Staff Report

To: Francis Planning Commission
From: Katie Henneuse
Report Date: December 16th, 2020
Meeting Date: December 17th, 2020
Title: Hart Crossing Subdivision
Type of Item: Final Master Plan and Preliminary and Final Phase 1 & 2 Approval

Executive Summary:
Hart Crossing 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 as a conservation subdivision in the AG-1 zone. The concept plan proposes 53 single family and 16 townhome lots for a total of 69 units. The subdivision contains 60.9 acres, including 0.9 acres of existing roads (Lambert and Hallam). The project acreage is 60 acres and contains a minimum of 30 acres of open space, a portion of which will be deed restricted to AG/workable farms. The developer is proposing four phases. The concept plan was accepted within the annexation agreement.

The Planning Commission forwarded the Preliminary Master Plan 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 Crossing as part of the landscaping agreement.
- No accessory dwellings in the development.
- Exterior structures complement main dwelling (same material and colors).
- Show a plan with cottage sized lots replacing the townhome lots.

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

Analysis:

Masterplan - Open Space Calculations

The plat shows two farm parcels. Farm parcel 1 is 20 acres and farm parcel 2 is 7.46 acres. One acre of each farm parcel is designated as a residential building envelope. The residential lots are not counted in the open space calculation. The farm parcels contain 25.46 acres of open space.

City Code 17.60.040 requires that "At least 20 percent of the minimum required conservation land remains available for the common use and enjoyment of the residents and/or the public." Six acres of open space need to remain available for public use. The tables below list the public open space and total open space.

Public Open Space	
Park	2.79
Dog Park	0.57
South Trail Easement	0.53
Townhome Parcel	2.11
Total	**6.00**

Total Open Space	
Farm Parcels*	25.46
Park	2.79
Townhome Parcel	2.11
Total	**30.36**
Percent Open Space	**50.6%**

The Master Plan meets the 50% open space requirement for an AG-1 conservation subdivision and includes the minimum 6 acres of open space for public use.

Farm Lots – Phase 1/Plat A

One acre of each farm parcel should be designated for residential use. Note 8 on Plat A states "Farm Lot 1 and Farm Lot 2 are each allowed a building envelope of 43,560 square feet (1.000 ac). The location to be determined by the lot owner and shown on a site plan when a building permit application is submitted to the city. "

A building permit for Farm Lot 1 has been submitted to the City and the site plan does not show a building envelope. This building envelope should be shown on Plat A since it has already been constructed.

Conservation and Maintenance Plans

Francis City Code requires the following for a conservation subdivision per Chapter 17.60:

17.60.045 Permanent protection of conservation lands.

"1. Conservation Easement. All conservation land shall be permanently restricted from future development by a conservation easement or other method of protection and preservation acceptable to Francis City. Under no circumstances shall any development be permitted in the conservation land, except for those permitted uses listed herein and approved with the conservation subdivision. All methods of protection and preservation of conservation land shall be approved by Francis City and recorded prior to or concurrent with the recording of the final plat for the conservation subdivision."

17.60.050 Ownership of conservation lands.

"In the case of the HOA holding the conservation easement, the following regulations shall be met:

a. A description of the organization of the proposed association, including its by-laws, and all documents governing ownership, maintenance, and use restrictions for the conservation land, including restrictive covenants for the subdivision, shall be submitted by the developer with the final plat application.

b. The proposed association shall be established and operating (with financial subsidization, if necessary) prior to or concurrent with the recording of the final plat for the subdivision."

17.60.055 Maintenance of conservation lands.

"2. Maintenance Plan. The developer shall submit a maintenance plan providing for and addressing the means for permanent maintenance of the conservation land within the proposed conservation subdivision with the preliminary plat application for the subdivision. The maintenance plan shall provide the following:

a. The plan shall define ownership.

b. The plan shall establish necessary regular and periodic operation and maintenance responsibilities for the various kinds of open space (i.e., lawns, playing fields, meadows, pasture, wetlands, stream corridors, hillsides, cropland, control of noxious weeds, etc.).

c. The plan shall estimate staffing needs, insurance requirements, and associated costs, and define the means for funding the maintenance of the conservation land and operation of any common facilities on an ongoing basis. Such funding plan shall include the means for funding long-term improvements as well as regular yearly operating and maintenance costs."

None of the documents required per Francis City Code Chapter 17.60 have been submitted.

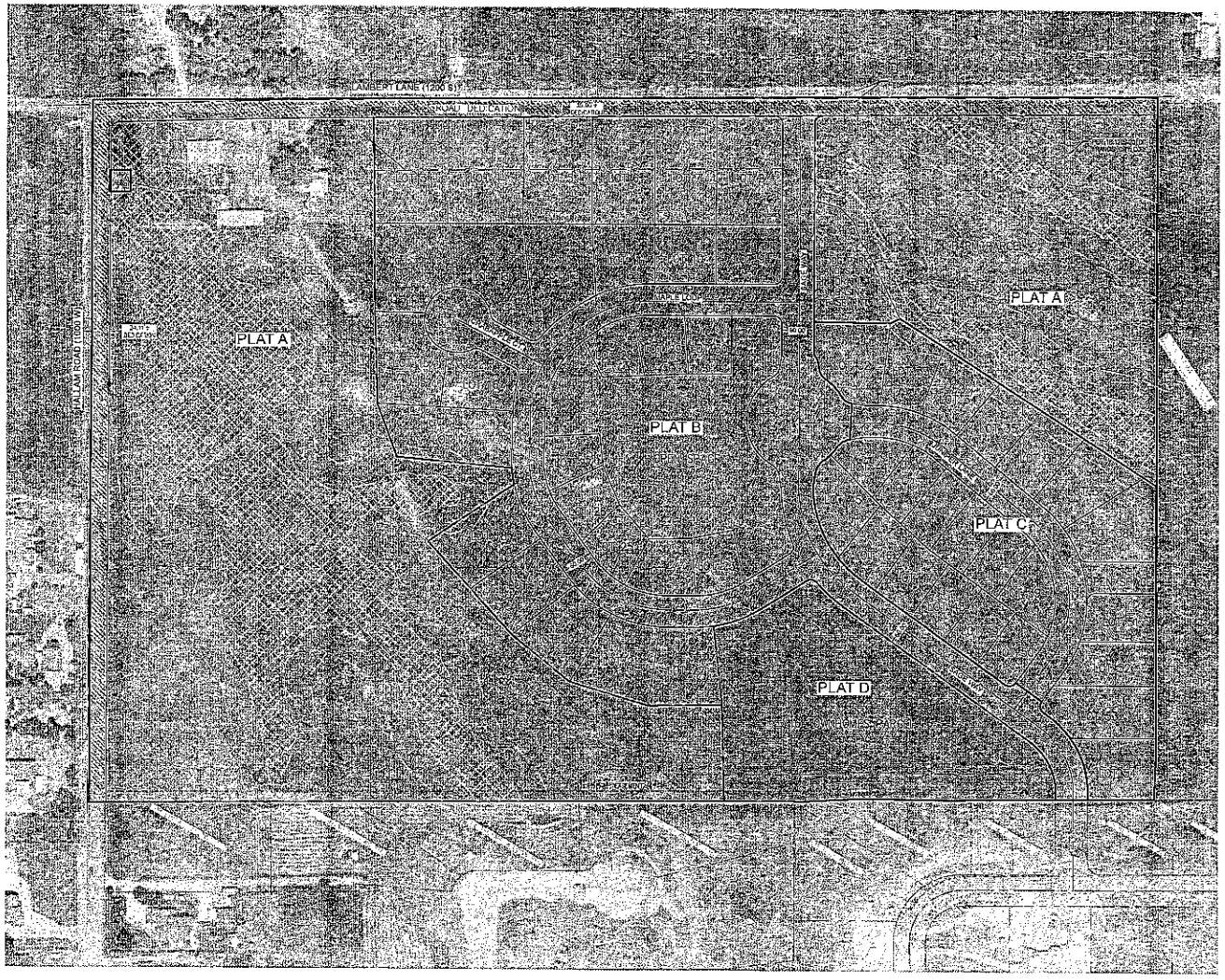
Staff Recommendation:

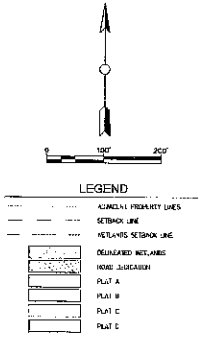
Table this item until the following conditions are met by the developer:

- Show a building envelope for Farm Lot 1 on Plat A and correct Note 8 to remove Farm Lot 1.
- Submit the documents required per Francis City Code Chapter 17.60.

Community Review:

Francis City invites you to attend a public hearing for this final subdivision approval by following the link below or by calling 1-346-248-7799.
https://us02web.zoom.us/j/89881755702?pwd=b284OXVPSEk2ZXgzYXd6bXV1QmMyQT09
Meeting ID: 898 8175 5702 Password: 323815
You can also comment by email to comments@francisutah.org
Published in the Park Record December 2nd, 2020.





PLAT NOTES

1. THIS SUBDIVISION HAS BEEN APPROVED BY FRANCIS CITY AS A CONSERVATION SUBDIVISION UNDER FRANCIS CITY CODE 17.56. NO FURTHER SUBDIVISION THAT CREATES ANY NEW BUILDING LOTS IS ALLOWED. MINIMUM OPEN SPACE FOR THIS HART RANCH PROJECT IS 30 ACRES, INCLUDING FARM LOT 1 (19.00 AC), FARM LOT 2 (6.46 AC), THE CITY PARK (2.79 AC), AND 2.06 ACRES OF OPEN SPACE ON TOWNHOMES LOT 31.

2. A GEOTECHNICAL ENGINEERING STUDY WAS PERFORMED ON THE LOTS BY CMT ENGINEERING DATED APRIL 24, 2020. CMT PROJECT NO P4377. CONTACT SUMMIT ENGINEERING GROUP AT 435-654-9229 FOR A COPY.

3. BUILDING SETBACKS ARE PER CITY CODE SECTION 17.60. SETBACKS FROM THE DELINEATED WETLANDS ARE 50-FT FOR ALL BUILDINGS.

4. OPEN SPACE PARCEL A IS DEDICATED TO FRANCIS CITY AND WILL BE MAINTAINED BY THE CITY. IT IS INTENDED AT SOME FUTURE TIME THAT A CITY TRAIL WILL BE BUILT ON THIS PARCEL TO CONNECT WITH FUTURE DEVELOPMENT TO THE EAST. CONSTRUCTION OF THIS FUTURE TRAIL IS TO BE FUNDED AND CONSTRUCTED BY OTHERS.

5. THERE IS A 20-FT WIDE PUBLIC TRAIL EASEMENT GRANTED ACROSS THE SOUTH END OF FARM LOT 1 AND TOWNHOMES LOT 31. THIS EASEMENT IS GRANTED TO FRANCIS CITY FOR THE INSTALLATION, MAINTENANCE, AND REPAIR OF A FUTURE PUBLIC TRAIL CONNECTING SALT MAT TO HALLAM ROAD.

6. FRANCIS CITY REQUIRES ANY RESIDENTIAL OR ACCESSORY STRUCTURE ON FARM LOT 1 AND FARM LOT 2 AND LOTS 5 THROUGH 8 TO HAVE A MIN. 100-FT FRONT SETBACK FROM THE RIGHT OF WAY OF LAMBERT LANE. AN ACCESS AND DRIVEWAYS ARE ALLOWED TO ACCESS LAMBERT LANE (EXCEPT FARM LOT 1).

7. THERE ARE 24-FT WIDE DRAINAGE AND UTILITY EASEMENTS GRANTED ACROSS LOTS 9 TO 14 FOR THE BENEFIT OF LOTS 9 TO 8.

8. THERE IS A STORM WATER DRAINAGE EASEMENT ON FARM LOT 2 GRANTED TO FRANCIS CITY, AS SHOWN ON THIS PLAT.

9. THERE IS A 200 FOOT EASEMENT ON FARM LOT 2 GRANTED TO THE HART CROSSING LOT OWNERS AND RESIDENTS, AS SHOWN ON THIS PLAT. MANAGEMENT AND MAINTENANCE SHALL BE BY THE HART CROSSING POA.

10. FARM LOT 1 AND FARM LOT 2 ARE EACH ALLOWED A BUILDING ENVELOPE OF 43,560 SQUARE FEET (1.000 ACS). THE LOCATION TO BE DETERMINED BY THE LOT OWNER AND SHOWN ON A SITE PLAN WITH A BUILDING PERMIT APPLICATION SUBMITTED TO THE CITY. ALL NON-AGRICULTURE HOUSING BUILDINGS, LIVING, GARAGES, PAVED PARKING, PLAY AREAS, CARPORTS AND LANDSCAPING AND SIMILAR RESIDENTIAL IMPROVEMENTS SHALL BE LOCATED WITHIN THIS BUILDING ENVELOPE. ALL BITZ IMPROVEMENTS OUTSIDE OF THIS ENVELOPE MUST BE AGRICULTURE AND FARM-RELATED (FIELDS, CROPS, FARM ANIMALS, CARRALS, BARNS, CORRALS, FARM ACCESS DRIVEWAYS, AND SIMILAR).

11. TOWNHOMES LOT 31 IS APPROVED FOR A MAXIMUM OF 16 TOWNHOMES. FINAL SITE DESIGN AND ENGINEERING TO BE APPROVED BY FRANCIS CITY THROUGH THE BUILDING PERMIT APPLICATION PROCESS. AT LEAST 2.11 ACRES OF LOT 31 SHALL BE IMPROVED AS ACTIVE RECREATION OPEN SPACE (TYPICALLY LAWN AND PLAY AREAS) AVAILABLE FOR USE BY ALL HART CROSSING LOT OWNERS AND RESIDENTS (BUT NOT PUBLIC).

12. ALL ROADS AND TRAILS WITHIN THIS SUBDIVISION ARE PUBLIC AND MAINTAINED BY FRANCIS CITY. FRANCIS CITY WILL PROVIDE CULINARY WATER, SANITARY SEWER, AND STORM WATER UTILITY SERVICES. NATURAL GAS SERVICE WILL BE PROVIDED BY QUESTAR. ELECTRIC POWER WILL BE PROVIDED BY ROCKY MOUNTAIN POWER.

13. NO BUILDINGS SHALL BE CONSTRUCTED WITHIN 50 FEET OF WETLANDS.

HARTS CROSSING TABULATIONS		
Total Acreage in 4 Plats =	60.90 ac	
Existing Lambert & Hallam Roads	-0.90 ac	
Project Acreage	60.00 ac	
Lambert & Hallam ROW dedication	2.62 ac	
Internal Road Dedication:	5.91 ac	
Single-Family Lots:	17.93 ac	
Open Space Parcel A	0.19 ac	
Townhomes Lot:	4.00 ac	
2 Farm Lots:	27.46 ac	
City Park	2.79 ac	
TOTAL ACREAGE	60.90 ac	
RESIDENTIAL UNITS		
Single Family Lots =	51	74%
Farm Homes (1.00-ac) =	2	3%
Townhomes =	16	23%
Total Residential Units =	69	100%
OPEN SPACES:		
Farm Lots Total Area =	27.46 ac	
Minus 2 Building Envelopes =	-2.00 ac	
City Park Acreage =	2.79 ac	
Townhomes Open Space =	2.11 ac	
TOTAL OPEN SPACE =	30.36	50.6%
ACTIVE OPEN SPACES:		
City Park Acreage =	2.79 ac	
Dog Park =	0.57 ac	
South Trail Corridor =	0.53 ac	
Townhomes Open Space =	2.11 ac	
Active Open Space =	6.00	10.0%

PROJECT	C20-003
SHEET	1 OF 1
ISSUE DATE	12/15/2020

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HEBER CITY, UTAH 84032
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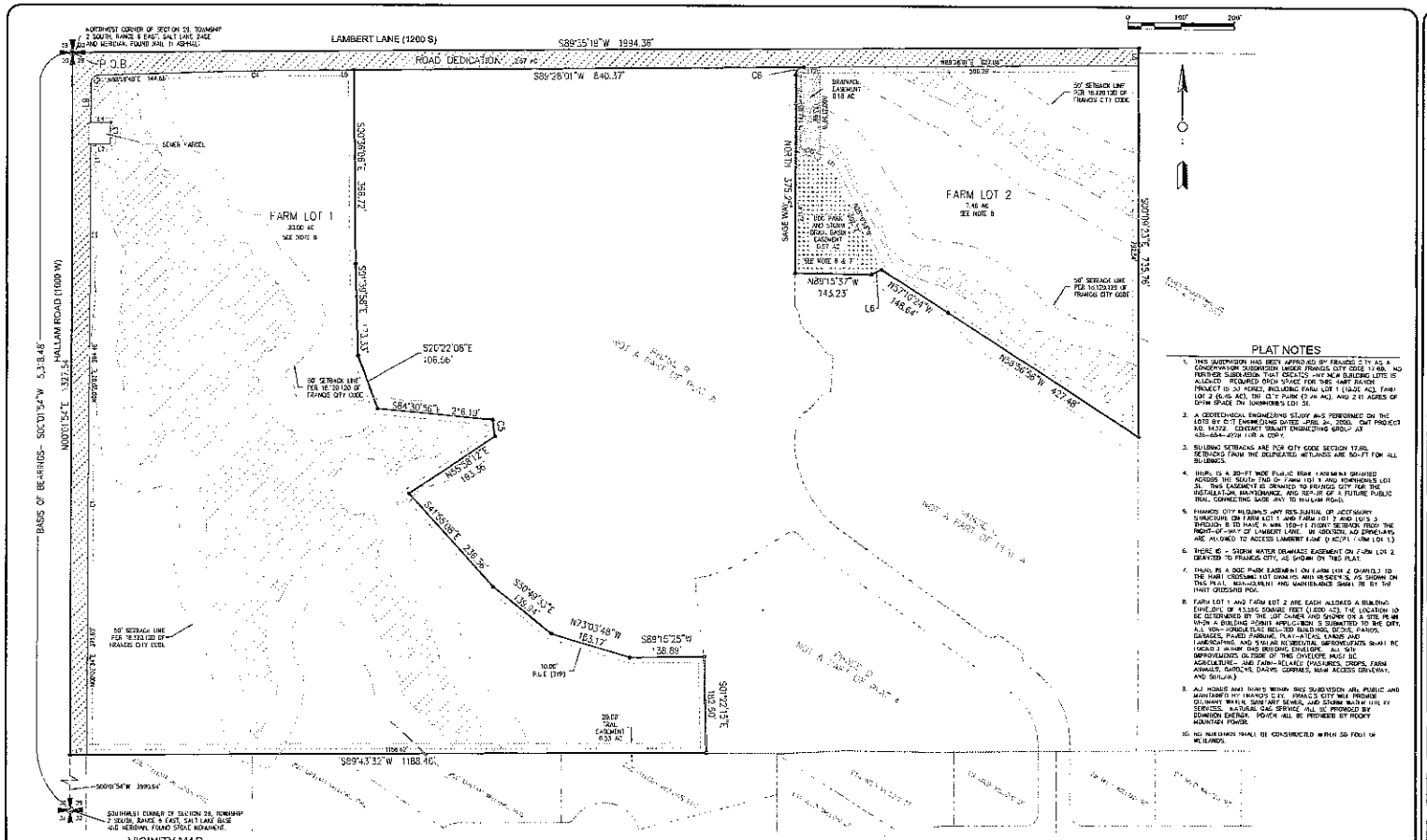
HART CROSSING SUBDIVISION– MASTER PLAN

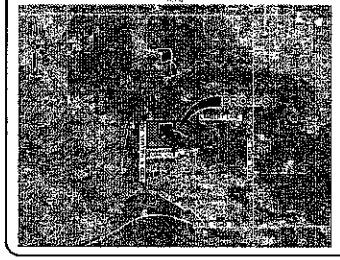
LOCATED IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SLB&M,
FRANCIS CITY, SUMMIT COUNTY, UTAH



PLAT NOTES

1. THIS SUBDIVISION HAS BEEN APPROVED BY FRANCIS CITY AS A CONDOMINIUM SUBDIVISION UNDER FRANCIS CITY CODE 17.65. NO FURTHER SUBDIVISION THAT CREATES ANY NEW BUILDING LOTS IS ALLOWED. REQUIRED OPEN SPACE FOR THIS HART RANCH PROJECT IS 3.0 ACRES, INCLUDING FARM LOT 1 (3.00 AC), FARM LOT 2 (6.46 AC), THE CITY PARK (2.24 AC), AND 2.11 ACRES OF OPEN SPACE ON TOWNHOMES LOT 31.
2. A GEOTECHNICAL ENGINEERING STUDY WAS PERFORMED ON THE LOTS BY CITY ENGINEERING DATED APRIL 24, 2020. CMT PROJECT NO. 14372. CONTACT SMART ENGINEERING GROUP AT 435-654-4928 FOR A COPY.
3. BUILDING SETBACKS ARE PER CITY CODE SECTION 17.65. SETBACKS FROM THE DELINEATED WETLANDS ARE 50-FT FOR ALL BUILDINGS.
4. THERE IS A 20-FT WIDE PUBLIC TRAIL EASEMENT GRANTED ACROSS THE SOUTH END OF FARM LOT 1 AND TOWNHOMES LOT 31. THIS EASEMENT IS GRANTED TO FRANCIS CITY FOR THE INSTALLATION, MAINTENANCE, AND REPAIR OF A FUTURE PUBLIC TRAIL CONNECTING SADE WAY TO HALLAM ROAD.
5. FRANCIS CITY RESERVES ANY RESIDENTIAL OR ACCESSORY STRUCTURE ON FARM LOT 1 AND FARM LOT 2 AND LOTS 3 THROUGH 8 TO HAVE A MIN 150-FT FRONT SETBACK FROM THE RIGHT-OF-WAY OF LAMBERT LANE. IN ADDITION, NO DRIVEWAYS ARE ALLOWED TO ACCESS LAMBERT LANE (EXCEPT FARM LOT 1.)
6. THERE IS - STORM WATER DRAINAGE EASEMENT ON FARM LOT 2 GRANTED TO FRANCIS CITY, AS SHOWN ON THIS PLAT.
7. THERE IS A DOC PARK EASEMENT ON FARM LOT 2 GRANTED TO THE HART CROSSING HOA OWNERS AND RESIDENTS, AS SHOWN ON THIS PLAT. MAINTENANCE AND MAINTENANCE SHALL BE BY THE HART CROSSING HOA.
8. FARM LOT 1 AND FARM LOT 2 ARE EACH ALLOWED A BUILDING ENVELOPE OF 43,560 SQUARE FEET (1.000 AC). THE LOCATION TO BE DETERMINED BY THE LOT OWNER AND SHOWN ON A SITE PLAN WHEN A BUILDING PERMIT APPLICATION IS SUBMITTED TO THE CITY. ALL NON-PRODUCTIVE BEE-HIVE BUILDINGS, DOGHOUSES, GARAGES, PARTS PARKING, PLAY-AREAS, LANDS AND LANDSCAPING, AND SIMILAR RESIDENTIAL IMPROVEMENTS SHALL BE LOCATED WITHIN THIS BUILDING ENVELOPE. ALL SITE IMPROVEMENTS OUTSIDE OF THIS ENVELOPE MUST BE AGRICULTURE- AND FARM-RELATED (PASTURES, CROPS, FARM ANIMALS, GARDENS, BARNS, CORRALS, MAIN ACCESS DRIVEWAY, AND SIMILAR.)
9. ALL ROADS AND WAYS WITHIN THIS SUBDIVISION ARE PUBLIC AND MAINTAINED BY FRANCIS CITY. FRANCIS CITY WILL PROVIDE CULINARY WATER, SANITARY SEWER, AND STORM WATER UTILITY SERVICES. NATURAL GAS SERVICE WILL BE PROVIDED BY DOMINION ENERGY. POWER WILL BE PROVIDED BY ROCKY MOUNTAIN POWER.
10. NO BUILDINGS SHALL BE CONSTRUCTED WITHIN 50 FOOT OF WETLANDS.

VICINITY MAP



LEGEND

- SECTION LINES
- PHASE BOUNDARY
- ADJACENT PROPERTY LINES
- PUBLIC UTILITY EASEMENT LINES
- TRAIL EASEMENT
- WETLANDS SETBACK
- SET STREET MONUMENT
- BOUNDARY ANGLE POINT
- DELINEATED WETLANDS
- ROAD DEDICATION TO FRANCIS CITY
- STORM DRAIN EASEMENT GRANTED TO CITY
- DRAINAGE EASEMENT

NOTES

PUBLIC UTILITY EASEMENTS:

ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO PUBLIC UTILITY EASEMENTS ALONG ALL PROPERTY LINES, AS FOLLOWS:

FRONT:	10 FEET
REAR:	10 FEET
SIDE:	10 FEET

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	3890.00'	203.03'	03°00'00"	203.02'	N00°01'18"E
C2	3940.00'	225.18'	03°16'09"	225.14'	N00°11'11"E
C3	15.00'	23.47'	89°35'17"	21.16'	S44°12'06"E
C4	1455.00'	296.51'	11°40'14"	295.94'	N41°45'41"E
C5	330.00'	31.25'	5°25'08"	31.24'	N80°07'33"E
C6	15.00'	23.42'	89°26'01"	21.11'	S44°13'06"E

LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°01'18"E	29.70'
L2	S89°58'40"E	27.45'
L3	N00°01'20"E	40.00'
L4	N89°58'40"W	27.45'
L5	N89°26'01"E	35.27'
L6	N11°14'40"E	20.14'
L7	N89°26'01"E	31.69'
L8	N00°01'54"E	25.33'
L9	N00°01'54"E	20.01'
L10	N73°03'48"W	30.07'
L11	S45°30'03"E	30.03'
L12	N89°26'01"E	31.69'

BOUNDARY DESCRIPTION

BEGINNING AT THE SUMMIT COUNTY SURVEY MONUMENT FOR THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN;

AND RUNNING THENCE N00°01'54"E 1,994.36 FEET; THENCE S00°26'23"E 725.28 FEET; THENCE N89°35'58"W 427.48 FEET; THENCE N07°10'24"W 148.64 FEET; THENCE S89°15'37"E 143.23 FEET; THENCE N39°36'56"W 427.48 FEET; THENCE NORTH 216.28 FEET; TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET; THENCE 23.42 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°26'01", WITH A CHORD BEARING AND DISTANCE OF N44°13'06"E 21.11 FEET; THENCE S89°26'01"E 840.17 FEET; THENCE S00°26'01"E 396.72 FEET; THENCE S00°30'56"E 216.19 FEET; THENCE S20°22'08"E 106.56 FEET; THENCE S00°30'56"E 73.33 FEET; THENCE S00°26'01"E 396.72 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 3,940.00 FEET; AND TO WHICH POINT A RADIAL LINE BEARS N88°56'37"E THENCE 31.25 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0°45'08", WITH A CHORD BEARING AND DISTANCE OF S00°02'55"E 31.24 FEET; THENCE S00°58'12"E 203.36 FEET; THENCE S00°49'53"E 136.34 FEET; THENCE S73°03'48"E 183.17 FEET; THENCE N89°15'25"E 138.89 FEET; THENCE S00°21'22"E 216.56 FEET; THENCE N89°43'32"W 1,188.40 FEET; THENCE N00°01'54"E 1,327.54 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 30.719 ACRES, OR 1,331,865 SQUARE FEET.

BASIS OF BEARINGS

BASIS OF BEARINGS FOR THIS PROJECT WAS ESTABLISHED AS SOUTH 00°01'54" WEST BETWEEN A MAG NAIL IN ASPHALT REPRESENTING THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, AND A STONE MONUMENT REPRESENTING THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN. BEARINGS ON THIS MAP ARE IN CONFORMANCE WITH BEARINGS ON THE HILD HALLAM PHASE 2E SUBDIVISION (ENTRY #624669).

SURVEYOR'S CERTIFICATE

I, BRIAN DALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 13-4372 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, THAT I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS.

BRIAN DALLS

UAPLS

OWNER'S DEDICATION AND CONSENT TO RECORD

I (WE) UNDERSIGNED OWNER OF THE TRACTS OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS THE HART CROSSING PHASE A SUBDIVISION, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20____.

NAME

PRINTED NAME

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____ } S.S.

ON THE _____ DAY OF _____, 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC

MY COMMISSION EXPIRES

ADMINISTRATIVE BODY

COUNTY MANAGER — DATE — ATTEST: CLERK — DATE

PLANNING

SIGNATURE — DATE

ATTORNEY

SIGNATURE — DATE

ENGINEERING

SIGNATURE — DATE

FIRE

SIGNATURE — DATE

HEALTH DEPARTMENT

SIGNATURE — DATE

SURVEYOR

APPROVED AS TO FORM THIS _____ DAY OF _____, 20____.

SIGNATURE

RECORDER

PROJECT	C20-003
SHEET	1 OF 1
ISSUE DATE	12/10/2020

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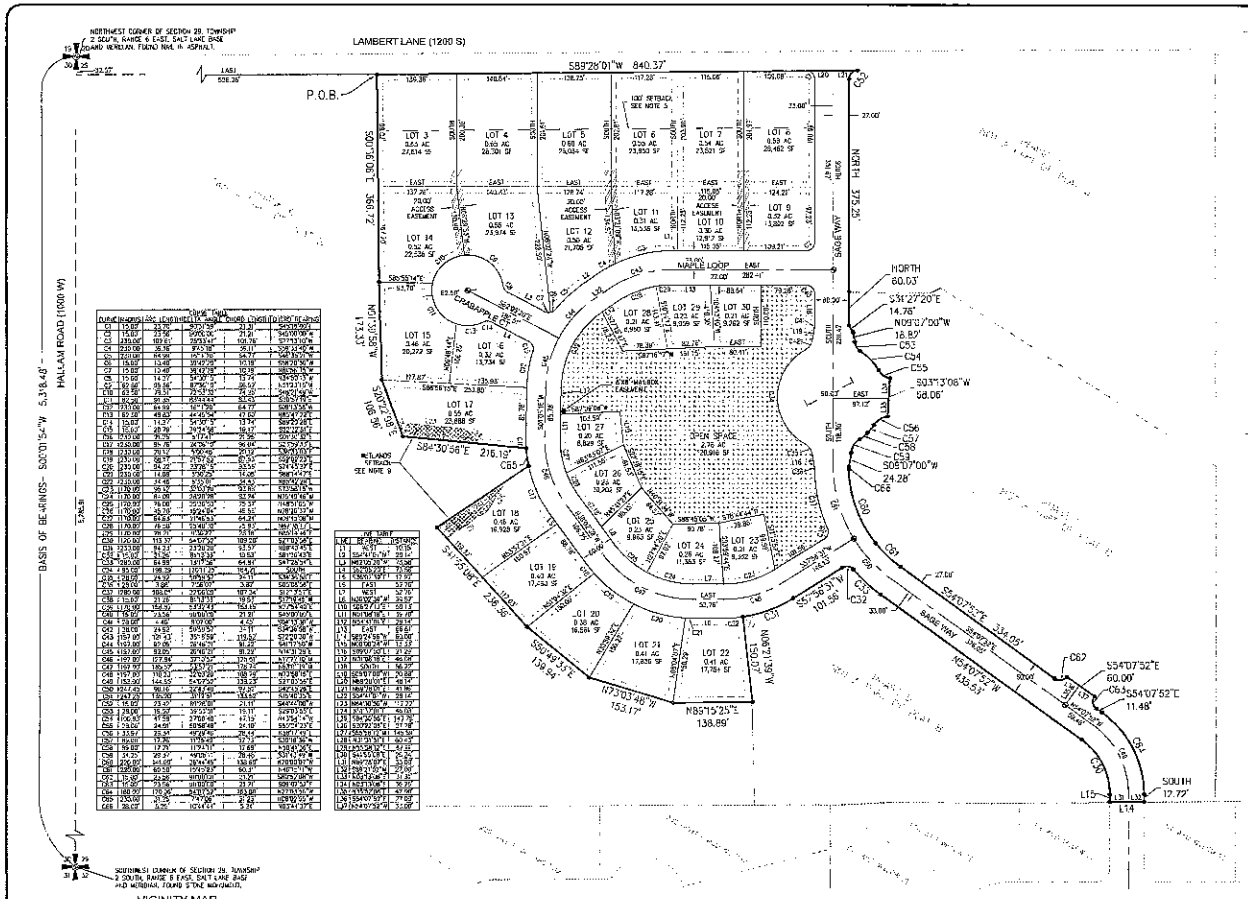
DRAWING REVISIONS:
01-05-21 REVISION OF LOT SIZE AND ADDITION OF NOTE 10 REGARDING WETLANDS SETBACKS
02-09-21 REVISION OF LOT SIZE AND DIMENSIONS OF ADJACENT LOTS
03-09-21 REVISED PLAT PER CITY COMMENTS
04-09-21 REVISED PLAT PER CITY COMMENTS
05-05-21 REVISED PLAT PER CITY COMMENTS
06-09-21 REVISED PLAT PER CITY COMMENTS
07-01-21 REVISED PLAT PER CITY COMMENTS

HART CROSSING SUBDIVISION – PLAT A

LOCATED IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SLB&M,
FRANCIS CITY, SUMMIT COUNTY, UTAH



PLAT NOTES

1. THIS SUBDIVISION HAS BEEN APPROVED BY FRANCIS CITY AS A CONSERVATION SUBDIVISION UNDER FRANCIS CITY CODE 17.08. NO FURTHER SUBDIVISION THAT CREATES ANY NEW BUILDING LOTS IS ALLOWED. REQUIRED OPEN SPACE FOR THIS HART RANCH PROJECT IS 30 ACRES, INCLUDING FARM LOT 1 (19.00 AC), FARM LOT 2 (6.66 AC), THE CITY PARK (2.79 AC), AND 2.11 ACRES OF OPEN SPACE ON TOWNHOMES LOT 31.
2. A GEOTECHNICAL ENGINEERING STUDY HAS PERFORMED ON THE LOTS AT CMT CONSULTING DATED APRIL 24, 2020. CMT PROJECT NO. 14572. CONTACT SUMMIT ENGINEERING GROUP AT 435-658-9620 FOR A COPY.
3. BUILDING SETBACKS ARE PER CITY CODE SECTION 17.60. SETBACKS FROM THE DELINEATED WETLANDS ARE 50-FT FOR ALL BUILDINGS.
4. THERE IS A 26-FT WIDE PUBLIC TRAIL EASEMENT GRANTED ACROSS THE SOUTH END OF FARM LOT 1 AND TOWNHOMES LOT 31. THIS EASEMENT IS GRANTED TO FRANCIS CITY FOR THE INSTALLATION, MAINTENANCE, AND REPAIR OF A FUTURE PUBLIC TRAIL CONNECTING SAGE WAY TO HALLAM ROAD.
5. FRANCIS CITY REQUIRES ANY RESIDENTIAL OR ACCESSORY STRUCTURE ON FARM LOT 1 AND FARM LOT 2 AND LOTS 3 THROUGH 9 TO HAVE A MIN 100-FT FRONT SETBACK FROM THE RIGHT OF WAY OF LAMBERT LANE. IN ADDITION, NO BUILDINGS ARE ALLOWED TO ACCESS LAMBERT LANE EXCEPT FARM LOT 1.
6. THERE ARE 24 FT WIDE DRIVEWAY AND UTILITY EASEMENTS GRANTED ACROSS LOTS 3 TO 14 FOR THE BENEFIT OF LOTS 3 TO 8.
7. THERE IS A SHORT WATER DRAINAGE EASEMENT ON FARM LOT 2 GRANTED TO FRANCIS CITY, AS SHOWN ON THIS PLAT.
8. ALL ROADS AND TRAILS WITHIN THIS SUBDIVISION ARE PUBLIC AND MAINTAINED BY FRANCIS CITY. FRANCIS CITY WILL PROVIDE CULINARY WATER, SANITARY SEWER, AND STORM WATER UTILITY SERVICES. WASATCH GAS SERVICES WILL BE PROVIDED BY DOMESTIC ENERGY. POWER WILL BE PROVIDED BY ROCKY MOUNTAIN POWER.
9. LOTS 17 & 18: NO BUILDINGS SHALL BE CONSTRUCTED WITHIN 25 FT OF SIDE PROPERTY LINE TO COMPLY WITH REQUIRED 50 FOOT WETLANDS SETBACK.

NOTES

PUBLIC UTILITY EASEMENTS:

ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO PUBLIC UTILITY EASEMENTS ALONG ALL PROPERTY LINES, AS FOLLOWS:

FRONT: 10 FEET
REAR: 10 FEET
SIDE: 10 FEET

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT LIES 2007.54' W 30.57 FEET AND EAST 238.38 FEET FROM THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N89°26'01" E 840.37 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET, AND TO WHICH POINT A RADIAL LINE BEARS S02°26'53"E; THENCE 23.62 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°23'0", WITH A CHORD BEARING AND DISTANCE OF S44°24'06"E 21.11 FEET; THENCE SOUTH 90.03 FEET; THENCE S17°27'52"E 14.76 FEET; THENCE S09°07'00"E 18.82 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 28.00 FEET; THENCE 43.93 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°03'00", WITH A CHORD BEARING AND DISTANCE OF S09°03'00"E 39.56 FEET; TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 100.00 FEET; AND TO WHICH POINT A RADIAL LINE BEARS S03°03'00"W; THENCE 47.34 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°08'46", WITH A CHORD BEARING AND DISTANCE OF S14°34'14"E 47.15 FEET; TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 28.00 FEET; AND TO WHICH POINT A RADIAL LINE BEARS N85°51'07"E; THENCE 24.91 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°58'46", WITH A CHORD BEARING AND DISTANCE OF S26°24'27"E 24.10 FEET; THENCE S01°37'04"E 64.58 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 333.77 FEET; AND TO WHICH POINT A RADIAL LINE BEARS S08°57'16"E; THENCE 26.34 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4°31'16", WITH A CHORD BEARING AND DISTANCE OF S83°17'18"W 26.34 FEET; TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 83.00 FEET; AND TO WHICH POINT A RADIAL LINE BEARS N05°29'57"E; THENCE 17.06 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°28'18", AND A CHORD BEARING AND DISTANCE OF S39°43'36"W 17.73 FEET; TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 83.00 FEET; THENCE 13.71 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°34'11", WITH A CHORD BEARING AND DISTANCE OF S33°41'36"W 13.68 FEET; TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 34.25 FEET; AND TO WHICH POINT A RADIAL LINE BEARS S44°10'25"E; THENCE 29.37 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°08'11", WITH A CHORD BEARING AND DISTANCE OF S31°43'49"W 28.48 FEET; THENCE S07°19'10"W 24.28 FEET; TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 20.00 FEET; THENCE 5.35 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°34'47", WITH A CHORD BEARING AND DISTANCE OF S03°14'37"W 5.34 FEET; TO THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 220.00 FEET; THENCE 141.85 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°41'45", WITH A CHORD BEARING AND DISTANCE OF S20°00'07"E 139.49 FEET; TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 220.00 FEET; THENCE 66.93 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°43'23", WITH A CHORD BEARING AND DISTANCE OF S39°37'12"E 66.71 FEET; THENCE S48°29'52"E 33.49 FEET; TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00 FEET; THENCE 23.56 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", WITH A CHORD BEARING AND DISTANCE OF S03°29'52"E 21.21 FEET; THENCE S41°30'08"W 90.03 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET; AND TO WHICH POINT A RADIAL LINE BEARS S36°02'52"E; THENCE 23.56 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", WITH A CHORD BEARING AND DISTANCE OF S81°02'52"E 21.21 FEET; THENCE S54°07'52"E 11.48 FEET; TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 165.00 FEET; THENCE 170.28 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59°07'52", WITH A CHORD BEARING AND DISTANCE OF S27°33'56"E 162.86 FEET; THENCE S00°59'56"E 12.72 FEET; THENCE S89°24'56"W 89.06 FEET; THENCE N00°02'04"W 83.00 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 170.00 FEET; AND TO WHICH POINT A RADIAL LINE BEARS N65°19'27"E; THENCE 113.27 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°12'17", WITH A CHORD BEARING AND DISTANCE OF N27°03'36"W 111.19 FEET; THENCE N46°07'52"W 435.53 FEET; TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 200.00 FEET; THENCE 64.98 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°37'58", WITH A CHORD BEARING AND DISTANCE OF N36°28'54"W 64.64 FEET; TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET; THENCE 21.26 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 81°12'37", WITH A CHORD BEARING AND DISTANCE OF N67°26'43"W 19.53 FEET; THENCE S27°50'37"W 60.56 FEET; TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2.00 FEET; THENCE 0.23 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 6°34'23", WITH A CHORD BEARING AND DISTANCE OF S31°07'52"E 0.23 FEET; TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 165.00 FEET; THENCE 170.28 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59°07'52", WITH A CHORD BEARING AND DISTANCE OF S27°33'56"E 162.86 FEET; THENCE S54°07'52"E 334.05 FEET; THENCE N00°02'04"W 83.00 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 170.00 FEET; AND TO WHICH POINT A RADIAL LINE BEARS N65°19'27"E; THENCE 113.27 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°12'17", WITH A CHORD BEARING AND DISTANCE OF N27°03'36"W 111.19 FEET; THENCE N46°07'52"W 435.53 FEET; TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 200.00 FEET; THENCE 64.98 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°37'58", WITH A CHORD BEARING AND DISTANCE OF N36°28'54"W 64.64 FEET; TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET; THENCE 21.26 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 81°12'37", WITH A CHORD BEARING AND DISTANCE OF N67°26'43"W 19.53 FEET; THENCE S27°50'37"W 60.56 FEET; TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2.00 FEET; THENCE 0.23 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 6°34'23", WITH A CHORD BEARING AND DISTANCE OF S31°07'52"E 0.23 FEET; TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 165.00 FEET; THENCE 170.28 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59°07'52", WITH A CHORD BEARING AND DISTANCE OF S27°33'56"E 162.86 FEET; THENCE S54°07'52"E 11.48 FEET; TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET; THENCE 23.56 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", WITH A CHORD BEARING AND DISTANCE OF S81°02'52"E 21.21 FEET; THENCE S36°02'52"E 90.03 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET; AND TO WHICH POINT A RADIAL LINE BEARS N53°57'08"E; THENCE 23.56 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", WITH A CHORD BEARING AND DISTANCE OF N08°57'08"E 21.21 FEET; THENCE N41°30'08"E 90.03 FEET; TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET; THENCE 23.62 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°23'0", WITH A CHORD BEARING AND DISTANCE OF N44°24'06"W 21.11 FEET; THENCE NORTH 90.03 FEET; THENCE N09°07'00"W 18.82 FEET; THENCE N17°27'52"W 14.76 FEET; THENCE N00°03'00"W 18.82 FEET; THENCE N89°26'01"E 238.38 FEET; THENCE S00°01'54"W 2,007.54 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 220.00 FEET; AND TO WHICH POINT A RADIAL LINE BEARS N85°51'25"E; THENCE 31.25 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°47'05", WITH A CHORD BEARING AND DISTANCE OF N02°03'58"W 31.23 FEET; THENCE N00°02'04"W 356.72 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 18.842 ACRES, OR 820,853 SQUARE FEET.

BASIS OF BEARINGS

BASIS OF BEARINGS FOR THIS PROJECT WAS ESTABLISHED AS S00°01'54"W WEST BETWEEN A NAIL AND A 3/4-INCH REPRESENTING THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, AND A STONE MONUMENT REPRESENTING THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN. THE BASIS OF BEARINGS ON THE PLAT MAP ARE IN CONFORMANCE WITH BEARINGS ON THE PLAT BELOW IN PHASE 2B SUBDIVISION (ENTRY #324550).

SURVEYOR'S CERTIFICATE

I, BRIAN BALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 334537 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, THAT I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS.

BRIAN BALLS

DATE

OWNER'S DEDICATION AND CONSENT TO RECORD

THE UNDERSIGNED OWNER OF THE TRACT(S) OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS AND EASEMENTS TO BE HEREAFTER KNOWN AS THE "HART CROSSING PHASE B SUBDIVISION" DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20____.

NAME

PRINTED NAME

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____ } S.S.

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE OWNER OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC

MY COMMISSION EXPIRES

ADMINISTRATIVE BODY

COUNTY MANAGER — DATE — ATTEST: COUNTY CLERK — DATE

PLANNING

SIGNATURE — DATE

ATTORNEY

SIGNATURE — DATE

ENGINEERING

SIGNATURE — DATE

FIRE

SIGNATURE — DATE

HEALTH DEPARTMENT

SIGNATURE — DATE

RECORDER

SURVEYOR

APPROVED AS TO FORM THIS _____ DAY OF _____, 20____.

AOS #

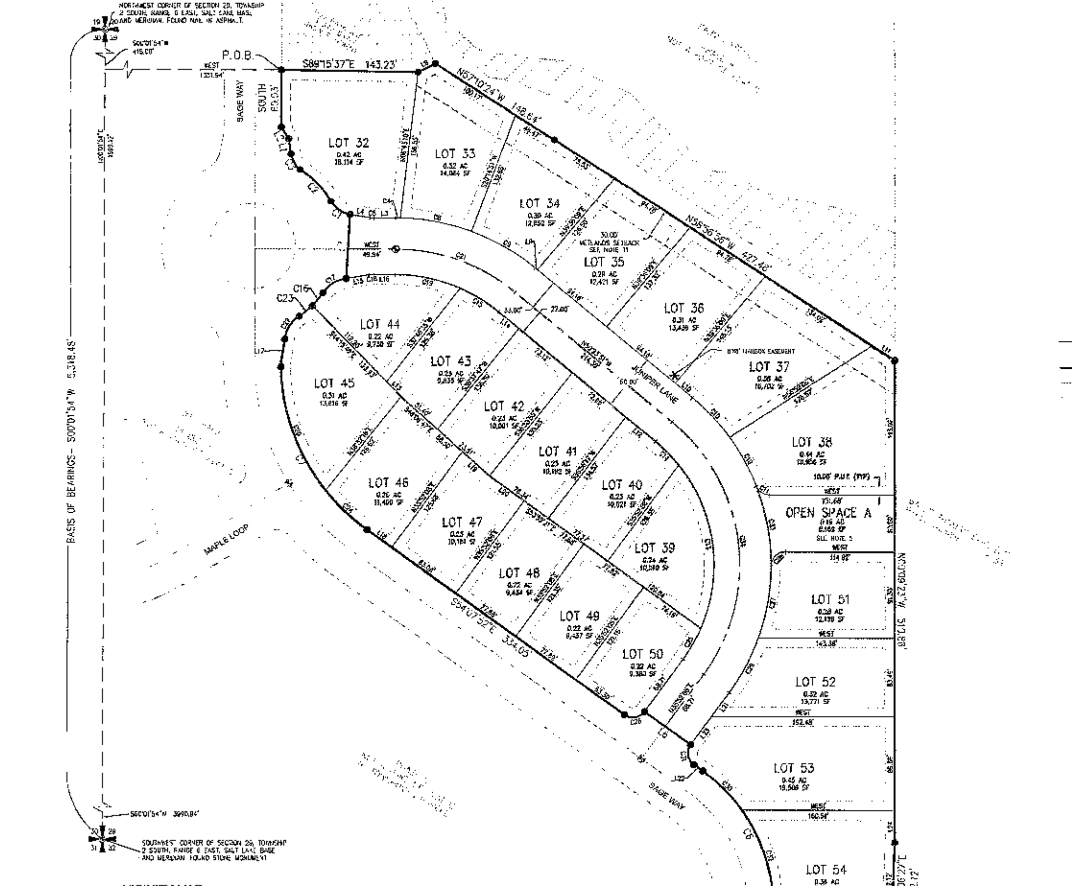
SIGNATURE

PROJECT: C20-003
SHEET: 1 OF 1
ISSUE DATE: 12/18/2020

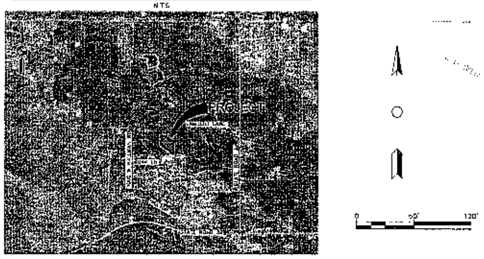
Summit Engineering Group Inc.
Structural · Civil · Surveying
56 WEST BLVD. · P.O. BOX 175
FRANCIS, UTAH 84036
PH: 435-654-9620 · FAX: 435-654-9320

HART CROSSING SUBDIVISION – PLAT B

LOCATED IN THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 6 EAST, S.L.B&M.
FRANCIS CITY, SUMMIT COUNTY, UTAH



VICINITY MAP



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	28.00'	24.91'	50°58'46"	24.10'	N30°24'23"W
C2	100.00'	47.58'	27°03'49"	47.05'	N43°54'14"W
C3	28.00'	19.50'	39°53'51"	19.11'	S25°03'55"E
C4	230.00'	4.85'	1°12'27"	4.85'	N89°23'46"W
C5	29.00'	4.45'	9°09'13"	4.44'	N85°26'53"W
C6	180.00'	170.06'	54°07'52"	163.80'	S27°03'56"E
C7	220.00'	201.59'	52°30'06"	194.61'	S27°52'49"E
C8	230.00'	76.43'	19°02'25"	76.08'	S75°16'21"E
C9	230.00'	77.70'	19°21'18"	77.33'	S60°04'30"E
C10	230.00'	57.26'	14°15'47"	57.11'	S43°15'59"E
C11	15.00'	17.95'	68°34'46"	16.90'	S55°47'37"E
C12	230.00'	59.06'	14°42'50"	58.90'	S78°46'39"E
C13	170.00'	183.89'	61°58'41"	175.03'	N07°47'03"W
C14	170.00'	34.49'	11°37'28"	34.43'	N44°35'07"W
C15	170.00'	47.47'	16°00'09"	47.32'	N59°23'57"W
C16	85.00'	17.76'	11°25'49"	17.73'	N39°15'35"W
C17	33.97'	29.34'	49°29'46"	28.44'	N56°17'49"W
C18	76.00'	4.46'	3°07'00"	4.45'	S55°25'44"W
C19	170.00'	70.03'	23°36'07"	69.54'	N75°11'57"W
C20	220.00'	141.09'	36°44'45"	138.59'	S20°00'07"E
C21	167.00'	136.17'	30°56'09"	133.47'	S40°11'56"E
C22	34.25'	29.37'	49°08'11"	28.48'	S31°43'49"W
C23	89.00'	17.71'	11°24'11"	17.68'	S50°41'36"W
C24	220.00'	60.50'	15°45'23"	60.31'	S46°51'11"E
C25	170.00'	37.57'	12°39'50"	37.50'	N28°32'12"E
C26	15.00'	23.56'	90°00'00"	21.21'	N09°07'08"E
C27	230.00'	77.83'	19°23'21"	77.45'	S08°49'01"W
C28	15.00'	23.53'	89°52'40"	21.19'	S45°03'40"W
C29	230.00'	65.68'	16°21'26"	65.46'	S27°41'24"W
C30	980.00'	59.04'	3°27'07"	58.78'	S44°44'04"E
C31	15.00'	23.56'	90°00'00"	21.21'	S09°07'52"E
C32	180.00'	111.07'	35°21'16"	109.27'	S17°40'08"E
C33	230.00'	86.48'	21°32'35"	85.97'	S10°39'57"E
C34	857.00'	296.61'	66°15'58"	205.52'	S07°15'52"E

LINE	BEARING	DISTANCE
L1	N09°07'00"W	16.82'
L2	N31°27'20"W	14.76'
L3	WEST	22.04'
L4	N80°51'57"W	39.97'
L6	N54°07'52"W	60.00'
L7	S45°57'31"W	66.00'
L8	N63°19'44"E	35.34'
L9	N52°23'51"W	2.97'
L10	N52°23'51"W	23.10'
L11	S56°56'56"E	28.39'
L12	S50°23'51"E	40.51'
L13	N44°15'40"W	21.25'
L14	S50°23'51"E	27.71'
L15	N20°52'14"E	35.77'
L16	S80°56'41"E	32.80'
L17	N09°07'00"E	24.28'
L18	N54°07'52"W	32.15'
L19	S43°00'47"E	36.41'
L20	S03°59'21"E	44.85'
L21	N35°52'56"E	31.52'
L22	N54°07'52"W	11.48'
L23	N35°52'08"E	37.39'
L24	S00°05'23"E	33.50'
L25	NORTH	12.72'

LEGEND

·····	SECTION LINES
━━━	PHASE BOUNDARY
------	ADJACENT PROPERTY LINES
- - - -	PUBLIC UTILITY EASEMENT LINES
◉	SET STREET MONUMENT
●	BOUNDARY ANGLE POINT
*	8' X 8' MAILBOX EASEMENT
▭	DELINEATED WETLANDS
▭	STORM DRAIN EASEMENT GRANTED TO CITY
▭	WETLANDS 30' SETBACK

PLAT NOTES

1. THIS SUBDIVISION HAS BEEN APPROVED BY FRANCIS CITY AS A CONSERVATION SUBDIVISION UNDER FRANCIS CITY CODE 17.60. NO FURTHER SUBDIVISION THAT CREATES ANY NEW BUILDING LOTS IS ALLOWED. REQUIRED OPEN SPACE FOR THIS HART RANCH PROJECT IS 30 ACRES, INCLUDING FARM LOT 1 (19.00 AC), FARM LOT 2 (5.46 AC), THE CITY PARK (2.73 AC), AND 2.11 ACRES OF OPEN SPACE ON TOWNHOMES LOT 31.
2. A GEOTECHNICAL ENGINEERING STUDY WAS PERFORMED ON THE LOTS BY CMT ENGINEERING DATED APRIL 24, 2020. CMT PROJECT NO. 14372. CONTACT SUMMIT ENGINEERING GROUP AT 435-654-9229 FOR A COPY.
3. BUILDING SETBACKS ARE PER CITY CODE SECTION 17.60. SETBACKS FROM THE DELINEATED WETLANDS ARE 30-FT FOR ALL BUILDINGS.
4. THERE IS A 20-FT WIDE PUBLIC TRAIL EASEMENT GRANTED ACROSS THE SOUTH END OF FARM LOT 1 AND TOWNHOMES LOT 31. THIS EASEMENT IS GRANTED TO FRANCIS CITY FOR THE INSTALLATION, MAINTENANCE, AND REPAIR OF A FUTURE PUBLIC TRAIL CONNECTING SAGE WAY TO HALLAM ROAD.
5. OPEN SPACE PARCEL A IS DEDICATED TO FRANCIS CITY AND WILL BE MAINTAINED BY THE CITY. IT IS INTENDED AT SOME FUTURE TIME THAT A CITY ROAD WILL BE BUILT ON THIS PARCEL TO CONNECT WITH FUTURE DEVELOPMENT TO THE EAST. CONSTRUCTION OF THIS FUTURE ROAD IS TO BE FUNDED AND CONSTRUCTED BY OTHERS.
6. FRANCIS CITY REQUIRES ANY RESIDENTIAL OR ACCESSORY STRUCTURE ON FARM LOT 1 AND FARM LOT 2 AND LOTS 5 THROUGH 9 TO HAVE A MIN. 100-FT FRONT SETBACK FROM THE RIGHT-OF-WAY OF LAMBERT LANE. IN ADDITION, NO DRIVEWAYS ARE ALLOWED TO ACCESS LAMBERT LANE (EXCEPT FARM LOT 1.)
7. THERE ARE 24-FT WIDE DRIVEWAY AND UTILITY EASEMENTS GRANTED ACROSS LOTS 3 TO 14 FOR THE BENEFIT OF LOTS 5 TO 8.
8. THERE IS A STORM WATER DRAINAGE EASEMENT ON FARM LOT 2 GRANTED TO FRANCIS CITY, AS SHOWN ON THIS PLAT.
9. TOWNHOMES LOT 31 IS APPROVED FOR A MAXIMUM OF 18 TOWNHOMES. FINAL SITE DESIGN AND ENGINEERING TO BE APPROVED BY FRANCIS CITY THROUGH THE BUILDING PERMIT APPLICATION PROCESS. AT LEAST 2.06 ACRES OF LOT 31 SHALL BE IMPROVED AS ACTIVE RECREATION OPEN SPACE (TYPICALLY LAWN AND PLAY AREAS) AVAILABLE FOR USE BY ALL HART CROSSING LOT OWNERS AND RESIDENTS (BUT NOT PUBLIC.)
10. ALL ROADS AND TRAILS WITHIN THIS SUBDIVISION ARE PUBLIC AND MAINTAINED BY FRANCIS CITY. FRANCIS CITY WILL PROVIDE CULINARY WATER, SANITARY SEWER, AND STORM WATER UTILITY SERVICES. NATURAL GAS SERVICE WILL BE PROVIDED BY DOMINION ENERGY. POWER WILL BE PROVIDED BY ROCKY MOUNTAIN POWER.
11. LOTS 33 - 37, NO BUILDINGS SHALL BE CONSTRUCTED WITHIN 30 FT OF REAR PROPERTY LINE TO COMPLY WITH REQUIRED 30 FOOT WETLANDS SETBACK.

NOTES

PUBLIC UTILITY EASEMENTS:

ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO PUBLIC UTILITY EASEMENTS ALONG ALL PROPERTY LINES AS FOLLOWS:
FRONT: 10 FEET
REAR: 10 FEET
SIDE: 10 FEET

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT LIES S00°01'54"W 415.00 FEET AND EAST 1351.94 FEET FROM THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE S89°15'37"E 143.23 FEET; THENCE N53°10'44"E 20.34 FEET; THENCE S57°10'24"E 148.64 FEET; THENCE S55°56'56"E 427.48 FEET; THENCE S00°09'23"E 510.86 FEET; THENCE S02°06'27"W 82.12 FEET; THENCE S89°24'56"W 124.42 FEET; THENCE NORTH 12.72 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 180.00 FEET; THENCE 170.06 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 54°07'52", WITH A CHORD BEARING AND DISTANCE OF N27°03'56"W 163.80 FEET; THENCE N54°07'52"W 11.48 FEET; TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET; THENCE 23.56 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", WITH A CHORD BEARING AND DISTANCE OF N09°07'52"W 21.21 FEET; THENCE N54°07'52"W 60.00 FEET; TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET; AND TO WHICH POINT A RADIAL LINE BEARS N54°07'52"W THENCE 23.56 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", WITH A CHORD BEARING AND DISTANCE OF S80°52'08"W 21.21 FEET; THENCE N54°07'52"W 324.05 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 220.00 FEET; THENCE 201.59 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 52°30'06", WITH A CHORD BEARING AND DISTANCE OF N27°52'49"W 194.61 FEET; TO THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 28.00 FEET; THENCE 5.25 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°44'44", WITH A CHORD BEARING AND DISTANCE OF N03°44'37"E 5.24 FEET; THENCE N09°07'00"E 24.28 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 34.25 FEET; AND TO WHICH POINT A RADIAL LINE BEARS S82°50'18"E THENCE 29.37 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°08'11", WITH A CHORD BEARING AND DISTANCE OF N31°43'45"E 28.48 FEET; TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 89.00 FEET; AND TO WHICH POINT A RADIAL LINE BEARS N53°36'18"W THENCE 17.71 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°24'11", WITH A CHORD BEARING AND DISTANCE OF N50°41'39"E 17.68 FEET; TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 89.00 FEET; THENCE 17.76 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°25'49", WITH A CHORD BEARING AND DISTANCE OF N39°15'35"E 17.73 FEET; TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 33.97 FEET; AND TO WHICH POINT A RADIAL LINE BEARS S56°27'01"E THENCE 29.34 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°29'46", WITH A CHORD BEARING AND DISTANCE OF N56°17'49"E 28.44 FEET; THENCE N03°12'08"E 68.06 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 28.00 FEET, AND TO WHICH POINT A RADIAL LINE BEARS N05°56'15"E THENCE 24.91 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°58'46", WITH A CHORD BEARING AND DISTANCE OF N59°24'22"W 24.10 FEET; TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 100.93 FEET; AND TO WHICH POINT A RADIAL LINE BEARS S59°36'10"W THENCE 47.58 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°02'40", WITH A CHORD BEARING AND DISTANCE OF N43°54'14"W 47.05 FEET; TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 28.00 FEET; AND TO WHICH POINT A RADIAL LINE BEARS N40°59'09"E THENCE 19.50 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°53'51", WITH A CHORD BEARING AND DISTANCE OF N25°03'55"W 19.11 FEET; THENCE N09°07'00"W 16.82 FEET; THENCE N31°27'20"W 14.76 FEET; THENCE NORTH 60.03 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 7.95 ACRES, OR 346,244 SQUARE FEET.

BASIS OF BEARINGS

BASIS OF BEARINGS FOR THIS PROJECT WAS ESTABLISHED AS SOUTH 00°01'54" WEST BETWEEN A MAG NAIL IN ASPHALT REPRESENTING THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, AND A STONE MONUMENT REPRESENTING THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN. BEARINGS ON THIS MAP ARE IN CONFORMANCE WITH BEARINGS ON THE WILD WILLOW PHASE 3E SUBDIVISION (ENTRY #824550)

SURVEYOR'S CERTIFICATE

I, BRIAN BALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 334522 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, THAT I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS.

BRIAN BALLS ____________

DATE ____________

OWNER'S DEDICATION AND CONSENT TO RECORD

I THE UNDERSIGNED OWNER OF THE TRACT(S) OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS THE HART CROSSING PHASE C SUBDIVISION, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS ______ DAY OF ______________, 20____.

NAME ____________ PRINTED NAME ____________

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF ________ } S.S.

ON THE __________ DAY OF ________________, 20______ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED

NOTARY PUBLIC ____________ MY COMMISSION EXPIRES ____________

ADMINISTRATIVE BODY

COUNTY MANAGER ________ DATE ________ ATTEST: CLERK ________ DATE

PLANNING

SIGNATURE ____________ DATE

ATTORNEY

SIGNATURE ____________ DATE

ENGINEERING

SIGNATURE ____________ DATE

FIRE

SIGNATURE ____________ DATE

HEALTH DEPARTMENT

SIGNATURE ____________ DATE

SURVEYOR

APPROVED AS TO FORM THIS ________ DAY OF ______________, 20______

ROS # ____________

SIGNATURE ____________

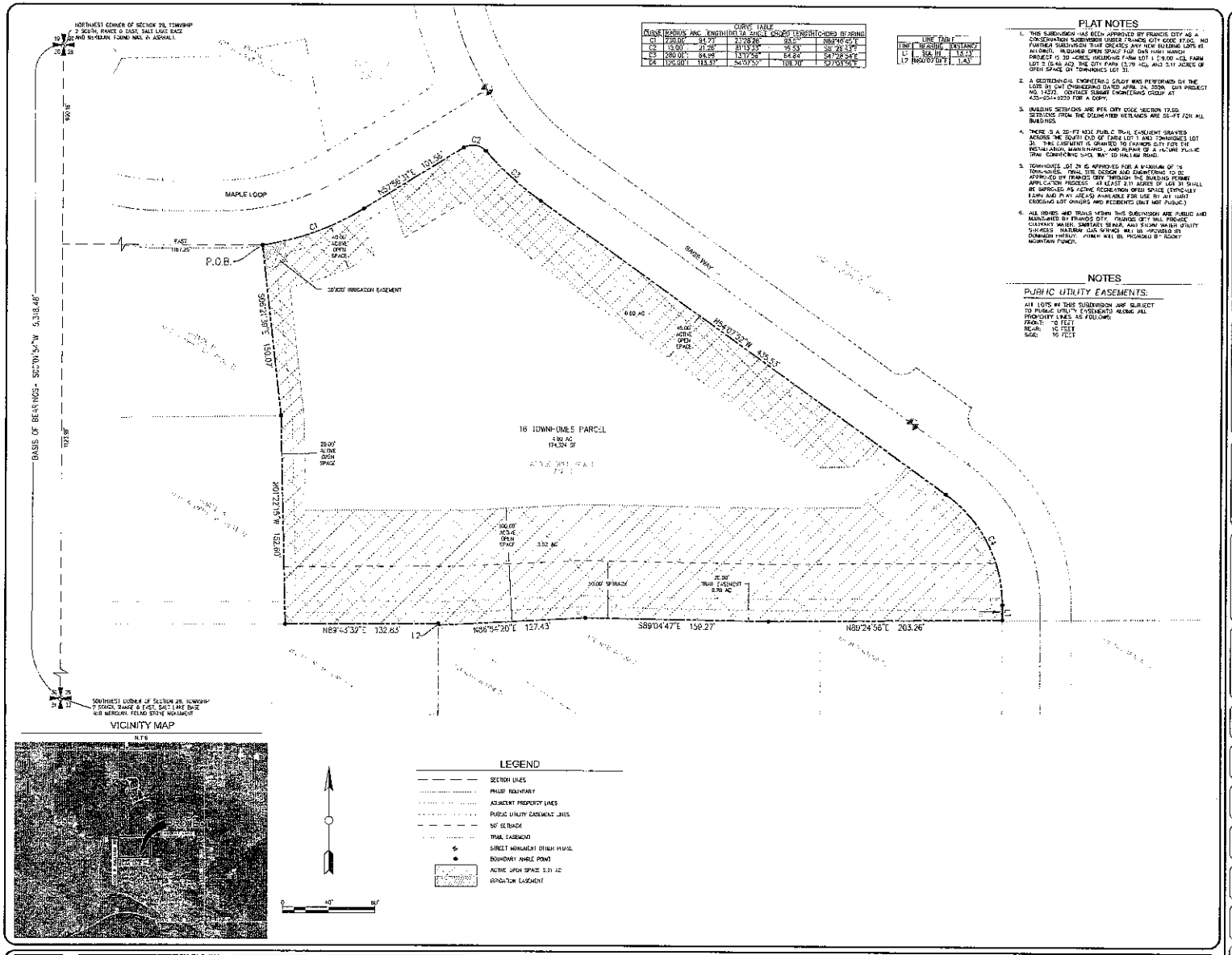
RECORDER

PROJECT
C20-003
SHEET
1 OF 1
ISSUE DATE
12/15/2020

Summit Engineering Group Inc.
Structural - Civil - Surveying
50 WEST CENTER - P.O. BOX 176
HEBER CITY, UTAH 84032
P: 435-654-9229 - F: 435-654-9231

HART CROSSING SUBDIVISION - PLAT C

LOCATED IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SLB&M,
FRANCIS CITY, SUMMIT COUNTY, UTAH



CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	DELTA	CHORD DIST.	CHORD BEARING
C1	230.00'	94.23'	23°28'26"	93.6'	N89°40'42"E
C2	13.00'	21.26'	81°13'33"	19.53'	S8°26'13"E
C3	280.00'	84.99'	17°37'52"	84.64'	S47°28'53"E
C4	120.00'	113.37'	54°07'50"	109.20'	S27°03'56"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S0A 19'	14.21'
L2	N50°07'00"E	1.43'

PLAT NOTES

1. THIS SUBDIVISION HAS BEEN APPROVED BY FRANCIS CITY AS A CONSERVATION SUBDIVISION UNDER FRANCIS CITY CODE 17.05. NO FURTHER SUBDIVISION THAT CREATES ANY NEW BUILDING LOTS IS ALLOWED. REQUIRED OPEN SPACE FOR THIS PHASE IS 0.60 ACRES. HARTS MILL FARM PROJECT IS 30 ACRES, INCLUDING FARM LOT 1 (19.00 AC), FARM LOT 2 (6.40 AC), THE CITY PARK (3.79 AC), AND 3.11 ACRES OF OPEN SPACE ON TOWNHOMES LOT 31.
2. A GEOTECHNICAL ENGINEERING STUDY WAS PERFORMED ON THE LOTS BY CMT ENGINEERING DATED APRIL 24, 2006. CMT PROJECT NO. 14272. CONTACT SUMMIT ENGINEERING GROUP AT 435-654-9339 FOR A COPY.
3. BUILDING SETBACKS ARE PER CITY CODE SECTION 17.05. SETBACKS FROM THE DELINEATED WETLANDS ARE 50-FT FOR ALL BUILDINGS.
4. THERE IS A 20-FT WIDE PUBLIC TRAIL EASEMENT GRANTED ACROSS THE SOUTH END OF FARM LOT 1 AND TOWNHOMES LOT 31. THIS EASEMENT IS GRANTED TO FRANCIS CITY FOR THE INSTALLATION, MAINTENANCE, AND REPAIR OF A FUTURE PUBLIC TRAIL CONNECTING BABB WAY TO HALLAM ROAD.
5. TOWNHOMES LOT 31 IS APPROVED FOR A MAXIMUM OF 16 TOWNHOMES. FINAL SITE DESIGN AND ENGINEERING TO BE APPROVED BY FRANCIS CITY THROUGH THE BUILDING PERMIT APPLICATION PROCESS. AT LEAST 2.11 ACRES OF LOT 31 SHALL BE DEDICATED AS ACTIVE RECREATION OPEN SPACE (TOTS-LOT, PARK AND PLAY AREAS) AVAILABLE FOR USE BY ALL (NOT CROSSING LOT OWNERS) AND RESIDENTS (BUT NOT PUBLIC).
6. ALL ROADS AND TRAILS WITHIN THIS SUBDIVISION ARE PUBLIC AND MAINTAINED BY FRANCIS CITY. FRANCIS CITY WILL PROVIDE CULINARY WATER, SANITARY SEWER, AND STORM WATER UTILITY SERVICES. NATURAL GAS SERVICE WILL BE PROVIDED BY QUESTAR. ELECTRIC POWER WILL BE PROVIDED BY ROCKY MOUNTAIN POWER.

NOTES

PUBLIC UTILITY EASEMENTS:

ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO PUBLIC UTILITY EASEMENTS ALONG ALL PROPERTY LINES, AS FOLLOWS:

FRONT: 10 FEET
REAR: 10 FEET
SIDE: 10 FEET

VICINITY MAP

N.T.S.

LEGEND

- SECTION LINES
- PHASE BOUNDARY
- ADJACENT PROPERTY LINES
- PUBLIC UTILITY EASEMENT LINES
- 50' SETBACK
- TRAIL EASEMENT
- STREET MONUMENT (FINAL PHASE)
- BOUNDARY ANGLE POINT
- ACTIVE OPEN SPACE 0.31 AC
- IRRIGATION EASEMENT

0 40' 80'

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT LIES S00°09'54"W 890.16 FEET AND EAST 1167.26 FEET FROM THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN;

AND RUNNING THENCE ALONG A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 230.00 FEET, AND TO WHICH POINT A RADIAL LINE BEARS N00°50'31"W THENCE 94.23 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°28'26", WITH A CHORD BEARING AND DISTANCE OF N89°40'42"E 93.57 FEET; THENCE N57°56'31"E 159.56 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 13.00 FEET, THENCE 21.26 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 81°13'33", WITH A CHORD BEARING AND DISTANCE OF S8°26'13"E 19.53 FEET; TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 320.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°-7'56", WITH A CHORD BEARING AND DISTANCE OF S47°28'04"E 84.64 FEET; THENCE S40°07'32"E 120.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 120.00 FEET; THENCE 113.37 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 54°07'50", WITH A CHORD BEARING AND DISTANCE OF S27°03'57"E 109.20 FEET; THENCE SOUTH 13.33 FEET; THENCE S89°24'56"W 203.26 FEET; THENCE N89°04'47"E 159.27 FEET; THENCE S86°54'20"W 127.43 FEET; THENCE N89°53'30"W 132.83 FEET; THENCE N50°07'00"E 1.43 FEET; THENCE S88°42'33"W 133.83 FEET; THENCE N00°22'15"W 152.07 FEET; THENCE N00°22'15"W 150.07 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 4.003 ACRES, OR 174,324 SQUARE FEET.

BASIS OF BEARINGS

BASIS OF BEARINGS FOR THIS PROJECT WAS ESTABLISHED AS S00°09'54" WEST BETWEEN A MAG NAIL IN ASPHALT REPRESENTING THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, AND A STONE MONUMENT REPRESENTING THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN. BEARINGS ON THIS MAP ARE IN CONFORMANCE WITH BEARINGS ON THE GOLD FOLLOW PHASE 2F SUBDIVISION (ENTRY #624050).

SURVEYOR'S CERTIFICATE

I, BRIAN BAITS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 334532 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, THAT I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS.

BRIAN BAITS

DATE

OWNER'S DEDICATION AND CONSENT TO RECORD

I THE UNDERSIGNED OWNER OF THE TRACT(S) OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS THE "HART CROSSING PHASE D SUBDIVISION", FOR HOUSING RESIDENTIAL USE AND PURPOSES, AND USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS DEDICATED FOR PUBLIC USE.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20__

NAME

PRINTED NAME

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____ S.S.

ON THE _____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC

MY COMMISSION EXPIRES

SURVEYOR

APPROVED AS TO FORM THIS _____ DAY OF _____, 20__

RDS #

SIGNATURE

ADMINISTRATIVE BODY

COUNTY MANAGER DATE

ATTEST: CLERK DATE

PLANNING

SIGNATURE DATE

ATTORNEY

SIGNATURE DATE

ENGINEERING

SIGNATURE DATE

FIRE

SIGNATURE DATE

HEALTH DEPARTMENT

SIGNATURE DATE

RECORDER

PROJECT	C20-003
SHEET	1 OF 1
ISSUE DATE	12/15/2020

Summit Engineering Group Inc.
STRUCTURAL • CIVIL • SURVEYING
55 WEST CENTER • P.O. BOX 776
HEBER CITY, UTAH 84032
P: 435.654.9339 • F: 435.654.9348

HART CROSSING SUBDIVISION – PLAT D

LOCATED IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SL&BM,
FRANCIS CITY, SUMMIT COUNTY, UTAH

Staff Report

To: Francis Planning Commission
From: Katie Henneuse
Report Date: December 10th, 2020
Meeting Date: December 17th, 2020
Title: The Views at Francis Park
Type of Item: Code Text Amendment Zone Change

Executive Summary:
The developers are moving forward with an application to rezone 8.95 acres within the boundaries of Francis City from a mix of approximately 4 acres Residential Half (R-H) and 5 acres Agricultural (AG-1) to 3.8 acres Residential Multifamily (R-M) and 5.15 acres R-H Conservation Subdivision. The applicant discussed a concept plan with the Francis City Planning Commission on October 15th, 2020. They have modified their concept plan and have reduced the initial number of dwellings from 100 apartment units to 59 units consisting of a mix of 48 apartments (38 market rate and 10 moderate income) and 11 single family lots.

Francis City General Plan:
The General Plan highlights several factors that should be reviewed:

- Community Vision Pg. 11-12.
- Land Use Guidelines Pg. 14-16.
- Goals of the Agricultural and Residential Land Use of Francis Pg. 17-18.

The General Plan sets these guidelines and goals for land use for agricultural and residential areas of Francis:

"A variety of housing types should be provided where appropriate, and innovative development patterns and building methods will result in more affordable housing and should be encouraged."

"Density increases should be considered only upon demonstration of adequate infrastructure, resource availability and benefit."

"Provide for residential areas in Francis that support and complement the unique historical and rural quality and character of the City and meet the existing needs of the community. Encourage creative approaches to housing developments that maintain and protect natural resources and environmental features. Priority should be extended to existing agricultural uses, including animal ownership, versus new residential development."

"To promote and encourage high quality, well planned residential development and subdivision designs that provide for new or preserve open spaces in the City. Allow the development of cluster subdivisions or other conservation subdivisions which provide for open space."

The General Plan sets these goals for the community vision element:

"Provide an organized, well-maintained, peaceful community. Channel future growth and development into areas that can be efficiently and effectively served by public infrastructure and facilities. Encourage managed growth and well-planned developments within the City. Development should be permitted only to the degree that the City has capacity to provide the necessary public services. Determine appropriate locations for future parks, trails, access points and other recreational facilities and preserve them."

Analysis – Zoning Changes

Ordinance 2020-08 was passed on August 13th, 2020 to adopt the Multifamily Residential Zone. This code states, "The explicit purpose of the Multifamily Zone is to obtain affordable housing within the community."

The developers are proposing 10 moderate income units out of 48 units (20.8 %). The moderate income units will include a mix of 1, 2, and 3 bedroom units. This significant portion of moderate income units will help the City obtain more affordable housing and meet the goals of the Multifamily Zone.

The table below lists recent market data in Francis, Kamas, Oakley, Heber, and Midway for single family home sales. The median home price in Francis is similar to other cities in the Kamas Valley and is lower than Heber and Midway. There were no condo or townhome sales in Francis in 2020 as of the end of September.

City	Low	High	Median	Average	Count
Francis	294,000	1,303,000	529,450	558,371	24
Kamas	270,000	1,325,000	549,500	699,865	29
Oakley	140,000	2,295,000	515,000	739,949	20
Midway	268,000	1,600,000	744,025	766,481	71
Heber	245,000	9,500,000	625,000	1,137,737	168

*Market data for Oakley, Heber, and Midway represent sales in the last 180 days. Data from Francis and Kamas represent sales in the last 300 days to increase the sample size. Kamas data from Tuhaye, Deer Valley, and Hideout was excluded.

The table below lists the larger developments that have been approved in Francis City, but have not been built yet. When these developments are built, the number of homes in Francis City will be almost double the current number of homes. Thirty-nine townhomes as well as twenty-nine residential cottage lots have already been approved in Francis City and may provide a level of affordable housing. No moderate-income units have been approved in Francis City.

Development	Single Family R-H and AG-1	Single Family R-C	Townhome
Tifton Hills	76		
Circle T Ranch	95		
Frontier Cottages		21	
Stewart Ranches	123		23
Hart Crossing	53		16
Francis Cove		8	
Frontier Acres	11		
Total	**358**	**29**	**39**

Analysis – Compliance with Code

18.58: Multifamily Zone
18.76: Conservation Subdivision
18.100.100: Off-Street Parking

Multifamily Zone

The concept plan includes 48 apartment units on 3.8 acres. Per code, up to 60 units are allowable (38 market rate and 22 moderate income). City Code allows up to ten individual units per acre. Sixteen units per acre are allowed when incorporating moderate income into the six-bonus density allowance. This development meets density allowance with 38 market rate units on 3.8 acres. The additional ten units are designated moderate income.

In their preliminary discussion with the Commission, the developers asked for a height exception. In their current proposal, the height will fall within the 32 feet maximum allowable height.

The developers also asked for a parking exception in their preliminary discussion with the Commission. City Code requires 3 parking spaces per dwelling unit for Multifamily dwellings. Per code, 144 parking spaces are required for apartment units. The current concept plan exceeds this and proposes 150 parking spaces.

The concept plan complies with Multifamily Zone requirements.

R-H Conservation Subdivision

The concept plan includes 11 single family homes on 5.15 acres. Per Code, 10 lots are allowed on this parcel plus one incentive density lot. For R-H conservation, the incentive multiplier is 10%.

City Code requires 30% open space for an R-H conservation subdivision. Therefore, 1.55 acres of open space are required for this parcel. The concept plan proposes 1.9 acres of open space, which includes 0.33 acres for the Park 'n Ride. A Park 'n Ride is not currently a permitted use for open space, nor is it allowable in the R-H zone. However, since the developers are providing it as a benefit to the City, options should be considered to allow it as part of this development.

The concept plan complies with R-H Conservation Subdivision requirements, excepting the Park 'n Ride.

Analysis – Positive and Negative Factors

Staff has identified the following positive factors of this proposal:

- This development proposes 10 moderate income and 38 market rate apartments that will help create affordable housing options in Francis for teachers, police officers, and young adults beginning careers.
- The location of the proposed development is near the City Center and Francis Park. It is near the approved Francis Cove and Circle T developments. It will likely be in accord with the other residential projects that are planned in the vicinity.
- The layout proposed will place higher density zones closer to the highway and lower density zones at the back of the development, which is preferable to staff.

- The added density of this development would add to the commercial viability of the City.
- The proposed Park 'n Ride site in the concept plan will accommodate planned public transportation. This site is an ideal location since it is near the City Center, park, and planned developments.
- The conservation subdivision will meet the goal of the City to preserve open space.
- The concept plan includes a trail system with future connection points.
- This proposal balances the goals of the City to provide affordable housing while also preserving open space.

Staff has identified the following negative factors of this proposal:

- It is predicted that the City and surrounding area will experience rapid growth in the next five years as the approved developments are built out. The current zoning of this property allows for approximately 12 single family homes. This proposal adds 47 units to the allowed density and will increase the rate of growth in the City.
- Potentially affordable housing options, such as townhomes and cottage homes have already been approved by the City.
- The General Plan states the goal of preserving the rural feel of Francis and agricultural areas. This goal conflicts with this re-zoning application. The zoning application is proposing to re-zone agricultural land to a higher density which will not facilitate the ownership of animals and family food production.

Staff Recommendation:

Forward to City Council on a positive recommendation, with the following conditions for approval:

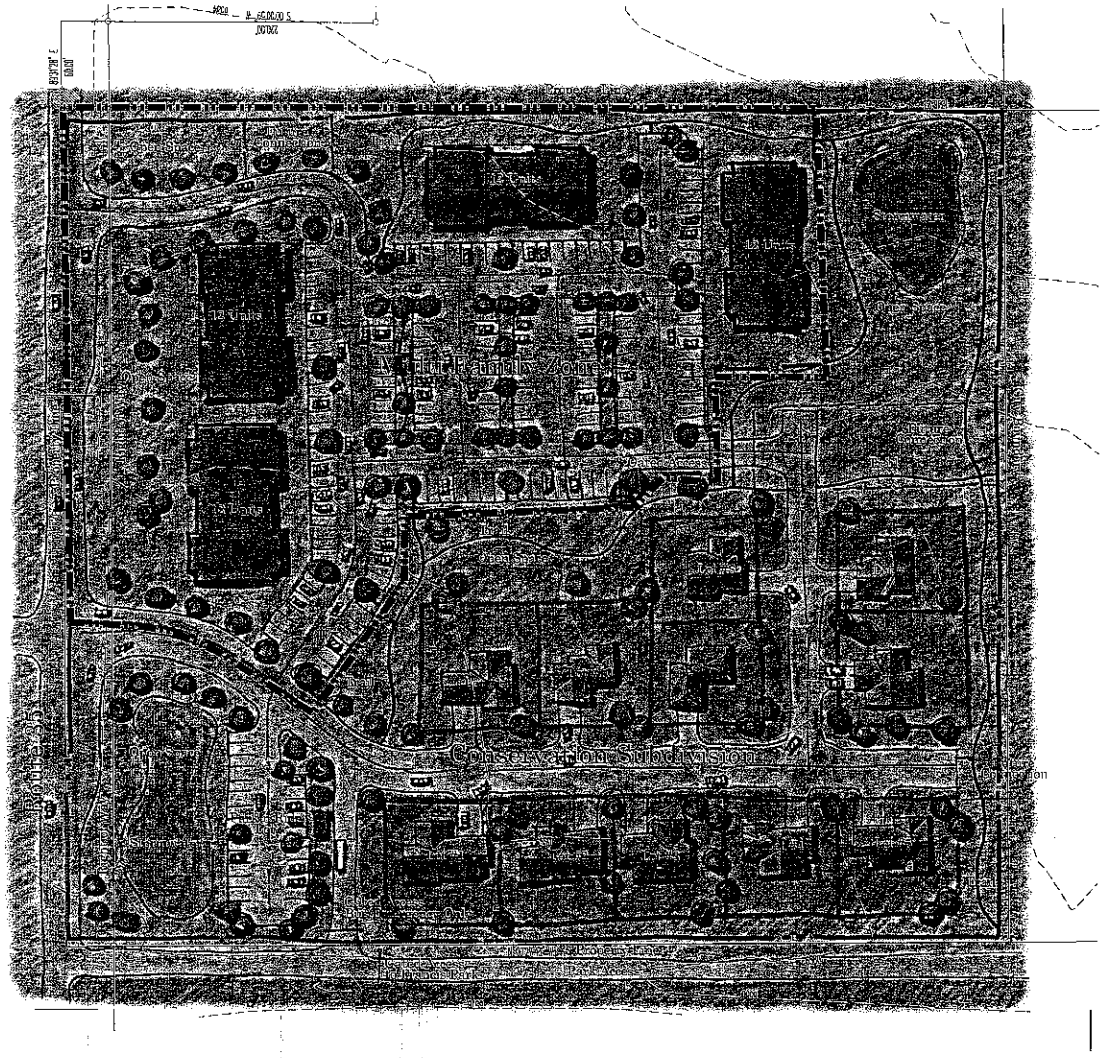
- City engineer will demonstrate adequate infrastructure and resource availability for this added density in consideration of the other projects that have been approved within the City.
- Identify the best options to allow the Park 'n Ride to be included in this development.

Staff also recommends that the Planning Commission and City Council consider updating the General Plan to clarify current goals for residential zones and affordable housing.

Community Review:

Francis City invites you to attend a public hearing for this proposed zone change by following the link below or by calling 1-346-248-7799.
https://us02web.zoom.us/j/89881755702?pwd=b284OXVPSEk2ZXgzYXd6bXV1QmMyQT09
Meeting ID: 898 8175 5702 Password: 323815
You can also comment by email to comments@francisutah.org
Published in the Park Record December 2nd, 2020.

Proposed Access to
Align with Francis Cove Court



Site Tabulations

Project Tax ID	FT-90-A
Project Acreage	8.95 Acres
Residential Units	
Multi Family Zone Parcel	3.80 Acres
Apartment--Market Rate	38 Units
Apartment--Moderate Income	10 Units (20.8%)
Total Units	48 Units
Parking Tabulations	
Required per Code 3 spaces/Apartment	144 Spaces
Proposed Parking Includes 8 ADA Spaces	150 Spaces
Conservation Subdivision Parcel	5.15 Acres
Single Family Lots -- RH	10 Units
Incentive Density	1 Unit
Total Single Family	11 Units
Required Open Space (30%)	1.54 Acres
Proposed Open Space (36.8%)	1.90 Acres

Legal Description

Tax ID: FT-90-A

A portion of land located in the Northwest Quarter of Section 33, Township 2 South, Range 6 East, Salt Lake
Base and Meridian and having a Basis of Bearing taken as South 89°31'28" West between the North 1/4 Corner and the Northwest Corner of said Section 33, described as follows:
Beginning at a point South 89°31'28" West 990.43 feet along the section line from the North 1/4 Corner of Section 33, Township 2 South, Range 6 East, Salt Lake Base and Meridian, and running thence South 00°00'59" West 660.02 feet to a point on the Francis Town Boundary; thence South 89°31'28" West 697.00
feet along the Francis Town Boundary to a point common with Parcel FT-90-A-X; thence North 00°27'43" West 642.00 feet along the Easterly line of said parcel to a point on the section line; thence North 89°31'28"
East 593.42 feet along the section line to the point of beginning.
Containing 8.95 Acres

SCALE: 1" - 40'

November 30, 2020

The Views at Francis Park

RM/RH Rezoning
Multi Family/Conservation Subdivision
Site Concept Plan

Francis, Utah

LandSOLUTIONS
PLANNING & DESIGN
Post Office Box 683175
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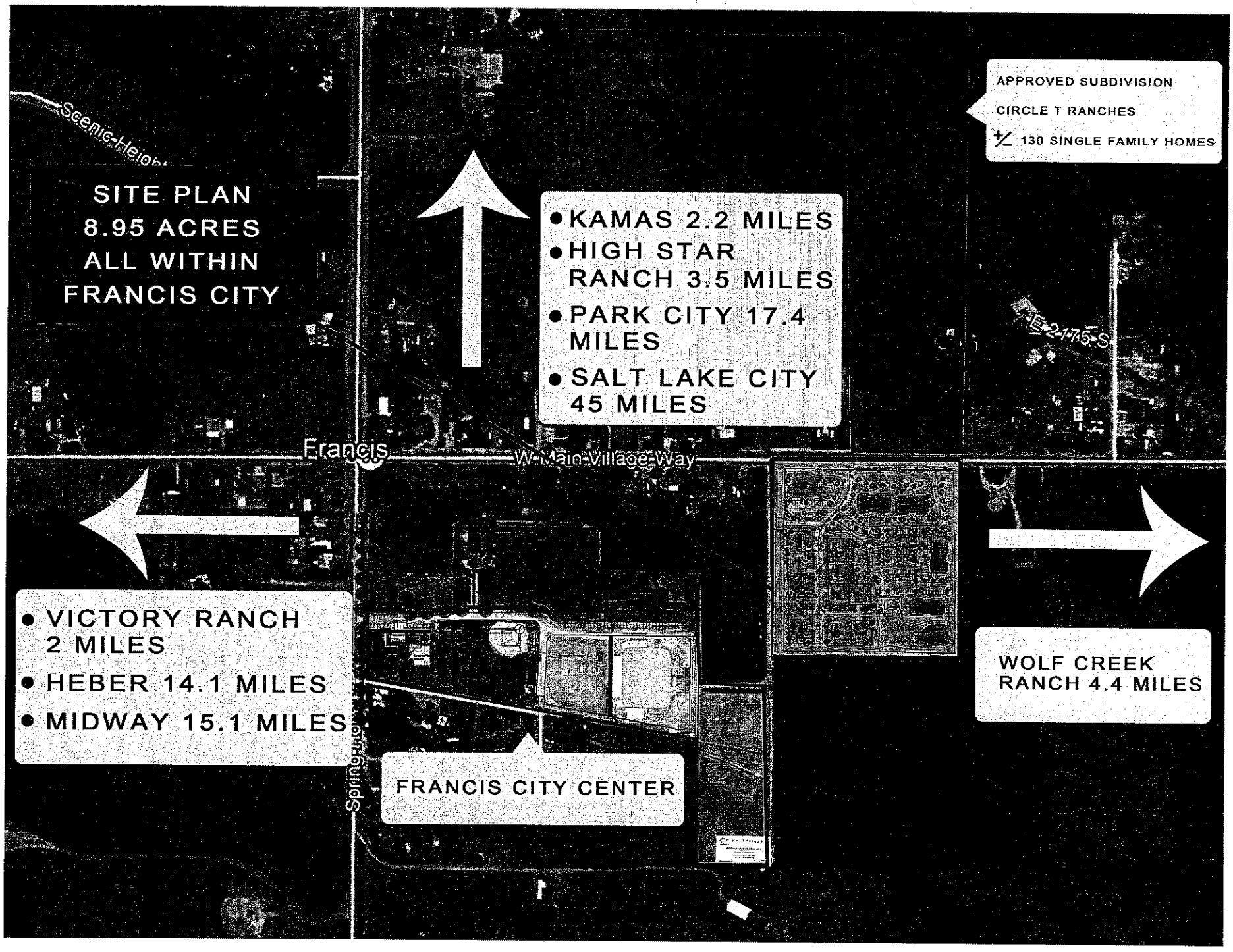
SITE PLAN
8.95 ACRES
ALL WITHIN
FRANCIS CITY
APPROVED SUBDIVISION
CIRCLE T RANCHES
+/- 130 SINGLE FAMILY HOMES
• KAMAS 2.2 MILES
• HIGH STAR RANCH 3.5 MILES
• PARK CITY 17.4 MILES
• SALT LAKE CITY 45 MILES
Francis
W Main Village Way
E 2175 S
• VICTORY RANCH 2 MILES
• HEBER 14.1 MILES
• MIDWAY 15.1 MILES
FRANCIS CITY CENTER
WOLF CREEK RANCH 4.4 MILES