



Staff Report

To: Francis City Council
From: Mandy Crittenden
Report Date: June 23rd, 2020
Meeting Date: July 9th, 2020
Title: Stewart Ranches
Type of Item: Subdivision Final Master Plan

Executive Summary:

Stewart Ranches was annexed into Francis City on March 28th, 2019. It was annexed in under a conservation subdivision in an AG-1 zone. It was annexed in under the Single Family & Townhome Concept: This concept proposes 123 single family lots and 23 townhome lots for a combined total of 146 single homes and townhomes. The total open space is 70.89 acres, 54% of the entire property.

Attached is the preliminary plan showing 123 Single Family Lots and 23 Townhome Lots. The plan shows the subdivision broke down into 11 phases. The plan shows sites for a water tank and well on the East bench. It shows trails throughout the subdivision that meets the guidelines for the Francis City General Plan.

The Preliminary Master Plan was forwarded to Final with the contingencies listed by the City Planner and City Engineer.

City Code:

17.25: Lot Improvements and Arrangement
17.35: Final Plat
17.60: Conservation Subdivision
17.25.310: Sidewalks, curbs, trails, and paths.
17.10.050: Annexation Petition Review

General Plan:

Community Vision: Pg. 11-12
Trails: Pg. 46-50

Planning Commission Recommendations:

Planning Commission forwarded to the City Council with a positive recommendation.

Staff Recommendation:

A few items on the previously approved preliminary plan have not been completed. Please discuss these items and provide a list of requirements needing to be fulfilled to take to the City Council for approval. Along with review and approval of the maintenance plan submitted:

- Written approval from irrigation company.
- Provide location within subdivision for community mailbox.
- Adequate water shares for each phase as it is recorded.
- Written agreement with Crystal's on easement access for water and sewer connection to 1000 East.

- UDOT approval for connection on HWY 35.

Upon further review, some discrepancies I found with City Code:

- Phase 2- 23 units, no egress
- Phase 3- 23 units, 30' or 60' road?
- Phase 5- 14 units, no egress
- Phase 6- 15 units, no egress
- Phase 11- 7 units, need renumbered.

17.10.050: Annexation petition review, #3-g: Payment of other fees required by the City, including planning, engineering, legal and other professional and consulting fees.

Per Annexation agreement: #4-b. Developers will pay to the City an annexation fee of \$8,000 per lot for every lot in any subdivision on the Development Parcels in order to help offset the City's costs of providing services and infrastructure to the Annexation Property and for other City purposes. This fee to be paid in two installments. The first payment due at time of Annexation Agreement recordation with Summit County and the second installment at time of Master Plan approval or one year from the date of this Agreement, whichever is sooner. The parties may mutually agree to extend the one-year date in writing.

Community Review:

A public hearing is required at this time.

Francis City is inviting you to attend by following the link below or by calling: 1-301-715-8592

<https://us02web.zoom.us/j/83510700819?pwd=UDBUTWxya0NQMJkNkbDRlYmRFSVZEQT09>

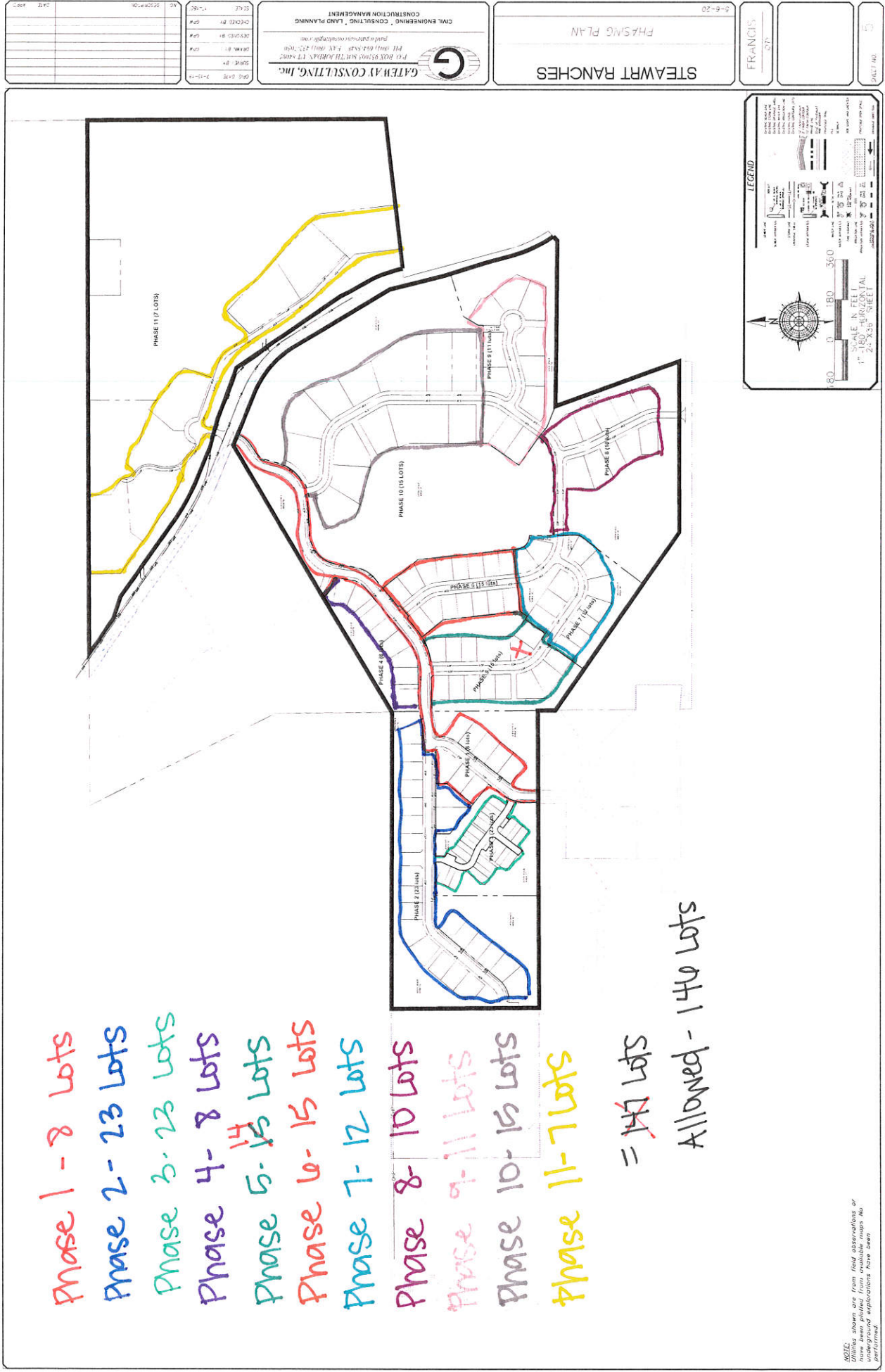
Meeting ID: 835 1070 0819 Password:534866

You can also comment by email to comments@francisutah.org

Phase 1 - 8 Lots
 Phase 2 - 23 Lots
 Phase 3 - 23 Lots
 Phase 4 - 8 Lots
 Phase 5 - 14¹⁴ Lots
 Phase 6 - 15 Lots
 Phase 7 - 12 Lots
 Phase 8 - 10 Lots
 Phase 9 - 11 Lots
 Phase 10 - 15 Lots
 Phase 11 - 7 Lots

= ~~141~~ Lots

Allowed - 140 Lots





Staff Report

To: Francis City Council
From: Mandy Crittenden
Report Date: June 23rd, 2020
Meeting Date: July 9th, 2020
Title: Moderate Income Housing Ordinance
Type of Item: Code Text Amendment

Executive Summary:

Francis City is seeing the need for housing that is affordable within the limits of the residents with a Moderate Income Salary.

City Code:

Moderate Income Housing Requirements: 17.55.010, Generally

General Plan:

Moderate Income Housing Pg. 30-32

Planning Commission Recommendations:

- Planning Commission like the proposed code, but thought the 80% completion should be lowered to 50% or ratable throughout the development as a whole.
- Ask City Attorney on how we would enforce deed restrictions to be upheld.

Staff Recommendation: Review purposed code, modify and make changes where needed.

Community Review:

A public hearing is required at this time.

Francis City is inviting you to attend by following the link below or by calling: 1-301-715-8592

<https://us02web.zoom.us/j/83510700819?pwd=UDBUTWxya0NQMJNkYmRFSVZEQT09>

Meeting ID: 835 1070 0819 Password:534866

You can also comment by email to comments@francisutah.org

17.55 Moderate Incoming Housing

17.55.010 Purpose

17.55.020 Definitions

17.55.030 Standards

17.55.040 Residential Developments

17.55.050 Process

17.55.010 Purpose

To provide affordable housing to the citizens of Francis City and to accomplish the goals of the Moderate Income Housing element of the Francis City General Plan.

17.55.020 Definitions

Area Median Income (AMI) is defined as the median household income for a household in Eastern Summit County.

Affordable is defined as the ability of a household to occupy a dwelling unit paying no more than 30% of the household's gross income for housing costs, including utilities.

Moderate Income Housing is defined as owner-occupied dwelling units that are offered for sale at a rate that is affordable to those households having incomes that are 81% - 120% of the AMI.

17.55.030 Standards

1. The provisions of this Section may apply to (each a "Development"):
 - a. Large Single-family subdivisions (50 lots or more);
 - b. Multiple-family developments (25 units or more);
 - c. Conservation Subdivision developments; and
 - d. Mixed-use developments.
2. A Development meeting the criteria in paragraph (1), as an incentive to provide Moderate Income Housing as part of the Development, may exceed what would otherwise be the maximum allowed number of dwelling units with one bonus market rate unit for each Moderate Income Housing dwelling unit included in the project, up to five bonus units.

17.55.040 Residential Developments

New residential Developments in the R-H (Half Acre Residential), R-C (Residential Cottage Zone) C-C (City Center Zone) or R-M (Multi-Family Residential) zoning districts are encouraged to provide Moderate Income Housing units as part of the project. Projects including Moderate Income Housing units may apply for the following density bonuses:

1. Those lots in a new single-family conventional subdivision which are proposed to contain Moderate Income Housing dwelling units may be reduced in area by up to 20 percent of the minimum lot size and frontage of the underlying zoning district. Reduced lot size and frontage applies only to lots on which Moderate Income Housing dwelling units will be

built.

2. The density bonus shall be used to include Moderate Income Housing dwelling units as a part of a larger Development, as a means of avoiding concentrating such housing in any given area of the subdivision and/or the City.
 - a. The Moderate Income Housing dwelling units shall be of a similar size and scale as the rest of the development's units.
 - b. The Moderate Income Housing dwelling units or lots shall be built in conjunction with the rest of the project and built before **50% or ratable** of the Development is completed.
 - c. The Moderate Income Housing dwelling units shall be dispersed throughout the Development without being built on adjacent lots or clustered in one part of the Development.

17.55.050 Process

1. Prior to approval of the final plat for any dwelling unit in a Development for which density bonus units have been awarded, the developer shall enter into a Moderate Income Housing development agreement with Francis City that identifies which lots are intended to be the Moderate Income Housing units; identifies the builder of each Moderate Income Housing dwelling unit; and guarantees for thirty (30) years their continued use and availability to households that qualify for Moderate Income Housing by means of a deed restriction or other means.
2. The terms and conditions of the agreement shall run with the land, be noticed to title, shall be binding upon the successor in interest of the developer, and shall be recorded in the office of the Summit County Recorder.
3. The deeds to the designated units shall state that the developer or his/her successor in interest shall confirm the continued use of the designated units for households that qualify for Moderate Income Housing.



Staff Report

To: Francis City Council

From: Mandy Crittenden

Report Date: July 1st, 2020

Meeting Date: July 9th, 2020

Title: Hart Ranch Subdivision

Type of Item: Preliminary Master Plan

Executive Summary:

Hart Ranch located at the corner of Hallam and Lambert Lane, was annexed into Francis City on August 8th, 2019. Parcels CD-2039, CD-2039-A, CD-2039-B, and CD-2038 were annexed in under a conservation subdivision in an Ag-1 Zone. It was annexed in under the Single Family & Townhome concept. The concept proposes 53 single family lots and 16 townhome lots for total of 69 units. The subdivision is made up of 60.68 acres, they have left 29 acres open space which will be deed restricted to AG/workable farms. Developers are wanting to do this in 4 phases. The concept plan was accepted within the annexation agreement.

City Code:

17.30: Preliminary Plan

17.60: Conservation Subdivision

17.25.310: Sidewalks, curbs, trails, paths

General Plan:

Community Vision: Pg. 11-12

Trails: Pg. 46-50

Planning Commission Recommendation:

Forward to City Council on a positive recommendation, with the following changes:

- A thicker tree line with rotating 2"-4" trees as a buffer between Wild Willow/Uinta Willows and Hart Ranch as part of the landscaping agreement.
- No Accessory Dwellings in the development.
- Exterior structures complement main dwelling. (same material, colors)
- Show a plan with townhomes switched with the cottage sized lots.

Staff Recommendation:

- Plan shows 25' setbacks, per City Code, 17.60.020: 2. Location of Building Sites. Home sites should be clustered and located not closer than 50 feet to wetland areas.
- I am not seeing any widths of driveways used as access to lots behind them. 1- Where will snow be plowed to, and how will plows turn around? Developer stated that is not the City's responsibility, that it will be up to the HOA. In 25 years, when the HOA expires, who will bear the responsibility then? 2- Fire truck access? Turn around? Developer answered the fire department requires 250' to any fire hydrant and they are within that, so they won't even have to go down the driveway. 3- As the City Planner, I can see a lot of complaints the city will have to respond to with neighbor issues.
- The required 10' public utility easement is noted, but not shown on lots on plat.

- Turn in a phasing plan. Developer stated the Farm Parcels, would be the first phase, and the park and road requirements would be part of the second phase. Then it was up in the air on some things. A defined phasing plan should be in place with Final.
- Current plat shows 29 of 60.68 acres open space totaling 48%, plat needs to show minimum 50%. How will farm parcels be deed restricted to not allow out buildings to encroach on the required open space?
- Annex agreement states developer provide 2.73 acres for City Park, plat shows 2.34 acres.
- Show trails on plat.

Community Review:

Residents are concerned about Beaver Shingle Creek's waste water and its route. (attached letter)
Comments about townhomes being placed next to the Uinta Willows/Wild Willow Subdivisions not being relative. Resident believes it is poor planning and they should be placed somewhere else. Also, who is responsible for the proposed park and trails.

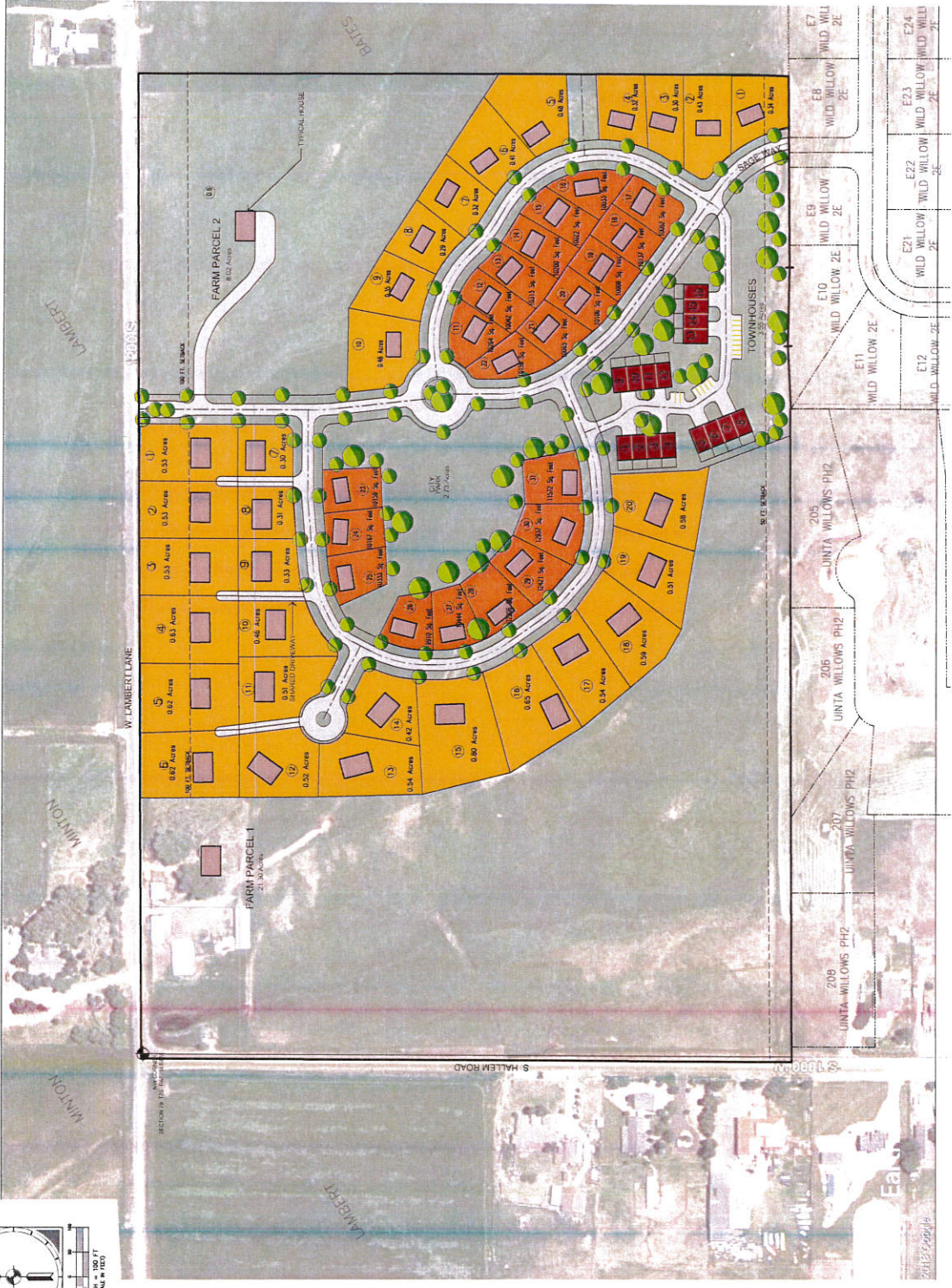
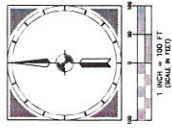
A public hearing is required at this time.

Francis City is inviting you to attend by following the link below or by calling: 1-301-715-8592

<https://us02web.zoom.us/j/83510700819?pwd=UDBUTWxya0NQMJNkbDRlYmRFSVZEQT09>

Meeting ID: 835 1070 0819 Password:534866

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HART RANCH

FRANCIS, UTAH

LEGEND

TOTAL PARCEL SIZE	60.68 ACRES
OPEN SPACE PARCELS	29.32 ACRES
CITY PARK	2.73 ACRES
FARM PARCELS	2 UNITS
ESTATE LOTS	30 UNITS
COTTAGE LOTS	21 UNITS
TOWNHOUSES	16 UNITS
	66 UNITS

PROJECT
LIB-116
SHEET
1 OF 1

PREPARED FOR
RUSTY WEBSTER
PROJECT
HART RANCH, FRANCIS, UTAH

SITE PLAN CONCEPT

LOCATED IN THE NORTHWEST
CORNER OF SECTION 29,
TOWNSHIP 6 NORTH, RANGE 6
EAST, SUBM
WASATCH COUNTY, UTAH

DRAWN BY: SDS
REVIEWED BY: MPJ
SCALE: 1" = 100'
ISSUE DATE: 2/28/19

Summit Engineering Group Inc.
STRUCTURAL - CIVIL - SURVEYING
1000 WEST 1000 SOUTH, SUITE 100
SALT LAKE CITY, UT 84119
PHONE: (801) 466-1111
FAX: (801) 466-1112
WWW.SUMMITENGINEERING.COM

BOUNDARY DESCRIPTION

BEGINNING NORTH 07070237 478 56' ALONG THE SECTION LINE FROM THE 2000 W-55-501 CORNER
SOUTHWEST CORNER OF 34.5-0-0000 4 300.00' RADIUS 2 1451.5-41.1 3-41.1 8-02.0 AND MEAS
BENCH 6895253167 1.994 36' FEET, BENCH 5003062317 1.246 63' FEET, BENCH 5003062777 82.12
FEET, BENCH 8895457476 159.23 FEET, BENCH 5003062974 127.41 FEET, BENCH 6002070171 1.4
FEET, BENCH 6002070476 1.327 54 FEET TO THE POINT OF BEGINNING

BASIS OF BEARINGS

BASED ON READINGS FOR THIS PROJECT WAS ESTABLISHED AS SOUTH COORD 34° WEST BY MEANS OF NORTHWEST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SATELITE BASE AREA REPRESENTING THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, ON THE MAP AND IN CONFORMANCE WITH READINGS ON THE WILD ALLOWANCE OF 2.5 DEGREES.

SURVEYOR'S CERTIFICATE

[illegible]

DATE _____

BRAIN BALLS _____

PROFESSOR T AND GARDNER _____

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I (WE) THE UNDERSIGNED COMRADES OF THE
UNITED ON THIS DAY, HAVE CAUGHT THE TIME TO BE SHOWN TO
EASINESS TO BE HERE AFTER KNOWN AS THE FIRST CROSSING SUBSTANCE DO NOT
PRACTICAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAN NO

III WE IN THIS THERE OF I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____

SEE OWNER (OR AGENT)

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED _____, PUBLIC, HUSBAND FOR SAID COUNTY OF _____, IN SAID STATE OF _____, THE ABOVE COMPLET'S DECLARATION, WHO AFTER BEING DULY SWORN, ACKNOWLEDGES THAT SAID COMPLET'S DECLARATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION, AND THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC

ADMINISTRATIVE BODY

COUNTY MANAGER _____ DATE _____ ATTEST: CLERK _____ APPROVE _____ PLANNING

ATTORNEY

SIGNATURE _____ DATE _____

LONGLENG
VIA U

DATE _____ SIGNATURE _____

H_2O	Al^{+3}
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SIGNATURE

DATE

SIGNATURE

SHERIFF SPECIAL

SCOUTLINE	DATE	SIGNATURE
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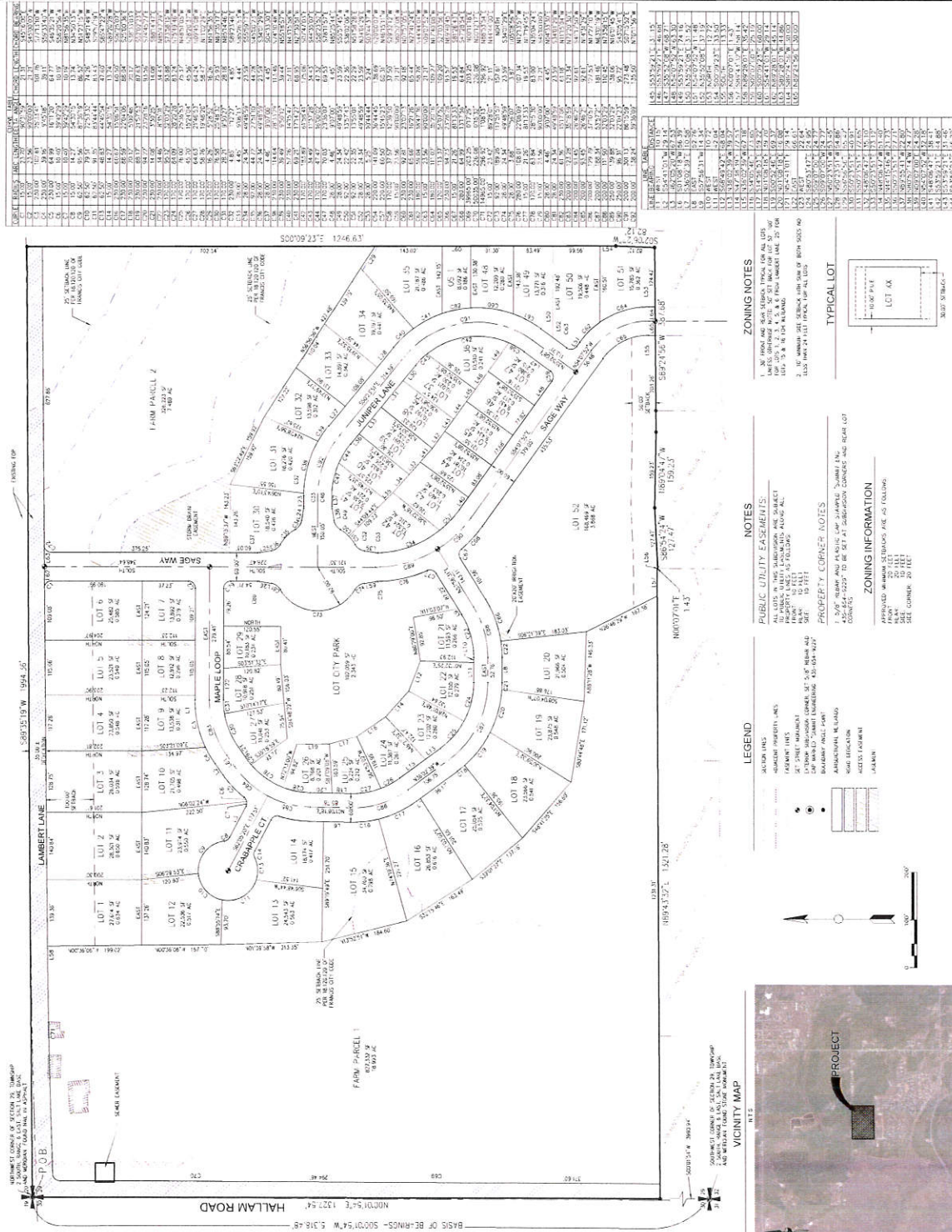
SOLID WASTE	PUR
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WELD BOARD	RECREATION
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REORDER



20-003
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Summa Endowment Group Inc.
STATEMENT OF WORK
HART CROSSING SUBDIVISION

Specialist • Date • Secretary
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413 308 176 • 413 308 176
413 308 176 • 413 308 176

[illegible]


Summit Engineering Group Inc.
 Structural • Civil • Surveying
 55101 150th Ave. • P.O. Box 176
 Maple Grove, MN 55127
 Tel: 415-554-9729 • Fax: 415-554-9739

OF 1

Things To Consider About A Shared Driveway

There are several positives and negatives to consider when you are looking at a property with a shared driveway:

Pros of shared driveways

On the positive side, you can generally expect the costs of maintenance and repair to be shared between you and the other owners.

If you live in an area where snow is an issue, you and the other people sharing the driveway may also share in the cost of snow removal.

And if something does go disastrously wrong, like the driveway washes out after flooding or a heavy rain, you have other parties that can assist you in getting the driveway repaired.

Cons of shared driveways

On the negative side, there can be some frustrations that come along with sharing a driveway. There may be some rules that you do not agree with concerning the driveway.

For instance, you may not be able to repair your vehicle along the driveway, or you may have parking restrictions.

If you have a limited amount of parking on your property and you want to have guests over, you may be limited in how you can use the driveway to offer your guests parking.

The biggest possible negative is that – because you are sharing the driveway with other people – you may become involved in a disagreement.

Neighbors, being human, can sometimes get into arguments. It is a part of life, but these arguments can be made much more difficult by the fact that you are sharing something necessary to both you and your neighbor's comfort and convenience.

The argument may not even be about the driveway, but the disagreement can spill over into the way you both use and share the main access to your homes. [Dealing with bad neighbors](#) is never pleasant, especially down the road when it comes time to sell your home.



Staff Report

To: Francis City Council
From: Mandy Crittenden
Report Date: June 22nd, 2020
Meeting Date: July 9th, 2020
Title: Bill Crystal
Type of Item: Zone Amendment

Executive Summary:

Francis City has received an application for a Zone Amendment of two parcels located within Francis City. Parcel FT-2124, is 5 acres and currently zoned Ag-1. Parcel FT-104, is also 5 acres with both RH and Ag-1 Zoning. Stewart Ranches Subdivision is Bills neighbor to the East. They annexed into the city as an Ag-1 Conservation Subdivision, allowing smaller 8,000-10,000 sq. ft. lots. Parcel FT-104 currently has RH zoned on the West side, Bill has expressed he does not understand going from RH up to Ag-1 back down to smaller residential lots. He thinks it would make more sense to all be zoned RH.

Stewart Ranches Subdivision agreement requires them to provide access for utilities to 1000 East. Bill has a verbal contingent access agreement with Stewart Ranches. He will provide the access through his property if he is granted the zone change. Bill's opinion is that the re-zoning and easement for sewer and water lines to 1000 East is a great benefit to Francis City by creating loops for city sewer and water lines, improving the city's infrastructure.

City Code:

18.140: Amendments

18.35: R-H Residential Half Acre Zone

18.30: Ag-1 Agricultural One Acre Zone

General Plan:

Land Use: Pg. 14-21

Community Vision: Pg. 11-13

Planning Commission Recommendations:

Planning Commission forwarded to City Council with a positive recommendation for the Zone Change.

Staff Recommendation:

Francis Cities future zone map shows FT-104 as all residential and FT-2124 as all AG-1. FT-2124 is surrounded on the South and West sides by R-H, with Stewarts coming in on a Conservation, it will also have higher density to the East. (map attached) With the surroundings of both parcels, staff positively recommends for the zone change to RH on both the FT-104 and FT-2124 parcels.

Community Review:

There was no public comment in the Planning Commission meeting.

A public hearing is required at this time.

Francis City is inviting you to attend by following the link below or by calling: 1-301-715-8592

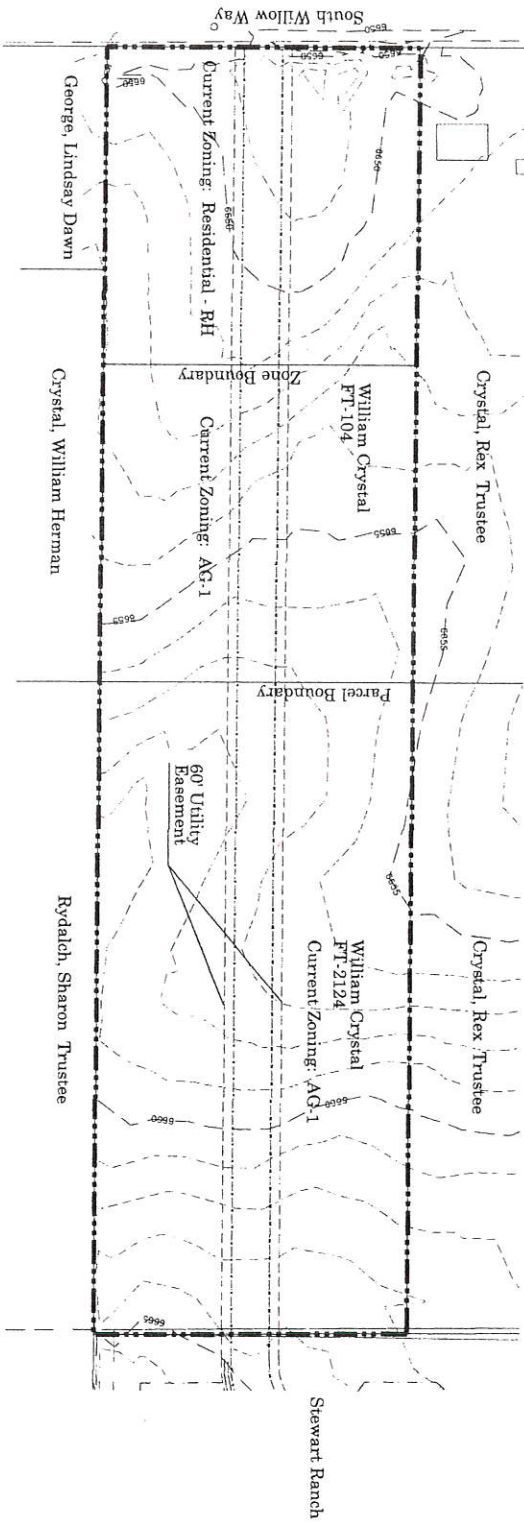
<https://us02web.zoom.us/j/83510700819?pwd=UDBUTWxya0NQMJkKbDR1YmRFSVZEQT09>

Meeting ID: 835 1070 0819 Password:534866

You can also comment by email to comments@francisutah.org



Vicinity Map



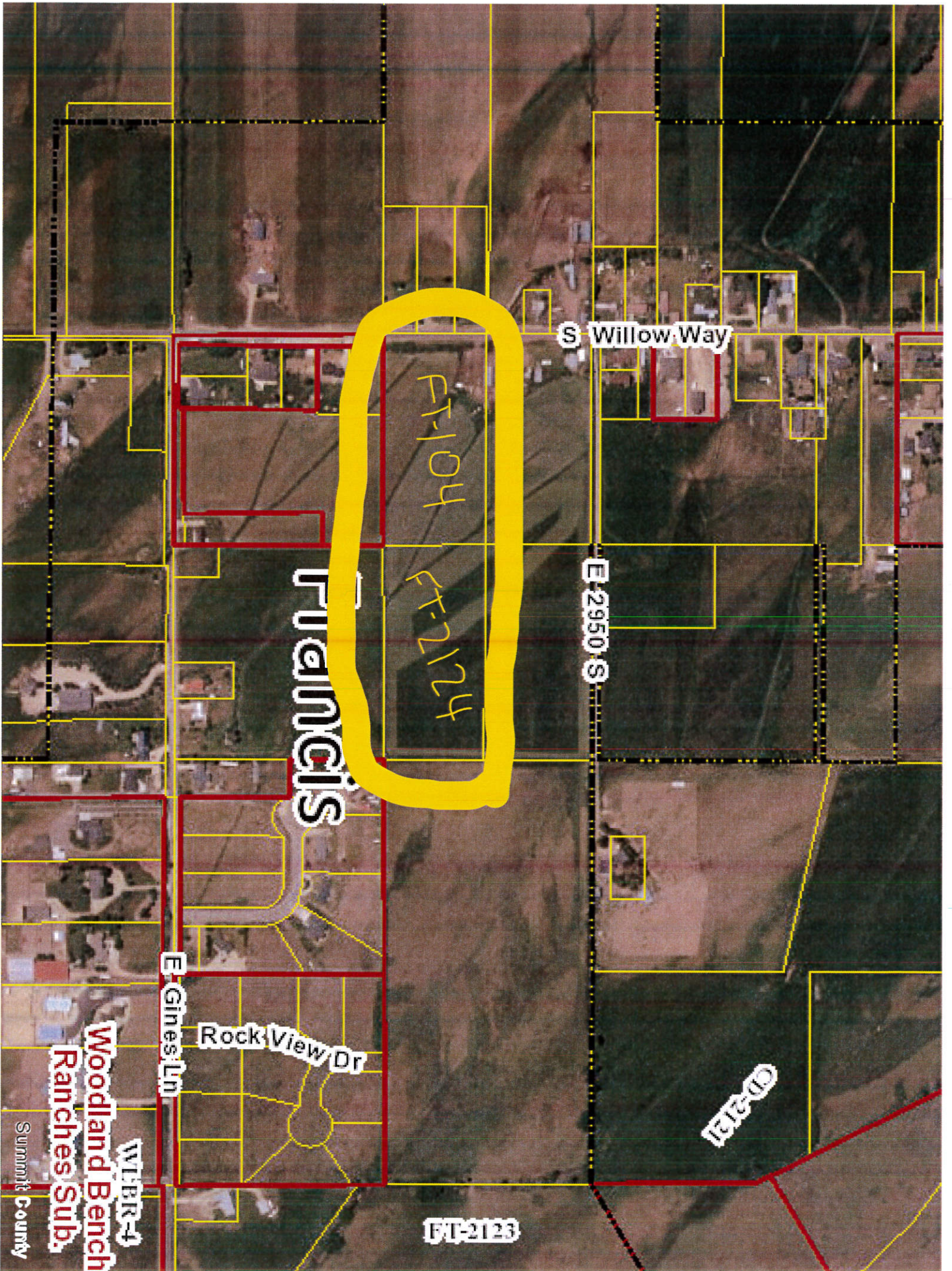
Crystal Property Rezoning Application Existing Conditions Plan Francis, Utah

Tax Serial No. FT-104

BEGINNING 40 rods North of the Southwest corner of Section 34, Township 2 South Range 6 East, Salt Lake Base and Meridian, and running thence North 20 rods; thence East 40 rods; thence South 20 rods; thence West 40 rods to the point of beginning Containing 5.0 acres.

Tax Serial No. FT-2124

BEGINNING 40 rods North and 40 rods East of the Southwest corner of Section 34, Township 2 South, Range 6 East, Salt Lake Base and Meridian, and running thence North 20 rods; thence East 40 rods; thence South 20 rods; thence West 40 rods to the point of beginning Containing 5.0 acres.



S Willow Way

E-104

E-2124

Francis

E 2950 S

E Gines Ln

Rock View Dr

CD-2121

E 2123

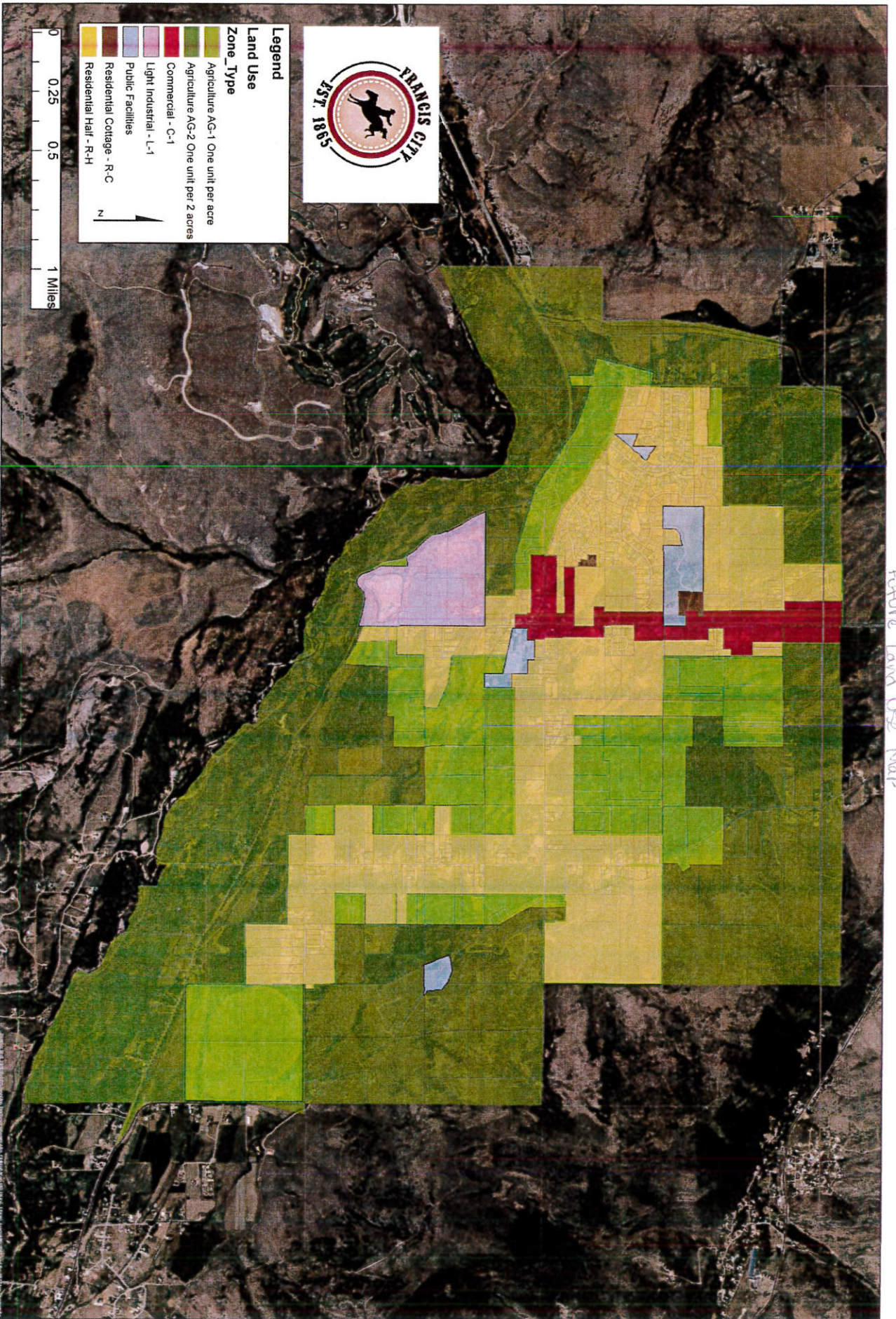
WBK-4

Woodland Bench
Ranches Sub.

Summit County

Future Land Use Map

Future Land Use Map



General Plan