Staff Report

To: Francis City Council
From: Ryan Robinson
Report Date: April 4th, 2019
Meeting Date: April 11th, 2019
Title: Water Restrictions
Type of Item: Code Text Amendment

Executive Summary:
Current Francis City Code as found in Title 13.05.100 states regulation options the City can impose for municipal water related to outside watering. This code amendment would change point b. from saying b. Watering may be done only on alternate days: even-numbered houses even dates, odd-numbered houses odd dates. To instead say b. Watering may only be done on alternate days: even-numbered houses can water on Monday, Wednesday and Friday; odd-numbered houses can water on Tuesday, Thursday and Saturday. No watering is permitted on Sunday.

City Code:
13.05.100- Restrictions on use of water

General Plan:
N/A

Staff Recommendation:
Approve the changes in City Code related to Title 13.05.100 point b.

Community Review: A public hearing is required at this time.
Staff Report

To: Francis City Council  
From: Ryan Robinson  
Report Date: April 4th, 2019  
Meeting Date: April 11th, 2019  
Title: Jean McNeil Acres Phase 3  
Type of Item: Subdivision Preliminary Plan

Executive Summary:
Jean McNeil Acres (JMA) Phase three was annexed into Francis City on July 12th, 2018. The parcel is five acres CD-2008-B and is zoned as residential half (RH). The applicant is asking for seven lots on five acres which is consistent with the amount of lots allowed in this zoning and the annexation approval. During the annexation process a wetland delineation was done and found as stated on page 6. “There are no wetlands on site. There are two perennial ditches. One on the north fence line and one on the west fence line.”
Attached is the preliminary plan showing seven lots with frontage off newly constructed public roads (see attached plan). The public road going south allows for connectivity, planning for potential development to the south, and the road going west is part of the future roads map in the general plan. Temporary cul-de-sacs are found on the southern and western ends of the road that add turn around areas for emergency vehicles and snow plows. These cul-de-sacs will be removed upon expansion of the roads. There is also a trail going in front of the lots and the new road which is consistent with the trails plan in the General plan.

City Code:
18.35: Residential half zone requirements  
17.30: Preliminary Plan  
17.25.310: Sidewalks, curbs, trails, and paths.

General Plan:
Community Vision: Pg. 11-12  
Land Use: Pg. 17- Residential Half.  
Future Road Map: Pg. 29  
Trails: Pg. 46-50

Planning Commission Recommendations:
JMA phase three was forwarded to City Council with a positive recommendation.

Staff Recommendation:
Discuss any questions that might come up concerning the roads, lots or other questions about this development. Give developers specific recommendations, forward to Planning Commission to begin final hearings.

Community Review:
A public hearing is required at this time.
To: Francis City Council  
From: Ryan Robinson  
Report Date: April 4th, 2019  
Meeting Date: April 11th, 2019  
Title: Gene Atkinson Annexation  
Type of Item: Annexation Petition.

Executive Summary:
Gene Atkinson has submitted a petition for annexation related to 13.29 acres parcel number CD-2029. According to the future land use map this property is within the annexation declaration area for Francis City. The future land use map has this area zoned as Agriculture 1. The petition submitted to the City does not include plans for development at this time.

City Code:
17.10.030-Property owner initiation of annexation
17.10.040-Procedures for consideration of petition and plat

General Plan:
Land Use: 14-15
Annexation Policy: 42-45

Staff Recommendation:
Review the submitted petition for annexation and discuss potential overwhelming benefits that could be associated with this annexation. If approved for further consideration give the developer specific direction as to what the city would like to see with zoning and other potential insights for the property.

Community Review:
If the petition is accepted public hearings will be held in future Planning Commission and City Council meetings.
FRANCIS CITY
2317 South Spring Hollow Road
Francis, Utah 84036
(435) 783-6236  FAX (435) 783-6186
E-Mail: francisutah@yahoo.com

BUSINESS LICENSE APPLICATION

Section I: Business Information

Is this application a:  X New Application  □ Renewal  □ Change of ownership or location
Name of Applicant Mimi Davis-Taylor Date 4/8/19
Business Name Lola’s Boys, Inc
Is this name registered with the State of Utah  □ Yes  X No
Type of Business (be specific) Film Production
Physical Address 572 W. 800 S, SLC, UT 84110 Phone No. (801) 699-4588
Mailing Address Same as above Business Start Date 5/7/19
Applicant’s Address (if different) Phone
Manager’s Name (if applicable) Mimi Davis-Taylor Phone No. (801) 699-4588
Federal License (if any) Expires
Federal ID: □ SSN or □ EIN Utah Corp. LP or LLC #
Sales & Use Tax No. (if not applicable, please sign here)
DBA File No.
Professional License/State Contractors Number (if applicable)

Section II: Check all that apply

X Approximate number of employees 100
□ Commercial □ Home Occupation □ Sole Proprietorship
□ General Partnership □ Limited Partnership □ Limited Liability Co.
□ Profit Corporation □ Non-Profit Corporation □ Sexually-Oriented
Business or Employee
Section III: Describe Business

Single-day filming, starting 5/7/19 - 5/8/19, for a film project at the fairgrounds surrounding Francis City Hall area. Also shooting at a variety of locations around Francis High School. 1) Francis Cafe & Country Store, 1501 2700 S, Francis, UT 84036 2) 2476-2477 Spring Hollow Rd 3) 315-327 Lower River Rd

Where will your equipment, tools, supplies to conduct your business be stored? Stored at Francis Fairgrounds for a single day, 5/7/19-5/8/19.

If storage is located at home what will be stored and where?

Section IV: Verification of Accuracy – Acknowledgment of Responsibility

Under penalty of perjury, I hereby certify that the information provided for this entire application is complete, accurate and in accordance with Francis Town Ordinances. I further certify that updated information will be provided in writing, as required, to Francis Town within ten (10) days of any change to the business, name, organization or location. I hereby acknowledge that that illegal or fraudulent business practices are grounds for revocation of the business license, as is delinquent payment of the business license fee. This form is an application for a business license. The receipt for payment of license fees thereof does not constitute being approved to operate a business; the actual license will be issued only when approval is given. It is the responsibility of the licensee to be familiar with the ordinance(s) under which the license is applied for. All business licenses are to be renewed yearly. The application and fees provided herein shall be due and payable by the 31st of January of each year, or before commencing a new business, trade, service or profession. All license fees not paid by the last day of February of each year shall result in revocation of the business license. Responsibility of renewal is that of the licensee. Failure to receive a renewal notice does not excuse this responsibility.

__________________________ 4/8/19

Signature of Authorized Business Agent/Owner Date

For office use only:

Conditional Use Permit Required: ☐ Yes ☐ No If yes, give date approved by:

Planning Commission Town Council

Inspection required: ☐ Yes ☐ No If yes, date inspected

Property zoned appropriately: ☐ Yes ☐ No

Health Department Inspection required: ☐ Yes ☐ No If yes, date inspected

Approval of Business License Administrator:

__________________________

Date

License Fee Date Paid Rec’d by Receipt #
WHEREAS, Title 10, Chapter 2 Part 4 of the Utah Code authorizes a municipality to annex unincorporated areas into the municipality; and

WHEREAS, on October 26, 2015 a petition was filed with Francis City to annex approximately 145.79 acres of land known as the Stewart Ranch Annexation into Francis city; and

WHEREAS, the City has reviewed the annexation petition and has verified that it meets all applicable legal requirements; and

WHEREAS, on January 24th, 2019 the Francis City Council held a duly-noticed public hearing to receive public input on the proposed annexation; and

WHEREAS, the Francis City Council finds it desirable and in the public interest to approve the proposed annexation at this time, subject to the conditions of an annexation agreement that has been prepared; and

WHEREAS, the City Council voted to annex the Stewart Ranch Development Property by motion during the March 28, 2019 City Council Meeting; and

WHEREAS, inadvertently, that motion did not include all of the parcels that were included and intended to be annexed as stated in the Annexation Petition; and

WHEREAS, the City Council desires to clarify its intent on that Motion from the March 28, 2019 City Council Meeting,

NOW THEREFORE, be it hereby ordained by the Francis City Council as follows:

Section 1. The real property described in Section 2 below is the corrected property description intended to be annexed into Francis City, Utah, and the corporate limits of the city are hereby extended immediately following acceptance and approval of the Stewart Ranch Development Agreement.

Section 2. The real property subject to this Ordinance is described as follows:
ANNEXATION PARCEL

BEGINNING AT A POINT THAT IS N 00°29'26” W 200.00 FEET FROM THE SOUTH ¼ SECTION CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SLB&M; THENCE N 00°29'26” W 442.15 FEET, THENCE S 89°42'37” W 1,329.87, THENCE S 89°42'37” W 1,340.18 FEET; THENCE N 00°24’05” W 673.19 FEET; THENCE S 89°57’56” E 1,339.97 FEET; THENCE S 89°57’56” E 1,325.89 FEET; THENCE N 59°00’41” E 1,395.44 FEET; THENCE N 67°51’02” W 209.29 FEET TO A POINT ON A 988.37 RADIUS CURVE TO THE RIGHT; THENCE ALONG ARC OF SAID CURVE 224.41 FEET THROUGH A DELTA OF 13°00’33” (CHORD BEARS N 61°19’21” W 223.93 FEET); THENCE N 54°50’15” W 800.84 FEET; THENCE N 89°37’20” E 2,498.53 FEET TO THE EAST 1/4 CORNER SECTION 34 TOWNSHIP 2 SOUTH, RANGE 6 EAST SLB&M; THENCE S 00°22’17” E 1,345.62 FEET; THENCE S 83°10’48” W 716.69 FEET TO A POINT ON A NON-TANGENT 1,146.28’ RADIUS CURVE TO THE RIGHT; THENCE ALONG ARC OF SAID CURVE 65.38 FEET THROUGH A DELTA OF 03°16’04” (CHORD BEARS S 16°40’10” E 65.37 FEET); THENCE S 15°02’08” E 428.12 FEET TO A POINT ON A 573.69’ RADIUS CURVE TO THE LEFT, THENCE ALONG ARC OF SAID CURVE 194.24 FEET THROUGH A DELTA OF 19°23’58” (CHORD BEARS S 24°44’07” E 193.32 FEET); THENCE S 47°31’05” W 59.60 FEET; THENCE N 89°42’14” W 454.81 FEET; THENCE N 89°19’59” W 286.85 FEET; THENCE S 19°48’24” E 596.21 FEET TO A POINT ON THE EXISTING FRANCIS CITY BOUNDARY; THENCE S 00°01’09” E 56.17 FEET, THENCE S 89°58’51” W 1,558.65 FEET; THENCE N 01°03’07” W 51.83 FEET THENCE S 85°59’11” E 109.00 FEET; THENCE NORTH 207.63 FEET, THENCE WEST 110.49 FEET TO THE POINT OF BEGINNING.

AREA INCLUDES 160.09 ACRES MORE OR LESS.

Section 3. The real property described in Section 2 above shall be classified as being in the AG-1 Zone, with a preference for the townhome concept within a conservation subdivision, pursuant to the Francis City Land Use Ordinance, and the official Zoning Map of Francis City shall be amended accordingly.

Section 4. The real property described in Section 2 above, and this Annexation Ordinance shall be subject to the Annexation Agreement adopted by the Francis City Council at the time of annexation.

Section 5. This Ordinance shall take effect as and when provided by Utah Code Title 10, Chapter 2, and Part 4.

PASSED AND ADOPTED by the Francis City Council this 11th, day of April 2019.

Aye           Nay

Mayor Ames
Councilmember Cox
Councilmember Crittenden
Councilmember Forman
Councilmember Fryer

APPROVED: ________________________________  ATTEST: ________________________________

Mayor Byron Ames  City Recorder Suzanne Gillett

City Seal
NOTICE OF IMPENDING BOUNDARY ACTION
STEWARD RANCH SUBDIVISION

April 12, 2019

To the Lieutenant Governor, State of Utah:

I am the City Recorder of Francis City. I am submitting this Notice of Impending Boundary Action regarding the Stewart Ranch Annexation. This annexation was accomplished by Ordinance 2019-02 which ordinance was passed by the Francis City Council on April 11, 2019.

I hereby certify that all legal requirements applicable to this boundary action have been met.

Enclosed are (1) a copy of Ordinance 2019-02 and (2) a copy of the approved final local entity plat.

Please contact me at (435) 783-6236 if you have any questions.

Signed:

_________________________
Suzanne Gillett
Francis City Recorder
2317 So. Spring Hollow Rd.
Francis, Utah 84036

STATE OF UTAH )
ss:
COUNTY OF SUMMIT )

Subscribed and sworn to before me on this____day of ___________________ , 2019 by
Suzanne Gillett.

_________________________
NOTARY PUBLIC
Public Hearing

The Francis City Council will hold a public hearing on April 11th, 2019 at 7:00 p.m. in the Francis City Community Center, located at 2319 So. Spring Hollow Road. The purpose of the hearing is to review an application for a seven lot subdivision Jean McNeil Acres phase three. The subdivision is located at CD-2008-B off Foothill Drive.

Published in the Summit County News March 29th, 2019.

Public Hearing

The Francis City Council will hold a public hearing on April 11th, 2019 at 7:00 p.m. in the Francis City Community Center, located at 2319 So. Spring Hollow Rd. The purpose of the hearing is to make a code text amendment with changes in the code dealing with water restrictions. This change would alter the days even and odd numbered homes can use outside water.

Published in the Summit County News March 29th, 2019.