



## **Francis City Planning Commission Meeting**

Thursday, March 19, 2026, 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. Elect Chair and Vice Chair
3. Public Hearing – Crittenden Farms Annexation (Parcel CD-2106)
4. Public Hearing – Title 18 Zoning Code Text Amendment
5. Thomas Meadows Subdivision (1946 S State Road 32)
6. JMC Subdivision (Parcel FT-4)
7. Route 32 Updated Parking Plan (SR 32 and Page Lane)
8. Approval of Minutes from October 14, 2025
9. Planner Update
10. Adjourn



**Staff Report**

**To:** Francis City Planning Commission

**From:** Katie Henneuse

**Report Date:** March 12, 2026

**Meeting Date:** March 19, 2026

**Title:** Crittenden Farms Annexation

**Type of Item:** Legislative

**Location:**

CD-2106 near the intersection of SR 35 (2200 S) and Willow Way.



**Executive Summary:**

On January 12, 2026, Tim and Mandy Crittenden filed an annexation petition for parcel CD-2106. This parcel is 10 acres and shares a boundary with Francis City on the north and east side. It is in the City’s annexation declaration boundary. The Future Land Use Map shows the projected zoning as AG-1.

The applicant is proposing to develop the parcel into a five-lot AG-1 subdivision. The subdivision will have access through the Southwest Field Subdivision on Ruthie’s Way.

**Annexation Process:**

The steps below explain the annexation process in a simplified manner. The applicant is on Step 5.

The City Council accepted the annexation petition for further consideration on February 12, 2026. The petition was certified on March 5, 2026. The protest period ends on April 5, 2026. After a recommendation is issued by the Planning Commission and the protest period ends, the City Council will hold a public hearing and consider the annexation.

1. Annexations are initiated by a Notice of Intent which is filed with the City and the County. The County mails notices to property owners within the area proposed for annexation and to property owners within 300 feet of the proposed annexation.
2. Annexation petitions are filed with the City Recorder. The applicant delivers a copy of the petition to the County the same day the petition is filed with the City.
3. The City Council evaluates the petition at their next regularly scheduled meeting. The City Council may accept or deny the petition for further consideration.
4. If the petition is denied, notice is mailed to the applicant and the County.
5. If the petition is accepted, the City further evaluates the petition. First, the City Recorder and City Attorney determine if the petition meets the requirements of State Law. If it does, the City will certify the petition and then post and mail notice as required by State Law, beginning a 30 day protest period. A public hearing before the Planning Commission occurs during or after the protest period and the Planning Commission issues a recommendation. The City Council holds a public hearing after the protest period and grants or denies the petition.

**Analysis – Annexation and the General Plan:**

The General Plan sets the following land use goals and policies which are applicable to this application.

<b>Land Use Goal 1</b>	
Encourage development that respects and preserves the character of Francis.	
Policy 1A	Encourage residential development to occur in conservation subdivisions, preserving open space.
Policy 1C	Support continuation of agricultural land uses in Francis.

Policy 1D	Identify and designate environmentally sensitive lands, scenic views, and important open spaces to limit the adverse impacts of development on and near these lands.
Policy 1E	Maintain an open space system that enhances quality of life, is interconnected, preserves environmental quality, and protects development from natural hazards.

*The applicant is proposing a traditional subdivision. Although the land will not be conserved in perpetuity, it is likely that some light agricultural uses will continue on these lots since they are one acre or larger.*

*The National Wetlands Inventory shows that there are potential wetlands in the northeast corner of the parcel (see attachment). The applicant has agreed not to build in this area. This potential wetland area should be designated as non-buildable on the subdivision plat.*

*No protected open space areas are proposed in the annexation area and none are located adjacent to this parcel. The current use of the surrounding land is agricultural. A residential subdivision (Southwest Fields) is planned on the adjacent side to the east.*

<b>Land Use Goal 2</b> Carefully plan for growth, ensuring development occurs in suitable locations.	
Policy 2A	Prioritize development within the existing Francis boundaries.
Policy 2B	Guide land use and growth decisions through application of the General Plan, Zoning Map, and the Future Land Use Map.
Policy 2C	Density increases should be considered only upon demonstration of adequate infrastructure, resource availability, and benefit.
Policy 2E	Condition development approval on construction of adequate culinary water, sewer, storm drainage, and transportation systems.

*There are about 500 entitled housing units within current City boundaries that have not applied for a building permit.*

*This annexation is located relatively close to center of the city seems to be a logical extension of the current boundary. The parcel shares a boundary with Francis City on two sides.*

*The concept plan complies with the Future Land Use Map projected zoning of AG-1.*

*The City Engineer will evaluate whether the City can provide water and sewer infrastructure for an additional five units. Adequate water shares will need to be turned in by the applicant to supply water for this development.*

*Staff recommends that approval be conditioned on execution of an Annexation Agreement that requires the applicant to install adequate culinary water, sewer, storm drainage, and roads for this development.*

**Analysis – Annexation and City Code (Section 17.10):**

Prior to City Council action on the petition, the City Code says the City Planner “shall review the application and survey of the annexation area ... and evaluate the feasibility of the subject expansion of the City’s boundaries.”

When considering annexation, the City Code directs the City Council to, “Strive to avoid gaps between or overlaps with the expansion areas of other municipalities; consider the population growth projections for Francis City and adjoining areas for the next 20 years; consider current and projected costs of infrastructure, urban services, and necessary public facilities; facilitate full development of areas within Francis City; expand infrastructure, services and facilities into the area being considered for inclusion in the expansion area when practical and feasible; consider, in conjunction with Francis City’s general plan, the need over the next 20 years for additional land suitable for residential, commercial, and industrial development; consider the reasons for including agricultural lands, forest, recreation areas, and wildlife management areas in Francis City.”

*The area proposed for annexation does not create any islands or peninsulas. It is adjacent to a small new subdivision (Southwest Fields). It is within the City’s annexation declaration area (see attached map). It is not within any other municipality’s annexation declaration area.*

*The City’s population is projected to grow by approximately 1,000 in the next 20 years. Estimating two people per household, 500 new units need to be built to accommodate this growth. There are about 500 residential units already entitled in the City.*

**Projected Population Growth**

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

*Water and sewer infrastructure will be located nearby in the Southwest Fields subdivision.*

*The main access road will be Ruthie’s Way off Willow Way. It is not anticipated that this annexation will generate a significant increase in traffic in the area.*

**Analysis – Zoning and Concept Plan**

The concept plan submitted with the petition proposes an AG-1 subdivision with 5 lots. The Future Land Use Map projects the area being zoned AG-1. The lots shown on the concept plan meet the minimum lot size and frontage requirements for AG-1. Ruthie’s Way will terminate in a cul-de-sac and have 12 lots on a single access point, which is the maximum allowed per 17.20.090.

**Staff Recommendation:**

Discuss the benefits and drawbacks of this annexation. This item is legislative, and the Planning Commission may take any of the following actions:

- Positively recommend the annexation for approval, suggesting conditions for approval such as executing an Annexation Agreement that requires the applicant to install adequate culinary water, sewer, storm drainage, and roads for this development.
- Negatively recommend the annexation for approval.
- Table this item if there is insufficient information to make a decision.

**Community Review:**

A public hearing is required. Notices for the hearing were posted and mailed in accordance with State and City Code.

**FINAL LOCAL ENTITY PLAT - PARCEL 2106 ANNEXATION INTO THE CITY OF FRANCIS  
2025**

*Located in the NE1/4 of Section 33, T2S, R6E, SLB&M.  
Francis, Summit County, Utah*

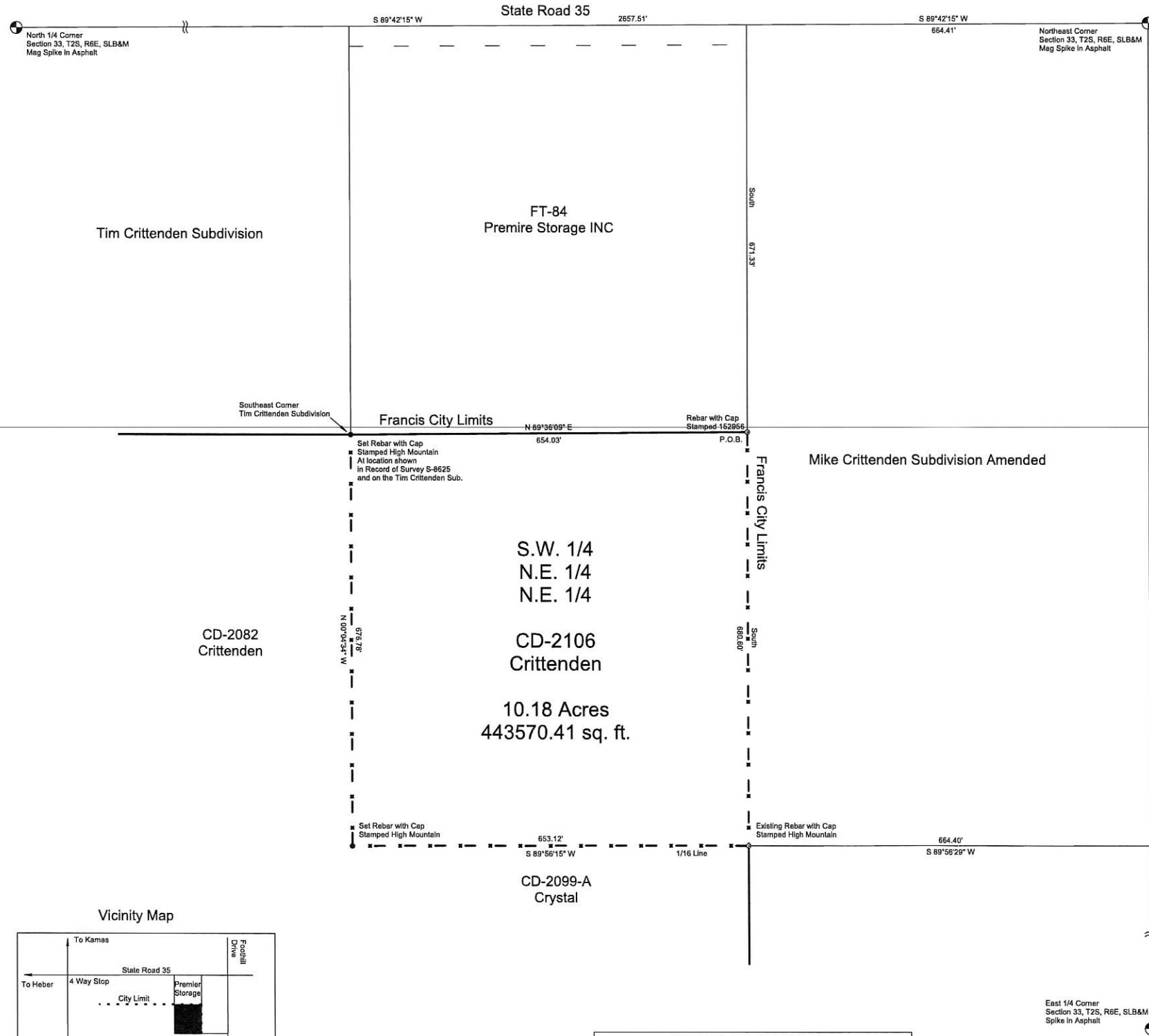
SURVEYOR CERTIFICATE  
I, WADE WILDE, A Registered Professional Land Surveyor as prescribed by the laws of the State of Utah and holding License Number 368352, do hereby certify that a boundary survey of the described property was made under my direction and that the plat hereon is a true and correct representation of said survey.

September 29, 2025  
Date

*Wade Wilde*  
Wade Wilde



**HIGH MOUNTAIN  
SURVEYING, LLC**  
P.O. Box 445  
1325 South Hoytsville Road  
Coalville, Utah 84017  
(435) 336-4210



**ANNEXATION BOUNDARY DESCRIPTION**

A tract of land located in the Northeast Quarter of Section 33, Township 2 South, Range 6 East, Salt Lake Base and Meridian and having a Basis of Bearing taken as South between the Northeast Corner and the East 1/4 Corner of said Section 4, described as follows:

Beginning at a point South 89°42'15" West 664.41 feet along the section line and South 671.33 feet from the Northeast Corner Section 33, Township 2 South, Range 6 East, Salt Lake Base and Meridian, which point being a rebar with cap stamped 152956; thence South 680.60 feet along a fence line also being the westerly line of the Mike Crittenden Subdivision Amended; thence South 89°56'15" West 653.12 feet along a fence line also accepted as the 1/16 line; thence North 0°04'34" West 676.78 feet along a fence line to the southeast corner of the Tim Crittenden Subdivision; thence North 89°36'09" East 645.03 feet along the southerly line of Parcel FT-84 to the point of beginning.

Containing 10.18 Acres  
443570.41 sq. ft.

**NARRATIVE**

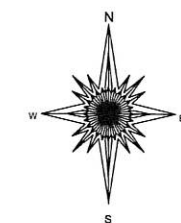
Timothy Crittenden requested an annexation survey map of Parcel CD-2106 being the Southwest Quarter of the Northeast Quarter of the Northeast Quarter of Section 33, Township 2 South, Range 6 East, Salt Lake Base and Meridian.

Basis of Bearing for this survey South between the Northeast Corner and the East 1/4 Corner of Section 33, T2S, R6E, SLB&M

This survey was requested for the purpose of preparing an annexation plat of Parcel CD-2106.

**LEGEND**

- - - - - Existing Fence Line
- Set Rebar with Cap Stamped High Mountain LS 368352
- Ⓡ Existing Rebar with Cap Stamped 152956



GRAPHIC SCALE

100 0 100 200 300  
1 Inch = 60 Feet

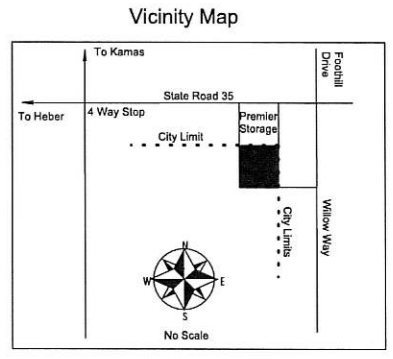
COMMENTS:

SURVEYED BY:	WW
DRAWN BY:	WW
PROJECT NO.:	1054-22
DATE:	September 29, 2025

SHEET 1 OF 1

**Francis City Annexation Survey**  
Parcel CD-2106  
Located in the NE1/4 of Section 33, T2S, R6E, SLB&M.  
Francis, Summit County, Utah

Prepared For:  
**Tim Crittenden**



FINAL LOCAL ENTITY PLAT APPROVAL	
APPROVED AS TO FORM Summit County Surveyor	COUNTY SURVEYOR FILING State of Utah, County Summit
Approved in compliance with Section 17-23-20 of the Utah Code this _____ day of _____, 2025.	
BY: _____ Acting Summit County Surveyor	

**FRANCIS CITY ATTORNEY**

Reviewed and Approved by the Francis City Attorney this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
City Attorney

**FRANCIS CITY COUNCIL**

Reviewed and Approved by the Francis City Council this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Attest: City Recorder

**COUNTY RECORDER**

NO. \_\_\_\_\_  
State of Utah, County of Summit, Recorded and filed at the request of \_\_\_\_\_  
Date: \_\_\_\_/\_\_\_\_/20\_\_\_\_ Time: \_\_\_\_\_ Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Fee \$ \_\_\_\_\_ County Recorder

# CRITTENDEN FARMS SUBDIVISION

Located in the Northeast Quarter of Section 33, Township 2 South, Range 6 East, Salt Lake Base and Meridian, Francis City, Summit County Utah

I, Wade Wilde, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah and that I hold certificate number 368352 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act, I further certify that I have completed a survey of the property described on this plat in accordance with Section 17-23-17, Utah Code, and have verified measurements shown, and have subdivided said property into lots and streets hereafter to be known as the CRITTENDEN FARMS SUBDIVISION and that the same has been surveyed and monuments have been placed on the ground as shown hereon.



May 24, 2022  
Date  
Wade Wilde

### BOUNDARY DESCRIPTION

A tract of land located in the Northeast Quarter of Section 33, Township 2 South, Range 6 East, Salt Lake Base and Meridian and having a Basis of Bearing taken as South between the Northeast Corner and the East 1/4 Corner of said Section 4, described as follows:  
Beginning at a point South 89°42'15" West 664.41 feet along the section line and South 671.33 feet from the Northeast Corner Section 33, Township 2 South, Range 6 East, Salt Lake Base and Meridian, which point being a rebar with cap stamped 152956; thence South 88.60 feet along a fence line also being the westerly line of the Mike Crittenden Subdivision Amended; thence South 89°56'15" West 653.12 feet along a fence line also accepted as the 1/16 line; thence North 0°04'34" West 676.78 feet along a fence line to the southeast corner of the Tim Crittenden Subdivision; thence North 89°36'09" East 645.03 feet along the southerly line of Parcel FT-84 to the point of beginning.  
Containing 10.18 Acres  
44370.41 sq. ft.

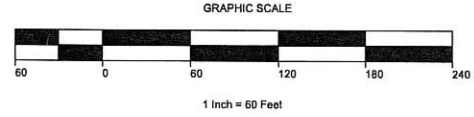
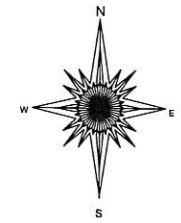
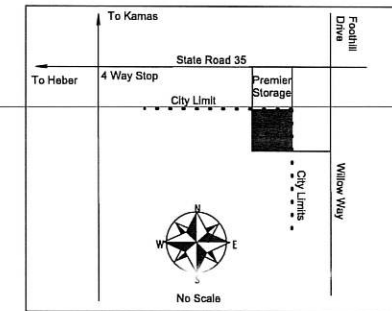
### Plat Notes

- 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 the 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 plotted in this subdivision / the owner of the residence constructed upon this lot) has been given notice and recognizes that there are active agriculture lands and operations and rural business enterprises within Eastern Summit County and acknowledge(s) and respect(s) that, so long as such lands and operations exist, there may be dust, noise, odor, prolonged work hours, use of 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 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 easement 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 any such utility, the instance of request of any public entity or the owner, the cost and expenses incurred thereby shall be borne by the owner to the entity requiring or requesting the same.
- Buildings within this subdivision must meet all building permit requirements at the time of building permit issuance.
- This subdivision was created for single family lots only.
- Francis City has an ordinance which restricts the occupancy 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.

Preliminary Plat



### Vicinity Map



### LEGEND

- Sewer Easement
- - - Existing Fence
- ..... Irrigation Ditch
- ..... Irrigation Canal Centerline
- - - Sewer (Centerline)
- - - 10' P.U.E. (Public Utility Easement)
- /// Storm Drain and Snow Storage Easement
- ..... Edge of Pavement
- ⊙ Section Corner
- Set Rebar and Cap Stamped "High Mountain" L.S. 368352
- ⊙ Sewer Manhole Lid

ADDRESS TABLE	
Lot 1	Ruthie's Way Road
Lot 2	Ruthie's Way Road
Lot 3	Ruthie's Way Road
Lot 4	Ruthie's Way Road
Lot 5	Ruthie's Way Road

### SOUTH SUMMIT SCHOOL DISTRICT

Approved and accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

ENBRIDGE GAS  Approved and accepted this _____ day of _____, 20____.	ROCKY MOUNTAIN POWER  Approved and accepted this _____ day of _____, 20____.	FRANCIS CITY COUNCIL APPROVAL AND ACCEPTANCE  Approved and accepted this _____ day of _____, 20____.  _____ Mayor	WASHINGTON IRRIGATION COMPANY  Reviewed for conformance to the Washington Irrigation Company standards on this _____ day of _____, 20____.	ALL WEST  Approved and accepted this _____ day of _____, 20____.		
HIGH MOUNTAIN SURVEYING, LLC P.O. Box 445 1325 South Hoytville Road Coalville, Utah 84017 435-336-4210 <small>Crittenden Tim Sub Local 2025 Proj. No. 1034-25</small>	SOUTH SUMMIT FIRE DISTRICT  Approved and accepted this _____ day of _____, 20____.	FRANCIS CITY PLANNING COMMISSION  Approved this _____ day of _____, 20____. On behalf of the Francis City Planning Commission.  _____ Chair	FRANCIS CITY ENGINEER  Approved and accepted by the Francis City Engineer this _____ day of _____, 20____.  _____ Francis City Engineer	PUBLIC SAFETY ANSWERING POINT APPROVAL  Approved and accepted this _____ day of _____, 20____.  By Jeff Ward, GIS Director The Summit County Public Safety Answering Point	APPROVAL AS TO FORM  Approved as to form this _____ day of _____, 20____.  _____ Francis City Attorney	COUNTY RECORDER  STATE OF UTAH COUNTY SUMMIT Recorded and filed at the request of _____ Date: _____ Time: _____ Entry # _____ Fee: _____ _____ County Recorder

### Owner Dedication

Know by all men by these presents that we, all of the undersigned owner(s) of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the Crittenden Farms Subdivision 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 \_\_\_\_\_ have hereunto set \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

Tim Crittenden  
Amanda Crittenden

### Acknowledgement

STATE OF UTAH COUNTY OF SUMMIT  
Personally appeared before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ the following:

Tim Crittenden  
Tim Crittenden

Who acknowledged to me that \_\_\_\_\_ he executed the above OWNERS DEDICATION.

My commission expires: \_\_\_\_\_  
Residing in: \_\_\_\_\_ Notary Public

### Consent to Record

STATE OF UTAH COUNTY OF SUMMIT  
The undersigned lien holder hereby consents to the recordation of the plat.  
By: \_\_\_\_\_

The foregoing CONSENT TO RECORD was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. By: \_\_\_\_\_

My commission expires: \_\_\_\_\_  
Residing in: \_\_\_\_\_ Notary Public



STATE OF UTAH COUNTY OF SUMMIT  
The undersigned lien holder hereby consents to the recordation of the plat.  
By: \_\_\_\_\_

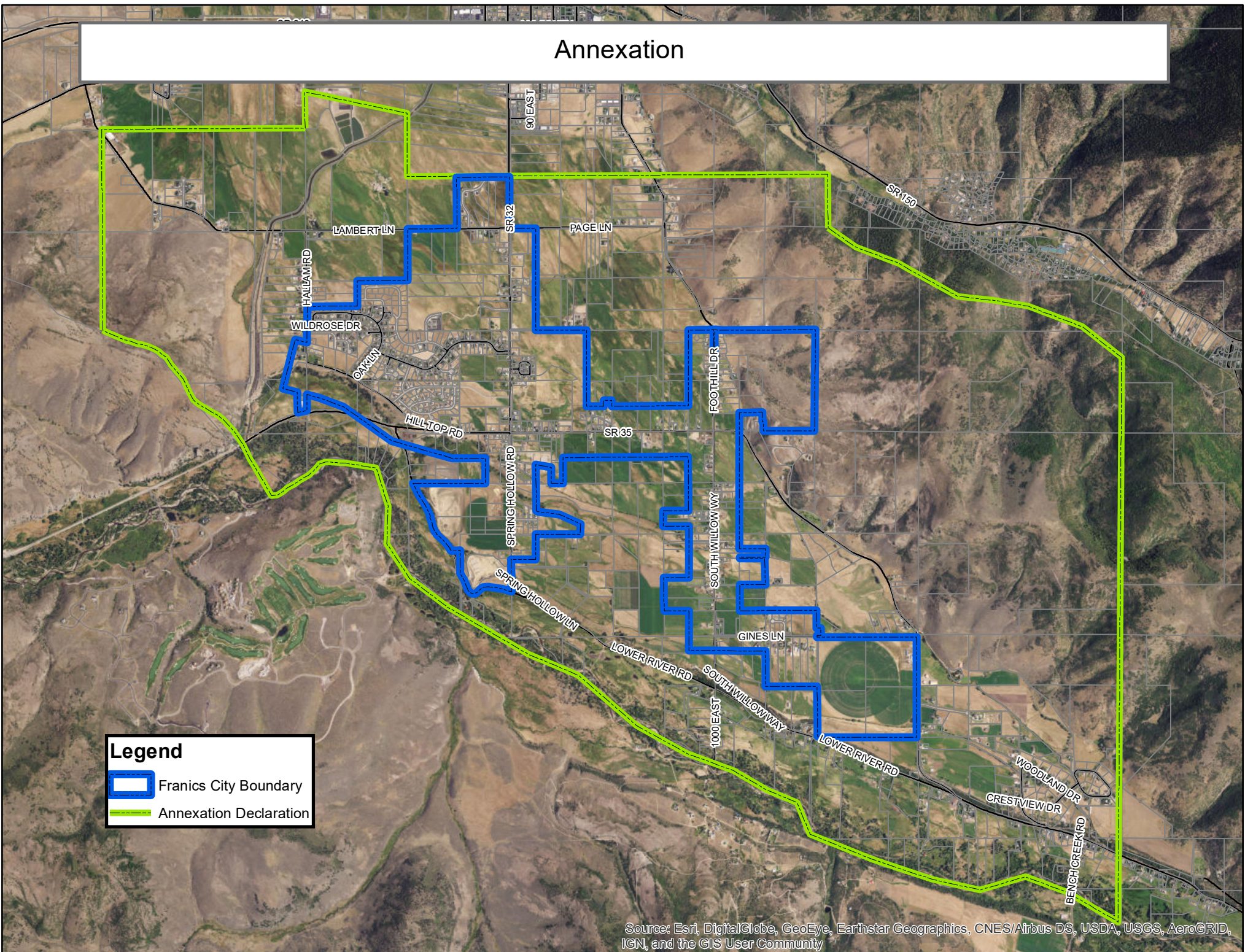
The foregoing CONSENT TO RECORD was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. By: \_\_\_\_\_

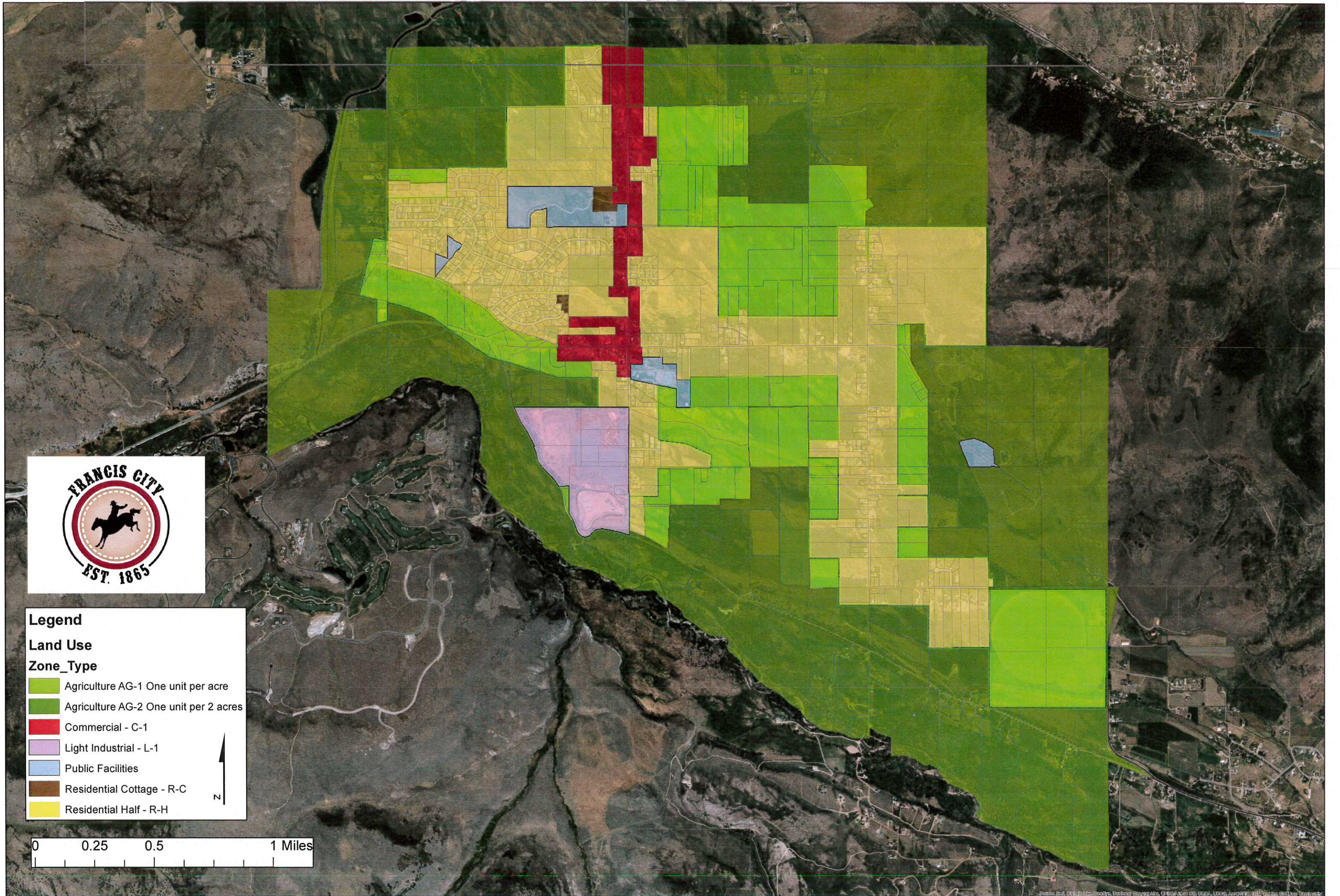
My commission expires: \_\_\_\_\_  
Residing in: \_\_\_\_\_ Notary Public

# Annexation

**Legend**

-  Franics City Boundary
-  Annexation Declaration



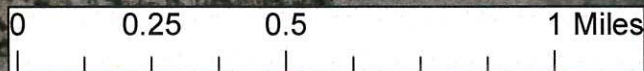


**Legend**

**Land Use**

**Zone\_Type**

- Agriculture AG-1 One unit per acre
- Agriculture AG-2 One unit per 2 acres
- Commercial - C-1
- Light Industrial - L-1
- Public Facilities
- Residential Cottage - R-C
- Residential Half - R-H





November 13, 2025

**Wetlands**

- |   |                                |   |                                   |   |          |
|---|--------------------------------|---|-----------------------------------|---|----------|
|  | Estuarine and Marine Deepwater |  | Freshwater Emergent Wetland       |  | Lake     |
|  | Estuarine and Marine Wetland   |  | Freshwater Forested/Shrub Wetland |  | Other    |
|   |                                |  | Freshwater Pond                   |  | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

# SOUTHWEST FIELD SUBDIVISION

## Creating 7 Single Family Lots

Located in the Northeast Quarter of Section 33, Township 2 South, Range 6 East, Salt Lake Base and Meridian, Francis City, Summit County Utah

I, Wade Wilde, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah and that I hold certificate number 368352 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I further certify that I have completed a survey of the property described on this plat in accordance with Section 17-23-17, Utah Code, and have verified measurements shown, and have subdivided said property into lots and streets hereafter to be known as the SOUTHWEST FIELD SUBDIVISION and that the same has been surveyed and monuments have been placed on the ground as shown herein.



August 1, 2024  
Date

Wade Wilde  
Surveyor

### Boundary Description

Parcel A, Mike Crittenden Subdivision Amended, according to the official plat on file in the Summit County Recorder's Office, also a strip of land located between the southerly line of Parcel A and a fence line described as follows:

A tract of land located in the Northeast Quarter of Section 33, Township 2 South, Range 6 East, Salt Lake Base and Meridian and having a BASS of Bearing taken as South between Northeast Corner and the East 1/4 Corner of said Section 33, described as follows:

Beginning at the Northeast Corner Section 33, Township 2 South, Range 6 East, Salt Lake Base and Meridian, and running thence South 612.03 feet along the section line, thence West 242.68 feet, thence South 474.38 feet, thence East 242.68 feet to the section line, thence South 268.28 feet, thence South 89°56'29" West 664.40 feet along a fence line representing the 1"16 line, thence North 135°19'57" West 664.40 feet, thence North 89°42'25" East 664.41 feet along the section line to the point of beginning.

Less and Excepting the following parcel FT-84-A (0.26 Acres):

Beginning at a point which is South 252.99 feet and West 32.86 feet from the Northeast Corner of Section 33, Township 2 North, Range 6 East, Salt Lake Base and Meridian (said point being on the Westside line of 1000 East Street) and running thence South 113.34 feet along said street line, thence North 84°48'15" West 117.12 feet along an existing fence line, thence North 00°16'09" West 93.40 feet along an existing fence line, thence South 70°32'24" East 37.91 feet along an existing fence line, thence North 89°56'29" East 54.14 feet along an existing fence line to the Westside side of a garage, thence North 4°00'28" East 16.59 feet along said garage, thence South 89°34'12" East 24.52 feet along said garage to the point of beginning.

Contains 17.74 Acres

### Narrative

The purpose of this plat is to re-plat Parcel A Mike Crittenden Subdivision Amended, into 7 single family lots, 1 parcel, a private road right of way and to dedicate public right of way along the northern and portions of the easterly boundaries to the City of Francis.

Record a Survey Reference No. S-11494

### Owner Dedication

Know by all men by these presents that we, all of the undersigned owners of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the Southwest Field Subdivision 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 have hereunto set \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_

Michael R. Crittenden and Ruth Crittenden, Trustees of the Michael & Ruth Crittenden Family Trust, April 5, 2021

Michael R. Crittenden, Trustee

### Acknowledgement

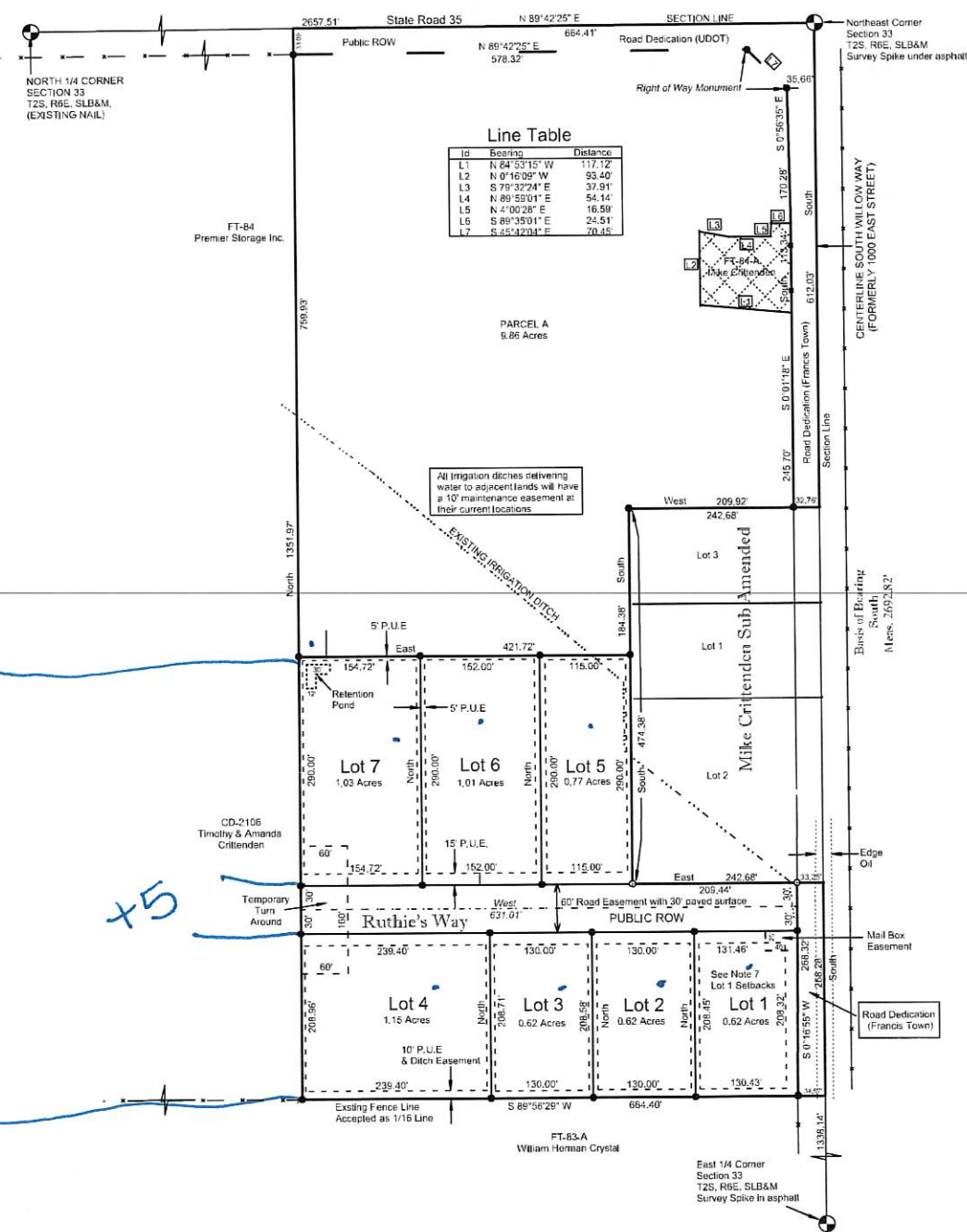
STATE OF UTAH  
COUNTY OF SUMMIT

Personally appeared before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ the following:

Michael R. Crittenden, Trustee

Who acknowledged to me that \_\_\_\_\_ he executed the above OWNERS DEDICATION.

My commission expires: \_\_\_\_\_  
Residing in: \_\_\_\_\_ Notary Public



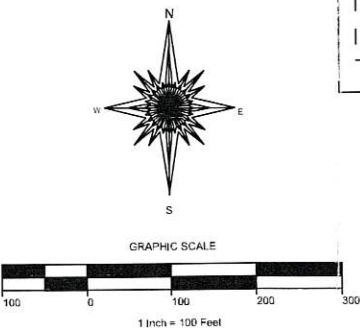
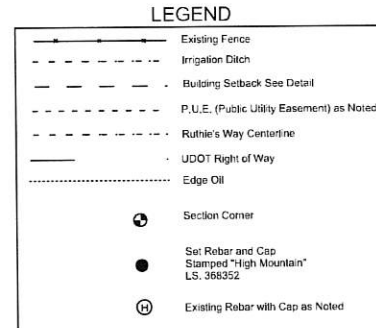
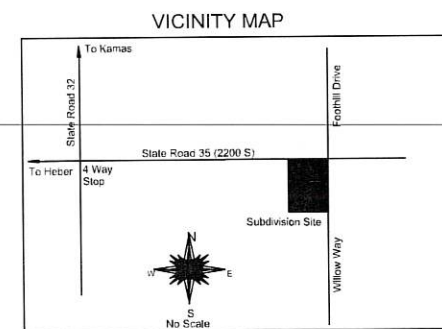
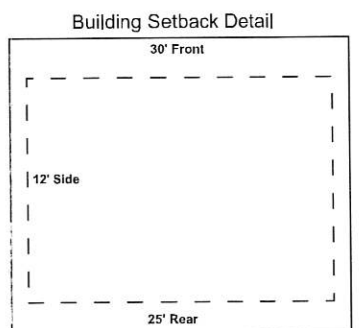
**Plat Notes**

1. Lots 1-7 within the proposed subdivision are buildable. Parcel A is nonbuildable 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.
2. The owners of property within the 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 agriculture lands and operations and rural business enterprises within Eastern Summit County and acknowledge(s) and respect(s) that, so long as such lands and operations exist, there may be dust, noise, odor, prolonged work hours, use of roadways for the purpose of handling / moving animals, and other activities associated with normal agricultural operations and rural business.
3. \_\_\_\_\_ 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 easement 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 of request of any public entity or the owner, the cost and expenses incurred thereby will be borne by the owner to the entity requiring or requesting the same.
4. All lots within this subdivision must meet all building permit requirements at the time of building permit issuance.
5. This subdivision was created for single family lots only.
6. Francis City has an ordinance which restricts the occupancy 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.

X Lot 1 shall meet the front setback requirement on Willow Way and Ruthie's Way

**ADDRESS TABLE**

Lot 1
Lot 2
Lot 3
Lot 4
Lot 5
Lot 6
Lot 7



<p><b>DOMINION ENERGY</b></p> <p>Domion Energy appreciates the plat for the purpose of confirming that the plat contains public utility easements. Domion Energy reserves the right to require other easements in order to carry this development. The approval does not constitute obligation or waiver of any other existing rights, obligations, or liabilities provided by law or contract. This approval does not constitute acceptance, approval or acknowledgment of any error, correction on the plat, including those set forth in the Owners Dedication and the Notice and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Domion Energy's Right-of-Way department at 1-888-366-8332.</p> <p>Approved this _____ day of _____, 20____</p> <p>By: _____ Title: _____</p>	<p><b>ROCKY MOUNTAIN POWER</b></p> <p>Approved and accepted this _____ day of _____, 20____</p>	<p><b>FRANCIS CITY COUNCIL APPROVAL AND ACCEPTANCE</b></p> <p>Approved and accepted this _____ day of _____, 20____</p> <p>Mayor _____ City Clerk _____</p>	<p><b>WASHINGTON IRRIGATION COMPANY</b></p> <p>Reviewed for conformance to the Washington Irrigation Company standards on this _____ day of _____, 20____</p>	<p><b>ALL WEST</b></p> <p>Approved and accepted this _____ day of _____, 20____</p>		
<p><b>HIGH MOUNTAIN SURVEYING, LLC</b></p> <p>P.O. Box 445 1325 South Hoytsville Road Coalville, Utah 84017 435-336-4210</p> <p>Mike Crittenden Sub Amended Local 2024 Proj. No. 1002-24</p>	<p><b>SOUTH SUMMIT FIRE DISTRICT</b></p> <p>Approved and accepted this _____ day of _____, 20____</p>	<p><b>FRANCIS CITY PLANNING COMMISSION</b></p> <p>Approved this _____ day of _____, 20____</p> <p>On behalf of the Francis City Planning Commission.</p> <p>Chair _____</p>	<p><b>FRANCIS CITY ENGINEER</b></p> <p>Approved and accepted by the Francis City Engineer this _____ day of _____, 20____</p> <p>Francis City Engineer _____</p>	<p><b>PUBLIC SAFETY ANSWERING POINT APPROVAL</b></p> <p>Approved and accepted this _____ day of _____, 20____</p> <p>By Jeff Ward, GIS Director The Summit County Public Safety Answering Point</p>	<p><b>APPROVAL AS TO FORM</b></p> <p>Approved as to form this _____ day of _____, 20____</p> <p>Francis City Attorney _____</p>	<p><b>COUNTY RECORDER</b></p> <p>STATE OF UTAH COUNTY OF SUMMIT</p> <p>Recorded and filed at the request of _____</p> <p>Date: _____ Time: _____ Entry # _____ Fee: _____</p> <p>County Recorder _____</p>



## Staff Report

**To:** Francis City Planning Commission

**From:** Katie Henneuse

**Report Date:** March 12, 2026

**Meeting Date:** March 19, 2026

**Title:** Title 18 Zoning Code Text Amendment, Editorial Updates

**Type of Item:** Legislative

### **Executive Summary:**

The City Council approved comprehensive updates to Title 18 Zoning in August 2025. Some errors have been noted in the new code. The following editorial changes are proposed:

- **18.45.020 C-1 Zone, Permitted and conditional use table**  
Add checkmarks to denote that “Athletic clubs or recreational facility smaller than 20,000 sq ft” is an allowed use that requires a business license
- **18.55.060 #3 LI-1 Zone, Setbacks**  
Replace “parcel” with “structure” since a parcel does not have setbacks
- **18.57.020 C-C Zone, Permitted and conditional use table**  
Update reference to Food trucks section (18.15.225 does not exist).  
Add “2” to table to designate that “Retail sales and service smaller than 10,000 sq ft” and “Retail grocery stores smaller than 15,000 sq ft” are a level 2 impact tier. This is in-line with the impact tier of these uses in the C-1 zone.
- **18.85.020 Low Power Radio and Cellular Tower, Definitions**  
Replace reference to Board of Adjustment with Planning Commission since Boards of Adjustment were eliminated.
- **18.105.070 Signs and Outdoor Advertising, Violations**  
Replace reference to Board of Adjustment with Administrative Law Judge since Boards of Adjustment were eliminated.

### **Staff Recommendation:**

Forward to the City Council with a positive recommendation.

### **Community Review:**

A public hearing is required for this item. The public hearing was noticed in accordance with State and local law.

**Chapter 18.45**  
**C-1 COMMERCIAL ZONE**

Sections:

- 18.45.010 C-1 commercial zone established.
- 18.45.020 Permitted and conditional uses.
- 18.45.030 Permitted accessory uses.
- 18.45.040 Lot area.
- 18.45.050 Lot width.
- 18.45.060 Lot frontage.
- 18.45.070 Setback requirements.
- 18.45.080 Building height.
- 18.45.090 Signs.
- 18.45.100 Architectural design and materials.
- 18.45.110 Parking areas.

**18.45.010 C-1 commercial zone established.**

The commercial zone, hereinafter also referred to as the C-1 zone, is established to encourage commercial and retail development. Businesses that provide services directly to the residents of Francis will be highly encouraged. Transportation and other concerns may limit the types of businesses approved in the C-1 zone. The provisions contained herein should be used to encourage greater integrity and aesthetic improvements as these areas are developed and improved. Integrated and coordinated landscaping, parking, ingress, egress, signing and building design should be encouraged. New construction should be in harmony with the characteristics of the surrounding developed commercial and residential areas.

Special approval procedures, landscaping requirements, buffering, and design guidelines are applicable in the C-1 zone. These regulations can be found in Chapter 18.115 FCC. (Ord. 2021-02 § 2 (Exh. B), 2021; Ord. 2016-09 § 1, 2016; Ord. 66 § 5.3, 1993.)

**18.45.020 Permitted and conditional uses.**

Any use not listed in this table shall be strictly prohibited. Any business with any hours of operation between 11 pm and 5 am shall be considered a Tier 1 impact.

Type: C-1 Use	Impact Tier	Allowed	Conditional Use Permit	Business License
Accessory structure unoccupied	3	✓		
Art gallery smaller than 5,000 sq ft	3	✓		✓
Athletic club or recreational facility smaller than 10,000 sq ft	3	✓		✓
Athletic club or recreational facility smaller than 20,000 sq ft	2	✗		✗
Bakery smaller than 5,000 sq ft	3	✓		✓
Banking, financial services	2	✓		✓
Bar, tavern, lounge as per Utah State Code. Only allowed after local consent is given per FCC 18.15.110.	1	✓		✓
Barber shops and hair salons smaller than 5,000 sq ft	3	✓		✓
Bowling alley	2	✓		✓
Child care business	2	✓		✓
Cinema, indoor	2	✓		✓

1. Each structure in the LI-1 zone shall be located at least 20 feet from any public street; provided, however, that no parking stalls or structures shall be located closer than 30 feet from any public street right-of-way.
2. Each structure in the LI-1 zone shall be located at least 20 feet from the nearest building or parcel.
3. Each ~~parcel~~ structure in the LI-1 zone shall be located at least 30 feet from the rear property line. (Ord. 2016-09 § 1, 2016; Ord. 1999-1 § 5.5.6, 1999; Ord. 66 § 5.5.6, 1993.)

**18.55.070 Building height.**

Buildings in the LI-1 zone shall not exceed 40 feet. Any building or structure design of over 40 feet in height shall be a conditional use to ensure adequate fire protection. No building in the LI-1 zone shall exceed 50 feet from the natural grade to the tallest portion of the building. (Ord. 2016-09 § 1, 2016; Ord. 1999-1 § 5.5.7, 1999; Ord. 66 § 5.5.7, 1993.)

**18.55.080 Parking, loading, and access.**

All parking spaces shall be paved with asphaltic cement or concrete, and shall be provided with adequate drainage which shall not run across a public sidewalk. Parking spaces shall not be provided within a required front or side setback. (Ord. 2016-09 § 1, 2016; Ord. 1999-1 § 5.5.8, 1999; Ord. 66 § 5.5.8, 1993.)

**18.55.090 Signs.**

All signs erected in the LI-1 zone shall be in conformance with the sign provisions of Chapter 18.105 FCC. (Ord. 2016-09 § 1, 2016; Ord. 1999-1 § 5.5.9, 1999; Ord. 66 § 5.5.9, 1993.)

**18.55.100 Storage developments.**

Individual storage units shall not be accessed directly from a public street but shall have their own parking and access within the storage unit development. Internal streets should be constructed at a width sufficient to allow movement of all anticipated vehicles, including fire and other emergency vehicles. Each development of this type shall be reviewed and approved by the South Summit Fire District. It is the responsibility of the applicant to demonstrate that adequate traffic flow can be accomplished. Provisions should be made which allow authorized access for public safety employees into these developments for public and personal safety. This includes access to entrance codes, electronic opening devices, lock combinations, and the like.

All storage and warehouse developments shall be fenced in a manner which will provide adequate security and a deterrent from public access. These fences should be kept in good repair. The rear sides of buildings which provide adequate security may satisfy this requirement.

No unit or area in any storage development shall be used as a residence or habitation for any length of time or for conducting of any commercial or business activities other than storage. (Ord. 2017-01 § 1, 2017; Ord. 2016-09 § 1, 2016; Ord. 66 § 5.3.12, 1993.)

**18.55.110 Trash and waste storage.**

No trash, used materials, wrecked or nonoperational or abandoned vehicles or equipments shall be stored in an open area or yard. All such materials must be screened from public streets and adjacent property located within the LI-1 zone with a sight-obscuring fence or wall, or must be stored within an enclosed building. All trash storage areas shall be screened and hidden from the public street or adjoining residential areas view by appropriate fencing or landscaping features and placed in a rear area of the main building or use if possible. No hazardous materials, chemicals or oils/solvents shall be stored in areas that do not meet health department regulations or are accessible to the public. Trash storage plans must be presented to the Planning Commission for approval, prior to issuance of a building permit. (Ord. 2016-09 § 1, 2016; Ord. 1999-1 § 5.5.10, 1999; Ord. 66 § 5.5.10, 1993.)

**18.55.120 Other requirements.**

1. Flammable Materials. The yards around buildings shall be kept free of debris, refuse, weeds and other flammable material which may constitute a fire hazard.
2. Critical Angle of Repose. No building site, street, driveway, or other cut or fill shall be made so the side slopes exceed the critical angle of repose of the soil, as determined by the City Engineer.

Type: City Center Zone (CC Zone)	Impact Tier	Allowed	Conditional Use Permit	Business License
Bar, tavern, lounge as per Utah State Code. Only allowed after local consent is given per FCC 18.15.110.	1	✓		✓
Barber shops and hair salons smaller than 5,000 sq ft	3	✓		✓
Bowling alley	2	✓		✓
Cinema, indoor	2	✓		✓
Consignment, surplus or secondhand store smaller than 10,000 sq ft	2	✓		✓
Convenience goods, sales	2	✓		✓
Farm stands, selling locally grown or produced goods	3	✓		✓
Floral shop smaller than 5,000 sq ft	3	✓		✓
Food trucks, FCC 18.15.225230	3	✓		✓
Furniture sales, new and used, smaller than 10,000 sq ft	2	✓		✓
Gas stations smaller than 5,000 sq ft, none other located within 1,000 ft	1	✓		✓
Liquor store, FCC 18.15.110, smaller than 5,000 sq ft	1	✓		✓
Museum smaller than 5,000 sq ft	3	✓		✓
Museum smaller than 10,000 sq ft	2	✓		✓
Office and professional, retail shops smaller than 10,000 sq ft	2	✓		✓
Pharmacy	2	✓		✓
Photo studio smaller than 5,000 sq ft	3	✓		✓
Reception center smaller than 10,000 sq ft	2	✓		✓
Residential mixed use	2	✓		
Restaurant or cafe	2	✓		✓
Retail sales and service smaller than 10,000 sq ft	2	✓		✓
Retail grocery store smaller than 15,000 sq ft	2	✓		✓
Theater, concert hall, indoor	2	✓		✓

(Ord. 2021-08\* § 1 (Exh. A), 2021; Ord. 2021-02\* § 3 (Exh. C), 2021; Ord. 2020-03 § 1 (Exh. A), 2020; Ord. 2018-05 § 1 (Exh. A), 2018. Formerly 18.57.010.)

**18.57.030 Permitted accessory uses.**

Accessory uses and structures are permitted in the C-1 zone provided they are incidental to, and do not alter, the character of the permitted principal use or structure. Such permitted uses and structures include, but are not limited to, the following:

1. Accessory buildings such as garages, carports, equipment storage buildings and supply storage buildings which are customarily incidental to a principal use or structure permitted in the C-1 zone.
2. Storage of materials for construction of buildings, including the contractor’s temporary office shall be a permitted use; provided, that such be located on the building site or immediately adjacent thereto;

## Chapter 18.85

### LOW POWER RADIO AND CELLULAR TOWERS

Sections:

- 18.85.010 Purpose.
- 18.85.020 Definitions.
- 18.85.030 Types of low power radio tower or cellular or PCS facilities.
- 18.85.040 Criteria for conditions.

#### **18.85.010 Purpose.**

The purpose of this chapter is to provide standards and regulations for the height, location and general design of low power communication towers. These requirements apply to both commercial and private low power radio systems such as cellular or personal communication systems (PCS) and paging systems. Each facility shall be considered as a separate use and an annual business license shall be required for each such facility. The Planning Commission will review each application for approval to ensure that the proposed facility is compatible with the height and mass of existing buildings and utility structures; that co-location of antennas or other structures is possible without significantly altering the existing facility; that the facility blends with existing vegetation, topography and buildings; and that location of a facility will not create a detrimental impact to adjoining property owners. (Ord. 2016-09 § 1, 2016; Ord. 66 § 3.14, 1993.)

#### **18.85.020 Definitions.**

The following list of definitions is provided to add clarification to this chapter. If further clarification of this chapter is required, it will be given by the ~~Board of Adjustment~~Planning Commission.

“Antenna” means a transmitting or receiving device used in telecommunications that radiates or captures radio signals.

“Guyed wire tower” means an open steel frame supported by guyed wires which extend 80 percent of the height of the structure away from the structure.

“Lattice tower” means a self-supporting, multiple sided, open steel frame structure used to support telecommunications equipment.

“Low power radio services facility” means an unmanned structure which consists of equipment used primarily for the transmission, reception or transfer of voice or data through radio wave or wireless transmissions. Such sites typically require the construction of transmission support structures to which antenna equipment is attached.

“Monopole” means a single cylindrical steel or wood pole that acts as the support structure for antennas.

“Roof-mounted antenna” means an antenna or series of antennas mounted on an existing roof, mechanical room or penthouse of a building.

“Wall-mounted antenna” means an antenna or series of antennas mounted against the vertical wall of a building or structure.

“Whip antenna” means an antenna that is cylindrical in shape that can be directional or omnidirectional and vary in size depending upon the frequency and gain for which it is designed.

All applications for approval of a low power radio tower or cellular or PCS facility shall be approved in writing by the Planning Commission. (Ord. 2016-09 § 1, 2016; Ord. 66 § 3.14.1, 1993.)

#### **18.85.030 Types of low power radio tower or cellular or PCS facilities.**

Low power radio tower or cellular or PCS facilities are characterized by the type or location of the antenna structure. The five general types of such antenna structures include wall-mounted, roof-mounted, monopoles less than two feet

location for the purpose of calling attention to or advertising a person, place, or thing. (Ord. 2016-09 § 1, 2016; Ord. 66 § 3.19.1.4, 1993.)

**18.105.060 Canopy signs.**

Signs painted on or affixed to canopies which are part of the building shall be considered part of the total allowed area of wall signs for the walls from which the canopy projects. Signs suspended under canopies (marquees) which project over public rights-of-way shall be limited to six square feet. (Ord. 2016-09 § 1, 2016; Ord. 66 § 3.19.1.5, 1993.)

**18.105.070 Violations.**

It is unlawful to erect or maintain a sign contrary to the provisions of this chapter. If a sign is erected or maintained in violation of this chapter the Planning Department may do the following:

1. Order the defect corrected within a fixed period of time, not exceeding 30 days, if correction of the defect will bring the subject sign into compliance with the provisions of this section.
2. If correction of the defect will result in a violation of the provisions of this section, order that the subject sign be removed by, and at the expense of, the owner of the sign, within a fixed period of time not exceeding 30 days.
3. If the owner of the sign contests the order of the Planning Department, the remedy shall be an appeal to the ~~Board of Adjustment~~ **Administrative Law Judge**, which appeal shall be taken in the time and manner otherwise provided in this title and FCC Title 17. If the owner of the sign fails or refuses to remove the subject sign at the order of the Planning Commission, the City may remove the sign at any time after the owner thereof exhausts his or her administrative remedies in relation thereto, unless otherwise ordered by a court of law. Removal by the City shall be at the expense of the owner, and the City may obtain judgment against the owner in an amount equal thereto, together with reasonable attorney's fees and costs. (Ord. 2016-09 § 1, 2016; Ord. 66 § 3.19.1.6, 1993.)

**18.105.080 Signs on premises.**

Except as provided within the provisions of respective zoning districts, and unless otherwise expressly provided in this section, no sign shall be permitted which is not used exclusively to advertise the ownership, sale, or lease of property upon which the sign is placed, or to advertise a business conducted, services rendered, goods produced or sold upon such premises, or to advertise or identify any other lawful activity conducted upon such premises. (Ord. 2016-09 § 1, 2016; Ord. 66 § 3.19.2, 1993.)

**18.105.090 Exceptions.**

This chapter shall have no application to signs used exclusively for:

1. The display of official notices used by any court, public body or official, or the posting of notices by any public officer in the performance of a duty, or by any person giving legal notice.
2. Directional, warning, or information signs of a public or semi-public nature, directed and maintained by an official body or public utility.
3. Any sign of a noncommercial nature when used to protect the health, safety, or welfare of the general public.
4. Any official flag, pennant, or insignia of any nation, state, City, town, or other political unit. (Ord. 2016-09 § 1, 2016; Ord. 66 § 3.19.3, 1993.)

**18.105.100 Location standards.**

All signs and outdoor advertising structures shall comply with the following location requirements:

1. No sign shall be erected in such a manner that any portion of the sign or its support will interfere with the use of any fire escape, exit, or standpipe, or obstruct any required stairway, door, ventilator, or window.
2. No freestanding or projecting sign shall be erected at any intersection improved for vehicular traffic within a triangular area formed by the property lines and their projections and a line connecting them at points 25 feet from the intersections of the projecting property lines.

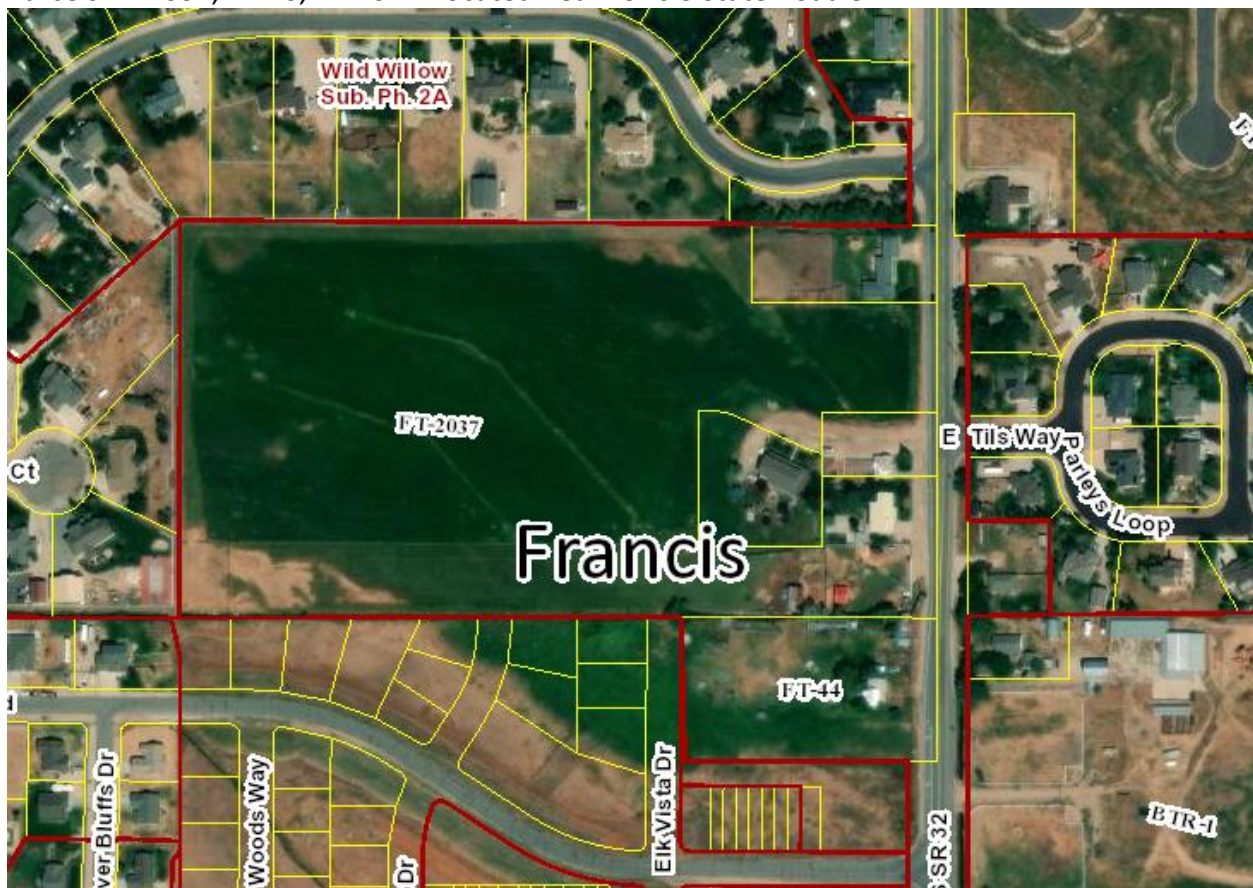


**Staff Report**

**To:** Francis City Planning Commission  
**From:** Katie Henneuse  
**Report Date:** March 12, 2026  
**Meeting Date:** March 19, 2026  
**Title:** Thomas Meadows Preliminary Subdivision Plat  
**Type of Item:** Administrative

**Map and Location:**

Parcels FT-2037, FT-40, FT-40-A. Located near 1946 S State Road 32.



**Executive Summary:**

Troy Thomas, Russell Thomas, Luke Thomas, and Courtney Thomas are the owners of parcels FT-2037, FT-40, and FT-40-A. The owners are working together to adjust lot lines and subdivide this family property which totals 19.1 acres. The front of the property is zoned C-1 (Commercial) and the back of the property is zoned R-H (Residential-Half).

The subdivision will have three lots (Lot 1 – 0.334 acres, Lot 2 – 1.020 acres, and Lot 3 – 8.547 acres), all of which have existing dwellings. A 9.037-acre remainder parcel will be created as well. The remainder parcel is not buildable until all the City's building requirements are met, per Note 1. As part of the subdivision process, a 0.14-ac section will be dedicated to UDOT for the SR 35 right-of-way.

**Analysis of City Code:** 17.30 Process for Preliminary Subdivision Application, 18.35 R-H Residential Half Acre Zone, and 18.45 C-1 Commercial Zone

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 and all of the applicable zoning requirements.

**Staff Recommendations:**

Approve the preliminary plat.

**Community Review:**

A public hearing is not required for this item.

**THOMAS MEADOWS  
SUBDIVISION**  
LOCATED IN THE SOUTHEAST QUARTER OF  
SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST,  
SALT LAKE BASE AND MERIDIAN  
FRANCIS CITY, SUMMIT COUNTY, UTAH



VICINITY MAP  
(N.T.S.)

**SURVEYOR'S CERTIFICATE**

I, Cory B. Neerings, do hereby certify that I am a Professional Land Surveyor and that I hold certificate No. 5183760 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I further certify that, by the authority of the owner, I have completed a survey of the tract of land shown on this plat in accordance with Section 17-73-504. That I have verified all measurements and have placed monuments as represented on this plat, and that I have subdivided said tract of land into lots and streets. Hereafter known as THOMAS MEADOWS SUBDIVISION.



Cory B. Neerings  
License No. 5183760

**BOUNDARY DESCRIPTION**

BEGINNING ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 32, SAID POINT BEING NORTH 1354.71 FEET ALONG THE SECTION LINE AND WEST 49.50 FEET FROM THE SOUTHEAST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN;  
THENCE NORTH 89°56'50" WEST 1268.02 FEET ALONG THE NORTH LINE OF THE FRANCIS COMMONS SUBDIVISION PHASE 1 AND THE EXTENSION THEREOF TO THE EAST LINE OF WILD WILLOW SUBDIVISION PHASE 2D;  
THENCE ALONG THE WILD WILLOW SUBDIVISION PHASE 2D THE FOLLOWING TWO COURSES:  
1) NORTH 0°22'37" EAST 172.34 FEET;  
2) NORTH 0°08'51" WEST 512.16 FEET TO THE SOUTH LINE OF THE WILD WILLOW SUBDIVISION PHASE 2A;  
THENCE ALONG THE WILD WILLOW SUBDIVISION PHASE 2A THE FOLLOWING THREE COURSES:  
1) SOUTH 89°30'53" EAST 346.50 FEET;  
2) SOUTH 89°38'17" EAST 515.12 FEET;  
3) SOUTH 89°17'48" EAST 133.45 FEET;  
THENCE SOUTH 0°42'12" WEST 135.00 FEET;  
THENCE SOUTH 89°17'48" EAST 274.84 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 32;  
THENCE SOUTH 198.76 FEET;  
THENCE EAST 49.50 FEET TO THE SECTION LINE;  
THENCE SOUTH 110.00 FEET ALONG THE SECTION LINE;  
THENCE WEST 49.50 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 32;  
THENCE SOUTH 230.71 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

CONTAINS 19.063 ACRES OR 830,411 SQUARE FEET, MORE OR LESS

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS WAS ESTABLISHED AS NORTH BETWEEN THE SOUTHEAST CORNER AND THE NORTHEAST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN.

**SUBDIVISION NOTES**

- THE OWNER(S) 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 BUST, 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(S) 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 REQUESTING 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.
- PUBLIC UTILITY EASEMENT: UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES, AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNERS EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNERS EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURE BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.
- THE SUBDIVISION INCLUDES THE FOLLOWING PUBLIC UTILITY EASEMENTS:
  - 10' FRONT
  - 5' SIDE
  - 5' REAR
- LOTS 1, 2, AND 3 WITHIN THE PROPOSED SUBDIVISION HAVE EXISTING SINGLE-FAMILY DWELLINGS. THE REMAINDER PARCEL IS NON-BUILDABLE UNTIL ALL THE CITY BUILDING REQUIREMENTS ARE MET. ANY FURTHER SUBDIVISION OF SAID LOTS, WHETHER BY DEED, BEQUEST, DIVORCE DECREE, OR OTHER SUCH INSTRUMENT SHALL NOT RESULT IN A BUILDABLE LOT UNTIL THE SAME HAS BEEN APPROVED IN ACCORDANCE WITH THE FRANCIS CITY DEVELOPMENT CODE.
- THE EXISTING SINGLE FAMILY HOMES ON LOTS 1, 2 AND 3 ARE PERMITTED TO REMAIN AS LONG AS THEY ARE MAINTAINED IN A SAFE AND AESTHETIC MANNER. IF THEY ARE DEMOLISHED AND REBUILT, THEY MUST MEET ALL SETBACK, FRONTAGE, AND BUILDING PERMIT REQUIREMENTS.
- SEE RECORD OF SURVEY MAP RECORDED AS ENTRY NO. \_\_\_\_\_ ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.
- LOT 1 WILL CONTINUE TO ACCESS DIRECTLY ONTO STATE ROUTE 32.

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

THE OWNER(S) OF THE LOTS DESCRIBED ON THIS SUBDIVISION PLAT, HEREBY CONSENTS TO THE RECORDING OF THIS AMENDED PLAT AND GRANTS TO ALL LOT OWNERS IN THIS PLAT THE EASEMENT FOR STREETS AND UTILITIES AS SHOWN HEREON, AND DOES GRANT TO SUMMIT COUNTY THE PUBLIC UTILITY EASEMENTS AND OTHER EASEMENTS SHOWN ON THIS PLAT AS WHERE INDICATED TO BE FOR PUBLIC USE.

WILLIAM TROY THOMAS	RUSSELL JAMES THOMAS
_____ SIGNATURE	_____ SIGNATURE
_____ DATE	_____ DATE
LUKE THOMAS	COURTNEY M. THOMAS
_____ SIGNATURE	_____ SIGNATURE
_____ DATE	_____ DATE

**ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
ON THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_, AND \_\_\_\_\_, WHO ACKNOWLEDGED TO ME THAT THEY SIGNED THIS OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES MENTIONED.

\_\_\_\_\_  
NOTARY PUBLIC

**ROCKY MOUNTAIN POWER NOTE**

- PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
  - A RECORDED EASEMENT OF RIGHT-OF-WAY
  - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
  - TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
  - ANY OTHER PROVISION OF LAW

APPROVED \_\_\_\_\_ DATE: \_\_\_\_\_

**ENBRIDGE ENERGY UTAH**

QUESTAR GAS COMPANY, dba ENBRIDGE ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS, ENBRIDGE ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES, INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE. APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR IN THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT ENBRIDGE ENERGY UTAH'S RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.

QUESTAR GAS COMPANY  
dba ENBRIDGE GAS UTAH  
APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_  
BY: \_\_\_\_\_ TITLE \_\_\_\_\_

<p style="text-align: center;"><b>SUMMIT COUNTY SURVEYOR</b></p> <p>APPROVED THIS _____ DAY OF _____, 2026.</p> <p>RECORD OF SURVEY NO. _____</p> <p>SUMMIT COUNTY SURVEYOR</p>	<p style="text-align: center;"><b>SOUTH SUMMIT SCHOOL DISTRICT</b></p> <p>APPROVED THIS _____ DAY OF _____, 2026.</p> <p>SOUTH SUMMIT SCHOOL DISTRICT</p>	<p style="text-align: center;"><b>SOUTH KAMAS IRRIGATION COMPANY</b></p> <p>APPROVED AS TO FORM THIS _____ DAY OF _____, 2026.</p> <p>SOUTH KAMAS IRRIGATION COMPANY</p>	<p style="text-align: center;"><b>ALLWEST</b></p> <p>APPROVED THIS _____ DAY OF _____, 2026.</p> <p>ALLWEST</p>	<p style="text-align: center;"><b>COMCAST</b></p> <p>APPROVED THIS _____ DAY OF _____, 2026.</p> <p>COMCAST</p>	<p style="text-align: center;"><b>ROCKY MOUNTAIN POWER</b></p> <p>APPROVED _____ DATE: _____</p>	<p style="text-align: center;"><b>ENBRIDGE ENERGY UTAH</b></p> <p>APPROVED THIS ___ DAY OF _____, 20___</p> <p>BY: _____ TITLE _____</p>		
<p>PREPARED BY:</p> <p style="text-align: center;"><b>ELEVATE ENGINEERING</b></p>	<p style="text-align: center;"><b>SOUTH SUMMIT FIRE PROTECTION DISTRICT</b></p> <p>APPROVED AS TO FORM THIS _____ DAY OF _____, 2026.</p> <p>SOUTH SUMMIT FIRE DISTRICT REPRESENTATIVE</p>	<p style="text-align: center;"><b>PUBLIC SAFETY ANSWERING POINT APPROVAL</b></p> <p>APPROVED AS TO FORM THIS _____ DAY OF _____, 2026.</p> <p>THE SUMMIT COUNTY PUBLIC SAFETY ANSWERING POINT</p>	<p style="text-align: center;"><b>PLANNING COMMISSION</b></p> <p>APPROVED THIS _____ DAY OF _____, 2026.</p> <p>CHAIR</p>	<p style="text-align: center;"><b>CITY ENGINEER</b></p> <p>APPROVED AS TO FORM THIS _____ DAY OF _____, 2026.</p> <p>ENGINEER</p>	<p style="text-align: center;"><b>CITY ATTORNEY</b></p> <p>APPROVED AS TO FORM THIS _____ DAY OF _____, 2026.</p> <p>ATTORNEY</p>	<p style="text-align: center;"><b>CITY APPROVAL</b></p> <p>PRESENTED TO THE CITY OF FRANCIS THIS _____ DAY OF _____, 2026, AND IT IS HEREBY APPROVED.</p> <p>CITY MAYOR</p> <p>ATTEST: CITY RECORDER</p>	<p style="text-align: center;"><b>SUMMIT COUNTY RECORDER</b></p> <p>STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF _____</p> <p>DATE: _____ TIME: _____ ENTRY NO: _____</p> <p>FEE _____ SUMMIT COUNTY RECORDER</p>	<p>DATE: 3/9/26</p> <p>NUMBER S25-085</p> <p>ACCOUNT _____</p> <p>SHEET 1</p> <p>OF 2 SHEETS</p>





## Staff Report

**To:** Francis City Planning Commission  
**From:** Katie Henneuse  
**Report Date:** March 12, 2026  
**Meeting Date:** March 19, 2026  
**Title:** JMC Subdivision Preliminary Plat  
**Type of Item:** Administrative

### **Map and Location:**

Parcels FT-4, located on the northwest corner of State Road 35 and Foothill Drive.



### **Executive Summary:**

Michael Crystal, owner of Parcel FT-4, applied for a subdivision to create two half-acre lots. The front of the property is zoned R-H (Residential-Half). A 7.26-acre remainder parcel will also be created. The remainder parcel is not buildable until all the City's building requirements are met, per Note 1. As part of the subdivision process, the owners will dedicate 1.21 acres of land to the

SR 35 and Foothill Drive rights-of-way. The owners are also correctly locating Parcel FT-4-X (infrastructure property dedicated to Francis) out of the right-of way. The public utility easements and irrigation easements are shown on the plat as required.

**Analysis of City Code:**

17.30 Process for Preliminary Subdivision Application

18.35 R-H Residential Half Acre Zone

Staff and the Summit County Recorder's office reviewed the preliminary plat. The developer met all the preliminary plat requirements and all of the applicable zoning requirements.

**Staff Recommendations:**

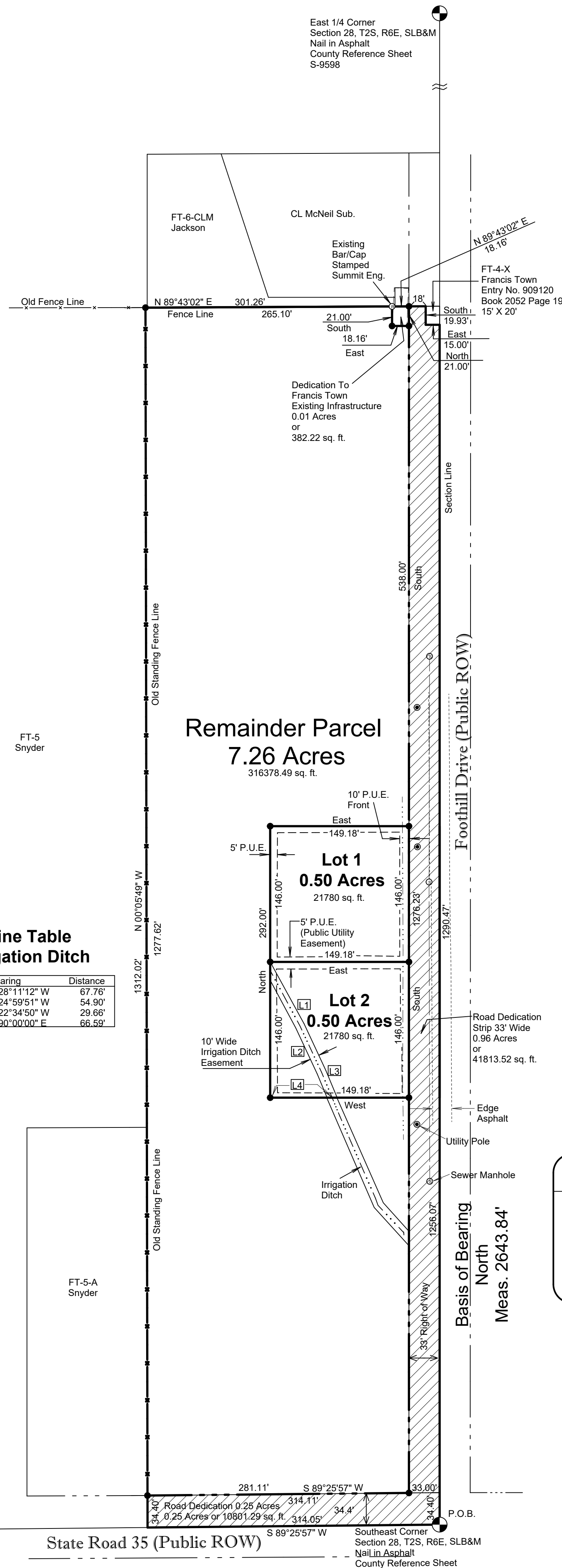
Approve the preliminary plat.

**Community Review:**

A public hearing is not required for this item.

# JMC SUBDIVISION

Located in the Southeast Quarter of Section 28, Township 2 South, Range 6 East, Salt Lake Base and Meridian, Francis City, Summit County Utah



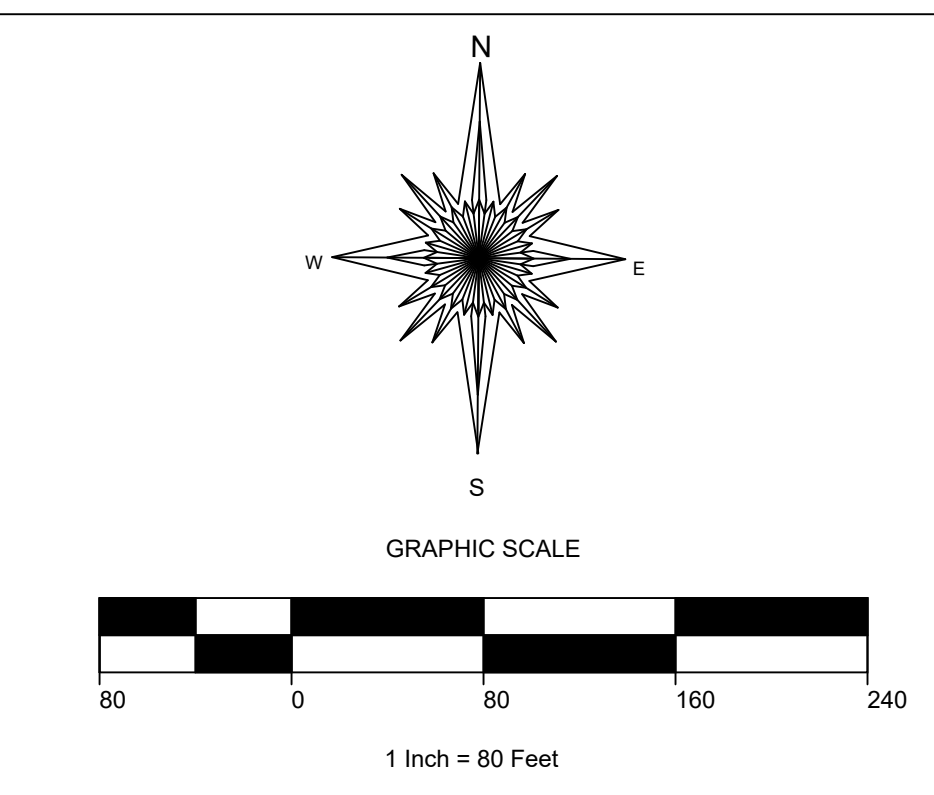
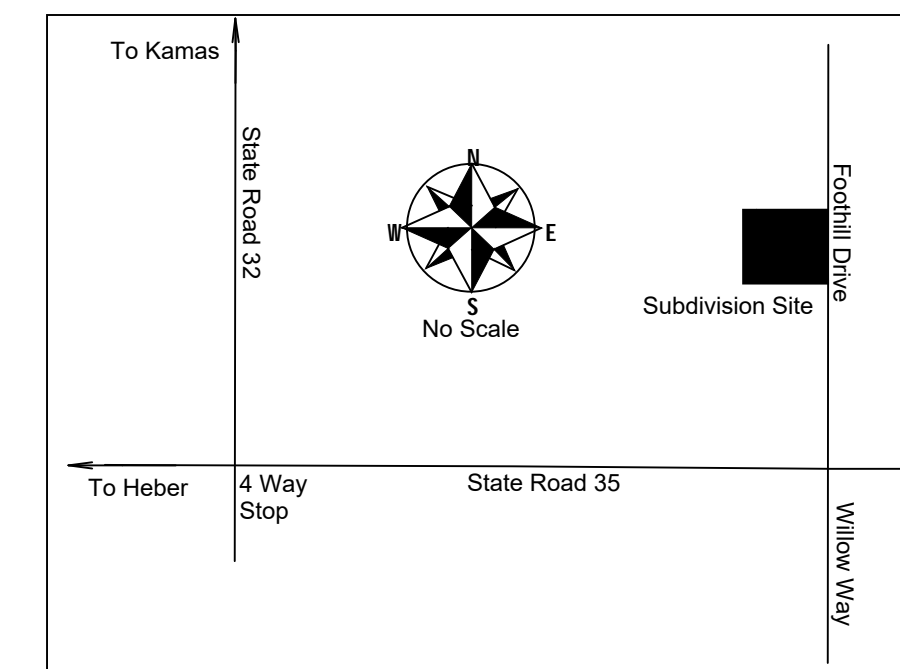
### Plat Notes

1. Lots 1 and 2 within the proposed subdivision are buildable. The remainder parcel is non-buildable until all the city 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.
2. The owners of property within the 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 agriculture lands and operations and rural business enterprises within Eastern Summit County and acknowledge(s) and respect(s) that, so long as such lands and operations exist, there may be dust, noise, odor, prolonged work hours, use of roadways for the purpose of herding / moving animals, and other attributes associated with normal agricultural operations and rural business.
3. Michael & Machele Crystal, 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 including private driveways, streets or lanes or utility easement 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 of request of any public entity or the owner, the cost and expenses incurred thereby will be borne by the owner to the entity requiring or requesting the same.
4. This subdivision was created for single family lots only.
5. Francis City has an ordinance which restricts the occupancy 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.
6. Public Utility Easement: Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility service within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE or any without the prior written approval of the utilities with facilities in the PUE.

**ADDRESS TABLE**

Lot 1	2080 S Foothill Drive
Lot 2	2122 S Foothill Drive

### VICINITY MAP



### LEGEND

- Existing Fence
- Irrigation Ditch
- Sewer (Centerline)
- 10' P.U.E. (Public Utility Easement)
- Edge of Pavement
- Utility Pole
- Section Corner
- Set Rebar and Cap Stamped "High Mountain" L.S. 368352
- Sewer Manhole Lid

**FRANCIS CITY PLANNING COMMISSION**  
 Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
 On behalf of the Francis City Planning Commission.

**FRANCIS CITY COUNCIL APPROVAL AND ACCEPTANCE**  
 Approved and accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
 \_\_\_\_\_ Mayor  
 \_\_\_\_\_ City Clerk

**ENBRIDGE GAS**  
 Approved and accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**ROCKY MOUNTAIN POWER**  
 Approved and accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**COMCAST OF UTAH II, INC.**  
 Approved and accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**SOUTH SUMMIT FIRE DISTRICT**  
 Approved and accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**SOUTH SUMMIT SCHOOL DISTRICT**  
 Approved and accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**HIGH MOUNTAIN SURVEYING, LLC**  
 P.O. Box 445  
 1325 South Hoytville Road  
 Coalville, Utah 84017  
 435-336-4210  
 Crystal Mike Subdivision 2025 Proj. No. 1021-25

**SOUTH KAMAS IRRIGATION COMPANY**  
 Reviewed for conformance to the Washington Irrigation Company standards on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**ALL WEST**  
 Approved and accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**FRANCIS CITY ENGINEER**  
 Approved and accepted by the Francis City Engineer this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
 \_\_\_\_\_ Francis City Engineer

**PUBLIC SAFETY ANSWERING POINT APPROVAL**  
 Approved and accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
 By Jeff Ward, GIS Director  
 The Summit County Public Safety Answering Point

**APPROVAL AS TO FORM**  
 Approved as to form this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
 \_\_\_\_\_ Francis City Attorney

**COUNTY RECORDER**  
 STATE OF UTAH COUNTY SUMMIT  
 Recorded and filed at the request of \_\_\_\_\_  
 Date: \_\_\_\_\_ Time: \_\_\_\_\_  
 Entry # \_\_\_\_\_ Fee: \_\_\_\_\_  
 \_\_\_\_\_ County Recorder

### SURVEYOR CERTIFICATE

I, Wade Wilde, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah and that I hold certificate number 368352 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I further certify that I have completed a survey of the property described on this plat in accordance with Section 17-23-504, Utah Code, and have verified measurements shown, and have subdivided said property into lots and streets hereafter to be known as the JMC SUBDIVISION and that the same has been surveyed and monuments have been placed on the ground as shown hereon.

March 10, 2026  
 Date

*Wade Wilde*  
 Wade Wilde



### Boundary Description

A tract of land located in the Southeast Quarter of Section 28, Township 2 South, Range 6 East, Salt Lake Base and Meridian and having a Basis of Bearing taken as North between the Southeast Corner and the East 1/4 Corner of said Section 28, described as follows:

Beginning at the Southeast Corner of Section 28, Township 2 South, Range 6 East, Salt Lake Base and Meridian, and running thence South 89°25'57" West 314.05 feet along the section line; thence North 0°05'49" West 1312.02 feet along the extension line and along a fence line; thence North 89°43'02" East 301.26 feet along a fence line; thence South 19.93 feet; thence East 15.00 feet; thence South 1290.47 feet along the section line to the point of beginning.

Containing 9.48 Acres

### Narrative

This subdivision creates 2 residential lots and I have filed a Record of Survey under file No. S-11943 dated July 15, 2025 in the Office of the Summit County Recorder.

### Owner Dedication & Consent to Record

Know by all men by these presents that we, all of the undersigned owner(s) of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the JMC SUBDIVISION 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 \_\_\_\_\_ have hereunto set \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

Michael J. Crystal \_\_\_\_\_ Machele Crystal \_\_\_\_\_

### Acknowledgement

STATE OF UTAH COUNTY OF SUMMIT  
 Personally appeared before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ the following:

Michael J. Crystal \_\_\_\_\_ Machele Crystal \_\_\_\_\_

Who acknowledged to me that \_\_\_\_\_ he \_\_\_\_\_ executed the above OWNERS DEDICATION.

My commission expires: \_\_\_\_\_  
 Residing in: \_\_\_\_\_ Notary Public

### Consent to Record

STATE OF UTAH COUNTY OF SUMMIT  
 The undersigned lien holder hereby consents to the recordation of the plat.  
 By: \_\_\_\_\_

The foregoing CONSENT to RECORD was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. By: \_\_\_\_\_

My commission expires: \_\_\_\_\_  
 Residing in: \_\_\_\_\_ Notary Public



**Staff Report**

**To:** Francis Planning Commission  
**From:** Katie Henneuse  
**Report Date:** March 12, 2026  
**Meeting Date:** March 19, 2026  
**Title:** Route 32 Updated Parking Plan  
**Type of Item:** Administrative

**Executive Summary**

Route 32 Project LLC (represented by Wes Harwood), is located on the southeast corner of SR 32 and Page Lane. The applicant’s parking plan was previously approved by the City Council in October 2022. The developer is seeking approval for an updated parking plan.

The most significant update is adding spaces in the rear of the development. A few spaces were added in the middle of the development. These spaces were selected strategically, with a goal of being compliant with flow, circulation, and landscape requirements. Two parking spaces in front of building 8 were also added for the purpose of negotiating a lease that requires these spaces directly in front of the building.

**Analysis – 18.100 Off Street Parking**

<b>Code Requirement</b>	<b>Analysis</b>	<b>Finding</b>
Stalls not less than 9 ft x 20 ft	Stalls are at least 9 ft x 20 ft	<b>COMPLIES</b>
Access to public or private streets by standard-sized automobiles.	Harwood Way is 30 feet wide Ally behind buildings is 20 ft wide	<b>COMPLIES</b>
Surfaced with either concrete or bituminous asphalt.	Parking areas to be surfaced with asphalt	<b>COMPLIES</b>
Light Industry - 2 spaces per 1,000 ft <sup>2</sup> Retail - 4 spaces per 1,000 ft <sup>2</sup> Gym – 2.5 spaces per 1,000 ft <sup>2</sup>	36,000 ft <sup>2</sup> Light Industry – 72 spaces 26,000 ft <sup>2</sup> Retail – 104 spaces 23,735 ft <sup>2</sup> Gym – 60 spaces 236 total spaces required 291 total spaces planned	<b>COMPLIES</b>

**Analysis – 18.45.110 Parking areas**

<b>Code Requirement</b>	<b>Analysis</b>	<b>Finding</b>
Parking spaces shall not be provided within a required front or side setback.	Setbacks in the C-1 zone are: 10 ft front, 0 ft side, 0 ft rear No parking located in the front or side setback.	<b>COMPLIES</b>
<p>The placing of building and parking elements on a site shall be evaluated by the following factors:</p> <ul style="list-style-type: none"> <li>a. Type of land use and structure</li> <li>b. Building height and configuration</li> <li>c. Relationship to other buildings both horizontally and vertically.</li> <li>d. Natural land features such as slopes and vegetation.</li> <li>e. Physical features such as rail lines, canals, and controlled ingress and egress.</li> <li>f. Visibility from vehicular approaches and distant highways.</li> </ul>	<ul style="list-style-type: none"> <li>a. Commercial land use and structure</li> <li>b. Building height is 40'</li> <li>c. Surface parking</li> <li>d. No slopes or vegetation</li> <li>e. No rail lines or canals in this area. No parking planned within 30 ft of ingress and egress.</li> <li>f. Visibility of parking is minimal from SR 32</li> </ul>	<b>COMPLIES</b>
Parking is strongly encouraged to be located on the side and to the rear of any proposed structures, with minimum parking between the front of the building and the street.	Parking is located in the middle and rear of the development. There is no parking between the front of the development and SR 32.	<b>COMPLIES</b>
Parking shall not occur adjacent to any public street.	Parking is located in the middle and rear of the development.	<b>COMPLIES</b>

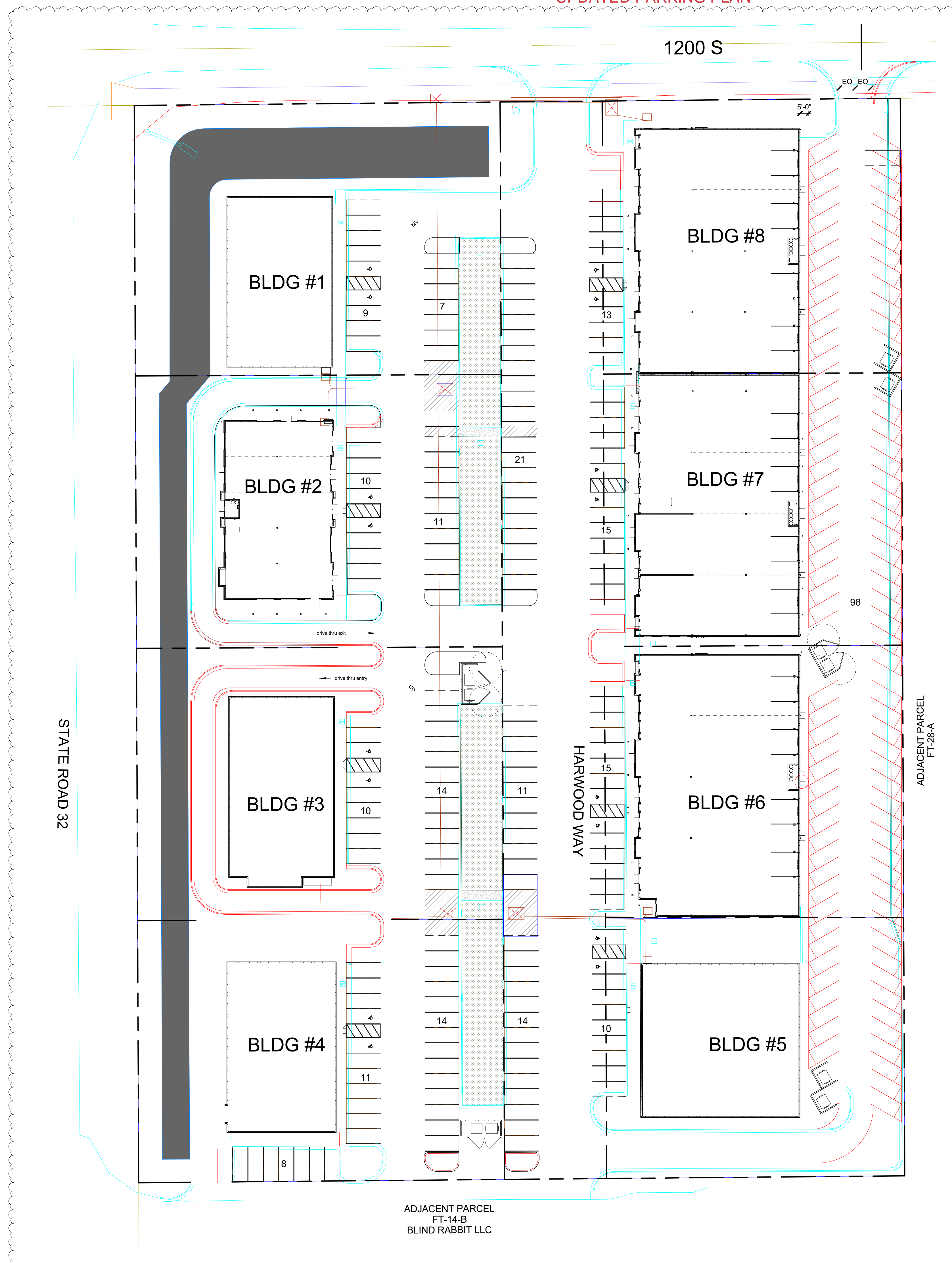
**Staff Recommendation:**

Positively recommend approval of the parking plan to the City Council.

**Community Review:**

A public hearing is not required for this item.

UPDATED PARKING PLAN



- SITE PLAN NOTES**
1. SITE DIMENSIONS ARE BASED ON AERIAL IMAGERY AND ARE SUBJECT TO CORRECTION. FIELD VERIFY SITE BOUNDARIES.
  2. AREA TAKE-OFFS ARE APPROXIMATE AND ARE SUBJECT TO CORRECTION
  3. INFORMATION PROVIDED MUST BE VERIFIED PRIOR TO USE AS A REFERENCE OR EXHIBIT FOR ANY LEGAL OR BINDING DOCUMENT
  4. ALL INFORMATION TO BE FIELD-VERIFIED BY A SURVEYOR
  5. PLAN IS PROVIDED BY THE ARCHITECT TO THE CIVIL ENGINEER AS A BASIS FOR FINAL CIVIL DESIGN
  6. NOT FOR USE AS A PLAT OR FINAL SITE PLAN

**CLIENT**  
 ROUTE 32 PROJECT LLC  
 175 E 100 N HC13  
 BOX 300615  
 FAYETTE, UT 84630  
 ATTN: WES HARWOOD

**OFF STREET PARKING & LOADING REQUIREMENTS**

**PARKING STALL COUNT**  
 PER MUNICIPAL CODE TABLE 18.100.100

	REQUIRED	PROVIDED
REG. STALLS		275
ADA STALLS		16 (VAN)
<b>TOTAL STALLS</b>		<b>291</b>



**Architects**  
 701 S MAIN STREET STE 126  
 LOGAN, UT 84321  
 801.305.4869  
 WWW.BA-ARCH.COM

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**DATE**  
 2/21/25  
 3/6/26

**# REVISION DESCRIPTION**  
 1 Revision 01  
 2 Revision 02

**ROUTE 32**

STATE HIGHWAY FRANCIS, UT

**OVERALL SITE**

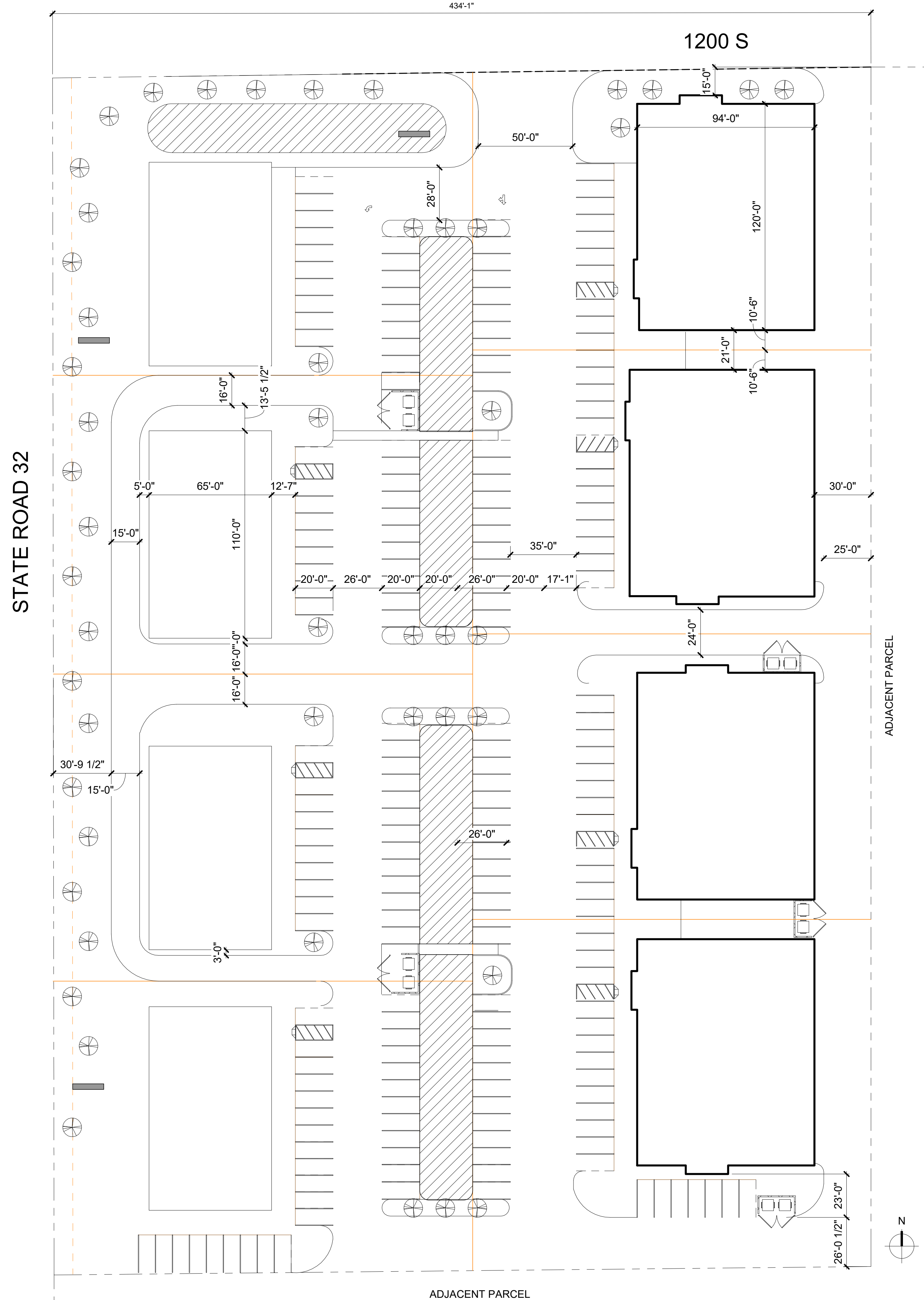
PROJ. #: 0000  
 DATE: 10/14/25  
 DRAWN BY: BA  
 SCALE: As indicated

**AS001**

3/6/2026 3:51:54 PM

C-1  
COMMERCIAL  
DISTRICT  
PARCEL : XXX

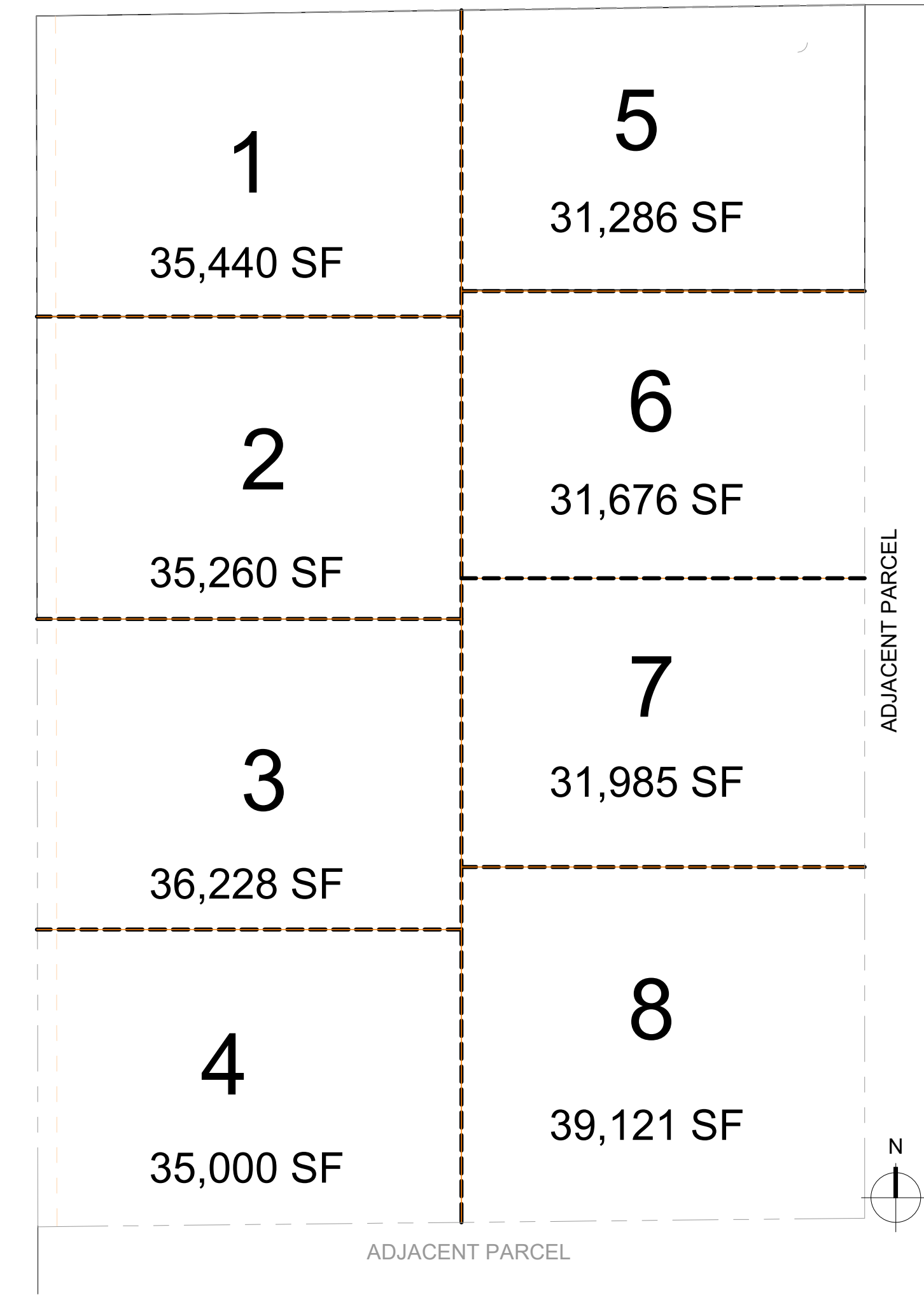
ORINGINAL PARKING PLAN



PLAN KEYNOTES

NOTE #	DESCRIPTION
1	DETENTION BASIN, SEE CIVIL FOR VOLUE & GRADING
2	MONUMENT SIGN
3	PYLON SIGN
4	PROPOSED PARCEL BOUNDARIES
5	EMERGENCY / DELIVERY ACCESS POINT
6	CONCRETE WALKWAY
8	LANDSCAPED AREA
9	DUMPSTER ENCLOSURE
10	PROPOSED 10,000 SF WAREHOUSE
11	LANDSCAPED AMENITY / PICNIC AREA
12	PROPOSED 6,000 SF RESTAIL PAD
13	OUTDOOR DINING PATIO
14	FUTURE PHASE (GREY)
15	PROPOSED PYLON SIGN
16	PROPOSED 5,000 SF WAREHOUSE

OFF STREET PARKING & LOADING REQUIREMENTS		
<b>PARKING STALL COUNT</b> PER MUNICIPAL CODE TABLE 18.100.100 INDUSTRIAL PARK		
	<u>REQUIRED</u>	<u>PROVIDED</u>
<b>REG. STALLS</b>	2 PER 1,000 SF	
<b>INDUSTRIAL</b>	(48,000 SF / 1000) X 2 = 96	
<b>RETAIL</b>	4 PER 1,000 SF	
	(26,000 SF / 1000) X 4 = 104	202
<b>ADA STALLS</b>	1-25=1 PARKING STALLS	14 (VAN)
	26-50=2	
	51-75=3	



2 PARCELS  
AS001 1/64" = 1'-0"

**BA ARCHITECTS**  
WEST JORDAN, UTAH  
801.305.4869



# REVISION DESCRIPTION  
DATE

**ROUTE 32 COMMERCIAL DEVELOPMENT**  
STATE HIGHWAY  
FRANCIS, UT

**OVERALL SITE**  
PROJ. #: 0000  
DATE: 10/21/21  
DRAWN BY: BA  
SCALE: As indicated

**AS001**