

Staff Report

To: Francis City Council

From: Ryan Robinson

Report Date: June 13th, 2019

Meeting Date: June 20th, 2019

Title: Gene Atkinson Annexation

Type of Item: Annexation Petition.

Executive Summary:

A petition was submitted for annexation related to 13.29 acres parcel number CD-2029 that was accepted by the City Council. According to the future land use map this property is within the annexation declaration area for Francis City. The future land use map has this area zoned as Agriculture 1. The petition submitted to the City does not include plans for development.

City Code:

17.10.030-Property owner initiation of annexation

17.10.040-Procedures for consideration of petition and plat

General Plan:

Land Use: 14-15

Annexation Policy: 42-45

Staff Recommendation:

Review the submitted petition for annexation and discuss potential overwhelming benefits that could be associated with this annexation. Forward to City Council with the recommendation to accept or deny based upon the requirements found in the General Plan and City Code.

Community Review:

A public hearing is required at this time.

Map Title

Summit County Online Parcel Reference Map

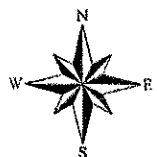
Printed on: 4/1/2019



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus, LBS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



1 in = 1,628 feet



This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information and data obtained from various sources, including Summit County which is not responsible for its accuracy or timeliness.

Staff Report

To: Francis City Planning Commission

From: Ryan Robinson

Report Date: June 13th, 2019

Meeting Date: June 20th, 2019

Title: HH Acres

Type of Item: Legislative Action- Zone change RH to AG-1.

Executive Summary:

The City has received an application to build a single-family home, a garage and a barn on the property. The property is located at 200 East Country Lane, Parcel FT-2088-B totaling 12.33 acres. The property is currently zoned residential half (RH). Because the proposed house is several hundred feet from the current asphalt road, the applicant intends to have a gravel drive to her home after the required 150' of frontage along a paved public road. (see attached map). A zone change is being requested in order to apply for a Conditional Use Permit (CUP) for a dog kennel that is only allowed in an Agriculture 1 or Ag-2 zoning. The applicant shelters rescue dogs until a permanent home can be found.

City Code:

18.30: Agricultural One Zone

18.65: Conditional Use Review Process

18.65.090: Standards for Review

General Plan:

Land Use: Pg. 14-18

Agriculture one: Pg. 16

Staff Recommendation: Review the submitted plans and application for a zone change. Send the City Council a recommendation if this change follows the City Code and General Plan.

Review the application for a dog kennel, set conditions as associated with current City Code related to Conditional Use Permits.

Community Review: A public hearing is required at this time on the zone change from Residential half to Agriculture 1. A separate public hearing will also need to be held for the Conditional Use Permit if the zone change occurs.

LEGEND

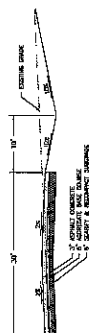
CONCRETE	NEW ASPHALT PAVING
EXISTING TRENCH	PROPERTY BOUNDARY
EXISTING PROPERTY LINE	EXISTING BUILDING
NEW BUILDING (LADDER APPROX.)	

PROJECT NOTES

ENGINEER: DELTA ENGINEERING
600-724-0728
KINGMAN, ARIZONA

ZONING: R-1 RESIDENTIAL, 1/2
ACRES

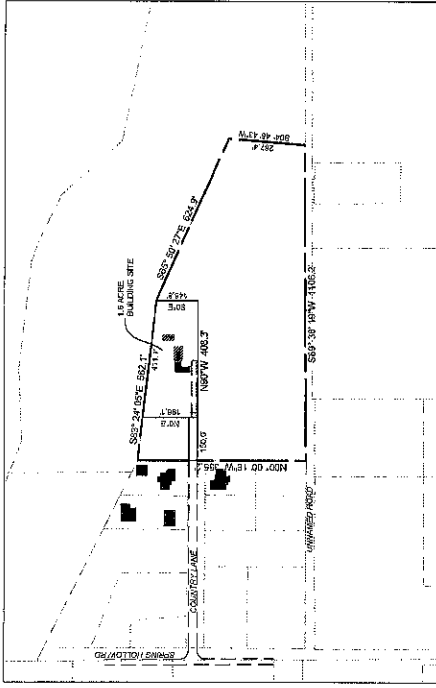
APN: 123-456789
PROPERTY AREA: 12.3 ACRES ±



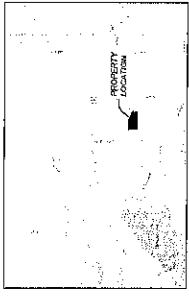
TYPICAL PAVED ROADWAY SECTION

PROJECT NOTES

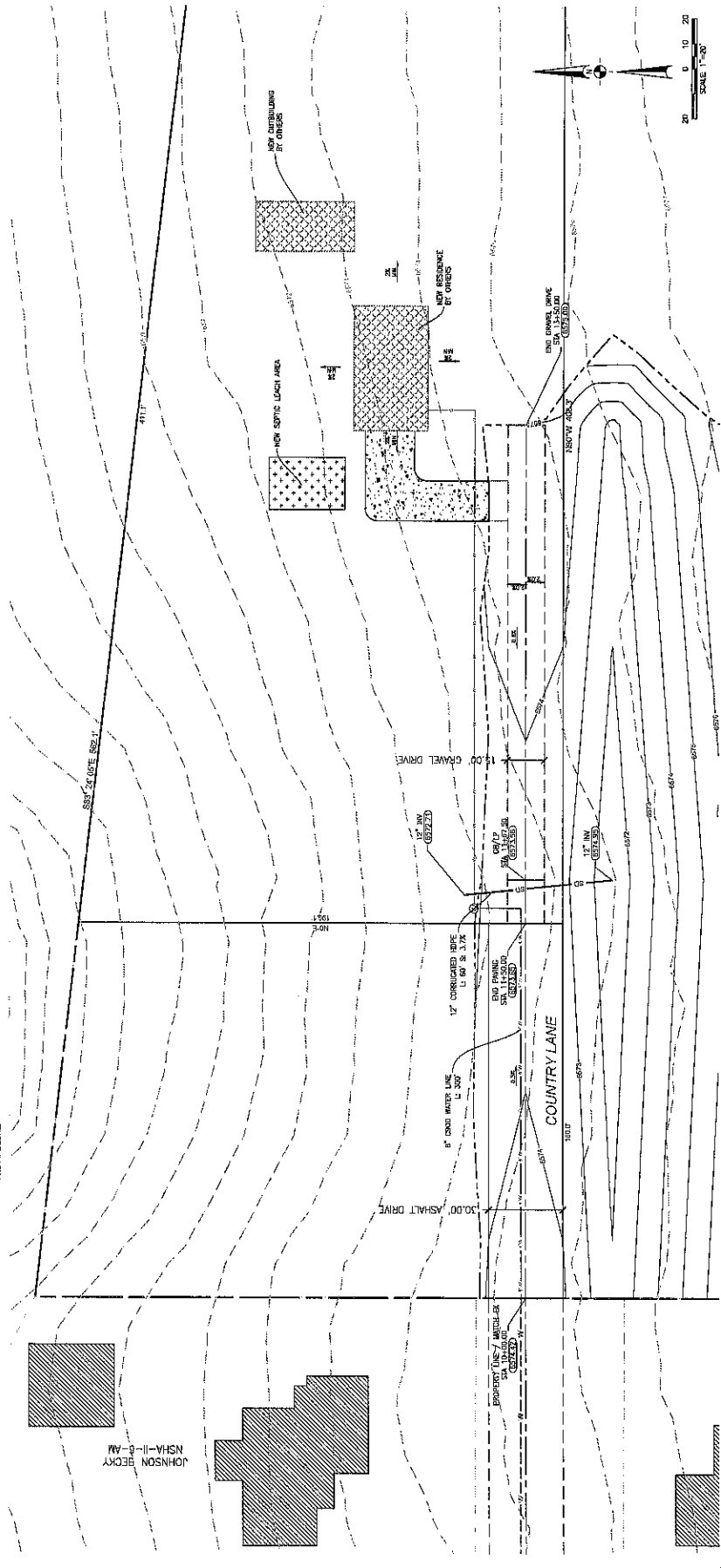
1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT EDITIONS OF THE INTERNATIONAL BUILDING CODE, THE INTERNATIONAL RESIDENTIAL CODE, AND THE INTERNATIONAL FIRE CODE.
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF SAFETY OF THE WORK. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF WORKERS.
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PROPERTY MAP



NEIGHBORHOOD MAP



200 EAST COUNTRY LANE FRANCIS, UTAH SITE PLAN

PROJECT No.	1801
DRAWN: XCC	CHECKED: SLK
DATE: 6/7/2018	SCALE: 1"=20'
SHEET No.	C-1

C-1

DELTA ENGINEERING
3400 S. 1000 E. SUITE 100
KINGMAN, ARIZONA 86401

Staff Report

To: Francis City Planning Commission
From: Ryan Robinson
Report Date: May 9th, 2019
Meeting Date: May 16th, 2019
Title: Floating Zone Multi-Family Housing
Type of Item: Code Text Amendment

Executive Summary:

Francis City is seeing the need for more affordable housing increasing. Adding the ability to build multi-family housing into the code gives developers additional building options and potentially more affordable housing for residents. In past Francis City Code two-family dwellings, condominiums, and townhomes were allowed for multifamily housing. Attached is a draft for a multifamily zone that includes items recommended in past meetings.

City Code:

17.60.025- Conservation Subdivision allows for 25% of the total development to be in townhomes.

18.20.050-One dwelling per lot.

General Plan:

- The land use element pg. 14-15.
- Moderate Income housing pg. 30-32

Planning Commission Recommendation

Last month a public hearing was held in the Planning Commission and the following changes were made to the rough draft of the ordinance.

1-Maximum density will be 6 units per acre.

2- 12-foot set back from main dwelling for accessory buildings

3- For dwellings over 6 units 1,000 sq. ft. of open space is required per individual dwelling unit.

Staff Recommendation:

Review the attached draft of the multifamily zone, discuss changes that need to be made. If satisfactory forward to City Council with recommendations.

Community Review:

A public hearing has already taken place and will not be required at this time. Another public hearing will be held at City Council.

Chapter 18.58
Multifamily Housing

- 18.58.010 R-M Residential Multifamily zone
- 18.58.020 Permitted and Conditional uses
- 18.58.030 Requirements site plan review
- 18.58.040 Dimensional Standards
- 18.58.050 Lot Requirements
- 18.58.060 Setback for Accessory buildings

18.58.010 R-M Residential Multifamily Zone

The R-M residential multifamily zone is established to provide a residential environment within the City which is characterized by attractively landscaped multi-family residential lots as defined in FCC 18.10.040 and open space. The R-M zone is not intended to be an agricultural zone and development is intended to occur at medium densities. Only lots previously zoned Agriculture one or Residential half may be eligible for a zone change to the Residential Multifamily Zone.

18.58.020 Permitted and Conditional Uses

Type: R-M Use	Allowed	Conditional Use Permit	Business License
Accessory structures, unoccupied	✓		
Home occupation as regulated by business license and Chapter <u>18.80</u> FCC	✓		✓
Multi-family dwellings Up to six (6) individual units	✓		

18.58.030 Requirements for site plan review

The following standards must be met for each development within the R-M Zone.

1. Have a separate kitchen and bathroom facilities for each dwelling unit.
- 2.. The ability to meet City Code related to adequate parking for each dwelling unit as defined in FCC 18.100.100
3. Have separate utilities to each dwelling unit.
4. Each dwelling unit is built to residential building codes.
5. No temporary structures are allowed as a dwelling unit.
6. Each dwelling unit will have its own address.
7. Each dwelling unit will meet emergency and fire code access standards.
8. A hard surface driveway or parking (concrete or asphalt) must be installed for dwellings
9. For each individual dwelling unit an area of no less than 1,000 square feet shall be preserved and dedicated as open space and meeting all the requirements as outlined in Francis City Code 17.60.040 through 17.60.055 in related to open space for all dwellings greater than six units.

18.58.040 Dimensional Standards

1. The maximum number of dwelling units allowed is six individual dwellings unit per acre with no more than six individual units located in a single building.
2. The maximum number of dwelling units allowed in a single R-M development is 60.

18.58.050 Lot Requirements

- a. Front setback: Those lots adjacent to public roads shall be a minimum of 20 feet from the property line.
- b. Side setback: The minimum side yard setback for main buildings shall be 10 feet from the property line.
- c. Rear setback: The minimum rear yard setback for main buildings shall be 20 feet from the property line.
- d. Side corner setback: the minimum side corner setback for main buildings shall be 20 feet from the property line in compliance with clear vision standards.

18.85.060 Accessory Dwelling Requirements

1. An accessory building, allowed by this title and FCC Title 17, shall be located no closer than six feet from the side and rear property lines and located at least 12 feet from any dwelling unit. Accessory buildings shall not be permitted in the required front or side street yard areas required for main buildings. Roof drainage shall be required to be retained on site for all accessory buildings.
2. Accessory buildings greater than 12 feet in height shall not be permitted.