



### **Staff Report**

**To:** Francis City Planning Commission  
**From:** Katie Henneuse  
**Report Date:** January 13, 2022  
**Meeting Date:** January 20, 2022  
**Title:** Hidden Meadows  
**Type of Item:** Preliminary Master Plan

#### **Executive Summary:**

On October 28<sup>th</sup>, 2021, the City Council approved an annexation known as Hidden Meadow Ranches. It was annexed into Francis as an AG-2 Conservation Subdivision. Over 80% of the land will be held as open space in a conservation easement. 150 total units are planned (102 single-family and 48 townhomes).

#### **Master Plan Review:**

Staff reviewed the master plans considering City Code sections 17.27 (Preliminary Master Plan) and 17.60 (Conservation Subdivision). The developer met the requirements for a conservation subdivision and a preliminary master plan with no outstanding items. No significant changes were made from the concept plan. The entire loop of road will be completed in Phase 1. The application demonstrates that approval of the project in multiple phases can occur such that the project can still function autonomously if subsequent phases are not completed.

#### **Staff Recommendation:**

Approve the preliminary master plan.

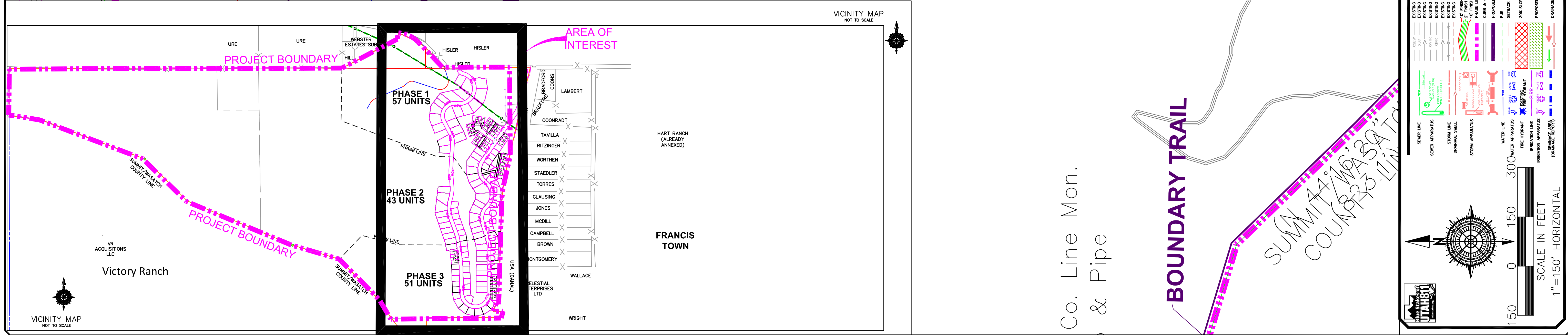
#### **Community Review:**

A public hearing is not required for this item. Public hearings were held for the annexation. Public hearings will be held for preliminary plan approval.









SHEET NO. **2**

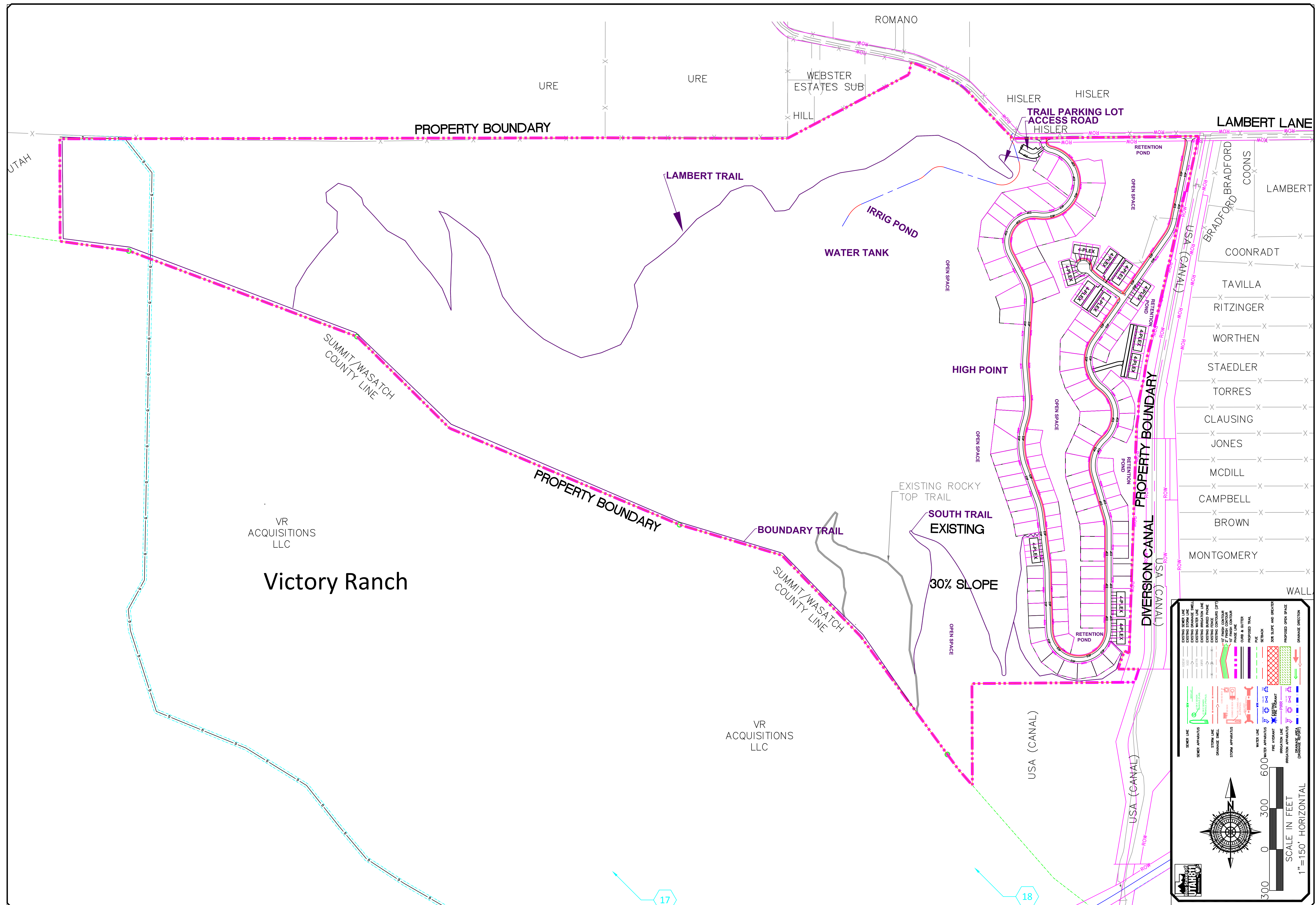










[illegible]

|               |          |
|---------------|----------|
| 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  
paul@gatewayconsultingllc.com

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CIVIL ENGINEERING \* CONSULTING \* LAND PLANNING  
CONSTRUCTION MANAGEMENT

HIDDEN MEADOW RANCH  
CONCEPT  
TRAIL SYSTEM  
1-5-2022

FRANCIS  
TOWN

PRELIMINARY  
NOT FOR  
CONSTRUCTION

SHEET NO. **5**













### **Staff Report**

**To:** Francis City Planning Commission

**From:** Katie Henneuse

**Report Date:** January 13, 2022

**Meeting Date:** January 20, 2022

**Title:** Stewart Ranches Phase 3

**Type of Item:** Final Plat Approval

#### **Executive Summary:**

Stewart Ranches was granted Master Plan approval and Phase 1, 2 4, 5, 6, and 7 final plat 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 Phase 3 which has 23 townhome lots.

#### **Plat Review:**

Staff reviewed the Phase 3 plat considering City Code sections 17.35 (Final Plat) and 17.60 (Conservation Subdivision). The developer met the final plat requirements for Phase 3 with one outstanding item:

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

#### **Staff Recommendation:**

Positively recommend approval of the Phase 3 final plat.

#### **Community Review:**

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



ROCKY MOUNTAIN POWER

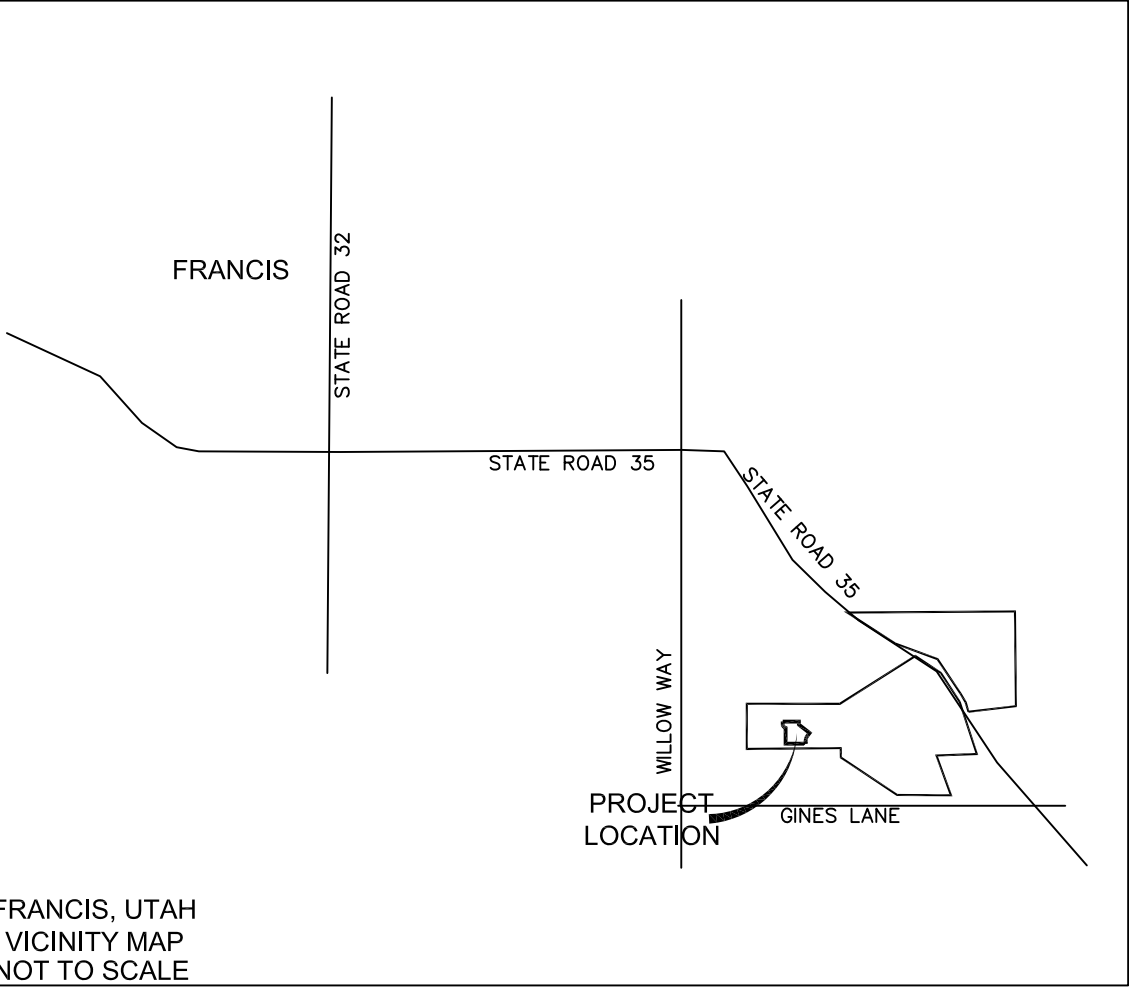
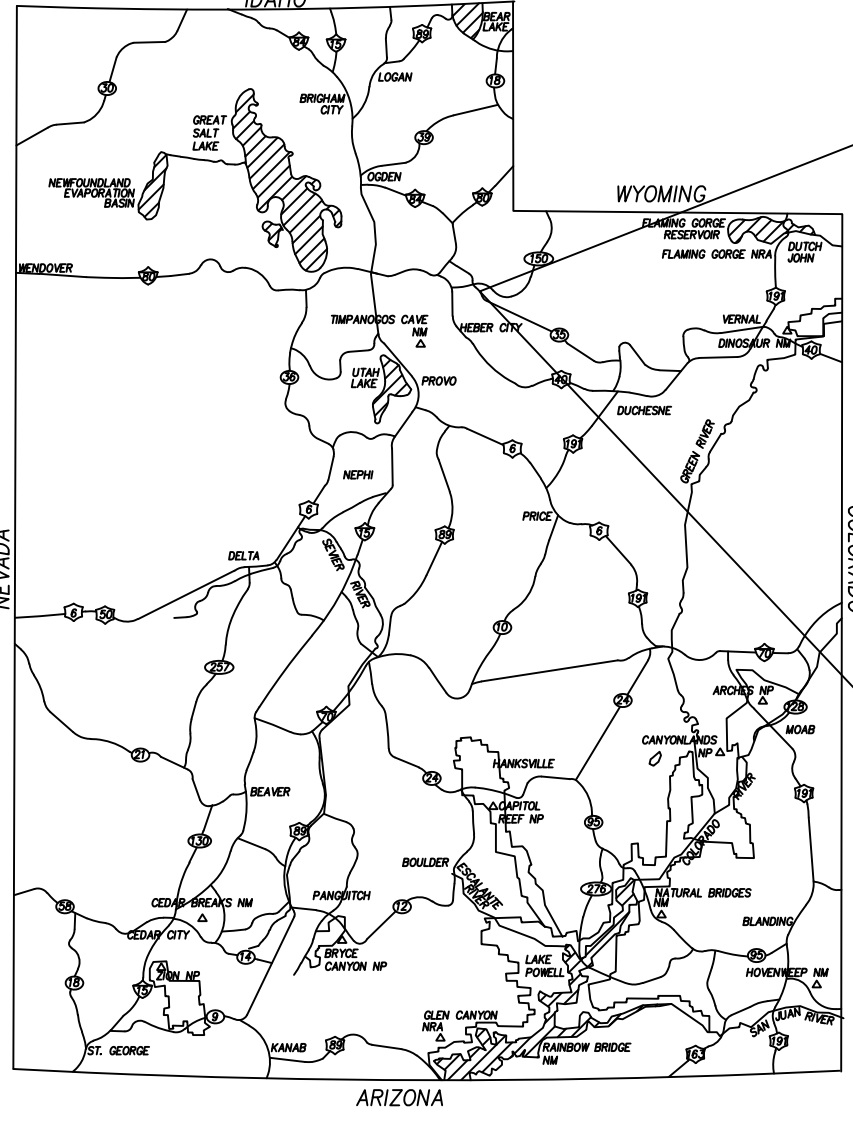
1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.  
2. PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(i) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED 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 PROVIDE 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 800-366-8532.  
Approved this \_\_\_\_ day of \_\_\_\_ 20\_\_\_\_  
QUESTAR GAS COMPANY  
By \_\_\_\_\_  
Title \_\_\_\_\_

# STEWART RANCHES PHASE 3

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



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 RESIDENTIAL LOTS ONLY.
- SHALLOW GROUND WATER ENCOUNTERED. BASEMENTS SUBJECT TO GEOTECHNICAL REPORTS AND CITY REGULATIONS. SEE IGES REPORT 02058-158 AND EARTHTEC REPORT #198637.
- NO BUILDINGS SHALL BE CONSTRUCTED ON ACTIVE FAULT LINES, COLLAPSIBLE 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# 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 "F" AND "G" 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 "F" AND "G" 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 OWNER'S 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 CC&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.
- STEWART RANCH HAS BEEN APPROVED AS A CONSERVATION SUBDIVISION UNDER FRANCIS CITY CODE 17.60. NO FURTHER DEVELOPMENT OR SUBDIVISION THAT CREATES ANY NEW BUILDING LOTS IS ALLOWED. REQUIRED OPEN SPACE FOR THIS DEVELOPMENT IS 70.89 ACRES, INCLUDING OPEN SPACE PARCEL "F" (2.38 AC). THE OPEN SPACE CONSERVATION EASEMENT IS DEDICATED IN PERPETUITY TO THE STEWART RANCH HOA. MAINTENANCE OF OPEN SPACE IS THE RESPONSIBILITY OF THE STEWART RANCH HOA.
- ALL HOA MAINTAINED TRAILS IN OPEN SPACE PARCELS ARE FOR PUBLIC USE. ALL TRAILS ARE FOR NON-MOTORIZED USE ONLY.
- ALL OPEN SPACE PARCELS ARE PRIVATELY OWNED BY THE HOA AND ~~NOT~~ FOR PUBLIC USE ~~(UNLESS FOR TRAILS)~~. ALL AMENITIES IN OPEN SPACE PARCELS INCLUDING PONDS, PAVILIONS, PICKLEBALL COURTS, ETC. ARE ~~NOT~~ PUBLIC.

## SURVEYOR'S CERTIFICATE

I, ROBERT LAW, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR WITH PEPG CONSULTING, LLC AND THAT I HOLD LICENSE NO. 9679988 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THE PLAT IS STEWART RANCH PHASE 3 SUBDIVISION IN FRANCIS CITY, WASATCH COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE SALT LAKE COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND.

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

## BOUNDARY DESCRIPTION

Beginning at a point that is N 89°35'44" E 1,836.32 feet along the section line and North 643.82 feet from the Southwest Quarter Corner of Section 34, Township 2 South, Range 6 East, Salt Lake Base and Meridian and running thence North 329.72 feet, thence N 66°19'44" W 14.70 feet to a point on a 80.00' radius curve to the right, thence along arc of said curve 92.66 feet through a delta of 66°21'48" (chord bears N 33°08'50" W 87.57 feet; thence N 00°02'04" E 54.17 feet; thence S 89°57'56" E 338.31 feet; thence S 00°02'04" W 64.45 feet; thence S 51°47'44" E 343.25 feet; thence S 38°12'16" W 72.39 feet to a point on a 117.00' radius curve to the left, thence along arc of said curve 118.92 feet through a delta of 38°29'46" W (chord bears S 18°57'23" W 116.70 feet); thence S 00°17'31" E 53.91 feet to the point of beginning. Parcel contains 4.37 AC and 23 lots.

## 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 3

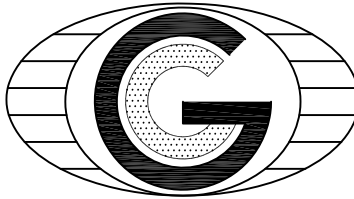
do hereby dedicate for perpetual use of all the public all parcels of land shown on this plat as intended for public use. All lots shall have undivided interest in the common areas for the purpose of ingress, egress and placement of utilities.

In witness whereof \_\_\_\_\_ have hereunto set \_\_\_\_\_ this  
day of \_\_\_\_\_ A.D., 20\_\_\_\_

STEWART RANCHES LLC

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC  
RESIDING IN \_\_\_\_\_ COUNTY

## PROJECT ENGINEER:



**GATEWAY CONSULTING, inc.**

P.O. BOX 951005 SOUTH JORDAN, UT 84095

PH: (801) 694-5848

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 3

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



| LOT | ADDRESS           |
|-----|-------------------|
| 301 | XXXX CRIMSON LANE |
| 302 | XXXX CRIMSON LANE |
| 303 | XXXX CRIMSON LANE |
| 304 | XXXX CRIMSON LANE |
| 305 | XXXX CRIMSON LANE |
| 306 | XXXX CRIMSON LANE |
| 307 | XXXX CLOVER COURT |
| 308 | XXXX CLOVER COURT |
| 309 | XXXX CLOVER COURT |
| 310 | XXXX CLOVER COURT |
| 311 | XXXX CLOVER COURT |
| 312 | XXXX CLOVER COURT |
| 313 | XXXX CLOVER COURT |
| 314 | XXXX CRIMSON LANE |
| 315 | XXXX CRIMSON LANE |
| 316 | XXXX CRIMSON LANE |
| 317 | XXXX CRIMSON LANE |
| 318 | XXXX CRIMSON LANE |
| 319 | XXXX CRIMSON LANE |
| 320 | XXXX CRIMSON LANE |
| 321 | XXXX CRIMSON LANE |
| 322 | XXXX CRIMSON LANE |
| 323 | XXXX CRIMSON LANE |

# STEWART RANCHES PHASE 3

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

CD 2126  
SEVERSON

CD 2121  
LAZENBY

LONE ROCK RANCHES LLC

PROJECT BOUNDARY

EX PHASE 2

EX PHASE 1

EX PHASE 1

| 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 PHASE 3

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  
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paul@gatewayconsultingllc.com

CIVIL ENGINEERING • CONSULTING • LAND PLANNING  
CONSTRUCTION MANAGEMENT

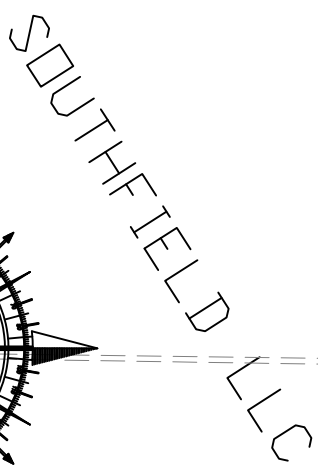
SHEET NO

2  
2

| CURVE TABLE |        |         |             |             |           |
|-------------|--------|---------|-------------|-------------|-----------|
| CURVE       | LENGTH | RADIUS  | CHORD DIST. | CHORD BRG.  | DELTA     |
| C1          | 57.91' | 50.00'  | 54.73'      | S33°08'50"E | 66°21'48" |
| C2          | 11.74' | 50.00'  | 11.71'      | S59°36'14"E | 13°27'00" |
| C3          | 14.20' | 65.00'  | 14.17'      | N60°04'18"W | 12°30'53" |
| C4          | 1.06'  | 65.00'  | 1.06'       | N53°20'48"W | 0°56'07"  |
| C5          | 57.31' | 200.00' | 57.11'      | S61°05'14"E | 16°25'01" |
| C6          | 31.79' | 185.00' | 31.75'      | N57°48'05"W | 9°50'42"  |

DECAMPS

CDX

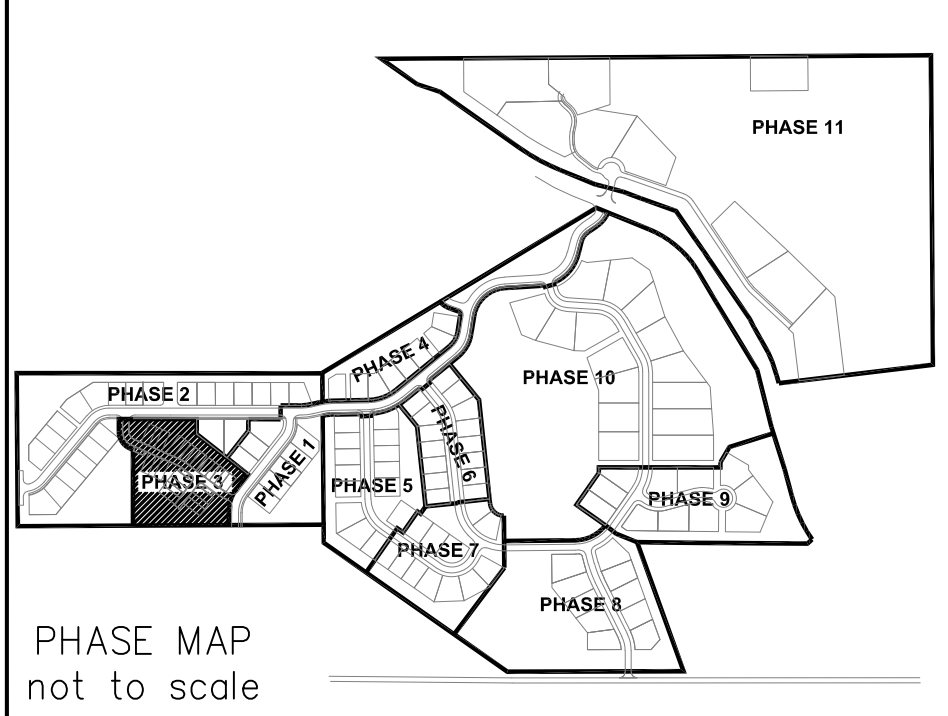


SCALE IN FEET  
1"=50' (24"x36" SIZE ONLY)

SOUTHWEST CORNER  
SECTION 34  
TOWNSHIP 2 SOUTH  
RANGE 6 EAST

BASIS OF BEARING  
S 89°35'44" W 1,836.32'  
(SEC COR TO SEC COR S 89°35'44" W 2,671.04')

SOUTH QUARTER CORNER  
SECTION 34  
TOWNSHIP 2 SOUTH  
RANGE 6 EAST







### Staff Report

**To:** Francis City Planning Commission

**From:** Katie Henneuse

**Report Date:** January 13, 2021

**Meeting Date:** January 20, 2021

**Title:** Francis Cove

**Type of Item:** Planned Development Overlay Zone Map Amendment

### **Executive Summary:**

Terri Richins (owner) and Dave Robinson (developer) have applied for the Planned Development (PD) overlay zone for parcels FT-13-E-2 and FT-16-E-1, located at 285 East 2200 South, for a 2.67-acre development known as Francis Cove. A zone change to Residential Cottage zoning (R-C) was previously approved. A subdivision application for this property was also submitted but has since expired.

City Code was amended in June to add the Planned Development overlay. "The purpose of the PD overlay is to encourage high-quality, innovative, and creative development in the City. It allows for flexibility in the consideration and approval of development plans, which serve public interests more fully than development permitted under conventional zoning regulations."

This item was discussed with the Planning Commission on November 18<sup>th</sup>, 2021 and was tabled. The developer has identified the points of concern from the last meeting and has addressed those below. He also updated the concept plan. As part of the planned development application, the developer has requested three variances:

- Reduced frontage to 38 feet on an alley
- Reduced road width to a 20-foot alley
- Reduced setbacks, 5 feet on sides; front and rear may also need to be reduced based on non-traditional orientation of homes

### **Developer's Narrative:**

#### **1. Parking**

The parking requirement for the subject property is 3 units per home for a total of 33 stalls. Francis Cove provides the following:

| Location   | Number of Stalls |
|--|------------------|
| Along the north side when not used as snow storage | 13               |
| Along the south side                               | 9                |
| Covered parking/garage                             | 27               |
| Surface parking                                    | 37               |
| <b>Total</b>                                       | <b>86</b>        |

We exceed our parking requirement by 53 units



## **2. Alley Width**

The International Fire Code requires a minimum alley width of 20'. This allows 2 full-sized fire trucks to pass each on. The width of a full-sized fire truck is 10'. The width of a full-sized F-150 pick-up truck is 7'. The width of a standard snowmobile trailer is 8'6". The widest SUVs are less than 7' wide.

## **3. Snow Removal**

Francis Cove provides a 1/4 acre of land for snow storage for the alley alone. This does not include the additional surface on each lot for the snow from sidewalks and driveways. There is a full 10' from the outside edge of the alley to the outside property line, providing ample area for snow storage. In addition, the snow storage is equally distributed across Francis Cove, thereby mitigating runoff outside Francis Cove.

## **4. Children's Play Area**

It is anticipated that several homebuyers will have young families, small children, or grandchildren. Great attention has gone into separating pedestrians/children from automobiles. Homes at Francis Cove face a generous common open space that is nearly 60' from the porch to the porch. This community space is invaluable and creates a sense of belonging, safety, and neighborly interaction. Traditionally, homes have a front-facing garage onto a street. This creates a constant environment of pedestrian and automobile interaction, which is contrary to a walkable community.

## **5. Stormwater**

Francis Cove follows Best Management Practices (BMP) for on-site stormwater. Much attention has gone into mimicking existing/native water infiltration. For example, instead of creating a one-dimensional detention pond and expensive underground infrastructure, we utilize the practice of in-place percolation. The water from the alley will perc in the 10' between the alley and the outside property line. The water from the roofs will perc between the homes and in the common space. This environmentally friendly approach is not only accepted but strongly encouraged as sustainable BMP's.

## **6. Living Space Over the Garage**

The homes at Francis Cove are slab-on-grade and will not have basements. The homebuyer has the option to include livable space over the attached garage. As mentioned in prior discussions, it is anticipated the space over the garage will be an additional bedroom(s), home theatre, home office, master bedroom, etc. This is consistent with other livable spaces in other homes throughout Francis and elsewhere. Francis Cove homeowners are subject to City compliance, business licenses, etc.

## **City Code:**

**18.59** Planned Development Overlay Zone

**18.40** R-C Residential Cottage Zone

**18.100** Off-Street Parking

## **Staff Recommendation:**

Review the written narratives and updated site plan. Decide if the evidence submitted sufficiently resolves the Planning Commission's concerns. Table this item if more information or changes are needed. If the provided information is satisfactory, forward this item to City Council with a positive recommendation.

## **Community Review:**

A public hearing is not required for this item. A public hearing was held for this item on November 18<sup>th</sup>, 2021.





VICINITY MAP

## FRANCIS COVE

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 28,  
TOWNSHIP 2S, RANGE 6E,  
SALT LAKE BASE & MERIDIAN  
FRANCIS, UTAH

### LEGEND

- ROADWAY CENTERLINE
- NEW AC PAVEMENT
- EXISTING PAVEMENT
- NEW CONCRETE PAVEMENT
- PROJECT BOUNDARY
- NEW LOT LINE

| INDEX TO SHEETS     |           |
|---------------------|-----------|
| SHEET NAME          | SHEET No. |
| SITE PLAN           | C-1       |
| EXISTING CONDITIONS | C-2       |
| DEMOLITION PLAN     | C-3       |
| GRADING PLAN        | C-4       |
| UTILITY PLAN        | C-5       |

#### PROJECT NOTES

DEVELOPER DAVE ROBINSON  
CITYBLOCK  
916-476-5696

ENGINEER DELTA ENGINEERING  
801-709-0799  
KEVIN@DCIVIL.BIZ

APNS FT-13-E-2, FT-16-E-1

PROJECT AREA 2.35 ACRES

#### LEGAL DESCRIPTION

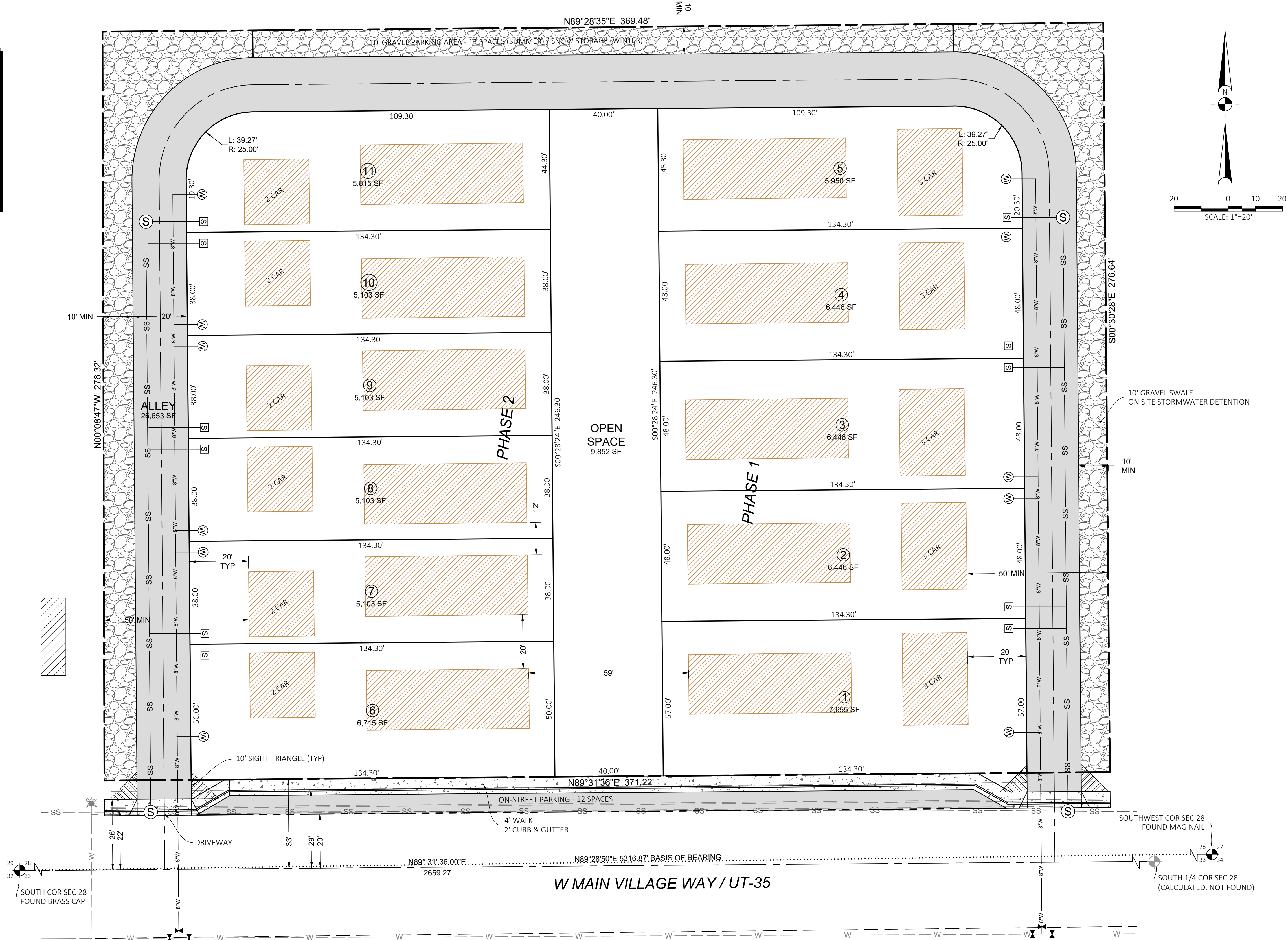
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING NORTH 89°28'50" EAST 1250.38 FEET AND NORTH 32.00 FEET FROM THE BRASS CAP STREET MONUMENT AT THE SOUTHWEST CORNER SECTION 28, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING BETWEEN SAID STREET MONUMENT AND A FOUND MAG NAIL AT THE SOUTHEAST CORNER OF SAID SECTION 28, NORTH 89°28'50" EAST 5316.19 FEET) AND RUNNING THENCE NORTH 0°31'30" WEST 276.32 FEET ALONG A CHAIN LINK FENCE; THENCE NORTH 89°28'35" EAST 369.48 FEET ALONG A STEEL POST FENCE; THENCE SOUTH 0°30'28" EAST 1276.64 FEET ALONG A CHAIN LINK FENCE TO THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 35; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE SOUTH 89°31'36" WEST 371.22 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 102,393 SQUARE FEET OR 2.35 ACRES MORE OR LESS.

#### PROJECT NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE PLANS AND THE TOWN OF FRANCIS CONSTRUCTION SPECIFICATIONS. REFER TO TOWN STANDARD DRAWINGS FOR TYPICAL DETAILS.
- THE CONTRACTOR IS RESPONSIBLE TO NOTIFY ALL APPROPRIATE GOVERNMENT AND PRIVATE ENTITIES ASSOCIATED WITH THE PROJECT NO LESS THAN 48 HOURS BEFORE BEGINNING ANY WORK.



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DRAFT

**FRANCIS COVE**  
**PRELIMINARY PLAN**  
FRANCIS, UTAH  
**SITE PLAN**

PROJECT No: 2001  
DRAWN: KDC  
DATE: 12/23/2021  
SCALE: 1"=20'  
FILE: 2001.01.Cover

SHEET No.

**C-1**

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