



## **Francis City Planning Commission Meeting**

Thursday, July 17, 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. Gym Parking
3. Farms at Francis Subdivision
4. Approval of Minutes from June 5, 2025
5. Staff Update
6. Adjourn



## **Staff Report**

**To:** Francis City Planning Commission

**From:** Katie Henneuse

**Report Date:** July 7, 2025

**Meeting Date:** July 17, 2025

**Title:** Gym Parking Requirements

### **Executive Summary:**

Francis City received an inquiry from Harwood Development regarding the number of parking stalls required for a gym. A gym is not listed in the parking requirement table (see FCC 18.100.100).

The City Code says, “The number of parking spaces for uses not specified herein shall be determined by the Planning Commission being guided where appropriate by the regulations set forth herein and Table 1 for uses of buildings which are similar to the use or building under consideration.” (FCC 18.100.030)

### **Analysis:**

Reference the table in 18.100.100 (attached). The use that seems most similar to a gym is listed in the table as “Public and Quasi-Public Institution, Public Utility, Municipal Facility”. Four spaces per 1,000 square feet are required. Retail sales and shopping centers also require four parking spaces per 1,000 square feet. Two spaces per 1,000 square feet are required for business or professional offices.

For reference, North Salt Lake requires 1 stall per 125 square feet of building, Twin Falls, ID requires 1 space per 250 square feet of exercise space, Salt Lake City requires 3 spaces per 1,000 square feet of gross floor area, Provo requires one parking space for every four persons (based on the maximum allowable occupancy), and Riverton requires one parking space per 200 square feet of floor area.

### **Staff Recommendation:**

Discuss the gym use and determine the number of parking spaces required for a gym as guided by similar uses listed in Table 1 of FCC 18.100.100.

### **Community Review:**

A public hearing is not required for this item.

**18.100.100 Specific requirements by use.**

Minimum on-site and off-street parking spaces for individual or similar uses shall be provided for in accordance with Table 1 as follows and as interpreted by the Planning Commission for uses not specific to those listed in the following table:

Uses	Parking Requirement
Adult Oriented Business	4 spaces per 1,000 square feet
Animal Hospital	3 spaces per 1,000 square feet
Auto, Truck, RV Sales and Rental	3 spaces per 1,000 square feet
Automotive Repair Establishment	2 spaces per service bay plus 3 stalls per 1,000 square feet for office and retail areas
Banking, Financial Services	4 spaces per 1,000 square feet
Bed and Breakfast	3 spaces for residence plus 1 space per room for rent
Bowling Alley	4 spaces per lane
Child Care Facility/Center	1 space per on-duty employee and 1 per 6 children
Church	4 spaces per 1,000 square feet
Cinema, Indoor	1 space per 2 seats
Dwelling, Single-Family	3 spaces per dwelling unit
Dwelling, Two-Family	3 spaces per dwelling unit
Dwelling, Multifamily 2+ Bedrooms	3 spaces per dwelling unit
Dwelling, Multifamily Studio and 1 Bedroom	2 spaces per dwelling unit
Equipment Rental	2 spaces per 1,000 square feet
Group Home	2 spaces per 3 beds
Health Care Center	5 spaces per 1,000 square feet
Hospital	2 parking spaces per hospital bed
Hotel, Motel	1 parking space for each room, plus 3 spaces for each dwelling unit
Industrial Park	2 spaces per 1,000 square feet
Laundromat	3 spaces per 1,000 square feet
Laundry, Dry Cleaning	3 spaces per 1,000 square feet
Light Industry	2 spaces per 1,000 square feet
Mortuary	5 spaces per 1,000 square feet
Museum	1 space per 2,000 square feet

Uses	Parking Requirement
Nursery	2 spaces per 1,000 square feet
Office, Business or Professional	2 spaces per 1,000 square feet
Office, Government	4 spaces per 1,000 square feet
Public and Quasi-Public Institution, Public Utility, Municipal Facility	4 spaces per 1,000 square feet
Reception Center	4 spaces per 1,000 square feet
Restaurant, Fast Food	1 space per 3 seats or 1 space per 100 square feet when number of seats is unknown
Restaurant, Cafe	1 space per 3 seats or 1 space per 100 square feet when number of seats is unknown
Retail Sales Establishment	4 spaces per 1,000 square feet
Schools, Elementary, Middle Schools, High Schools Private and Higher Learning	1 parking space for each faculty member and other full-time employee plus 1 parking space for every 2 students
Shopping Center, Community	4 spaces per 1,000 square feet
Theater, Concert Hall	1 space per 2 seats
Warehouse Storage, Commercial Only	1 space per 2,000 square feet gross floor area plus 1 space per employee on the maximum shift

(Ord. 2022-06 § 1 (Exh. A), 2022; Ord. 2022-01 § 1 (Exh. A), 2022; Ord. 2016-09 § 1, 2016; Ord. 1999-1 § 3.18.11, 1999; Ord. 66 § 3.18.11, 1993.)



### **Staff Report**

**To:** Francis City Planning Commission

**From:** Katie Henneuse

**Report Date:** July 9, 2025

**Meeting Date:** July 17, 2025

**Title:** Farms at Francis Preliminary Subdivision Plat

**Type of Item:** Administrative

#### **Executive Summary:**

Quinn Goeckeritz is the owner of parcel FT-2088-B, a 12.33-acre property located at 200 East Country Lane. The property is zoned R-H (Residential-Half). The applicant wants to subdivide the property into two 2-acre lots and a 7.85-acre lot.

An irrigation ditch runs across the south side of the property. It is identified on the plat and has a 15 ft easement. The lots will be accessible by a cul-de-sac extension from Country Lane. The cul-de-sac will be dedicated as a public right-of-way. There will still be less than 12 lots on Country Lane (the maximum number allowed without two points of ingress or egress per FCC 17.20.090). The adjacent Naylor Springhollow Acres Phase II amended subdivision plat shows a 60 ft wide private road in the county. This right-of-way will be relocated as shown on the plat.

The parcel is located in an area of the city without sewer service. The City Council gave approval for the applicant to use a private wastewater disposal system on May 8<sup>th</sup>. The applicant will need to submit documentation of septic system approval from Summit County Health before submitting the Final Plat application. All the lots will need to connect to the municipal sewer system once it is completed in that area.

City water service will be extended to the new lots. Construction plans for the improvements were reviewed by the City Engineer.

#### **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 met all the preliminary plat requirements.

#### **Staff Recommendations:**

Approve the preliminary plat.

#### **Community Review:**

A public hearing is not required for this item.

July 17, 2025

Planning Commission  
Francis City  
2317 South Spring Hollow Road  
Francis, Utah 84036

**SUBJECT: Farms at Francis – Preliminary Subdivision Plat Approval**

Dear Planning Commission:

Horrocks Engineers has reviewed the submitted construction plans for the Farms at Francis Subdivision located at 200 East Country Lane. The 12.33 acres will be subdivided into three lots, one 7.85 acre lot

General Comments

- Correct redline comments.

Water

- The development will tie into the water line in Country Lane.
- The developer will need to turn in the required water shares to for the 3 lot subdivision.
- A note has been added to the plat limiting the amount of acreage that can be irrigated with culinary water. The developer will be required to supply at least one acre-ft of water for each lot.

Sewer

- The city council approved the use of septic systems for the three lots. A note has been added to the plat that requires the lots to connect to the sewer system in the future if it is constructed.

Roads

- The development will be accessed from Country Lane. A cul-de-sac will be constructed at the end of Country Lane.

Storm Drain

- The storm water will be retained onsite

We appreciate working with you in this matter. Please call our office with any questions.

Sincerely,

HORROCKS ENGINEERS

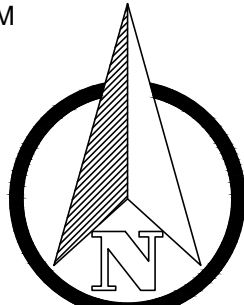


Scott Kettle, P.E.  
City Engineer

CC: Francis Planner  
Quinn Goeckeritz

N:\PROJ\2021 SM PROJECTS\BEALS TRUST - FRANCIS\DWGSHEET\SPAT 20210716.DWG

FOUND  
BRASS CAP MONUMENT  
NW COR SEC. 33  
T2S,R6E SLB&M



0 1" = 20' 1"

#### PLAT NOTES

- ALL LOTS WITHIN THE PROPOSED SUBDIVISION ARE BUILDABLE, 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.

#### PLAT NOTES

- OWNER OF THE PROPERTY SET FORTH AND DESCRIBED IN THIS PLAT, HEREBY OFFERS AND CONVEYS ALL PUBLIC UTILITY AGENCIES, 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.
- ALL LOTS SHALL CONNECT TO THE MUNICIPAL SEWER SYSTEM ONCE SYSTEM IS COMPLETED AND PAY ALL THE REQUIRED FEES TO CONNECT TO THE SEWER SYSTEM.
- LOTS 1,2&3 MAXIMUM IRRIGATED AREA FROM THE CULINARY WATER SYSTEM IS \_\_\_\_ ACRES. ADDITIONAL WATER SHARES WILL NEED TO BE TURNED INTO FRANCIS CITY TO WATER MORE AREA USING THE CULINARY WATER SYSTEM.
- AMENDED NAYLOR SPRINGHOLLOW ACRES SUBDIVISION PHASE II SHOWS A 60 FOOT WIDE PRIVATE ROAD IN THE COUNTY. THIS RIGHT-OF-WAY WILL BE RELOCATED AS SHOWN ON THIS PLAT.

## FARMS AT FRANCIS SUBDIVISION

LOCATED IN THE:  
NORTHWEST QUARTER SECTION 33,  
TOWNSHIP 2 SOUTH, RANGE 6 EAST,  
SALT LAKE BASE AND MERIDIAN,  
FRANCIS CITY, SUMMIT COUNTY, UTAH

Parcel Line Table		
Line #	Length	Direction
L1	53.77	N89°57'46"W
L2	53.62	N89°57'46"W
L3	53.48	S89°57'46"E
L4	15.55	N58°53'13"W
L5	15.55	S58°53'13"E
L6	84.70	N58°53'13"W
L9	50.99	N73°00'20"E
L10	14.94	N00°00'00"E
L11	15.01	S24°55'27"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	97.63	180.00	31°04'33"	N74°25'29"W	96.44
C2	81.36	150.00	31°04'33"	N74°25'29"W	80.36
C3	65.08	120.00	31°04'33"	S74°25'29"E	64.29
C4	14.91	15.00	56°56'39"	N87°21'33"W	14.30
C5	106.76	67.50	90°37'10"	N70°31'18"W	95.97
C6	107.32	67.50	91°05'47"	N20°20'11"E	96.37
C7	132.15	67.50	112°10'22"	S58°01'45"E	112.03
C8	14.91	15.00	56°56'39"	S30°24'53"E	14.30
C9	94.71	195.00	27°49'42"	S77°31'14"E	93.78

Address Table	
Lot #	Address
1	157 E. COUNTRY LANE
2	201 E. COUNTRY LANE
3	158 E. COUNTRY LANE

#### OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID PLAT FARMS AT FRANCIS SUBDIVISION, AND DO HEREBY DEDICATE, FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. IN WITNESS WHEREOF, I/WE HAVE HEREUNTO SET OUR/MY HAND(S) THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025, AD.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
QUINN GOECKERITZ

#### ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF \_\_\_\_\_ ) SS.

ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025 A.D., PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNATURE(S) OF THE ABOVE OWNERS DEDICATION WHO ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE ABOVE OWNERS DEDICATION AND CONSENT TO RECORD.

NOTARY PUBLIC \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

#### AS-SURVEYED BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, FRANCIS CITY, SUMMIT COUNTY, UTAH:

BEGINNING AT THE NORTHEAST CORNER OF LOT 6, AMENDED NAYLOR SPRINGHOLLOW ACRES SUBDIVISION PHASE II (ENTRY NO.699148, SUMMIT COUNTY RECORDER'S OFFICE) BEING 2068.78 FEET SOUTH 00°15'02" EAST ALONG THE QUARTER SECTION LINE AND 697.00 FEET NORTH 89°43'48" EAST FROM THE NORTHWEST CORNER OF SAID SECTION 33; AND RUNNING THENCE SOUTH 83°52'59" EAST 320.78 FEET; THENCE SOUTH 82°18'32" EAST 247.01 FEET; THENCE SOUTH 65°51'51" EAST 624.63 FEET; THENCE SOUTH 04°41'03" WEST 271.73 FEET TO THE QUARTER SECTION LINE AND THE NORTH LINE OF A PRIVATE ROAD; THENCE NORTH 89°58'36" WEST 1109.12 FEET ALONG SAID QUARTER SECTION LINE AND NORTH LINE OF SAID PRIVATE ROAD TO THE SOUTHEAST CORNER OF LOT 7, AMENDED NAYLOR SPRINGHOLLOW ACRES SUBDIVISION PHASE II (ENTRY NO. 699148, SUMMIT COUNTY RECORDER'S OFFICE; THENCE NORTH 00°14'14" WEST 593.03 FEET ALONG SAID QUARTER SECTION LINE AND NORTH LINE OF THE PRIVATE ROAD TO SAID NORTHEAST CORNER OF LOT 6, LONG ACRE SUBDIVISION AND THE POINT OF BEGINNING.

CONTAINS 539,888 SQ. FT. OR 12.39 ACRES +/-.

BASIS OF BEARING IS BETWEEN A BRASS CAP MONUMENT IN THE INTERSECTION OF HWY 32 & HWY 35, REPRESENTING THE NORTHWEST CORNER OF SECTION33 T2S,R6E SLB&M AND A FOUND PK NAIL REPRESENTING THE WEST QUARTER CORNER OF SAID SECTION 33. (SOUTH 0°15'02" EAST)

#### NARRATIVE

RIMROCK ENGINEERING WAS HIRED TO LOCATE AND MONUMENT THE BOUNDARY FOR PARCEL NUMBER FT-2088-B. SAID PARCEL FURTHER DESCRIBED IN A WARRANTY DEED, ENTRY NUMBER 01133770, AS RECORDED IN THE SUMMIT COUNTY RECORDER'S OFFICE.

IN COMPLETING THIS SURVEY, NUMEROUS OWNERSHIP CONVEYANCE DOCUMENTS, SUBDIVISION PLATS AND PREVIOUS RECORDS OF SURVEY WERE OBTAINED AND REFERENCED FROM THE SUMMIT COUNTY RECORDER'S OFFICE, TO INCLUDE, BUT NOT LIMITED TO, ENTRY AND FILE NUMBERS: S0010750,1133770, 876325, 699148, 01064998, 01058310, 01080332, AND 01118037.

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 00°15'02" EAST 2658.24 FEET BETWEEN A FOUND BRASS CAP MONUMENT AT THE NORTHWEST CORNER OF SECTION 33 AND A FOUND PK NAIL AT THE WEST QUARTER CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN.

THE BOUNDARY WAS ESTABLISHED FROM FOUND AND ACCEPTED PROPERTY CORNERS AND OCCUPATIONAL FENCE LINES, CONSISTENT WITH RECORD SUBDIVISION PLATS, THE ESTABLISHED RIGHT-OF-WAY OF COUNTRY LANE (2630 SOUTH) AND PREVIOUS RECORDS OF SURVEY COMPLETED IN THE AREA.

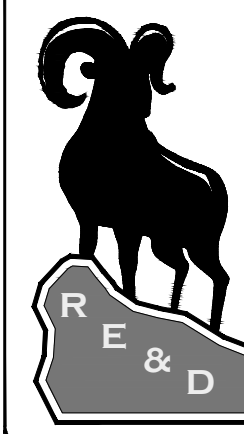
#### SURVEYOR'S CERTIFICATE

I, TRAVIS R. GOWER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, AND THAT I HOLD LICENSE NUMBER 6439364 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY AND HAVE REFERENCED A RECORD OF SURVEY MAP OF THE EXISTING PROPERTY BOUNDARIES IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED THE BOUNDARY LOCATIONS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THAT PLAT. I DO FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE PREPARED THIS PLAT OF THE PROPERTY DESCRIBED HEREON, HEREAFTER TO BE KNOWN AS FARMS AT FRANCIS SUBDIVISION.

Travis R. Gower  
PROFESSIONAL LAND SURVEYOR  
UTAH  
10-25  
STATE OF UTAH  
July 10, 2025  
DATE  
TRAVIS R. GOWER  
P.L.S. 6439364

#### FARMS AT FRANCIS SUBDIVISION

NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 6 EAST  
SALT LAKE BASE AND MERIDIAN, FRANCIS CITY, SUMMIT COUNTY, UTAH



tgower@re-n-d.com  
801-837-0633  
5513 W 10000 N #435  
HIGHLAND, UTAH 84003

PROJECT NAME	
FARMS AT FRANCIS SUBDIVISION	
1" = 20'	PROJECT # RGC2510-01-01
DRAWN: TG	DATE: 07/10/2025
CHECKED: AP	SHEET NO: 1 OF 1

SOUTH SUMMIT SCHOOL DISTRICT
APPROVED AND ACCEPTED THIS ____ DAY OF _____, 2025. A.D.

WASHINGTON IRRIGATION COMPANY
APPROVED AND ACCEPTED THIS ____ DAY OF _____, 2025. A.D.

SOUTH KAMAS IRRIGATION COMPANY
APPROVED AND ACCEPTED THIS ____ DAY OF _____, 2025. A.D.

ALLWEST COMMUNICATION
APPROVED AND ACCEPTED THIS ____ DAY OF _____, 2025. A.D.

PUBLIC SAFETY ANSWERING POINT APPROVAL
APPROVED AND ACCEPTED THIS ____ DAY OF _____, A.D. 2025.
JEFF WARD, GIS DIRECTOR

FRANCIS CITY COUNCIL APPROVAL
APPROVED AND ACCEPTED THIS ____ DAY OF _____, 2025. A.D.
MAYOR _____ CITY RECORDER _____

SOUTH SUMMIT FIRE DISTRICT
APPROVED AND ACCEPTED THIS ____ DAY OF _____, 2025. A.D.

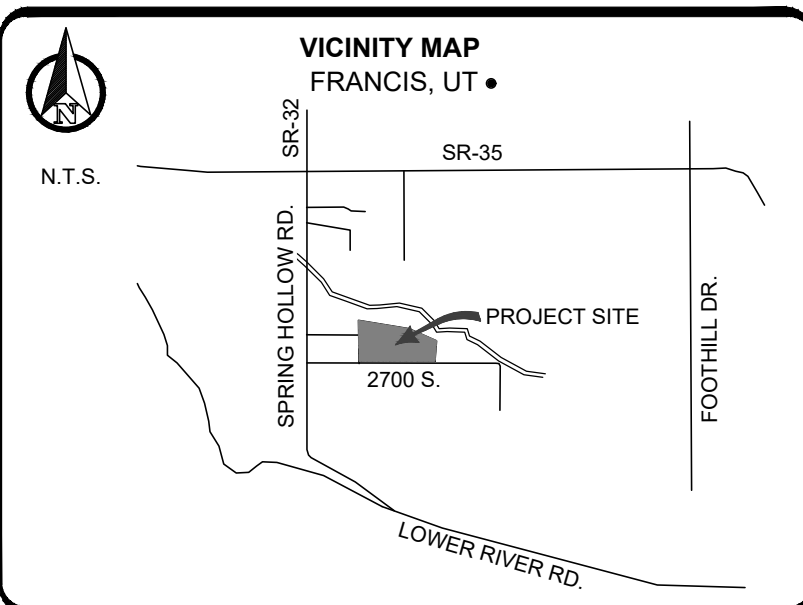
ROCKY MOUNTAIN POWER
APPROVED AND ACCEPTED THIS ____ DAY OF _____, 2025. A.D.

FRANCIS CITY PLANNING COMMISSION
APPROVED AND ACCEPTED THIS ____ DAY OF _____, 2025. A.D.
CITY PLANNING CHAIR _____

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS ____ DAY OF _____, 2025. A.D.
CITY ATTORNEY _____

FRANCIS CITY ENGINEER
APPROVED AND ACCEPTED THIS ____ DAY OF _____, 2025. A.D.
CITY ENGINEER _____

SUMMIT COUNTY HEALTH DEPARTMENT
APPROVED AND ACCEPTED THIS ____ DAY OF _____, 2025. A.D.



LEGEND	
SECTION CORNER (FOUND)	1/2" 6/7
SECTION LINE	---
PROPERTY LINE	---
EASEMENT LINE	---
SETBACK LINES	---
SET MONUMENT	●
FOUND MONUMENT	⊙

ENBRIDGE GAS COMPANY
APPROVED AND ACCEPTED THIS ____ DAY OF _____, 2025. A.D.

SUMMIT COUNTY RECORDER
RECORDED AND FILED AT THE REQUEST OF _____
APPROVED THIS ____ DAY OF _____, 2025 AD.
TIME: _____ ENTRY# _____ FEE: _____
COUNTY RECORDER _____



**FARMS AT FRANCIS**  
A 3 LOT SUBDIVISION OF SUMMIT COUNTY PARCEL FT-2088-B

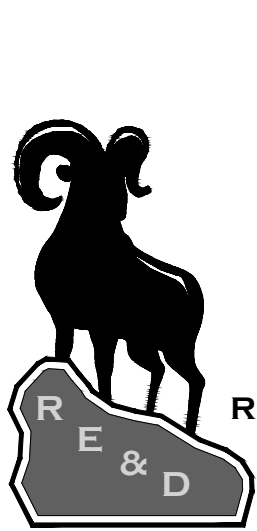
VICINITY MAP  
FRANCIS, UT



**SHEET INDEX**

SHEET 1.1 - OVERALL SITE PLAN
SHEET 2.1 - PLAN AND PROFILE
SHEET 3.1 - DETAILS
SHEET 3.2 - DETAILS

DATE: JULY 9, 2025



**RIMROCK  
ENGINEERING &  
DEVELOPMENT**

PLANS PREPARED FOR:  
QUINN GOECKERITZ  
QUINNGOECKERITZ@MSN.COM

PLANS PREPARED BY:  
DEVIN EARL  
DEARLORE-N-D.COM  
801-664-2947





1. ALL WORK WITHIN RIGHT OF WAY TO CONFORM TO FRANCIS CITY STANDARDS
2. STREET IMPROVEMENTS ARE TO BE A CONTINUATION OF COUNTRY LANE AND WILL BE DEDICATED BACK TO FRANCIS CITY ONCE COMPLETE
3. DRY UTILITY LOCATIONS ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY. ACTUAL LOCATIONS TO BE DETERMINED BY UTILITY SERVICE PROVIDERS. OWNER TO COORDINATE WITH ALL WEST COMMUNICATIONS AND ROCKY MOUNTAIN POWER.
4. SANITARY SEWER TO BE BY INDIVIDUAL LOT SEPTIC SYSTEMS TO BE APPROVED AT TIME OF BUILDING PERMIT
5. GAS SERVICE TO BE BY INDIVIDUAL LOT TO PROVIDE THEIR OWN LP (PROPANE) OR OTHER SERVICE. NO NATURAL GAS LINES ARE AVAILABLE TO THE AREA

Date	Time	Location	Description

1. 05/09/25 RELOCATED WATER METERS & FIRE HYDRANT AND ADDED STORM DRAIN SUMP PER CITY COMMENTS
2. 07/09/25 REMOVED BEND FROM WATERLINE. MOVED GRAVEL SUMP 10' FROM ASPHALT EDGE. ADDED CATCH BASIN WITH SNOOUT & SEDIMENT TRAP



## CALL BLUE TAKES PRIOR TO DIGGING

**FARMS @ FRANCIS  
SUBDIVISION**

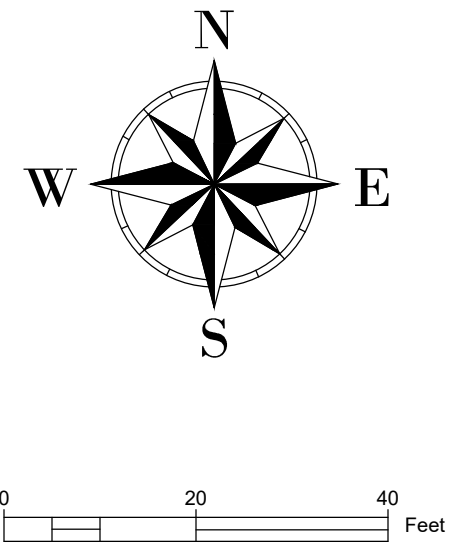
## OVERALL SITE PLAN

<b>DATE</b> <b>7/9/25</b>	<b>SHEET NUMBER</b> <b>1.1</b>
------------------------------	-----------------------------------


SHEET NUMBER

**1.1**





- ## SHEET LEGEND



**RIMROCK**  
ENGINEERING &  
DEVELOPMENT

CAD TECH:	DSE	<b>CALL BLUE STAKES PRIOR TO DIGGING</b>
DESIGNER:	DSE	
Q&A:	RJM	

PROJECT NAME

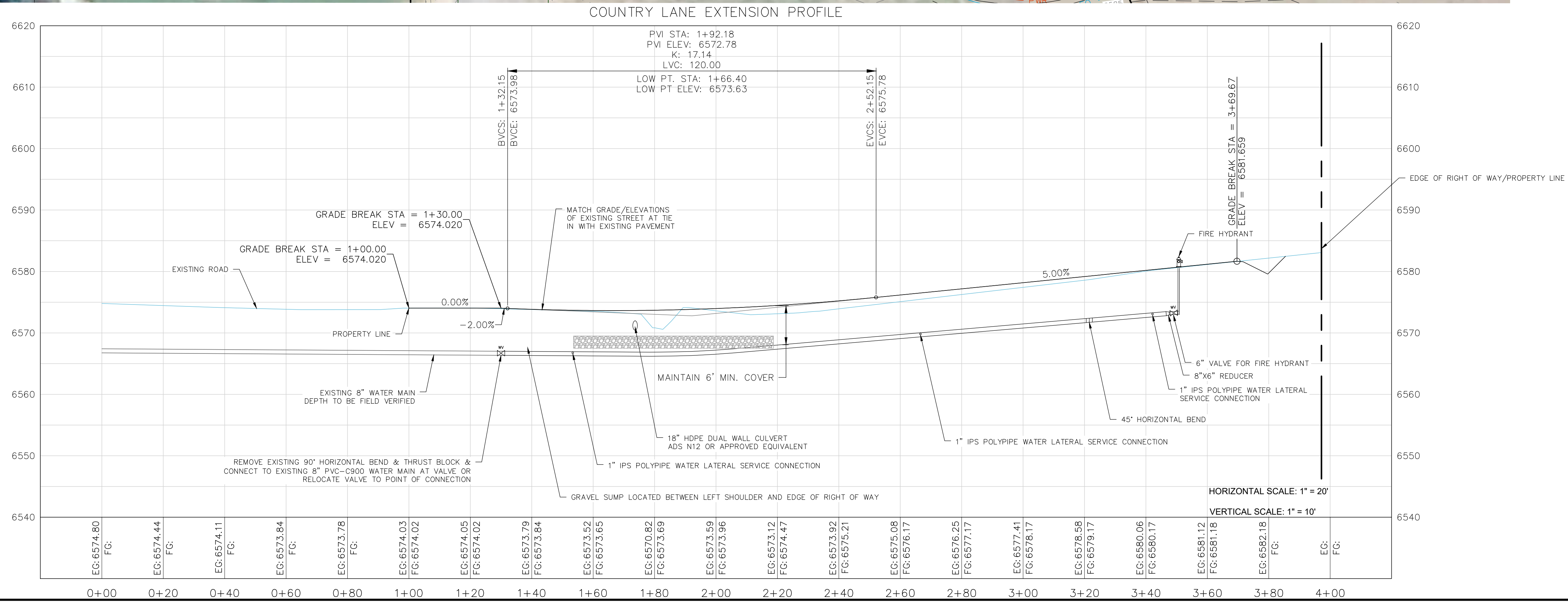
**FARMS @ FRANCIS  
SUBDIVISION**

SHEET NAME

## PLAN & PROFILE

PLAN SUBMITTAL: PRELIMINARY

<b>DATE</b> <b>7/9/25</b>	<b>SHEET NUMBER</b> <b>2.1</b>
------------------------------	-----------------------------------





E VALVE BOX COLLAR

## F TRACER WIRE INSTALLATION

G THRUST BLOCKING

E VALVE BOX COLLAR

## F TRACER WIRE INSTALLATION

G THRUST BLOCKING

## SHEET LEGEND

1.

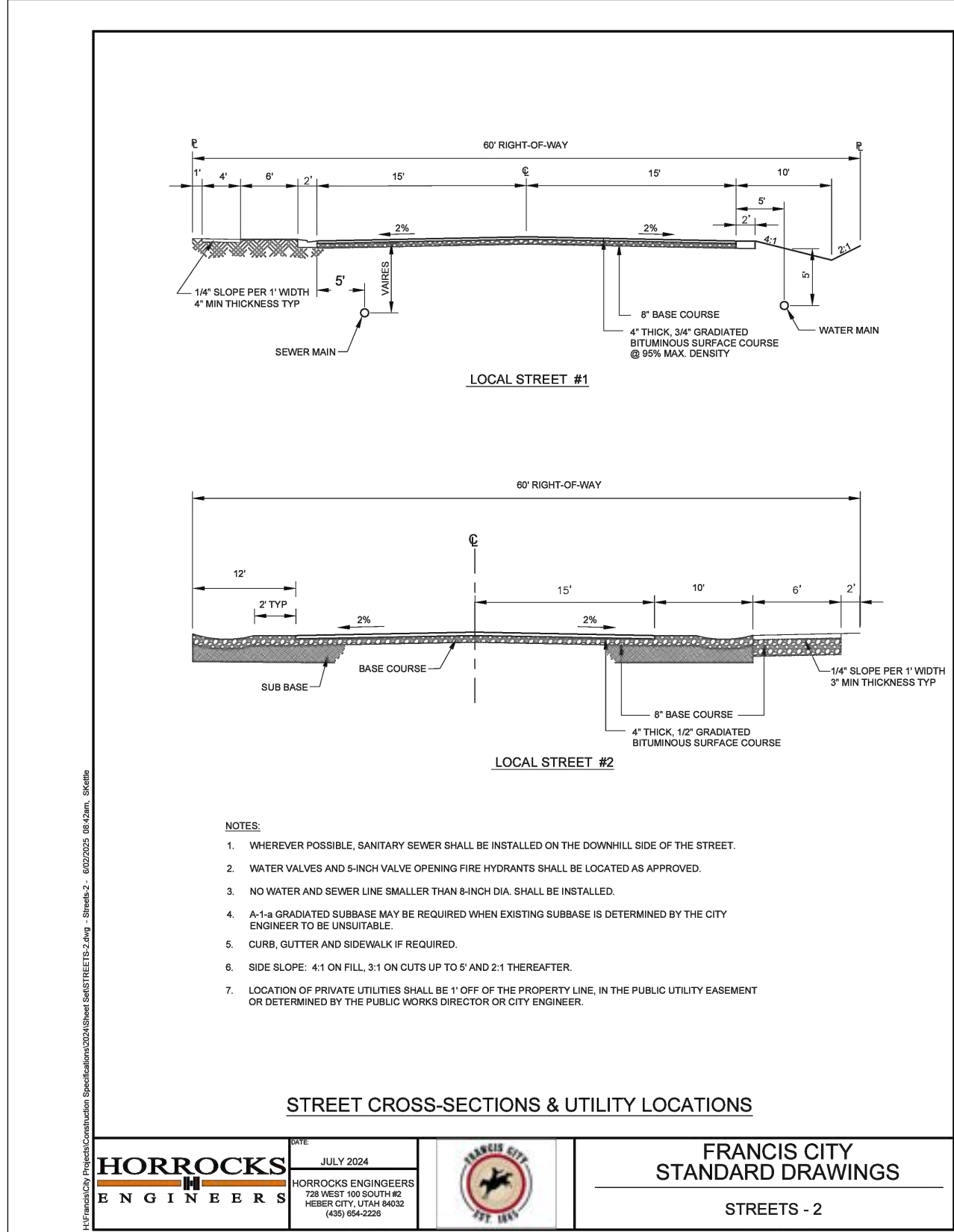
**FARMS @ FRANCIS  
SUBDIVISION**

## DETAILS

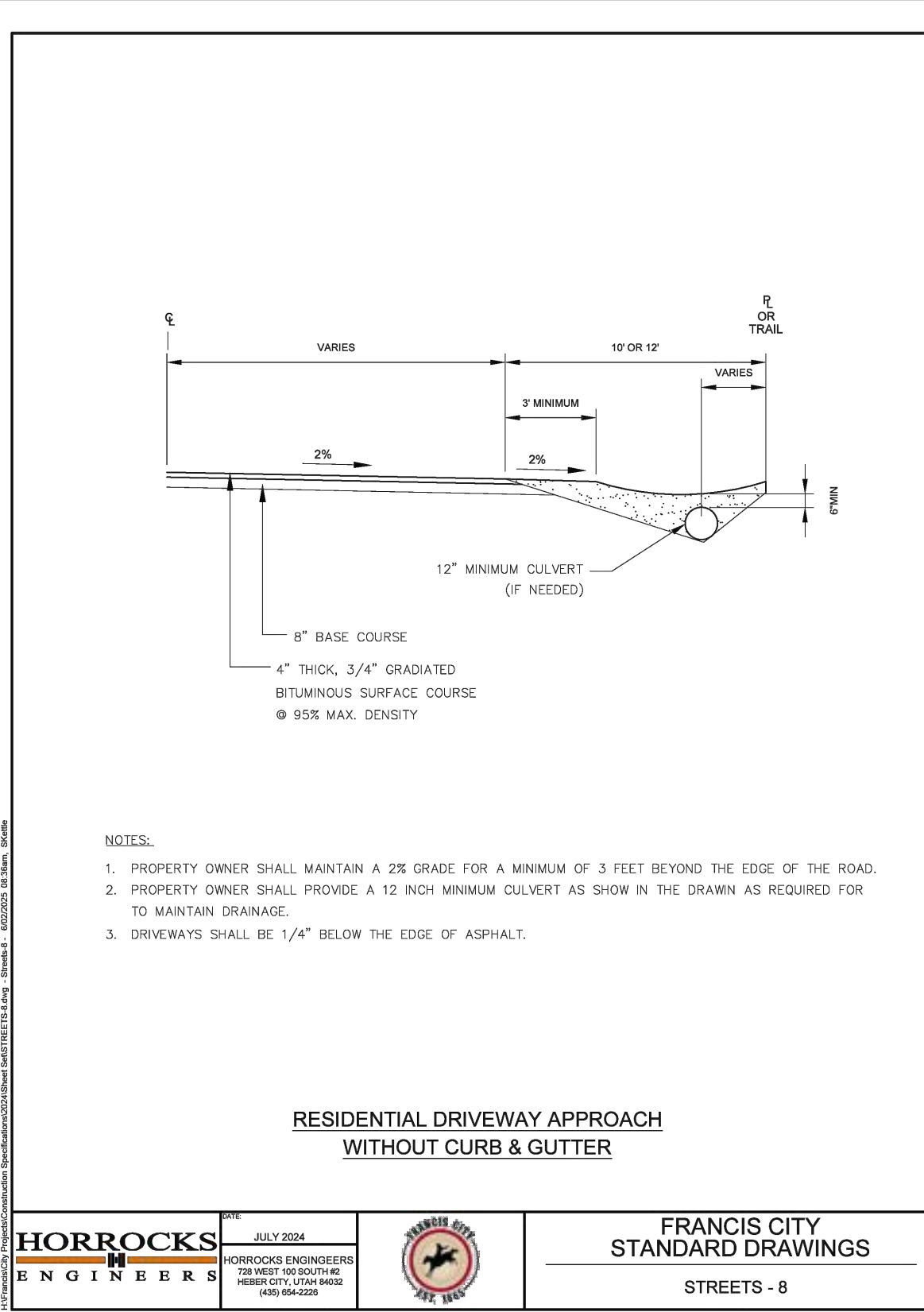
<b>DATE</b> <b>7/9/25</b>	<b>SHEET NUMBER</b> <b>3.1</b>
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### 3.1

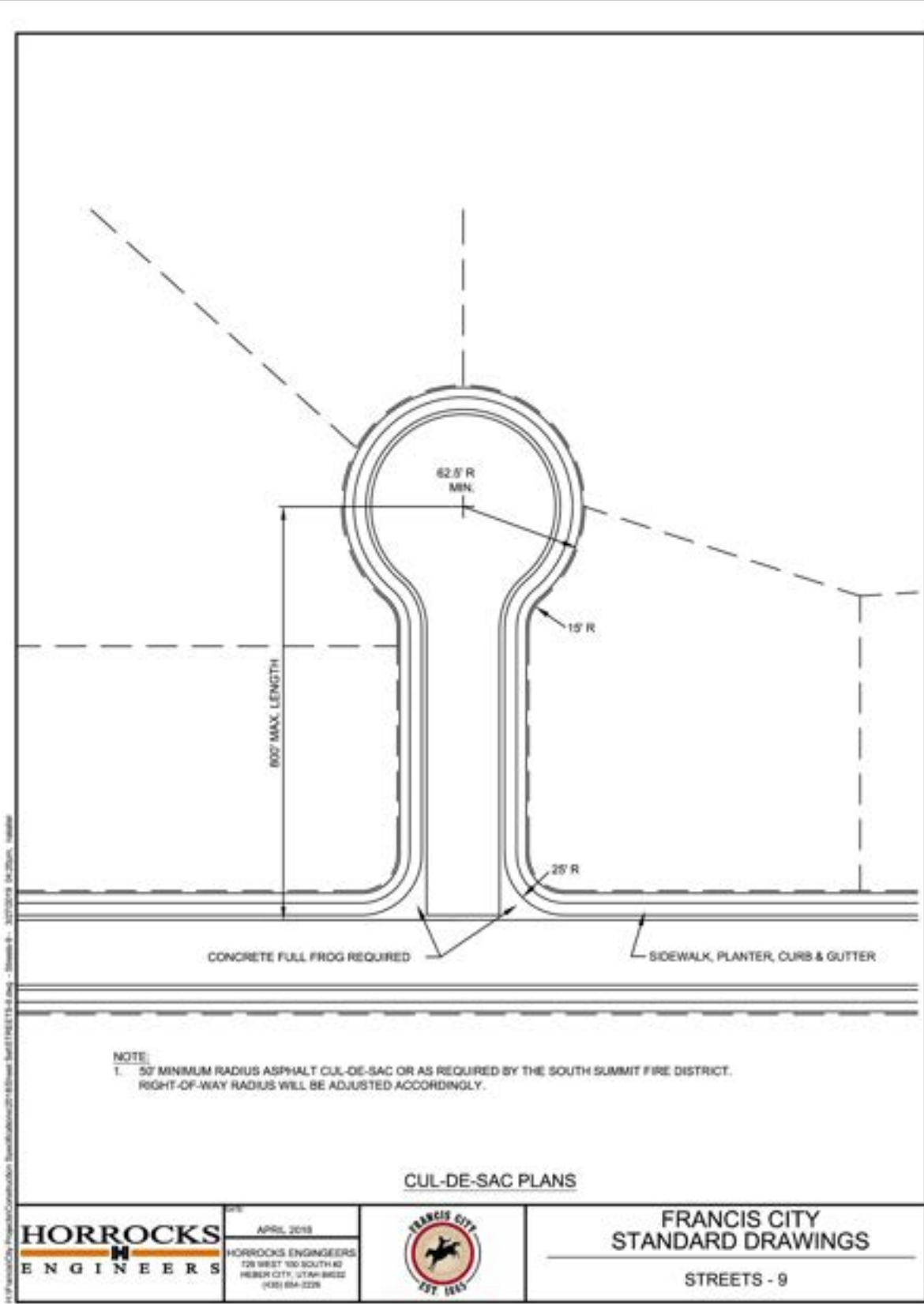




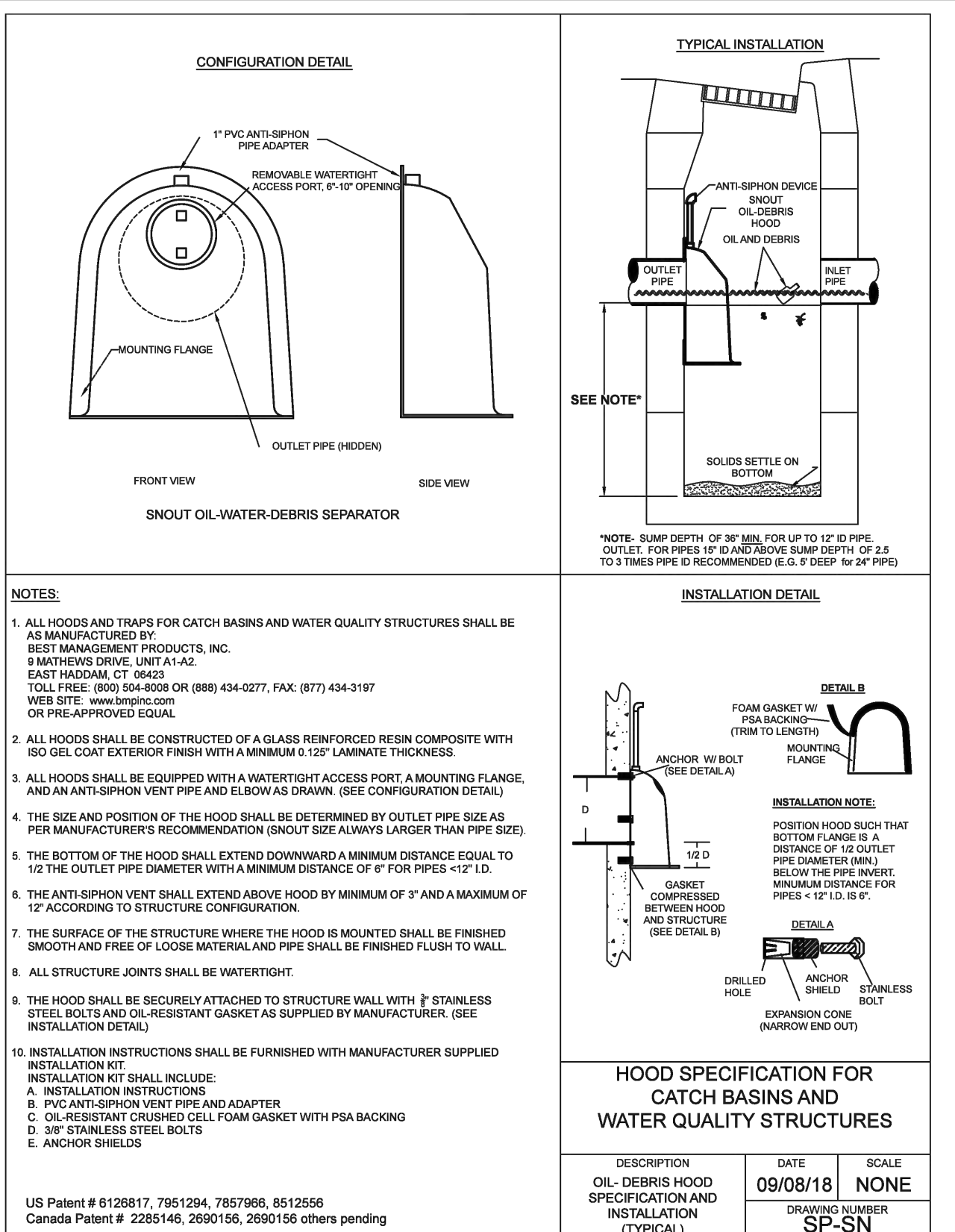
A LOCAL STREET #1



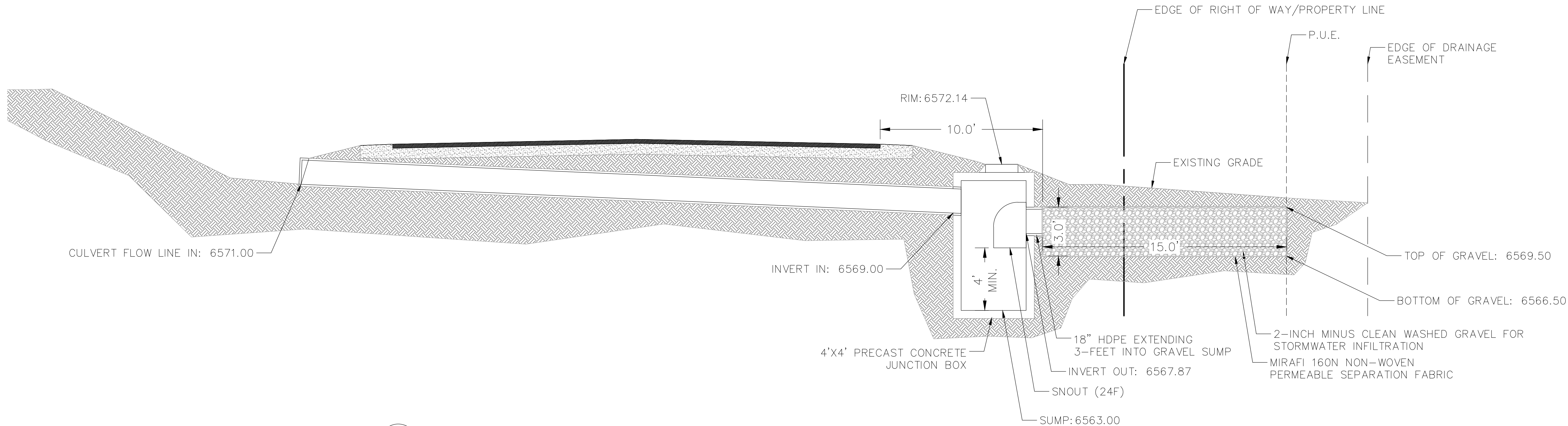
B DRIVEWAY APPROACH



C CUL-DE-SAC



D SNOUT



E STORM WATER GRAVEL SUMP

SHEET NOTES

SHEET LEGEND

PLAN REVISIONS

- 07/09/25 UPDATED SUMP DETAIL & ADDED SNOUT DETAIL



CAD TECH: DSE  
DESIGNER: DSE  
Q&A: RJM

CALL BLUE STAKES PRIOR TO DIGGING

PROJECT NAME

**FARMS @ FRANCIS SUBDIVISION**

SHEET NAME

**DETAILS**

PLAN SUBMITTAL: PRELIMINARY

DATE  
7/9/25

SHEET NUMBER  
3.2