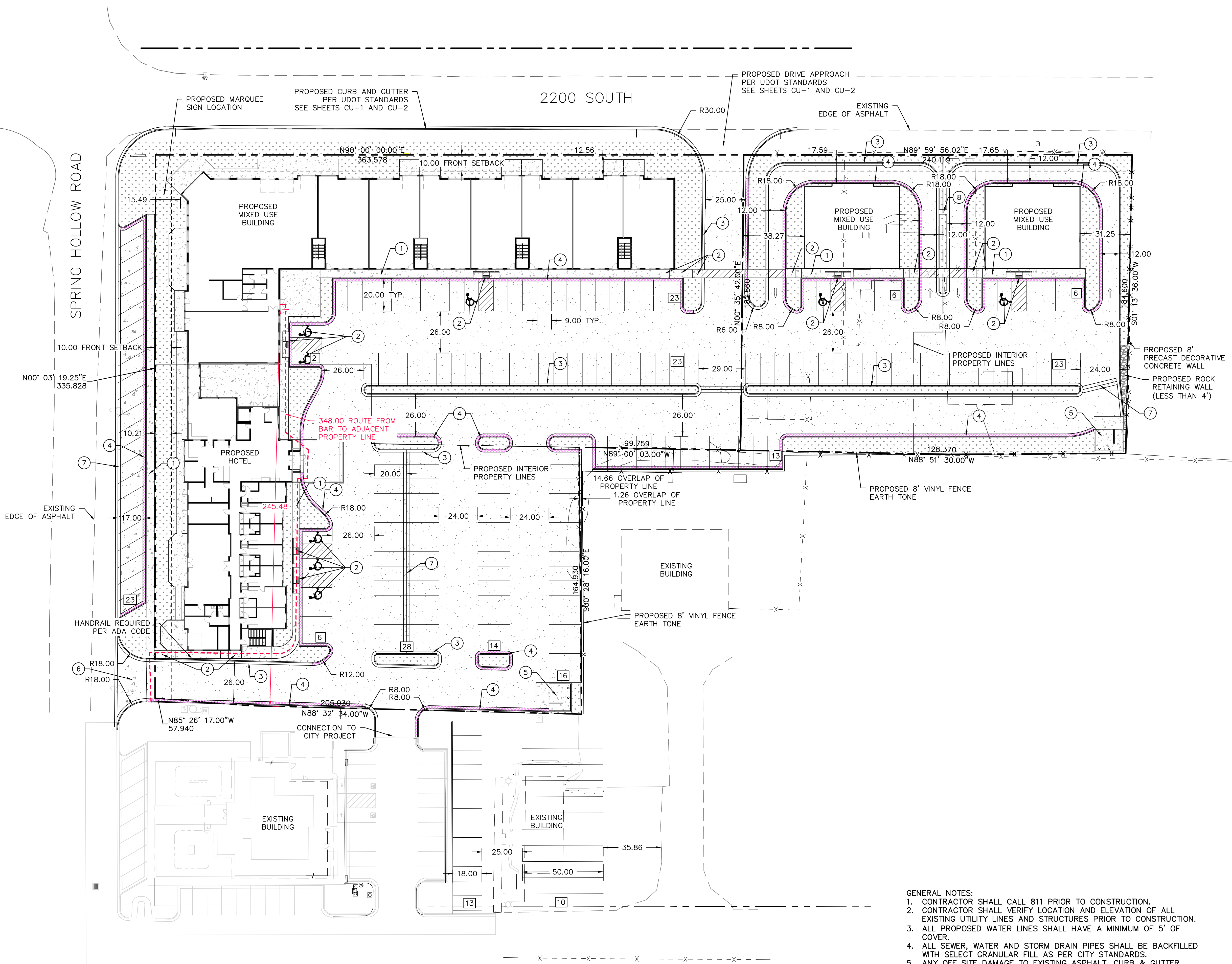
Call before you Dig
Call 811
1-800-227-2600

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	CR	Crushed Angular Rock 1 1/2" / Owner to Select Color	N/A	28,351 sf



REVISIONS		
NO.	DATE	DESCRIPTION
PROJECT:	50002	
CHECKED BY:	HISLOP	
ISSUED:	11-19-2024	
SHEET NAME:		
PLANTING PLAN		
SHEET NUMBER:		
L100		

SIGNAGE NOTES:
EACH BUSINESS SIGN TO MEET FRANCIS CITY SIGNAGE CODE REQUIREMENTS.
ANY SIGN PROPOSED NOT MEETING FRANCIS CITY SIGNAGE CODE MUST BE SUBMITTED FOR A CONDITIONAL USE REVIEW.



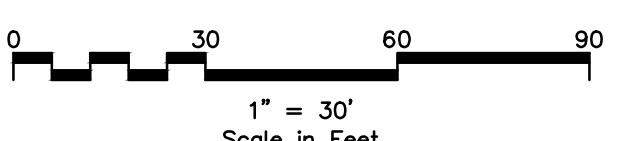
- LOT LINES (PROPERTY) ---
EXISTING CURB AND GUTTER ---
PROPOSED CURB AND GUTTER ---
SETBACK LINE ---
EXISTING FENCE ---X---
LANDSCAPE AREA [Pattern]
CONCRETE AREA [Pattern]
ASPHALT AREA [Pattern]
REVERSE PAN CURB [Pattern]

SITE DATA
LOT AREA: 152,092 SF (3.49 ACRES)
BUILDING AREA: 36,285 SF± 23.9%
PAVEMENT AREA: 95,061 SF± 62.5%
LANDSCAPE AREA: 20,746 SF± 13.6%

BUILDING DATA
ZONE: CC (CITY CENTER)
SETBACKS:
FRONT YARD: 10'
SIDE YARD: 0'
REAR YARD: 0'

PARKING TABULATION
REQUIRED: RETAIL = 4 PER 1,000 SF
RESTAURANT = 1 PER 3 SEATS OR 1 PER 100 SF
HOTEL = 1 PER ROOM
RESIDENTIAL = 3 PER DWELLING UNIT
REDUCTION: 25% RETAIL REDUCTION FOR RECIPROCAL USES
REQUIRED: RETAIL = 56 STALLS (14,000 SF)
RESTAURANT = 66 STALLS (198 SEATS)
HOTEL = 70 STALLS (70 ROOMS)
RESIDENTIAL = 63 STALLS (21 UNITS)
REQUIRED: 255 STALLS
REDUCTION: 191 STALLS
PROVIDED: 160 STALLS ON-SITE + 23 STALLS ON-STREET
8 ADA STALLS
SEEKING SHARED PARKING WITH CITY OF 8 STALLS.

- SITE DESIGN NOTES:**
- PROPOSED SIDEWALK PER APWA PLAN 231. SEE SHEET C-4 FOR DETAILS.
 - ALL ADA STALLS AND RAMPS TO BE INSTALLED PER ADA STANDARDS AND CITY STANDARD STREETS-5. SEE SHEET C-4 FOR DETAILS.
 - PROPOSED CURB & GUTTER PER APWA PLAN 205 TYPE E. SEE SHEET C-4 FOR DETAILS.
 - PROPOSED REVERSE PAN CURB AND GUTTER PER DETAIL 1. SEE SHEET C-4 FOR DETAILS.
 - PROPOSED DUMPSTER LOCATION. SEE ARCHITECTURAL PLANS FOR DETAILS.
 - COMMERCIAL DRIVE APPROACH PER CITY STANDARD STREETS-7. SEE SHEET C-4 FOR DETAILS.
 - PROPOSED 4' WATERWAY PER APWA PLAN 211. SEE SHEET C-4 FOR DETAILS.
 - PROPOSED CURB CUT. SEE SHEET C-4 FOR DETAILS.

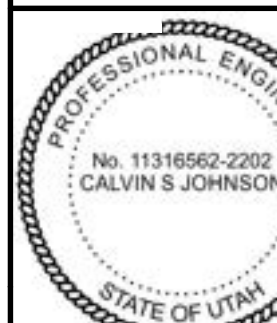


- GENERAL NOTES:**
- CONTRACTOR SHALL CALL 811 PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION.
 - ALL PROPOSED WATER LINES SHALL HAVE A MINIMUM OF 5' OF COVER.
 - ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
 - ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES SHALL BE REPLACED IN KIND.
 - SEE UTILITY PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
 - SITE LIGHTING SHOWN FOR REFERENCE ONLY. SEE SITE ELECTRICAL PLANS FOR LOCATION.
 - ALL WORK SHALL BE ACCORDING TO CITY STANDARDS.

LEGEND ENGINEERING
52 WEST 100 NORTH
HEBER CITY, UT 84032
PHONE: 435-654-4828
www.legendengineering.com



FRANCIS TOWN CENTER
SITE PLAN
2217 S SPRING HOLLOW ROAD, FRANCIS, UTAH 84036



SHEET:
C-1
DATE: 1/29/2025

A S T M M S H T



TA	T TS									
A-1	T	T		A						
A-	1ST									
A-3										
A-4	3									
A-	4TH									
A-6	A	A	TM	T		A				
A-	H	T		M			S			
A-8	H	T		M						S
A-9			T	A	K	AT	S			
A-10	S			AT						
A-11		T					S			

KAMAS, UTAH
84036

A-1

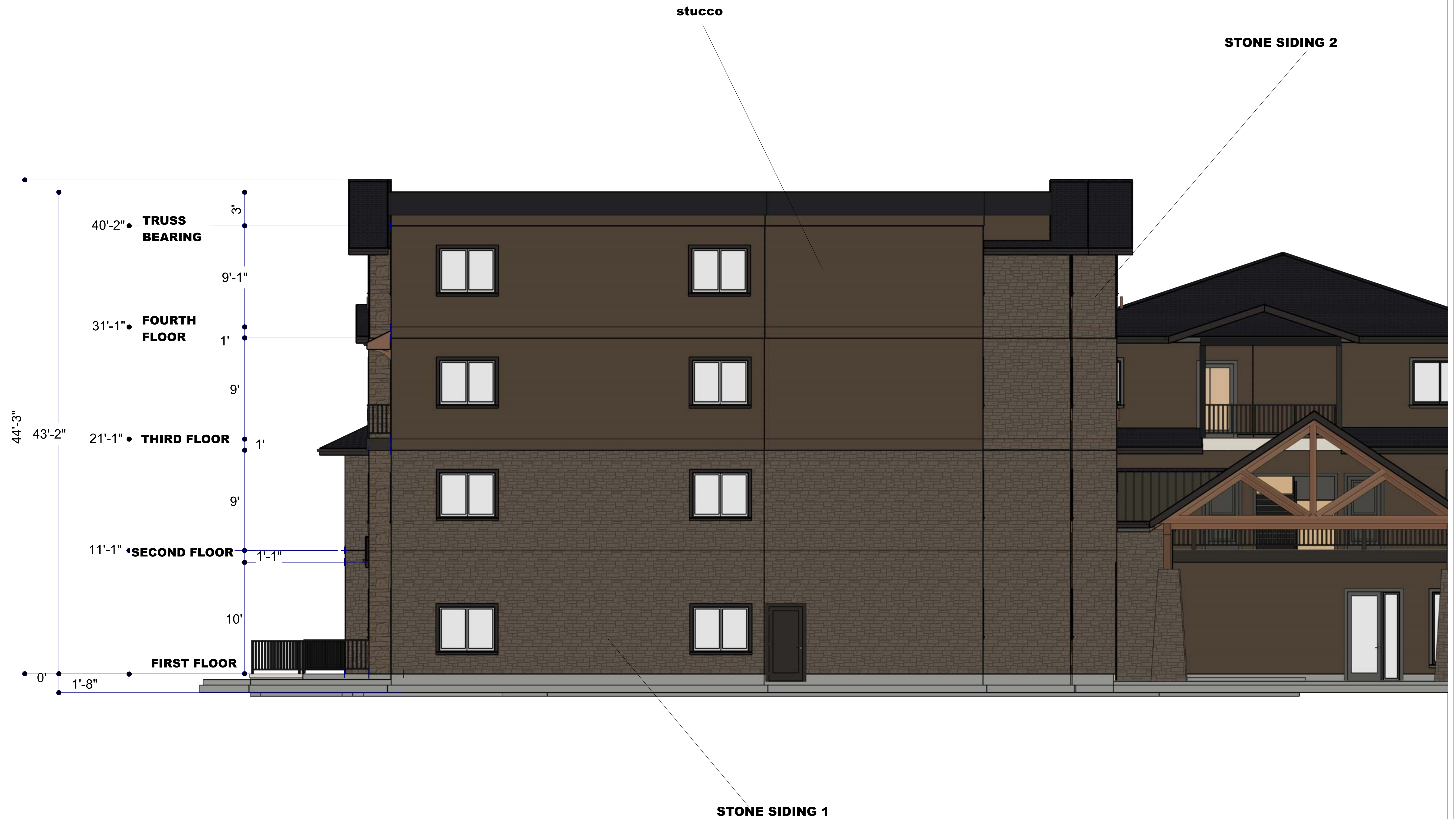


FRONT ELEVATIONS: 1/8" = 1'



BACK ELEVATIONS: 1/8" = 1'

STONE SIDING 1



SIDE ELEVATIONS: 1/8" = 1'



EXTERIOR RENDERINGS

Fire Protection



Permanently Located Fire Extinguishers Are Required- Provide 1 2-A:10 BC Rated Fire Extinguisher for every 3000 square feet of floor with a maximum travel distance of 75 feet to an extinguisher. Fire extinguishers may not extend more than 4 inches over the walking surface (IBC 1003.3.2) **3 fire extinguishers are required for this Unit**

Fire Protection and Egress Maintained- Required means of egress and fire protection systems shall be maintained during construction, demolition, remodeling or alterations and additions to the building. Building inspection staff shall review and approve of all exiting alterations (IFC Section 3311.2).

Temporary Fire Extinguishers Are Required- Provide fire extinguishers during construction, alteration or demolition in the following areas- At each stairways all floor levels where combustible materials have accumulated. In every storage and construction shed. Portable fire extinguishers shall also be provided where special hazards exist including, but not limited to, the storage and use of flammable and combustible liquids and open flames. (IFC Chapter 33).

Doors

Door Operations- Egress doors shall be readily operable from the egress side without the use of a key or special knowledge or effort -IBC 1010.2

Unlatching- The unlatching of any door or leaf shall not require more than one operation. IBC 1010.2.1. The forces to unlatch doors shall comply with the following: Where door hardware operates by push or pull, the operational force to unlatch the door shall not exceed 15 pounds. Where door hardware operates by rotation, the operational force to unlatch the door shall not exceed 28 inch-pounds. IBC 1010.1.3

Forces to Open Doors- Interior swinging egress doors that are manually operated, other than doors required to be fire rated, the force for pushing or pulling open the door shall not exceed 5 pounds. IBC 1010.1.3

Hardware- Door handles, pulls, latches, locks and other operation devices on doors required to be accessible by Chapter 11 shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching or twisting of the wrist to operate. IBC 1010.2.2

Hardware Height- door handles, pulls, latches, locks and other operating devices shall be installed 34 inches minimum and 48 inches maximum above the finished floor. IBC 1010.2.3

Door Openings- Accessible doors must provide a 32- inch clear opening measured with the door open 90 degrees. If doors swing into a room or compartment, there must be a 30-inch by 48-inch clear floor space within the room that is clear of the swing of the door. Doors shall not swing into the clear floor space for any fixture unless the room is for individual use. IBC 1010.1.1 (Size of Doors)

Locks and Latches- locks are permitted on the MAIN EXIT DOOR ONLY if the doors remain unlocked when the building is in use and provided a readily visible durable sign is posted on the egress side adjacent to or on the egress doors stating:

THIS DOOR TO REMAIN UNLOCKED
WHEN THIS SPACE IS OCCUPIED

-IBC 1010.2.4

Note that this space will have the main exit door with a key operated lock and a sign as noted above. The secondary exit (rear exit) will have panic hardware.

Exiting Distance

Travel Distance (Single Exit)- The travel distance for a person at any location on a common path (single exit) is not greater than 100 feet. All exit distances are with the requirement of IBC Table 1006.2.1 With sprinklers.

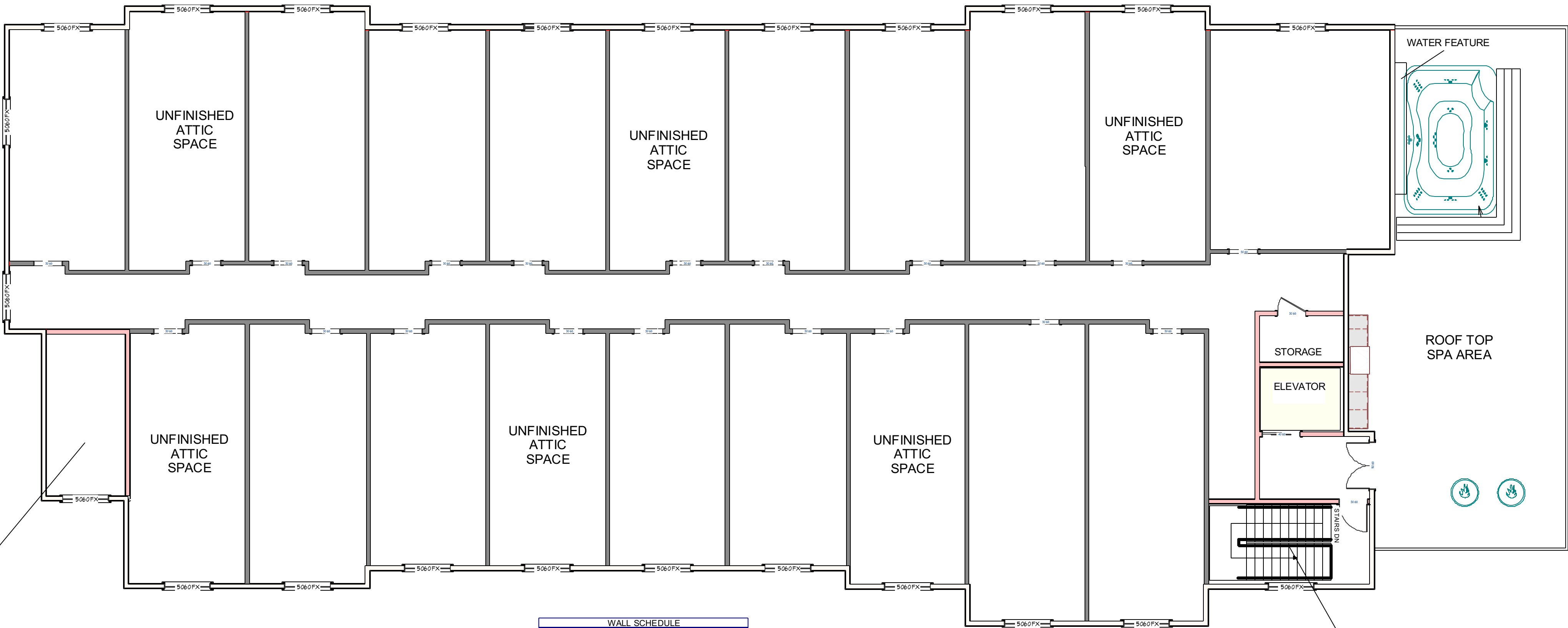
Travel Distance (Multiple Exits)- The total travel distance for a person at a location where multiple exit paths are available is 250 feet. All exit distances are with the requirement for "S-1" use IBC Table 1017.2 With sprinklers.

Note that a person at location "X" is 64 feet to the nearest exit location.

Spaces With One Exit or Exit Access Doorway
IBC Table 1006.2.1

OCCUPANCY	MAXIMUM OCCUPANT LOAD OF SPACE	MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE (feet)		
		Without Sprinkler System (feet)		With Sprinkler System (feet)
		Occupant Load		
		OL ≤ 30	OL > 30	
A , E, M	49	75	75	75
B	49	100	75	100
F	49	75	75	100
S	29	100	75	100

ELEMENT	RATING
STRUCTURAL FRAME:	0-HOUR
WALLS - EXTERIOR:	0-HOUR
WALLS - EXTERIOR:	1-HOUR
WALLS - INTERIOR:	0-HOUR
SLEEPING UNIT SEPARATION WALLS (708 - FIRE PARTITION):	30-MIN
CORRIDORS WALLS (708 - FIRE PARTITION):	30-MIN
FLOOR CONSTRUCTION (711):	30-MIN
ROOF CONSTRUCTION:	0-HOUR
SHAFT CONSTRUCTION (707 - FIRE BARRIER):	1-HOUR
STAIR ENCLOSURE CONSTRUCTION (707 - FIRE BARRIER):	1-HOUR
EGRESS TRAVEL DISTANCE (250'-0" MAX PER TABLE 1016.1)	



STAIR CORRIDOR

Egress @ Doors = OCC.x0.2
21 x 0.2 =4.2
32" required by 1010.11
36" provided
Door swing in direction of travel

Per Section 1005.1
Egress @ stairs = OCC. 0.3
21x0.3=6.3"
36 min required (1011.2)
48" provided

2D SYMBOL	WALL SCHEDULE	WALL TYPE
	INTERIOR 1 HR WALL	
	HOTEL EXTERIOR STUCCO WALL	
	FRAME-S-1/2	
	INTERIOR RAILING	

STAIR CORRIDOR

Egress @ Doors = OCC.x0.2
21 x 0.2 =4.2
32" required by 1010.11
36" provided
Door swing in direction of travel

Per Section 1005.1
Egress @ stairs = OCC. 0.3
21x0.3=6.3"
36 min required (1011.2)
48" provided

4TH LEVEL CODE ANALYSIS



Town Center Commercial Development Noise Disturbance Study

Date: January 9, 2025

Prepared By: Katie Henneuse, City Planner and Code Enforcement Officer

Introduction

The Town Center project proposes the construction of a hotel with up to 70 rooms, three restaurants including two drive-throughs, 14,000 square feet of retail space for up to 9 businesses, and 21 apartments. The development will be constructed on a vacant lot on the southeast corner of State Road 35 and Spring Hollow Road.

This report evaluates the proposed project's potential to generate noise in excess of standards established in the Francis City Code, Section 8.10.020:

"The following sounds are prohibited pursuant to this chapter:

1. A sound measuring 70 decibels or more between the hours of 7:00 a.m. and 10:00 p.m. Monday through Saturday, or between the hours of 9:00 a.m. and 10:00 p.m. on Sunday.
2. A sound measuring 55 decibels or more between the hours of 10:00 p.m. and 7:00 a.m. Monday through Saturday, or between the hours of 10:00 p.m. Saturday and 9:00 a.m. on Sunday."

Sound level was measured in decibels (dBA) using an Extech Type 2 Sound Level Meter.

Existing Noise Environment

Base level measurements were observed at different times during the day for a period of about three minutes. The low and high measurements were recorded. The noise level mode was also recorded (level of noise most frequent). The measurements were taken on-site at the proposed development, approximately 50 feet from the intersection.

The noise created by the intersection traffic had the most impact on the base level of noise. No other noise disturbances were noted on the day that measurements were recorded.

Time	Low	High	Mode	Site Activity Description
8:55 AM	48 dBA	72 dBA	55 dBA	Average traffic patterns for this time during the day. Several vehicles and some commercial trucks passing.
12:20 PM	45 dBA	71 dBA	54 dBA	Average traffic patterns for this time during the day. Several vehicles and a few large commercial trucks passing.
4:05 PM	48 dBA	66 dBA	55 dBA	Average traffic patterns for this time during the day. Several vehicles and some large commercial trucks passing.
8:00 PM	40 dBA	57 dBA	48 dBA	Average traffic patterns for this time during the day. A few vehicles and no large commercial trucks passing.

Expected Noise Disturbances from Development

The sound level of typical loud outdoor noises expected from the development were measured on-site about 20 ft from the source (correlating with the minimum distance from the development to the adjoining residential property). Measurements were recorded when there was base level of sound amplification of about 54 dBA.

Noise Source	Total Sound Level Measurement (Sound + Base)
Large diesel truck	71 dBA
Loud talking – 2 people	58 dBA
Truck door slamming	68 dBA

Mechanical HVAC equipment was not measured on-site, but typically generates a sound level between 50-60 dBA from a distance of 30 ft. (Source: Camino Real Hotel Noise and Vibration Assessment, 2021).

Note on sound measurement math – Decibel levels are based on logarithms. When you have multiple sources of sound in an environment, the sound levels do not add together. For example, one vacuum creates a sound of 80 dB, but the sound created by two vacuums is just 83 dBA.

Conclusion

The reasonable noise disturbances created by the Town Center project from a distance of 20 feet may exceed the levels allowed by the Francis City Code during the 70 dB (daytime) and 50 dB (nighttime) periods. The following mitigation measures are recommended for this project so that the noise disturbances are reduced for nearby residential property owners and comply with Francis City Code.

1. Privacy fencing in locations adjoining existing residence.
2. Tree landscape buffer in locations adjoining existing residence.
3. Deliveries allowed during daytime hours only Monday to Saturday.
4. Mechanical equipment for be building 3 placed as far from existing residence as possible and be enclosed.