Staff Report

To: Francis City Council
From: Katie Henneuse
Report Date: March 4th, 2021
Meeting Date: March 11th, 2021
Title: Francis Commons
Type of Item: Zone Change Code Text Amendment

Executive Summary:

The developers are moving forward with an application to rezone 17.87 acres within the boundaries of Francis City from Residential Half (R-H) to approximately 4.0 acres City Center (CC), 4.6 acres Residential Multifamily (R-M), and 9.5 acres Residential Cottage (RC).

On October 15th, 2020 the developers discussed a concept plan with the Francis City Council and Planning Commission during a joint work session. Based on feedback from the Commission, Council, and staff, they modified their concept plan and reduced the initial number of dwellings from 164 units to their current proposal of 140 units.

On January 21st, the zone changes and updated concept plan were presented to the Francis Planning Commission. The Planning Commission gave a negative recommendation (0-5).

Background:

Francis City approved a concept plan similar to this concept plan in 2008 for a mixed-use development. A lawsuit was brought against Francis City by the landowners and a condition of the settlement agreement was to return the land to the R-1 zone, which is referred to as the R-H zone in current code.

Francis City General Plan:

The General Plan highlights several factors that should be reviewed:

- Community Vision, Pg. 12 – "Encourage managed growth and well-planned developments within the City."
- Land Use, Pg. 15 – "A variety of housing types should be provided…Density increases should be considered only upon demonstration of adequate infrastructure, resource availability and benefit…Commercial and Light Industrial uses should be highly accessible, clustered near the center of their service areas, and developed compatibility with the uses and character of surrounding districts."
- Commercial Zone, Pg. 19 - "Expand the range of retail and commercial goods and services available within the community. Encourage safe and convenient pedestrian access to shopping and service areas."

Analysis – Compliance with Code

18.57 City Center Zone

This parcel is outside of the City Center zone. If approved, the CC Zone would need to be extended.

Commercial and residential mixed-use are allowable in the CC zone. The density of the proposed zone is 52 multi-family units, 22 live-work townhomes, and 8,600 SF of commercial space on 4.0 acres. The combined density of the multi-family and townhome units is 18.5 units per acre. Although there are no residential density limits listed in the CC Zone, this exceeds the allowable density of the City's M-F zone by 34 market-rate units or 10 units with allowances for moderate-income bonus density.

8,600 square feet of dedicated commercial space is proposed in the concept plan. The live-work townhomes may also include commercial space on the ground level. In discussions with the developers, they indicated no intention to require dedicated commercial space in the live-work townhomes. If all of the live-work townhomes have 800 square feet dedicated to commercial businesses, approximately 23% of the square footage in this zone would be commercial. If none of the live-work townhomes have dedicated commercial space, only 8% of the total square footage of this zone would be commercial.

City code requires 3 parking spaces per dwelling. The concept plan specifies 1.63 parking stalls/unit for the stacked multi-family dwellings. The live-work townhomes have 4 spaces per dwelling (2 in a garage and 2 in a driveway). 3 spaces are normally required per residential dwelling, so this leaves an extra space for the commercial use. It cannot be determined if this would meet code as the nature and square footage of the commercial business would dictate the parking requirements for the live-work townhomes. Per code, retail use requires 4 spaces per 1,000 square feet and office space requires 2 spaces per 1,000 square feet. In the commercial development area, 6.4 spaces per 1,000 square feet is planned and this would likely meet or exceed code, However, the concept plan specifies on-street parking for the commercial units, which is prohibited per code.

The concept plan for the City Center Zone does not meet code and would require several text amendments.

18.58 Multifamily Zone

The density of the proposed multifamily zone is 34 townhomes on 4.6 acres. Per code, 46 units is the maximum allowable density for this acreage. The developers have proposed no moderate-income units and are requesting no bonus density allowance. The concept plan exceeds the required number of parking spaces and proposes 4 parking spaces per townhome (2 in a garage and 2 in a driveway), with an additional 17 guest spaces.

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."

A summary of housing conditions in Francis and Eastern Summit County follows:

- The median single home price in Francis in 2020 was $529,450 with a low of $249,000 and a high of $1,303,000 (1/1/2020 – 9/30/2020). The median home price in Francis was comparable to other cities in the Kamas Valley.
- There were no condo or townhome sales in Francis in the same time period.
- 39 moderate income townhome and 29 residential cottage lots have been approved in Francis.
- The projected annual shortage of affordable rental housing in Eastern Summit County is 44 units (Regional Housing Needs Assessment: Summit and Wasatch Counties, James Wood, May 2019).

The developers have not proposed a set number of moderate-income units with their concept plan. They have stated an intent to create affordable living options that will specifically target local residents in need of workforce housing. They are working with builders who will provide a number of residential units that would be offered to teachers, firemen, police, public employees and nurses first before being released to the general public. The details of this arrangement will be memorialized with the approval of the final plat.

The concept plan complies with Multifamily Zone requirements but does not provide a guarantee of affordable housing.

18.40 Residential Cottage Zone

The concept plan includes 32 single family homes on 9.5 acres. The lots are 7,000 square feet or larger, which is the minimum lot size in this zone. The concept plan also provides adequate parking with 2 garage stalls and 2 guest stalls for each home.

The concept plan complies with Francis City code for the Residential Cottage Zone.

17.05 Subdivisions/General Provisions

Francis City code states: "Land shall not be subdivided and developed until available public facilities and improvements exist (or adequate guarantees are in place) and proper provision has been made for drainage, water, sewerage, and capital improvements such as schools, parks and recreation facilities, streets and transportation facilities, and related improvements. If necessary and required public facilities, infrastructure and safety protections are not in place or cannot be provided, the subdivision will not be allowed."

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.

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**

The impact on water and sewer infrastructure, roads, and schools should be evaluated before approval of this concept plan, taking into consideration the developments that have already been approved in Francis.

Analysis – Positive and Negative Factors

Staff has identified the following positive factors of this proposal:

- A variety of housing types are proposed, which meets a goal of the General Plan.
- The City's commercial base would increase while meeting a goal of the General Plan to expand the range of retail and commercial goods and services available within the community.
- The architectural concepts are attractive and in-line with what has been envisioned in the CC Zone.
- The layout proposed will place higher density zones closer to the highway and lower density zones at the back of the development. The transitions between housing types are logical.
- The added density of this development would add to the commercial viability of the City.
- The location is reasonable as it is near the center of town and higher-density residential areas.
- The park includes a playground, benches, and pavilion and increases the City's recreational areas.
- The developer intends to work with builders who would offer affordable housing options.

Staff has identified the following negative factors of this proposal:

- Several text amendments would be necessary for this development to be allowable, especially in the CC Zone. The CC Zone would need to be extended and a walking path between the City Center and this development would need to be constructed to connect it to the CC Zone.
- Development of the City Center at the four-way intersection of SR 32 and SR 35 may be postponed if commercial space is available nearby.
- The current zoning of this property allows for approximately 35 single family homes. This proposal adds 105 units to the allowed density and will increase the rate of growth in the City, placing a greater demand on the City's infrastructure, roads, and schools.
- Affordable housing is not guaranteed with this zone change. The developer plans to finalize any affordable housing arrangements with the approval of the final plat.
- The General Plan states the goal of preserving the rural feel of Francis, which conflicts with this proposal.

Planning Commission Recommendation:

In making their recommendation, the Planning Commission expressed concern that this proposal allows for additional density and does not promote balanced growth in Francis, especially considering the quantity of approved developments. They discussed the negative impact of this proposal on water systems, roads, policing, and schools. They commented that they do not want to set a precedent of approving zone changes and would like to see the City follow its zoning map. Concerns were expressed that the mixed-use apartments and townhomes would not be affordable and that the commercial space would not be viable. Public comments echoed many of these concerns, and while not a primary deciding factor, the Commission felt they could not ignore the overall negative public sentiment. After deliberations, all five commissioners expressed a negative recommendation for the proposal.

Staff Recommendation:

Using the General Plan, along with the codes for the applicable zones, discuss the benefits and drawbacks of this zone change proposal. If the benefits of the proposal outweigh the negative factors, approve the zoning changes with the following conditions:

- City engineer will perform analysis to demonstrate adequate infrastructure and resource availability for this added density in consideration of the other projects that have been approved within the City. If the analysis shows that the infrastructure is not adequate, the developer will agree to provide infrastructure upgrades.
- Developer will provide traffic impact study showing no significant impact. If impact is significant, the developer will agree to provide modifications to roads and signage.
- Passage of code text amendments to allow for this development.

Community Review:

Francis City invites you to attend this meeting and provide public comment by following the link below or by calling 1-346-248-7799 or 1-669-900-6833. Meeting ID: 841 5683 8403 Password**:** 362202
https://us02web.zoom.us/j/84156838403?pwd=bjJsNXQ1VFhFTGdPVWlMSXc4eHFaQT09

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

Published in the Park Record February 24th, 2021.

Annapurna Capital Partners,LP

December 16, 2020

Statement of Reason for Zoning Map Amendment

The reason for our request for the zoning amendment for this property is to bring a well designed development to the City of Francis that provides for multiple uses, including various housing options like traditional single family homes, townhomes, condos and apartments. There will be a need for small business owners to set up shop in the City Center. For this to be possible, we need to create higher density residential living spaces that by design will enhance a village community and thereby promote an environment that residents can enjoy walking to or biking between residences and into the commercial center. The project that we call, Francis Commons will provide these options as well as a park and trail system. Additionally, Francis Commons will seek to create affordable living options that will specifically target local residents in need of workforce housing. We are working with builders who will provide a number of residential units that would be offered to teachers, firemen, police, public employees and nurses first before being released to the general public. The details of this arrangement will be memorialized with the approval of the final plat.

Sincerely,

Richard Rapp

DEVELOPMENT DATA

PROJECT AREA	17.87 ACRES
EXISTING ZONE	RESIDENTIAL HALF (R-H)
COMMERCIAL	8,600 SF
STACKED MULTI-FAMILY	52 UNITS (800 SF AVE.)
LIVE-WORK TOWNHOMES (2,800 SF)	22 UNITS
TOWNHOMES (2,000-3,000 SF)	34 UNITS
7,000 SF SINGLE FAMILY COTTAGE LOTS	32 UNITS

PARKING DATA

COMMERCIAL	55 ON-STREET STALLS (6.4/1,000 SF)
STACKED MULTI-FAMILY	85 SURFACE STALLS (1.63/UNIT)
LIVE-WORK TOWNHOMES	2 GARAGE STALLS EACH + 2 GUEST STALLS IN DRIVE
TOWNHOMES	2 GARAGE STALLS EACH + 2 GUEST STALLS IN DRIVE
	17 ADDITIONAL GUEST SPACES
SINGLE FAMILY LOTS	2 GARAGE STALLS EACH + 2 GUEST STALLS IN DRIVE

EQUESTRIAN TRAIL CONNECTION TO SCENIC HEIGHTS ROAD

7,000 SF SINGLE FAMILY COTTAGE LOTS (32)

SCENIC HEIGHTS ROAD

OPEN SPACE BUFFER WITH LANDSCAPE/DETENTION

7,000 SF SINGLE FAMILY COTTAGE LOTS (32)

STREETS STUBBED TO ADJACENT PROPERTIES (TYPICAL)

7,000 SF SINGLE FAMILY COTTAGE LOTS (32)

ALLEY LOADED 3 STORY LIVE-WORK TOWNHOMES

SURFACE PARKING FOR MULTI-FAMILY UNITS

ANGLED ON-STREET PARKING

NORTH STATE ROAD 32

MULTI-FAMILY BEHIND AND OVER COMMERCIAL (3 STORIES) (24 UNITS)

GROUND LEVEL COMMERCIAL (4,300 SF)

GROUND LEVEL COMMERCIAL (4,300 SF)

MULTI-FAMILY BEHIND AND OVER COMMERCIAL (3 STORIES) (28 UNITS)

TRAIL STUB TO FUTURE FRANCIS TOWN CENTER

ALLEY LOADED TOWNHOMES

NEIGHBORHOOD PARK WITH PLAYGROUND, PLAY LAWN, BENCHES AND SHADE PAVILION

TRASH AND RECYCLING ENCLOSURE

N

0 30 60 120 180

SCALE: 1"=60'

FRANCIS COMMONS

CONCEPT MASTER PLAN

DECEMBER 2020

FC

LDG EST. 2006 LANGVARDT DESIGN GROUP SALT LAKE CITY PLANNING & LANDSCAPE ARCHITECTURE

PROPOSED ZONES

R-C Residential Cottage Zone
R-M Residential Multifamily Zone
CC City Center Zone

R-C

9.5 AC.

R-M

4.5 AC

CC

4.0 AC

N

0 30 60 120 180

SCALE: 1"=60'

EST. 2006 LDG SALT LAKE CITY VANGVARDT DESIGN GROUP PLANNING & LANDSCAPE ARCHITECTURE

FRANCIS COMMONS

PROPOSED ZONING

DECEMBER 2020

FC



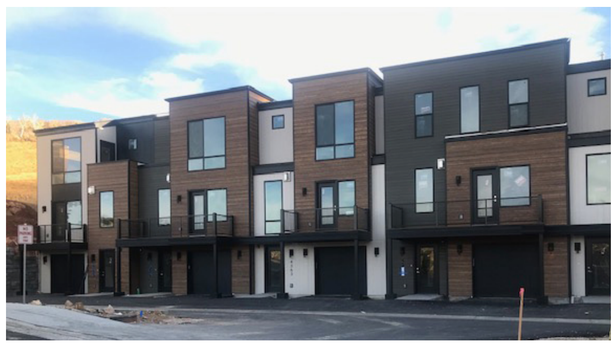
















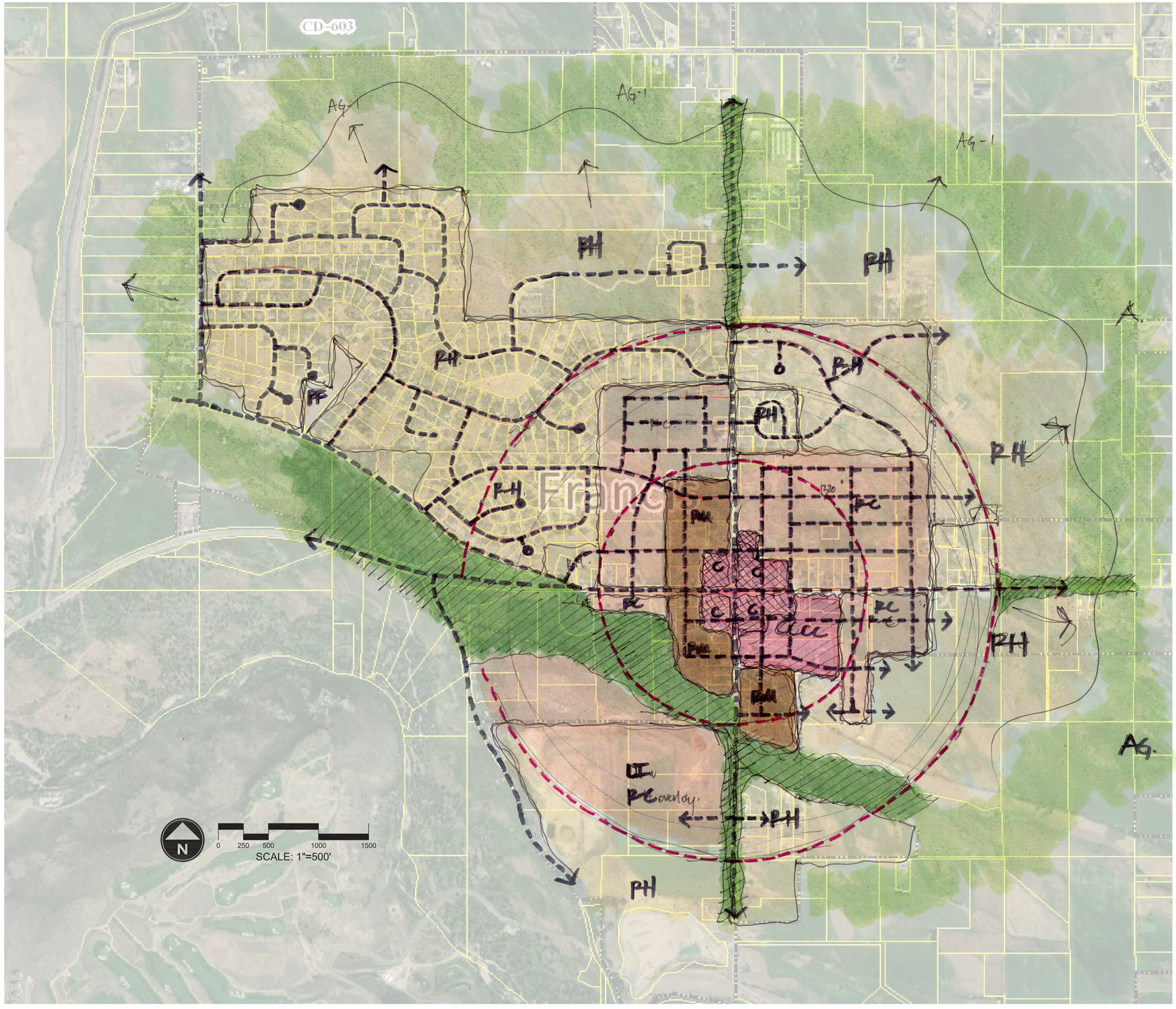
EST. 2006 LDG SALT LAKE CITY — LANGVARDT DESIGN GROUP — PLANNING & LANDSCAPE ARCHITECTURE

FRANCIS COMMONS

ARCHITECTURAL PRECEDENT IMAGERY

DECEMBER 2020

FC



LAND USE CONCEPTS

COMMERCIAL SHOULD BE FOCUSED AROUND THE 4 WAY - NOT STRETCHED UP AND DOWN THE HIGHWAY CORRIDORS.

COMMERCIAL SHOULD BE ADJACENT TO FUTURE CITY CENTER USES PROVIDING MAXIMUM SYNERGY BETWEEN PUBLIC USES AND COMMERCAL TENANTS.

CONSIDER ON STREET PARKING WITH COMMERCIAL CORE AT 4 WAY INTERSECTION TO CREATE “MAIN STREET”

DENSITY SHOULD BE FOCUSED ADJACENT TO THE CITY CENTER AND COMMERCIAL CORE WITH MULTI-FAMILY AND COTTAGE RESIDENTIAL PLACING RESIDENTS WITHIN WALKING DISTANCE OF THE RETAIL USES.

DENSITY SHOULD DECREASE AS YOU MOVE AWAY FROM THE CITY CENTER AND RETAIL CORE WITH AG-1 AT THE TOWNS EDGE - PARTICULARLY TO THE NORTH AND EAST.

OPEN SPACE AND TRAIL LINKAGES SHOULD BE PROVIDED TYING RESIDENTIAL NEIGHBORHOODS TO ONE ANOTHER AND TO THE CITY CENTER.

ENTRY CORRIDORS SHOULD BE PRESERVED TO PROVIDE A PLEASING ARRIVAL SEQUENCE. HIGHWAY CORRIDOR ENTRIES SHOULD NOT BE LINED WITH COMMERCIAL OR RESIDENTIAL USES.

TOWN CORE SHOULD BE BUILT WITH WALKABLE, INTERCONNECTED TREE LINED STREETS.

CONSIDER CURRENT LIGHT INDUSTRIAL TO HAVE A RESIDENTIAL OVERLAY DUE TO ITS PROXIMITY TO THE PROPOSED CITY CENTER.

CONSIDER CREATING A PUBLIC ACCESS NATURE PARK WITHIN EXISTING DRAW SOUTH OF PROPOSED CITY CENTER. EXCHANGE DENSITY FOR PARK LAND CONTRIBUTION.

LANGVARDT DESIGN GROUP
EST. 2006
LDG
SALT LAKE CITY
PLANNING & LANDSCAPE ARCHITECTURE

FRANCIS COMMONS

CONCEPT LAND USE PLAN

DECEMBER 2020

FC



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EDM Partners

3980 S 700 E, Suite 22 Salt Lake City, UT 84107
(801) 305-4670 www.edmllc.net

NORTH

SCALE: 1" = 50'

0 25 50 100 150

DEVELOPER:
BLC Consulting LLC
4098 Fairburn Circle
South Jordan, UT 84009
801-430-6256

NOTES:

1. All sanitary sewer improvements shall conform with the standards and specifications of Francis City.
2. All culinary & secondary water improvements shall conform with the standards and specifications of Francis City.
3. All improvements in the public right of way shall conform with the standards and specifications of Francis City.
4. All private improvements shall conform to APWA standards and specifications.
5. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
6. This project is depicted on FEMA FIRM map number 49043C1175G. No FEMA Flood Plains are dipcted on the FIRM.
7. Propery is subject to Historic Francis City R-1 Zoning. R-1 allows for a minimum lot area of 15,000 sq.ft. at a net density of 2 units/acre. Net area is the remainder area after ROW area has been removed.
8. R-1 typical setbacks are:
   - Front: 30'
   - Rear: 25'
   - Side Interior: 12'
   - Side Corner: 30'

PROJECT STATISTICS:

GROSS PARCEL AREA =	17.87 ACRES
UDOT ROW AREA =	0.51 ACRES
SUB ROW AREA =	3.01 ACRES
NET RESIDENTIAL AREA =	14.35 ACRES
ALLOWABLE UNITS =	28 LOTS

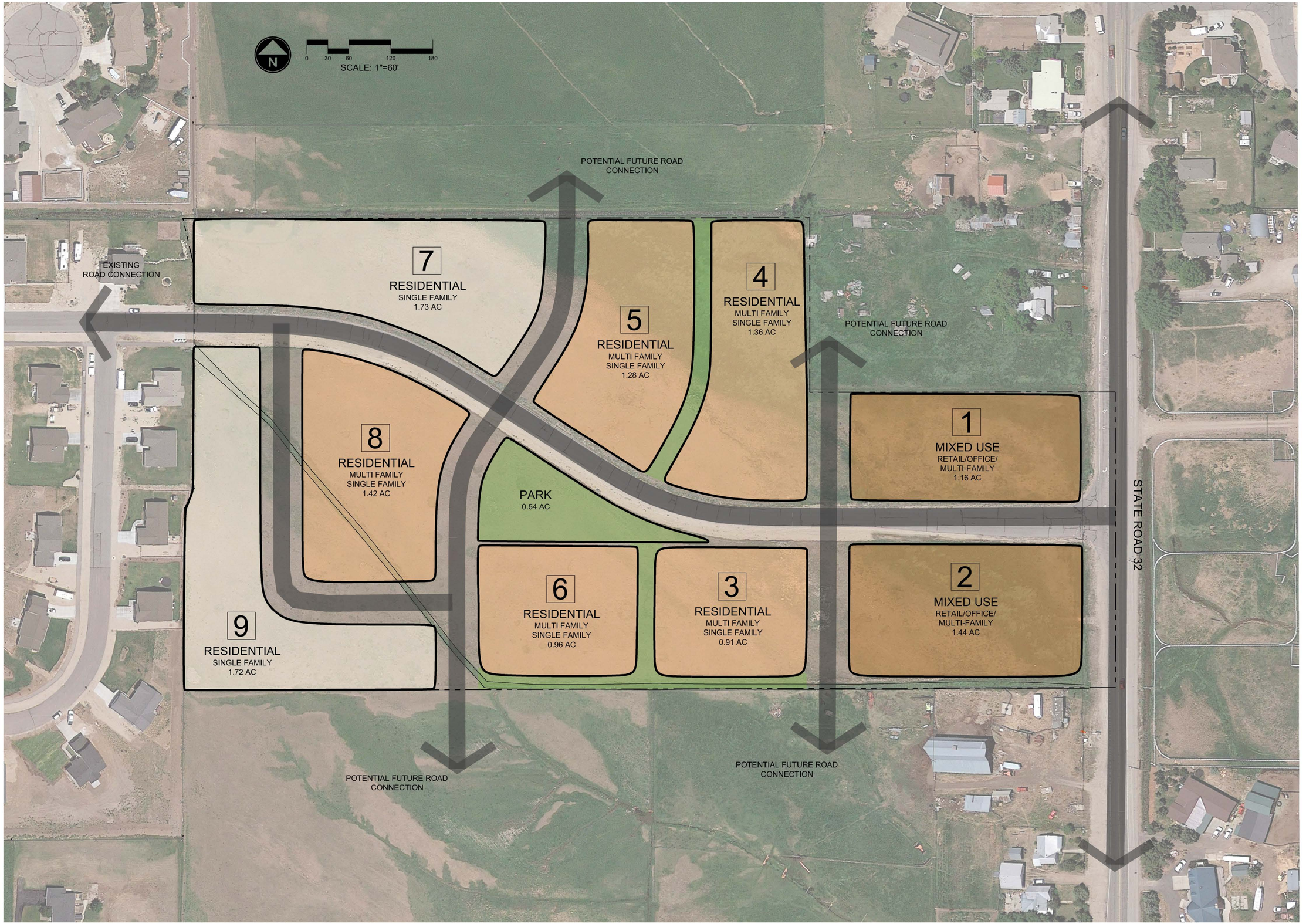
Wild Willow

Concept Plan

PROJECT:	1650
DRAWN BY:	NMM
REVIEWED BY:	NMM
REVISIONS:	
No. DATE	REMARKS

DATE: July 27, 2017

SHEET NUMBER: **O-1**



LDG
EST. 2006
LANDSCAPE DESIGN GROUP
PLANNING & LANDSCAPE ARCHITECTURE
SALT LAKE CITY

FRANCIS VILLAGE

CONCEPT LAND USE PLAN

STATE ROAD 32
FRANCIS, UT 84036

DATE:	AUGUST 2020
PROJECT:	170.01.00
DRAWN BY:	EL
REVIEW BY:	EL
VERSION:	
REVISIONS:	

SHEET TITLE:
LAND USE PLAN

SHEET NUMBER:
L1.1

Staff Report

To: Francis City Council
From: Katie Henneuse
Report Date: March 2nd, 2021
Meeting Date: March 11th, 2021
Title: Storage Yards
Type of Item: Code Text Amendment

Executive Summary:

Francis City allows storage yards in the AG-1, AG-2, and LI-1 zones, provided that landscaping and parking standards for commercial developments are met. It has come to the attention of staff that additional commercial requirements should be included in the code. For example, a site plan and outdoor lighting plan should be submitted to the City. In addition, text needs to be added to allow for business signage in the AG-1 and AG-2 zones. Finally, an adjustment to the location of sight-obscuring fences needs to be made to allow for landscaping along public streets.

The Planning Commission reviewed this amendment in their January 28th meeting. They added verbiage to allow for various types of attractive fencing materials, such as brick. The Commission is forwarding this text amendment to the City Council with a unanimous positive recommendation.

City Code:

18.15.130 Storage Yards

Staff Recommendation:

Staff recommends reviewing the proposed text amendment to City Code. Approve this text amendment.

Community Review:

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https://us02web.zoom.us/j/84156838403?pwd=bjJsNXQ1VFhFTGdPVWlMSXc4eHFaQT09
You can also comment by email to comments@francisutah.org
Published in the Park Record February 24th, 2021.

18.15.130 Standards for approving storage facilities.

The intent and purpose of this section is to protect the community and neighboring properties from litter, vermin, a loss of property value, or other ill effects of unsightly or uncontained storage, junk or salvage yards.

1. Scope. The provisions of this section shall apply to storage facilities authorized by which zone they are applied for.

2. Requirements. The City Planner may grant a permit for a storage yard, provided the following conditions are met:

a. Such use is located in the AG-1, AG-2 or LI-1 zone and has main primary access off of major arterial roads; State Road 32 or State Road 35.

b. All facilities shall provide an attractive eight-foot sight-obscuring fence of substantial nature on surrounding property lines. The fence materials may not include vinyl, chain-link, or residential wood slat. The fence shall be set back four to eight feet from the property line(s) adjacent to public streets to allow for landscaping.~~constructed to a height of at least eight feet on all surrounding property lines . An attractive concrete fence must be used on all sides.~~

~~c. Off-street parking, FCC 18.100.100, and landscaping shall be provided according to the standards of FCC 18.115.080.~~

~~d~~c. All storage facilities must meet setbacks of current property zones or uses they are adjacent to. Current use will supersede zoning.

~~e~~d. Follow City noise ordinance.

~~f. Follow Commercial Landscaping Code.~~

~~f~~e. Follow commercial design standards as outlined in the following sections: 18.45.030 (Permitted accessory uses), 18.45.040 (Lot area), 18.45.100 (Trash, material storage, and pollution), 18.45.110 (Landscaping),18.45.120 (Grading and drainage), 18.45.130 (Utilities), 18.45.170 (Service and loading areas), 18.100.100 (Off-street parking), 18.115.080 1. (Landscaping requirements), and 18.118 (Commercial Outdoor Lighting).

3. Signage. If the storage yard is in an AG-1 or AG-2 zones, a maximum of two wall signs, not to exceed 32 square feet each measured from the farthest extent of the sign to form a rectangle, may be mounted on the fence at the front property line, with a maximum of one sign mounted on each side of the entrance. No part of any sign shall extend above the fence upon which it is mounted.

Staff Report

To: Francis City Council
From: Katie Henneuse
Report Date: March 10th, 2021
Meeting Date: March 11th, 2021
Title: Hart Crossing Subdivision
Type of Item: Final Master Plan and Preliminary and Final Phase 1 & 2 Approval

Background:

Hart Crossing, located at the corner of Hallam and Lambert Lane, was annexed into Francis City on August 8th, 2019 as a conservation subdivision in the AG-1 zone. The concept plan proposed 53 single family and 16 townhome lots for a total of 69 units. The subdivision acreage is 60 acres with a minimum of 30 acres of open space. The developer is proposing four phases. The concept plan was accepted within the annexation agreement. The developer is now pursuing final master plan approval in conjunction with approval for Phase 1 and 2.

Preliminary Master Plan approval was granted by City Council on August 13, 2020, with the following changes:

- Designate 1-acre building envelope on farm parcels to separate residential lot from open space.
- Meet minimum 50% required open space.
- Identify at least 20% of the minimum required conservation land that will be remain available for the common use of the residents and/or public.
- Provide maintenance and ownership plans for the conservation lands.

City Code:

17.30: Preliminary Plan
17.35: Final Plat
17.60: Conservation Subdivision
17.25.310: Sidewalks, curbs, trails, paths

Analysis:

Masterplan – Open Space Calculations

There are two farm parcels. Farm parcel 1 is 19.93 acres and farm parcel 2 is 6.89 acres. One acre of each farm parcel is designated as a residential building envelope. This is shown on Plat A for Farm Lot 1. The Farm Lot 2 building envelope will be identified by a site plan submitted with the building permit. The residential lots are not counted in the open space calculation. The farm parcels contain 24.82 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	0.59
Townhome Parcel	2.05
Total	**6.00**

Total Open Space	
Farm Parcels*	24.82
Park	2.79
Dog Park	0.57
Townhome Parcel	2.05
Total	**30.23**
Percent Open Space	**50.4%**

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

Document Review

The master plan and plats have been through several review cycles with staff and the developer. The developer has met the preliminary and final plat requirements for Plat A and B (phase 1 and 2) with the following outstanding items identified by staff:

- Delete road dedication to Francis City reference on Plat A and C. The roads are dedicated to Francis in the Owner 's Dedication and Consent to record. Another note on the plat to dedicate the roads is unnecessary.
- Show a PUE across the dog park.

The developer has submitted maintenance and ownership plans via plat notes and preliminary CCRs. The City attorney is working with the developer to finalize a Development Agreement and Conservation Easement that will also govern maintenance and ownership of the conservation lands.

Planning Commission Recommendation:

Forward to the City Council with a positive recommendation with the following additions or changes:

- Add canals and ditches to plats.
- Add 20-foot sewer lift perimeter expansion to Plat A and check other plats for any other similar issues.
- Change storm drain/dog park area ground cover from bark to grass.
- Change storm drain/dog park ownership to the City, with the HOA in charge of maintenance.
- Add to Plat A notes that storm drained basin will be maintained by the City below grade.
- On landscape plan, add that dry creek in the middle of the park needs to be stone lined.
- Allow existing buildings within setbacks to remain but add note to Plat A that they may not be rebuilt.
- Add a security fence around the sewer lift perimeter.

Staff Recommendation:

Evaluate the master plan documents, including Plat A and B for Phase 1 and 2 approval. Address the following issues with the applicant:

- Discuss dog park ownership. Is it best for the City to have ownership of the dog park and for the HOA to have maintenance responsibilities over it? Should the HOA own the dog park instead?
- Discuss the existing sheds. Is it acceptable for the existing sheds to be located within the 100-ft setback from Lambert? The Conservation Subdivision code has these requirements: "Front setbacks shall be a

minimum of 20 feet from the property line." and "All new dwellings shall be arranged and located a minimum of 100 feet from all external roads."

Address any concerns and approve the Master Plan and Phase 1 and Phase 2 plats as final with these conditions:

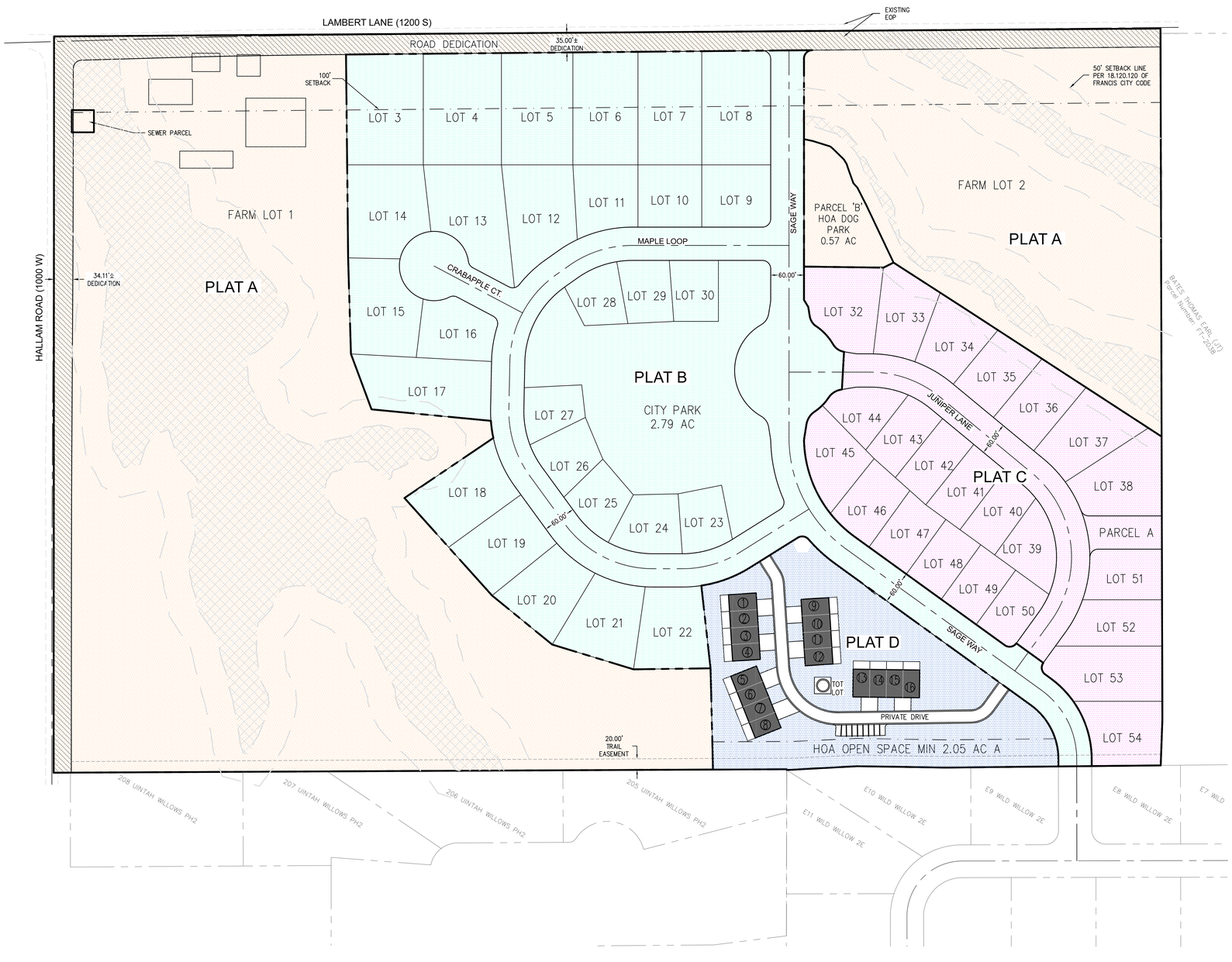
- Per the annexation agreement, the second installment of annexation fees were to be paid by November 21, 2020 or Final Plat approval of Phase 1, whichever is sooner. The second installment has not been paid. Pay remaining annexation fees.
- Update plats with staff and Council revisions.
- Finalize and sign the Development Agreement and Conservation Easement before the Plat is recorded.

Community Review:

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https://us02web.zoom.us/j/84156838403?pwd=bjJsNXQ1VFhFTGdPVWlMSXc4eHFaQT09

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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 (18.93 AC), FARM LOT 2 (5.89 AC), THE CITY PARK (2.79 AC), THE DOG PARK ON PARCEL 'A' (0.57 AC.) AND 2.05 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 50-FT FOR ALL BUILDINGS.
4. 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.
5. THERE IS A 20-FT WIDE PUBLIC TRAIL EASEMENT GRANT ACROSS THE SOUTH END OF FARM LOT 1 AND TOWNHOMES LOT 31 AND LOT 54. THIS EASEMENT IS GRANTED TO FRANCIS CITY FOR THE INSTALLATION, MAINTENANCE, AND REPAIR OF A FUTURE PUBLIC TRAIL CONNECTING SAGE WAY TO HALLAM ROAD.
6. FRANCIS CITY REQUIRES ANY NEW RESIDENTIAL OR ACCESSORY STRUCTURE ON FARM LOT 1 AND FARM LOT 2 AND LOTS 3 THROUGH 8 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 3 TO 8.
8. THERE IS A STORM WATER DRAINAGE EASEMENT ON PARCEL 'A' GRANTED TO FRANCIS CITY, AS SHOWN ON THIS PLAT.
9. THERE IS A DOG PARK EASEMENT ON PARCEL 'A' GRANTED TO THE HART CROSSING LOT OWNERS AND RESIDENTS, AS SHOWN ON THIS PLAT. MANAGEMENT AND MAINTENANCE SHALL BE BY THE HART CROSSING HOME OWNERS ASSOCIATION.
10. FARM LOT 1 AND FARM LOT 2 ARE EACH ALLOWED A BUILDING ENVELOPE OF 43,560 SQUARE FEET (1.00 AC). THE BUILDING ENVELOPE LOCATION FOR FARM LOT 1 IS SHOWN ON PLAT 'A'. THE BUILDING ENVELOPE LOCATION FOR FARM LOT 2 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-AGRICULTURE RELATED BUILDINGS, DECKS, PATIOS, GARAGES, PAVED PARKING, PLAY-AREAS, LAWNS AND LANDSCAPING, AND SIMILAR RESIDENTIAL IMPROVEMENTS SHALL BE LOCATED WITHIN THIS BUILDING ENVELOPE.
11. TOWNHOMES LOT 31 IS APPROVED FOR A MAXIMUM OF 16 TOWNHOMES. FINAL SITE DESIGN AND ENGINEERING TO BE APPROVED BY FRANCIS CITY THROUGH A FINAL SUBDIVISION PLAT APPLICATION. AT LEAST 2.05 ACRES OF TOWNHOMES 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.)

HART 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	2.59	ac
Internal Road Dedication:	5.91	ac
Single-Family Lots:	17.93	ac
City Parcel A	0.19	ac
Parcel B Dog Park	0.57	ac
City Pump House Parcel	0.10	ac
Townhomes Lot:	4.00	ac
2 Farm Lots:	26.82	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 =	26.82	ac
Minus 2 Building Envelopes =	-2.00	ac
City Park Acreage =	2.79	ac
Parcel 'B' Dog Park =	0.57	ac
Townhomes Open Space =	2.05	ac min.
TOTAL OPEN SPACE =	**30.23**	**50.4%**
ACTIVE OPEN SPACES:		
City Park Acreage =	2.79	ac
Dog Park =	0.57	ac
South Trail Corridor =	0.59	ac
Townhomes Open Space =	2.05	ac min.
Active Open Space =	**6.00**	**10.0%**

PROJECT C20-003
SHEET 1 OF 1
ISSUE DATE 03/05/2021

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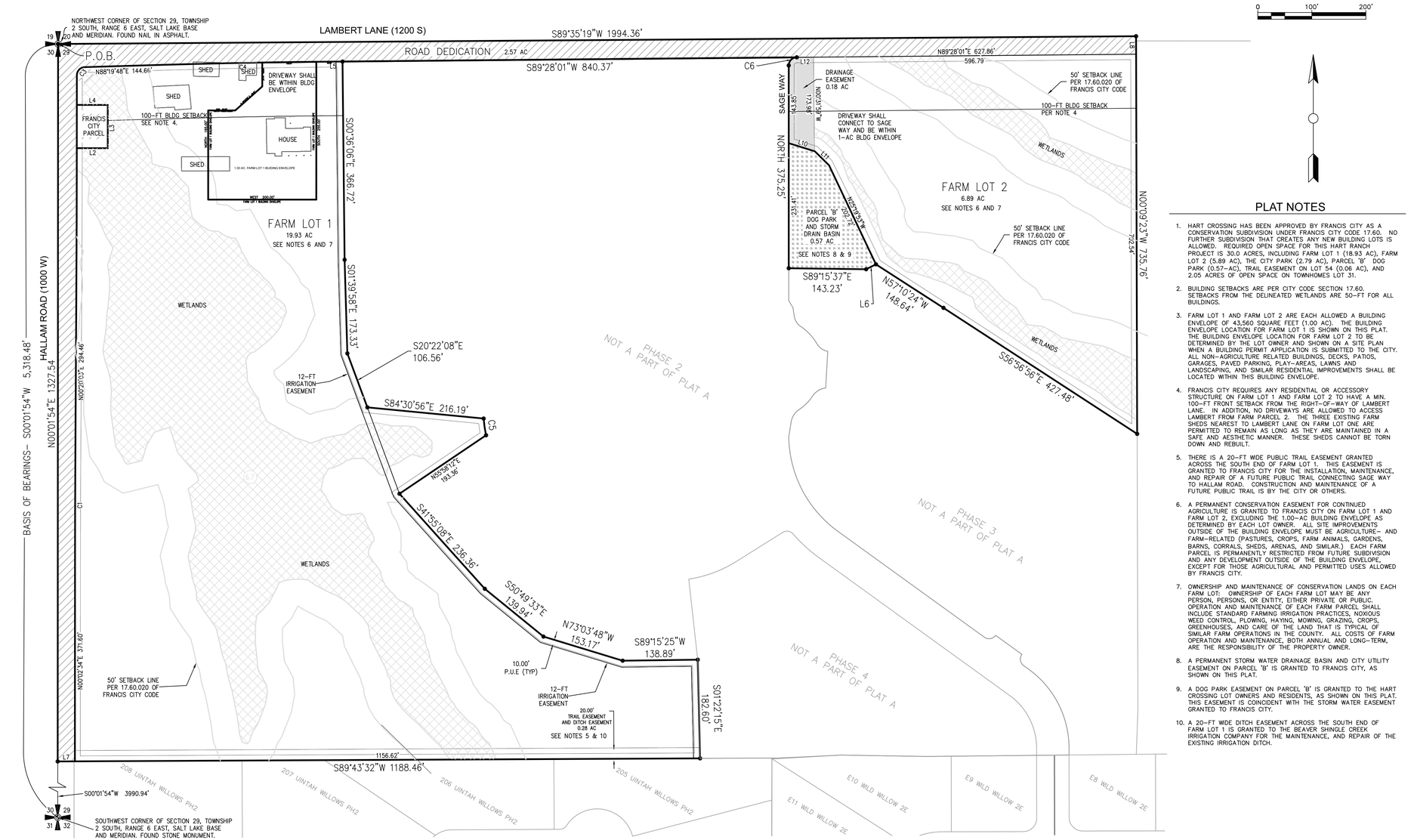
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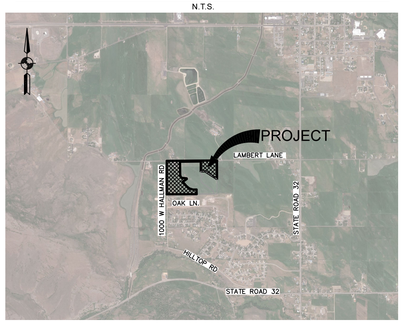
HART CROSSING SUBDIVISION- MASTER PLAN

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



VICINITY MAP

N.T.S.



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

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	39965.00'	203.25'	0°17'29"	203.25'	N00°11'18"E
C2	50035.00'	226.08'	0°15'32"	226.08'	N00°12'17"E
C3	15.00'	23.11'	88°15'17"	20.89'	N44°12'09"E
C4	14965.00'	296.92'	1°08'13"	296.92'	N88°53'54"E
C5	230.00'	31.25'	7°47'06"	31.23'	S08°02'55"E
C6	15.00'	23.42'	89°28'01"	21.11'	N44°44'00"E

LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°04'31"E	59.20'
L2	S89°58'40"E	57.26'
L3	N00°01'20"E	80.00'
L4	N89°58'40"W	57.22'
L5	N89°28'01"E	35.42'
L6	S63°19'44"W	20.34'
L7	N89°43'32"E	31.83'
L8	N00°09'23"W	33.23'
L9	N00°04'31"E	75.01'
L10	N72°39'55"W	50.67'
L11	S45°32'03"E	36.83'
L12	N89°28'01"E	31.07'

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

PLAT NOTES

1. HART CROSSING 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 30.0 ACRES, INCLUDING FARM LOT 1 (18.93 AC), FARM LOT 2 (5.89 AC), THE CITY PARK (2.79 AC), PARCEL 'B' DOG PARK (0.57-AC), TRAIL EASEMENT ON LOT 54 (0.06 AC), AND 2.05 ACRES OF OPEN SPACE ON TOWNHOMES LOT 31.
2. BUILDING SETBACKS ARE PER CITY CODE SECTION 17.60. SETBACKS FROM THE DELINEATED WETLANDS ARE 50-FT FOR ALL BUILDINGS.
3. FARM LOT 1 AND FARM LOT 2 ARE EACH ALLOWED A BUILDING ENVELOPE OF 43,560 SQUARE FEET (1.00 AC). THE BUILDING ENVELOPE LOCATION FOR FARM LOT 1 IS SHOWN ON THIS PLAT. THE BUILDING ENVELOPE LOCATION FOR FARM LOT 2 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-AGRICULTURE RELATED BUILDINGS, DECKS, PATIOS, GARAGES, PAVED PARKING, PLAY-AREAS, LAWNS AND LANDSCAPING, AND SIMILAR RESIDENTIAL IMPROVEMENTS SHALL BE LOCATED WITHIN THIS BUILDING ENVELOPE.
4. FRANCIS CITY REQUIRES ANY RESIDENTIAL OR ACCESSORY STRUCTURE ON FARM LOT 1 AND FARM LOT 2 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 FROM FARM PARCEL 2. THE THREE EXISTING FARM SHEDS NEAREST TO LAMBERT LANE ON FARM LOT ONE ARE PERMITTED TO REMAIN AS LONG AS THEY ARE MAINTAINED IN A SAFE AND AESTHETIC MANNER. THESE SHEDS CANNOT BE TORN DOWN AND REBUILT.
5. THERE IS A 20-FT WIDE PUBLIC TRAIL EASEMENT GRANTED ACROSS THE SOUTH END OF FARM LOT 1. THIS EASEMENT IS GRANTED TO FRANCIS CITY FOR THE INSTALLATION, MAINTENANCE, AND REPAIR OF A FUTURE PUBLIC TRAIL CONNECTING SAGE WAY TO HALLAM ROAD. CONSTRUCTION AND MAINTENANCE OF A FUTURE PUBLIC TRAIL IS BY THE CITY OR OTHERS.
6. A PERMANENT CONSERVATION EASEMENT FOR CONTINUED AGRICULTURE IS GRANTED TO FRANCIS CITY ON FARM LOT 1 AND FARM LOT 2, EXCLUDING THE 1.00-AC BUILDING ENVELOPE AS DETERMINED BY EACH LOT OWNER. ALL SITE IMPROVEMENTS OUTSIDE OF THE BUILDING ENVELOPE MUST BE AGRICULTURE- AND FARM-RELATED (PASTURES, CROPS, FARM ANIMALS, GARDENS, BARNS, CORRALS, SHEDS, ARENAS, AND SIMILAR.) EACH FARM PARCEL IS PERMANENTLY RESTRICTED FROM FUTURE SUBDIVISION AND ANY DEVELOPMENT OUTSIDE OF THE BUILDING ENVELOPE, EXCEPT FOR THOSE AGRICULTURAL AND PERMITTED USES ALLOWED BY FRANCIS CITY.
7. OWNERSHIP AND MAINTENANCE OF CONSERVATION LANDS ON EACH FARM LOT: OWNERSHIP OF EACH FARM LOT MAY BE ANY PERSON, PERSONS, OR ENTITY, EITHER PRIVATE OR PUBLIC. OPERATION AND MAINTENANCE OF EACH FARM PARCEL SHALL INCLUDE STANDARD FARMING IRRIGATION PRACTICES, NOXIOUS WEED CONTROL, PLOWING, HAYING, MOWING, GRAZING, CROPS, GREENHOUSES, AND CARE OF THE LAND THAT IS TYPICAL OF SIMILAR FARM OPERATIONS IN THE COUNTY. ALL COSTS OF FARM OPERATION AND MAINTENANCE, BOTH ANNUAL AND LONG-TERM, ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.
8. A PERMANENT STORM WATER DRAINAGE BASIN AND CITY UTILITY EASEMENT ON PARCEL 'B' IS GRANTED TO FRANCIS CITY, AS SHOWN ON THIS PLAT.
9. A DOG PARK EASEMENT ON PARCEL 'B' IS GRANTED TO THE HART CROSSING LOT OWNERS AND RESIDENTS, AS SHOWN ON THIS PLAT. THIS EASEMENT IS COINCIDENT WITH THE STORM WATER EASEMENT GRANTED TO FRANCIS CITY.
10. A 20-FT WIDE DITCH EASEMENT ACROSS THE SOUTH END OF FARM LOT 1 IS GRANTED TO THE BEAVER SHINGLE CREEK IRRIGATION COMPANY FOR THE MAINTENANCE, AND REPAIR OF THE EXISTING IRRIGATION DITCH.

THE OWNER/DEVELOPER OF THE PROPERTY SET FORTH AND DESCRIBED ON THIS PLAT, HEREBY OFFERS AND CONVEYS TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT-OF-WAY OVER, UNDER, ACROSS, AND THROUGH THOSE AREAS DESIGNATED ON THIS PLAT AS COMMON AREAS (INCLUDING PRIVATE DRIVEWAYS, STREETS OR LANES) FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER, COMMUNICATION, CULINARY WATER, IRRIGATION, AND STORM DRAINAGE LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO, WHICH WOULD REQUIRE THAT NO SURFACE CONSTRUCTION BE ALLOWED WHICH WOULD INTERFERE WITH NORMAL UTILITY USE. IT IS UNDERSTOOD THAT IF IT BECOMES NECESSARY TO RELOCATE SAID UTILITIES AT THE INSTANCE OR REQUEST OF ANY PUBLIC ENTITY OR THE PROPERTY OWNER, THE COST AND EXPENSES INCURRED THEREBY WILL BE BORNE BY THE ENTITY OR OWNER REQUIRING OR REQUESTING THE SAME.

STANDARD CITY NOTES:

1. THE OWNERS OF PROPERTY WITHIN FRANCIS CITY RECOGNIZE THE IMPORTANCE OF AGRICULTURAL LANDS AND OPERATIONS AND SMALL RURAL BUSINESS ENTERPRISES. IT IS RECOGNIZED THAT AGRICULTURAL LANDS AND OPERATIONS AND RURAL BUSINESS ENTERPRISES HAVE UNIQUE OPERATING CHARACTERISTICS THAT MUST BE RESPECTED. OWNERS OF EACH LOT PLATTED IN THIS SUBDIVISION ARE HEREBY GIVEN NOTICE THAT THERE ARE ACTIVE AGRICULTURAL LANDS AND OPERATIONS AND RURAL BUSINESS ENTERPRISES WITHIN FRANCIS CITY, AND LOT OWNERS SHALL ACKNOWLEDGE AND RESPECT THAT, THERE MAY BE DUST, NOISE, ODOR, PROLONGED WORK HOURS, ROADWAYS USED FOR THE PURPOSE OF HERDING / MOVING ANIMALS, AND OTHER ATTRIBUTES ASSOCIATED WITH NORMAL AGRICULTURAL OPERATIONS AND RURAL BUSINESS.

2. IT IS UNLAWFUL TO OCCUPY A BUILDING LOCATED WITHIN THIS DEVELOPMENT WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE BUILDING INSPECTOR.

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 N89°35'19"E 1,994.36 FEET; THENCE S00°09'23"E 735.76 FEET; THENCE N56°56'56"W 427.48 FEET; THENCE N57°10'24"W 148.64 FEET; THENCE S63°19'44"W 20.34 FEET; THENCE N89°15'37"W 143.23 FEET; THENCE NORTH 375.25 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°28'01", WITH A CHORD BEARING AND DISTANCE OF N44°44'00"E 21.11 FEET; THENCE S89°28'01"W 840.37 FEET; THENCE S00°36'06"E 366.72 FEET; THENCE S01°39'58"E 173.33 FEET; THENCE S20°22'08"E 106.56 FEET; THENCE S84°30'56"E 216.19 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 230.00 FEET; AND TO WHICH POINT A RADIAL LINE BEARS N85°50'37"E THENCE 31.25 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°47'06", WITH A CHORD BEARING AND DISTANCE OF S08°02'55"E 31.23 FEET; THENCE S55°58'12"W 193.36 FEET; THENCE S41°55'08"E 236.36 FEET; THENCE S50°49'33"E 139.94 FEET; THENCE S73°03'48"E 153.17 FEET; THENCE N89°15'25"E 138.89 FEET; THENCE S01°22'15"E 182.60 FEET; THENCE S89°43'32"W 1,188.46 FEET; THENCE N00°01'54"E 1,327.54 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 30.119 ACRES, OR 1,311,995 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 2E 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. 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 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 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____,

RUSTY WEBSTER

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF_____) S.S.

ON THE _____ DAY OF _____, 2021 PERSONALLY APPEARED BEFORE ME _____ 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

MAYOR DATE ATTEST: RECORDER DATE

PLANNING

SIGNATURE DATE

ATTORNEY

SIGNATURE DATE

ENGINEERING

SIGNATURE DATE

SOUTH SUMMIT FIRE DISTRICT

SIGNATURE DATE

BEAVER SHINGLE CREEK IRRIG. CO,

SIGNATURE DATE

ALLWEST

SIGNATURE DATE

ROCKY MOUNTAIN POWER

SIGNATURE DATE

DOMINION ENERGY

SIGNATURE DATE

SOUTH SUMMIT SCHOOL DISTRICT

SIGNATURE DATE

RECORDER

PROJECT
C20-003

SHEET
1 OF 1

ISSUE DATE
03/09/2021

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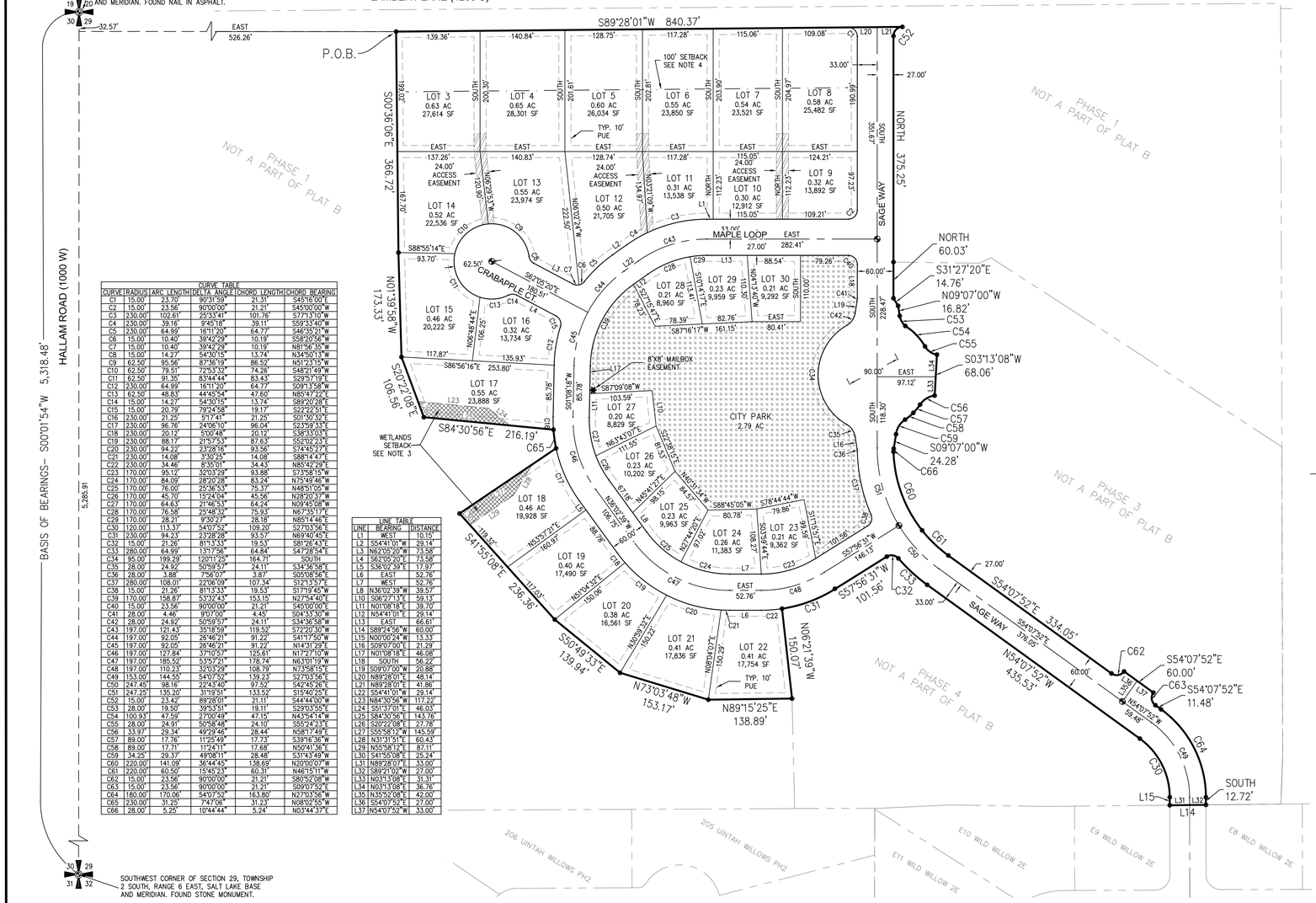
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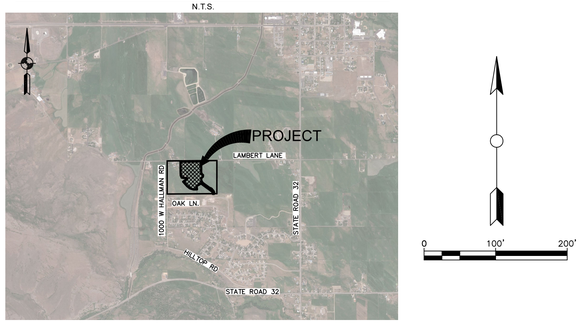
HART CROSSING - PLAT A

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 ANGLE	CHORD LENGTH	CHORD BEARING
C1	15.00'	23.70'	90°31'59"	21.31'	S45°16'00"W
C2	15.00'	23.56'	90°00'00"	21.21'	S45°00'00"W
C3	230.00'	102.61'	25°33'41"	101.76'	S77°13'10"W
C4	230.00'	39.16'	9°45'18"	39.11'	S59°33'40"W
C5	230.00'	64.99'	16°11'20"	64.77'	S46°35'21"W
C6	15.00'	10.40'	39°42'29"	10.19'	S58°20'56"W
C7	15.00'	10.40'	39°42'29"	10.19'	N81°56'35"W
C8	15.00'	14.27'	54°30'15"	13.74'	N34°50'13"W
C9	62.50'	95.56'	87°36'19"	86.52'	N51°23'15"W
C10	62.50'	79.51'	72°53'32"	74.26'	S48°21'49"W
C11	62.50'	91.35'	83°44'44"	83.43'	S29°57'19"E
C12	230.00'	64.99'	16°11'20"	64.77'	S09°13'58"W
C13	15.00'	48.83'	44°49'54"	47.60'	N85°47'22"E
C14	15.00'	14.27'	54°30'15"	13.74'	S89°20'28"E
C15	15.00'	20.79'	79°24'58"	19.17'	S22°22'51"E
C16	230.00'	21.25'	5°17'41"	21.25'	S01°30'32"E
C17	230.00'	96.76'	24°06'10"	96.04'	S23°59'33"E
C18	230.00'	20.12'	5°00'48"	20.12'	S38°33'03"E
C19	230.00'	88.17'	21°57'53"	87.63'	S52°02'23"E
C20	230.00'	94.22'	23°28'16"	93.56'	S74°45'27"E
C21	230.00'	14.08'	3°30'25"	14.08'	S88°14'47"E
C22	230.00'	14.46'	3°35'01"	14.43'	N85°42'29"E
C23	170.00'	95.12'	32°03'29"	93.88'	S73°58'15"W
C24	170.00'	84.09'	28°20'28"	83.24'	N75°49'46"W
C25	170.00'	76.00'	25°36'53"	75.37'	N48°51'05"W
C26	170.00'	45.70'	15°24'04"	45.56'	N28°20'37"W
C27	170.00'	64.63'	21°46'53"	64.24'	N09°45'08"W
C28	170.00'	76.58'	25°48'52"	75.93'	N87°35'17"E
C29	170.00'	28.21'	9°30'27"	28.18'	N85°14'46"E
C30	120.00'	113.37'	54°07'52"	109.20'	S27°03'56"E
C31	230.00'	94.23'	23°28'28"	93.57'	N69°40'45"W
C32	15.00'	21.26'	81°13'33"	19.53'	S81°26'43"E
C33	280.00'	64.99'	13°17'56"	64.84'	S47°28'54"E
C34	95.00'	199.29'	120°11'25"	164.71'	SOUTH
C35	28.00'	24.92'	50°59'57"	24.11'	S34°36'58"E
C36	28.00'	3.88'	7°56'07"	3.87'	S05°08'56"E
C37	280.00'	108.01'	22°06'09"	107.34'	S12°13'57"E
C38	15.00'	21.26'	81°13'33"	19.53'	S17°19'45"W
C39	170.00'	158.87'	53°32'43"	153.15'	N27°54'40"E
C40	15.00'	23.56'	90°00'00"	21.21'	S45°00'00"E
C41	28.00'	4.46'	9°07'00"	4.45'	S04°33'30"W
C42	28.00'	24.92'	50°59'57"	24.11'	S34°36'58"W
C43	197.00'	121.43'	35°18'59"	119.52'	S72°20'30"W
C44	197.00'	92.05'	26°46'21"	91.22'	S41°17'50"W
C45	197.00'	92.05'	26°46'21"	91.22'	N14°31'29"E
C46	197.00'	127.84'	37°10'57"	125.61'	N17°27'10"W
C47	230.00'	185.52'	53°57'21"	178.74'	N63°01'19"W
C48	197.00'	110.23'	32°03'29"	108.79'	N73°58'15"E
C49	153.00'	144.55'	54°07'52"	139.23'	S27°03'56"E
C50	247.25'	98.16'	22°43'40"	97.52'	S42°45'26"E
C51	247.25'	135.20'	31°19'51"	133.50'	S15°40'25"E
C52	15.00'	23.42'	89°28'01"	21.11'	S44°44'00"W
C53	28.00'	19.50'	39°53'51"	19.11'	S29°03'55"E
C54	100.93'	47.59'	27°00'49"	47.15'	N43°54'14"W
C55	28.00'	24.91'	50°58'48"	24.10'	S55°24'23"E
C56	33.97'	29.34'	49°29'46"	28.44'	N58°17'49"E
C57	89.00'	17.76'	11°25'49"	17.73'	S39°16'36"W
C58	89.00'	17.71'	11°24'11"	17.68'	N50°41'36"E
C59	34.25'	29.33'	49°08'11"	28.48'	S31°43'49"W
C60	220.00'	141.09'	36°44'45"	138.69'	N20°00'07"W
C61	220.00'	60.50'	15°45'23"	60.31'	N46°15'11"W
C62	15.00'	23.56'	90°00'00"	21.21'	S80°52'08"W
C63	15.00'	23.56'	90°00'00"	21.21'	S09°07'52"E
C64	180.00'	170.06'	54°07'52"	163.80'	N27°03'56"W
C65	230.00'	31.25'	7°47'06"	31.23'	N08°10'55"W
C66	28.00'	5.25'	10°44'44"	5.24'	N03°44'37"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	WEST	10.15'
L2	S54°41'01"W	29.14'
L3	N62°05'20"W	73.58'
L4	S62°05'20"E	73.58'
L5	S36°02'39"E	17.97'
L6	EAST	52.76'
L7	WEST	52.76'
L8	N36°02'39"W	39.57'
L9	S06°27'13"E	59.13'
L10	N01°08'18"E	39.70'
L11	N54°41'01"E	29.14'
L12	N54°41'01"E	29.14'
L13	EAST	66.61'
L14	S89°24'56"W	60.00'
L15	N00°00'24"W	13.33'
L16	S09°07'00"E	21.29'
L17	N01°08'18"E	46.08'
L18	SOUTH	56.22'
L19	S09°07'00"W	20.88'
L20	N89°28'01"E	48.14'
L21	N89°28'01"E	41.86'
L22	S54°41'01"W	29.14'
L23	N84°30'56"W	117.22'
L24	S81°37'01"E	46.03'
L25	S84°30'56"E	143.76'
L26	S20°22'08"E	27.78'
L27	S55°58'12"W	145.59'
L28	N31°31'51"E	60.43'
L29	N55°58'12"E	87.11'
L30	S41°55'08"E	25.24'
L31	N89°28'07"E	33.00'
L32	S89°21'02"W	27.00'
L33	N03°13'08"E	31.31'
L34	N03°13'08"E	36.76'
L35	N35°52'08"E	42.00'
L36	S54°07'52"E	27.00'
L37	N54°07'52"W	33.00'



LEGEND

- SECTION LINES
- PHASE BOUNDARY
- ADJACENT PROPERTY LINES
- PUBLIC UTILITY EASEMENT LINES
- 100' SETBACK
- SET STREET MONUMENT
- BOUNDARY ANGLE POINT
- 8 X 8 MAILBOX EASEMENT
- STORM DRAIN EASEMENT GRANTED TO CITY
- DRAINAGE EASEMENT
- PRIVATE ACCESS EASEMENT
- WETLANDS 50' SETBACK

THE OWNER/DEVELOPER OF THE PROPERTY SET FORTH AND DESCRIBED ON THIS PLAT, HEREBY OFFERS AND CONVEYS TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT-OF-WAY OVER, UNDER, ACROSS, AND THROUGH THOSE AREAS DESIGNATED ON THIS PLAT AS COMMON AREAS (INCLUDING PRIVATE DRIVEWAYS, STREETS OR LANES) FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER, COMMUNICATION, CULINARY WATER, IRRIGATION, AND STORM DRAINAGE LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO, WHICH WOULD REQUIRE THAT NO SURFACE CONSTRUCTION BE ALLOWED WHICH WOULD INTERFERE WITH NORMAL UTILITY USE. IT IS UNDERSTOOD THAT IF IT BECOMES NECESSARY TO RELOCATE SAID UTILITIES AT THE INSTANCE OR REQUEST OF ANY PUBLIC ENTITY OR THE PROPERTY OWNER, THE COST AND EXPENSES INCURRED THEREBY WILL BE BORNE BY THE ENTITY OR OWNER REQUIRING OR REQUESTING THE SAME.

PLAT NOTES

1. HART CROSSING 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 30.0 ACRES, INCLUDING FARM LOT 1 (18.93 AC), FARM LOT 2 (5.89 AC), THE CITY PARK (2.79 AC), PARCEL 'B' DOG PARK (0.57 AC), TRAIL EASEMENT ON LOT 54 (0.06 AC), AND 2.05 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 50-FT FOR ALL BUILDINGS.
4. FRANCIS CITY REQUIRES ANY RESIDENTIAL OR ACCESSORY STRUCTURE ON LOTS 3 THROUGH 8 TO HAVE A MIN. 100-FT FRONT SETBACK FROM THE RIGHT-OF-WAY OF LAMBERT LANE. ADDITIONALLY, NO DRIVEWAYS OR OTHER SECONDARY ACCESS ARE ALLOWED TO LAMBERT LANE FROM THESE LOTS.
5. THERE ARE 24-FT WIDE DRIVEWAY AND UTILITY EASEMENTS GRANTED ACROSS LOTS 3 TO 14 AS SHOWN ON THIS PLAT FOR THE BENEFIT OF THE FOUR LOTS UNDER EACH EASEMENT. SHARED DRIVEWAYS ON THESE EASEMENTS SHALL BE MIN. 5' THICK CONCRETE X 16-FT WIDE, WITH A LANDSCAPED 4-FT SHOULDER EACH SIDE TO ACCOMMODATE SNOW STORAGE. CONSTRUCTION AND MAINTENANCE COSTS OF EACH DRIVEWAY AND LANDSCAPING SHALL BE SHARED EQUALLY BY THE LOT OWNERS WHO USE SAID DRIVEWAYS. NO OTHER DRIVEWAYS ARE ALLOWED TO THESE LOTS OTHER THAN THE SHARED DRIVEWAYS SHOWN.
6. THE HART CROSSING HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF LANDSCAPING IN THE ROUNDABOUT ISLAND.

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

STANDARD CITY NOTES:

1. THE OWNERS OF PROPERTY WITHIN FRANCIS CITY RECOGNIZE THE IMPORTANCE OF AGRICULTURAL LANDS AND OPERATIONS AND SMALL RURAL BUSINESS ENTERPRISES. IT IS RECOGNIZED THAT AGRICULTURAL LANDS AND OPERATIONS AND RURAL BUSINESS ENTERPRISES HAVE UNIQUE OPERATING CHARACTERISTICS THAT MUST BE RESPECTED. OWNERS OF EACH LOT PLATTED IN THIS SUBDIVISION ARE HEREBY GIVEN NOTICE THAT THERE ARE ACTIVE AGRICULTURAL LANDS AND OPERATIONS AND RURAL BUSINESS ENTERPRISES WITHIN FRANCIS CITY, AND LOT OWNERS SHALL ACKNOWLEDGE AND RESPECT THAT, THERE MAY BE DUST, NOISE, ODOR, PROLONGED WORK HOURS, ROADWAYS USED FOR THE PURPOSE OF HERDING / MOVING ANIMALS, AND OTHER ATTRIBUTES ASSOCIATED WITH NORMAL AGRICULTURAL OPERATIONS AND RURAL BUSINESS.

2. IT IS UNLAWFUL TO OCCUPY A BUILDING LOCATED WITHIN THIS DEVELOPMENT WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE BUILDING INSPECTOR.

ALLWEST SIGNATURE DATE	ROCKY MOUNTAIN POWER SIGNATURE DATE
DOMINION ENERGY SIGNATURE DATE	SOUTH SUMMIT SCHOOL DISTRICT SIGNATURE DATE

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT LIES S00°01'54"W 32.57 FEET AND EAST 526.26 FEET FROM THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN;
AND RUNNING THENCE N89°28'01"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 S00°31'59"E THENCE 23.42 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°28'01", WITH A CHORD BEARING AND DISTANCE OF S44°44'00"W 21.11 FEET; THENCE SOUTH 375.25 FEET; THENCE SOUTH 60.03 FEET; THENCE S31°27'20"E 14.76 FEET; THENCE S09°07'00"E 16.82 FEET; TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 28.00 FEET; THENCE 19.50 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°53'51", WITH A CHORD BEARING AND DISTANCE OF S29°03'55"E 19.11 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 S32°35'21"W THENCE 47.59 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°00'49", WITH A CHORD BEARING AND DISTANCE OF S43°54'14"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 N60°05'01"E THENCE 24.91 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°58'48", WITH A CHORD BEARING AND DISTANCE OF S55°24'23"E 24.10 FEET; THENCE S03°13'08"W 68.06 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 33.97 FEET; AND TO WHICH POINT A RADIAL LINE BEARS S06°57'18"E THENCE 29.34 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°29'46", WITH A CHORD BEARING AND DISTANCE OF S58°17'49"W 28.44 FEET; TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 89.00 FEET; THENCE 17.71 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°24'11", WITH A CHORD BEARING AND DISTANCE OF S39°16'36"W 17.68 FEET; TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 89.00 FEET; THENCE 17.71 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°24'11", WITH A CHORD BEARING AND DISTANCE OF S50°41'36"W 17.68 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 S33°42'05"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 S09°07'00"W 24.28 FEET; TO THE BEGINNING OF A TANGENT 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 S03°44'37"W 5.24 FEET; TO THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 220.00 FEET; THENCE 141.09 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°44'45", WITH A CHORD BEARING AND DISTANCE OF S20°00'07"E 138.69 FEET; TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 220.00 FEET; THENCE 60.50 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°45'23", WITH A CHORD BEARING AND DISTANCE OF S46°15'11"E 60.31 FEET; THENCE S54°07'52"E 334.05 FEET; TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY 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 N80°52'08"E 21.21 FEET; THENCE S54°07'52"E 60.00 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 S54°07'52"E THENCE 23.56 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", WITH A CHORD BEARING AND DISTANCE OF S09°07'52"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 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 S27°03'56"E 163.80 FEET; THENCE S89°24'56"W 60.00 FEET; THENCE N00°00'24"W 13.33 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 120.00 FEET; AND TO WHICH POINT A RADIAL LINE BEARS WEST THENCE 113.37 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 54°07'52", WITH A CHORD BEARING AND DISTANCE OF N27°03'56"W 109.20 FEET; THENCE N54°07'52"W 435.53 FEET; TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 280.00 FEET; THENCE 64.99 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°17'56", WITH A CHORD BEARING AND DISTANCE OF N47°28'54"W 64.84 FEET; TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 15.00 FEET; THENCE 21.26 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 81°13'33", WITH A CHORD BEARING AND DISTANCE OF N81°26'43"W 19.53 FEET; THENCE S57°56'31"W 101.56 FEET; TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 230.00 FEET; THENCE 94.23 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°28'28", WITH A CHORD BEARING AND DISTANCE OF S69°40'45"W 93.57 FEET; THENCE S06°21'39"E 150.07 FEET; THENCE S89°15'25"W 138.89 FEET; THENCE N73°03'48"W 153.17 FEET; THENCE N50°49'33"W 139.94 FEET; THENCE N41°55'08"W 236.36 FEET; THENCE N55°58'12"E 193.36 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 230.00 FEET; AND TO WHICH POINT A RADIAL LINE BEARS N78°03'32"E THENCE 31.25 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°47'06", WITH A CHORD BEARING AND DISTANCE OF N08°02'55"W 31.23 FEET; THENCE N84°30'56"E 216.19 FEET; THENCE N20°22'08"W 106.56 FEET; THENCE N01°39'58"W 173.33 FEET; THENCE N00°36'06"W 366.72 FEET TO THE POINT OF BEGINNING.
PARCEL CONTAINS 18.842 ACRES, OR 820,753 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 2E 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. 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 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 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 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

MAYOR DATE ATTEST: RECORDER DATE

PLANNING
SIGNATURE DATE

ATTORNEY
SIGNATURE DATE

ENGINEERING
SIGNATURE DATE

SOUTH SUMMIT FIRE DISTRICT
SIGNATURE DATE

BEAVER SHINGLE CREEK IRRIG. CO,
SIGNATURE DATE

RECORDER

PROJECT C20-003
SHEET 1 OF 1
ISSUE DATE 03/09/2021

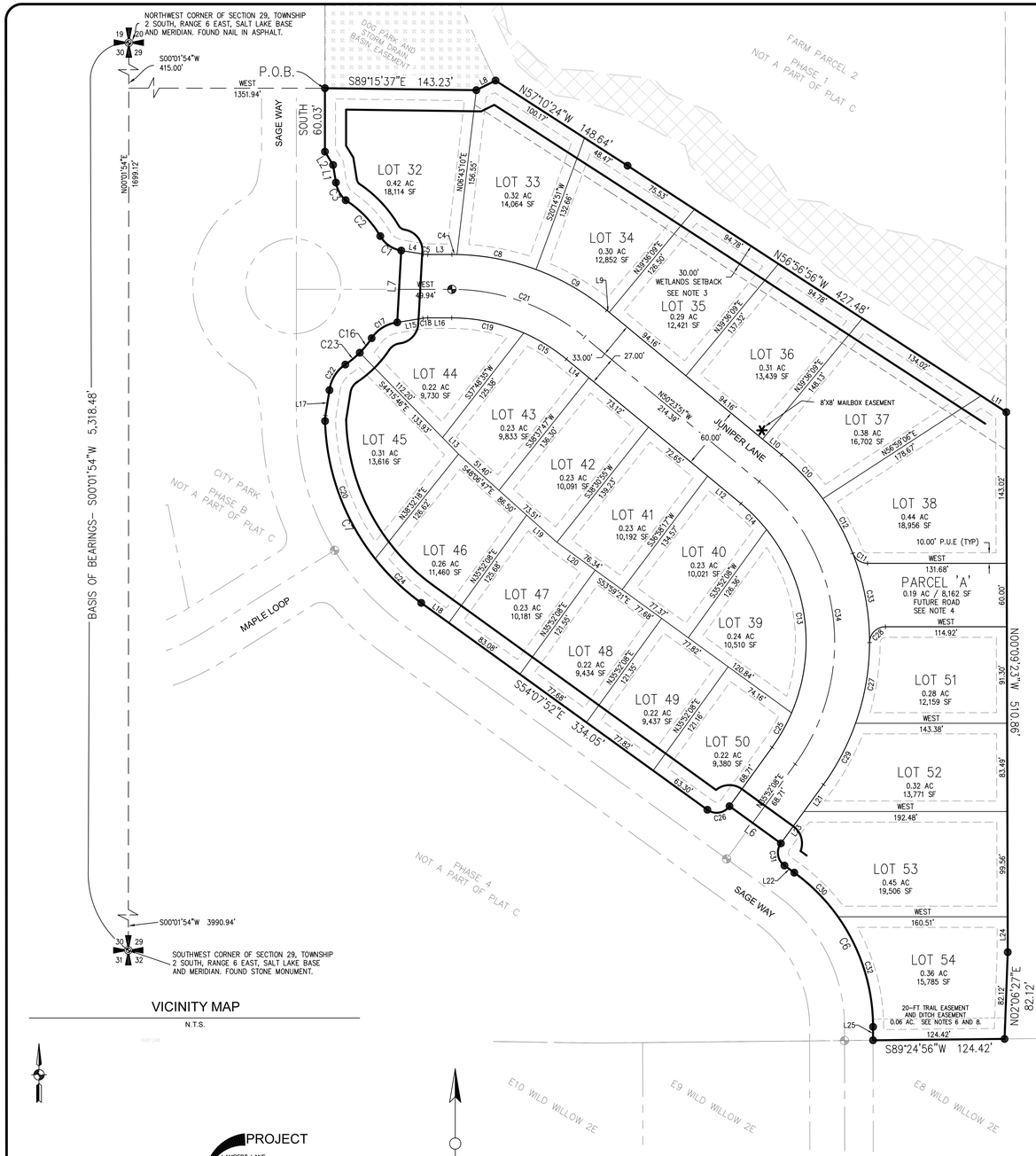
Summit Engineering Group Inc.
Structural • Civil • Surveying
55 WEST CENTER • P.O. BOX 176
HEBER CITY, UTAH 84032
P: 435-654-9229 • F: 435-654-9231

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SUMMIT ENGINEERING GROUP, INC.

DRAWING ALTERATION
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE PROFESSIONAL LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS LICENSE NUMBER, THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

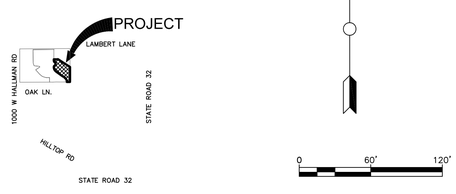
HART CROSSING - PLAT B

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



VICINITY MAP

N.T.S.



0 60' 120'

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 50' SETBACK

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	28.00'	24.91'	50°58'48"	24.10'	N55°24'23"W
C2	100.93'	47.59'	27°00'49"	47.15'	N43°54'14"W
C3	28.00'	19.50'	39°53'51"	19.11'	S29°03'55"E
C4	230.00'	4.85'	1°12'27"	4.85'	N89°23'46"W
C5	28.00'	4.45'	9°06'13"	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°30'08"	194.61'	S27°52'49"E
C8	230.00'	76.08'	19°02'23"	76.08'	S79°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°15'58"E
C11	15.00'	17.95'	68°34'46"	16.90'	S55°42'37"E
C12	230.00'	59.06'	14°42'50"	58.90'	S28°46'39"E
C13	170.00'	183.89'	61°58'41"	175.06'	N07°47'03"W
C14	170.00'	34.49'	11°37'28"	34.43'	N44°35'07"W
C15	170.00'	47.47'	16°00'02"	47.32'	N58°23'52"W
C16	89.00'	17.76'	11°25'49"	17.73'	S39°16'36"W
C17	33.97'	29.34'	49°29'46"	28.44'	S58°17'49"W
C18	28.00'	4.46'	9°07'00"	4.45'	S85°25'44"W
C19	170.00'	70.03'	23°36'07"	69.53'	N78°11'57"W
C20	220.00'	141.09'	36°44'45"	138.69'	S20°00'07"E
C21	197.00'	136.17'	39°36'09"	133.47'	S70°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°15'11"E
C25	170.00'	37.57'	12°39'50"	37.50'	N29°32'12"E
C26	15.00'	23.56'	90°00'00"	21.21'	N80°52'08"E
C27	230.00'	77.83'	19°23'21"	77.46'	S09°49'01"W
C28	15.00'	23.53'	89°52'40"	21.19'	S45°03'40"W
C29	230.00'	65.66'	16°21'26"	65.44'	S27°41'24"W
C30	180.00'	59.04'	18°47'36"	58.78'	S44°04'04"E
C31	15.00'	23.56'	90°00'00"	21.21'	S09°07'52"E
C32	180.00'	111.02'	35°20'16"	109.27'	S17°40'08"E
C33	230.00'	86.48'	21°32'35"	85.97'	S10°38'57"E
C34	197.00'	296.61'	86°15'59"	269.38'	S07°15'52"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N09°07'00"W	16.82'
L2	N31°27'20"W	14.76'
L3	WEST	22.64'
L4	N80°51'57"W	21.07'
L5	N54°07'52"W	60.00'
L7	S03°13'08"W	68.06'
L8	N63°19'44"E	20.34'
L9	N50°23'51"W	2.97'
L10	N50°23'51"W	23.10'
L11	S56°56'56"E	28.38'
L12	S50°23'51"E	40.91'
L13	N44°15'46"W	21.73'
L14	S50°23'51"E	27.71'
L15	N80°52'08"E	24.77'
L16	S89°55'41"E	22.80'
L17	N09°07'00"E	24.28'
L18	N54°07'52"W	32.18'
L19	S48°06'47"E	38.41'
L20	S53°59'21"E	44.88'
L21	N35°52'08"E	31.52'
L22	N54°07'52"W	11.48'
L23	N35°52'08"E	37.19'
L24	S00°09'23"E	33.50'
L25	NORTH	12.72'

PLAT NOTES

1. HART CROSSING 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 30.0 ACRES, INCLUDING FARM LOT 1 (18.93 AC), FARM LOT 2 (5.89 AC), THE CITY PARK (2.79 AC), PARCEL 'B' DOG PARK (0.57 AC), TRAIL EASEMENT ON LOT 54 (0.06 AC), AND 2.05 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 50-FT FOR ALL BUILDINGS.
4. 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.
5. THERE IS A 20-FT WIDE PUBLIC TRAIL EASEMENT GRANTED ACROSS THE SOUTH END OF LOT 54. THIS EASEMENT IS GRANTED TO FRANCIS CITY FOR THE INSTALLATION, MAINTENANCE, AND REPAIR OF A FUTURE PUBLIC TRAIL. CONSTRUCTION AND MAINTENANCE OF A FUTURE PUBLIC TRAIL IS BY THE CITY OR OTHERS.
6. THERE IS A 20-FT WIDE DITCH EASEMENT GRANTED ACROSS THE SOUTH END OF LOT 54. THIS EASEMENT IS GRANTED TO THE BEAVER SHINGLE CREEK IRRIGATION COMPANY FOR THE MAINTENANCE, AND REPAIR OF THE EXISTING IRRIGATION DITCH.

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

THE OWNER/DEVELOPER OF THE PROPERTY SET FORTH AND DESCRIBED ON THIS PLAT, HEREBY OFFERS AND CONVEYS TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT-OF-WAY OVER, UNDER, ACROSS, AND THROUGH THOSE AREAS DESIGNATED ON THIS PLAT AS COMMON AREAS (INCLUDING PRIVATE DRIVEWAYS, STREETS OR LANES) FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER, COMMUNICATION, CULINARY WATER, IRRIGATION, AND STORM DRAINAGE LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO, WHICH WOULD REQUIRE THAT NO SURFACE CONSTRUCTION BE ALLOWED WHICH WOULD INTERFERE WITH NORMAL UTILITY USE. IT IS UNDERSTOOD THAT IF IT BECOMES NECESSARY TO RELOCATE SAID UTILITIES AT THE INSTANCE OR REQUEST OF ANY PUBLIC ENTITY OR THE PROPERTY OWNER, THE COST AND EXPENSES INCURRED THEREBY WILL BE BORNE BY THE ENTITY OR OWNER REQUIRING OR REQUESTING THE SAME.

STANDARD CITY NOTES:

1. THE OWNERS OF PROPERTY WITHIN FRANCIS CITY RECOGNIZE THE IMPORTANCE OF AGRICULTURAL LANDS AND OPERATIONS AND SMALL RURAL BUSINESS ENTERPRISES. IT IS RECOGNIZED THAT AGRICULTURAL LANDS AND OPERATIONS AND RURAL BUSINESS ENTERPRISES HAVE UNIQUE OPERATING CHARACTERISTICS THAT MUST BE RESPECTED. OWNERS OF EACH LOT PLATTED IN THIS SUBDIVISION ARE HEREBY GIVEN NOTICE THAT THERE ARE ACTIVE AGRICULTURAL LANDS AND OPERATIONS AND RURAL BUSINESS ENTERPRISES WITHIN FRANCIS CITY, AND LOT OWNERS SHALL ACKNOWLEDGE AND RESPECT THAT, THERE MAY BE DUST, NOISE, ODOR, PROLONGED WORK HOURS, ROADWAYS USED FOR THE PURPOSE OF HERDING / MOVING ANIMALS, AND OTHER ATTRIBUTES ASSOCIATED WITH NORMAL AGRICULTURAL OPERATIONS AND RURAL BUSINESS.

2. IT IS UNLAWFUL TO OCCUPY A BUILDING LOCATED WITHIN THIS DEVELOPMENT WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE BUILDING INSPECTOR.

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 N63°19'44"E 20.34 FEET; THENCE S57°10'24"E 148.64 FEET; THENCE S56°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; HENCE 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 334.05 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°30'08", 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°50'16"E THENCE 29.37 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°08'11", WITH A CHORD BEARING AND DISTANCE OF N31°43'49"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 N33°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°41'36"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°16'36"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°27'04"E THENCE 29.34 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°29'46", WITH A CHORD BEARING AND DISTANCE OF N58°17'49"E 28.44 FEET; THENCE N03°13'08"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 N09°06'13"E THENCE 24.91 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°58'48", WITH A CHORD BEARING AND DISTANCE OF N55°24'23"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 47.59 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°00'49", WITH A CHORD BEARING AND DISTANCE OF N43°54'14"W 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 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 N29°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 2E 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. 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 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

MAYOR DATE ATTEST: RECORDER DATE

PLANNING

SIGNATURE DATE

ATTORNEY

SIGNATURE DATE

ENGINEERING

SIGNATURE DATE

SOUTH SUMMIT FIRE DISTRICT

SIGNATURE DATE

BEAVER SHINGLE CREEK IRRIG. CO,

SIGNATURE DATE

ALLWEST

SIGNATURE DATE

ROCKY MOUNTAIN POWER

SIGNATURE DATE

DOMINION ENERGY

SIGNATURE DATE

SOUTH SUMMIT SCHOOL DISTRICT

SIGNATURE DATE

RECORDER

PROJECT C20-003
SHEET 1 OF 1
ISSUE DATE 03/05/2021

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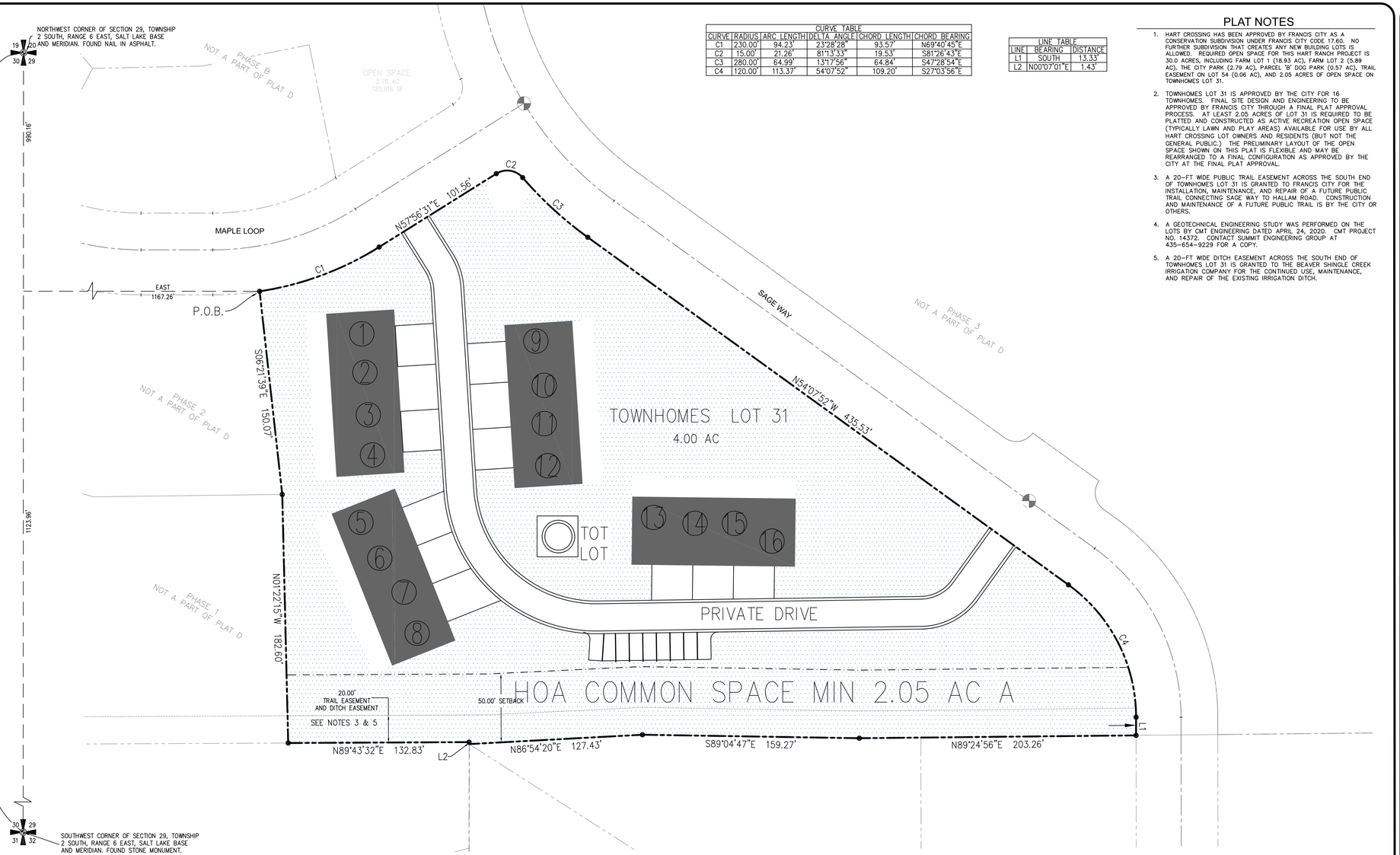
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DRAWING ALTERATION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE PROFESSIONAL LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS/HER SEAL ON THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION(S).

HART CROSSING - 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 ANGLE	CHORD LENGTH	CHORD BEARING
C1	230.00'	94.23'	23°28'28"	93.57'	N69°40'45"E
C2	15.00'	21.26'	81°13'33"	19.53'	S81°26'43"E
C3	280.00'	64.99'	13°17'56"	64.84'	S47°28'54"E
C4	120.00'	113.37'	54°07'52"	109.20'	S27°03'56"E

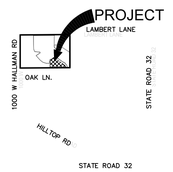
LINE TABLE		
LINE	BEARING	DISTANCE
L1	SOUTH	13.33'
L2	N00°07'01"E	1.43'

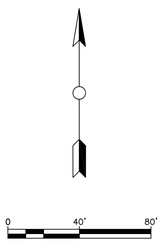
PLAT NOTES

1. HART CROSSING 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 30.0 ACRES, INCLUDING FARM LOT 1 (18.93 AC), FARM LOT 2 (5.89 AC), THE CITY PARK (2.79 AC), PARCEL "B" DOG PARK (0.57 AC), TRAIL EASEMENT ON LOT 54 (0.06 AC), AND 2.05 ACRES OF OPEN SPACE ON TOWNHOMES LOT 31.
2. TOWNHOMES LOT 31 IS APPROVED BY THE CITY FOR 16 TOWNHOMES. FINAL SITE DESIGN AND ENGINEERING TO BE APPROVED BY FRANCIS CITY THROUGH A FINAL PLAT APPROVAL PROCESS. AT LEAST 2.05 ACRES OF LOT 31 IS REQUIRED TO BE PLATTED AND CONSTRUCTED AS ACTIVE RECREATION OPEN SPACE (TYPICALLY LAWN AND PLAY AREAS) AVAILABLE FOR USE BY ALL HART CROSSING LOT OWNERS AND RESIDENTS (BUT NOT THE GENERAL PUBLIC) THE PRELIMINARY LAYOUT OF THE OPEN SPACE SHOWN ON THIS PLAT IS FLEXIBLE AND MAY BE REARRANGED TO A FINAL CONFIGURATION AS APPROVED BY THE CITY AT THE FINAL PLAT APPROVAL.
3. A 20-FT WIDE PUBLIC TRAIL EASEMENT ACROSS THE SOUTH END OF TOWNHOMES LOT 31 IS GRANTED TO FRANCIS CITY FOR THE INSTALLATION, MAINTENANCE, AND REPAIR OF A FUTURE PUBLIC TRAIL CONNECTING SAGE WAY TO HALLAM ROAD. CONSTRUCTION AND MAINTENANCE OF A FUTURE PUBLIC TRAIL IS BY THE CITY OR OTHERS.
4. 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.
5. A 20-FT WIDE DITCH EASEMENT ACROSS THE SOUTH END OF TOWNHOMES LOT 31 IS GRANTED TO THE BEAVER SHINGLE CREEK IRRIGATION COMPANY FOR THE CONTINUED USE, MAINTENANCE, AND REPAIR OF THE EXISTING IRRIGATION DITCH.

VICINITY MAP

N.T.S.





LEGEND

- SECTION LINES
- PHASE BOUNDARY
- ADJACENT PROPERTY LINES
- PUBLIC UTILITY EASEMENT LINES
- 50' SETBACK
- TRAIL EASEMENT
- STREET MONUMENT OTHER PHASE
- BOUNDARY ANGLE POINT
- ACTIVE OPEN SPACE 2.05 AC
- IRRIGATION EASEMENT

STANDARD CITY NOTES:

1. THE OWNERS OF PROPERTY WITHIN FRANCIS CITY RECOGNIZE THE IMPORTANCE OF AGRICULTURAL LANDS AND OPERATIONS AND SMALL RURAL BUSINESS ENTERPRISES. IT IS RECOGNIZED THAT AGRICULTURAL LANDS AND OPERATIONS AND RURAL BUSINESS ENTERPRISES HAVE UNIQUE OPERATING CHARACTERISTICS THAT MUST BE RESPECTED. OWNERS OF EACH LOT PLATTED IN THIS SUBDIVISION ARE HEREBY GIVEN NOTICE THAT THERE ARE ACTIVE AGRICULTURAL LANDS AND OPERATIONS AND RURAL BUSINESS ENTERPRISES WITHIN FRANCIS CITY, AND LOT OWNERS SHALL ACKNOWLEDGE AND RESPECT THAT, THERE MAY BE DUST, NOISE, ODOR, PROLONGED WORK HOURS, ROADWAYS USED FOR THE PURPOSE OF HERDING / MOVING ANIMALS, AND OTHER ATTRIBUTES ASSOCIATED WITH NORMAL AGRICULTURAL OPERATIONS AND RURAL BUSINESS.

2. IT IS UNLAWFUL TO OCCUPY A BUILDING LOCATED WITHIN THIS DEVELOPMENT WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE BUILDING INSPECTOR.

THE OWNER/DEVELOPER OF THE PROPERTY SET FORTH AND DESCRIBED ON THIS PLAT, HEREBY OFFERS AND CONVEYS TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT-OF-WAY OVER, UNDER, ACROSS, AND THROUGH THOSE AREAS DESIGNATED ON THIS PLAT AS COMMON AREAS (INCLUDING PRIVATE DRIVEWAYS, STREETS OR LANES) FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER, COMMUNICATION, CULINARY WATER, IRRIGATION, AND STORM DRAINAGE LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO, WHICH WOULD REQUIRE THAT NO SURFACE CONSTRUCTION BE ALLOWED WHICH WOULD INTERFERE WITH NORMAL UTILITY USE. IT IS UNDERSTOOD THAT IF IT BECOMES NECESSARY TO RELOCATE SAID UTILITIES AT THE INSTANCE OR REQUEST OF ANY PUBLIC ENTITY OR THE PROPERTY OWNER, THE COST AND EXPENSES INCURRED THEREBY WILL BE BORNE BY THE ENTITY OR OWNER REQUIRING OR REQUESTING THE SAME.

ALLWEST	ROCKY MOUNTAIN POWER
SIGNATURE DATE	SIGNATURE DATE
DOMINION ENERGY	SOUTH SUMMIT SCHOOL DISTRICT
SIGNATURE DATE	SIGNATURE DATE

PROJECT	
C20-003	
SHEET	
1 OF 1	
ISSUE DATE	
03/05/3021	

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HART CROSSING - PLAT D

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

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT LIES S00°01'54"W 990.16 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 NORTHERLY HAVING A RADIUS OF 230.00 FEET; AND TO WHICH POINT A RADIAL LINE BEARS N08°35'01"W THENCE 94.23 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°28'28", WITH A CHORD BEARING AND DISTANCE OF N69°40'45"E 93.57 FEET; THENCE N57°56'31"E 101.56 FEET; TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 15.00 FEET; THENCE 21.26 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 81°13'33", WITH A CHORD BEARING AND DISTANCE OF S81°26'43"E 19.53 FEET; TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 280.00 FEET; THENCE 64.99 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°17'56", WITH A CHORD BEARING AND DISTANCE OF S47°28'54"E 64.84 FEET; THENCE S54°07'52"E 435.53 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°07'52", WITH A CHORD BEARING AND DISTANCE OF S27°03'56"E 109.20 FEET; THENCE SOUTH 13.33 FEET; THENCE S89°24'56"W 203.26 FEET; THENCE N89°04'47"W 159.27 FEET; THENCE S86°54'20"W 127.43 FEET; THENCE N00°07'01"E 1.43 FEET; THENCE S89°43'32"W 132.83 FEET; THENCE N01°22'15"W 182.60 FEET; THENCE N06°21'39"W 150.07 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 4.002 ACRES, OR 174,324 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 2E 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. 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 BALLS

DATE

OWNER'S DEDICATION AND CONSENT TO RECORD

I THE UNDERSIGNED OWNER OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE PLATTED, TO BE HEREAFTER KNOWN AS THE HART CROSSING PHASE D SUBDIVISION, AHD 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

SURVEYOR

APPROVED AS TO FORM THIS_____DAY OF_____, 20 ___

ROS #

SIGNATURE

MAYOR DATE ATTEST: RECORDER DATE

PLANNING

SIGNATURE DATE

ATTORNEY

SIGNATURE DATE

ENGINEERING

SIGNATURE DATE

SOUTH SUMMIT FIRE DISTRICT

SIGNATURE DATE

BEAVER SHINGLE CREEK IRRIG. CO,

SIGNATURE DATE

RECORDER



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	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			

DESIGN ENGINEER DATE

PROJECT ENGINEER: BMB
PROJECT MANAGER: SFS

DRAWN BY: ZST
ISSUE DATE 01/05/2021

PROJECT
HART CROSSING

SHEET TITLE
LANDSCAPE PLAN

PROJECT
C20-003

SHEET
L-1.0

Staff Report

To: Francis City Council
From: Katie Henneuse
Report Date: March 4th, 2021
Meeting Date: March 11th, 2021
Title: J&E Ventures
Type of Item: Commercial Concept and Site Plan

Executive Summary:

The Frontier Cottages subdivision final plat was approved on November 8, 2018. The City Council subsequently approved a phasing plan to separate the commercial lots in the front and the residential lots in the back. The applicants were granted extensions to record the commercial plats. They are moving forward with commercial development and will record the commercial plat in the near future.

J&E Ventures would like to build a 4-unit office/shop rental space on the smaller north commercial lot located at 1548 S SR 32. They have submitted a concept and site plan and are seeking approval so that they can apply for a building permit.

City Code:

18.45 C-1 Commercial Zone
18.100 Off-Street Parking
18.115 Commercial Developments
18.118 Commercial Outdoor Lighting

Analysis:

Concept Plan/Site Plan and Lot Area

The proposed structure is in the C-1 zone commercial zone. Office and professional shops are an allowable use in the C-1 zone. The lot is 0.64 acres, and the structure is 8,012 square feet. The lot is a reasonable size for the proposed layout of the structure, parking, and landscaping. The site plan meets all setback requirements in the C-1 zone.

Architectural Design and Materials

The architectural design of the building meets all code requirements. Two exterior wall materials are used, the colors are neutral, and the building is in character with other commercial buildings in Francis. City Code encourages façade shifts on structures with a width greater than 50 feet. The building is 175 feet long and 45 feet wide.

Parking

2 parking spaces per 1,000 square feet are required for business or professional offices. A minimum of 17 parking spaces are required for this building. The site plan has 17 parking spaces, including two ADA parking spaces. The site plan shows parking at the front of the building. No parking is located between the building and SR 32, which is discouraged by City Code. The parking area and driveway will be paved with asphalt. The proposed parking area meets City code.

Buffers, Fences, and Walls

Buffers between this commercial building and the surrounding residential areas have been planned. A six-foot concrete fence is proposed along the west property line between the development and the new residential lots. A vinyl privacy fence already exists on the north property line. Additionally, a landscape buffer of trees is planned on the north property line between the fence and the building.

Outdoor Lighting Plan

Six total outdoor lights are planned – two between the doors into the office space and one over each of the four garage doors. All six lights will be full cut-off. The man door lights are 790 lumens each and the garage door lights are each 1,227 lumens. The total output will be 6,488 lumens. Per City Code, the maximum light for this 0.64-acre parcel is 64,000 lumens. The light fixtures will be mounted 16 feet above grade, which is less than the maximum allowed height of 18 feet. Lights will be turned off at night, but motion-activated sensors will be used for security purposes. The submitted outdoor lighting plan meets code.

Planning Commission Recommendation:

Forward to the City Council with a positive recommendation with the following stipulations:

- Pave entire driveway.
- Fence on west property line should be of a substantial nature, not chain-link.
- Use motion-activated lighting at night for security. Do not leave lights on all night.
- Add façade shifts to building to make it more appealing.
- Move trash storage area and building to accommodate landscaping and cross-access easement on east side of building.

Staff Recommendation:

Staff recommends reviewing the site plan and architectural design of the building. Discuss any concerns that arise. Address the following issues with the applicant:

- Should façade shifts such as awnings over doors and windows or trim between the two levels be added to the structure to make it more architecturally appealing?
- UDOT driveway access was granted with the condition that the applicant agree to provide 20 feet of cross-access on the east side to parcel FT-35-A, located directly north of this site, if the lot is developed commercially. The Planning Commission recommended that the building and dumpster be moved to the west to shift the trees out of this easement. However, moving the dumpster would block the required panel gate. Trees are required every 20 feet adjacent to a public road in the C-1 zone.

Approve the concept plan, site plan, architectural theme, buffers and fences, parking area, and lighting plan after giving any conditions for approval.

Community Review:

Francis City invites you to attend this meeting and provide public comment by following the link below or by calling 1-346-248-7799 or 1-669-900-6833. Meeting ID: 841 5683 8403 Password**:** 362202
https://us02web.zoom.us/j/84156838403?pwd=bjJsNXQ1VFhFTGdPVWlMSXc4eHFaQT09
You can also comment by email to comments@francisutah.org
Published in the Park Record February 24th, 2021.

January 28, 2021

To: City of Francis, UT

From: J&E Ventures

Regarding the property: 1548 S State Road 32 FT-37-A

J&E Ventures would like to build a 4 unit office/rental space on property listed below (north lot which is the smaller lot once the plat is recorded). The space will be for small businesses/homeowners that are looking for office and shop space. Site Plan attached.

J&E Ventures
2250 E Hwy 35
Kamas UT 84036

Danny Johnson 435-671-0561
BobbiJo Johnson 435-640-2736
bobbijojohnson13@gmail.com

Ron Eastin 435-671-6354
Amy Eastin 435-671-3121
a79east@gmail.com

Legal Description: BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HIGHWAY 32; SAID POINT BEING SOUTH 00*17'23" WEST, ALONG THE SECTION LINE, 1786.05 FEET AND NORTH 89*32'09" WEST, 49.50 FEET FROM THE NORTHEAST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 00*17'23" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF HIGHWAY 32, 384.80 FEET; THENCE NORTH 89*04'46" WEST, 189.11 FEET; THENCE NORTH 15*41'15" WEST, 62.08 FEET TO A POINT ON A 15.00-FOOT, NON-TANGENT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 24.35 FEET THROUGH A CENTRAL ANGLE OF 94*59'58" (CHORD BEARS NORTH 45*51'40" WEST, 21.76 FEET); THENCE NORTH 0*38'19" EAST, 308.63 FEET; THENCE ALONG THE FRANCIS FRONTIER SUBDIVISION BOUNDARY LINE SOUTH 89*32'09" EAST, 220.00 FEET BACK TO THE POINT OF BEGINNING. CONT 1.91 AC.

(LESS ANY PORTION LYING IN 1960-1504 FT-48-B-X) BAL 1.63 AC M/L M125-536 1604-1780 1609-422 1894-1993 2495-799-806

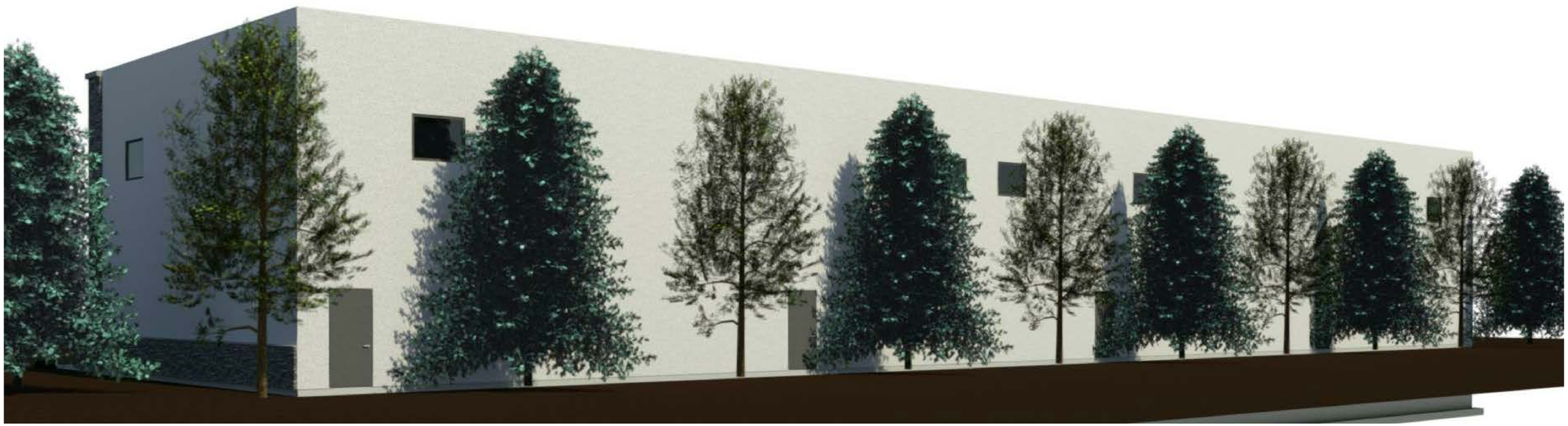
NOTE: LIGHT FIXTURES TO BE THE FOLLOWING:

BETWEEN MAN DOORS INTO OFFICE SPACE (2) TOTAL
DANBURY 7 1/2" BLACK DARK LED LIGHT. 10 WATT 790 LUMENS

ABOVE GARAGE DOORS (4) TOTAL
LITHONIA LIGTHING PRODUCT: #WDGE1 ELD P1 40K 1,227 LUMENS, COLOR BLACK, 10W LAMP, LED.



1 NEW WITH LIGHTS
12" = 1'-0"



2 NORTH
12" = 1'-0"

CONSTRUCTION NOTES

DATE

JANUARY 2021

epic ENGINEERING

REVISIONS		
MARK	DATE	DESCRIPTION

DRAWN: Author
DESIGNER Designer
REVIEWED Checker

PROJECT #
20SM4037

SCALES

12" = 1'-0"

0 1"
BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST SCALE ACCORDINGLY

PROJECT NAME:
J & E VENTURES

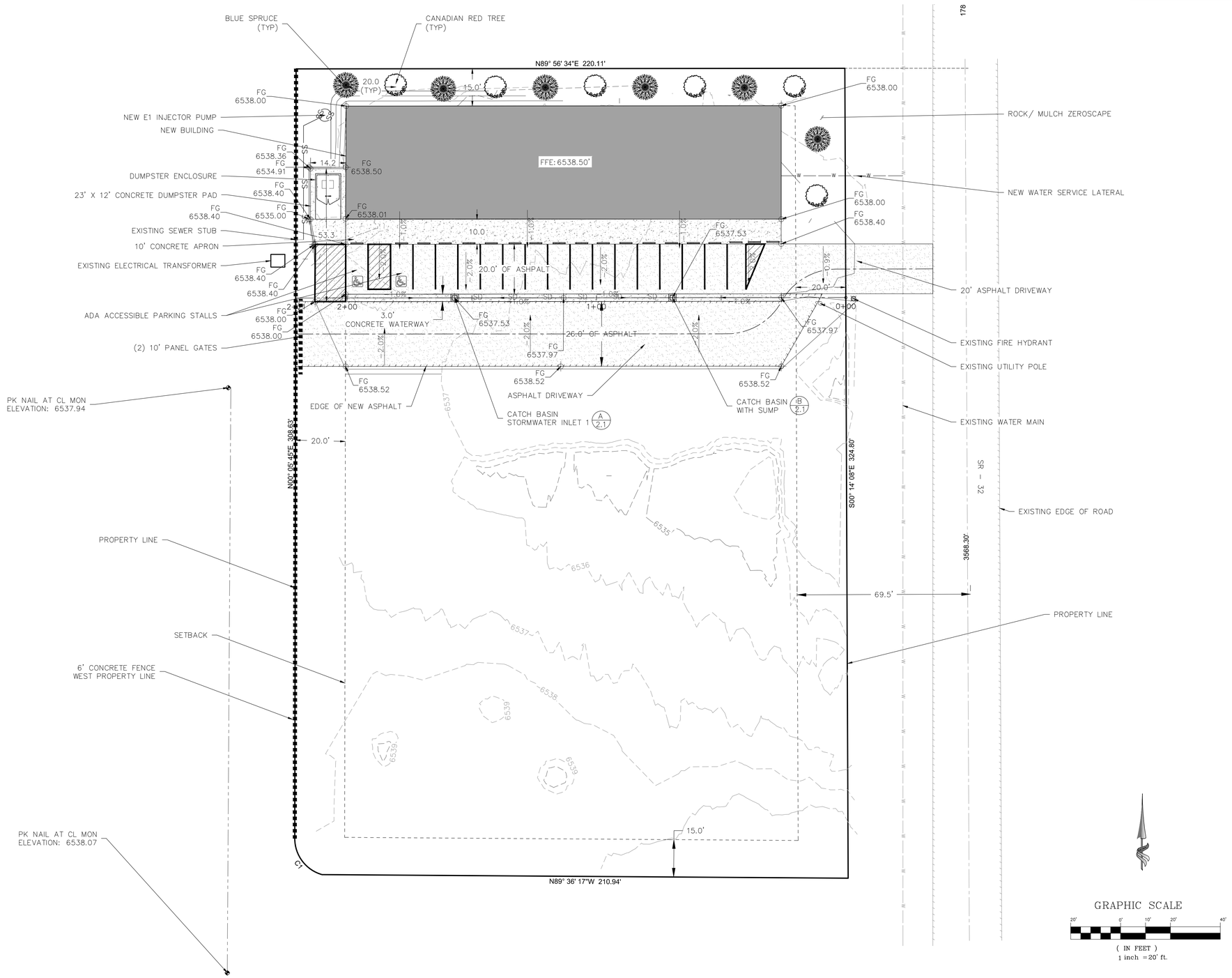
PROJECT LOCATION:
1548 S SR 32 FRANCIS UT

SHEET TITLE:
CONCEPTUAL VIEWS

PLAN SET: PRELIM

SHEET A7.1

U:\SMALL PROJECTS\2020\J & E Ventures\Revit\J & E Ventures 1-28-2021.rvt



GRAPHIC SCALE

20' 0' 10' 20' 40'

(IN FEET)
1 inch = 20' ft.

CONSTRUCTION NOTES

OWNER TO COORDINATE THE NATURAL GAS COMPANY FOR GAS MAIN

LEGEND

- EXIST POWER
- EXIST GAS
- EXIST WATER
- EXIST IRRIGATION
- EXIST SEWER
- EXIST TELEPHONE
- EXIST STORM DRAIN
- EXIST FIBER OPTIC
- EXIST FENCE
- EXIST EDGE OF ROAD
- EXIST MAJOR CONTOUR
- EXIST MINOR CONTOUR
- EXIST DITCH FLOW LINE
- NEW EDGE OF ROAD
- NEW MAJOR CONTOUR
- NEW MINOR CONTOUR
- NEW DITCH FLOW LINE
- NEW PROPERTY LINE
- PROPERTY BOUNDARY
- UTILITY EASEMENT

WARNING

CALL BLUE STAKES

epic ENGINEERING

REVISIONS
1.

DRAWN:	CRS
DESIGNER:	CRS
REVIEWED:	AJH
PROJECT #	.

SCALES

HORIZ: 1"=20'
VERT: N\A
(24" x 36" SHEET)

0 1"
BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST FOR A HALF SIZE SHEET.

PROJECT NAME:

J&E VENTURES

SHEET TITLE:

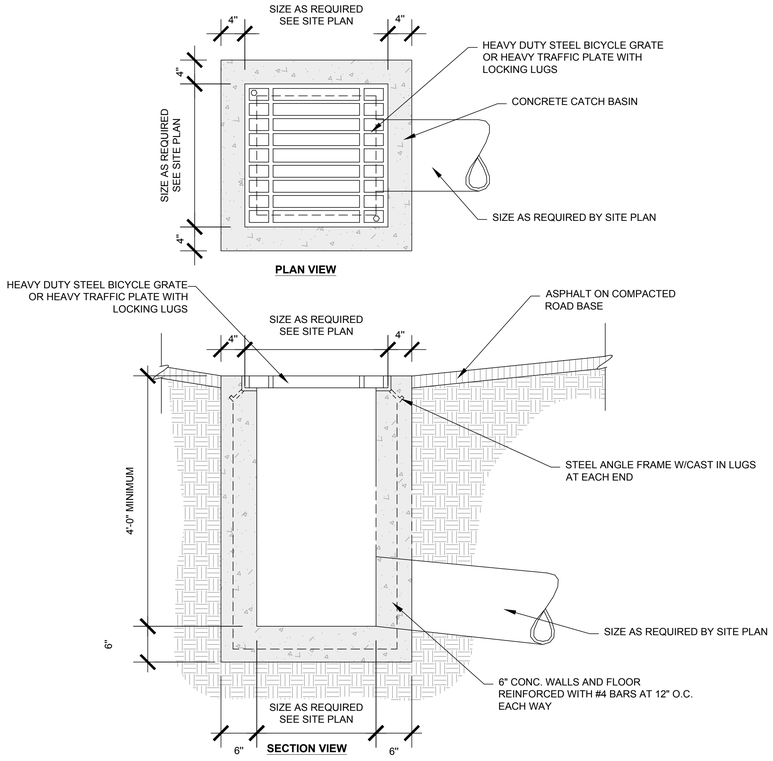
SITE\UTILITY PLAN

PLAN SET:	SHEET
PRELIM	1.1

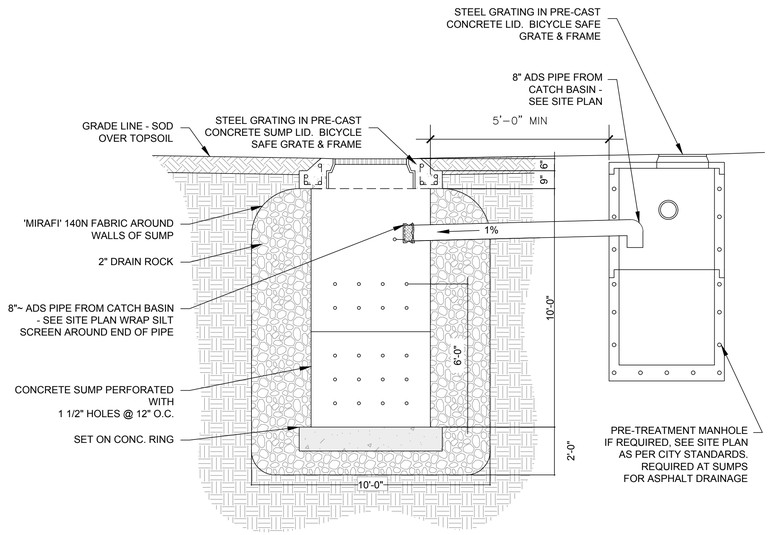
3/3/21

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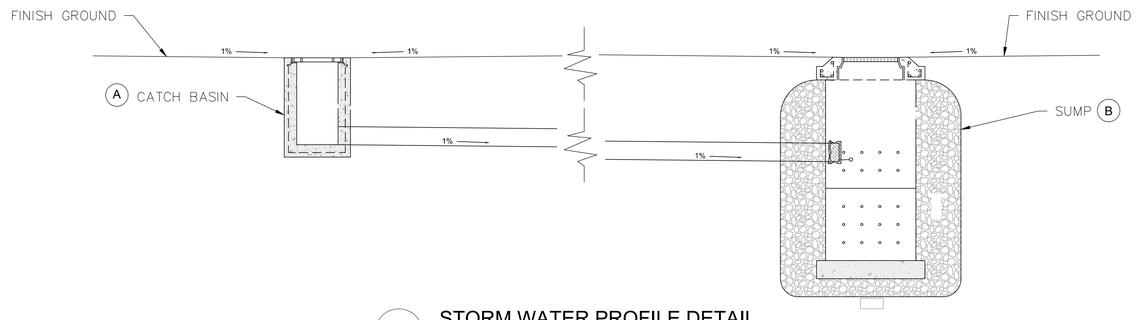
3/3/21



A CATCH BASIN



B ON SITE SUMP



C STORM WATER PROFILE DETAIL

CONSTRUCTION NOTES

OWNER TO COORDINATE THE NATURAL GAS COMPANY FOR GAS MAIN

LEGEND

PWR PWR	EXIST POWER
G G	EXIST GAS
W W	EXIST WATER
IRR	EXIST IRRIGATION
SS SS	EXIST SEWER
TEL TEL	EXIST TELEPHONE
SD SD	EXIST STORM DRAIN
FO FO	EXIST FIBER OPTIC
x x	EXIST FENCE
	EXIST EDGE OF ROAD
	EXIST MAJOR CONTOUR
	EXIST MINOR CONTOUR
	EXIST DITCH FLOW LINE
	NEW EDGE OF ROAD
	NEW MAJOR CONTOUR
	NEW MINOR CONTOUR
	NEW DITCH FLOW LINE
	NEW PROPERTY LINE
	PROPERTY BOUNDARY
	UTILITY EASEMENT

WARNING

CALL BLUE STAKES

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REVISIONS
1.

DRAWN: CRS
DESIGNER: CRS
REVIEWED: AJH
PROJECT #

SCALES
HORIZ: 1"=20'
VERT: N\A
(24" x 36" SHEET)
0 1"
BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST FOR A HALF SIZE SHEET.

PROJECT NAME:
J&E VENTURES

SHEET TITLE:
STORM WATER DETAILS

PLAN SET: PERMIT
SHEET 2.1

S:\EPIC\VAIL PROJECTS\2020 PROJECTS\JE VENTURES SW\Dwg\Design Base\VESPA BASE 2.dwg

Staff Report

To: Francis City Council
From: Katie Henneuse
Report Date: March 1st, 2021
Meeting Date: March 11th, 2021
Title: Frontier Acres Extension Request
Type of Item: Extension to Record Plat

Executive Summary:
Frontier Acres subdivision final plat was approved on March 28, 2019. The subdivision is located at 731 E 2200 S on parcels FT-11-A and FT-11-B. The property is 10 acres and is zoned RH on the frontage adjoining SR 35 and AG-1 on the back northern half. The subdivision is comprised of 7 R-H lots and 4 AG-1 lots consistent with the zoning.

A one-year extension was granted by the City Council on March 12th, 2020. The subdivision will expire on March 28th, 2021 if an extension is not granted. Paul Watson sent a letter requesting a second extension of the entitlements for Frontier Acres (see attached).

City Code:
17.35.130
Staff Recommendation:
Review the letter submitted by applicant and discuss the reasons for the delay. Approve if no concerns arise.

Community Review:
A public hearing is not required at this time.

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

Feb. 24, 2021

Scott Kettle
Francis Town Engineering

Re: 1 year extension for Frontier Acres

Dear Scott,

I would like to extend the entitlements for the Frontier Acres 11 lot subdivision project for 1 year. The entitlements are set to expire next month. The time delay was because we were trying to find a higher end builder to work with. The goal is to be in construction this summer and plat.

If you have any questions give me a call at 801-694-5848.

Thanks

Paul Watson

Paul Watson P.E.
Project Engineer
Gateway Consulting, Inc.
801-694-5848