



Francis City Planning Commission Meeting

Thursday, February 15th, 2024, 6:00pm
2319 South Spring Hollow Road, Francis, UT

Comments may also be made by email to comments@francisutah.org.

The meeting will be streamed live on the Francis City YouTube channel:
<https://www.youtube.com/channel/UC-9wahpEELShvGQZShXGIXg>

Agenda:

1. Call Meeting to Order
2. Public Hearing – Crittenden Zoning Map Amendment / Wyatt Crittenden
3. Public Hearing – Crittenden Subdivision Preliminary Plan / Wyatt Crittenden
4. Approval of Minutes
5. Planner Update
6. Adjourn

In Compliance with the Americans Disabilities Act, individuals needing special accommodations during this hearing should notify Antini Henderson at (435) 783-6236 at least three days prior to the hearing. I certify that this notice has been posted in two (2) public places and on the Utah State Public Notice Website and the Francis City website. Attested by Antini Henderson.



Staff Report

To: Francis City Planning Commission
From: Katie Henneuse, City Planner
Report Date: February 5th, 2024
Meeting Date: February 15th, 2024
Title: Crittenden Zoning Map Amendment
Type of Item: Legislative

Map and Location:

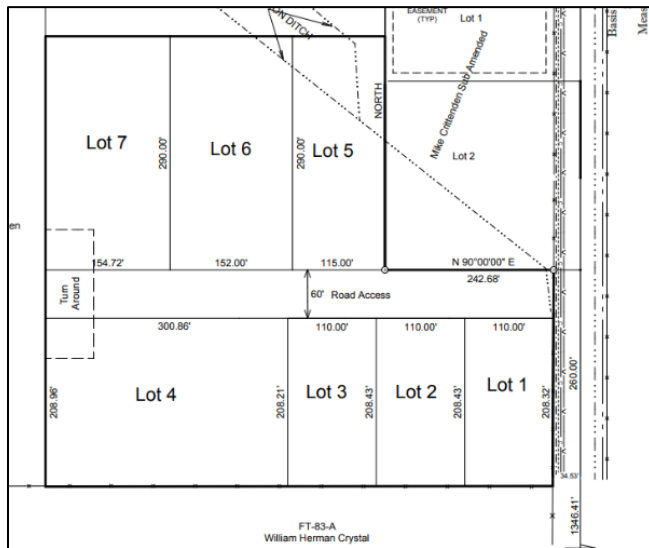


Executive Summary:

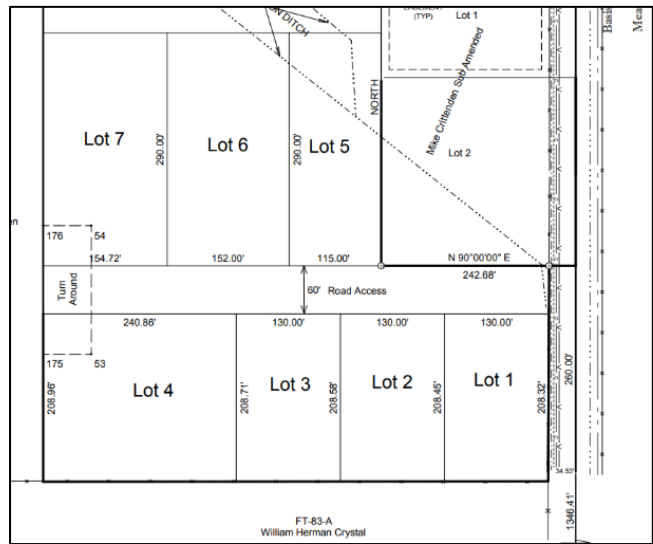
The applicant, Wyatt Crittenden, is requesting to amend a portion of the zoning map on parcel MCRIT-A-AM from Agricultural One Acre (AG-1) to Residential Half (R-H). Currently, the first 300 ft from Willow Way and 200 ft from SR-35 is zoned R-H and the remainder of the lot is zoned AG-1. The applicant is requesting the R-H/AG-1 boundary be moved back an additional 90 ft from Willow Way.

The reason for this request is to allow the property to be subdivided into larger lots in the R-H zone. This zone amendment does not change the number of lots proposed in the subdivision, but it does change the size of those lots. If the amendment is not approved, Lots 1, 2, and 3 will be smaller and Lots 4 will be larger as shown in the illustrations below.

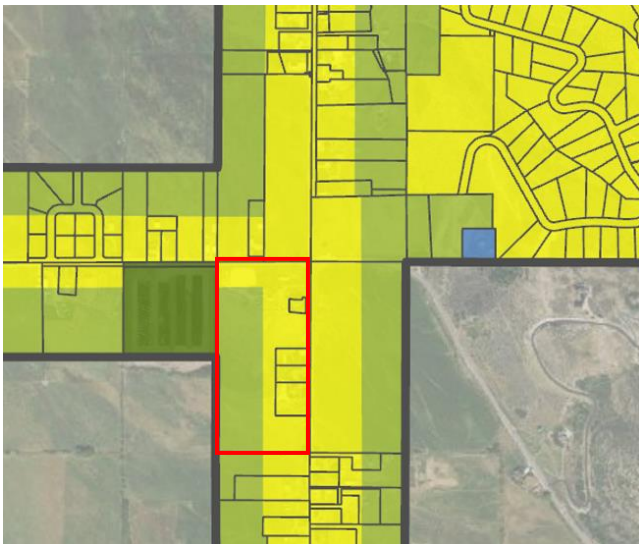
Subdivision with Current Zoning



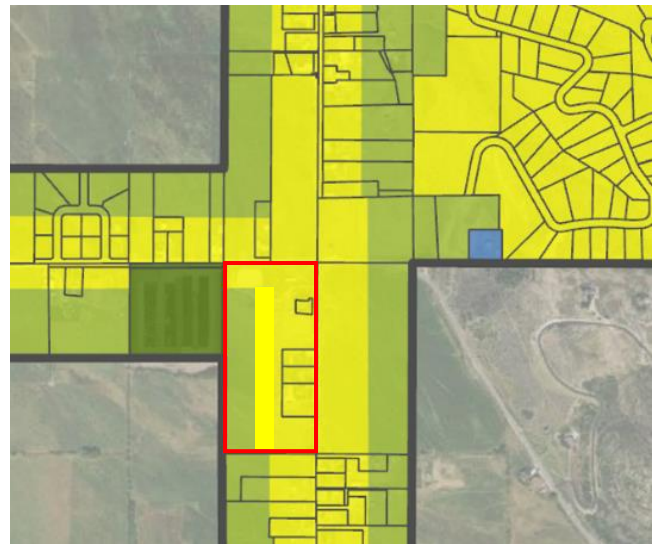
Subdivision with Proposed Zoning



Current Zoning Map



Proposed Zoning Map



Background:

On September 21st, 2023, the Planning Commission approved a concept plan for the subdivision and notified the applicant that a zone amendment would be required to move forward with the subdivision as planned.

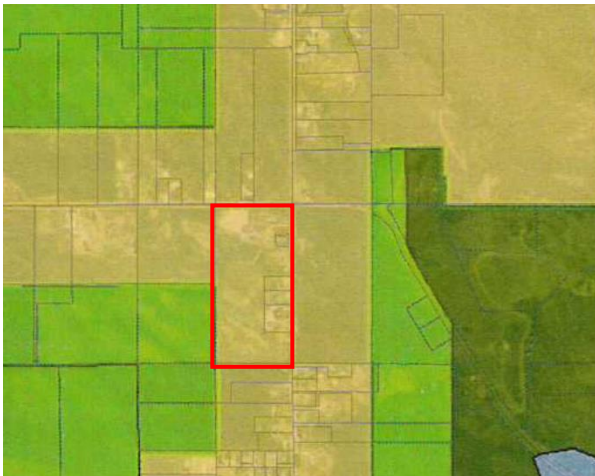
The applicant submitted a Preliminary Plan for the subdivision in concurrence with the Zone Map Amendment application.

Analysis – General Plan:

The following principles from the General Plan should be taken into consideration:

- Land Use Vision – Francis will be a rural and family friendly community. Preservation of our agricultural heritage, dark skies, scenic views, and open spaces are our priority. Growth will be sustainable, well-planned, and consistent with the Zoning Map and General Plan.
- Land Use Policy 1C – Support continuation of agricultural land uses in Francis.
- Land Use Policy 2B – Guide land use and growth decisions through application of the General Plan, Zoning Map, and the Future Land Use Map.

The Future Land Use Map shows that this parcel is planned to be zoned R-H in the future:



Staff Recommendation:

Using the General Plan for guidance, discuss the benefits and drawbacks of the requested zoning map amendment. Three actions are permitted:

- If the benefits of the amendment outweigh the drawbacks, forward this item to the City Council with a positive recommendation.
- If additional information is required to make a recommendation, table this item.
- If the drawbacks of the amendment outweigh the benefits, forward this item to the City Council with a negative recommendation.

Community Review:

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



Staff Report

To: Francis City Planning Commission

From: Katie Henneuse, City Planner

Report Date: February 13th, 2024 - Updated

Meeting Date: February 15th, 2024

Title: Crittenden/Southwest Field Subdivision Preliminary Plan

Type of Item: Administrative

Map and Location:



Executive Summary:

Mike Crittenden owns parcel MCRIT-A-AM, a 17.60 acre parcel near 2256 Willow Way. He authorized Wyatt Crittenden to apply for a subdivision to create residential lots for grandkids to build homes on. The applicant submitted preliminary plans to subdivide the parcel into seven residential lots and one remainder agricultural parcel. The parcel is zoned R-H and AG-1. The applicant submitted a concurrent application to amend the zoning map for this parcel.

Background:

On September 21st, 2023, the Planning Commission approved a concept plan for the subdivision and notified the applicant that a zone amendment is required to move forward with the subdivision as planned and that the Willow Way right-of-way should be dedicated to Francis City. It was also decided that the hammerhead turnaround will be temporary until a future road connects to it.

Analysis – City Code:

Staff reviewed the preliminary plan taking into consideration Sections 17.30 (Preliminary Plan), 18.35 (R-H Zone), and 18.30 (AG-1 Zone). All the City's revisions were incorporated into the updated plan included in the packet. The applicant has met the preliminary plan requirements, including:

- The 60-ft right-of way meets the City's minimum width for a local street.
- The hammerhead turnaround is temporary and meets the city code since it is not a permanent dead end.
- Two existing irrigation ditches are shown on the plan and are given a 10 ft easement.
- The lot sizes, setbacks, public utility easements (PUE), and frontage will be compliant with code if the Zoning Map Amendment application is approved.
- The plat notes include all the City's standard required notes.

Staff Recommendation:

Resolve any questions or concerns with the applicant. Take one of the following actions:

- If the Planning Commission forwards the related Zoning Map Amendment to the City Council with a positive recommendation, positively recommend approval of the subdivision.
- If the Planning Commission tables the related Zoning Map Amendment or has a negative recommendation, table this item until the City Council takes action on the zoning application.

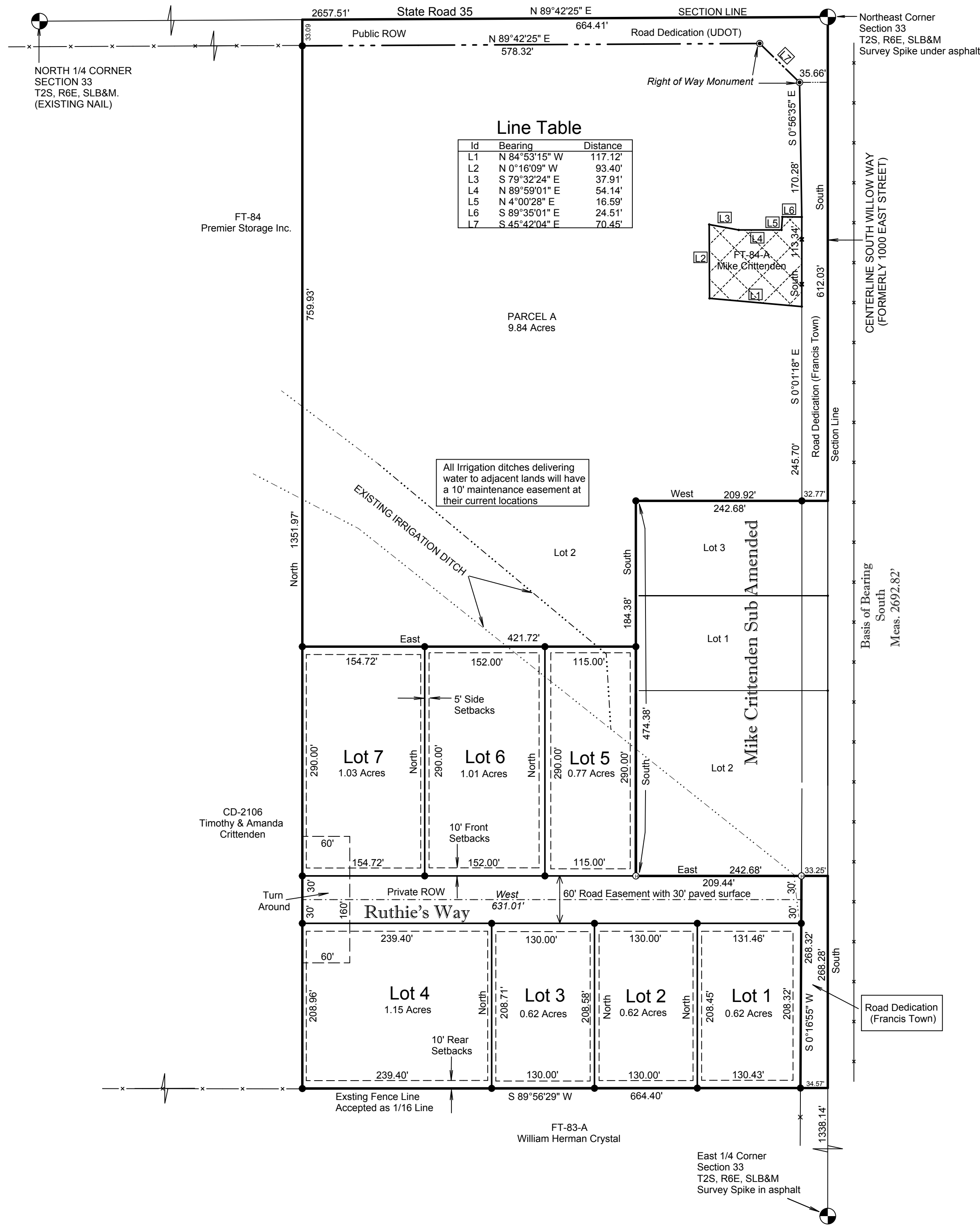
Community Review:

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

SOUTHWEST FIELD SUBDIVISION

Creating 7 Single Family Lots

Located in the Northeast Quarter of Section 33, Township 2 South, Range 6 East,
Salt Lake Base and Meridian, Francis City, Summit County Utah



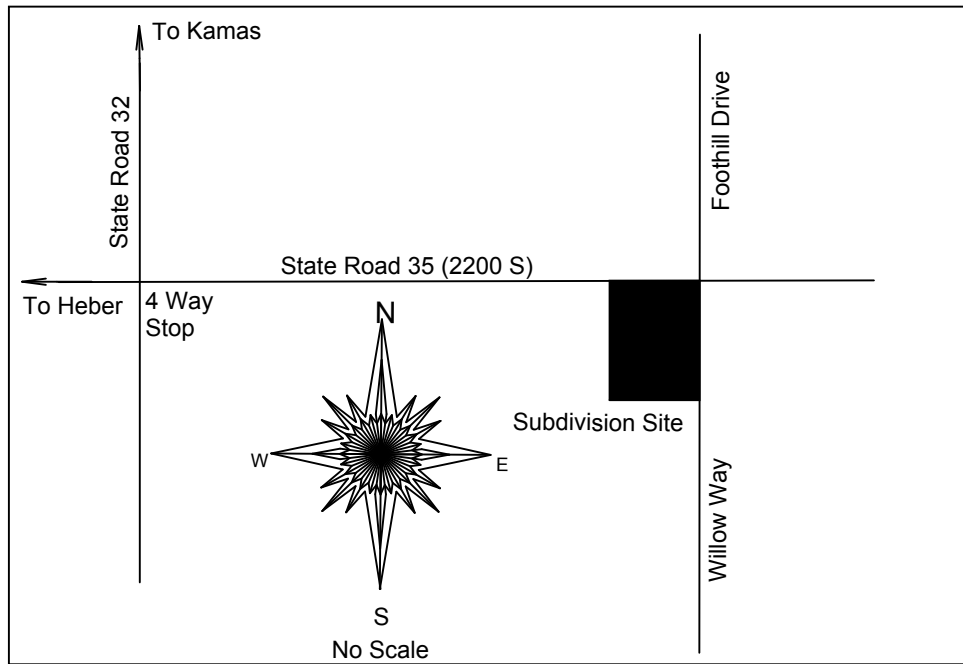
Plat Notes

- All lots within the proposed subdivision are buildable, any further subdivision of such lots, whether by deed, bequest divorce decree, or other recorded instrument shall not result in a buildable lot until the same has been approved in accordance with the Francis City Development Code.
- The owners of property within the Francis City recognize the importance of agricultural lands and operations and small rural business enterprises. It is recognized that agricultural lands and operations and rural business enterprises have unique operating characteristics that must be respected. (Owners of each lot plotted in this subdivision / the owner of the residence constructed upon this lot) has been given notice and recognizes that there are active agriculture lands and operations and rural business enterprises within Eastern Summit County and acknowledge(s) and respect(s) that, so long as such lands and operations exist, there may be dust, noise, odor, prolonged work hours, use of roadways for the purpose of herding / moving animals, and other attributes associated with normal agricultural operations and rural business.
- 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 easement 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 of request of any public entity or the owner, the cost and expenses incurred thereby will be borne by the owner to the entity requiring or requesting the same.
- All lots within this subdivision must meet all building permit requirements at the time of building permit issuance.
- This subdivision was created for single family lots only.
- Francis City 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.

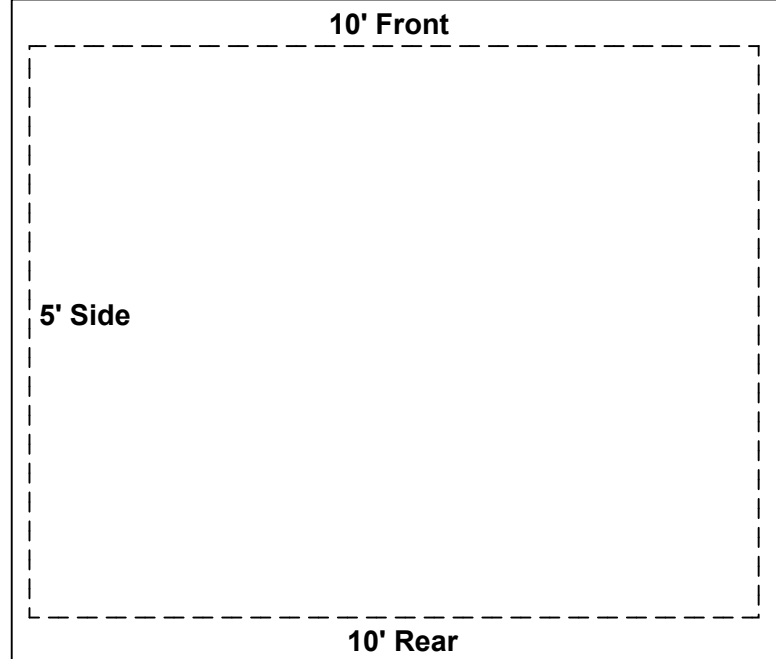
ADDRESS TABLE

Lot 1
Lot 2
Lot 3
Lot 4
Lot 5
Lot 6
Lot 7

VICINITY MAP



Setback Detail



LEGEND

	Sewer Easement
	Existing Fence
	Irrigation Ditch
	Irrigation Canal Centerline
	Sewer (Centerline)
	10' P.U.E. (Public Utility Easement)
	Storm Drain and Snow Storage Easement
	Edge of Pavement
	Section Corner
	Set Rebar and Cap Stamped "High Mountain" L.S. 368352
	Existing Rebar with Cap as Noted

SOUTH SUMMIT SCHOOL DISTRICT

Approved and accepted this _____, day of _____, 20____.

ALL WEST

Approved and accepted this _____, day of _____, 20____.

HIGH MOUNTAIN SURVEYING, LLC

P.O. Box 445
1325 South Hoytsville Road
Coalville, Utah 84017
435-336-4210

SOUTH SUMMIT FIRE DISTRICT

Approved and accepted this _____, day of _____, 20____.

FRANCIS CITY PLANNING COMMISSION

Approved this _____, day of _____, 20____.
On behalf of the Francis City Planning Commission.

FRANCIS CITY ENGINEER

Approved and accepted by the Francis City Engineer
this _____, day of _____, 20____.

PUBLIC SAFETY ANSWERING POINT APPROVAL

Approved and accepted this _____, day of _____, 20____.

By Jeff Ward, GIS Director
The Summit County Public
Safety Answering Point

APPROVAL AS TO FORM

Approved as to form this _____, day of _____, 20____.

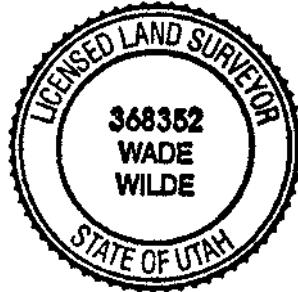
COUNTY RECORDER

STATE OF UTAH COUNTY SUMMIT
Recorded and filed at the request of

Date: _____ Time: _____
Entry # _____ Fee: _____

County Recorder

I, Wade Wilde, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah and that I hold certificate number 368352 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act, I further certify that I have completed a survey of the property described on this plat in accordance with Section 17-23-17, Utah Code, and have verified measurements shown, and have subdivided said property into lots and streets hereafter to be known as the SOUTHWEST FIELD SUBDIVISION and that the same has been surveyed and monuments have been placed on the ground as shown hereon.



February 7, 2024
Date

Wade Wilde

Boundary Description

Parcel A, Mike Crittenden Subdivision Amended: according to the official plat on file in the Summit County Recorder's Office, also a strip of land located between the southerly line of Parcel A and a fence line described as follows:

A tract of land located in the Northeast Quarter of Section 33, Township 2 South, Range 6 East, Salt Lake Base and Meridian and having a Basis of Bearing taken as South between Northeast Corner and the East 1/4 Corner of said Section 33, described as follows:

Beginning at the Northeast Corner Section 33, Township 2 South, Range 6 East, Salt Lake Base and Meridian, and running thence South 612.03 feet along the section line; thence South 242.68 feet; thence South 474.38 feet; thence East 242.68 feet to the section line; thence South 242.68 feet; thence South 89°56'29" West 664.40 feet along a fence line representing the 1/16 line; thence North 1351.97 feet; thence North 89°42'25" East 664.41 feet along the section line to the point of beginning.

Containing 17.87 Acres

Less and Excepting therefrom the following parcel FT-84-A:

Beginning at a point which is South 252.99 feet and West 32.86 feet from the Northeast Corner of Section 33, Township 2 North, Range 6 East, Salt Lake Base and Meridian, (said point being on the Westerly line of 1000 East Street) and running thence South 113.34 feet along said street line, thence North 84°82'15" West 117.12 feet along an existing fence line, thence North 00°16'09" West 93.40 feet along an existing fence line, thence South 79°32'24" East 37.91 feet along an existing fence line, thence North 89°59'01" East 54.14 feet along an existing fence line to the Westerly side of a garage, thence North 4°00'28" East 16.59 feet along said garage, thence South 89°34'12" East 24.52 feet along said garage to the point of beginning.

Containing 0.26 Acres

Narrative

The purpose of this plat amendment is to create 7 single family dwellings.

Record a Survey Reference No. S-11494

Owner Dedication

Know by all men by these presents that we, all of the undersigned owner(s) of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the Southwest Field Subdivision do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use.

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

Michael R. Crittenden and Ruth Crittenden, Trustees of the Michael & Ruth Crittenden Family trust, April 5, 2021

Michael R. Crittenden, Trustee

Acknowledgement

STATE OF UTAH
COUNTY OF SUMMIT

Personally appeared before me this _____ day of _____, 20____ the following:

Michael R. Crittended, Trustee

Who acknowledged to me that _____ he _____ executed the above OWNERS DEDICATION.

My commission expires: _____
Residing in: _____ Notary Public