



Staff Report

To: Francis Planning Commission

From: Katie Henneuse

Report Date: October 13th, 2021

Meeting Date: October 21st, 2021

Title: Accessory Dwellings and Short-Term Rentals

Type of Item: Code Text Amendment

Executive Summary:

An ordinance amending city code to add provisions for Accessory Dwelling Units (ADUs) was approved by the City Council in December 2020. The Utah State legislature passed House Bill 82 in March 2021. It requires municipalities to classify internal ADUs as a permitted use and prohibits municipalities from establishing restrictions or requirements for internal ADUs with limited exceptions. House Bill 82 also allows municipalities to regulate short-term rentals of ADUs. The attached code text amendment is in response to changes in State code and to add regulations for short-term rentals.

City Code:

18.15.210 Accessory Apartments

Staff Recommendation:

Review the proposed amendment and make revisions as necessary. Forward to the City Council with a positive recommendation.

Community Review:

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

Francis City ADU Ordinance Amendments

This supersedes and replaces the ADU ordinance Currently in 18.15.210

18.15.210 Accessory Dwelling Units (ADUs).

1. Purpose and Intent. The purposes of this Section are to assist in the creation of new housing units; to support a more efficient use of existing housing stock and infrastructure; to provide housing that responds to changing family needs, smaller households, and increasing housing costs; and to provide reasonable regulations for the construction and use of Accessory Dwelling Units within the City.

The Planning Department is vested with authority to review and evaluate applications under this Section and to approve, approve with conditions, or deny any such application. Conditions imposed for approval shall be designed to mitigate any adverse effects of an ADU.

2. Limitations on Accessory Dwelling Units

- a. External Accessory Dwelling Units ("EADU") are allowed as a permitted use in the AG-1, AG-2 or R-H zones on lots greater than or equal to one-half acre if the following conditions are met:
 1. The EADU must meet the same residential setback requirements as the zone in which it is located requires;
 2. Not more than one EADU or IADU is allowed per parcel;
 3. The Property Owner must occupy the primary residence or the EADU;
 4. HOA or CC&R requirements must be met;
 5. A building permit must be obtained for an EADU before it is constructed, and all inspections must be complete before occupancy;
 6. EADU living space may not exceed one thousand (1,000) square feet;
 7. An EADU shall provide kitchen, sleeping, and sanitary facilities that are separate from those provided within the primary dwelling unit;
 8. The EADU shall be used exclusively for the purpose of family or guest use or of offering a long-term rental of thirty (30) days or longer;
 9. The EADU may house a maximum of four (4) unrelated tenants;
 10. Two (2) off-street designated parking stalls shall be provided for the

apartment separate from what is required for the primary dwelling;

11. The EADU shall have separate utility connections from the primary dwelling; and
 12. An EADU will not be given a separate address by the City. Residences with EADUs may refer mail to the EADU by the same street address as the residence and refer to the owner-occupant as located in unit "A" and the tenant(s) in the EADU as located unit in "B," or by similar logical distinction; and
 13. Mobile homes, recreational vehicles, travel/camp trailers and similar units are prohibited for use as an EADU or for any other dwelling purpose under this Title.
- b. Internal Accessory Dwelling Units ("IADU") are allowed as a permitted use in a single-family dwelling in the AG-2, AG-1, and R-H zones.
1. A maximum of one (1) IADU is allowed per single-family dwelling;
 2. The Property Owner must occupy the residence;
 3. The IADU shall be located within the footprint of the primary dwelling at the time the IADU is created;
 4. The IADU shall be used exclusively for the purpose of family or guest use or of offering a long-term rental of thirty (30) days or longer;
 5. The IADU may house a maximum of four (4) unrelated tenants;
 6. A primary dwelling with an IADU shall provide parking in a manner consistent with the City's parking ordinances, rules, and regulations. In addition to the parking standards of the City and in the applicable zone, there shall be at least one (1) off-street parking stall for an IADU. If an IADU is created within a garage or carport, the parking spaces previously contained within the garage or carport shall be replaced with similar facilities;
 7. The minimum size of the IADU shall be four hundred (400) square feet of living space within the primary dwelling;
 8. The IADU shall comply with all applicable building, health, and fire codes;
 9. The IADU shall be designed in a manner that minimizes any changes in the appearance of the primary dwelling as a single-family dwelling;

10. An IADU is prohibited within any mobile home (as defined by U.C.A. §57-16-3);
11. If the primary dwelling is served by a septic tank, written approval shall be required from the Summit County Health Department;
12. The lot or parcel on which the primary dwelling is located shall be at least 6,000 square feet in size;
13. An IADU shall provide kitchen, sleeping, and sanitary facilities that are separate from those provided within the primary dwelling unit;
14. The IADU shall share all utility meters with the primary residence;
15. An IADU will not be given a separate address by the City. Residences with IADUs may refer mail to the IADU by the same street address as the residence and refer to the owner-occupant as located in unit "A" and the tenant(s) in the IADU as located unit in "B," or by similar logical distinction; and
16. An IADU shall not be used as a Short-term Rental, shall not be listed for rental on a short-term rental website or for short-term rental in any other media or publication.

3. ADU Application and Permit:

- a. Every owner of an IADU or EADU in the City shall obtain an ADU permit before any portion of a single-family residence is used for that purpose or before an EADU is constructed. A permit issued under this Section does not run with the land and expires upon the residence failing to be owner-occupied or upon the sale of the residence.
- b. An application for an ADU permit shall be filed with the Planning Department and accompanied by the fee required by the Fee and Rate Schedule.
- c. An applicant shall file a site plan and floor plan with the application. The site plan and floor plan shall demonstrate that all requirements of this section are met, including without limitation requirements related to: compliance with all health, building and fire codes; parking requirements; size of the ADU; utility services; and kitchen, sleeping and sanitary facilities.
- d. The site plan and floor plan shall be drawn accurately to scale showing property lines and dimensions, the location of existing buildings or additions, distances from buildings or additions to property lines, the location of parking stalls, utility meters, entrances to the home, and areas within the single-family residence to be used as an ADU.

4. Noncompliance; Revocation or Withdrawal of Permit. A permit for an ADU may be revoked or withdrawn in the following circumstances:
 - a. The conditions upon which the permit has been issued no longer are maintained by the property owner;
 - b. The requirements of this Section or the permit have been violated; or
 - c. The property owner applies for a withdrawal by submitting a sworn declaration that the property owner or lawful tenant is not and will not allow any occupant to use the accessory dwelling unit in violation of this section.
5. Enforcement; Revocation of Permit. In the event of a violation of this Section, enforcement and revocation proceedings may be commenced as provided in this Chapter.

18.15.220 Short-term Rentals.

1. Purpose; Allowed Locations. The purpose of this Section is to establish the process for permitting of short-term rentals whether as a vacation rental or otherwise. The intent is to protect the integrity and characteristics of established land use districts by ensuring that short-term or vacation rentals are operated in a manner that minimizes negative impacts of those uses on neighbors, public services, and the surrounding community. A Short-term rental use is allowed as a conditional use in any residential zone.
2. Planning Commission Review. The Planning Commission is vested with authority to review and evaluate applications under this Section and to approve, approve with conditions, or deny any such application.
3. Definitions:
 - a. Responsible Party. The owner(s), agent(s) or management company responsible for the operation and maintenance of the Short-term Rental property and for its compliance with all laws, rules and regulations applicable to the same.
 - b. Occupant(s). The individual(s) renting or residing in a Short-term Rental dwelling unit.
 - c. Pets. Dogs, cats, or other domesticated animals allowed under City ordinances that, with permission of the Responsible Party, accompany the occupants of the Short-term Rental.
4. Permit Required. A Conditional Use Permit and all licenses and permits required by the Summit County Health Department and the State shall be required for all

properties used as Short-term Rentals. The fee required by the consolidated fee schedule shall accompany the conditional use application.

5. Application for Permit. The application for a Conditional Use Permit shall be made on forms provided by the City and shall include a phone contact number and email address for the owner and, as applicable the Responsible Party. The application shall be accompanied by a site plan and floor plan that demonstrate that all requirements of this section are met. The plans shall be drawn to scale showing the location of all buildings, property lines, distances from property lines to all buildings, the location of all parking stalls, utility meters, entrances, and such other information as may be required by the application. The drawings shall also demonstrate compliance with all applicable building, health, and fire codes. If the application is made by any person other than the owner of the property, or if the property is not owner-occupied or owner-managed, the application shall be accompanied by a signed document demonstrating the owner's permission to use the premises as a Short-term Rental, identifying the Responsible Party, and providing all details about the identity and business operations of the Responsible Party as may be required in the application.
6. Prior to operating a Short-term Rental, the owner or Responsible Party shall obtain conditional use approval and shall meet all requirements of the Conditional Use Permit. At the time of, or prior to, receiving conditional use approval, the Responsible Party shall register the business with the State, and obtain a State Sales Tax ID number; proof of the same shall be filed with the City.
7. Review. The Planning Commission shall review complete applications for a Conditional Use Permit under this Section and shall approve, approve with conditions, or deny the application based on the criteria listed in this Section. In addition to the requirements of this Section, the Planning Commission may impose conditions that are necessary to mitigate the potential adverse effects of the Short-term Rental on neighbors and nearby uses.
8. Reports and Taxes. The Responsible Party shall comply with all reporting requirements incident to the use as a Short-term Rental property, and shall collect and remit all sales, resort and transient room taxes to the State Tax Commission.
9. Noise, Nuisances and Adverse Effects of Use. The Responsible Party shall regulate the occupancy of the Short-term Rental and ensure that:
 - a. Occupants and their pets do not create noise or other conditions that by reason of time, nature, intensity or duration are out of character with noise and conditions customarily experienced in the surrounding neighborhood;
 - b. Occupants do not disturb the peace of surrounding residents by engaging in outside recreational activities or other activities that adversely affect nearby properties before 7:00 a.m. or after ten o'clock p.m.;

- c. Occupants and their pets do not interfere with the privacy of nearby residents or trespass onto nearby properties;
 - d. Occupants do not engage in disorderly or illegal conduct, including illegal consumption of drugs or alcohol; and
 - e. The premises, responsible party and all occupants strictly comply with Utah Administrative Code Rule R392-502, Public Lodging Facility Sanitation.
10. **Parking.** On-street parking is prohibited. An off-street parking stall shall be provided for each vehicle, including trailers, an Occupant brings to the premises of the Short-term Rental. The number of Occupants' vehicles shall not exceed the number of bedrooms available in the Short-term Rental. Vehicles parked at the Short-term Rental shall not impede clear sight distances, create a nuisance or hazard, violate any City laws or winter-restricted parking requirement, or infringe on the property rights of any adjacent or nearby property. Parking of vehicles shall be entirely within a garage or carport, or upon a driveway or other approved paved surface. Parking is prohibited within any landscape area.
11. **Camping equipment, facilities, and other temporary facilities.** All Short-term Rentals shall be conducted entirely within an approved residential dwelling unit. Occupied camp trailers, travel trailers, recreational vehicles, tents, yurts, or any similar structures are prohibited.
12. **Signage – Exterior and Interior.** Exterior signage other than ordinary street address signage is prohibited.
13. **The Responsible Party shall provide a prominent display within the dwelling unit that provides, at minimum, the following information:**
- a. Contact information for the Responsible Party at which it may be contacted at any time (24/7);
 - b. All local regulations addressing noise, parking, pets, trespassing, illegal activity, and conduct; and
 - c. Any additional rules or regulations imposed by the Responsible Party.
14. **Maintenance and Standards.** Any property licensed as a Short-term Rental shall conform to the following standards:
- a. Structures shall be properly maintained and all facilities such as plumbing, HVAC equipment, appliances, etc. kept in a condition that is fully operational and otherwise in good repair.

- b. Grounds and landscaped areas shall be properly maintained to ensure that the use does not detract from the general appearance of the neighborhood or create any hazard or nuisance to the Occupants or to neighboring properties.
- c. Each habitable space shall meet current federal, state, and local building and health codes, and shall be equipped with fully functional smoke and carbon monoxide detectors located at places within the dwelling unit that comply with applicable building codes.
- d. Garbage shall be placed in City-approved receptacles, shall not be allowed to accumulate on the property and shall be removed on regularly scheduled pick up days.
- e. A fully functional fire extinguisher shall be located in an easily accessible location.
- f. A fire exit route plan and statement of the maximum occupancy number for the premises shall be prominently posted.
- g. The responsible party shall comply with all inspection requirements of the State, Summit County and the City.

15. Complaints. Complaints received by the City for any violation of this chapter will be handled as follows:

- a. A first complaint will result in an investigation and, if warranted, the City will issue a written warning to the Responsible Party; said warning shall provide notice of the complaint, a description of any violation, and actions to be performed to correct a violation. Upon receipt of a second complaint, the City will conduct an investigation, and if warranted, will take one of the following courses of action:
 - (A) Issue another warning;
 - (B) Issue a citation for violation of City ordinances or rules;
 - (C) Initiate formal cause proceedings to revoke the Conditional Use Permit and business license; or
 - (D) Initiate revocation proceedings as provided in this Section.
- b. In the event of an order to formal proceedings, the Responsible Party shall appear before an administrative law judge to demonstrate, by clear and convincing evidence, why the Conditional Use Permit should not immediately be revoked. If the Responsible Party fails to appear, the facts alleged in the notice for the formal proceeding shall be deemed to be true and the administrative law

judge may take such action as it deems appropriate, including revocation of the Conditional Use Permit.

- c. Notwithstanding any other remedy in this section, violations of Federal, State or local laws may be prosecuted in any court or administrative tribunal having jurisdiction over the matter.



Staff Report

To: Francis City Planning Commission

From: Katie Henneuse

Report Date: October 13th, 2021

Meeting Date: October 21st, 2021

Title: Blind Rabbit Commercial Development

Type of Item: Commercial Concept Plan

Executive Summary

Barry Primos, the owner of Blind Rabbit, submitted an application for a commercial development on parcel FT-14-B, a 2.26-acre parcel in the Commercial C-1 zone. It is located at 1349 S SR 32, in front of Premier Storage.

Falling Waters Landscaping was granted approval to construct a steel building on this parcel in January 2018. In accordance with the Commercial C-1 code, a landscape plan was approved along with the building architectural design and site plan. The building was completed but was sold shortly thereafter to Blind Rabbit. Landscaping and fencing were never installed as planned.

Francis City asked the current owner to install the landscaping as planned or to get approval for a new plan. Mr. Primos has opted to submit a new plan. He would like to keep the existing building and further develop portions of the lot with additional commercial structures. Architectural renderings, a site plan, and concept pictures were submitted with the application.

Analysis – City Code

Section 18.45.020 sets permitted and conditional uses in the C-1 zone. The proposed use of the structures is for office, professional, and retail space, which is an allowed use in the C-1 Zone. A conditional use permit is not required because the structures are less than 20,000 square feet.

Section 18.45.070 lists setback requirements in the C-1 zone. The building layout as shown on the site plan meets these requirements.

Section 18.45.140 requires that architectural themes and materials be reviewed and approved by the Planning Commission and City Council. The following guidance is provided, “The treatment of building mass, materials and exterior appurtenances shall create an aesthetically pleasing building and site that is in character with the proportions of other surrounding developments. Proposed developments shall be designed with a common theme that reflects the heritage and community of Francis City. Themes may include but are not limited to agricultural or mountain tourism.” Also, “All sides of buildings shall receive equal design consideration, particularly where exposed to vehicular traffic and adjacent properties. Facade shifts shall be encouraged on structures with a width greater than 50 feet or at neighboring property lines.”

Sections 18.45.160 (Parking areas) and 18.100 (Off-Street Parking) set parking requirements. The layout of the parking areas meets the code requirements and the provision that "Parking shall not occur adjacent to any public street." The minimum number of parking spaces are set by the Off-Street Parking code. Two (2) spaces per 1,000 square feet are required for business or professional offices. The total square footage of the existing structure and the proposed structures is 21,950 square feet. 44 parking spaces are required, and 42 parking spaces are shown on the site plan.

Staff Recommendation:

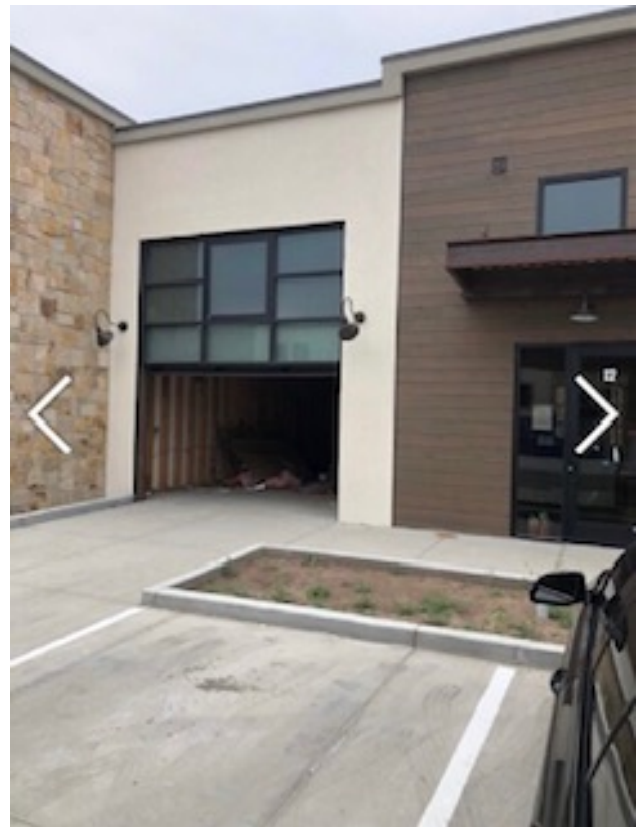
Discuss the project with the applicant and review the architectural renderings. Answer any questions that the applicant may have. Advise the applicant that two additional parking spaces will be required for this concept plan. Forward to the City Council with a positive recommendation with any conditions agreed upon.

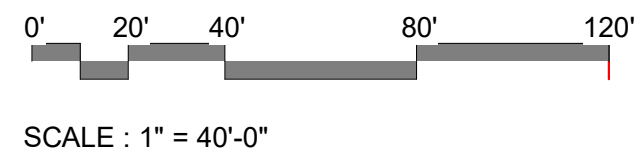
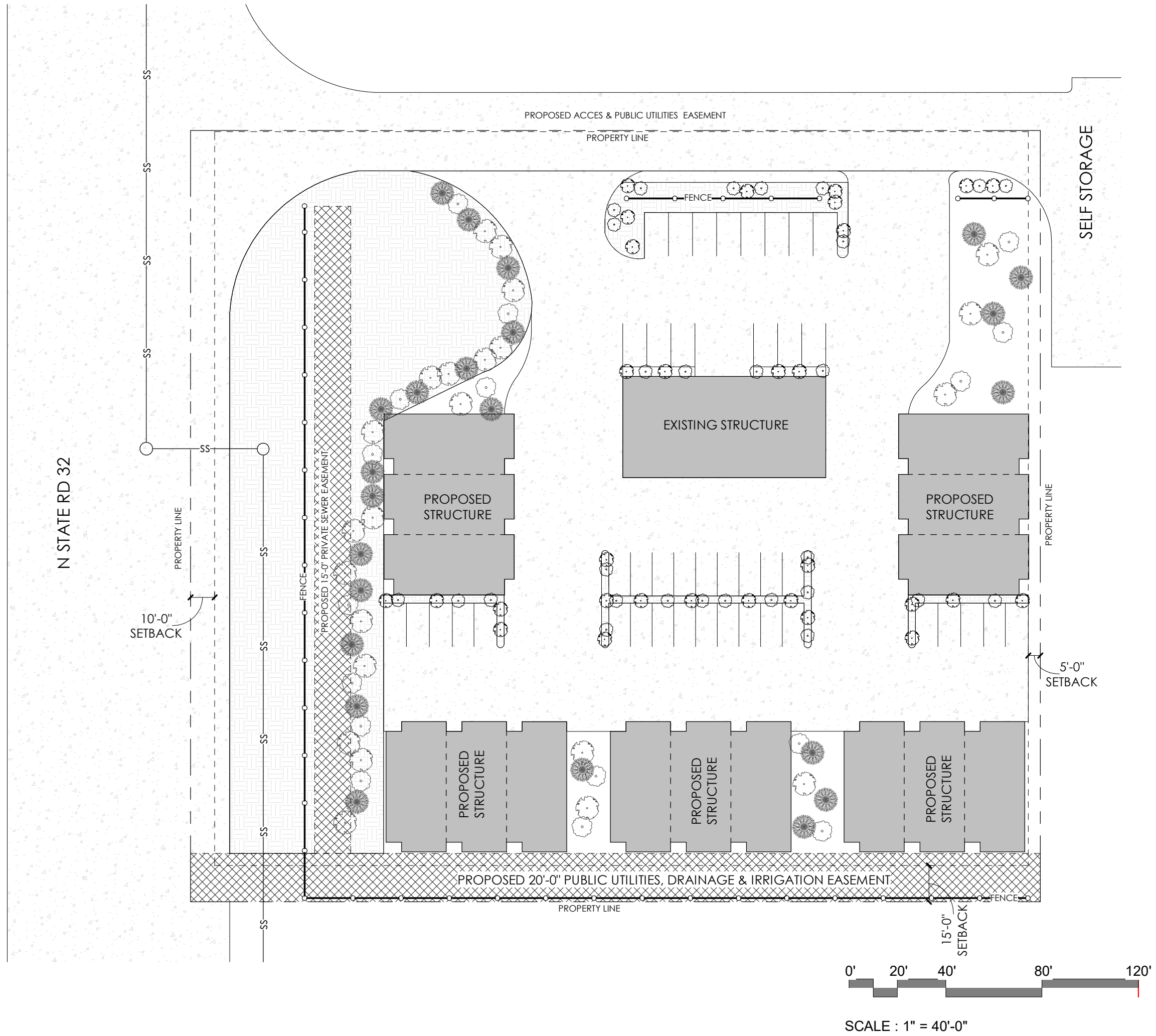
Community Review:

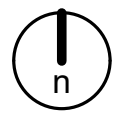
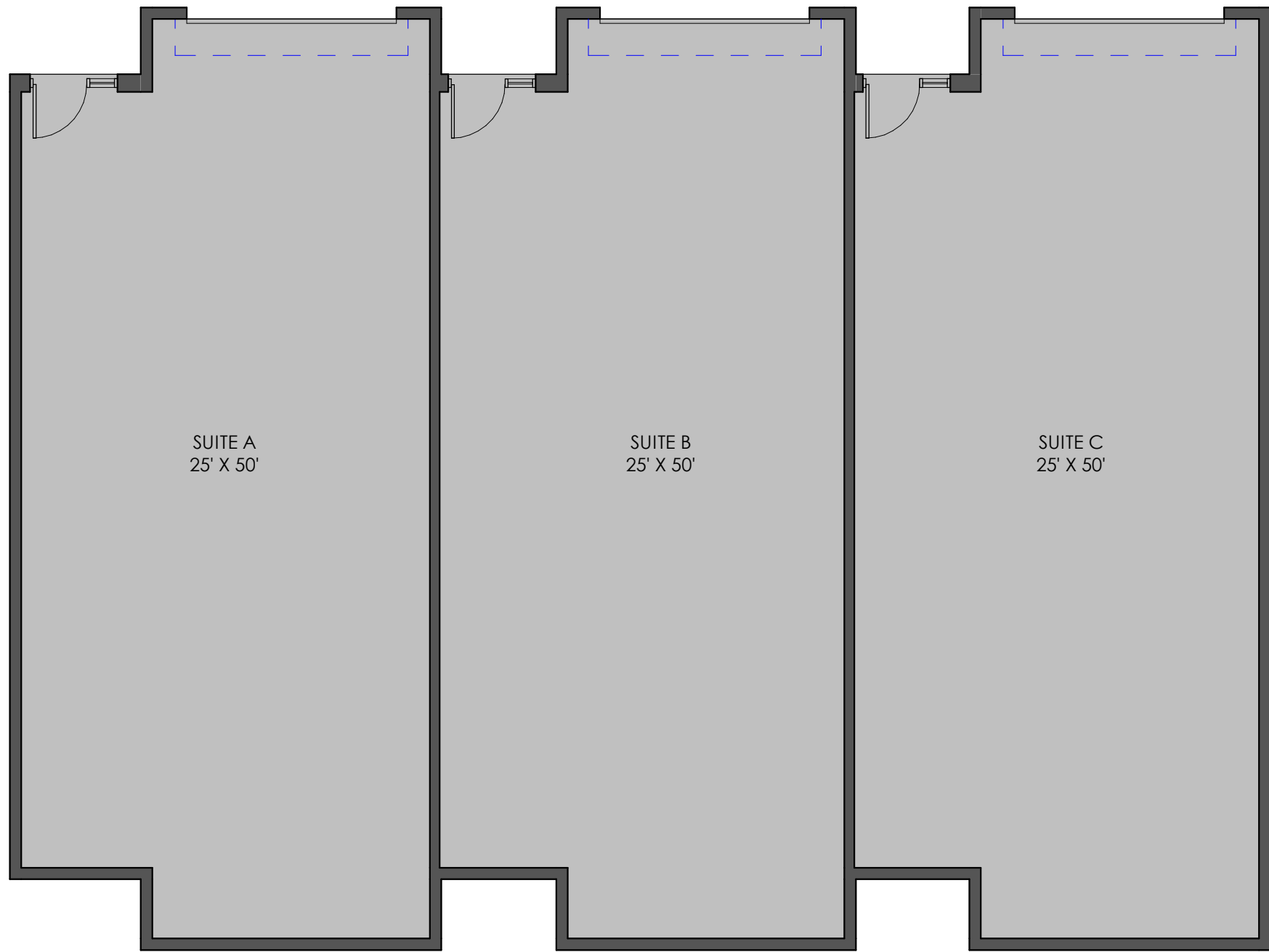
A public hearing is not required for this item. Neighbors of this project should be consulted to get their views and concerns.

Blind Rabbit – Concept Pictures









FLOOR PLAN
FRANCIS WAREHOUSE
06/29/2021



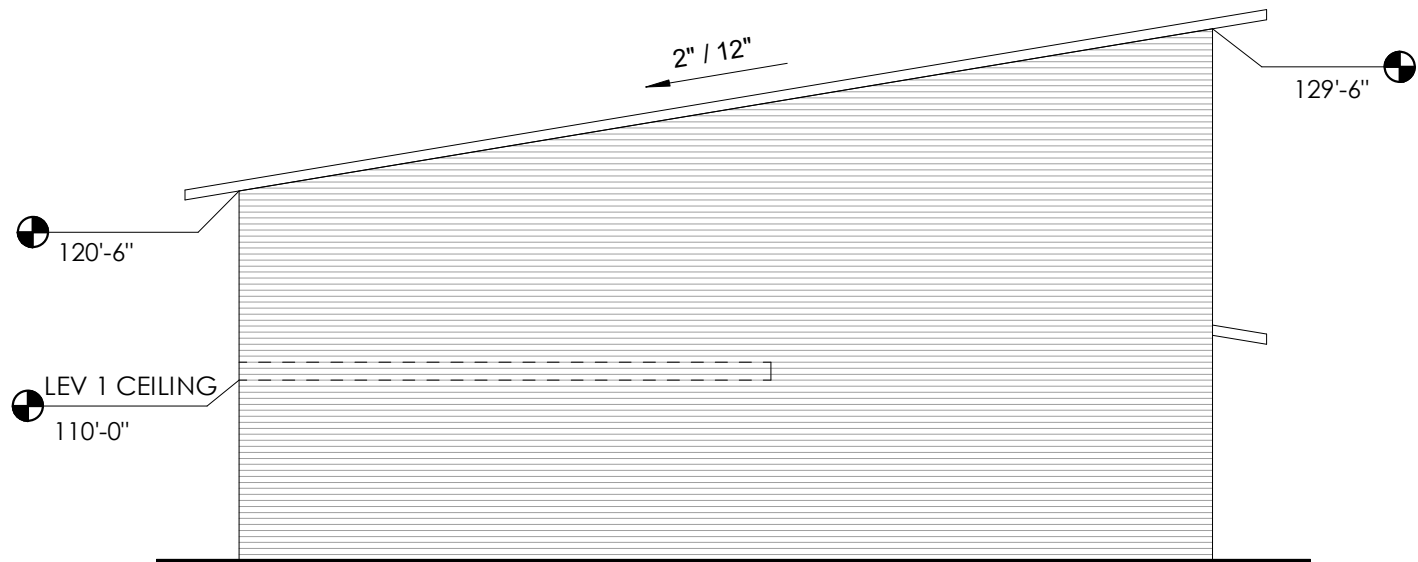


FRONT ELEVATION



REAR ELEVATION

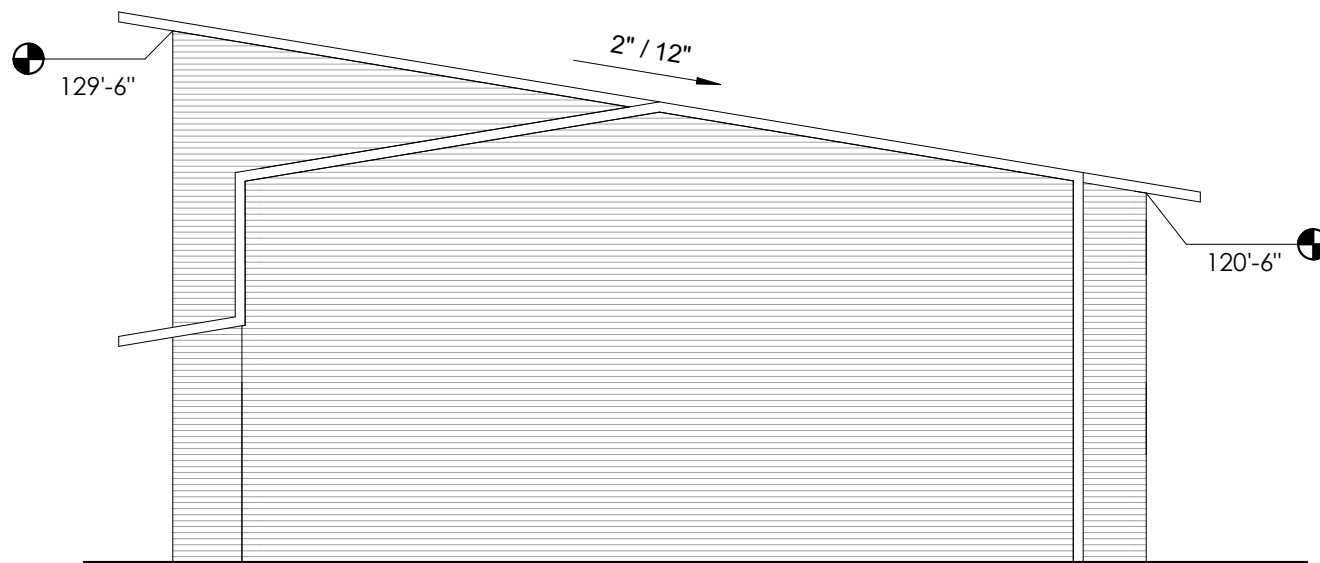




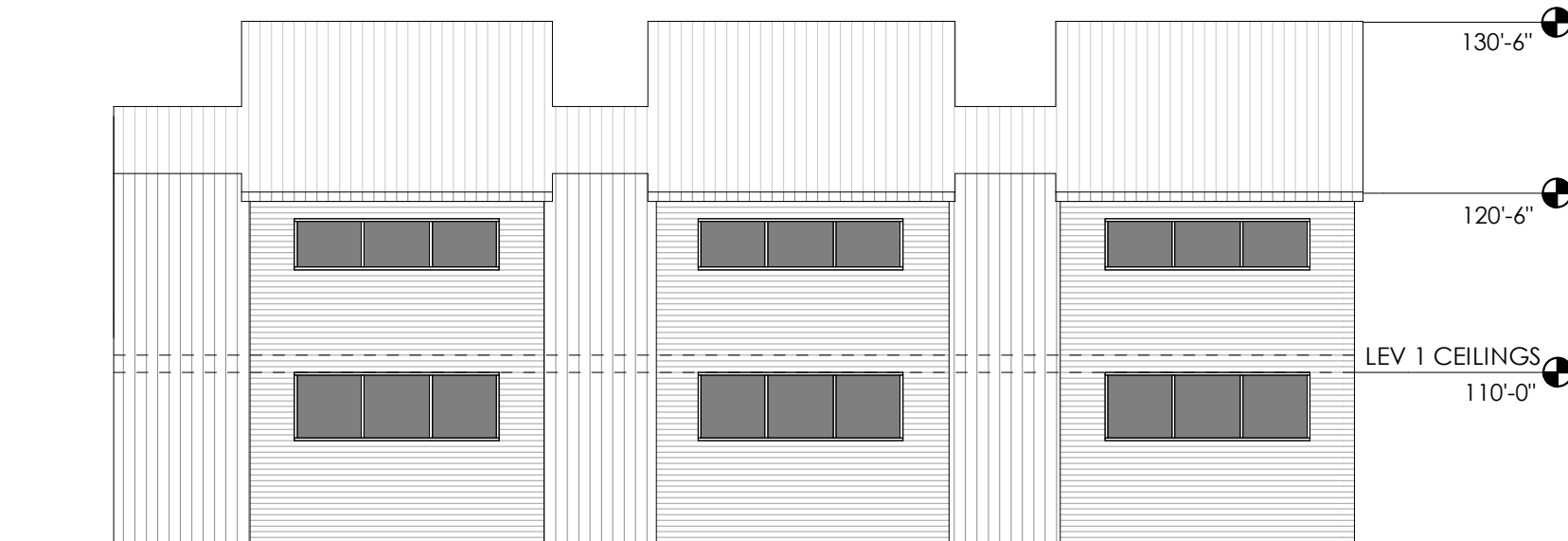
D EAST ELEVATION
3/32" = 1'-0"



B NORTH ELEVATION
3/32" = 1'-0"



C WEST ELEVATION
3/32" = 1'-0"



A SOUTH ELEVATION
3/32" = 1'-0"



Staff Report

To: Francis City Planning Commission

From: Katie Henneuse

Report Date: October 13th, 2021

Meeting Date: October 21st, 2021

Title: Stewart Ranches Phase 5, 6, and 7

Type of Item: Final Plat Approval

Executive Summary:

Stewart Ranches was granted Master Plan approval and Phase 1, 2 and 4 final approval by the City Council. Stewart Ranches is an AG-1 Conservation Subdivision to be built out in 11 phases. The developer is currently requesting final plat approval for Phases 5, 6, and 7. The developer has not applied for final plat approval for Phase 3 (23 townhome lots). Phases 5, 6, and 7 have a total of 41 single-family lots.

Plat Review:

Staff reviewed the Phase 5, 6, and 7 plats considering City Code sections 17.35 (Final Plat) and 17.60 (Conservation Subdivision). The developer met the final plat requirements for Phases 5, 6, and 7 with one outstanding item:

- Finalize the address tables after addresses are obtained from Summit County.

Staff Recommendation:

Positively recommend approval of the Phase 5, 6, and 7 final plats. Advise the developer that the plats may not be recorded until the remainder of the annexation fees for Stewart Ranches are paid, HOA by-laws and CCRs are finalized, and a conservation easement for the open space is in place.

Community Review:

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

October 21, 2021

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

Subject: Stewart Ranches Phase 5, 6, and 7 Subdivision Final Approval

Dear Planning Commission:

Horrocks Engineers has reviewed the submitted plats and construction plans for the Stewart Ranches subdivision for Final approval. The subdivision master plan was approved on July 9, 2020. The developer is proposing to construct phases 5, 6, and 7 that consists of 41 lots.

The following issues should be addressed prior to final approval.

General Comments

- The trail in the open space will need to be constructed as part of this project.

Water

- The phases will connect to the water line in Rocky Mountain Way that was constructed as part of phase 1.
- The developer will need to provide adequate water shares for each phase to connect to the water system.

Sewer

- The development will connect to sewer main in in Rocky Mountain Way that was constructed as part of phase 1.

Roads

- The road cross section approved as part the master plan does not include a trail along the roadway. The trail will be constructed in the open space.

Storm Drain

- Storm water will be retained within the development.

We appreciate working with you on this project. Please contact our office with any questions or concerns.

Sincerely,

HORROCKS ENGINEERS



Scott Kettle, P.E.
City Engineer

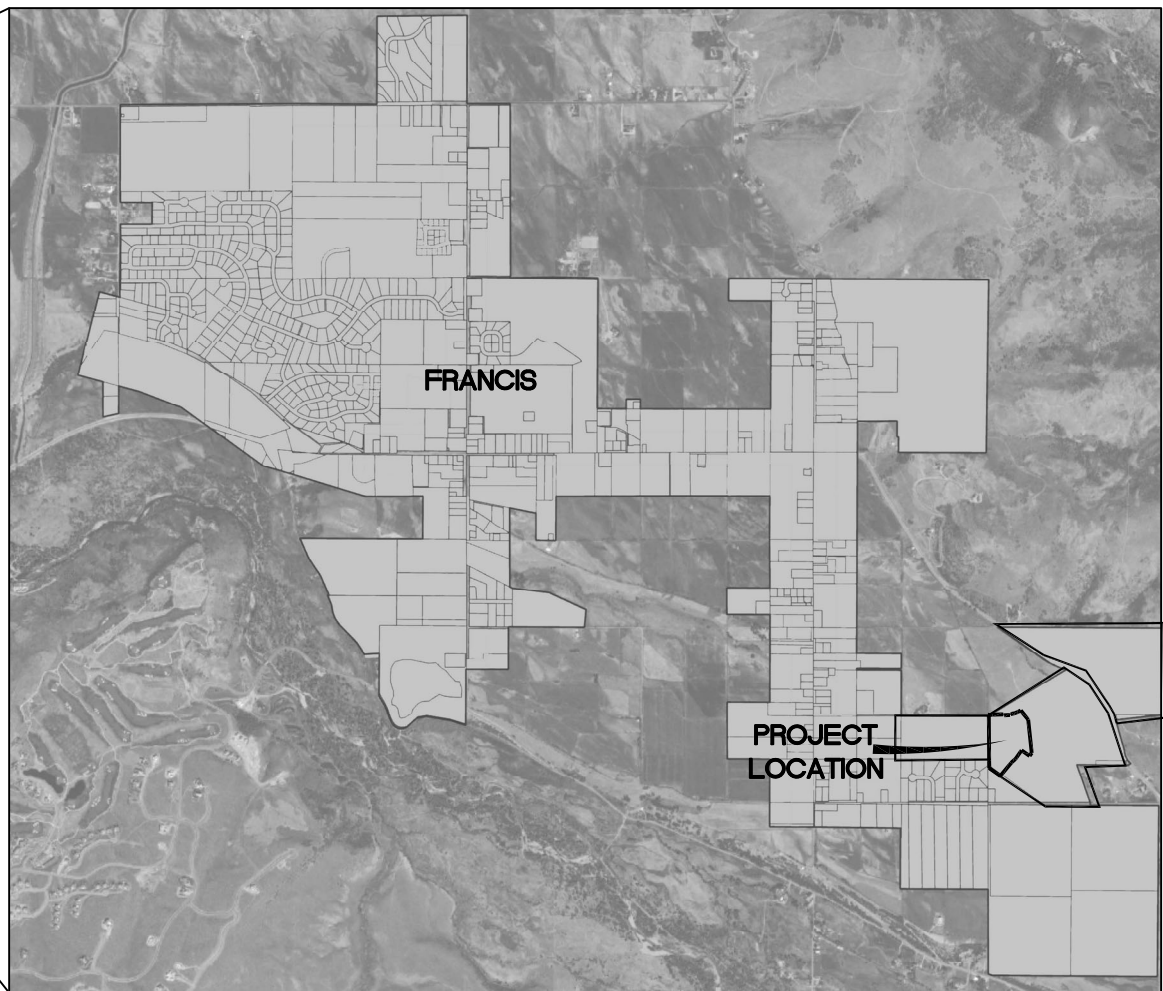
CC: City Planner
Rex Campbell
File

DOMINION ENERGY
QUESTAR CORPORATION

DOMINION ENERGY QESTAR CORPORATION
APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF
CONFIRMING THAT THE PLAT CONTAINS PUBLIC
UTILITY EASEMENTS. DOMINION ENERGY QESTAR
CORPORATION DOES NOT REQUIRE OTHER EASEMENTS IN
ORDER TO SERVE THIS DEVELOPMENT.
THIS APPROVAL DOES NOT CONSTITUTE
ABROGATION OR WAIVER OF ANY OTHER EXISTING
RIGHTS OR OBLIGATIONS THAT MAY BE IMPOSED BY
LAW OR EQUITY. THIS APPROVAL DOES NOT
CONSTITUTE ACCEPTANCE, APPROVAL OR
ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN
THE PLAT, INCLUDING THOSE SET FORTH IN THE
GENERAL NOTES TO THE PLAT. THIS APPROVAL DOES
NOT CONSTITUTE A GUARANTEE OF PARTICULAR
TERMS OF NATURAL GAS SERVICE. FOR FURTHER
INFORMATION PLEASE CONTACT DOMINION ENERGY
AT 1-800-368-5828. DOMINION ENERGY QESTAR
CORPORATION'S RIGHT-OF-WAY
DEPARTMENT AT 800-368-5828.

Approved this _____ day of _____, 2006.

By _____
Title _____



FRANCIS, UTAH
VICINITY MAP
NOT TO SCALE

LOCATED IN SOUTHWEST QUARTER OF SECTION 34,
TOWNSHIP 2 SOUTH, RANGE 6 EAST,
SALT LAKE BASE AND MERIDIAN.

THE PROJECT BASIS OF BEARINGS IS S89°35'44" W
2,671.04 FEET ALONG THE SECTION LINE BETWEEN THE
SOUTH CORNER AND SOUTHWEST CORNER OF SECTION
34, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE
BASE & MERIDIAN.

THE CITY OF FRANCIS HAS AN ORDINANCE WHICH RESTRICTS THE OCCUPANCY 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.

PURCHASERS OF LOTS IN THIS SUBDIVISION ARE HEREBY ADVISED THAT AS A MATTER OF POLICY, THE CITY OF FRANCIS HAS DETERMINED TO PROTECT AND PRESERVE AGRICULTURAL USES AND WILL PROTECT THE RIGHT TO FARM OF ADJOINING AND NEARBY PROPERTY OWNERS. PURCHASERS ARE ADVISED THAT FARM HOURS RUN LATE AND BEGIN EARLY AND THAT FARM OPERATIONS ON ADJOINING OR NEARBY PROPERTIES MAY CREATE NOISES AND ODORS WHICH MAY BE OBJECTIONABLE TO SOME PURCHASERS.

Know all men by these presents that _____,
the _____ undersigned owner () of the above described tract
of land, having caused the same to be subdivided into lots and streets
to be hereafter known as:

do hereby dedicate for perpetual use of all the public all parcels of land shown on this plat as intended for public use. All lots shall have undivided interest in the common areas for the purpose of ingress, egress and placement of utilities.

In witness whereof _____ have hereunto set _____ this
day of _____ A.D., 20____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
RESIDING IN SUMMIT COUNTY

STATE OF UTAH
COUNTY OF _____ S.S.

On the _____ day of _____ A.D., 20____ personally appeared before me, the undersigned Notary Public, in and for said County of _____ in said State of Utah, _____ who after being

MY COMMISSION EXPIRES _____

NOTARY PUBLIC
RESIDING IN _____ COUNTY

The diagram shows two adjacent lots. The left lot is a 'CORNER LOT' and the right lot is an 'INTERIOR LOT'. The 'CORNER LOT' has a '10' P.U.E.' on its left side, a '10' P.U.E.' on its top side, and a '10' P.U.E.' on its right side. The 'INTERIOR LOT' has a '10' P.U.E.' on its top side, a '10' P.U.E.' on its right side, and a '10' P.U.E.' on its front side. A 'ROADWAY' is located to the left of the 'CORNER LOT', and another 'ROADWAY' is located in front of the 'INTERIOR LOT'. A '20' TOTAL P.U.E.' is indicated for the front of the 'CORNER LOT'. A '10' SIDE SETBACK' is indicated for the 'INTERIOR LOT'. A '10' FRONT P.U.E.' is indicated for the front of the 'INTERIOR LOT'.

NOTES:
1) 10 FEET PUE FRONT AND STREET SIDES. 10 FEET PUE REAR,
AND 10' PUE SIDE LOT LINES.

NOT TO
SCALE

Jeff Ward GIS Coordinator/Addressing Authority

paul@gatewayconsultingllc.com

**CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT**

I, _____, do hereby certify that I am a Professional Land Surveyor and that I hold Certificate No. _____ as prescribed under the laws of the State of Utah, I further certify that a survey has been made of the land shown on this plat and described hereon and have subdivided said tract of land into lots and streets, hereafter to be known as:

and that the same has been correctly surveyed and staked on the ground as shown on this plat.

SIGNATURE: _____ DATE: _____

Beginning at a point that is N 89°35'44" E, 2,671.04 feet along the section line to the South Quarter Corner of Section 34, Township 2 South, Range 6 East, Salt Lake Base and Meridian and
 N 0°29'25" W 642.15 feet and running thence N 0°30'10" W 473.80 feet; thence N 76°40'58" E 1.47 feet
 to a point on a 170.00' radius curve to the right; thence along arc of said curve 36.45 feet through a delta
 of 12°17'10" (chord bears N 82°49'32" E 36.38 feet); thence N 88°58'06" E 112.65 feet to a point on
 a 10.00' radius curve to the right; thence along arc of said curve 15.71 feet through a delta
 of 90°00'00" (chord bears S 46°01'54" E 14.14 feet); thence N 87°09'51" E 60.03 feet to a point on a
 non-tangent 10.00' radius curve to the right; thence along arc of said curve 14.52 feet through a delta
 of 83°11'29" (chord bears N 40°33'51" E 13.28 feet) to a point on a 258.00' radius curve to the left; thence
 along arc of said curve 111.59 feet through a delta of 24°46'57" (chord bears
 N 69°46'07" E 110.73 feet); thence S 39°20'22" E 122.85 feet; thence S 06°02'29" E 350.00 feet; thence
 S 35°05'59" W 38.58 feet; thence N 54°55'01" W 103.05 feet; thence S 35°04'59" W 110.00 feet; thence
 S 44°47'56" W 60.99 feet; thence S 29°12'38" W 176.00 feet; thence N 54°55'01" W 141.95 feet; thence
 N 0°29'26" W 78.66 feet to the point of beginning. Parcel contains 5.03 AC and 12 lots.

paul@gatewayconsultingllc.com

**CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT**

PROJECT SURVEYOR

PEPG CONSULTING
L.L.C.

9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551

LOCATED IN SOUTHWEST QUARTER OF SECTION 34,
TOWNSHIP 2 SOUTH, RANGE 6 EAST,
SALT LAKE BASE AND MERIDIAN.

NO. _____ BOOK _____ PAGE _____ DATE _____
STATE OF UTAH, COUNTY OF SUMMIT, TIME _____, FEE _____
RECORDED AND FILED AT THE REQUEST OF _____

COUNTY RECORDER

SHEET NO.

$$\frac{1}{2}$$

9-17-21
STEWART RANCHES PH5 PLAT

STEWART RANCHES PHASE 5

LOCATED IN SOUTHWEST QUARTER OF SECTION 34,
TOWNSHIP 2 SOUTH, RANGE 6 EAST,
SALT LAKE BASE AND MERIDIAN.

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	15.71'	10.00'	14.14'	S46°01'54"E	90°00'00"
C2	14.52'	10.00'	13.28'	N40°33'51"E	83°11'29"
C3	91.47'	258.00'	90.99'	N72°00'14"E	20°18'45"
C5	134.33'	150.00'	129.89'	S26°41'15"E	51°18'42"
C6	15.85'	180.00'	15.84'	N3°33'13"W	5°02'38"
C7	70.00'	180.00'	69.56'	S17°13'00"E	22°16'56"
C8	155.85'	180.00'	151.03'	S25°50'08"E	49°36'28"
C9	70.00'	180.00'	69.56'	S39°29'55"E	22°16'54"
C11	20.13'	258.00'	20.12'	S59°36'45"W	4°28'13"
C66	112.86'	120.00'	108.74'	S27°58'27"E	53°53'07"

LOT	ADDRESS
501	XXXX CINNAMON STREET
502	XXXX CINNAMON STREET
503	XXXX CINNAMON STREET
504	XXXX CINNAMON STREET
505	XXXX CINNAMON STREET
506	XXXX CINNAMON STREET
507	XXXX CINNAMON STREET
508	XXXX CINNAMON STREET
509	XXXX CINNAMON STREET
510	XXXX CINNAMON STREET
511	XXXX CINNAMON STREET
512	XXXX CINNAMON STREET

LEGEND	
	PHASE BOUNDARY LINE
	SECTION LINE
	CENTER LINE
	10.0' P.U.E. LINE
	LOT SETBACK
	LINE INTERSECT CORNER
	CURVE (SEE CURVE TABLE)
	L6 LINE (SEE LINE TABLE)
	MONUMENT

STEWART RANCHES SUBDIVISION PHASE 5

LOCATED IN SOUTHWEST QUARTER OF SECTION 34,
TOWNSHIP 2 SOUTH, RANGE 6 EAST,
SALT LAKE BASE AND MERIDIAN.

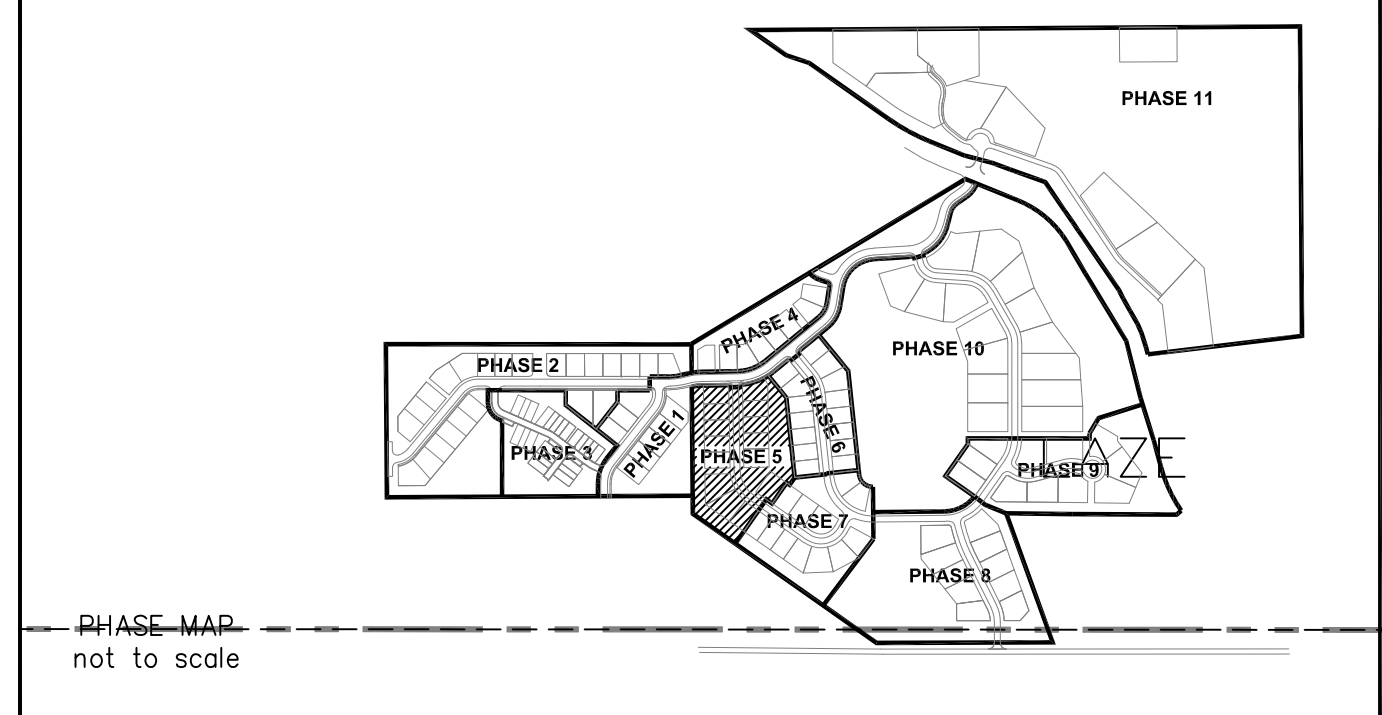
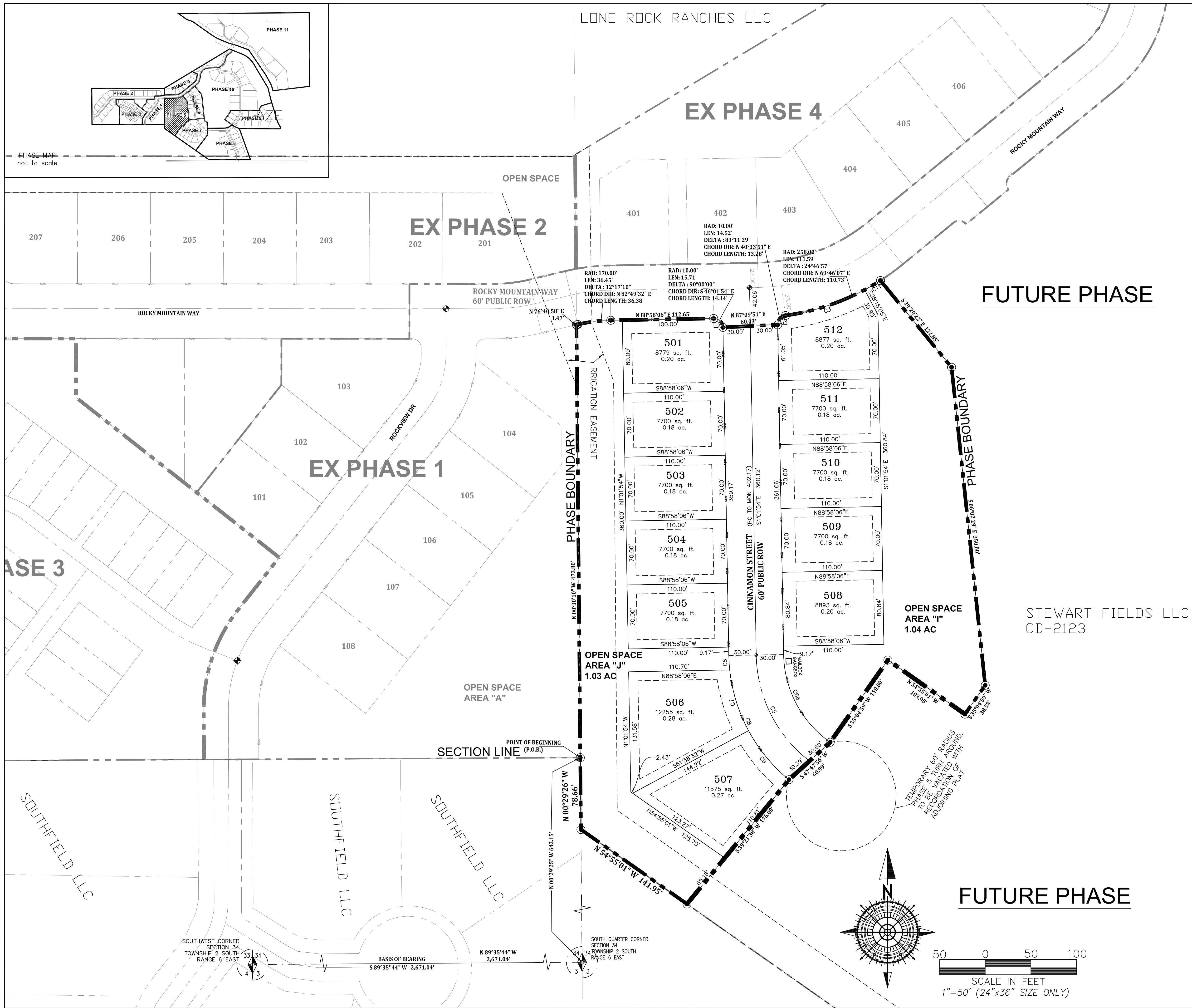
SURVEYOR OF RECORD:
PEPG CONSULTING L.L.C.
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551

PROJECT ENGINEER:
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

SHEET NO

2
2



ROCKY MOUNTAIN POWER

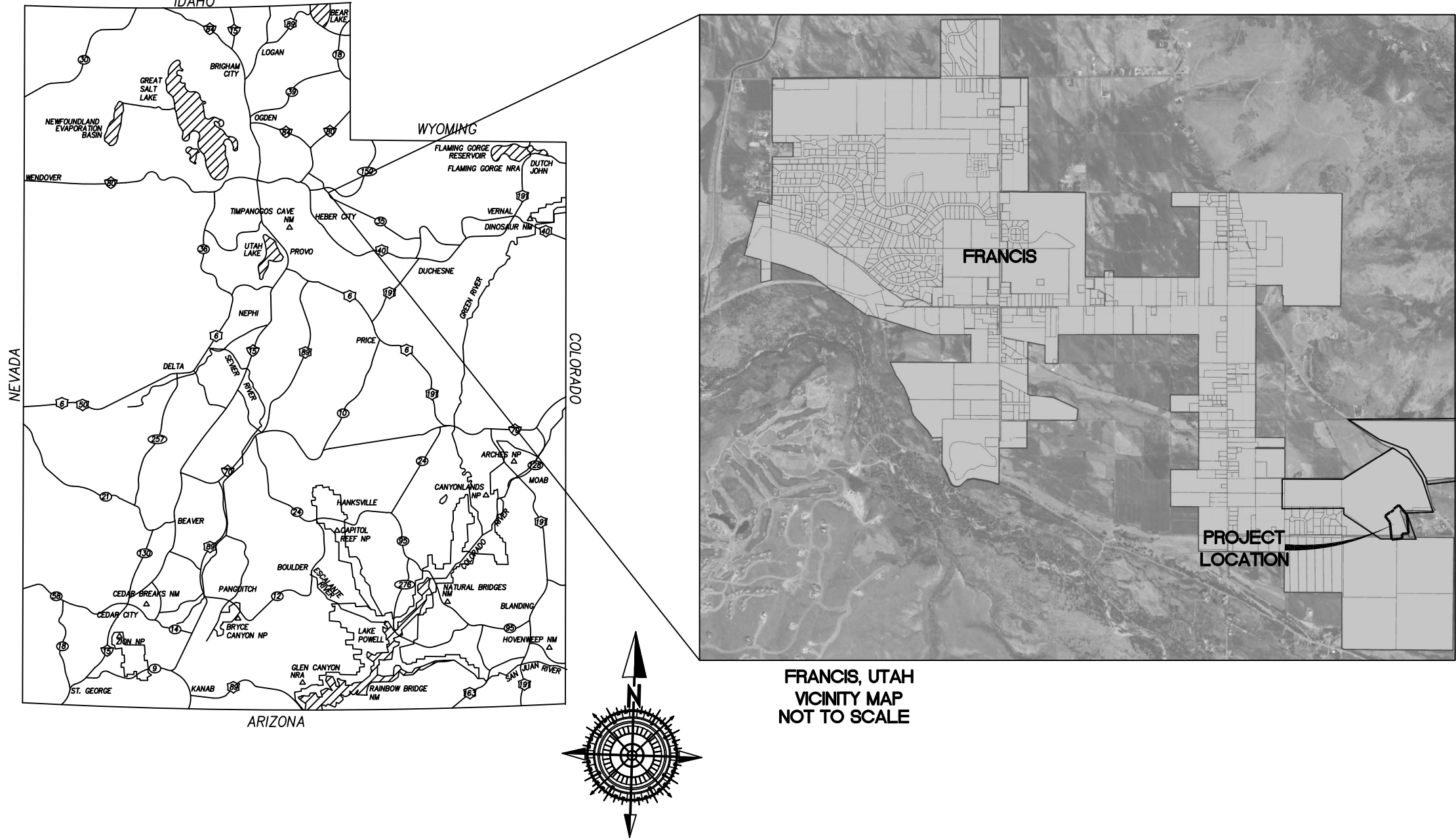
1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
a. A RECORDED EASEMENT OR RIGHT-OF-WAY
b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
c. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
d. ANY OTHER PROVISION OF LAW
Approved this ____ day of ____ 20____
ROCKY MOUNTAIN POWER

DOMINION ENERGY
QUESTAR CORPORATION

DOMINION ENERGY QUESTAR CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY QUESTAR CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT.
THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY QUESTAR CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8832.
Approved this ____ day of ____ 20____
QUESTAR GAS COMPANY
By _____
Title _____

STEWART RANCHES PHASE 6

LOCATED IN SOUTHWEST QUARTER OF SECTION 34,
TOWNSHIP 2 SOUTH, RANGE 6 EAST,
SALT LAKE BASE AND MERIDIAN.



FRANCIS, UTAH
VICINITY MAP
NOT TO SCALE

NOTICE TO PURCHASERS:

- ALL LOTS WITHIN THE PROPOSED SUBDIVISION AREA 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.
- 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.
- THIS SUBDIVISION WAS CREATED FOR SINGLE FAMILY RESIDENTIAL LOTS ONLY.
- SHALLOW GROUND WATER ENCOUNTERED SUBJECT TO GEOTECHNICAL REPORT. BASEMENTS ARE NOT ALLOWED.
- NO BUILDINGS SHALL BE CONSTRUCTED ON ACTIVE FAULT LINES, COLLAPSEBLE SOILS, LANDSLIDE AREAS, ALLUVIA FAN, FLOOD DEBRIS, FLOWS, ON STEEPER SLOPES THAN NATURAL 30% GRADE, OR OTHER GEOLOGICAL HAZARDS. UNLESS APPROVED BY FRANCIS TOWN.
- NO BUILDING SHALL BE CONSTRUCTED ON ANY UTILITY EASEMENT OF RECORD.
- SUBJECT TO ANY RESTRICTIONS PER THE DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS, ENTRY# _____ BOOK _____ PAGE _____ AS RECORDED IN SUMMIT COUNTY RECORDERS OFFICE.
- SUBJECT TO ANY REGULATIONS PER DEVELOPMENT AGREEMENT, ENTRY# 01155806 BOOK 2642 PAGE 1-26 AS RECORDED IN SUMMIT COUNTY RECORDERS OFFICE.
- SUBJECT TO ANY REGULATIONS PER HOME OWNERS ASSOCIATIONS ARTICLES OF INCORPORATION
- SUBJECT TO ANY REGULATIONS PER HOME OWNERS ASSOCIATIONS BY LAWS, ENTRY# _____ BOOK _____ PAGE _____ AS RECORDED IN SUMMIT COUNTY RECORDERS OFFICE.
- SUBJECT TO ANY REGULATIONS PER ANNEXATION AGREEMENT, ENTRY# 0113821 BOOK 2516 PAGE 1406 AS RECORDED IN SUMMIT COUNTY RECORDERS OFFICE.

- INDIVIDUAL LOT OWNERS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF STORM WATER FLOWS IN ANY DRAINAGE DEVICES AND CHANNELS WHICH HAVE BEEN CROSSED OR MODIFIED.
- THE FOLLOWING PARTIES SHALL BE RESPONSIBLE FOR THE CONTROL AND ERADICATION OF NOXIOUS WEEDS ON ALL AREAS OF THE PROPERTY (INCLUDING GRADED AND DISTURBED AREAS)
A) THE DEVELOPER UNTIL SUCH TIME THE INDIVIDUAL UNITS ARE SOLD.
B) HOME OWNERS ASSOCIATION AFTER EACH UNIT IS PURCHASED AND OPEN SPACE AREA.
- SURFACE DRAINAGE DITCHES SHOWN ON THE PROJECT IMPROVEMENT PLANS, AND EXISTING SURFACE DRAINAGE DITCHES SHALL BE MAINTAINED IN OPEN CONDITIONS AT ALL TIMES FOR FLOOD CONTROL PURPOSES.
- ALL ROAD DRAINAGE FACILITIES, INCLUDING STORM WATER PONDS, CHANNELS, ETC TO BE MAINTAINED BY THE HOA IN ACCORDANCE WITH THE UTAH WATER QUALITY CONTROL DIVISION.
- ALL DRIVEWAY AND UNIT DRAINAGE FACILITIES, PONDS, CHANNELS, ETC TO BE MAINTAINED BY THE UNIT OWNER IN ACCORDANCE WITH THE UTAH WATER QUALITY CONTROL DIVISION.
- REBAR & CAP HAS BEEN SET AT ALL BOUNDARY CORNERS (PLS # 9679988).
- THERE IS A 10' PUBLIC UTILITY EASEMENT NEXT TO AND ADJACENT TO ALL PUBLIC ROADS AND LOT AND PARCEL LINES.
- SEE RECORDED CO&R'S REGULATING "NIGHTLY RENTALS"
- OPEN SPACES ARE HEREBY DEDICATED TO STEWART RANCH HOA AND MAINTENANCE OF OPEN SPACE IS THE RESPONSIBILITY OF THE STEWART RANCH HOA.

WASHINGTON IRRIGATION

APPROVED AND ACCEPTED BY THE WASHINGTON IRRIGATION BOARD
THIS ____ DAY OF _____, 20 ____
BY _____ DATE _____

SOUTH KAMAS IRRIGATION

APPROVED AND ACCEPTED BY THE SOUTH KAMAS IRRIGATION BOARD
THIS ____ DAY OF _____, 20 ____
BY _____ DATE _____

ALL WEST COMMUNICATIONS

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND THAT THERE ARE SUFFICIENT EASEMENTS FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES.
BY _____ DATE _____

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS ____ DAY OF _____
CITY ATTORNEY _____

CITY ENGINEER

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
CITY ENGINEER _____ DATE _____

PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE CITY OF FRANCIS COUNTY PLANNING COMMISSION
THIS ____ DAY OF _____, _____.
CHAIRMAN _____

SOUTH SUMMIT FIRE DISTRICT

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT.
BY _____ DATE _____

APPROVAL AND ACCEPTANCE

PRESENTED TO THE BOARD OF CITY OF FRANCIS COMMISSION THIS ____ DAY OF ____ AT WHICH TIME THIS "SUBDIVISION" WAS "APPROVED" AND ACCEPTED.
ATTEST: CITY RECORDER _____ MAYOR _____

SOUTH SUMMIT SCHOOL DISTRICT

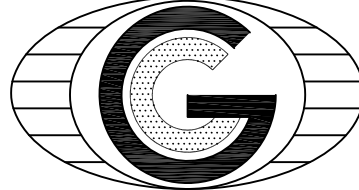
I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT.
BY _____ DATE _____

PUBLIC SAFETY ANSWERING POINT APPROVAL

APPROVED THIS ____ DAY OF ____ 20 ____

Jeff Ward GIS Coordinator/Addressing Authority

PROJECT ENGINEER:



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

BASIS OF BEARING

THE PROJECT BASIS OF BEARINGS IS S89°35'44" W 2,671.04 FEET ALONG THE SECTION LINE BETWEEN THE SOUTH CORNER AND SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE & MERIDIAN.

CITY OF FRANCIS ORDINANCE

THE CITY OF FRANCIS HAS AN ORDINANCE WHICH RESTRICTS THE OCCUPANCY 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.

RIGHT TO FARM

PURCHASERS OF LOTS IN THIS SUBDIVISION ARE HEREBY ADVISED THAT AS A MATTER OF POLICY, THE CITY OF FRANCIS HAS DETERMINED TO PROTECT AND PRESERVE AGRICULTURAL USES AND WILL PROTECT THE RIGHT TO FARM OF ADJOINING AND NEARBY PROPERTY OWNERS. PURCHASERS ARE ADVISED THAT FARM HOURS RUN LATE AND BEGIN EARLY AND THAT FARM OPERATIONS ON ADJOINING OR NEARBY PROPERTIES MAY CREATE NOISES AND ODORS WHICH MAY BE OBJECTIONABLE TO SOME PURCHASERS.

OWNER'S DEDICATION

Know all men by these presents that _____, the _____ undersigned owner () of the above described tract of land, having caused the same to be subdivided into lots and streets to be hereafter known as:

STEWART RANCHES SUBDIVISION PHASE 6

do hereby dedicate for perpetual use of all the public all parcels of land shown on this plat as intended for public use. All lots shall have undivided interest in the common areas for the purpose of ingress, egress and placement of utilities.

In witness whereof _____ have hereunto set _____ this
day of _____ A.D., 20 ____

STEWART RANCHES LLC

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
RESIDING IN SUMMIT COUNTY

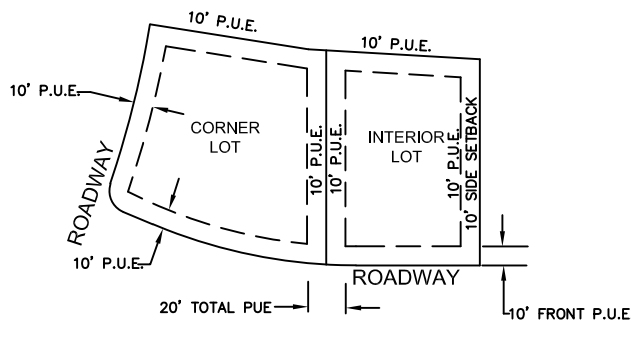
LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____ S.S.

On the _____ day of _____ A.D., 20 ____ personally appeared before me, the undersigned Notary Public, in and for said County of _____ who after being in said State of Utah, _____ who after being
duly sworn acknowledged to me that _____
a Limited Liability Company (), that He signed the owners dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
RESIDING IN _____ COUNTY

TYPICAL LOT P.U.E. DETAILS



NOTES:
1) 10 FEET PUE FRONT AND STREET SIDES. 10 FEET PUE REAR,
AND 10' PUE SIDE LOT LINES.

NOT TO
SCALE

SURVEYOR'S CERTIFICATE

I, _____, do hereby certify that I am a Professional Land Surveyor and that I hold Certificate No. _____ as prescribed under the laws of the State of Utah, I further certify that a survey has been made of the land shown on this plat and described hereon and have subdivided said tract of land into lots and streets, hereafter to be know as:

STEWART RANCHES SUBDIVISION PHASE 6

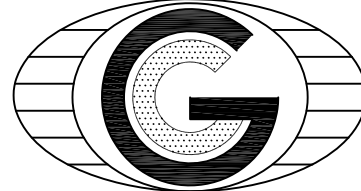
and that the same has been correctly surveyed and staked on the ground as shown on this plat.

SIGNATURE: _____ DATE: _____

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT IS N 89°49'16" E 430.51 FEET ALONG THE SECTION LINE AND NORTH 789.54 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE
N 06°02'29" W 280.00 FEET; N 39°20'22" W 122.85 FEET TO A POINT ON A 258.00' RADIUS NON TANGENT CURVE TO THE LEFT, THENCE ALONG ARC OF SAID CURVE 30.25 FEET THROUGH A DELTA OF 06°43'00" (CHORD BEARS N 54°01'08" E 30.23 FEET, THENCE N 50°39'38" E 71.47 FEET TO A POINT ON A 10.00' RADIUS CURVE TO THE RIGHT; THENCE ALONG ARC OF SAID CURVE 15.71 FEET THROUGH A DELTA OF 90°00'00" (CHORD BEARS S 84°20'22" E 14.14 FEET); THENCE N 50°39'38" E 60.00 FEET TO A POINT ON A NON-TANGENT 10.00' RADIUS CURVE TO THE RIGHT; THENCE ALONG ARC OF SAID CURVE 15.71 FEET THROUGH A DELTA OF 90°00'00" (CHORD BEARS N 05°39'38" E 14.14 FEET; THENCE N 50°39'38" E 100.00 FEET; THENCE S 39°20'22" E 202.31 FEET; THENCE S 06°02'29" E 293.91 FEET; THENCE S 83°57'31" W 110.00 FEET; THENCE S 06°02'29" E 70.00 FEET; THENCE S 81°16'20" W 60.06 FEET; THENCE S 83°57'31" W 110.00 FEET TO THE POINT OF BEGINNING. PHASE CONTAINS 2.92 AC AND 12 LOTS.

PROJECT ENGINEER:



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

PROJECT SURVEYOR

PEPG CONSULTING L.L.C.

9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551

STEWART RANCHES SUBDIVISION PHASE 6

LOCATED IN SOUTHWEST QUARTER OF SECTION 34,
TOWNSHIP 2 SOUTH, RANGE 6 EAST,
SALT LAKE BASE AND MERIDIAN.

SUMMIT COUNTY RECORDER

NO. _____ BOOK _____ PAGE _____ DATE _____
STATE OF UTAH, COUNTY OF SUMMIT, TIME _____, FEE _____
RECORDED AND FILED AT THE REQUEST OF _____

COUNTY RECORDER

SHEET NO

1
2

STEWART RANCHES
PHASE 6

LOCATED IN SOUTHWEST QUARTER OF SECTION 34,
TOWNSHIP 2 SOUTH, RANGE 6 EAST,
SALT LAKE BASE AND MERIDIAN.

CD 2121
LAZENBY

LONE ROCK RANCHES LLC

EX PHASE 4

PROJECT BOUNDARY

OPEN SPACE

STEWART LANE

STEWART FIELDS LLC
CD-2123

FUTURE PHASE

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	69.74'	120.00'	68.76'	S22°41'25"E	33°17'53"
C2	87.17'	150.00'	85.95'	N22°41'25"W	33°17'53"
C3	104.61'	180.00'	103.14'	S22°41'25"E	33°17'53"
C4	38.16'	180.00'	38.09'	N33°15'56"W	12°08'53"
C5	61.58'	180.00'	61.28'	N17°23'27"W	19°36'04"
C6	4.87'	180.00'	4.87'	N6°48'57"W	1°32'57"

LOT	ADDRESS
601	XXXX SHERIFFS MEADOW DRIVE
602	XXXX SHERIFFS MEADOW DRIVE
603	XXXX SHERIFFS MEADOW DRIVE
604	XXXX SHERIFFS MEADOW DRIVE
605	XXXX SHERIFFS MEADOW DRIVE
606	XXXX SHERIFFS MEADOW DRIVE
607	XXXX SHERIFFS MEADOW DRIVE
608	XXXX SHERIFFS MEADOW DRIVE
609	XXXX SHERIFFS MEADOW DRIVE
610	XXXX SHERIFFS MEADOW DRIVE
611	XXXX SHERIFFS MEADOW DRIVE
612	XXXX SHERIFFS MEADOW DRIVE

- LEGEND
- PHASE BOUNDARY LINE
 - - - SECTION LINE
 - CENTER LINE
 - - - 10.0' P.U.E. LINE
 - - - LOT SETBACK
 - LINE INTERSECT CORNER
 - C156 CURVE (SEE CURVE TABLE)
 - L6 LINE (SEE LINE TABLE)
 - MONUMENT

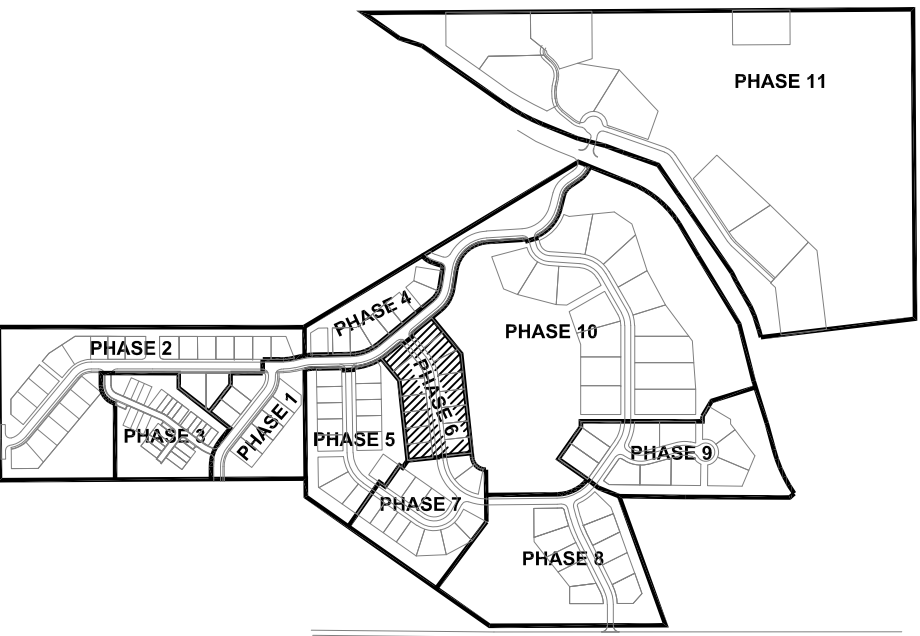
STEWART RANCHES
SUBDIVISION
PHASE 6

LOCATED IN SOUTHWEST QUARTER OF SECTION 34,
TOWNSHIP 2 SOUTH, RANGE 6 EAST,
SALT LAKE BASE AND MERIDIAN.

SURVEYOR OF RECORD:
PEPG CONSULTING L.L.C.
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551

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CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT



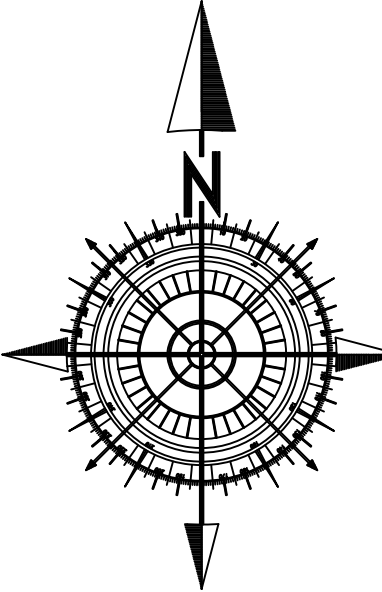
PHASE MAP
not to scale

SOUTH CORNER SECTION 34
TOWNSHIP 2 SOUTH, RANGE 6 EAST,
SALT LAKE BASE AND MERIDIAN

N 89°49'16" E 430.51'
BASIS OF BEARING
N 89°49'16" E 2,652.86'

SOUTHEAST CORNER SECTION 34
TOWNSHIP 2 SOUTH, RANGE 6 EAST,
SALT LAKE BASE AND MERIDIAN

FUTURE PHASE



50 0 50 100
SCALE IN FEET
1"=50' (24"x36" SIZE ONLY)

SHEET NO

2
2

ROCKY MOUNTAIN POWER

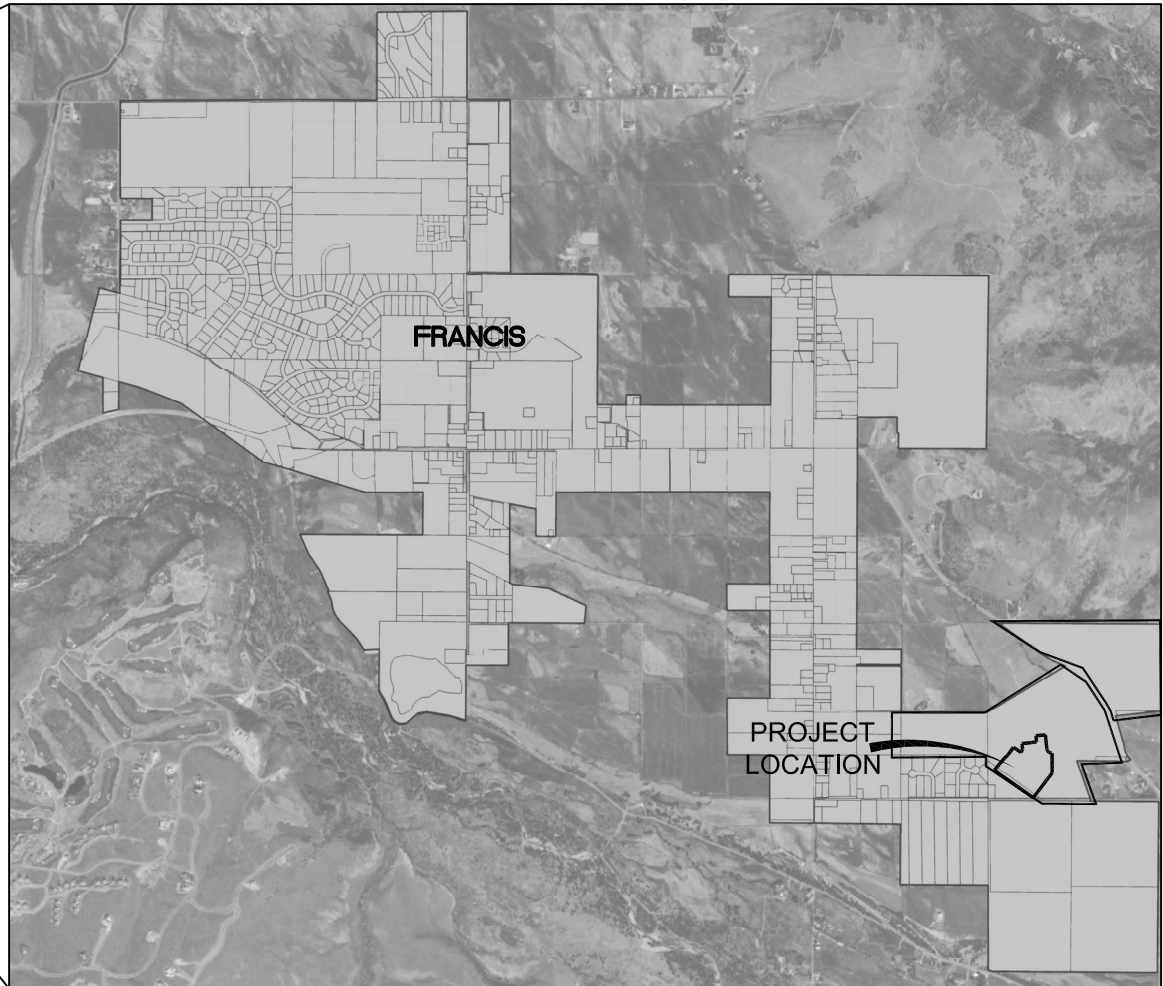
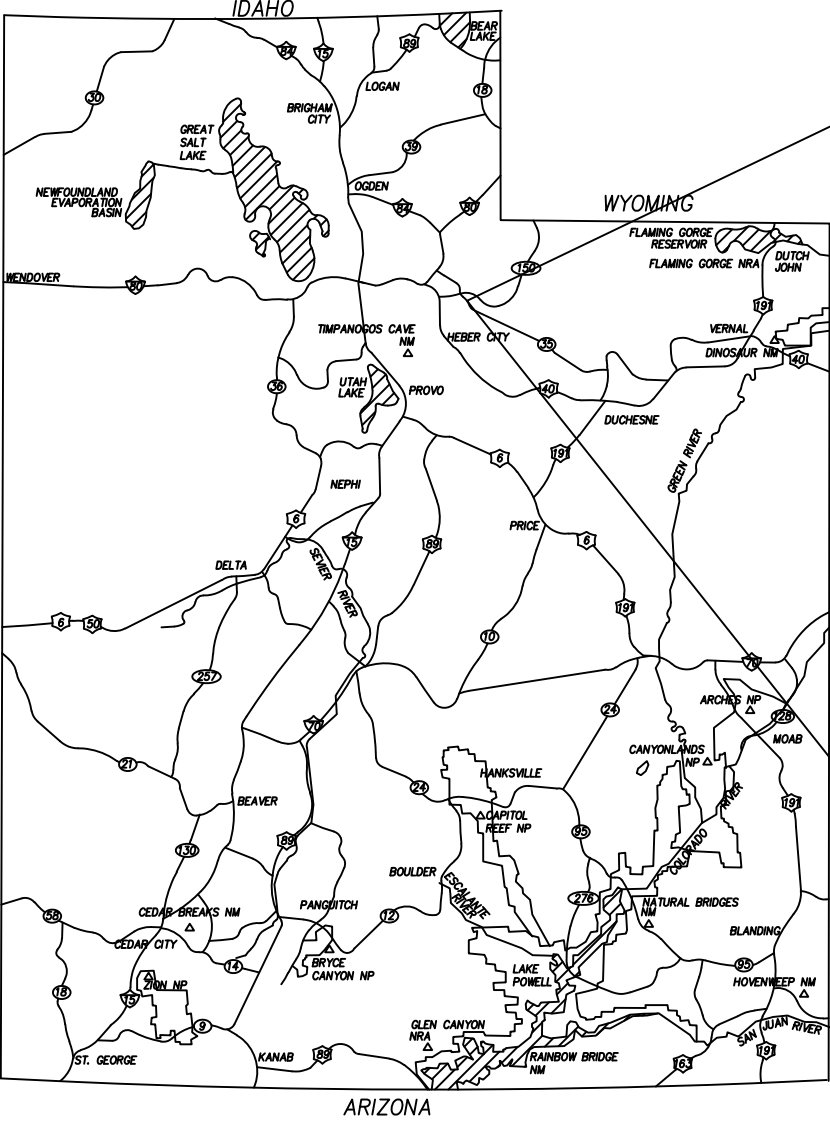
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2. PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
a. A RECORDED EASEMENT OR RIGHT-OF-WAY
b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
c. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
d. ANY OTHER PROVISION OF LAW
Approved this ____ day of _____ 20____
ROCKY MOUNTAIN POWER

DOMINION ENERGY
QUESTAR CORPORATION

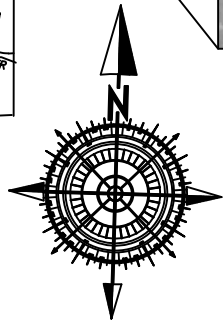
DOMINION ENERGY QUESTAR CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY QUESTAR CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT.
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Approved this ____ day of _____ 20____
QUESTAR GAS COMPANY
By _____
Title _____

STEWART RANCHES PHASE 7

LOCATED IN SOUTHWEST QUARTER OF SECTION 34,
TOWNSHIP 2 SOUTH, RANGE 6 EAST,
SALT LAKE BASE AND MERIDIAN.



FRANCIS, UTAH
VICINITY MAP
NOT TO SCALE



NOTICE TO PURCHASERS:

- ALL LOTS WITHIN THE PROPOSED SUBDIVISION AREA 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.
- 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.
- THIS SUBDIVISION WAS CREATED FOR SINGLE FAMILY RESIDENTIAL LOTS ONLY.
- SHALLOW GROUND WATER ENCOUNTERED SUBJECT TO GEOTECHNICAL REPORT. BASEMENTS ARE NOT ALLOWED.
- NO BUILDINGS SHALL BE CONSTRUCTED ON ACTIVE FAULT LINES, COLLAPSIBLE SOILS, LANDSLIDE AREAS, ALLUVIAL FAN, FLOOD DEBRIS, FLOWS, ON STEEPER SLOPES THAN NATURAL 30% GRADE, OR OTHER GEOLOGICAL HAZARDS. UNLESS APPROVED BY FRANCIS TOWN.
- NO BUILDING SHALL BE CONSTRUCTED ON ANY UTILITY EASEMENT OF RECORD.
- SUBJECT TO ANY RESTRICTIONS PER THE DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS.
ENTRY# _____ BOOK _____ PAGE _____ AS RECORDED IN SUMMIT COUNTY RECORDERS OFFICE.
- SUBJECT TO ANY REGULATIONS PER DEVELOPMENT AGREEMENT.
ENTRY# 01155806 BOOK 2642 PAGE 1-26 AS RECORDED IN SUMMIT COUNTY RECORDERS OFFICE.
- SUBJECT TO ANY REGULATIONS PER HOME OWNERS ASSOCIATIONS ARTICLES OF INCORPORATION
- SUBJECT TO ANY REGULATIONS PER HOME OWNERS ASSOCIATIONS BY LAWS.
ENTRY# _____ BOOK _____ PAGE _____ AS RECORDED IN SUMMIT COUNTY RECORDERS OFFICE.
- SUBJECT TO ANY REGULATIONS PER ANNEXATION AGREEMENT.
ENTRY# 01113821 BOOK 2516 PAGE 1406 AS RECORDED IN SUMMIT COUNTY RECORDERS OFFICE.

- INDIVIDUAL LOT OWNERS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF STORM WATER FLOWS IN ANY DRAINAGE DEVICES AND CHANNELS WHICH HAVE BEEN CROSSED OR MODIFIED.
- THE FOLLOWING PARTIES SHALL BE RESPONSIBLE FOR THE CONTROL AND ERADICATION OF NOXIOUS WEEDS ON ALL AREAS OF THE PROPERTY (INCLUDING GRADED AND DISTURBED AREAS)
A) THE DEVELOPER UNTIL SUCH TIME THE INDIVIDUAL UNITS ARE SOLD.
B) HOME OWNERS ASSOCIATION AFTER EACH UNIT IS PURCHASED AND OPEN SPACE AREA.
- SURFACE DRAINAGE DITCHES SHOWN ON THE PROJECT IMPROVEMENT PLANS, AND EXISTING SURFACE DRAINAGE DITCHES SHALL BE MAINTAINED IN OPEN CONDITIONS AT ALL TIMES FOR FLOOD CONTROL PURPOSES.
- ALL ROAD DRAINAGE FACILITIES, INCLUDING STORM WATER PONDS, CHANNELS, ETC TO BE MAINTAINED BY THE HOA IN ACCORDANCE WITH THE UTAH WATER QUALITY CONTROL DIVISION.
- ALL DRIVEWAY AND UNIT DRAINAGE FACILITIES, PONDS, CHANNELS, ETC TO BE MAINTAINED BY THE UNIT OWNER IN ACCORDANCE WITH THE UTAH WATER QUALITY CONTROL DIVISION.
- REBAR & CAP HAS BEEN SET AT ALL BOUNDARY CORNERS (PLS # 9679988)
- THERE IS A 10' PUBLIC UTILITY EASEMENT NEXT TO AND ADJACENT TO ALL PUBLIC ROADS AND LOT AND PARCEL LINES.
- PARCELS "K,L,M AND N" HAVE A BLANKET PUBLIC UTILITY EASEMENT (PUE). "UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND AT ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP. AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN THE PARCELS "K,L,M AND N" AS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY UNPLATTED OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE PARCEL OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNERS' EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE."
- SEE RECORDED CO&R'S REGULATING "NIGHTLY RENTALS"
- OPEN SPACES ARE HEREBY DEDICATED TO STEWART RANCH HOA AND MAINTENANCE OF OPEN SPACE IS THE RESPONSIBILITY OF THE STEWART RANCH HOA.

BASIS OF BEARING

THE PROJECT BASIS OF BEARINGS IS S89°35'44" W 2,671.04 FEET ALONG THE SECTION LINE BETWEEN THE SOUTH CORNER AND SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE & MERIDIAN.

CITY OF FRANCIS ORDINANCE

THE CITY OF FRANCIS HAS AN ORDINANCE WHICH RESTRICTS THE OCCUPANCY 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.

RIGHT TO FARM

PURCHASERS OF LOTS IN THIS SUBDIVISION ARE HEREBY ADVISED THAT AS A MATTER OF POLICY, THE CITY OF FRANCIS HAS DETERMINED TO PROTECT AND PRESERVE AGRICULTURAL USES AND WILL PROTECT THE RIGHT TO FARM OF ADJOINING AND NEARBY PROPERTY OWNERS. PURCHASERS ARE ADVISED THAT FARM HOURS RUN LATE AND BEGIN EARLY AND THAT FARM OPERATIONS ON ADJOINING OR NEARBY PROPERTIES MAY CREATE NOISES AND ODORS WHICH MAY BE OBJECTIONABLE TO SOME PURCHASERS.

OWNER'S DEDICATION

Know all men by these presents that _____, the _____ undersigned owner() of the above described tract of land, having caused the same to be subdivided into lots and streets to be hereafter known as:

STEWART RANCHES SUBDIVISION PHASE 7

do hereby dedicate for perpetual use of all the public all parcels of land shown on this plat as intended for public use. All lots shall have undivided interest in the common areas for the purpose of ingress, egress and placement of utilities.

In witness whereof _____ have hereunto set _____ this
day of _____ A.D., 20____

STEWART RANCHES LLC

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
RESIDING IN SUMMIT COUNTY

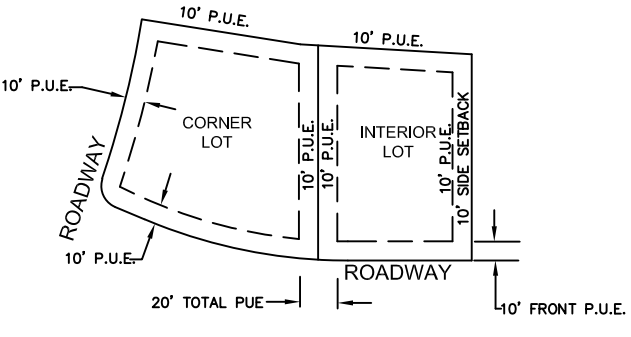
LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF _____ S.S.
On the _____ day of _____ A.D., 20____ personally appeared before me, the undersigned Notary Public, in and for said County of _____ who after being in said State of Utah, _____ who after being

duly sworn acknowledged to me that _____ a Limited Liability Company (), that He signed the owners dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
RESIDING IN _____ COUNTY

TYPICAL LOT P.U.E. DETAILS



NOTES:
1) 10 FEET PUE FRONT AND STREET SIDES. 10 FEET PUE REAR, AND 10' PUE SIDE LOT LINES.

NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, _____, do hereby certify that I am a Professional Land Surveyor and that I hold Certificate No. _____ as prescribed under the laws of the State of Utah, I further certify that a survey has been made of the land shown on this plat and described hereon and have subdivided said tract of land into lots and streets, hereafter to be know as:

STEWART RANCHES SUBDIVISION PHASE 7

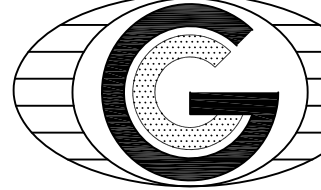
and that the same has been correctly surveyed and staked on the ground as shown on this plat.

SIGNATURE: _____ DATE: _____

BOUNDARY DESCRIPTION

Beginning at a point that is N 89°35'44" E 562.29 feet along the section line and North 163.39 feet from the South Quarter Corner of section 34, Township 2 South, Range 6 East, Salt Lake Base and Meridian, and running thence N 54°55'01" W 551.07 feet; thence N 39°21'38" E 176.00 feet, thence N 47°47'56" E 60.99 feet, thence N 35°04'59" E 110.00 feet, thence S 54°55'01" E 103.05 feet, thence N 35°04'59" E 38.58 feet; thence N 06°02'29" E 70.00 feet, thence N 83°57'31" E 110.00 feet; thence N 81°16'20" E 60.07 feet; thence N 06°02'29" W 70.00 feet; thence N 83°57'31" E 110.00 feet; thence S 06°02'29" E 159.03 feet to a point on a 60.00' radius curve to the left; thence along arc of said curve 88.47 feet through a delta of 84°29'14" (chord bears S 48°17'06" E 80.67 feet); thence S 00°31'45" E 226.09 feet; thence S 36°57'54" W 362.60 feet to the point of beginning. Parcel contains 6.30 ac and 17 lots.

PROJECT ENGINEER:



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

PROJECT SURVEYOR

PEPG CONSULTING L.L.C.

9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551

STEWART RANCHES SUBDIVISION PHASE 7

LOCATED IN SOUTHWEST QUARTER OF SECTION 34,
TOWNSHIP 2 SOUTH, RANGE 6 EAST,
SALT LAKE BASE AND MERIDIAN.

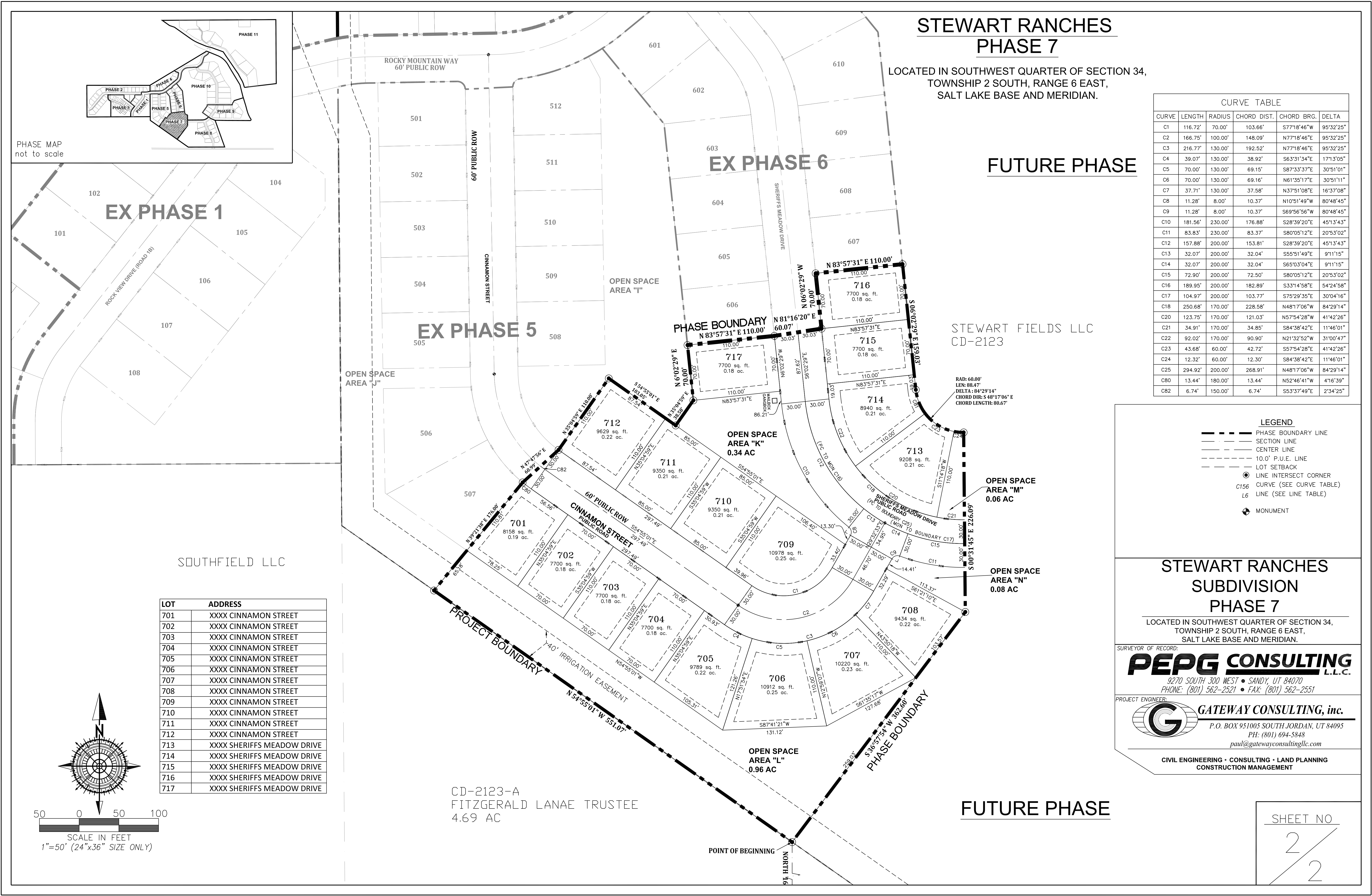
SUMMIT COUNTY RECORDER

NO. _____ BOOK _____ PAGE _____ DATE _____
STATE OF UTAH, COUNTY OF SUMMIT, TIME _____, FEE _____
RECORDED AND FILED AT THE REQUEST OF _____

COUNTY RECORDER

SHEET NO

1
2



STEWART RANCHES
PHASE 7

LOCATED IN SOUTHWEST QUARTER OF SECTION 34,
TOWNSHIP 2 SOUTH, RANGE 6 EAST,
SALT LAKE BASE AND MERIDIAN.

FUTURE PHASE

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.
C1	116.72'	70.00'	103.66'	S77°18'46"W
C2	166.75'	100.00'	148.09'	N77°18'46"E
C3	216.77'	130.00'	192.52'	N77°18'46"E
C4	39.07'	130.00'	38.92'	S63°31'34"E
C5	70.00'	130.00'	69.15'	S87°33'37"E
C6	70.00'	130.00'	69.16'	N61°35'17"E
C7	37.71'	130.00'	37.58'	N37°51'08"E
C8	11.28'	8.00'	10.37'	N10°51'49"W
C9	11.28'	8.00'	10.37'	S69°56'56"W
C10	181.56'	230.00'	176.88'	S28°39'20"E
C11	83.83'	230.00'	83.37'	S80°05'12"E
C12	157.88'	200.00'	153.81'	S28°39'20"E
C13	32.07'	200.00'	32.04'	S55°51'49"E
C14	32.07'	200.00'	32.04'	S65°03'04"E
C15	72.90'	200.00'	72.50'	S80°05'12"E
C16	189.95'	200.00'	182.89'	S33°14'58"E
C17	104.97'	200.00'	103.77'	S75°29'35"E
C18	250.68'	170.00'	228.58'	N48°17'06"W
C20	123.75'	170.00'	121.03'	N57°54'28"W
C21	34.91'	170.00'	34.85'	S84°38'42"E
C22	92.02'	170.00'	90.90'	N21°32'52"W
C23	43.68'	60.00'	42.72'	S57°54'28"E
C24	12.32'	60.00'	12.30'	S84°38'42"E
C25	294.92'	200.00'	268.91'	N48°17'06"W
C80	13.44'	180.00'	13.44'	N52°46'41"W
C82	6.74'	150.00'	6.74'	S53°37'49"E

- LEGEND
- PHASE BOUNDARY LINE
 - - - SECTION LINE
 - - - CENTER LINE
 - - - 10.0' P.U.E. LINE
 - - - LOT SETBACK
 - LINE INTERSECT CORNER
 - C156 CURVE (SEE CURVE TABLE)
 - L6 LINE (SEE LINE TABLE)
 - MONUMENT

STEWART RANCHES
SUBDIVISION
PHASE 7

LOCATED IN SOUTHWEST QUARTER OF SECTION 34,
TOWNSHIP 2 SOUTH, RANGE 6 EAST,
SALT LAKE BASE AND MERIDIAN.

SURVEYOR OF RECORD:
PEPG CONSULTING L.L.C.
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551

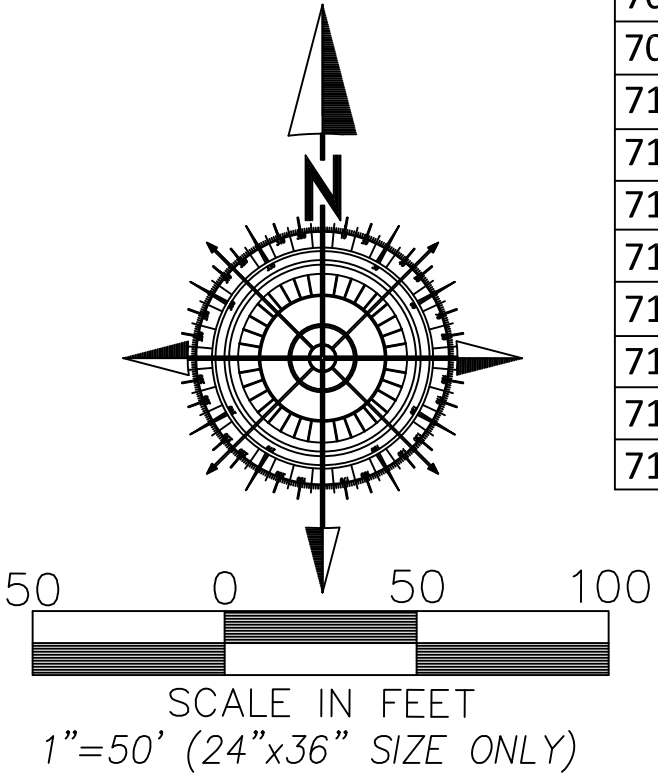
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paul@gatewayconsultingllc.com

CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

SHEET NO

2 / 2

LOT	ADDRESS
701	XXXX CINNAMON STREET
702	XXXX CINNAMON STREET
703	XXXX CINNAMON STREET
704	XXXX CINNAMON STREET
705	XXXX CINNAMON STREET
706	XXXX CINNAMON STREET
707	XXXX CINNAMON STREET
708	XXXX CINNAMON STREET
709	XXXX CINNAMON STREET
710	XXXX CINNAMON STREET
711	XXXX CINNAMON STREET
712	XXXX CINNAMON STREET
713	XXXX SHERIFFS MEADOW DRIVE
714	XXXX SHERIFFS MEADOW DRIVE
715	XXXX SHERIFFS MEADOW DRIVE
716	XXXX SHERIFFS MEADOW DRIVE
717	XXXX SHERIFFS MEADOW DRIVE



CD-2123-A
FITZGERALD LANAE TRUSTEE
4.69 AC

FUTURE PHASE