

Staff Report

To: Francis City Council
From: Mandy Crittenden
Report Date: September 26, 2019
Meeting Date: October 10, 2019
Title: Frontier Cottages Subdivision
Type of Item: Extension to Record Plat

Executive Summary:

Frontier Cottages subdivision final plat was approved on November 8, 2018. In the December 13th, 2018 meeting, the City Council approved to add a phasing plan to separate the commercial lots in the front and the residential in the back. Per our code the applicant must have the plat recorded within one year of final approval. The applicants were not able to get the plats recorded and are asking for a year extension. Please see attached letters.

City Code:
17.35.120

General Plan:
N/A

Staff Recommendation:

Review the letters submitted by applicants, discuss any questions or concerns. Approve if no issues or concerns arise.

Community Review:

A public hearing is not required at this time.

October 9, 2019

Mayor and City Council
Francis City
2317 South Spring Hollow Road
Francis, Utah 84036

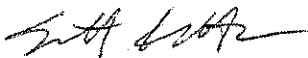
Subject: Frontier Cottages Subdivision Time Extension

Dear Mayor and City Council:

Horrocks Engineers has reviewed the time extension request for Phase 1 and Phase 2 of the Frontier Cottages Subdivision. Phase 1 has been working over the summer to install the required improvements, but has had some issues with getting the utilities across HWY 32. The developer of phase 1 is also planning on working with the developer of phase 2 to construct the required Frontier Lane improvements. As a condition of the phasing plan approval, phase 2 cannot begin construction until the road improvements required as part of phase 1 are either constructed or are constructed in conjunction with the improvements for phase 2. It is our recommendation that if the time extension is granted, that the original condition of the phasing plan approval not change.

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: Paul Watson
City Planner
City Attorney
file

To whom it may concern,

J and E Ventures is asking for an extension on the due diligence deadline.

We contacted UDOT at the end of June asking if SR32 could be cut due to sewer needing to be ran to lot 101 and lot 102.

A few weeks later, UDOT responded saying that we needed to attempt boring under the road first.

We attempted to bore under SR 32 on July 19th with no success.

We contacted a well known boring company, that refused to bore, due to the known material that they have encountered in previous boring jobs in this same area.

We then have contacted UDOT 18 days ago to update them on our unsuccessful boring attempts. We have currently not received any contact from UDOT thus far.

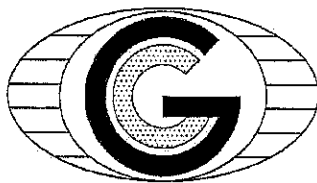
We have not paved the driveway to lot 102 due us wanting to do all paving at one time.

We have not paved our part of Frontier Lane due to waiting on subdivision putting in their utilities, then paving the road.

Please consider our request.

Thank you,

J and Ventures LLC



GATEWAY CONSULTING, Inc.

CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848 FAX: (801) 432-7050

Sept 26, 2019

Attn: Scott Kettle
Francis Town Engineering

Re: 1 year project extension

Dear Scott,

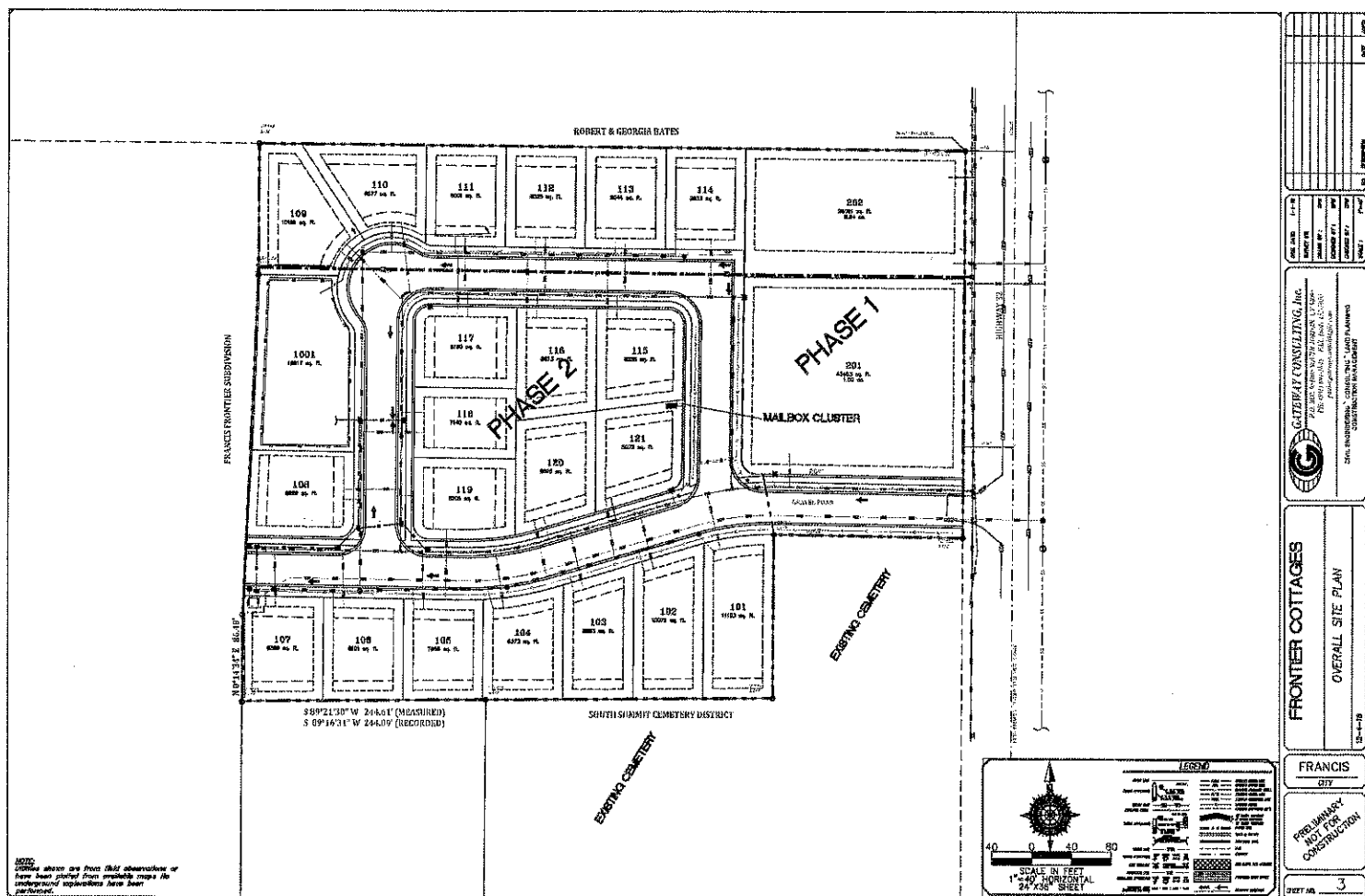
I would like to extend the entitlements for the Frontier Cottages project for another year. The entitlements are presently set to expire in November of this year.

Call me if any question at 801-694-5848

Thanks

Paul Watson P.E.

Gateway Consulting, Inc.
(801-694-5848)



Staff Report

To: Francis City Council

From: Mandy Crittenden

Report Date: September 26, 2019

Meeting Date: October 10, 2019

Title: Lighting Ordinance

Type of Item: Code Text Amendment

Executive Summary:

The purpose of this code text amendment is to take steps to protect the night sky surrounding Francis from potential light pollution. With more residential and commercial development, the need to preserve the night sky could become problematic if not addressed soon. Using several guidelines from the International Dark Sky Association (IDA) and ordinances from cities throughout Utah and Arizona, review the attached draft for a new lighting code for further review.

City Code:

Commercial:

18.45.160 Buffers, fences and walls.

18.45.190 Outdoor lighting.

Light Industrial:

18.55.170 Buffers, fences and walls.

18.55.200 Outdoor lighting.

CUP:

18.65.090 Standards for review. #8 Signage and lighting

General Plan:

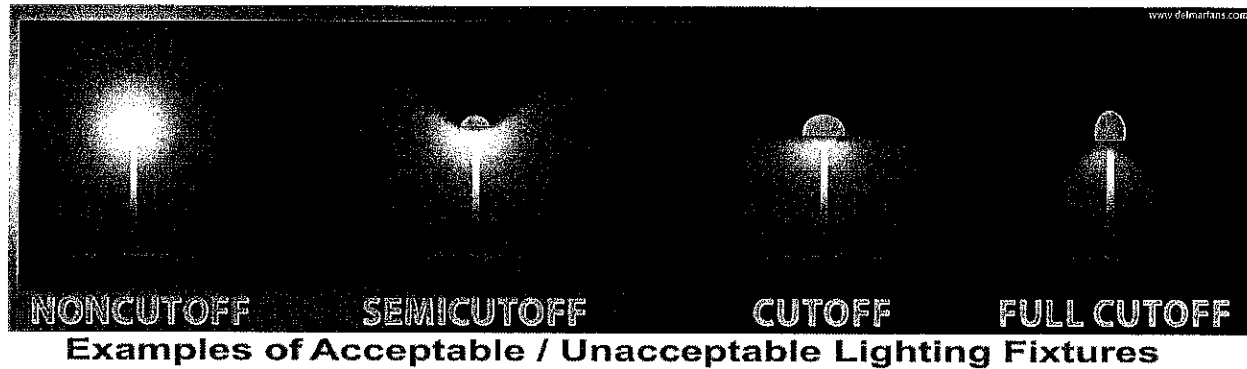
- Remain a beautiful and rural community-Pg. 11
- Environmental Goals and Guidelines-Pg. 38

Staff Recommendation:

Review the attached draft of a lighting ordinance and make any changes or additions necessary. Discuss further the intentions of neon lighting, exclude OPEN neon signs on business fronts? What about lighting that is turned off after business hours?

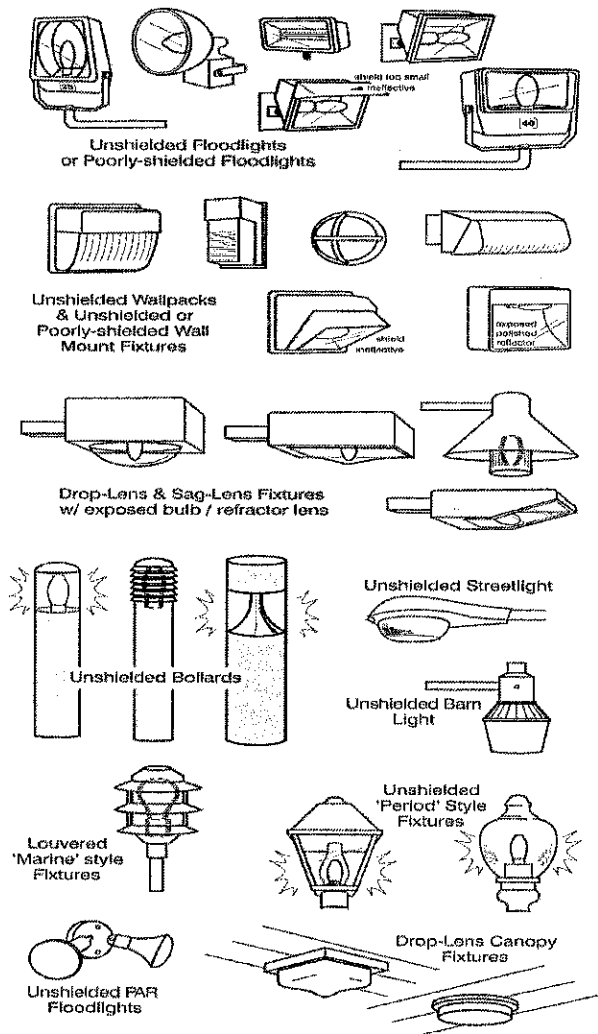
Community Review:

A public hearing has already been held.



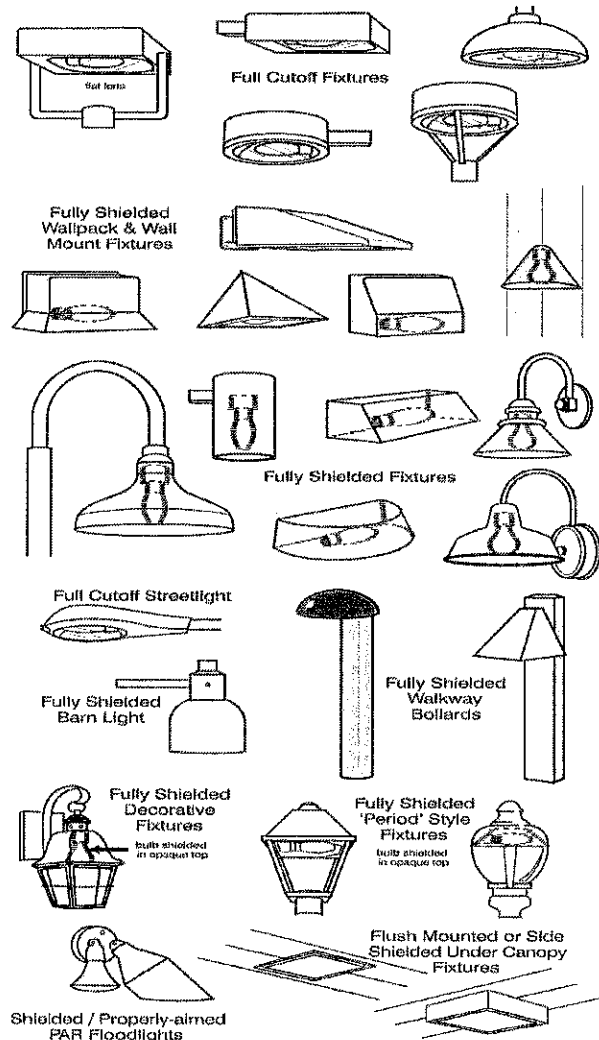
Unacceptable / Discouraged

Fixtures that produce glare and light trespass



Acceptable

Fixtures that shield the light source to minimize glare and light trespass
and to facilitate better vision at night



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FRANCIS CITY

ORDINANCE NO. 2019--09

AN ORDINANCE OF THE FRANCIS CITY COUNCIL AMENDING SECTIONS OF
THE CITY CODE RELATING TO OUTDOOR LIGHTING

WHEREAS, the City Council of Francis City finds that is in the public interest to amend/adopt provisions of the Francis City Code relating to outdoor lighting.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Francis as follows:

Section 1. Amendment. Section 17.65 of the Francis City Code is hereby amended to read in its entirety as set forth in Exhibit A, attached hereto and incorporated herein by reference.

Section 2. Amendment. Section 18.115 of the Francis City Code is hereby amended to read in its entirety as set forth in Exhibit B, attached hereto and incorporated herein by reference.

Section 3. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Ordinance shall be severable.

Section 4. Effective Date. This Ordinance shall take effect upon publication or posting or thirty (30) days after passage, whichever occurs first.

PASSED AND ADOPTED by the Francis City Council this ____ day of October 2019.

Aye

Nay

Mayor Byron Ames
Councilmember Cox
Councilmember Crittenden
Councilmember Forman
Councilmember Fryer

APPROVED:

Mayor Byron Ames

ATTEST:

City Recorder

City Seal:

Exhibit "A" *Exhibit "B"*
Chapter 17.65 (Residential) & ~~18.10.15~~ (Commercial)
Outdoor Lighting

17.65.005 Purpose and Intent

17.65.010 Definitions

17.65.015 Lighting Plan

17.65.020 Residential Lighting

17.65.025 Nonresidential Lighting

17.65.030 Exemptions

17.65.035 Compliance

17.65.005 Purpose and Intent

The Purpose of the lighting requirements in this title is to reasonably preserve visibility of the night sky and to reduce the impact of necessary commercial or industrial lighting on adjacent residential surroundings. This does not require the elimination of any light to adjacent zones, but requires reasonable efforts to reduce light from non-residential zones to adjacent residential zones. Reductions can be accomplished through the use of fencing, landscaping, structure locations, and light fixtures.

17.65.010 Definitions

Agricultural lighting: Lighting that is used in relation to the tilling of soil, the raising of crops and animals for private, commercial or industry, horticulture, and gardening as defined in section 18.10.010

Holiday Lighting: Any lights or lighting of decorations in conjunction with the celebration of a National, State, Local, Culture or Religious Holiday.

Full cut-off: The bulb is fully recessed within the lighting fixture with no light emitted above the horizontal plane of the fixture.

Special Events: Events that are temporary in nature, multiple days in length and have obtained a Special Event permit from Francis City.

17.65.020 Residential Lighting Standards:

The following standards must be met for lighting in residential zones:

1. Outdoor lighting must be full cutoff directing the light downward.
2. The bulb or lighting source cannot be visible from the property line.
3. Outdoor lighting cannot be directed towards any adjacent neighboring properties.
4. There may be up to four (4) lighting fixtures for temporary (***lasting for only a limited period of time, not permanent***) usage, not directed downward but not above a 90-degree angle from the top of the fixture. The bulb must be fully recessed into the fixture and not directed towards neighboring properties.

17.65.025 Nonresidential Lighting Standards:

The following standards must be met for lighting in nonresidential zones:

1. All outdoor lighting must be full cutoff directing the light downward.
2. The bulb or lighting source cannot be visible from the property line.

3. Outdoor lighting cannot be directed towards any adjacent neighboring properties.
4. The maximum outdoor light output shall not exceed 100,000 lumens per acre. Allowed lumen output shall correspond with the size of the parcel.
5. Outdoor lighting shall be turned off or reduce total lumen usage output 50% by 11:00 P.M. except for the following conditions.
 - a. Operations that are open for 24 hours
 - b. Lighting that has been approved by the City Council for security purposes.
6. All fixtures shall be mounted no more than 18' feet when adjacent to residential zones. Anything greater than 18' feet must be approved by the City Council.
7. Exterior neon lighting is not permitted.

17.65.030 Exemptions

The following are exempt from the lighting regulations and standards found in this title.

1. The lighting of a Federal or State flag.
2. Holiday lighting
3. Agriculture uses
4. Monuments
5. Special Events

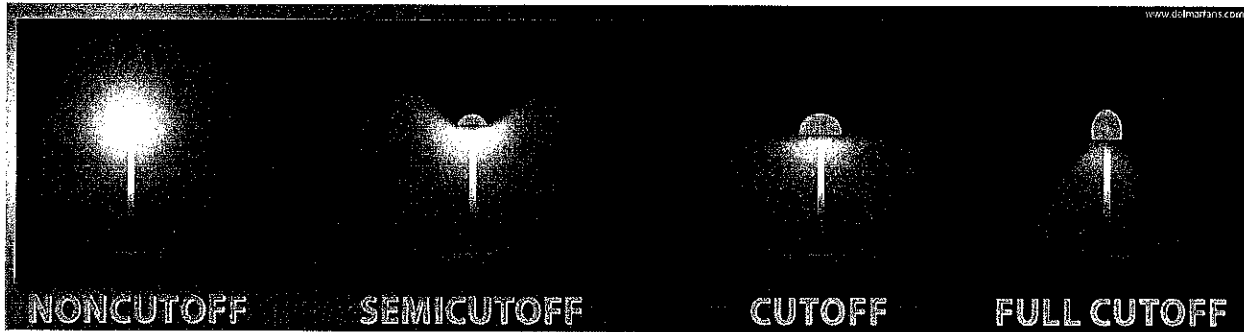
17.65.035 Compliance

All outdoor lighting existing prior to the adoption of this title can remain in their current state. Upon replacement, expansion or remodel that warrants an inspection from the City Building inspector related to outdoor lighting the outdoor lighting will be brought into compliance.

Chapter 18.115 (Commercial) Outdoor Lighting

18.115.005 Commercial Lighting Requirements

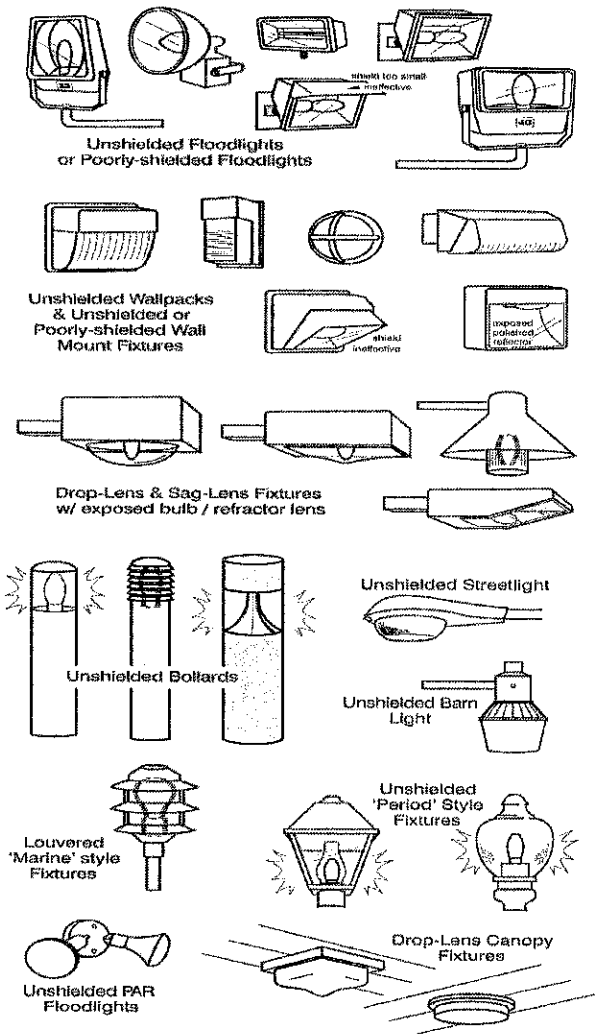
18.115.005 All Commercial Developments in Francis City shall comply with Title 17.65.



NONCUTOFF SEMICUTOFF CUTOFF FULL CUTOFF

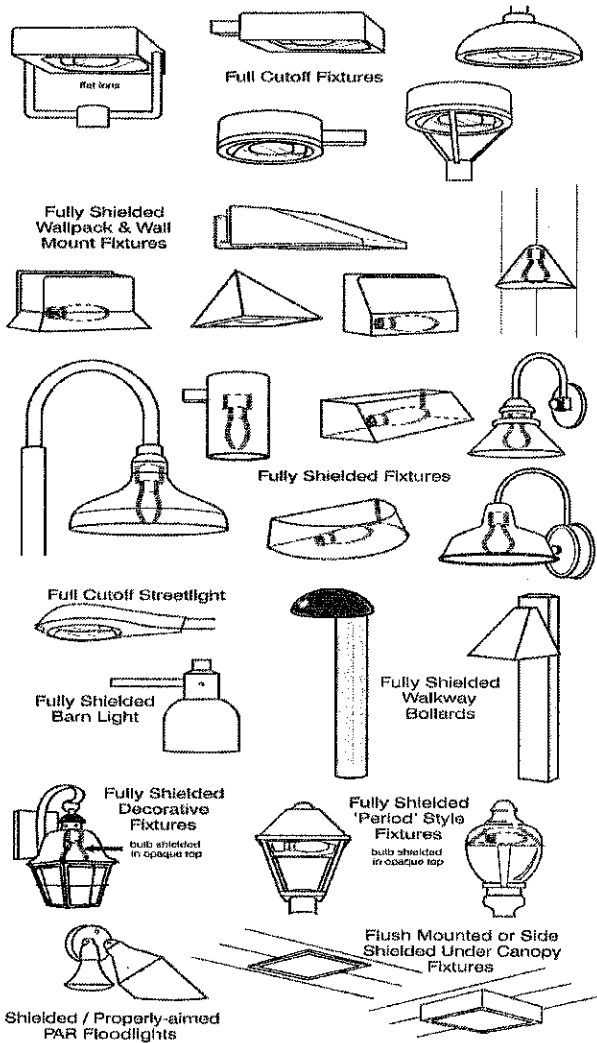
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