



Staff Report

To: Francis City Council
From: Robert Holcomb
Report Date: August 24th, 2020
Meeting Date: September 10th, 2020
Title: Snyder Farm 1
Type of Item: Minor Subdivision

Executive Summary:

Jim Snyder owns property zoned R-H, located at 91 East 2200 South in Francis. He is wanting to subdivide a .5-acre lot off of 9 acre parcel, FT-5. His daughter Sidney plans to build a residential home on the subdivided lot.

City Code:

17.50: Minor Subdivisions
18.35: Residential Half Acre Zone
17.25 Lot Improvements and Arrangement

General Plan:

Land Use-RH Residential Half: Pg. 17

Planning Commission Recommendations:

Forwards with positive recommendation following staff recommendations, adding applicate obtains UDOT approval for access.

Staff Recommendation:

I recommend approving the minor subdivision following the guidelines of Francis City Codes presented in this staff report. The frontage on SR35 and ownership needs clarification.

Community Review:

A public hearing is required at this time. Francis City is inviting you to a scheduled Zoom meeting.

<https://us02web.zoom.us/j/88106980858?pwd=UTCxNitVWHB3NFdzL3N1NEN3V3hQdz09>

Meeting ID 881 0698 0858 Password: **356692**

Call in number: 1-301-715-8592 or 1-253-215-8782

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



Staff Report

To: Francis City Council
From: Mandy Crittenden
Report Date: August 31th, 2020
Meeting Date: September 10th, 2020
Title: Stewart Ranches
Type of Item: Phase 1 & 2 Plat Approval

Executive Summary:

Stewart Ranches was annexed into Francis City on March 28th, 2019. It was annexed in under a conservation subdivision in an AG-1 zone. It was annexed in under the Single Family & Townhome Concept: This concept proposes 123 single family lots and 23 townhome lots for a combined total of 146 single homes and townhomes. The total open space is 70.89 acres, 54% of the entire property.

Stewart Ranches Subdivision Master Plan was approved on July 9th, 2020 with 11 phases. Developers have applied for Phase 1 and 2 plat approvals. With Master Plan approval developer asked to have remaining annexation fees, \$584,000, broke up and paid with phase approval, Council agreed to that, with having the remaining fees paid in the first 5 phases. In order to record the Master Plan, developers are needing to get signed agreements with interested parties. Francis City has received the signed irrigation agreement and signed easement agreement with Bill Crystal. We are still needing a signed approval from UDOT and a signed development agreement.

City Code:

17.60: Conservation Subdivision
17.35: Final Plat

General Plan:

Community Vision Pg. 11-13

Planning Commission Recommendations:

Forward this to the City council with a positive recommendation following the City Staff & Engineer recommendations.

Staff Recommendation: Developer needs to follow through with getting signed agreements before coming to City Council for Phase 1 & Phase 2 Plat approval.

- Development agreement once signed, will state annex fee's paid for amount of lots approved. Phase 1- 8 lots x \$8,000= \$64,000; Phase 2- 23 lots x \$8,000= \$184,000 totaling \$248,000.
- Phase 2 has no egress. Per City Code only 12 homes can be built on a road without an egress. Phase 2 can be approved and recorded, but only 12 building permits can be issued until an egress is provided. (Phase 2 will have an egress.)
- Open space requirements phase 1-2.07 acres, phase 2-5.01 acres totaling 7.08 acres need to be in the name of the City or non-profit that accepts such easements.

Community Review:

A public hearing is required at this time. Francis City is inviting you to a scheduled Zoom meeting.

<https://us02web.zoom.us/j/87048466998?pwd=VjAvUkh1YU8zaDEzTHdFZW9jRGVwdz09>

Meeting ID: 870 4846 6998 Password: 765926

Call in number: 1-301-715-8592 or 1-253-215-8782

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