Staff Report

To: Francis City Planning Commission
From: Katie Henneuse
Report Date: September 10th, 2021
Meeting Date: September 16th, 2021
Title: Francis Commons
Type of Item: Preliminary Plans

Executive Summary:

The owner of parcel FT-35-A, located at the intersection of SR 32 and Scenic Heights Road, was granted approval for a zone map amendment and concept plan on May 13th, 2021, for a development known as Francis Commons. The zoning of the property is now City Center (CC) along SR-32, Multi-Family (R-M) across the middle of the development, and Residential Cottage (R-C) at the back of the development, near the River Bluffs neighborhood. The developer (Ivory Homes) is planning to build the subdivision out in one phase. The development includes 99 total lots or units (6 less than approved by City Council with the zone map amendment).

A site plan for the neighborhood park was also submitted for review.

City Code:

Title 17: Subdivisions
18.40: Multi-Family Zone
18.57: City Center Zone
18.58: Residential Cottage Zone
18.100: Off-Street Parking

Preliminary Plan Review:

Two lots (51 and 85) are planned for the City Center. Lot 51 is 35,538 square feet and has 12,000 square feet of commercial space and 48 parking stalls. Lot 85 is 43,785 square feet and has approximately 8,500 square feet of commercial space, 12 residential units (including 4 moderate income units), and 53 parking stalls. A trail runs along SR 32 at the front of these parcels. Up to 118 parking stalls may be required for these lots depending on the business types that occupy the commercial space (4 stalls per 1,000 SF of commercial space plus three stalls per residential unit). 101 parking stalls are planned. Parking will be further evaluated during the City Center development review.

Two sections of townhomes are planned in the multi-family zone. There are 16 “A” units and 40 “B” units. The townhomes are accessed by a shared driveway (24’ wide alley) in the back. Each townhome will have a 2-car garage and private driveway. The density of the multi-family zone is less than 10 units per acre.

Thirty-one (31) single family homes are planned in the residential cottage zone. The lots range in size from 7,000 square feet to 16,746 square feet. All lots have 70 feet or more of frontage as required by code. Thirteen (13) lots are located on Wren Woods Way, a dead-end street. City code (17.25.090 Ingress and egress) states, "Any subdivision which cannot provide two points of ingress and egress shall be limited to no more than 12 residential lots." One lot will need to be eliminated or a temporary turnaround constructed for this street.

Three types of roads are planned. Section A (30' of asphalt and sidewalks on both sides) is planned along Scenic Heights Road through the townhome section. Section B (30' of asphalt and sidewalks on one side) is planned on roads throughout the single-family home section and is consistent with the River Bluffs neighborhood. Section C (24' of asphalt) is planned as a shared driveway backing the townhomes.

The developer has met the preliminary plan requirements and all provisions of the CC, R-M, and R-C zones and the off-street parking code. The outstanding issue of the extra single-family lot on Wren Woods Way needs to be resolved.

Neighborhood Park Site Plan Review:

The neighborhood park will be located near the townhomes, along Scenic Heights Road. The park area is over half an acre (22,294 square feet). The developers are planning planter beds, play lawns, a small playground area, bike racks, and a tree bosque. Trees will be planted around the perimeter of the open space. The site plan is consistent with the concept plan of the park.

Staff Recommendation:

Discuss the following items with the developer:

- What are the plans for snow removal in the townhome and city center areas?
- The concept plan included guest parking stalls in three locations near the townhomes. Is additional parking necessary with the alley-backed townhome layout? Is additional parking necessary for the City Center lots?
- Should Road Section A be extended further along Scenic Heights Road?
- Should 2' curb and gutter be required along Road Section C?
- How will the issue of the extra lot on Wren Woods Way be resolved?

Positively recommend approval of the Francis Commons preliminary plans and neighborhood park site plan with any conditions agreed upon during discussion. Advise the developer to submit a geo-technical study, traffic study, updated draft of the Development Agreement, and CCRs along with the final plat application. Advise the applicant that approval of the City Center architectural renderings, parking areas, landscaping, lighting, and site plans must be granted before a building permit application may be submitted for the commercial and mixed-use structures.

Community Review:

A public hearing is required for this item. Adequate notice of the public hearing was given.

HORROCKS
ENGINEERS

728 West 100 South
Heber, Utah 84032
435-654-2226

WWW.HORROCKS.COM

September 9, 2021

Planning Commission
Francis City
2317 South Spring Hollow Road
Francis, Utah 84036

Subject: Francis Commons Preliminary Approval

Dear Planning Commission:

Horrocks Engineers has reviewed the submitted preliminary plans for the Francis Commons Subdivision located at the intersection of Scenic Heights Drive and HWY 32 for preliminary approval. The developer is proposing to subdivide approximately 60.9 acres into 99 units.

General Comments

- Submit geotechnical report.
- Work with UDOT to determine if any additional improvements need to be made to the intersection with HWY 32.

Water

- The development will connect to the existing 10" water line in Scenic Heights Drive.
- The developer will be required to turn in adequate water shares to provide water for the development at the time the plat is recorded.

Sewer

- The development will connect to sewer main in Scenic Heights Drive.

Roads

- The developer has proposed to use a three different local street cross sections in the development.
  - Road Section A – 30' of asphalt. Includes curb and gutter and sidewalk
  - Road Section B – 30' of asphalt. Includes sidewalk on one side of the road
  - Road Section C – Private - 24' asphalt
- Submit Traffic Study prior to final approval.
- Provide temporary turnarounds.

HORROCKS
ENGINEERS

728 West 100 South
Heber, Utah 84032
435-654-2226

WWW.HORROCKS.COM

Storm Drain

- The developer has proposed to detain the storm water within storm drain ponds and discharge into an existing ditch. The developer will need to get approval from the irrigation company to discharge into the existing ditch.
- Pond will be constructed to meet City Standards.
- Storm drain calculations need to be submitted along with the construction plans.
- Percolation tests need to be included to support the storm drain calculations.

The developer is proposing to two different types of road cross sections along Scenic Heights Road. The planning commission should consider if the developer should be required to extend road section A to the entrance into the River Bluffs subdivision.

We appreciate working with you in this matter. Please call our office with any questions.

Sincerely,

HORROCKS ENGINEERS

Scott Kettle, P.E.
City Engineer

CC: Ivory Homes
file



VICINITY MAP
1" = 200'

FRANCIS COMMONS

FRANCIS CITY, UTAH

PRELIMINARY PLANS

GEOTECHNICAL STUDY

A SITE SPECIFIC GEOTECHNICAL STUDY HAS BEEN PREPARED FOR THIS PROJECT BY IGES. THE REPORT IS DATED MAY 20, 2021, AND WAS PREPARED BY JUSTIN WHITMER, PE. IT IS IDENTIFIED BY IGES PROJECT NUMBER 02058-154. THE REQUIREMENTS OUTLINED IN THIS STUDY SHALL BE FOLLOWED ON THIS PROJECT.

SHEET INDEX

O-1	TITLE SHEET
O-2 - O-3	SUBDIVISION PLAT
O-4	SITE PLAN
O-5	OVERALL UTILITY PLAN
O-6	OVERALL GRADING AND DRAINAGE PLAN

LEGEND

- SDR 35 SANITARY SEWER
- EXISTING SANITARY SEWER
- SANITARY SEWER MANHOLE
- PVC C-900 WATER LINE
- EXISTING WATER LINE
- WATER VALVE, TEE & BEND
- FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PVC C-900 SEC. WATER LINE
- EXISTING IRRGATION LINE
- SEC. WATER VALVE, TEE & BEND
- PROPOSED STREET LIGHT
- EXISTING OVERHEAD UTILITY
- RCP CL III STORM DRAIN
- EXISTING STORM DRAIN
- SD COMBOBOX, CB & CO
- PROPOSED UNDER DRAIN
- EXISTING UNDER DRAIN
- UNDER DRAIN CLEANOUT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR

BENCHMARK

THE PROJECT BENCHMARK IS A BRASS CAP MARKING THE SOUTHEAST QUARTER CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE & MERIDIAN. THE BENCHMARK IS LOCATED AT THE INTERSECTION OF STATE ROAD 32 AND SPRING HOLLOW ROAD APPROXIMATELY 900 FEET SOUTH OF SCENIC HEIGHTS ROAD. ELEVATION = 6563.62

EDM Partners
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

OWNER:
Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

IVORYHOMES
Utah's Number One Homebuilder

NOTES:
1. All sanitary sewer improvements shall conform with the standards and specifications of Francis City.
2. All culinary 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.

PROJECT STATISTICS

TOTAL AREA =	17.37 AC
SINGLE FAMILY LOTS =	31
TOWN HOME A UNITS =	16
TOWN HOME B UNITS =	40
MULTI FAMILY UNITS =	12
TOTAL RESIDENTIAL UNITS =	99
DENSITY =	5.70 DU/AC
COMMERCIAL SPACE =	20,500 SF
SINGLE FAMILY LOT AREA =	6.33 AC (36.4%)
TOWN HOME AREA =	4.54 AC (26.2%)
MULTI-FAMILY/COMMERCIAL =	1.82 AC (10.5%)
OPEN SPACE AREA=	0.52 AC (3.0%)
STREET AREA =	4.16 AC (23.9%)

LICENSED PROFESSIONAL ENGINEER
No. 3686
NICHOLAS M. MINGO
08/26/21
STATE OF UTAH

Francis Commons

Title Sheet

PROJECT:
DRAWN BY: KMW
REVIEWED BY: NMM
REVISIONS:

No.	DATE	REMARKS

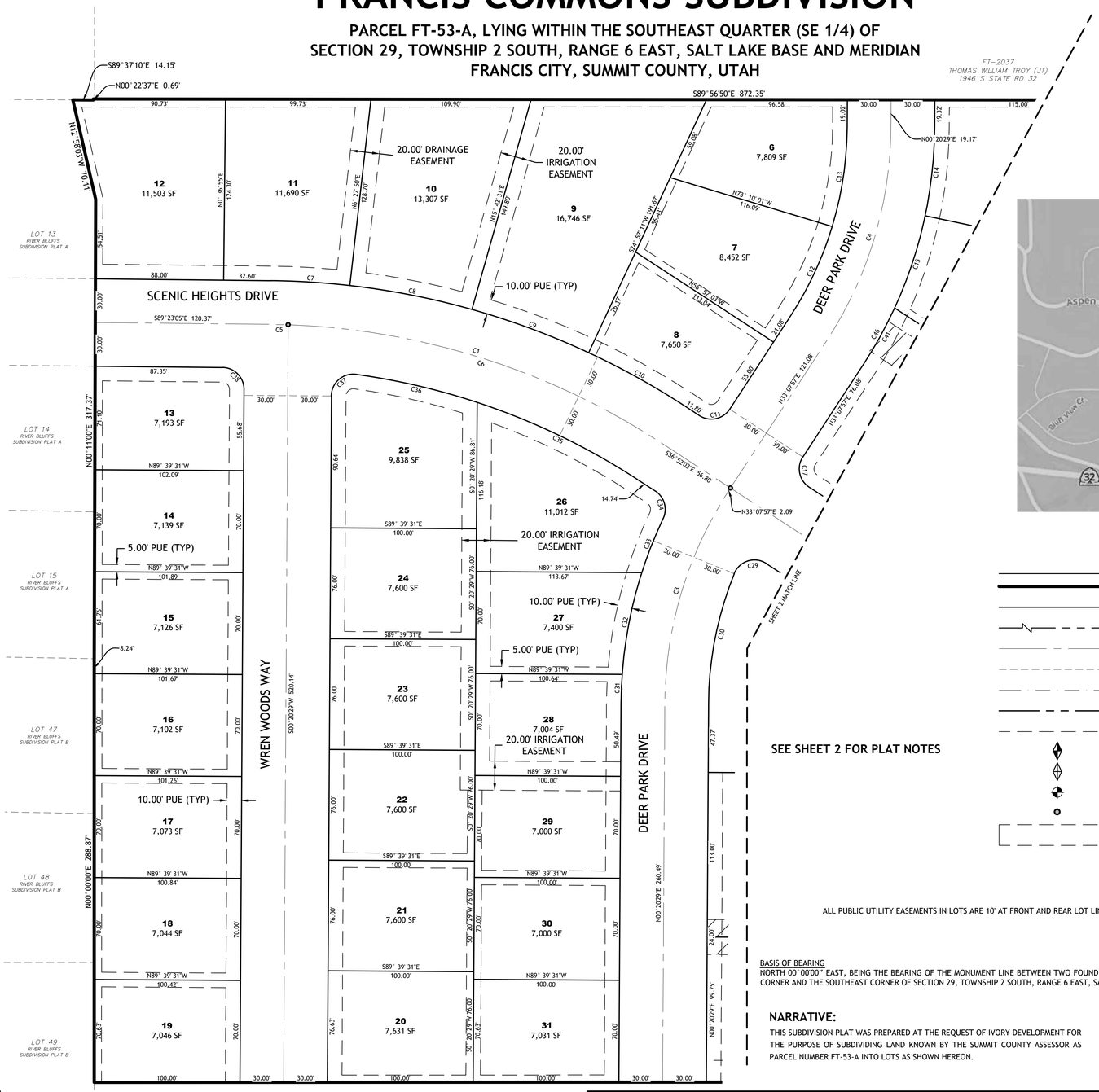
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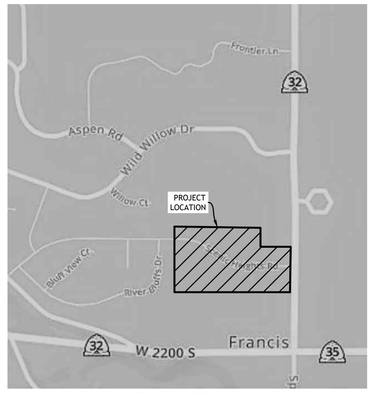
SHEET NUMBER: O-1

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FRANCIS COMMONS SUBDIVISION

PARCEL FT-53-A, LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN FRANCIS CITY, SUMMIT COUNTY, UTAH





VICINITY MAP - NOT TO SCALE

NORTH

SCALE: 1"=40'

0 20 40 80 120

LEGEND

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- CENTERLINE / MONUMENT LINE
- ADJACENT PROPERTY LINE
- SURVEY TIE LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- SECTION CORNER (FOUND)
- CALCULATED SECTION CORNER (NOT FOUND)
- ROAD MONUMENT
- MONUMENT TO BE SET
- ACCESS AND UTILITY EASEMENT

SEE SHEET 2 FOR PLAT NOTES

ALL PUBLIC UTILITY EASEMENTS IN LOTS ARE 10' AT FRONT AND REAR LOT LINES AND 5' AT SIDE LOT LINES

BASIS OF BEARING
NORTH 00°00'00" EAST, BEING THE BEARING OF THE MONUMENT LINE BETWEEN TWO FOUND SECTION MONUMENTS; MONUMENTS AT THE NORTHEAST CORNER AND THE SOUTHEAST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN.

NARRATIVE:

THIS SUBDIVISION PLAT WAS PREPARED AT THE REQUEST OF IVORY DEVELOPMENT FOR THE PURPOSE OF SUBDIVIDING LAND KNOWN BY THE SUMMIT COUNTY ASSESSOR AS PARCEL NUMBER FT-53-A INTO LOTS AS SHOWN HEREON.

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	283.77	500.00	S73°07'34"E	279.97
C2	228.92	400.00	S73°15'47"E	225.81
C3	154.52	270.00	N16°44'13"E	152.42
C4	154.52	270.00	N16°44'13"E	152.42
C5	11.99	500.00	S88°41'51"E	11.99
C6	271.77	500.00	S72°26'20"E	268.44
C7	54.10	530.00	N86°27'37"W	54.08
C8	85.52	530.00	N78°54'50"W	85.42
C9	85.52	530.00	N69°40'09"W	85.42
C10	75.66	530.00	N60°57'26"W	75.60
C11	23.56	15.00	S78°07'57"W	21.21
C12	68.28	240.00	S24°58'58"W	68.05
C13	69.08	240.00	S8°35'14"W	68.84
C14	60.77	300.00	N6°08'41"E	60.67
C15	66.84	300.00	N18°19'50"E	66.70
C17	23.56	15.00	N11°52'03"W	21.21
C18	29.70	370.00	N59°10'02"W	29.69
C19	50.72	370.00	N65°23'39"W	50.68
C20	22.34	370.00	N71°03'05"W	22.34
C21	22.35	370.00	N74°30'41"W	22.34
C22	70.22	370.00	N81°40'41"W	70.11
C23	24.23	15.00	S46°36'49"W	21.68
C24	23.56	15.00	N44°39'31"W	21.21
C25	23.56	15.00	N45°20'29"E	21.21
C26	20.66	15.00	S39°07'26"E	19.07
C27	2.37	15.00	S83°06'34"E	2.36
C28	230.86	430.00	S72°14'54"E	228.10
C29	26.44	15.00	N72°38'07"E	23.15
C30	91.30	240.00	N11°14'24"E	90.75
C31	19.53	300.00	S2°12'22"W	19.52
C32	71.37	300.00	S10°53'10"W	71.20
C33	39.80	300.00	S21°30'08"W	39.77
C34	21.51	15.00	S15°46'56"E	19.72
C35	122.23	470.00	S64°19'04"E	121.89
C36	85.24	470.00	S76°57'50"E	85.12
C37	25.53	15.00	N49°05'28"E	22.56
C38	23.49	15.00	S44°31'18"E	21.16
C41	24.07	300.00	N28°56'18"E	24.07
C42	54.85	200.00	N64°43'25"W	54.67
C43	48.26	176.00	S64°43'25"E	48.11
C44	22.65	76.00	S81°07'09"E	22.57
C45	29.81	100.00	N81°07'09"W	29.70
C46	44.08	300.00	N28°55'23"E	44.04

SURVEYOR'S CERTIFICATE

I, TYLER E. JENKINS, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO.4938730 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF UTAH STATE CODE AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS PLAT; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY; AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

FRANCIS COMMONS SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND.

PROFESSIONAL LAND SURVEYOR
08/26/21
4938730
TYLER E. JENKINS
STATE OF UTAH

BOUNDARY DESCRIPTION

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN:

BEGINNING AT A POINT N00°00'00"E 681.09 FEET AND N90°00'00"W 51.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89°58'59" WEST 1265.83 FEET ALONG A FENCE LINE TO THE EASTERLY LINE OF RIVER BLUFFS PLAT B SUBDIVISION; THENCE ALONG SAID EASTERLY LINE N00°00'00"E 288.87 FEET; THENCE ALONG THE EASTERLY LINE OF RIVER BLUFFS SUBDIVISION N00°11'00"E 317.37 FEET; THENCE N12°58'03"W 70.11 FEET TO THE SOUTHERLY LINE OF WILD WILLOW SUBDIVISION, PHASE 2D; THENCE ALONG SAID SOUTHERLY LINE S89°37'10"E 14.15 FEET AND N00°22'37"E 0.69 FEET; THENCE S89°56'50"E 872.35 FEET ALONG THE SOUTHERLY LINE OF PARCEL FT-2037; THENCE S01°27'11"E 249.28 FEET ALONG A FENCE LINE; THENCE S89°56'50"E 387.72 FEET ALONG A FENCE LINE TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROUTE 32; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE S00°00'00"E 424.43 FEET TO THE POINT OF BEGINNING.

CONTAINS 17.37 ACRES IN AREA AND 89 LOTS AND 1 PARCEL

OWNER'S DEDICATION

I/WE, THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN HEREON TO BE HEREAFTER KNOWN AS:

FRANCIS COMMONS SUBDIVISION

AND DO HEREBY DEDICATE FOR PERPETUAL USE AND DO HEREBY GRANT UNTO EACH PRIVATE UTILITY COMPANY AND PUBLIC UTILITY AGENCY PROVIDING UTILITY SERVICES TO THIS PROJECT, A PERPETUAL NON-EXCLUSIVE EASEMENT IN ALL AREAS SHOWN HEREON INCLUDING THE PRIVATE ROADWAY TO INSTALL, USE, KEEP, MAINTAIN, REPAIR AND REPLACE AS REQUIRED, UNDERGROUND UTILITY LINES, PIPES AND CONDUITS OF ALL TYPES AND APPURTENANCES THERETO SERVING THIS PROJECT.

_____
NAME: CHRISTOPHER P. GAMVROULAS
TITLE: PRESIDENT OF IVORY DEVELOPMENT, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF _____)
: SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 20____, CHRISTOPHER P. GAMVROULAS PERSONALLY APPEARED BEFORE ME, WHO BEING BY ME DULY SWORN DID SAY THAT THEY ARE OF IVORY DEVELOPMENT LLC, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS PRESIDENT, AND THEY ACKNOWLEDGED TO ME THAT SAID LIMITED LIABLITY COMPANY EXECUTED THE SAME.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER: _____
RESIDING IN _____ COUNTY, _____

FRANCIS COMMONS SUBDIVISION
PARCEL FT-53-A
LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN FRANCIS CITY, SUMMIT COUNTY, UTAH

SHEET 1 OF 2

IRRIGATION COMPANY
APPROVED AND ACCEPTED BY _____
THIS _____, DAY OF _____, 20__
_____
DIRECTOR DATE

ALLWEST COMMUNICATIONS
APPROVED AND ACCEPTED BY THE ALLWEST THIS _____, DAY OF _____, 20__
_____
NAME/POSITION DATE

DOMINION ENERGY
APPROVED AND ACCEPTED THIS____ DAY OF_____, 20____ BY DOMINION ENERGY.
_____
BY:
TITLE:

ROCKY MOUNTAIN POWER
APPROVED AND ACCEPTED THIS____ DAY OF_____, 20____ BY ROCKY MOUNTAIN.
_____
BY:
TITLE:

DATE	REVISIONS	BY

PLANNING COMMISION
APPROVED AND ACCEPTED THIS____ DAY OF_____, 20___.
_____
CHAIR DATE

SOUTH SUMMIT FIRE DISTRICT
APPROVED AND ACCEPTED THIS____ DAY OF_____, 20____, BY NORTH SUMMIT FIRE DISTRICT
_____
FIRE MARSHALL DATE

FRANCIS CITY MAYOR
APPROVED AND ACCEPTED THIS____ DAY OF_____, 20____, BY THE FRANCIS CITY MAYOR.
_____
FRANCIS CITY MAYOR DATE

SOUTH SUMMIT SCHOOL DISTRICT
APPROVED AND ACCEPTED BY THE SOUTH SUMMIT SCHOOL DISTRICT THIS _____, DAY OF _____, 20__
_____
DIRECTOR DATE

CITY ENGINEER
APPROVED AND ACCEPTED BY THE FRANCIS CITY ENGINEERING DEPARTMENT THIS _____, DAY OF _____, 20__
_____
FRANCIS CITY ENGINEER DATE

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS____ DAY OF_____, 20____.
_____
ATTORNEY FOR FRANCIS CITY DATE

OWNER / DEVELOPER
IVORY DEVELOPMENT, LLC
978 EAST WOODOAK LANE
SALT LAKE CITY, UTAH 84117

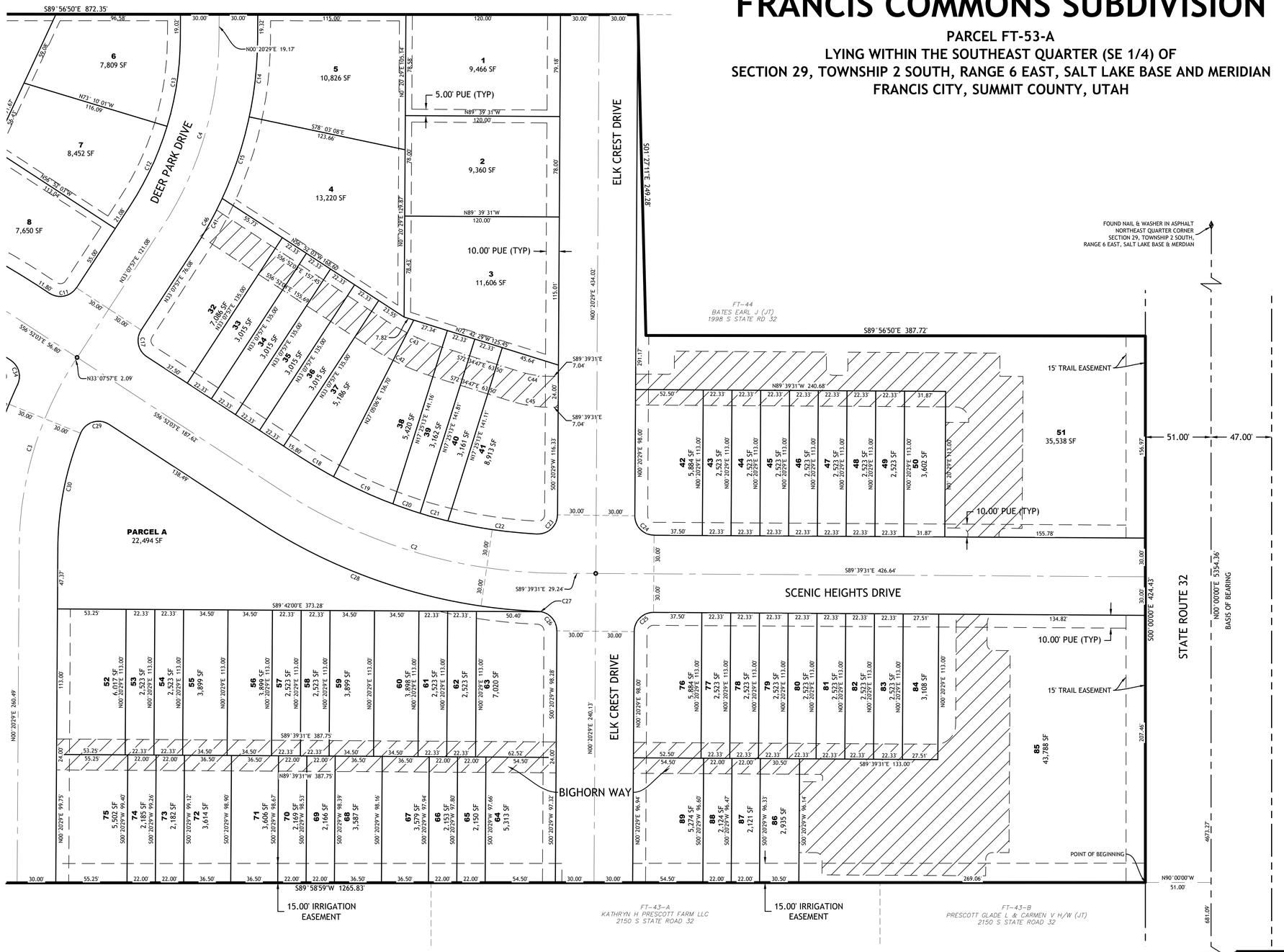
EDM Partners LLC
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

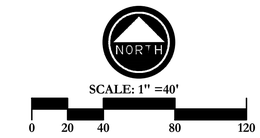
SUMMIT COUNTY RECORDER
RECORDED #_____
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF:_____
DATE:_____ TIME:_____ BOOK:_____ PAGE:_____
_____
FEE SUMMIT COUNTY RECORDER

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FRANCIS COMMONS SUBDIVISION

PARCEL FT-53-A
LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF
SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN
FRANCIS CITY, SUMMIT COUNTY, UTAH





LEGEND

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- CENTERLINE / MONUMENT LINE
- ADJACENT PROPERTY LINE
- SURVEY TIE LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- SECTION CORNER (FOUND)
- CALCULATED SECTION CORNER (NOT FOUND)
- ROAD MONUMENT
- MONUMENT TO BE SET

NOTES:

1. COMMON AREA "A" IS SUBJECT TO A BLANKET UTILITY EASEMENT DEDICATED TO THE HOME OWNER'S ASSOCIATION. FRANCIS CITY SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR UTILITIES ABOVE AND BELOW THE GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE DEDICATED EASEMENTS IDENTIFIED ON THIS PLAT.
2. COMMON PARCEL A IS HEREBY DEDICATED TO THE FRANCIS COMMONS HOME OWNERS ASSOCIATION.
3. 5/8" REBAR & CAP MARKED "EDM PARTNERS, LLC" WILL BE SET AT ALL EXTERIOR BOUNDARY AND REAR LOT CORNERS UNLESS OTHERWISE NOTED ON THIS PLAT. ALL FRONT CORNERS WILL BE SET AT THE CURB, LOT LINE EXTENDED, WITH A COPPER RIVET.
4. THERE IS A 10' PUBLIC UTILITY EASEMENT BEHIND THE RIGHT OF WAY LINE ON EACH ROADWAY.
5. ALL LOTS WITHIN THE PROPOSED SUBDIVISION ARE BUILDABLE, ANY FURTHER SUBDIVISION OF SUCH LOTS, WHETHER BY DEED, BEQUEST DIVORCE DECREE, OR OTHER RECORDED INSTRUMENT SHALL NOT RESULT IN A BUILDABLE LOT UNTIL THE SAME HAS BEEN APPROVED IN ACCORDANCE WITH THE FRANCIS CITY DEVELOPMENT CODE.
6. 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 / THE OWNER OF THE RESIDENCE CONSTRUCTED UPON THIS LOT) HAS BEEN GIVEN NOTICE AND RECOGNIZES THAT THERE ARE ACTIVE AGRICULTURAL LANDS AND OPERATIONS AND RURAL BUSINESS ENTERPRISES WITHIN FRANCIS CITY AND ACKNOWLEDGE(S) AND RESPECT(S) THAT, SO LONG AS SUCH LANDS AND OPERATIONS EXISTS, THERE MAY BE DUST, NOISE, ODOR, PROLONGED WORK HOURS, USE ROADWAYS FOR THE PURPOSE OF HERDING / MOVING ANIMALS, AND OTHER ATTRIBUTES ASSOCIATED WITH NORMAL AGRICULTURAL OPERATIONS AND RURAL BUSINESS.
7. _____ , OWNER OF THE PROPERTY SET FORTH AND DESCRIBED IN THIS PLAT, HEREBY OFFERS AND CONVEYS 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)" OR UTILITY EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER, WATER AND 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 OWNER, THE COST AND EXPENSES INCURRED THEREBY WILL BE BORNE BY THE OWNER OR THE ENTITY REQUIRING OR REQUESTING THE SAME.
8. THIS SUBDIVISION WAS CREATED FOR VARIOUS LOT TYPES: LOTS 1-31 WERE CREATED FOR SINGLE-FAMILY USE ONLY, LOTS 32-50, 52-84, AND 86-89 WERE CREATED FOR TOWNHOMES ONLY, LOT 51 IS FOR COMMERCIAL USES, AND LOT 85 ALLOWS FOR RESIDENTIAL AND COMMERCIAL MIXED-USE WITH UP TO 12 RESIDENTIAL DWELLING UNITS.
9. FRANCIS CITY HAS AN ORDINANCE WHICH RESTRICTS THE OCCUPATION OF BUILDINGS WITHIN THIS DEVELOPMENT. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY A BUILDING LOCATED WITHIN THIS DEVELOPMENT WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE BUILDING INSPECTOR.
10. ALL PUBLIC UTILITY EASEMENTS IN LOTS ARE 10' AT FRONT AND 5' AT REAR AND SIDE LOT LINES.

DATE	REVISIONS	BY

DEVELOPER

IVORY DEVELOPMENT, LLC
978 EAST WOODOAK LANE
SALT LAKE CITY, UTAH 84117

EDM Partners LLC
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

FRANCIS COMMONS SUBDIVISION

PARCEL FT-53-A
LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF
SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST,
SALT LAKE BASE AND MERIDIAN
FRANCIS CITY, SUMMIT COUNTY, UTAH

SHEET 2 OF 2

RECORDED #_____

STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE REQUEST OF:_____

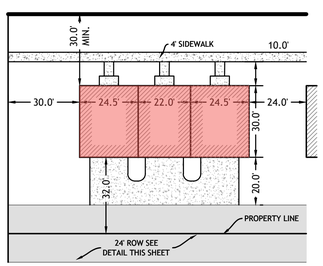
DATE:_____ TIME:_____ BOOK:_____ PAGE:_____

_____ _____ _____

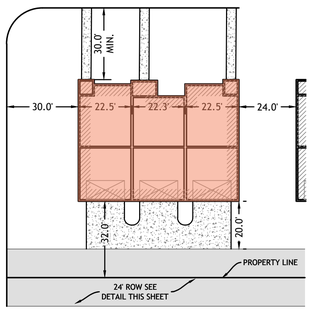
FEE SUMMIT COUNTY RECORDER

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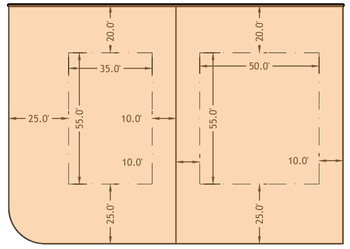




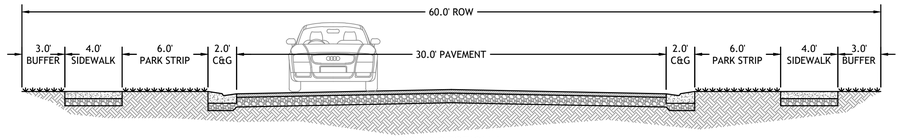
TYPICAL TOWNHOME A DIMENSIONS
NOT TO SCALE



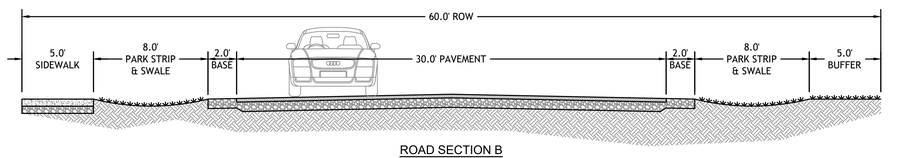
TYPICAL TOWNHOME B DIMENSIONS
NOT TO SCALE



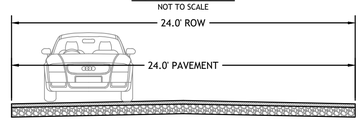
TYPICAL SINGLE FAMILY LOT DIMENSIONS
NOT TO SCALE



ROAD SECTION A
NOT TO SCALE



ROAD SECTION B
NOT TO SCALE



ROAD SECTION C
NOT TO SCALE

EDM Partners
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

NORTH

SCALE: 1" = 50'

0 25 50 100 150

OWNER:
Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

IVORYHOMES
Utah's Number One Homebuilder

NOTES:

1. All sanitary sewer improvements shall conform with the standards and specifications of Francis City.
2. All culinary 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.

LICENSED PROFESSIONAL ENGINEER
No. 366811
NICHOLAS M. MINGO
08/26/21
STATE OF UTAH

Francis Commons

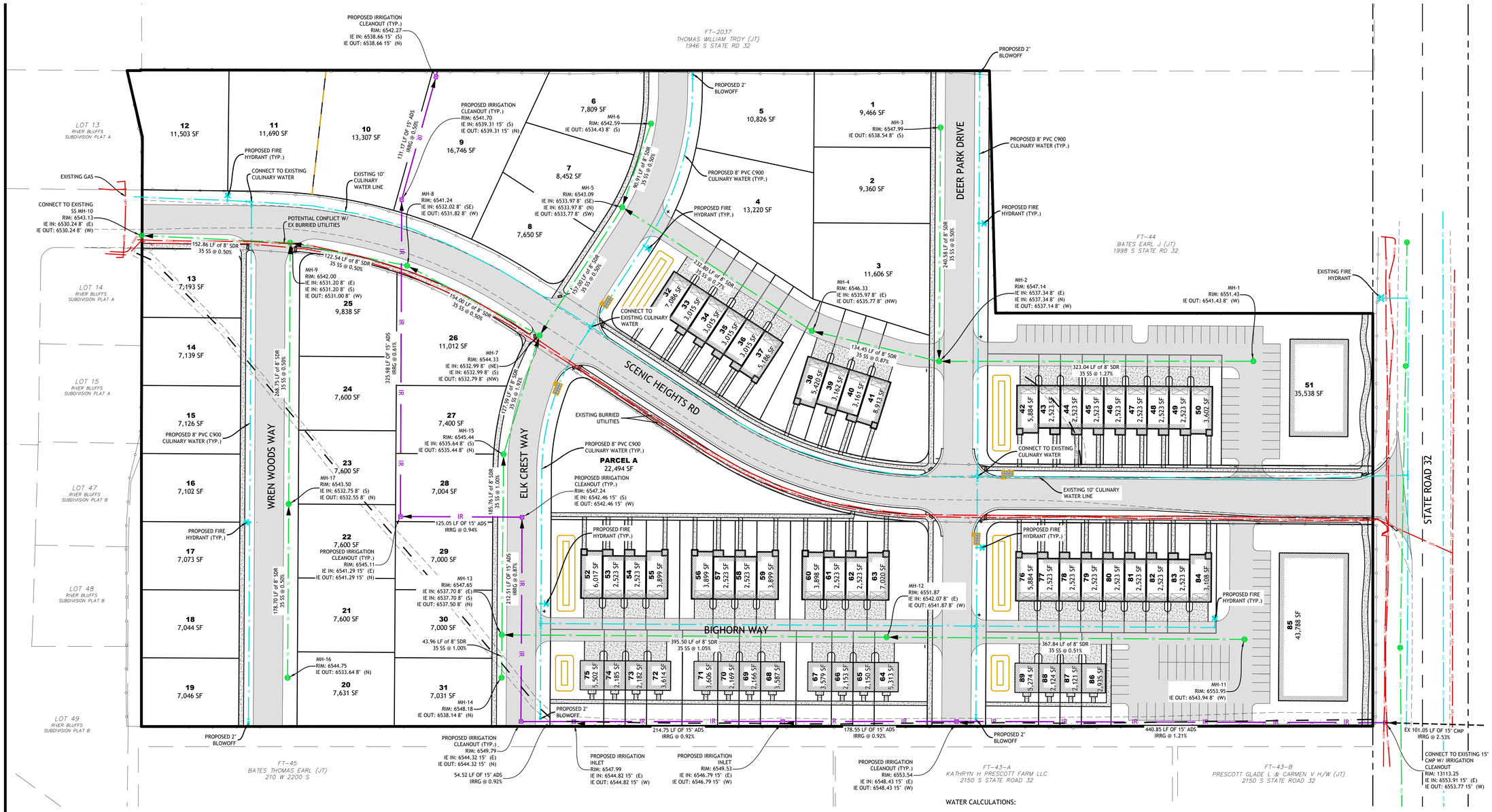
Site Plan

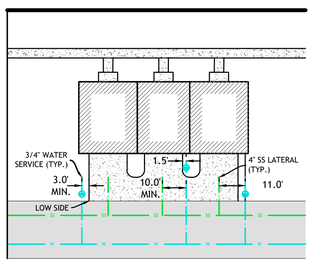
PROJECT:	
DRAWN BY:	KMW
REVIEWED BY:	NMM
REVISIONS:	
No. DATE	REMARKS

DATE: August 26, 2021

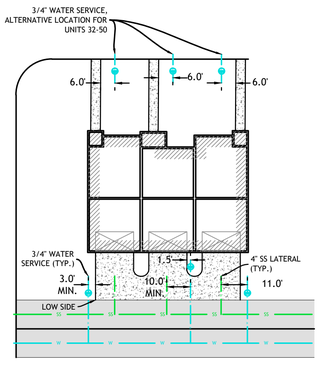
SHEET NUMBER: **O-4**

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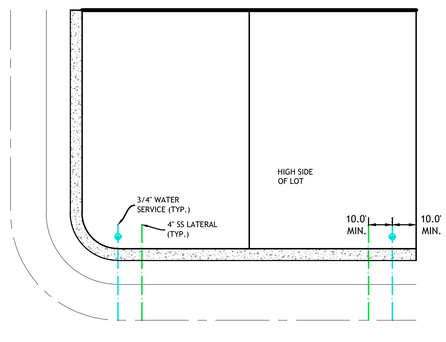




TYPICAL TOWNHOME A LATERAL DETAIL
NOT TO SCALE



TYPICAL TOWNHOME B LATERAL DETAIL
NOT TO SCALE



TYPICAL SINGLE FAMILY LATERAL DETAIL
NOT TO SCALE

WATER CALCULATIONS:

- SUBDIVISION DESIGN ASSUMPTIONS
  - TOTAL RESIDENTIAL UNITS: 104
  - TOTAL LANDSCAPE AREA: 396,200 FT^2 = 9.10 AC
- AVERAGE DAY DEMAND (STORAGE):
  - INDOOR - 104 UNITS * 400 GALLONS/UNIT = 41,600 GALLONS
  - OUTDOOR - 0.84 AC * 2,848 GALLONS/AC = 25,917 GALLONS
- PEAK DAY DEMAND (SOURCE):
  - INDOOR - 104 UNITS * 0.56 GPM/UNIT = 58.2 GPM
  - OUTDOOR - 9.10* 3.96 GPM/AC = 36.0 GPM
- PEAK INSTANTANEOUS DEMAND
  - INDOOR - $10.8*(104)^{0.64}$ = 211 GPM
  - OUTDOOR - 9.10 AC * 7.92 GPM/AC = 72.1 GPM

SEWER CALCULATIONS:

- SUBDIVISION DESIGN ASSUMPTIONS
  - TOTAL LOTS/UNITS: 104
- AVERAGE ANNUAL DAILY FLOW (AADF) RATE:
  - 104 UNITS * 400 GPD/UNIT = 41,600 GPD = 28.9 GPM
- DESIGN FLOW RATE (AADF*PF OF 4):
  - 104 UNITS *400 GPD/UNIT*4 = 166,400 GPD = 115.6 GPM

EDM Partners
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

NORTH

SCALE: 1" = 50'

0 25 50 100 150

OWNER:
Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

IVORYHOMES
Utah's Number One Homebuilder

NOTES:

1. All sanitary sewer improvements shall conform with the standards and specifications of Francis City.
2. All culinary 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.

LICENSED PROFESSIONAL ENGINEER
No. 368041
NICHOLAS M. MINGO
08/26/21
STATE OF UTAH

Francis Commons

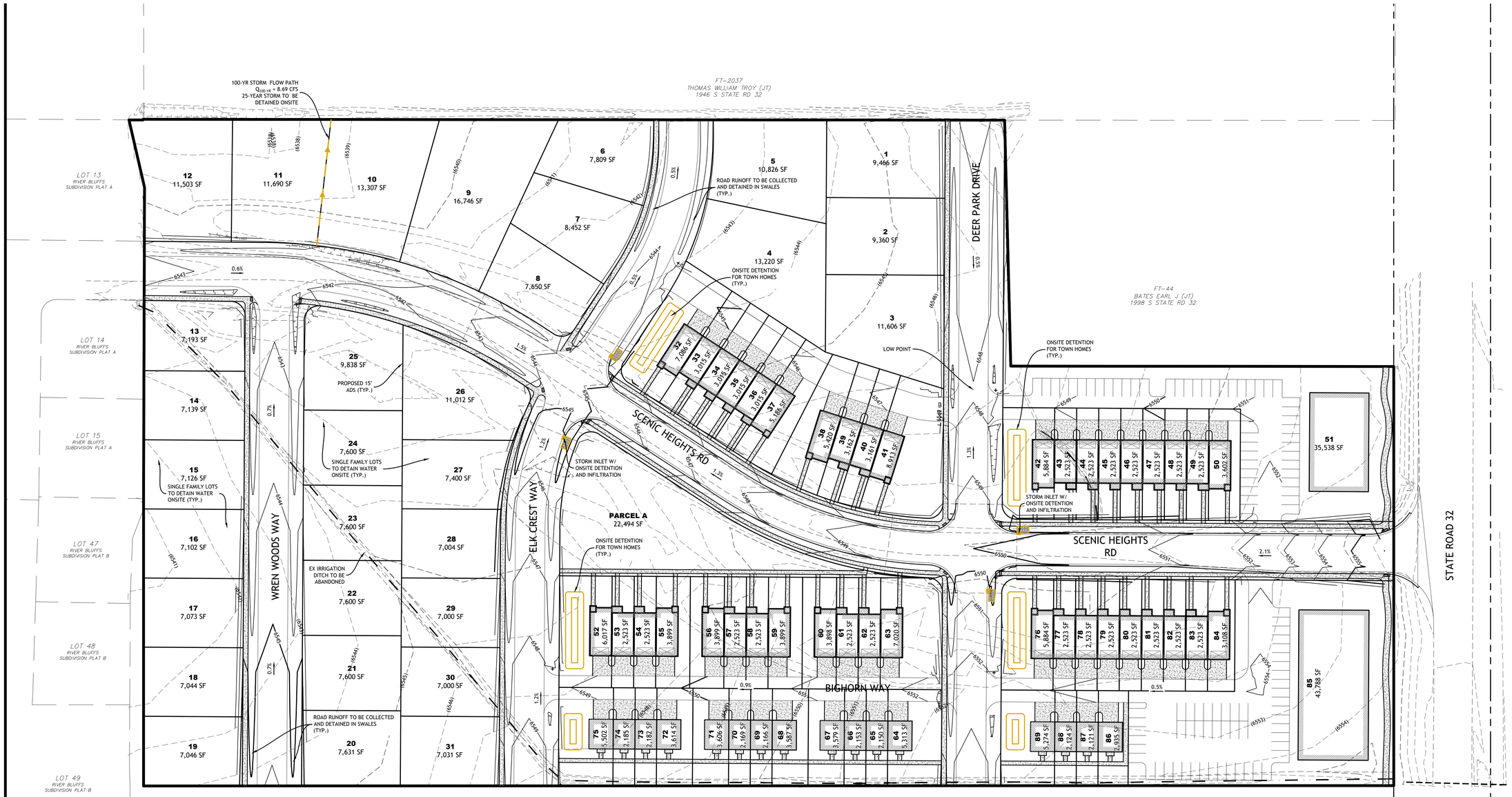
Overall Utility Plan

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

DATE: August 26, 2021

SHEET NUMBER: **O-5**

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OVERALL DRAINAGE CONCEPT

SITE DRAINAGE WILL BE DETAINED ON SITE IN MULTIPLE DETENTION/INFILTRATION BASINS AND SWALE. SINGLE FAMILY LOTS WILL DETAIN THEIR OWN STORM RUNOFF WITH TWO SMALL, SHALLOW BASINS; ONE LOCATED NEAR THE FRONT OF EACH LOT AND ONE NEAR THE BACK OF EACH LOT. RUNOFF FROM TOWN HOMES AND THE BUILDINGS FACING STATE ROAD 32 WILL DRAIN GENERALLY WESTWARD WHERE IT WILL BE COLLECTED IN DETENTION BASINS. RUNOFF FROM THE ROADS WILL BE COLLECTED IN EITHER SWALES OR INLETS AND THEN DETAINED FOR INFILTRATION. ONSITE RETENTION FOR THE WHOLE SITE WILL BE SIZED FOR THE 25-YEAR STORM. IN THE CASE OF A 100-YR STORM EVENT RUNOFF WILL GATHER AT A LOW POINT NEAR THE WEST END OF SCENIC HEIGHTS ROAD WHERE WILL BE CONVEYED ALONG THE LOT LINE SEPARATING LOTS 9 AND 10, THEN DISCHARGED TO THE EXISTING DITCH AT THE NORTH END OF THE SITE.

EDM Partners
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

NORTH

SCALE: 1" = 50'

0 25 50 100 150

OWNER:
Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

IVORYHOMES
Utah's Number One Homebuilder

NOTES:

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2. All culinary 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.
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LICENSED PROFESSIONAL ENGINEER
No. 366021
NICHOLAS M. MINGO
08/26/21
STATE OF UTAH

Francis Commons

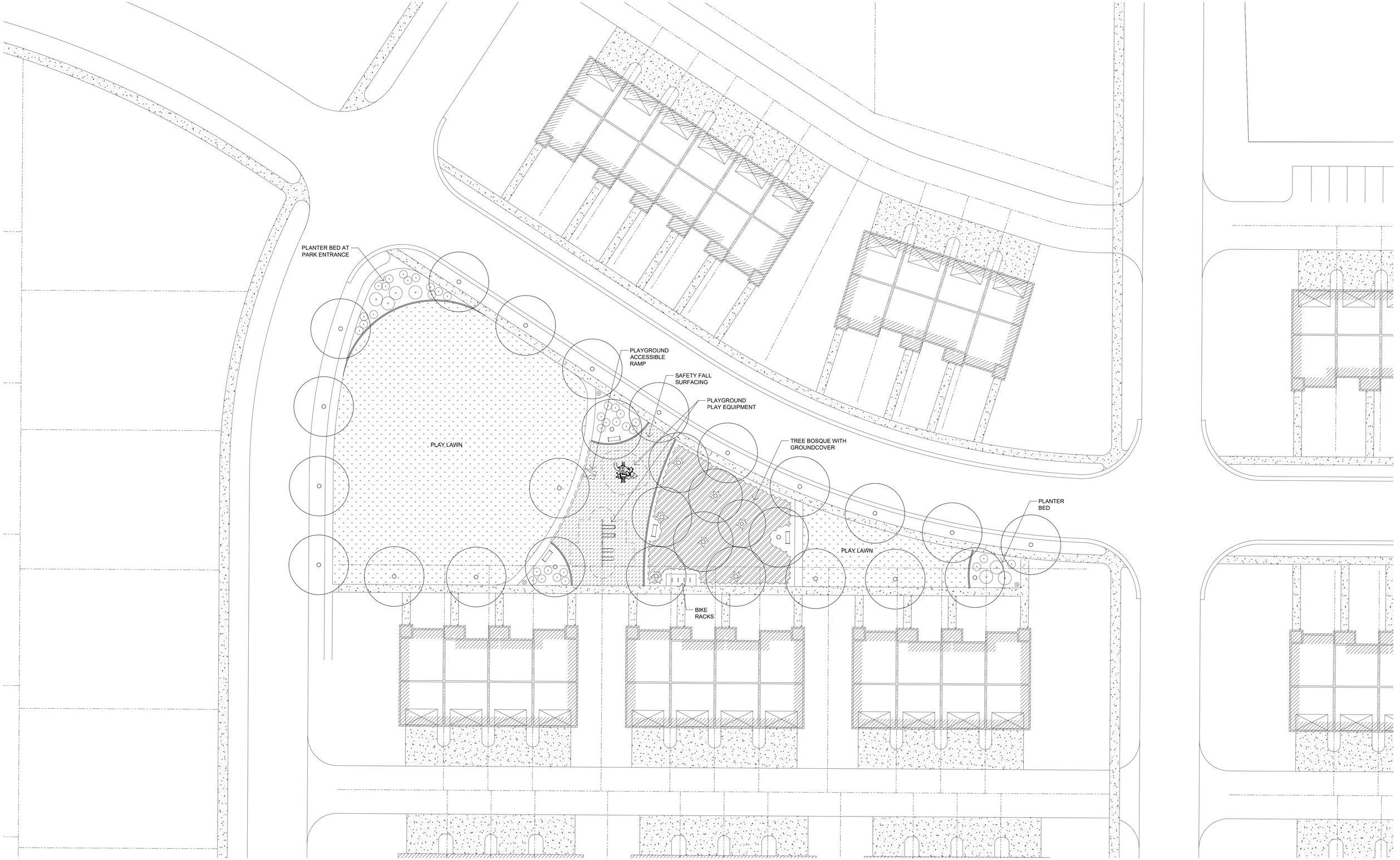
Overall Grading and Drainage Plan

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

DATE: August 26, 2021

SHEET NUMBER: **O-6**

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Francis Commons

Neighborhood Park | Site Plan

August 10, 2021

N

0 10 20 40 60

SCALE: 1" = 20'

Staff Report

To: Francis City Planning Commission
From: Katie Henneuse
Report Date: August 31st, 2021
Meeting Date: September 16th, 2021
Title: Hidden Meadow Ranch
Type of Item: Annexation

Executive Summary:

On July 29th, 2021, the City Council accepted a petition for annexation for a development known as Hidden Meadow Ranch and adjacent properties located on the western side of the city's annexation declaration area, bordering Wasatch County. The Hidden Meadow Ranch parcels were previously owned by Victory Ranch. The petition proposes annexing approximately 580 acres into Francis, zoned AG-2 with the land owned by Hidden Meadow Ranch LLC developed as a conservation subdivision.

The annexation was certified by the Francis City Recorder. Written notice was mailed to each affected entity, such as the South Summit Fire District and South Summit School District.

A concept plan for Hidden Meadow Ranch was submitted by the developer. One-hundred and two (102) single-family lots ranging in size from 0.23 to 0.83 acres and forty-eight (48) townhomes are proposed. Development will be clustered at lower elevations, behind the canal and in the meadow. Over 80% of the land will be open space and will be placed into an irrevocable conservation easement.

City Code:

17.10.030 Property owner initiation of annexation.
17.10.040 Procedures for consideration of petition and plat.
17.60 Conservation Subdivision

General Plan:

Land Use Annexation Policy, pg. 14:

1. Development should be encouraged to occur within the existing City boundaries as a first priority.
2. Annexation should only be approved based upon an overwhelming benefit to the community as a whole.

Analysis:

The following are the benefits of this annexation:

- Over 80% of the annexed land will remain in a conservation easement, preserving the hillside view on the west side of Francis, and exceeding the minimum 60% open space required by City Code.
- Homes will be built in the meadow, outside of the view of most residents.
- Water right resources will be extended to include Beaver-Shingle Creek. A pressurized irrigation (PI) system will be developed.
- Higher-elevation land will be deeded to Francis for a future well and tank.
- Development will occur at less than AG-2 density, the lowest density zone in Francis.
- A trailhead with parking and a over 4 miles of trails connecting to the Rocky Top Trail will be constructed in the open space area.
- Single family homes and moderate-income townhomes are planned, thereby accomplishing goals of the General Plan to provide a variety of housing types and more affordable housing.

A negative impact of this annexation is that the additional residential density will increase the demand on the City's water and sewer systems and roads, as well as the community's schools, fire district, and police services.

Residential development will likely occur on these parcels even if Francis elects not to annex this land. The annexation was discussed with the Summit County Community Development Director, and he indicated that Summit County would likely allow development of the land at similar densities. It may be in the city's best interest to approve the annexation and have more control over how the land is developed.

Staff Recommendation:

Review the annexation survey and concept plan. Recommend approval of the annexation with the following conditions:

- An annexation agreement is signed coinciding with City Council approval.
- The extension of Hallam Road be discussed further with Summit County and a traffic study be performed.
- The developer provides an impact report on land and animals.
- A wetlands study be performed and a letter of approval from the Army Corps of Engineers submitted before subdivision approval is granted.

Community Review:

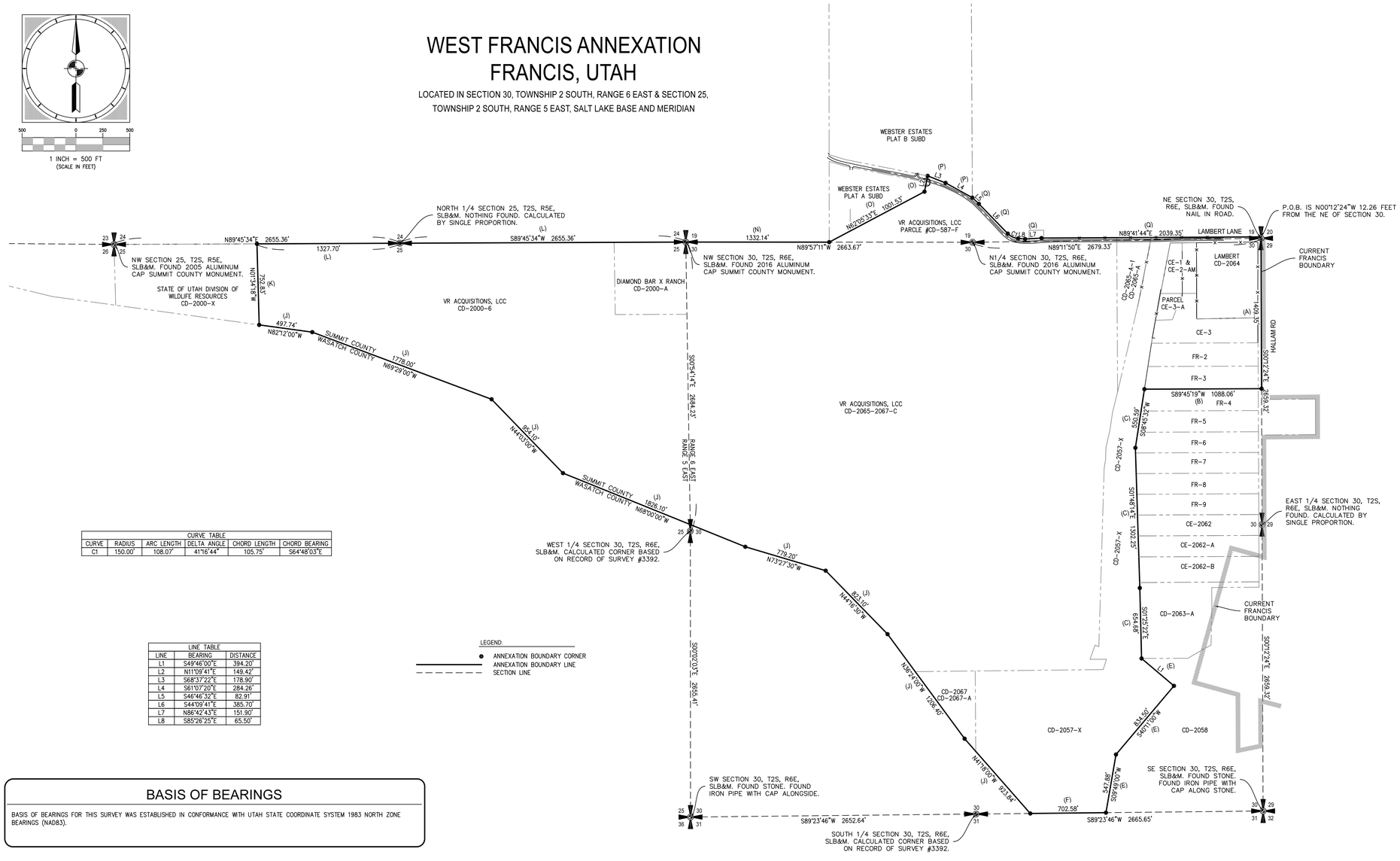
A public hearing is required for this item. Adequate notice of the public hearing was given.

WEST FRANCIS ANNEXATION
FRANCIS, UTAH

LOCATED IN SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST & SECTION 25, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN

500 0 250 500

1 INCH = 500 FT
(SCALE IN FEET)



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	150.00'	108.07'	41°16'44"	105.75'	S64°48'03"E

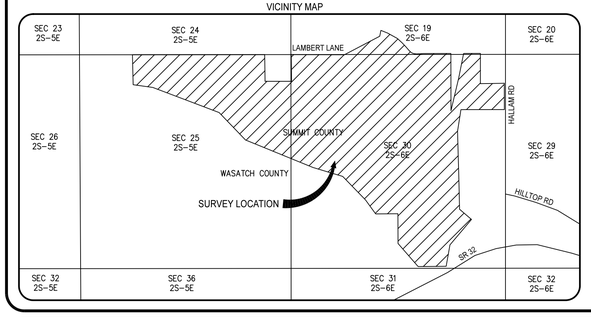
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S49°46'00"E	394.20'
L2	N11°09'41"E	149.42'
L3	S68°37'22"E	178.90'
L4	S61°07'20"E	284.26'
L5	S46°46'32"E	82.91'
L6	S44°09'41"E	385.70'
L7	N86°42'43"E	151.90'
L8	S85°26'25"E	65.50'

LEGEND:
- ANNEXATION BOUNDARY CORNER
- ANNEXATION BOUNDARY LINE
- SECTION LINE

BASIS OF BEARINGS

BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED IN CONFORMANCE WITH UTAH STATE COORDINATE SYSTEM 1983 NORTH ZONE BEARINGS (NAD83).

VICINITY MAP



FINAL LOCAL ENTITY PLAT APPROVAL

APPROVED AS TO FORM SUMMIT COUNTY SURVEYOR	COUNTY SURVEYOR FILING, STATE OF UTAH, COUNTY SUMMIT
APPROVED IN COMPLIANCE WITH SECTION 17-23-20 OF UTAH CODE ON THE ___ DAY OF _____ 2021. SUMMIT COUNTY SURVEYOR BY: _____ ACTING SUMMIT COUNTY SURVEYOR	SURVEYOR'S SEAL

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, DEREK KOHLER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 11725351 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.

PROFESSIONAL LAND SURVEYOR 06/17/2021 No. 11725351 DEREK KOHLER STATE OF UTAH

DEREK KOHLER
PROFESSIONAL LAND SURVEYOR

06/17/2021
DATE

SURVEYOR'S SEAL

ANNEXATION BOUNDARY DESCRIPTION

BEGINNING N00°12'24"W 12.26 FEET FROM THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN; THENCE S00°12'24"E 1409.35 FEET ALONG THE SECTION LINE AND CURRENT FRANCIS TOWN BOUNDARY PER HART RANCH ANNEXATION AS ENTRY #9972; THENCE ALONG THE NORTH LINE OF LOT 4 AND THE WESTERLY BOUNDARY OF THE FRANCIS ACRES SUBDIVISION PLAT A SUBDIVISION AND THE WESTERLY LINE OF PARCELS CE-2062, CE-2062-A, CE-2062-B, & CD-2063-A THE FOLLOWING FOUR COURSES: (1) S89°45'19"W 1088.06 FEET; (2) S08°45'32"W 550.59 FEET; (3) S01°48'14"E 1302.25 FEET; (4) S01°25'22"E 654.68 FEET; THENCE ALONG THE EASTERLY BOUNDARY LINE OF PARCEL CD-2057-X THE FOLLOWING THREE COURSES: (1) S49°46'00"E 394.20 FEET; (2) S40°11'00"W 834.50 FEET; (3) S09°49'00"W 547.88 FEET TO A POINT ON THE SECTION LINE; THENCE ALONG THE SECTION LINE S89°23'46"W 702.58 FEET TO A POINT ON THE WASATCH/SUMMIT COUNTY LINE; THENCE ALONG SAID COUNTY LINE THE FOLLOWING EIGHT COURSES: (1) N41°18'00"W 923.84 FEET; (2) N36°24'00"W 1206.40 FEET; (3) N44°16'30"W 823.10 FEET; (4) N73°27'30"W 779.20 FEET; (5) N68°00'00"W 1826.10 FEET; (6) N44°03'00"W 954.10 FEET; (7) N69°29'00"W 1778.00 FEET; (8) N82°12'00"W 497.74 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF PARCEL CD-2000-X; THENCE ALONG SAID LINE N01°34'18"W 752.83 FEET TO A POINT ON THE SECTION LINE; THENCE ALONG THE SECTION LINE N89°45'34"E 3983.06 FEET TO A FOUND SUMMIT COUNTY MONUMENT REPRESENTING THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE SECTION LINE S89°57'11"E 1332.14 FEET TO THE SOUTHERLY PROPERTY CORNER OF WEBSTER ESTATES PLAT A SUBDIVISION; THENCE ALONG SAID SUBDIVISION THE FOLLOWING TWO COURSES: (1) N62°05'53"E 1001.53 FEET; (2) N11°09'41"E 149.42 FEET EXTENDING TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE WEBSTER ESTATES PLAT B SUBDIVISION, SAID POINT ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF LAMBERT LANE; THENCE ALONG SAID WEBSTER ESTATES PLAT B SUBDIVISION THE FOLLOWING 2 COURSES: (1) S68°37'22"E 178.90 FEET; (2) S61°07'20"E 284.26 FEET; THENCE LEAVING SAID SUBDIVISION ALONG THE APPARENT RIGHT-OF-WAY LINE OF LAMBERT LANE THE FOLLOWING SIX COURSES: (1) S46°46'32"E 82.91 FEET; (2) S44°09'41"E 385.70 TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 150 FEET; (3) 108.07 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°16'44", WITH A CHORD BEARING AND DISTANCE OF S64°48'03"E 105.75 FEET; (4) S85°26'25"E 65.50 FEET; (5) N86°42'43"E 151.90 FEET; (6) N89°41'44"E 2039.35 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 579.54 ACRES, MORE OR LESS

SURVEYOR'S NARRATIVE

PURPOSE:
CURRENT UTAH CODE REQUIRES THAT ANNEXATION PETITIONS BE ACCOMPANIED BY "AN ACCURATE AND RECORDABLE MAP, PREPARED BY A LICENSED SURVEYOR, OF THE AREA PROPOSED FOR ANNEXATION" (SEE 10-2-403-3-c-1). UNDER NO CIRCUMSTANCE SHOULD THIS PLAT AND ITS ACCOMPANYING BOUNDARY DESCRIPTION BE INTERPRETED AS REPRESENTING THE RESULTS OF AN ACTUAL SURVEY CONDUCTED BY ME IN CONFORMANCE WITH SECTION 17-23-20 OF THE UTAH CODE. FURTHERMORE, THE BOUNDARY DESCRIPTION AS SHOWN HEREON MAKES NO ATTEMPT TO RECONCILE OR UNIFY, EITHER BY SURVEY OR OTHERWISE, THE SEPERATE BASIS OF BEARINGS AND POINTS BEGINNING OF ALL THE OFFICIALLY RECORDED ANNEXATION PLATS FOR THE TOWN OF FRANCIS REFERENCED THEREIN. SECTION CORNER AND OTHER MONUMENTS WERE USED TO AID IN IDENTIFYING THE BOUNDARY WHERE POSSIBLE.

SPECIFIC NOTES PERTAINING TO THE INFERENCE OF EACH COURSE ALONG THE ANNEXATION BOUNDARY ARE AS FOLLOWS:
SIDE (A): FOLLOWS ALONG THE SECTION LINE
SIDE (B): FOLLOWS ALONG THE COMMON BOUNDARY LINE OF FR-3 AND FR-4 FRANCIS ACRES SUBDIVISION..
SIDE (C): FOLLOWS ALONG WESTERLY BOUNDARY OF THE FRANCIS ACRES SUBDIVISION AND PARCEL CD-2057-X. BOUNDARY CONTINUES ALONG THE WEST BOUNDARY LINES OF CE-2062, CE-2062-A, CE-2062-B, & CD-2063-A. THE COONRADT AND FRANCIS ACRES SUBDIVISIONS WERE LOCATED AND ROTATED USING FOUND REBARS ON LOTS 1 AND 3A OF THE COONRADT SUBDIVISION. NO ADDITIONAL RESEARCH WAS PERFORMED TO LOCATE THE SUBDIVISION. DEEDS SOUTH OF FRANCIS ACRES WERE ALSO ROTATED TO MATCH THE SUBDIVISION.
SIDE (E): FOLLOWS ALONG THE EASTERLY BOUNDARY LINE OF PARCEL CD-2057-X TO THE THE SECTION LINE. DEED EXCEPTION NO. 2 ON PARCEL CD-2058 AND THE LOCATION OF THE PARCELS AND SUBDIVISIONS TO THE NORTH WERE USED TO AID IN LOCATING LINE. NO FIELD WORK WAS PERFORMED TO VERIFY LOCATION.
SIDE (F): FOLLOWS THE SECTION LINE, ALSO BEING THE SOUTH BOUNDARY LINE OF PARCEL CD-2057-X.
SIDE (J): FOLLOWS ALONG THE SUMMIT/WASATCH COUNTY LINE. NO FIELD WORK TO LOCATE SUMMIT/WASATCH COUNTY MONUMENTS WAS PERFORMED.
SIDE (K): FOLLOWS ALONG THE EASTERLY BOUNDARY LINE OF PARCEL CD-2000-X. PARCEL DESCRIPTION WAS ROTATED TO MATCH THE SECTION LINE ON THE NORTH.
SIDE (L): FOLLOWS ALONG THE SECTION LINE. SAID LINE ALSO FOLLOWING ALONG THE NORTH LINE OF PARCELS CD-2006-6 AND CD-200-A.
SIDE (N): FOLLOWS ALONG THE SECTION LINE
SIDE (O): FOLLOWS ALONG THE SOUTHERLY BOUNDARY LINE OF THE WEBSTER ESTATES PLAT A SUBDIVISION. COURSE L2 EXTENDS TO THE SOUTHERLY BOUNDARY LINE OF THE WEBSTER ESTATES PLAT B SUBDIVISION.
SIDE (P): FOLLOWS ALONG THE SOUTHERLY LINE OF THE WEBSTER ESTATES PLAT B SUBDIVISION. SAID COURSES BEING THE NORTHERLY RIGHT-OF-WAY LINE OF LAMBERT LANE.
SIDE (Q): FOLLOWS ALONG THE APPARENT NORTHERLY RIGHT-OF-WAY LINE OF LAMBERT LANE. FENCE LINES WERE FOLLOWED IF LOCATED.

CONTAINING 579.54 ACRES, MORE OR LESS

PARCELS TO BE ANNEXED INTO FRANCIS CITY:
CE-1
CE-2-AM
CE-3-A
CE-3
FR-2
FR-3
CD-2057-X
CD-2064
CD-2065-A
CD-2065-A-1
CD-2000-6
CD-2065-2067-C
CD-587-F
CD-2000-A
CD-2067-A
CD-2067
PORTIONS OF LAMBERT LANE AS SHOWN HEREON.

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, THE FRANCIS CITY COUNCIL, HAVE RECEIVED A PETITION SIGNED BY THE MAJORITY OF THE OWNERS OF THE TRACTS OF LAND SHOWN HEREON REQUESTING THAT SAID TRACTS OF LAND BE ANNEXED BY THE CITY OF FRANCIS CITY; AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HEREWITH, ALL IN ACCORDANCE WITH THE UTAH CODE ANNOTATED 10-2-401 TO 10-2-428 AS REVISED; AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT OF LAND AS SHOWN AS PART OF THE CITY OF FRANCIS; AND THAT SAID TRACT OF LAND BE KNOWN HEREAFTER AS THE WEST FRANCIS ANNEXATION.

DATED THIS _____ DAY OF _____, 2021

SIGNATURE: FRANCIS CITY MAYOR _____ DATE _____

ATTEST: FRANCIS CITY RECORDER _____ DATE _____

SIGNATURE: FRANCIS CITY ATTORNEY _____ DATE _____

SIGNATURE: FRANCIS CITY ENGINEER _____ DATE _____

CITY RECORDER'S SEAL

COUNTY RECORDER

PROJECT	L20-044
SHEET	1 OF 1
PREPARED FOR	RUSTY WEBSTER
	WEST FRANCIS ANNEXATION

LOCATED IN SECTION 25, TOWNSHIP 2 SOUTH, RANGE 5 EAST & SECTION 26, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SLB&M

SUMMIT COUNTY, UTAH

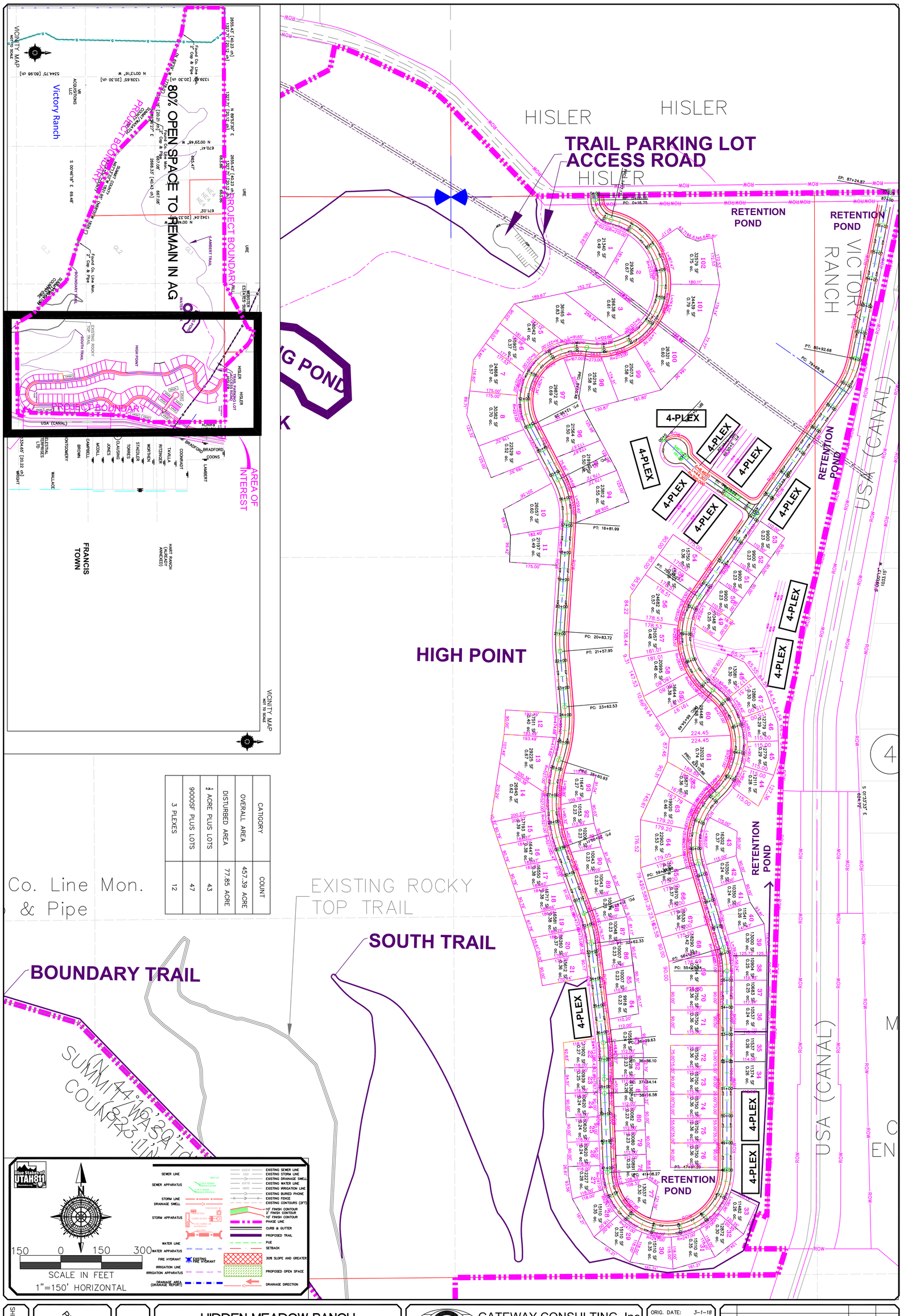
DRAWN BY:	DMK
REVIEWED BY:	MPJ
SCALE:	1" = 500'
ISSUE DATE	06/17/2021

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 LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR PROFESSIONAL LAND SURVEYOR, TO ALTER ANY ITEM ON THIS DOCUMENT. ADDITIONALLY, ANY ENTITIES WHO ALTER THIS DOCUMENT ARE REQUIRED BY LAW TO AFFIX THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.



CATIGORY	COUNT
OVERALL AREA	457.39 ACRE
DISTURBED AREA	77.85 ACRE
¼ ACRE PLUS LOTS	43
9000SF PLUS LOTS	47
3 PLEXES	12

SHEET NO. 2

PRELIMINARY NOT FOR CONSTRUCTION

FRANCIS TOWN

HIDDEN MEADOW RANCH

CONCEPT LOTS

8-11-2021

GATEWAY CONSULTING, Inc
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848 FAX: (801) 432-7050
paul@gatewayconsultingllc.com
CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

ORIG. DATE:	3-1-18
SURVEY BY:	
DRAWN BY :	GPW
DESIGNED BY :	GPW
CHECKED BY :	GPW
SCALE :	1"=150'

NO.	DESCRIPTION	DATE	APP'D

Victory Ranch

LAMBERT TRAIL

BOUNDARY TRAIL

SOUTH TRAIL
EXISTING

TRAIL PARKING LOT
ACCESS ROAD

IRRIG POND

WATER TANK

RETENTION POND

RETENTION POND

RETENTION POND

RETENTION POND

30% SLOPE

30% SLOPE

30% SLOPE

SUMMIT/WASATCH COUNTY LINE

SUMMIT COUNTY
WASATCH COUNTY

SUMMIT/WASATCH COUNTY LINE

Found Co. Line Mon
2" Cap & Pipe

Found Co. Line Mon
2" Cap & Pipe

Found Co. Line Mon
Cap & Pipe

Found Co. Line Mon
2" Cap & Pipe

N 19°53'30" E 2655.43' [40.23 ch]
1327.71' [20.12 ch]

2655.43' [40.23 ch]
1327.71' [20.12 ch]

663.86'

663.86'

667.08'

667.08'

2668.33' [40.44 ch]

1339.65' [20.30 ch]

1339.65' [20.30 ch]

1342.04' [20.33 ch]

671.02'

570.71'

455.47'

S 00°46'18" E 69.48'

(N 69°29' W 1338.01')
1334.15' [20.21 ch]

N 69°29' W 1338.01'

N 00°13'16" W

N 00°46'18" W

N 89°47'24" E
2666.80' [40.41 ch]
1333.40' [20.20 ch]

N 89°47'24" E
2666.80' [40.41 ch]
1333.40' [20.20 ch]

5344.75' [80.98 ch]

(N 36°24' W)
N 36°17'45" W
1072.72'(1071.8')
Found Co. Line Mon
2" Cap & Pipe
N 36°17'45" W 134.60'
(N 36°24' W 134.6')

(N 41°41'18" W)
N 41°35'22" W
1056.78'
(1056.2')

VR ACQUISITIONS LLC

VR ACQUISITIONS LLC

USA (CANAL)

USA (CANAL)

USA (CANAL)

DIVERSION CANAL

ROMANO

WEBSTER ESTATES SUB

HILL

HISLER

HISLER

HISLER

URE

URE

LAMBERT LANE

VICTORY RANCH

BRADFORD

BRADFORD

COONS

LAMBERT

COONRADT

TAVILLA

RITZINGER

WORTHEN

STAEDLER

TORRES

4 CLAUSING

JONES

MCDILL

CAMPBELL

BROWN

MONTGOMERY

WALL

HIGH POINT

4-PLEX

17

18

UTAH

TY

2" W

Y

24" E
ch]

2666.80' [40.41 ch]
1333.40' [20.20 ch]

SCALE IN FEET
1"=150' HORIZONTAL
600 300 0 300

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 3-1-18
SURVEY BY:
DRAWN BY: GPW
DESIGNED BY: GPW
CHECKED BY: GPW
SCALE: 1"=300'

GATEWAY CONSULTING, Inc
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848 FAX: (801) 432-7050
paul@gatewayconsultingllc.com
CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

HIDDEN MEADOW RANCH

CONCEPT TRAIL SYSTEM

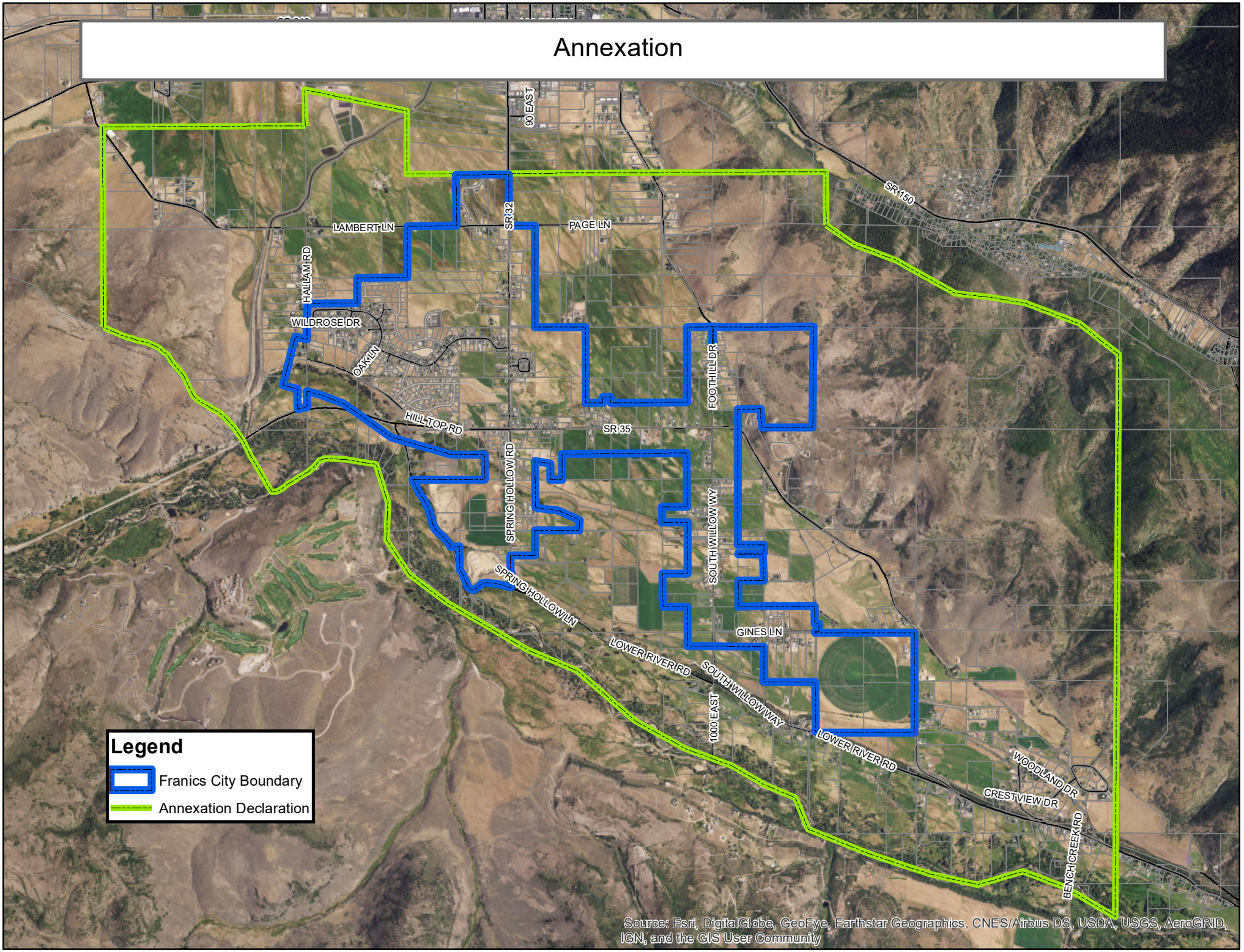
8-11-2021

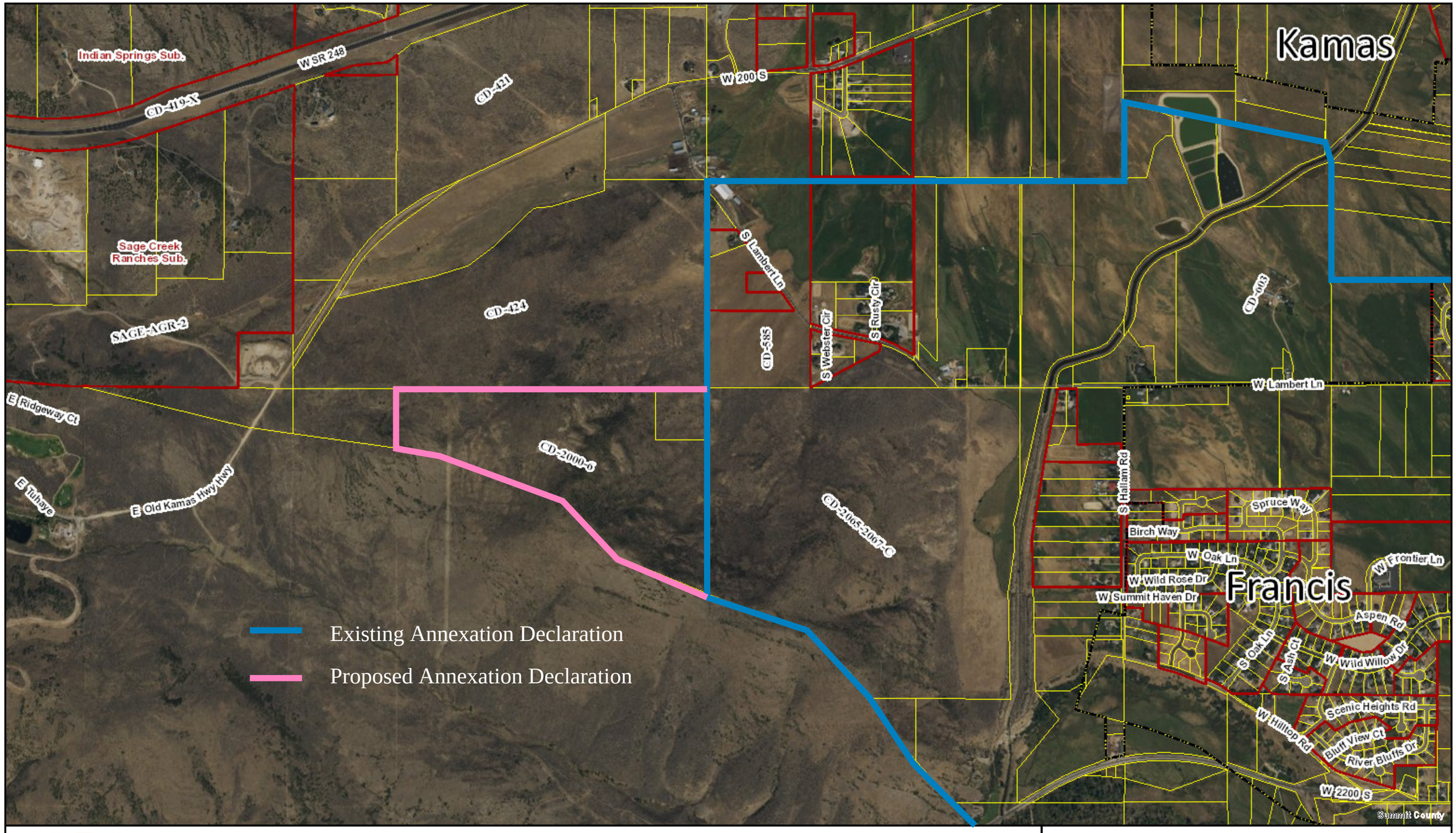
FRANCIS TOWN

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO. 5

Annexation


90 EAST
SR 150
LAMBERT LN
SR 32
PAGE LN
HALLAM RD
WILDROSE DR
OAK LN
FOOTHILL DR
HILL TOP RD
SR 35
SPRING HOLLOW RD
SOUTH WILLOW WY
SPRING HOLLOW LN
GINES LN
LOWER RIVER RD
SOUTH WILLOW WAY
1000 EAST
WOODLAND DR
CRESTVIEW DR
BENCH CREEK RD
Legend
Franics City Boundary
Annexation Declaration
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



SUMMIT COUNTY

Summit County Parcel Viewer

1 in = 1,505 feet

Summit County Parcel Viewer Application
Printed on: 9/16/2021
Imagery courtesy of Google

N
W E
S

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

Staff Report

To: Francis City Planning Commission
From: Katie Henneuse
Report Date: September 10th, 2021
Meeting Date: September 16th, 2021
Title: Commerce Village
Type of Item: Commercial Concept Plan

Executive Summary:

FT-610 is a 9.9-acre parcel located on the northwest corner of SR 32 and Lambert Lane. The parcel is zoned Commercial C-1. The owner has requested to subdivide the parcel. She is considering two options – either subdividing into seven commercial lots ranging in size from 1.0 to 1.6 acres or into ten lots ranging in size from 0.3 to 1.6 acres.

The applicant would like advisement on a few questions:

- The applicant would like the option of having an equestrian training business on Lot 1 or 2. Is this an allowed use in the C-1 zone and if it is, are caretaker living quarters allowed?
- The applicant is considering applying for a code text amendment allowing accessory dwellings in the commercial zone. Is this something the Planning Commission would consider approving?
- The applicant would like the flexibility for the commercial buildings to be divided into commercial condos that can be owned by individual small business owners. How is this best accomplished?

City Code:

18.35: C-1 Commercial Zone

There is no minimum lot area in the C-1 zone except as may be dictated by off-street parking requirements, adequate circulation, and property size utilization. Lot area requirements are determined by the Planning Commission and City Council. Each lot in the C-1 zone is required to have a minimum of 35 feet of frontage on a public street.

Equestrian training is not listed as an allowed use in the C-1 zone, however it is listed as an allowed use in the AG-1 and AG-2 zones. Large animal clinics and indoor/outdoor recreation facilities are allowed in the C-1 zone.

Accessory Dwelling and Commercial Condo Discussion Questions:

Residential mixed-use is allowed in the City Center zone on the second story of a building with commercial space on the ground floor. There is no provision for residential dwellings in the C-1 zone in current code. The proposed code text amendment would apply to the C-1 zone and allows “Accessory structure, occupied, adjacent to R or AG zone for residential use. Must be setback a minimum of 150 feet from state road. Up to 2 dwellings per lot, attached to commercial building or as a separate structure. Residential structure cannot be constructed prior to commercial structures.”

The applicant has identified two benefits of this amendment – to provide a separation buffer between commercial and residential uses and to make Francis more appealing to small business owners by allowing them to operate more efficiently by incorporating housing into their commercial venture for themselves or employees.

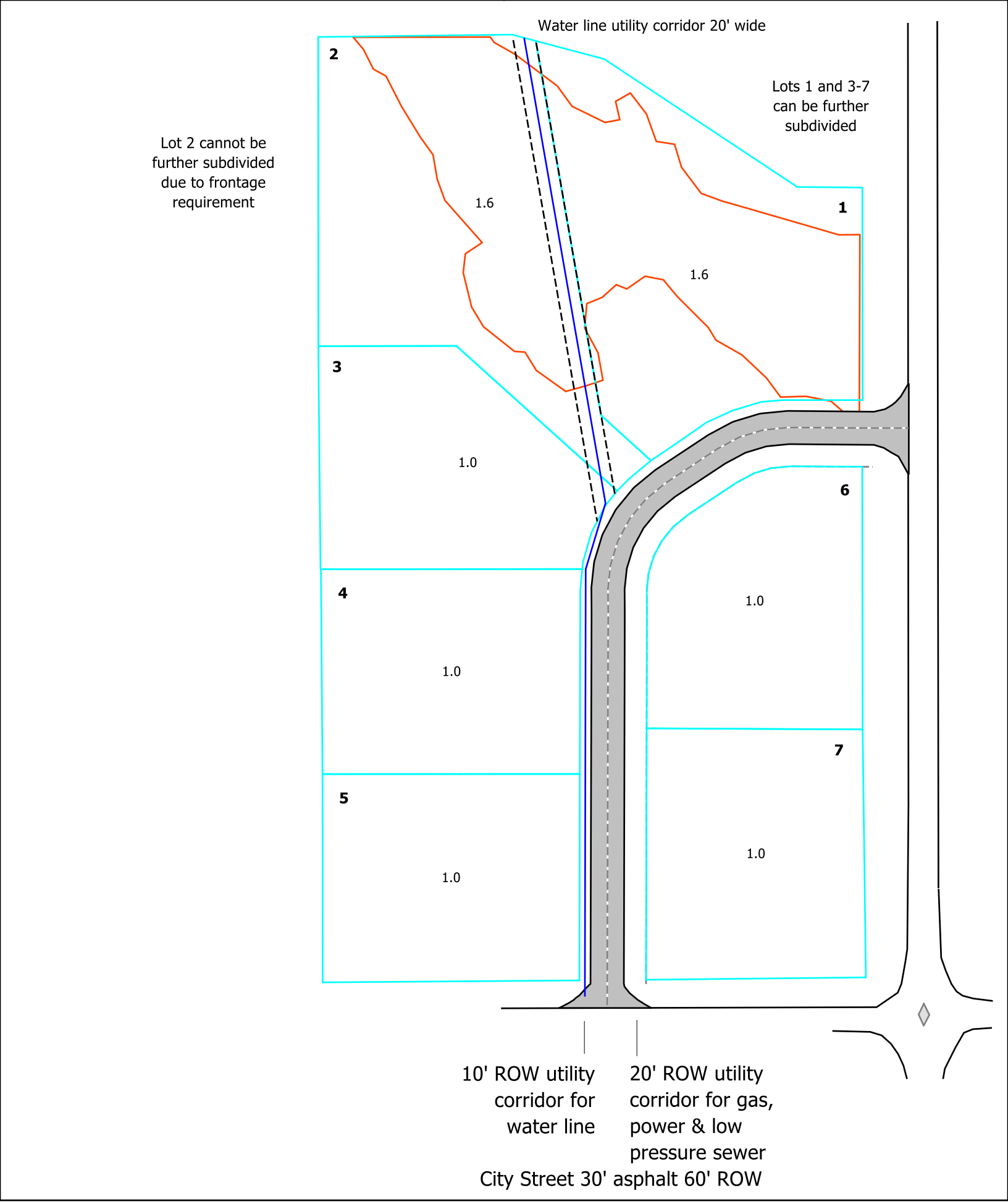
The applicant would also like to encourage local small businesses by allowing structures built on the lots to be divided and sold as condos instead of being built by an investor and leased to business owners. The applicant identified the benefits of this arrangement as creating stronger ties between the business owner and the community, allowing local and small business owners to compete with larger national chains by having fixed building costs which can eventually be paid-off instead of having increasing rents, and ensuring the city grows with a personality different from other towns populated by big-box stores and strip malls. Staff believes it is not necessary to write this as a plat note and that this approval can be granted later during the commercial building approval process.

Staff Recommendation:

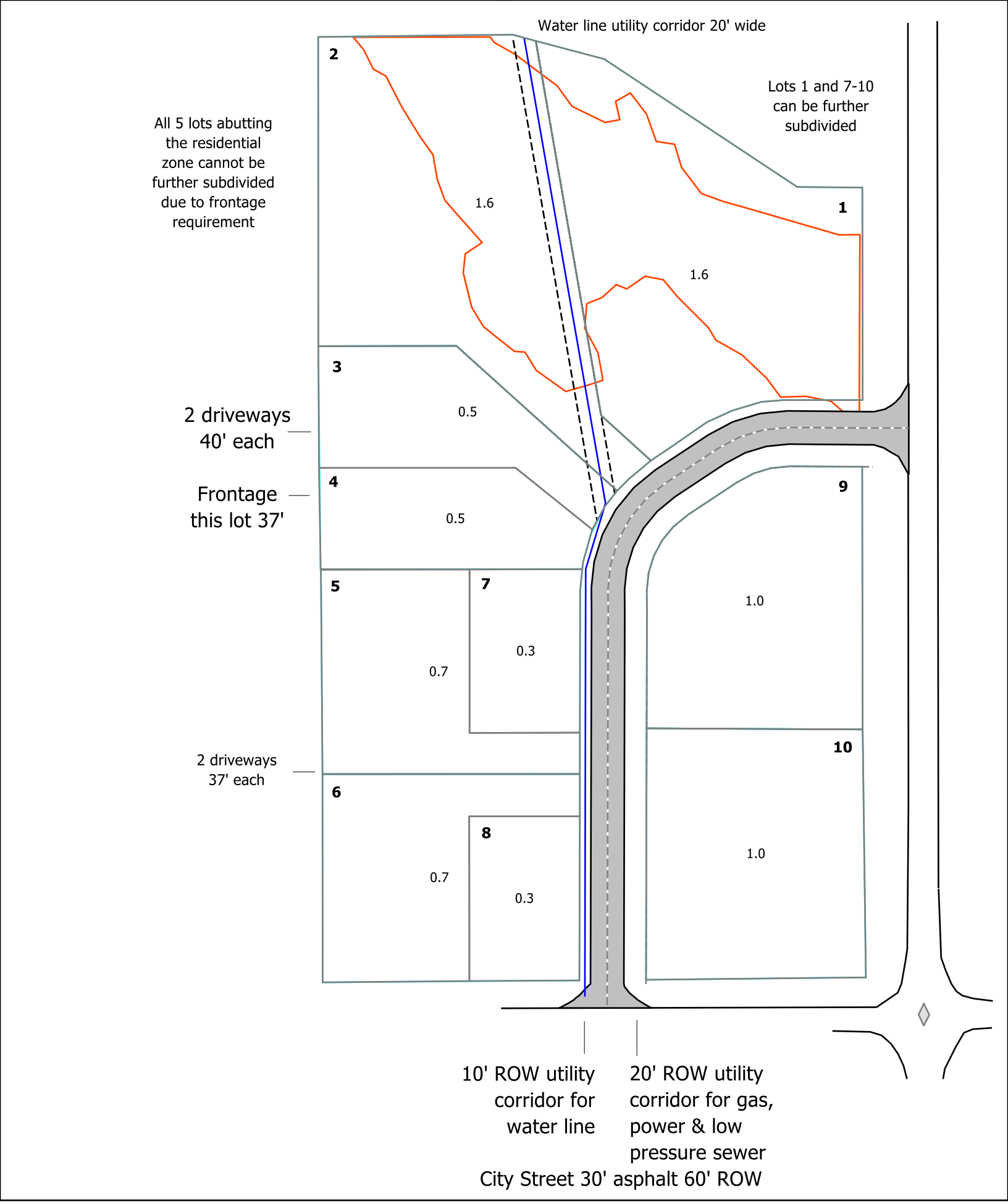
Discuss the proposed subdivision plans with the applicant and address any concerns. Advise whether curb, gutter, and sidewalk need to be added to the right-of-way. Discuss the applicant's questions. Forward the concept plan to the City Council with a positive recommendation.

Community Review:

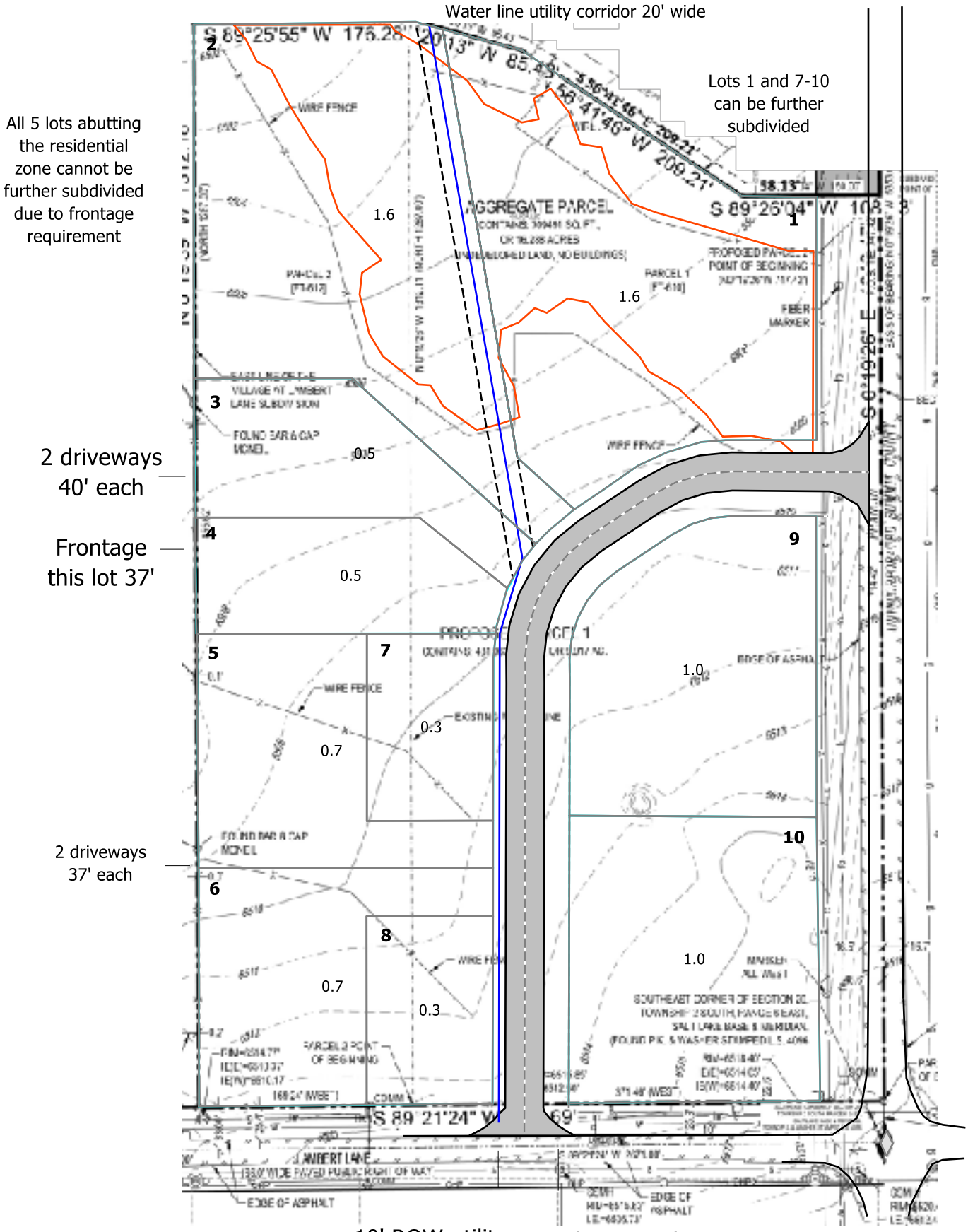
A public hearing is not required for this item.



Commerce Village 7-Lot Layout
September 2021



Commerce Village 10-Lot Layout
September 2021

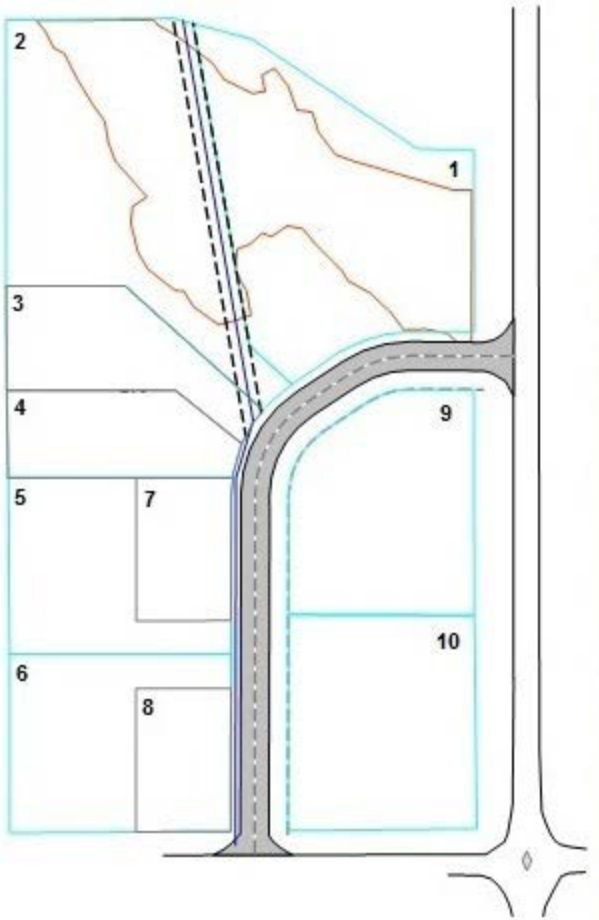


Commerce Village 10-Lot Layout
September 2021

Commerce Village
Proposals for Successful Small Businesses

Lot 2 cannot be split due to lack of required frontage.

Lots 2-6 approve for not more than 2 residential units attached or detached. Residential components cannot be constructed prior to construction of commercial facilities.
This requires a C-1 code change to allow accessory residential on lots adjacent to R or AG zones.
This is supported by the intent of code section 18.45.150
"Buffer treatment may be required whenever a change occurs between residential and nonresidential uses. Additional landscaping and screening may be required at the discretion of the Planning Commission and City Council within the setback which separates the uses."
Code section 18.45.150 attempts to separate commercial activities from residential neighborhoods. Here it is also proposed adjacent to AG zoning because many AG areas are likely to be developed into R in the future.
More importantly, this allows small business owners the opportunity to operate more cost efficiently by incorporating housing into their commercial venture for themselves or employees. Many business owners may not pursue this but the option for some could be what makes siting their small business in Francis a preferred option and allow them to own their business property without the additional expense of an entirely separate property for their home



Plat Note: Lots 1 & 7-10 may undergo future plat revision to split into smaller parcels including option to develop commercial condominium units.

This is in support of Francis City Code Section 18.45.010 C-1 which states the following intent:
"The uses characteristic of this zone will be small retail and service stores and shops."

There are two ways to promote an influx of small services and shops. The traditional way is for an investor to build a facility with rental space. This model compared to small business interests owning their space contributes to high turnover and widens wealth disparities. When small business owners can own their sites this more stongly ties them to the comunity compared to renting space. It also allows locals and other small businesses to compete long-term with larger/chain stores because their building costs are largely fixed and they can eventually payoff their mortgage (as the larger companies do) rather than perpetually renting and being subject to increasing rental costs even as the buildings themselves degrade in the absence of pride of ownership.

Francis City has an opportunity to determine the personality of their town (starting with this town entry commercial space) by providing development code that selects for local small business owners. Its an opportunity to ensure the town grows with a personality different from every other town populated by Dollar Store, McDonalds and strip malls.

18.45.020 Permitted and conditional uses.

Type: C-1 Use	Allowed	Conditional Use Permit	Business License
Accessory structure, occupied adjacent to R or AG zone for residential use. Must be setback a minimum of 150 feet from state road. Up to 2 dwellings per lot, attached to commercial building or as a separate structure. Residential structures cannot be constructed prior to commercial structures.	✓		
Accessory structure unoccupied	✓		

Staff Report

To: Francis City Planning Commission
From: Katie Henneuse
Report Date: September 10th, 2021
Meeting Date: September 16th, 2021
Title: Hart Crossing Phase 3 and 4
Type of Item: Final Plat Approval

Executive Summary:

Hart Crossing, located at the corner of Hallam Road and Lambert Lane, was granted Master Plan and Phase 1 and 2 approvals by the Francis City Council on March 25th, 2021. Hart Crossing is an AG-1 Conservation Subdivision to be built out in four phases. The developer is currently requesting final plat approval for Phase 3 and 4. Twenty-three (23) single family residential lots are planned for Phase 3 and sixteen (16) townhomes are planned for Phase 4.

A landscape plan for the townhome common area was also submitted for review.

City Code:

17.35: Final Plat
17.60: Conservation Subdivision

Plat Review:

The developer has met the final plat requirements for Phase 3 and 4 with one outstanding item:

- Add a standard city note regarding multi-family use to Plat D. City engineer will provide wording.

Landscape Plan Review:

The developer has met the conservation open space landscaping requirements, with one outstanding item:

- Designate a site for the community mailbox.

The Planning Commission previously recommended a tree buffer between the Wild Willow subdivision and the townhomes. Discuss whether this should be added to the landscape plan.

Staff Recommendation:

Positively recommend approval of the Phase 3 and 4 final plats. Advise the developer that the plats may not be recorded until a Development Agreement and Moderate Income Housing Agreement are signed.

Community Review:

A public hearing is not required for this item. Public hearings were held for preliminary subdivision approval and master plan approval.

HORROCKS
ENGINEERS

728 West 100 South
Heber, Utah 84032
435-654-2226

WWW.HORROCKS.COM

September 16, 2021

Planning Commission
Francis City
2317 South Spring Hollow Road
Francis, Utah 84036

Subject: **Hart Crossing Subdivision Phase 3 and Phase 4 Final Approval**

Dear Planning Commission:

Horrocks Engineers has reviewed the submitted plats and construction plans for Phase 3 and 4 of the Hart Crossing Subdivision located at approximately Hallam Road and Lambert Lane for final approval.

General Comments

- Show address for each lot on the plat, once obtained from the County.
- Add the following notes to plat D:
    - Streets within the Hart Crossing Plat D are private and shall be owned a maintained by the subdivision Home Owners Association. An easement over the private streets is granted to Francis City for the purposes of accessing, operating, maintaining, inspecting, repairing, and replacing water, sewer, and pressurized irrigation facilities.
    - Storm drain facilities within and serving the subdivision are private and shall be owned and maintained by the subdivision Home Owners Association. These facilities shall comply with all Federal, State, and Local regulations for drainage in and from the subdivision. Francis City is granted the right to enter, inspect, or monitor private storm drain facilities at any time to ensure proper function.
    - Common areas within the subdivision are private and shall be governed by the covenants, conditions, and restrictions of the subdivision Home Owners Association
- Correct redline comments on construction plans.

Water

- Phases 3 and 4 will connect to the water lines constructed as part of Phase 2.
- The annexation agreement requires that the extension of the 10" water line in Hallam Road be constructed as part of Phase 3.
- The developer will be required to turn in adequate water shares to provide water for each

HORROCKS
ENGINEERS

728 West 100 South
Heber, Utah 84032
435-654-2226

WWW.HORROCKS.COM

phase at the time the plat is recorded.

Sewer

- Phases 3 and 4 will connect to sewer mains installed as part of Phase 1 of the development

Roads

- The developer has proposed to use the local street cross section that includes 30' of asphalt and a 6' paved walkway for the main roads in the subdivision.
- The road to the townhomes will be a private lane. The homeowner association will be required to maintain the private road.
- The developer is required to widen Lambert Lane at the Intersection of HWY 32 to allow for a turning lane and widen an additional 500 feet. This will be constructed as part of phase 3.

Storm Drain

- Storm water for phase 3 will be retained within the development in storm drain ponds.
- The storm water for Phase 4 will be retained within phase 4. The operation and maintenance will the responsibility of the Home Owners Association.
- Pond will be constructed to meet City Standards.

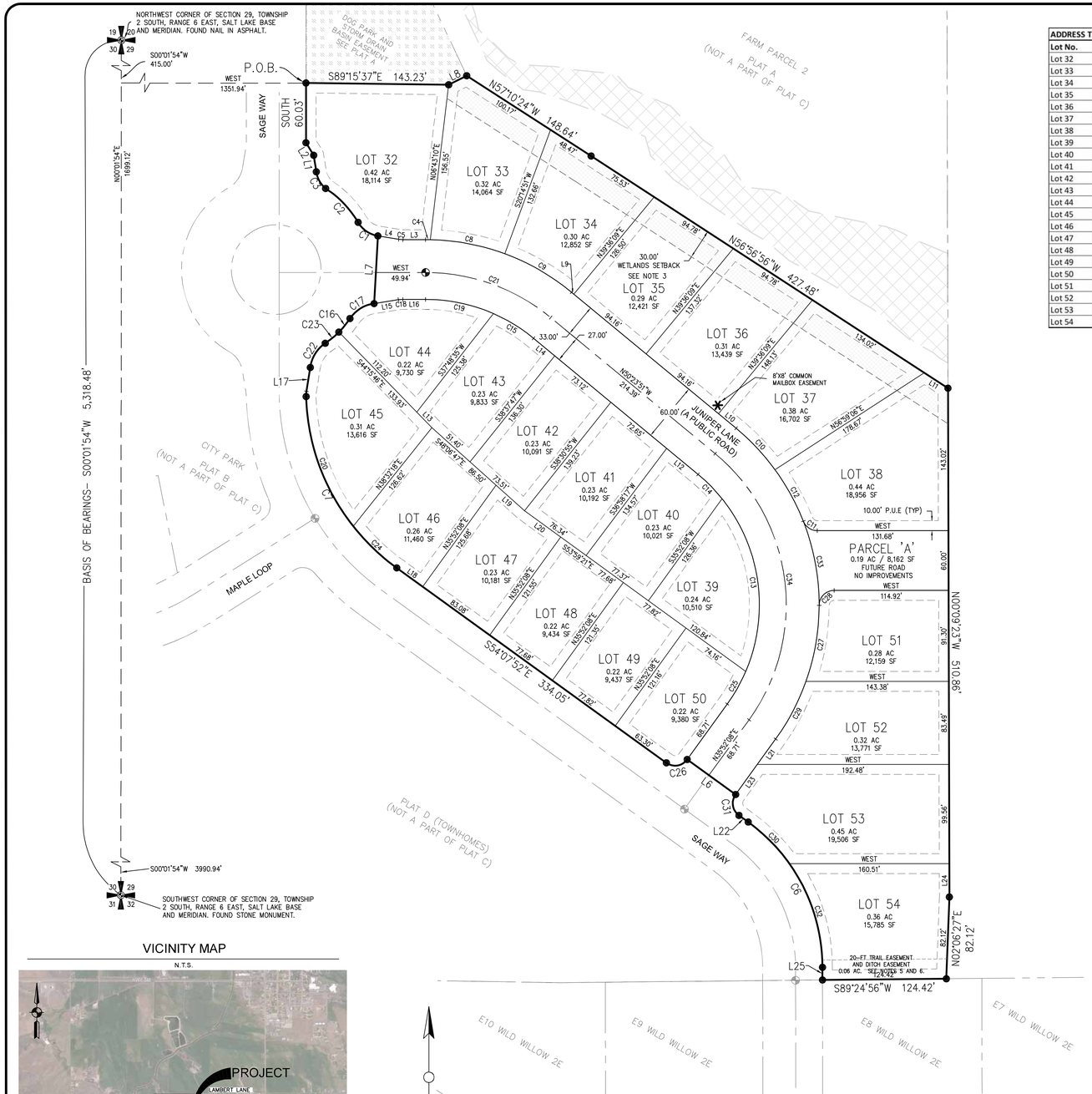
We appreciate working with you in this matter. Please call our office with any questions.

Sincerely,

HORROCKS ENGINEERS

Scott Kettle, P.E.
City Engineer

CC: Rusty Webster
file



ADDRESS TABLE FOR HART CROSSING PLAT C	
Lot No.	**Address**
Lot 32	Juniper Lane
Lot 33	Juniper Lane
Lot 34	Juniper Lane
Lot 35	Juniper Lane
Lot 36	Juniper Lane
Lot 37	Juniper Lane
Lot 38	Juniper Lane
Lot 39	Juniper Lane
Lot 40	Juniper Lane
Lot 41	Juniper Lane
Lot 42	Juniper Lane
Lot 43	Juniper Lane
Lot 44	Juniper Lane
Lot 45	Sage Way
Lot 46	Sage Way
Lot 47	Sage Way
Lot 48	Sage Way
Lot 49	Sage Way
Lot 50	Sage Way
Lot 51	Juniper Lane
Lot 52	Juniper Lane
Lot 53	Sage Way
Lot 54	Sage Way

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'	76.43'	19°02'23"	76.08'	S79°52'21"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'	17.85'	68°14'46"	16.80'	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°44'04"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

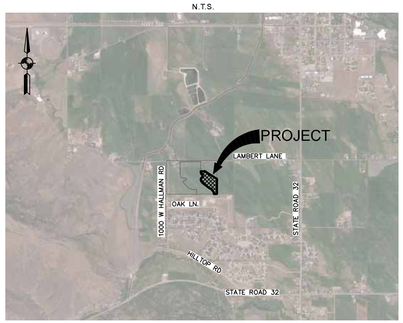
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N09°07'00"W	16.82'
L2	N31°27'20"W	14.76'
L3	WEST	22.64'
L4	N80°51'57"W	21.07'
L5	N54°07'52"W	60.00'
L7	S03°13'08"W	68.06'
L8	N63°19'44"E	20.34'
L9	N50°23'51"W	2.97'
L10	N50°23'51"W	23.10'
L11	S56°56'56"E	28.38'
L12	S50°23'51"E	40.91'
L13	N44°15'46"W	21.73'
L14	S50°23'51"E	27.71'
L15	N80°52'14"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.
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. ALL ROADS AND TRAILS WITHIN THIS SUBDIVISION ARE PUBLIC AND MAINTAINED BY FRANCIS CITY. FRANCIS CITY WILL PROVIDE CULINARY WATER, SANITARY SEWER, AND STORM WATER UTILITY SERVICES.
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.

VICINITY MAP

N.T.S.



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

0 60' 120'

STANDARD CITY NOTES:

1. ALL LOTS WITHIN THE PROPOSED SUBDIVISION ARE BUILDABLE, ANY FURTHER SUBDIVISION OF SUCH LOTS, WHETHER BY DEED, BEQUEST DIVORCE DECREE, OR OTHER RECORDED INSTRUMENT SHALL NOT RESULT IN A BUILDABLE LOT UNTIL THE SAME HAS BEEN APPROVED IN ACCORDANCE WITH THE FRANCIS CITY DEVELOPMENT CODE. THIS SUBDIVISION WAS CREATED FOR SINGLE FAMILY LOTS ONLY.

2. 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.

3. 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°56'09"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.

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 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

DOMINION ENERGY

SIGNATURE DATE

SOUTH SUMMIT SCHOOL DISTRICT

SIGNATURE

RECORDER

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

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

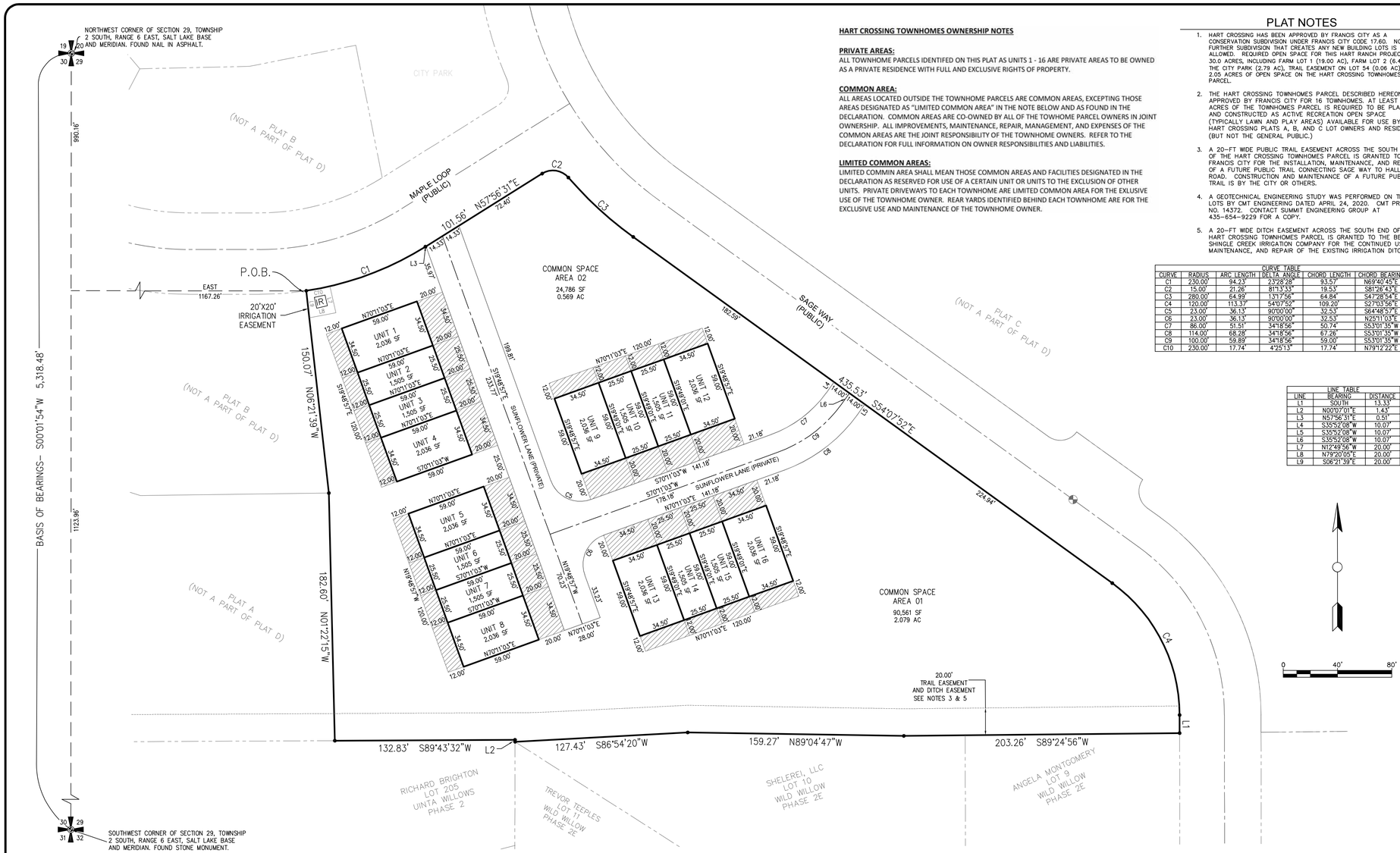
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SUMMIT ENGINEERING GROUP, INC.

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 SHALL ATTACH BY HIS OR HER TO AFFIX THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

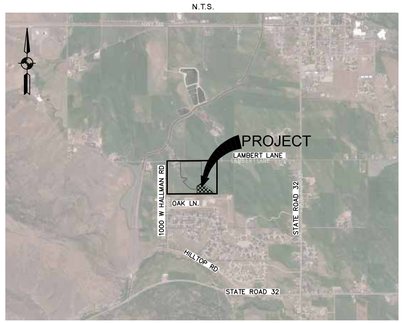
HART CROSSING – PLAT C

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



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
- LIMITED COMMON AREA

HART CROSSING TOWNHOMES OWNERSHIP NOTES

PRIVATE AREAS:
ALL TOWNHOME PARCELS IDENTIFED ON THIS PLAT AS UNITS 1 - 16 ARE PRIVATE AREAS TO BE OWNED AS A PRIVATE RESIDENCE WITH FULL AND EXCLUSIVE RIGHTS OF PROPERTY.

COMMON AREA:
ALL AREAS LOCATED OUTSIDE THE TOWNHOME PARCELS ARE COMMON AREAS, EXCEPTING THOSE AREAS DESIGNATED AS "LIMITED COMMON AREA" IN THE NOTE BELOW AND AS FOUND IN THE DECLARATION. COMMON AREAS ARE CO-OWNED BY ALL OF THE TOWHOME PARCEL OWNERS IN JOINT OWNERSHIP. ALL IMPROVEMENTS, MAINTENANCE, REPAIR, MANAGEMENT, AND EXPENSES OF THE COMMON AREAS ARE THE JOINT RESPONSIBILITY OF THE TOWNHOME OWNERS. REFER TO THE DECLARATION FOR FULL INFORMATION ON OWNER RESPONSIBILITIES AND LIABILITIES.

LIMITED COMMON AREAS:
LIMITED COMMIN AREA SHALL MEAN THOSE COMMON AREAS AND FACILITIES DESIGNATED IN THE DECLARATION AS RESERVED FOR USE OF A CERTAIN UNIT OR UNITS TO THE EXCLUSION OF OTHER UNITS. PRIVATE DRIVEWAYS TO EACH TOWNHOME ARE LIMITED COMMON AREA FOR THE EXLUSIVE USE OF THE TOWNHOME OWNER. REAR YARDS IDENTIFIED BEHIND EACH TOWNHOME ARE FOR THE EXCLUSIVE USE AND MAINTENANCE OF THE TOWNHOME OWNER.

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 (19.00 AC), FARM LOT 2 (6.46 AC), THE CITY PARK (2.79 AC), TRAIL EASEMENT ON LOT 54 (0.06 AC), AND 2.05 ACRES OF OPEN SPACE ON THE HART CROSSING TOWNHOMES PARCEL.
2. THE HART CROSSING TOWNHOMES PARCEL DESCRIBED HEREON IS APPROVED BY FRANCIS CITY FOR 16 TOWNHOMES. AT LEAST 2.05 ACRES OF THE TOWNHOMES PARCEL IS REQUIRED TO BE PLATTED AND CONSTRUCTED AS ACTIVE RECREATION OPEN SPACE (TYPICALLY LAWN AND PLAY AREAS) AVAILABLE FOR USE BY ALL HART CROSSING PLATS A, B, AND C LOT OWNERS AND RESIDENTS (BUT NOT THE GENERAL PUBLIC.)
3. A 20-FT WIDE PUBLIC TRAIL EASEMENT ACROSS THE SOUTH END OF THE HART CROSSING TOWNHOMES PARCEL 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 THE HART CROSSING TOWNHOMES PARCEL IS GRANTED TO THE BEAVER SHINGLE CREEK IRRIGATION COMPANY FOR THE CONTINUED USE, MAINTENANCE, AND REPAIR OF THE EXISTING IRRIGATION DITCH.

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
C5	23.00'	36.13'	90°00'00"	32.53'	S64°48'57"E
C6	23.00'	36.13'	90°00'00"	32.53'	N25°11'03"E
C7	86.00'	51.51'	34°18'56"	50.74'	S53°01'35"W
C8	114.00'	68.28'	34°18'56"	67.26'	S53°01'35"W
C9	100.00'	59.89'	34°18'56"	59.00'	S53°01'35"W
C10	230.00'	17.74'	4°25'13"	17.74'	N79°12'22"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	SOUTH	13.33'
L2	N00°07'01"E	1.43'
L3	N57°56'31"E	0.51'
L4	S35°52'08"W	10.07'
L5	S35°52'08"W	10.07'
L6	S35°52'08"W	10.07'
L7	N12°49'56"W	20.00'
L8	N79°20'05"E	20.00'
L9	S06°21'39"E	20.00'

ADDRESS TABLE FOR HART CROSSING TOWNHOMES	
Unit No.	Address
Unit 1	Sunflower Lane
Unit 2	Sunflower Lane
Unit 3	Sunflower Lane
Unit 4	Sunflower Lane
Unit 5	Sunflower Lane
Unit 6	Sunflower Lane
Unit 7	Sunflower Lane
Unit 8	Sunflower Lane
Unit 9	Sunflower Lane
Unit 10	Sunflower Lane
Unit 11	Sunflower Lane
Unit 12	Sunflower Lane
Unit 13	Sunflower Lane
Unit 14	Sunflower Lane
Unit 15	Sunflower Lane
Unit 16	Sunflower Lane

PUBLIC UTILITY DEDICATION FOR COMMON AREAS:

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. ALL LOTS WITHIN THE PROPOSED SUBDIVISION ARE BUILDABLE, ANY FURTHER SUBDIVISION OF SUCH LOTS, WHETHER BY DEED, BEQUEST DIVORCE DECREE, OR OTHER RECORDED INSTRUMENT SHALL NOT RESULT IN A BUILDABLE LOT UNTIL THE SAME HAS BEEN APPROVED IN ACCORDANCE WITH THE FRANCIS CITY DEVELOPMENT CODE.

2. 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.

3. 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 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.

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 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

DOMINION ENERGY

SIGNATURE DATE

SOUTH SUMMIT SCHOOL DISTRICT

SIGNATURE

RECORDER

PROJECT C20-003
SHEET 1 OF 1
ISSUE DATE 09/08/2021

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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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 LICENCEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND A SPECIFIC DESCRIPTION OF THE ALTERATIONS.

HART CROSSING PLAT D
HART CROSSING TOWNHOMES

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



0 20 40 60 feet

SCALE: 1" = 20' ON A 24 X 36 SHEET

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SEAL

LICENSED LANDSCAPE ARCHITECT
ZACHARY TAYLOR
#11997347-5301
STATE OF UTAH

09/06/2021

PROJECT

HART'S CROSSING
FRANCIS, UT

ISSUE DRAWING LOG

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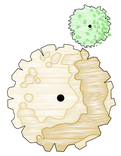
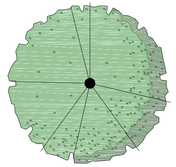
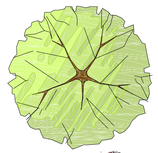
TITLE

LANDSCAPE PLAN

SHEET NO.

L100

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY
	AMELANCHIER ARBOREA 'AUTUMN BRILLIANCE' / DOWNY SERVICEBERRY	2" CAL.	4
	FRAXINUS PENNSYLVANICA 'CIMMZAM' TM / CIMMARON ASH	2" CAL.	5
	FRAXINUS PENNSYLVANICA 'MARSHALL'S SEEDLESS' / MARSHALL'S SEEDLESS ASH	2" CAL.	4
	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM / SHADEMASTER LOCUST	2" CAL.	24
	PRUNUS VIRGINIANA 'CANADA RED' / CANADA RED CHOKECHERRY	2" CAL.	6
	PYRUS CALLERYANA 'CHANTICLEER' / CHANTICLEER PEAR	2" CAL.	4

SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	EUONYMUS ALATUS 'COMPACTUS' / COMPACT BURNING BUSH	5 GAL	14
	JUNIPERUS HORIZONTALIS 'BLUE RUG' / BLUE RUG JUNIPER	5 GAL	3
	PHYSOCARPUS OPULIFOLIUS 'DIABLO' / DIABLO NINEBARK	5 GAL	6
	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL	9
	SPIRAEA X BUMALDA 'GOLDFLAME' / GOLDFLAME SPIREA	5 GAL	19
	WEIGELA FLORIDA 'MINUET' / MINUET WEIGELA	5 GAL	15

ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME	SIZE	QTY
	ACHILLEA MILLEFOLIUM 'STRAWBERRY SEDUCTION' / STRAWBERRY SEDUCTION YARROW	1 GAL	5
	ECHINACEA PURPUREA / PURPLE CONEFLOWER	1 GAL	10
	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	1 GAL	11

GRASSES	BOTANICAL / COMMON NAME	SIZE	QTY
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL	41

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LICENSED LANDSCAPE ARCHITECT
ZACHARY TAYLOR
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STATE OF UTAH

09/06/2021

PROJECT

HART'S CROSSING
FRANCIS, UT

ISSUE DRAWING LOG

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TITLE

PLANT SCHEDULE

SHEET NO.

L101

Staff Report

To: Francis City Planning Commission
From: Katie Henneuse
Report Date: September 10th, 2021
Meeting Date: September 16th, 2021
Title: Wrangler's RV Resort
Type of Item: Work Session

Executive Summary:

JJ Echo LLC is planning to build an RV Park and Campground on parcel FT-90-A, located along SR 35 near Francis Park. The parcel is a combination of R-H and AG-1 zoning. Commercial RV Parks and Campgrounds are an allowed use in the AG-1 zone when a Conditional Use Permit (CUP) is granted.

The RV Park is planned on the 5.95-acre AG-1 section of the parcel. The concept plan includes 40 RV pad sites, 13 cabins, a group tent camping area, guest parking, and support amenities.

JJ Echo has requested a work session with the Planning Commission to discuss the project and the conditions that may be required by the CUP.

City Code:

18.95: Commercial Recreational Vehicle Parks or Campgrounds

Discussion Topics:

The following topics may be used to guide the discussion between the applicant and the Planning Commission:

- What conditions will be recommended by the Planning Commission? Possible conditions may include following the outdoor lighting code, installing fencing, planning a secure trash storage area, and landscaping along the entrance roadway.
- City code 18.95.020 #9 says that RV park streets shall be at least 25 feet wide, and that park streets shall be paved in accordance with City standards and shall provide concrete curb and gutter if applicable in current standards. Should the concept plan road width and surfacing be modified?
- City code 18.105 says that no signs shall be erected in agricultural zone unless provisions are set to allow them. No provisions for signs are given in Chapter 18.95. Should city code be amended to allow signage?
- City code says that "RV" shall mean recreational camping type vehicles, travel trailers as well as tent trailers or tents if applicable. Cabins are not included in this definition. Should city code be amended to include cabins?

Community Review:

A public hearing is not required at this time. A public hearing will be required when the CUP is formally submitted to the Planning Commission.

September 06, 2021

City of Francis
2317 South Spring Hollow Road
Francis, Utah 84036

Conditional Use Permit FT-90-A
JJ Echo LLC requests the City of Francis consider a Conditional Use Permit for a Commercial RV Park and Campground Use for said parcel located within the boundaries of the City of Francis.

Parcel FT-90-A is currently owned by JJ Echo LLC.

Parcel FT-90-A consists of 8.95 Acres and is located on State Route 35 approximately 1400 feet east of the four way intersection of Routes 32 and 35.

The current Zoning Map for the City of Francis designates parcel FT-90-A as a combination of R-H Residential Half Acre and AG-1 zoning. The proposed use of Commercial RV Park and Campground is an allowed use within the AG-1 zoning district(18.30.020) subject to review as a Conditional Use(18.95.010). A business license is also required to operate the RV Park.

Proposed Use of the Property

JJ Echo LLC is proposing a Recreational Vehicle Resort and Campground on 5.95 acres of the site zoned as AG-1. The Francis Code requires a minimum of 5 acres for this proposed use(18.95.030).

The proposal as depicted on the Concept Plan includes 40 RV pad sites, an area designated for camping cabins and an area designated for group tent camping. The minimum pad size of 1500 square feet per RV site has been met as well as meeting the average minimum width of 25 feet(18.95.020). The Concept Plan also includes RV Park support amenities such as a Check In/Camp Supply Facility, an area for restrooms and showers, an area for other recreational amenities which may include a kids play area, a swimming pool and a dog park.
It is anticipated that the restroom component will include showers which may also be available to the public for cyclists who may utilize the RV park as a starting point for cycling thru the Francis/Kamas Valley. In addition, guest parking spaces have been located throughout the RV Park. The central recreation area exceeds the 10% minimum requirement.

Access to The RV Park comes off of Route 35 at a location that was preliminarily approved by UDOT. A final review for an entry permit from UDOT will be required in conjunction with a final site plan approval. The access driveway will be paved with asphalt from Route 35 to the general area of the Check In facility. The remaining circulation within the RV Park will consist of a 25 foot wide gravel travel lane. All circulation will be privately maintained.

Utilities, such as water, sewer, electric and natural gas are located within the Route 35 right of

way and have sufficient capacity to serve this project subject to review by the City of Francis engineer. Water and electric service will be extended throughout the RV Park, with sewer available to the main check in facility, the restroom/laundry facility, the RV Waste Dump Area and to the greatest extent possible to the RV Pad sites.

Natural gas will only be extended as far as the Check In facility and the restroom/laundry facility and will not be available for any RV pad site, cabin area or tent camping area.

Each RV pad site will come equipped with a standard size picnic table and South Summit Fire approved outdoor grill. Similar amenities will be incorporated within the cabin and group tent camping areas. The group camping area will also include a pavilion structure. Each RV pad site will contain at least one deciduous canopy tree. Additional landscaping of the RV Park will be submitted for review with the Final Site package.

The Concept Plan as presented has strived to meet the requirements of Section 18.95 of the Francis Code and does not anticipate the need for any amendments to the Code.

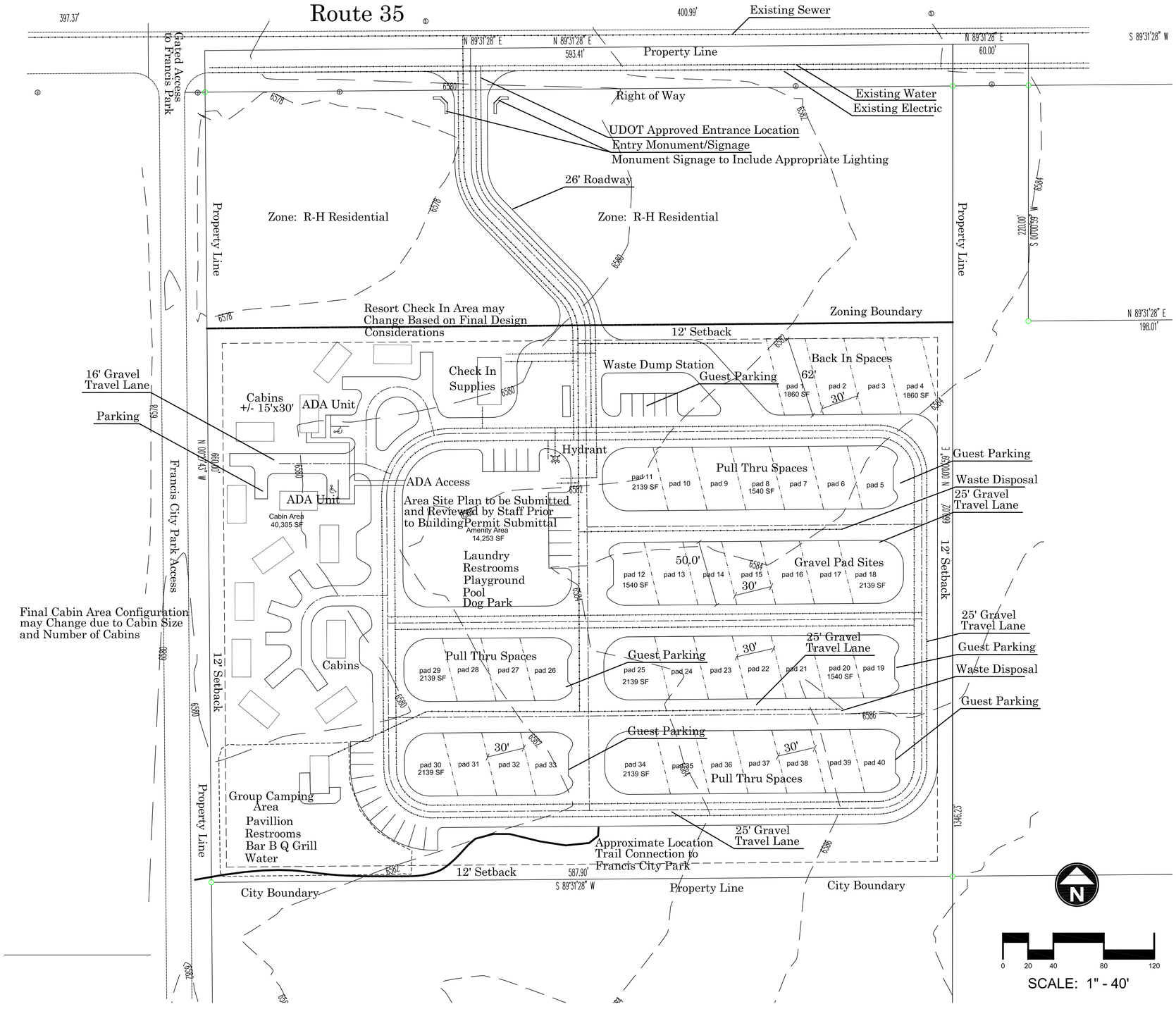
With the proposed RV Parks location on a primary access route to the Uintahs, proximity to the Francis City Park and availability of public utilities, this project will provide for a much needed opportunity for outdoor recreation, create revenue for the City and provide additional patronage for current and future commercial ventures in Francis.

Thank you for considering this application and we look forward to discussing our project with City Staff, the Planning Commission and City Council.

Wranglers RV Resort
Conditional Use Permit

RV Park and Campground Concept Plan

Francis, Utah



Project Tabulations	
Project Acreage	5.95 Acres
Required Acreage	5.00 Acres
RV Spaces	
Back In Spaces	4 Pad Sites
Pull Thru Spaces	35 Pad Sites
Total Spaces	40 Pad Sites
Total Area of Pad Sites	66,474 SF (1662 SF per Pad Site)
Cabin Area	
Approx # of Cabins	13 Cabins
Total Cabin Area	40,305 SF (3100 SF per Cabin)
Amenity Open Space	
Required Open Space 10% of RV Pad Sites	6,647 SF
Proposed Open Space	14,253 SF (21.4%)
Guest Parking	
1 Space/10 Pad Sites	
Required	4.0 spaces
Proposed	11.0 spaces

Outdoor Lighting Limited to Public Areas such as the Check In Area, Waste Dump Station, Amenity Area and Laundry/Restroom Facilities

All RV Pad Sites to have on Site Waste Disposal subject to Feasibility Analysis

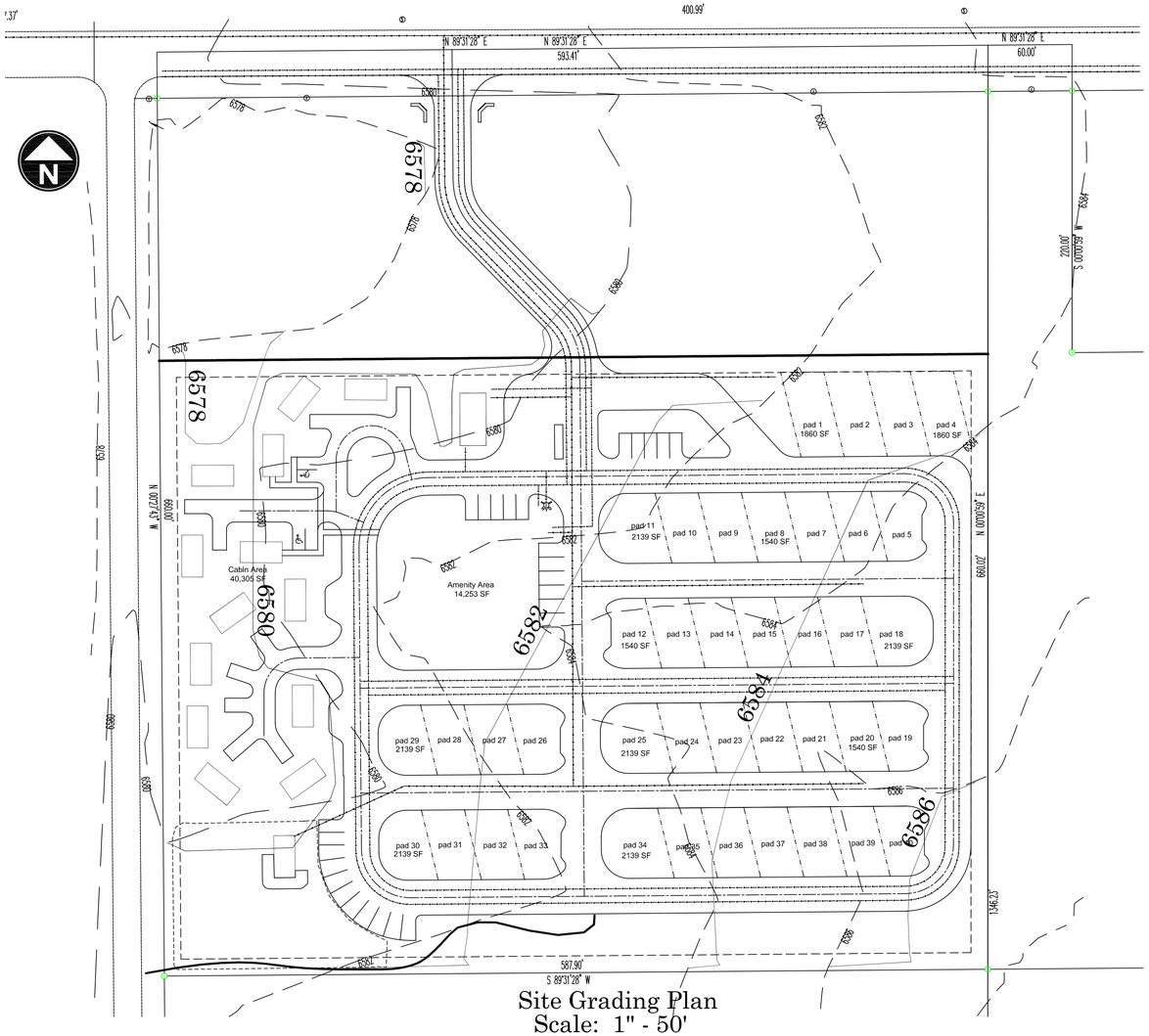
Project May be Constructed in Multiple Phases. subject to Feasibility Analysis

Cabins and Restroom/Laundry Facilities to meet IBC Construction Code.

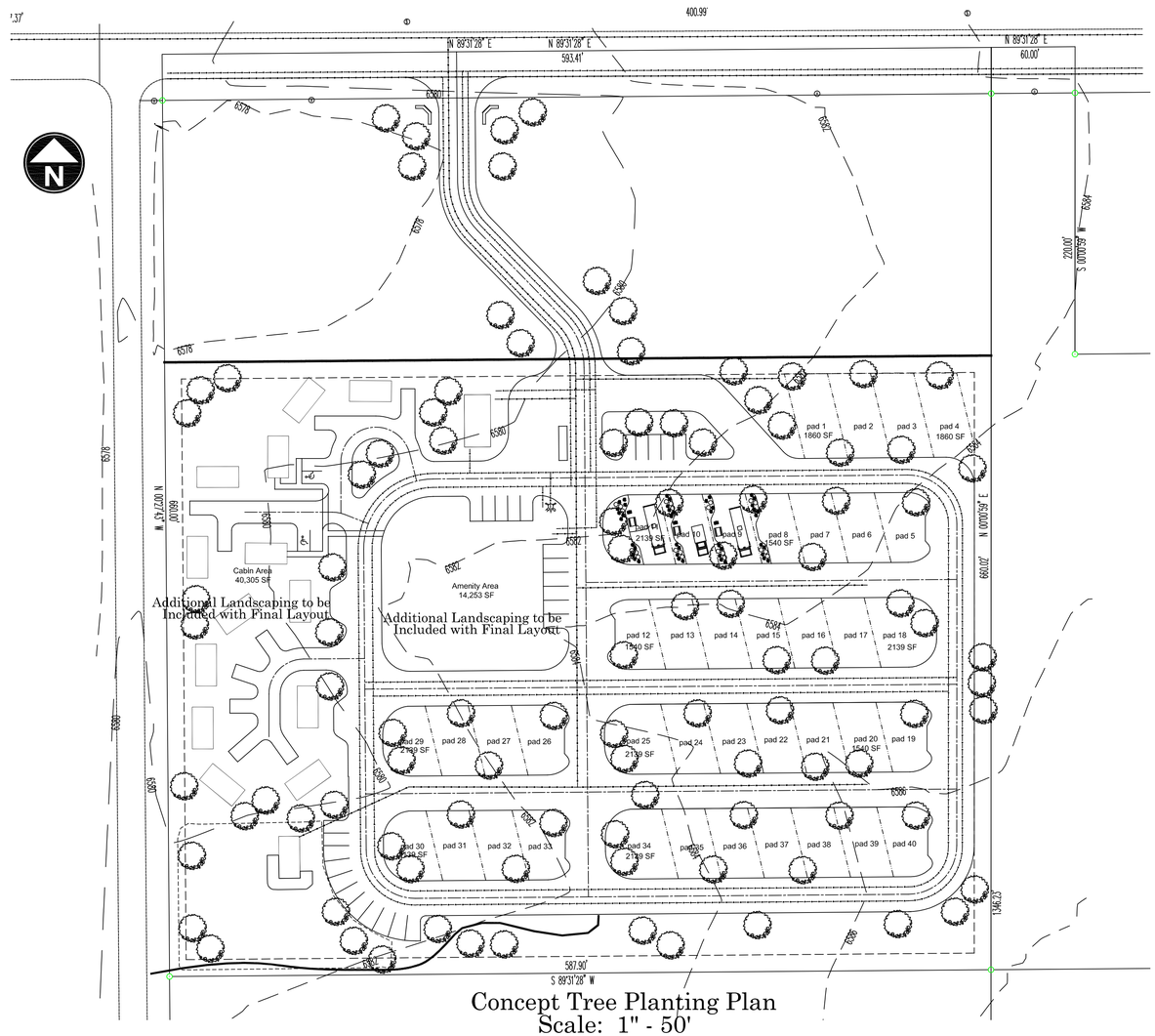
LandSOLUTIONS PLANNING & DESIGN

Post Office Box 683175
Park City, Utah 84068
1750 Sun Peak Drive
435.901.3716
peteg@landsolutionspc.biz

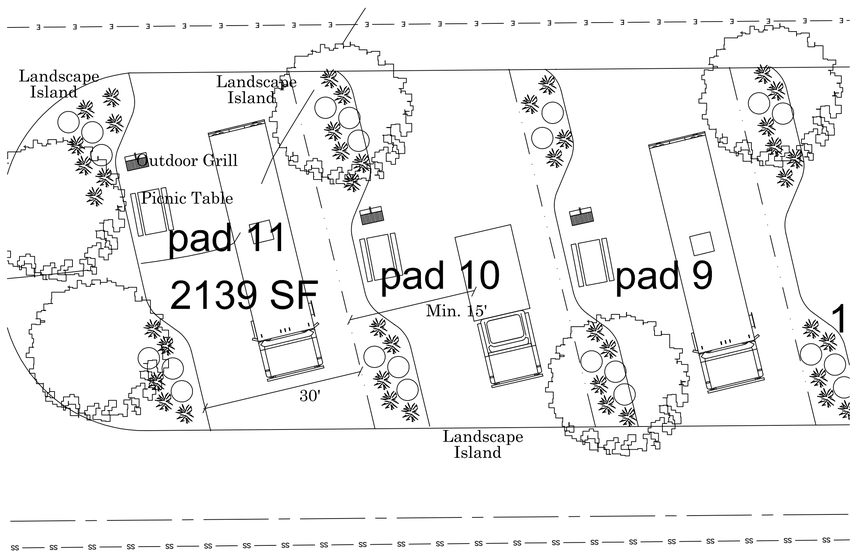
September 06, 2021



Site Grading Plan
Scale: 1" - 50'



Concept Tree Planting Plan
Scale: 1" - 50'



Typical Pad Site Configuration
Scale: 1" - 10'

Landscape Island to Consist of Shrubs, Ornamental Grasses and Canopy Trees

Final Configuration May Vary

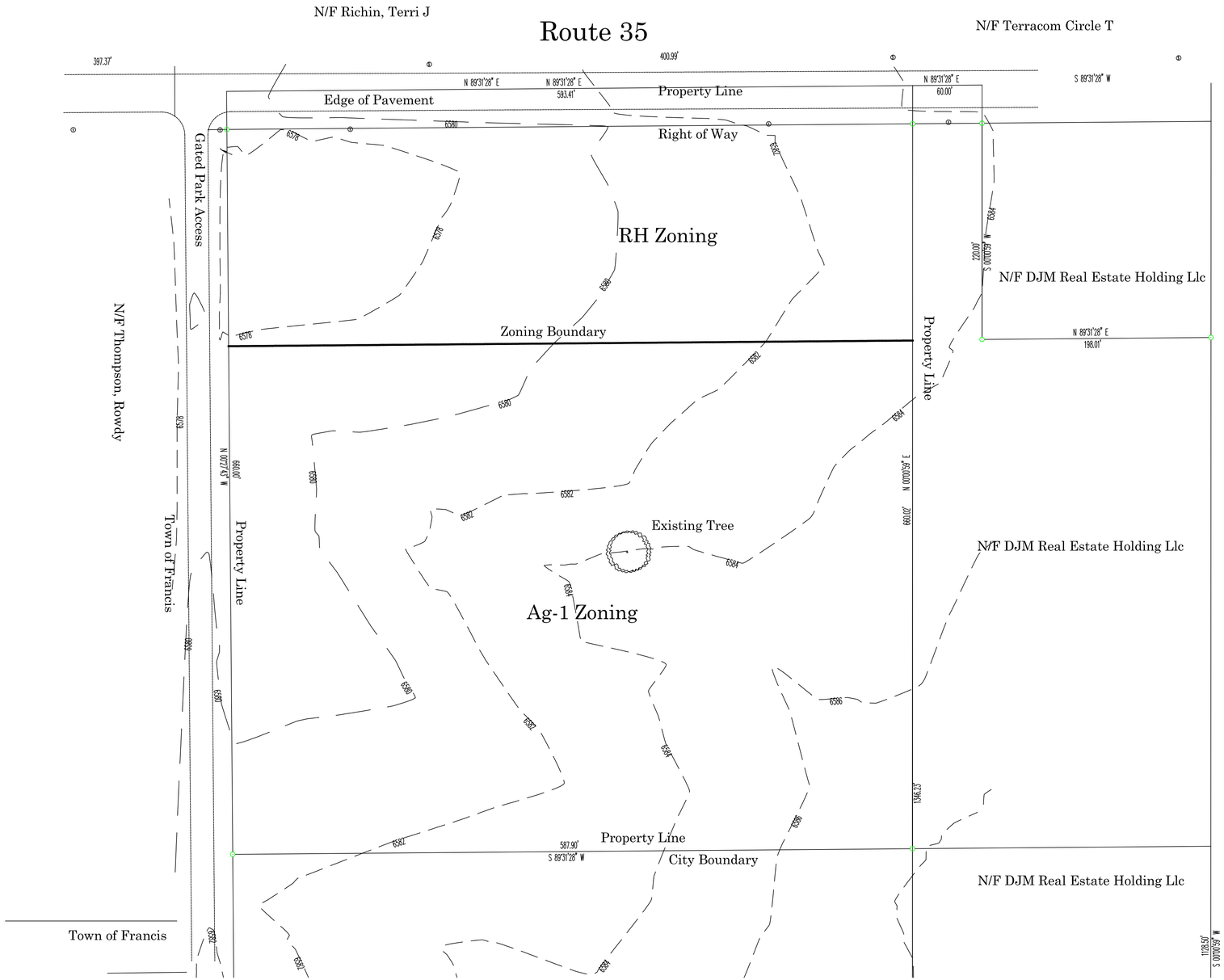
Wranglers RV Resort
Conditional Use Permit

RV Campground Concept Plan
Francis, Utah

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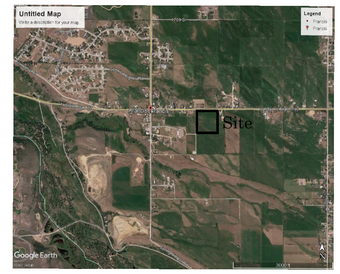
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September 06, 2021



Site Tabulations

Project Tax ID	FT-90-A
Project Acreage	8.95 Acres
AG-1 Zone	5.95 Acres



Vicinity Map



Tax ID: FT-90-A

A portion of land located in the Northwest Quarter of Section 33, Township 2 South, Range 6 East, Salt Lake
Base and Meridian and having a Basis of Bearing taken as South 89°31'28" West between the North 1/4 Corner and the Northwest Corner of said Section 33, described as follows:
Beginning at a point South 89°31'28" West 690.13 feet along the section line from the North 1/4 Corner of Section 33, Township 2 South, Range 6 East, Salt Lake Base and Meridian, and running thence South 00°00'59" West 660.02 feet to a point on the Francis Town Boundary; thence South 89°31'28" West 587.90
feet along the Francis Town Boundary to a point common with Parcel FT-90-A-X; thence North 00°27'43" West 660.00 feet along the Easterly line of said parcel to a point on the section line; thence North 89°31'28"
East 593.42 feet along the section line to the point of beginning.
Containing 8.95 Acres

N

0 25 50 100 150

SCALE: 1" - 50'

Wranglers RV Resort
Conditional Use Permit

Existing Conditions Plan
Francis, Utah

September 06, 2021

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