

AGENDA

Francis City Council Meeting
Thursday, February 9th, 2023, 6:00 pm
2319 So. Spring Hollow Rd. Francis, Utah

The meeting will be streamed via Francis City YouTube channel
<https://www.youtube.com/channel/UC-9wahpEELShvGQZShXGIXg>
You can also comment by email to comments@francisutah.org

Welcome, Call to Order and Pledge of Allegiance

1. Consent Agenda

- A. Approval of Invoice Register dated February 9th, 2023
- B. Approval of Minutes from January 12th, 2023

2. Interview and Appointment of New City Councilmember

3. Open and Public Meetings Training/County Attorney Margaret Olson

4. Public Comment

Comments will be taken on any item not scheduled for a public hearing, as well as on any other City business. Comments are limited to two minutes per speaker. The Council cannot act on items not listed on the agenda, and therefore, the Council may or may not respond to non-agenda issues brought up under Public Comment. Those wishing to comment should state their full name and address, whom they represent and the subject matter to be addressed. No person shall interrupt legislative proceedings. Total time allocated to public comments will be not more than 10 minutes.

5. Public Hearings

- A. Online Express Concrete CUP
- B. Code Text Amendment---Planning Commission Meeting Time
- C. Code Text Eave Lighting

6. Discussion, Updates and Approval on Potential Action Items

- A. Francis Commons Phase 2 & 3 Final Plat
- B. Johnson X Commercial Site Plan
- C. Skyway Towers
- D. Assign two new members to Woodland Hills Board

7. Council Business

- A. Council Reports
- B. Planner Reports
- C. Engineer Reports
- D. Mayor Reports

8. (As Needed) Closed Executive Session to Discuss Pending or Reasonably Imminent Litigation, Purchase, Exchange, or Lease of Property and/or the Character, Professional Competence or Physical or Mental Health of an Individual.

9. Adjournment

I certify that this notice has been posted in three (3) public places and on the Utah State Public Notice Website. Attested by Suzanne Gillett City Recorder. **In Compliance with the American Disabilities Act, individuals needing special accommodations during this hearing should notify Suzanne Gillett at (435) 7836236 at least three days prior to the hearing.**

Hi, I'm Kimberly Lawson

I was born and raised in Utah. I am single and have two sons, and two step-daughters whom I love as though they were my own. I had the privilege of raising them in Bluffdale. What I loved about Bluffdale was the wide open space, the rural community, and the people. I moved to Bluffdale in 96' and it is still all zoned for 1 acre horse property, most people had two acres. A lot of people had horses, chickens, dogs, cats, rabbits, and goats.

I loved the children playing in the yard and never worried about them trampling over neighbors flowers or being too loud. As the years went on I watched the city encroach on our rural community. Bluffdale city was sued and high density was allowed in, but it was managed very cleverly/strategically. As Bluffdale grew so did the parks and recreation, businesses and road systems, but it was all managed very carefully so as to not impact the quality of life.

When it became time to move, I wanted a place I could retire, grow old, and enjoy the fruits of my labor. Francis is exactly what I wanted and I love it here!

I can see the same issues I experienced in Bluffdale happening here. I have a vision on how to maintain the way we live now for the future. We can allow growth and diversity, without impacting the quality of our lives we enjoy so much. I would like to share my ideas as a member of the planning commission to ensure we keep our great lifestyle, while allowing for growth.

I retired from the Utah Army National Guard after 36 years, and work full time for the Federal Aviation Administration. I know firsthand what it's like to serve both my country and the community. I have volunteered for the Boy Scouts of America, Babe Ruth Little League, Jordan School District Athletics, Fish Market Swim Team, United Way, Combined Federal Campaign, March of Dimes, and The LDS church. I have attended Francis planning meetings. My schedule is very open now that my children are grown to participate on the city council.

I plan on staying in Francis until the Good Lord calls me home and I would love to be an active member of our community. Please consider me for the planning commission. Very Respectfully, Kimberly Lawson 690 Spruce Way 801.661.3691

Suzanne Gillett

From: Clint Summers <
Sent: Wednesday, February 1, 2023 11:10 AM
To: Suzanne Gillett
Subject: City Council Position

Suzanne,

I'd like to announce my desire to apply for the open City Council position.

I feel there is a great need to have a strong council where members work together and have a common desire to represent our community.

Thank you,

Clint Summers



Staff Report

To: Francis City Council
From: Katie Henneuse
Report Date: January 25, 2023
Meeting Date: February 9, 2023
Title: Onsite Express Concrete
Type of Item: Conditional Use Permit

Executive Summary:

Dana Shepard, representing Onsite Express Concrete, is applying for a Conditional Use Permit (CUP) for a batch concrete processing plant on parcel FT-2078, located at 4500 South Spring Hollow Road. This parcel is in the Light Industrial (LI-1) Zone. The property is owned by Cloverleaf Ranch LLC, which presently operates two businesses from the property – one to sell stockpiled gravel pit material and topsoil and the other is a contractor storage yard. A CUP was issued to Cloverleaf Ranch in 2018 for the stockpile and topsoil business.

It is anticipated that the plant will normally operate five days a week between March and November, depending on the weather. Generally, the plant is shut down during the winter months. The applicant expects about six full truckloads to enter or leave the site daily (almost 1,000 annually). The applicant's proposed hours of operation are from 6 am to dark. The applicant is in the process of obtaining an air quality permit from the State of Utah. A water tank will be used to store water for the batch plant. The tank will be filled with spring water using an industrial water right owned by Cloverleaf Ranch. Waste from the plant will be placed in a lined pit. Waste will be moved to an offsite disposal location periodically. The applicant does not anticipate any additional odor, noise, or light impacts from this use of the property.

Code Analysis (18.55.020):

Concrete batch plants are an allowed use in the LI-1 zone with a conditional use permit.

Per Utah law, "A land use authority shall approve a conditional use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards." 10-9a-507(2)(a)(i)

The following are the CUP conditions for Cloverleaf's stockpile and topsoil business that may be applicable to this business:

1. Hours of Operation. To minimize the impacts on Francis residents, operations may be conducted from 7:00 am to 6:00 pm Monday through Friday and Saturday from 8:00 am to 6:00 pm. No truck traffic is permitted on Sunday or on the days of Francis Frontier Days.
2. Ingress/Egress. Empty trucks enter from Lower River Road and loaded trucks exit on Spring Hollow.
3. Operation Fees. To offset the disproportionate costs of road maintenance caused by large trucks, the license will include an annual fee for a stockpile-only site per Section 7 of the Fee and Rate Ordinance (Unique Conditional Uses). The fee is set by the number of maximum annual truck loads entering or leaving the site while loaded. A truck load count shall be provided annually to Francis City.
4. Violation of this Permit. Any violations of the conditions of this permit by the applicants will constitute grounds for revocation and/or suspension of the conditional use permit and an order to cease operations, either temporarily or permanently.

The Council may want to consider the following additional conditions for this business:

5. Dust Control. To minimize air quality impacts on Francis residents, the business may only operate with a current air quality permit from the State of Utah.
6. Spring Hollow. Trucks may not back up on Spring Hollow. Trucks shall wait on the business's private road until Spring Hollow is clear.

Planning Commission Recommendation:

The Planning Commission reviewed this item at their January 2023 meeting. They are forwarding this item to the Council with a positive recommendation with conditions 3 through 6 above and with the following revision to the hours of operation (condition 1 above):

1. Hours of Operation. To minimize the impacts on Francis residents, operations may be conducted from 6:00 am to 8:00 pm Monday through Saturday with no trucks exiting until 6:30 am. No truck traffic is permitted on Sunday.

Staff Recommendation:

Discuss the CUP and modify or add any conditions to mitigate the negative effects of this business on Francis residents. Approve with the following conditions:

1. Hours of Operation. To minimize the impacts on Francis residents, operations may be conducted from 6:00 am to 8:00 pm Monday through Saturday with no trucks exiting until 6:30 am. No truck traffic is permitted on Sunday.
2. Operation Fees. To offset the disproportionate costs of road maintenance caused by large trucks, the license will include an annual fee for a stockpile-only site per Section 7 of the Fee and Rate Ordinance (Unique Conditional Uses). The fee is set by the number of maximum annual truck loads entering or leaving the site while loaded. A truck load count shall be provided annually to Francis City.

3. Dust Control. To minimize air quality impacts on Francis residents, the business may only operate with a current air quality permit from the State of Utah.
4. Spring Hollow Road. Trucks may not back up on Spring Hollow Road. Trucks shall wait on the business's private road until Spring Hollow Road is clear.
5. Violation of this Permit. Any violations of the conditions of this permit by the applicants will constitute grounds for revocation and/or suspension of the conditional use permit and an order to cease operations, either temporarily or permanently.

Community Review:

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





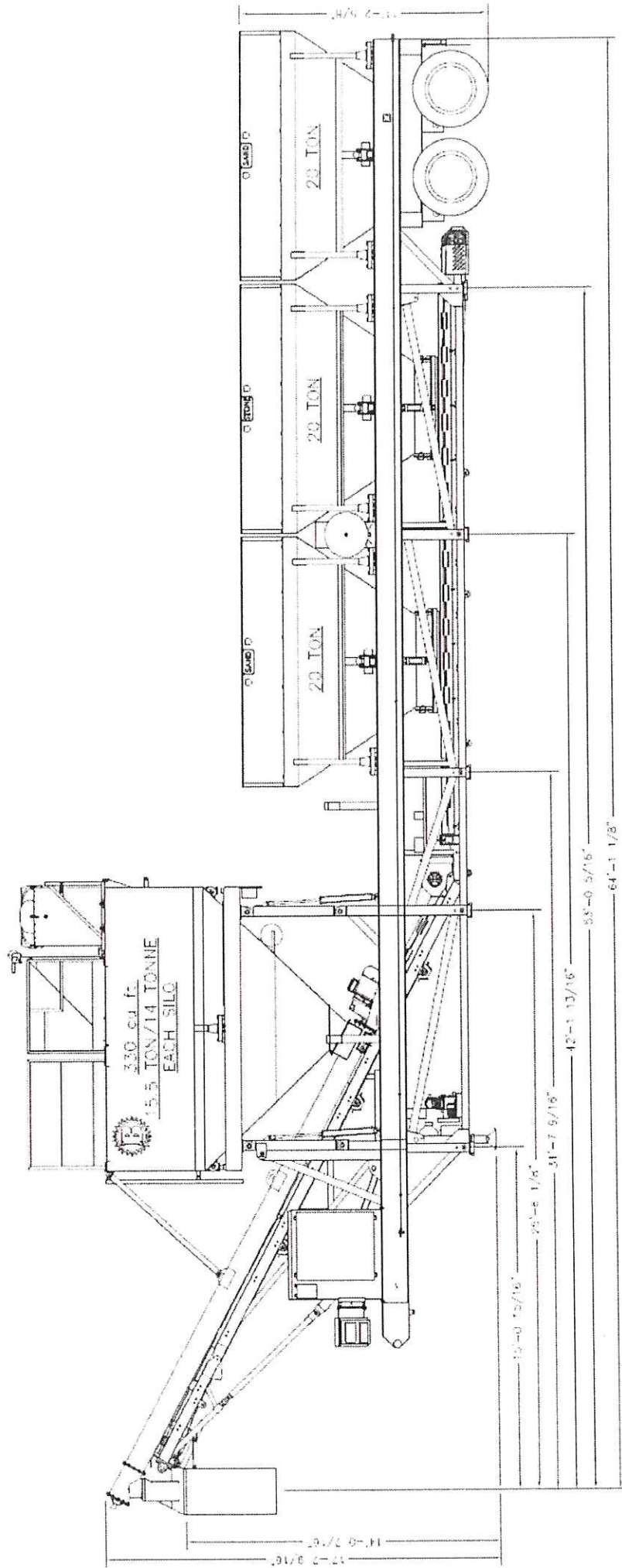
Summit County Parcel Viewer
 Summit County Parcel Viewer Application
 Printed on: 12/7/2022
 Imagery courtesy of Google

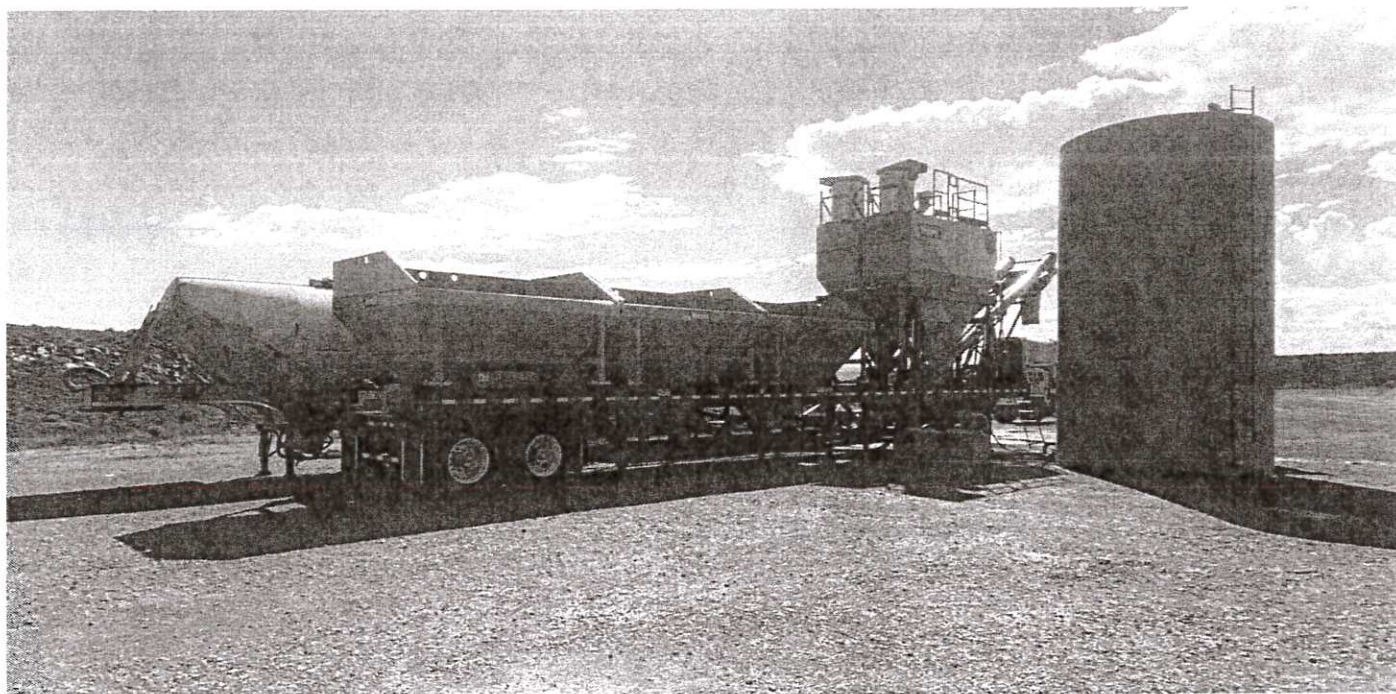


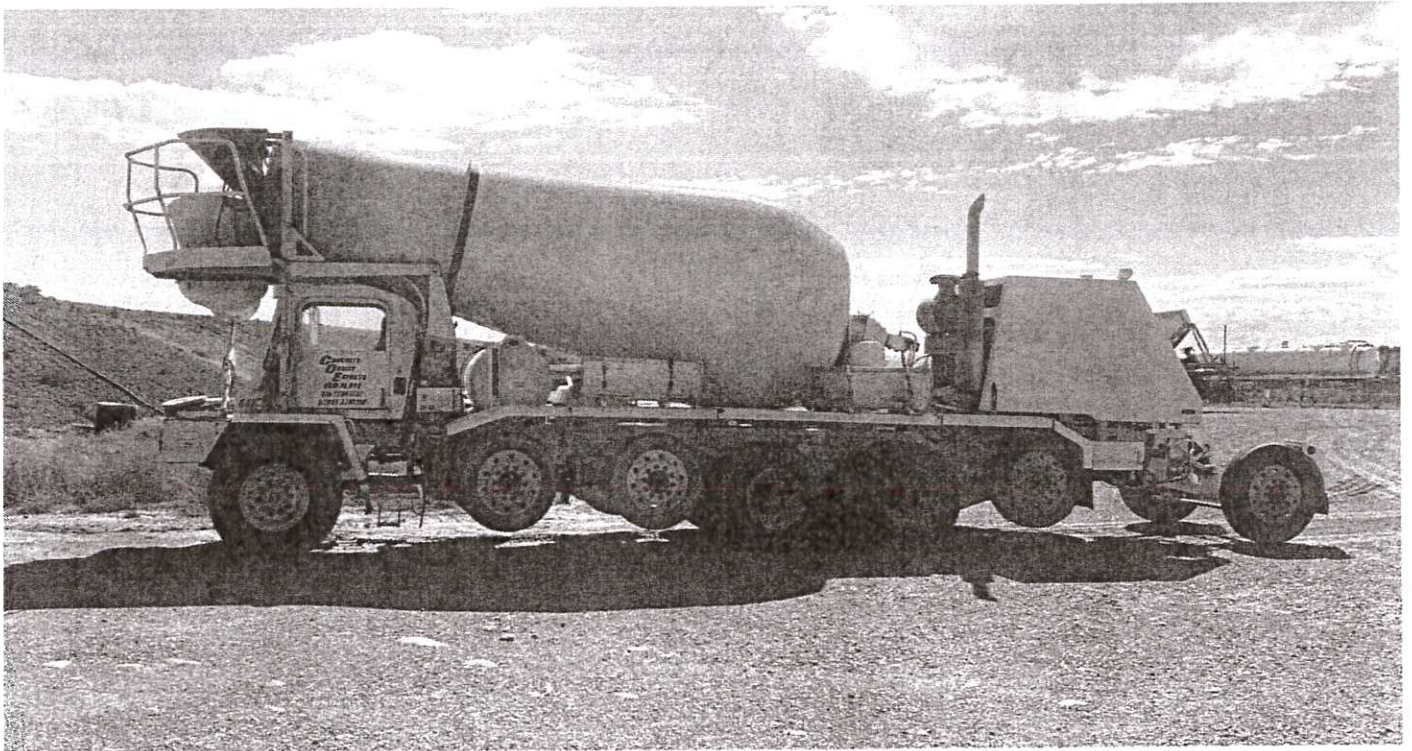
1 in = 376 feet

This information is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information and data obtained from various sources, including Summit County which is not responsible for its accuracy or timeliness.

Working mode









Select Related Information

RUN DATE: 02/09/2018

WATER RIGHT: 55-6682 APPLICATION/CLAIM NO.: D3803 CERT. NO.: CERTIFICAT

CHANGES: 113491 (Filed: 01/20/1995) Expired
113436 (Filed: 11/02/1995) Certificate (Issued: 06/01/2001)

OWNERSHIP*****

NAME: Cloverleaf Ranch L.C.
ADDR: c/o Steve Fitzgerald
338 West Hilltop Road
Francis, UT 84036

DATES, ETC*****

LAND OWNED BY APPLICANT? COUNTY TAX ID#:
FILED: 09/10/1981 PRIORITY: / /1890 PUB BEGAN: PUB ENDED: NEWSPAPER:
ProtestEnd: [PROTESTED: [No] HEARING HLD: SE ACTION: [] ActionDate: PROOF DUE:
EXTENSION: [ELEC/PROOF: [] ELEC/PROOF: CERT/MUC: 06/01/2001 LAP, ETC: LAPS LETTER:
RUSH LETTR: [RENOVATE: [] RECON REQ: TYPE: []
PD BOOK: [55-] MAP: [] PUB DATE:

*TYPE -- DOCUMENT -- STATUS--

Type of Right: Diligence Claim Source of Info: Certificate Status: Certificate

LOCATION OF WATER RIGHT*** (Points of Diversion: Click on Location to access PLAT Program.)*****MAP VIEW *****

FLOW: 47.1 acre-feet
SOURCE: Minslark Spring
COUNTY: Summit COMMON DESCRIPTION: Francis area

POINT OF DIVERSION -- SURFACE:

(1) S 1222 ft W 1122 ft From H.L. cor. Sec 32, T 25, R 6E, S4BM

Diverting Works:

Source:

Stream Alt Required?: No

USES OF WATER RIGHT***** ELU -- Equivalent Livestock Unit (cow, horse, etc.) ***** EDU -- Equivalent Domestic Unit or 1 Family
(The Beneficial Use Amount is the quantity of Use that this Water Right contributes to the Group Total.)

WATER USE GROUP NO.: 436372

INDUSTRIAL: Sand and Gravel Operation PERIOD OF USE: 01/01 TO 12/31
Acre Feet Contributed by this Right for this Use: 47.1###PLACE OF USE: *-----NORTH WEST QUARTER-----*-----NORTH EAST QUARTER-----*-----SOUTH WEST QUARTER-----*-----SOUTH EAST QUARTER-----*
* NW NE SW SE * NW NE SW SE * NW NE SW SE * NW NE SW SE *
Sec 32, T 25, R 6E, S4BM * * * * X * * * *

APPLICATIONS FOR NONUSE OF WATER*****

EXT NUMBER: REQUEST TO: LAST USED: PRIOR FROM: PRIOR TO: PROTEST END: 05/04/2017
FILED: 03/27/2017 PUB BEGAN: 04/07/2017 PUB ENDED: 04/14/2017 NEWSPAPER: The Summit County News PROOF SUB:
PROTESTED: [No] HEARING HLD: SE ACTION: [] ActionDate: PROOF DUE:

NONUSE COMMENTS:

END OF DATA*****

SECTION 6 BUSINESS LICENSE, BEER AND LIQUOR LICENSE

Business License	\$60.00 per year
Home Occupation fee (business impact is greater than normal residential use)	\$40.00 per year
Administrative/Application fee	\$25.00 per year
Beer and/or Liquor License fee	\$100.00 per year
Dwelling Rental Unit fee	\$10.00 per unit per year
Commercial Warehouse/Storage Facility Rental fee	\$.06 per square foot of building per year
Motion Picture Production fee (See 7.4 and 7.41 to make sure all fees charged)	\$500.00 per production or event

Note: All licenses may require other planning department fees and/or permits.

SECTION 7 UNIQUE CONDITIONAL USES

Mines, Sand, Gravel and Earth Products Pit Operation Fee:

Standard Sites:	
<u>Maximum Annual Truck Loads</u>	<u>Annual Fee</u>
1---49	\$1,000.00
50---99	\$2,000.00
100---249	\$5,000.00
250---499	\$10,000.00
500---999	\$20,000.00
1,000 and Over	\$50,000.00

Stockpile-Only sites:	
<u>Maximum Annual Truck Loads</u>	<u>Annual Fee</u>
1---49	\$500.00
50---99	\$1,000.00
100---249	\$2,500.00
250---499	\$5,000.00
500---999	\$10,000.00
1,000 and Over	\$25,000.00

For purposes of this section, a truck load is defined as a vehicle having the capacity to haul two (2) tons or more of sand, gravel, dirt, or rock entering or leaving the site while loaded with any amount of sand, gravel, dirt, or rock. The applicable fee as set forth in this section shall be determined and established in

the applicant's conditional use permit and shall remain in effect for the duration of the permit. Fees are due on January 1 of each year and are non-refundable. Fees may be prorated for first year of operation. The City Council hereby finds that Mines, Sand, Gravel, and Earth Products Operations cause disproportionate costs of municipal services, which may include costs for public utilities, police, fire, storm water runoff, traffic control, parking, transportation, road construction and maintenance, beautification and/or snow removal. The City Council further finds that the amount of the fees contained in this section are reasonably related to the disproportionate costs to use all reasonable and necessary means to enforce and verify the fee amounts set forth herein. Permit holders shall report load counts annually to the City. The City may at any time during the year require a permit holder to supply load counts to date for purposes of verification and enforcement under this section.

SECTION 8 PEDDLERS, SOLICITORS, AND OTHER LICENSING

8.1 SOLICITERS \$60.00 annually for each person licensed as a solicitor.

8.2 OUTDOOR SALES (SEASONAL PLANTS, CHRISTMAS TREES, PRODUCE, ETC.)

\$60.00 annually for seasonal plants and produce.

\$60.00 annually for Christmas tree lots. (For 30 days ending December 25th.)

SECTION 9 RENTAL OF CITY FACILITIES

9.1 CITY PARK BUILDING

Francis City resident usage per day, or any fractional part thereof	\$50.00 per day
Kamas Valley resident usage per day, or any fractional part thereof	\$100.00 per day
Non-Kamas Valley resident usage	\$150.00 per day
Cleaning Deposit Francis City/ Kamas Valley residents	\$200.00
Cleaning Deposit outside of Kamas Valley	\$400.00

9.2 CITY PARK GROUNDS

Arena Bowery and restroom usage per day or any fractional part thereof:

City resident	\$25.00
Non-resident	\$50.00
Special Events Park Rental	\$350.00 per day



Staff Report

To: Francis City Council
From: Katie Henneuse
Report Date: January 25, 2023
Meeting Date: February 9, 2023
Title: 2.20.030 #6 – Planning Commission Meeting Time
Type of Item: Code Text Amendment

Executive Summary:

The City Council changed its meeting time from 7 pm to 6 pm in 2020. There have been discussions about changing the Planning Commission's meeting time to 6 pm as well. City Code sets the third Thursday of each month at 7 pm as the meeting time for Planning Commission. The proposed amendment will set the regular meeting time as posted on the annual meeting schedule.

Planning Commission Recommendation:

The Planning Commission reviewed this item at their January 2023 meeting. They are forwarding it to the City Council with a unanimous positive recommendation.

Staff Recommendation:

Discuss the proposed amendment and if agreeable to the City Council, approve the amendment and corresponding ordinance.

Community Review:

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

Exhibit A - Ordinance 2023-01

2.20.030 Rights and duties of members.

6. Regular Meetings – Time for Notice. Regular meetings of the Commission shall be held ~~on third Thursday of each month at the hour of 7:00 p.m.~~ as posted on the annual meeting schedule as provided in accordance with the Utah Open and Public Meetings Act, as amended (see Section 52-4-202 et seq., Utah Code Annotated 1953).

At the discretion of the Chair, field trips or work sessions may be scheduled on any day and time, provided adequate notice is given of the place and time of such meeting.



FRANCIS CITY
ORDINANCE NO. 2023-001

AN ORDINANCE AMENDING THE MEETING TIME OF THE PLANNING COMMISSION

WHEREAS, Title 2.20.030 of the Francis City Code will be amended as follows: Regular meetings of the Planning Commission shall be held as posted on the annual meeting schedule as provided in accordance with the Utah Open and Public Meetings Act, as amended (see Section 52-4-202 et seq., Utah Code Annotated 1953; and,

WHEREAS, the Francis City Planning Commission has previously considered the proposed amendments and made recommendations to the City Council regarding the amendments; and,

WHEREAS, the Francis City Council and Planning Commission have held all required public hearings to receive public comment and input on the proposed amendment; and

WHEREAS, the Francis City Council now desires to adopt the code amendment set forth in this ordinance.

NOW, THEREFORE, be it hereby ordained by the Francis City Council as follows: Title 2.20.030 Rights and Duties of Members be amended as provided in Exhibit A.

PASSED AND ADOPTED by the Francis City Council the 9th day of February, 2023.

AYE NAY

Mayor Jeremie Forman

Councilmember Fryer

Councilmember Hunter

Councilmember Quarry

Mayor Jeremie Forman

City Recorder Suzanne Gillett

City Seal

Exhibit A - Ordinance 2023-01

2.20.030 Rights and duties of members.

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At the discretion of the Chair, field trips or work sessions may be scheduled on any day and time, provided adequate notice is given of the place and time of such meeting.



Staff Report

To: Francis City Council
From: Katie Henneuse
Report Date: January 25, 2023
Meeting Date: February 9, 2023
Title: 18.125 – Residential Outdoor Lighting
Type of Item: Code Text Amendment

Executive Summary:

The Planning Commission and City Council reviewed the preliminary plans for the Hidden Meadows development in September and October 2022. During these discussions, a recommendation was made to consider changing the City's Outdoor Residential Lighting code to restrict eave lighting. Planning Commissioner Bob Murphy suggested amendments at the November 2022 Planning Commission meeting. The item was tabled so that the amendment could be researched further. Staff researched codes restricting eave lighting in Summit County, Midway, and Elk Ridge, Utah. Portions of codes from these cities were incorporated into the attached proposed code.

Planning Commission Recommendation:

The Planning Commission reviewed this item at their January 2023 meeting. They are forwarding it to the City Council with a unanimous positive recommendation.

Staff Recommendation:

Discuss the proposed amendment and if agreeable to the City Council, approve the amendment and corresponding ordinance.

Community Review:

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

Exhibit A Ordinance 2023-02

Chapter 18.125 RESIDENTIAL OUTDOOR LIGHTING

18.125.010 Definitions.

“Agricultural lighting” means lighting that is used in relation to the tilling of soil, the raising of crops and animals for private, commercial or industry, horticulture, and gardening as defined in FCC 18.10.010.

“Full cutoff” means the bulb is fully recessed within the lighting fixture with no light emitted above the horizontal plane of the fixture. Fixtures with translucent or transparent sides, or sides with perforations or slits, do not qualify as full cutoff. Any glass or diffuser on the bottom of the fixture must be flush with the fixture (no drop lenses). Merely placing a light fixture under an eave, canopy, patio cover, or other similar cover does not qualify as full cutoff.

“Holiday/temporary lighting” means any lights or lighting of decorations in conjunction with the celebration of a national, state, local, cultural, or religious holiday, or residential celebration of a temporary nature.

“Special events” means events that are temporary in nature, multiple days in length and have obtained a special event permit from Francis City.

18.125.020 Residential lighting standards.

The following standards must be met for lighting in residential zones:

1. Outdoor lighting must be full cutoff directing the light downward.
2. The bulb or lighting source cannot be visible from the property line.
3. Outdoor lighting cannot be directed towards any adjacent neighboring properties.
4. Eave lighting is not allowed except when directly over a porch or deck area and when the fixture is mounted at a height of twelve feet (12') or less, as measured from the fixture to finished grade. Eave lighting shall be fully shielded and downward directed. Angled eave lighting that directs light beyond the face of the eave is prohibited.



FRANCIS CITY

ORDINANCE NO. 2023-02

AN ORDINANCE AMMENDING THE RESIDENTIAL LIGHTING CODE

WHEREAS, the City Council of Francis City desires to reasonably preserve visibility of the night sky and to reduce the impact of unnecessary lighting in residential zones; and

WHEREAS, the City Council finds that it is in the best interest of the residents of the City to establish regulations relating to outdoor lighting in residential areas; and

WHEREAS, the City Council of the City of Francis as follows:

Section 1. Amendment. Section 18.125.10 and 18.125.020 of the Francis City code is hereby adopted to read in its entirety as set forth in Exhibit A, attached hereto and incorporated herein by reference.

Section 2. Severability. If any section, part, or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 3. Effective Date. This Ordinance shall take effect upon publication or posting or thirty (30) days after passage, whichever occurs first.

PASSED AND ADOPTED by the Francis City Council the 9th day of February 2023.

AYE

NAY

Mayor Jeremie Forman
Councilmember Shana Fryer
Councilmember Sam Hunter
Councilmember Clayton Querry

Mayor Jeremie Forman

City Recorder Suzanne Gillett

City Seal

Exhibit A Ordinance 2023-02

Chapter 18.125 RESIDENTIAL OUTDOOR LIGHTING

18.125.010 Definitions.

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Staff Report

To: Francis City Council

From: Katie Henneuse

Report Date: January 25, 2023

Meeting Date: February 9, 2023

Title: Francis Commons Phases 2 and 3

Type of Item: Final Plat Approval

Executive Summary:

Francis Commons is located at the intersection of SR 32 and Scenic Heights Road. The zoning of the property is City Center (CC) along SR 32, Multi-Family (R-M) across the middle of the development, and Residential Cottage (R-C) at the back of the development, near the River Bluffs neighborhood. Ivory Development was granted Preliminary Plan approval for the Francis Commons subdivision in October 2021. The project will be built out in five phases. A Development Agreement was recorded for this project. The final plat for Phase 1 (single family homes) was approved in May 2022. The applicant is moving forward with getting final plat approval for Phases 2 and 3 which includes the City Center portion and sections of the Multi-Family portion of the development. Commercial development plans will have to be approved for lots 210 and 301 (City Center zoning) before a building permit is issued for these lots.

Plat Review:

Staff reviewed the Phase 2 and 3 plats considering City Code sections 17.35 (Final Plat), 18.57 (City Center Zone), and 18.58 (Multifamily Housing). The developer met the zoning and final plat requirements for Phases 2 and 3 with one outstanding item which is to finalize the address tables after addresses are obtained from Summit County.

Planning Commission Recommendation:

The Planning Commission reviewed this item at their January 2023 meeting. They are forwarding it to the City Council with a unanimous positive recommendation with the condition that the address table be completed before recording the plat.

Staff Recommendation:

Approve Commons Phase 2 and 3 final plats with the condition that the address table be completed.

Community Review:

A public hearing is not required for this item. Public hearings were held for preliminary subdivision approval and the zone map amendment.

February 9, 2023

Mayor and City Council
Francis City
2317 South Spring Hollow Road
Francis, Utah 84036

SUBJECT: Francis Commons – Phase 2 and 3 Final Approval

Dear Mayor and City Council:

Horrocks Engineers has reviewed the submitted construction plans for the Francis Commons Phase 2 and 3 Subdivision located at the intersection of Scenic Heights Drive and HWY 32 for final approval. Phase 2 consists of 9 Townhomes and one commercial lot. Phase 3 consists of 13 Townhomes and one commercial lot.

General Comments

- Add addresses to the plat once they are assigned by the county.

Water

- The development will connect to the existing 10" water line in Scenic Heights Road.
- The developer will need to turn in the required water shares to accommodate this phase of the subdivision.

Sewer

- The development will connect to sewer main in Scenic Heights Road that will be constructed as part of phase 1.

Roads

- The developer has proposed a private alleys that will connect the Townhomes to the roads constructed as part of phase 1.

Storm Drain

- The developer has proposed to retain the storm water within storm drain ponds that will be constructed as part of phase 2 and 3.

We appreciate working with you in this matter. Please call our office with any questions.

Sincerely,

HORROCKS ENGINEERS



Scott Kettle, P.E.
City Engineer

CC: Francis Planner

Nick Mingo, EDM Partners LLC

EDM Partners

2015 East 1300 South, Salt Lake City, UT 84109
(801) 365-4070 www.edmpartners.com

OWNER:

City of Francis
975 East Woodlark Lane
Salt Lake City, UT 84117
801-527-7000

IVORYHOMES

Utah's Number One Homebuilder

NOTES:

1. All utility work improvements shall conform with the standards and specifications of Francis City.
2. All existing water improvements shall conform with the standards and specifications of Francis City.
3. All improvements in the public right-of-way shall conform with the standards and specifications of Francis City.
4. All private improvements shall conform to the standards and specifications of Francis City.
5. Contractor to field locate and verify the location of all utilities prior to beginning work.

PROJECT STATISTICS

TOTAL AREA = 1.14 AC
TOWNSHIP LOTS = 22
COMMERCIAL LOTS = 2
TOWNSHIP RESIDY = 4-5 DU/AC
TOWNSHIP COMMERCIAL = 1-2 DU/AC (40-50)
COMMERCIAL AREA = 1.12 AC (40-50)

Francis Commons
Phase 2 & 3

Title Sheet

PROJECT:

DRAWN BY:

REVIEWED BY:

REVISIONS:

NO. DATE

REMARKS

DATE:

SHEET NUMBER:

Francis Commons
Phase 2 & 3

Francis City, Utah

IMPROVEMENT PLANS

GEOTECHNICAL STUDY

A SITE SPECIFIC GEOTECHNICAL STUDY HAS BEEN PREPARED FOR THIS PROJECT BY KES. THE REPORT IS DATED MAY 20, 2021, AND WAS PREPARED BY JUSTIN WHITMER, PE. IT IS IDENTIFIED BY KES PROJECT NUMBER 00058-154. THE REQUIREMENTS OUTLINED IN THIS STUDY SHALL BE FOLLOWED ON THIS PROJECT.

STILET INDEX

D-1 TITLE SHEET

D-2 PHASE 2 SUBDIVISION PLAT

D-3 PHASE 3 SUBDIVISION PLAT

D-4 SITE PLAN

D-5 UTILITY PLAN

D-6 GRADING AND DRAINAGE PLAN

PP-1 NORTH ALLEY PLAN & PROFILE

PP-2 SOUTH ALLEY PLAN & PROFILE

DT-1 DETAILS

LEGEND

SUR 15 SANITARY SEWER

EXISTING SANITARY SEWER

SANITARY SEWER MANHOLE

PVC 100 WATER LINE

EXISTING WATER LINE

WATER VALVE, TIE & HAND

FIRE HYDRANT

EXISTING FIRE HYDRANT

PVC 100 SEC. WATER LINE

EXISTING IRRIGATION LINE

SEC. WATER VALVE, TIE & BRCH

EXISTING OVERHEAD UTILITY

EXISTING COM. UTILITY

PROPOSED STORM DRAIN

EXISTING STORM DRAIN

SO COMBINED, CB & CO

PROPOSED UNDER DRAIN

EXISTING UNDER DRAIN

UNDER DRAIN CLEANSOUT

EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

PROPOSED MAJOR CONTOUR

PROPOSED MINOR CONTOUR

BENCHMARK

THE PROJECT BENCHMARK IS A BRASS CAP MARKING THE SOUTHEAST QUARTER CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE & MERIDIAN. THE BENCHMARK IS LOCATED AT THE INTERSECTION OF STATE HIGHWAY 63 AND SPRING HOLLOW ROAD APPROXIMATELY 900 FEET SOUTH OF SCENIC HEIGHTS ROAD. ELEVATION = 6553.62

SCENIC HEIGHTS RD

WREN WOODS WAY

ELK CREST DRIVE

DEER PARK DRIVE

STATE ROAD 32

PHASE 2

PHASE 3

VICINITY MAP

1" = 200'

C:\Users\jwhitmer\Documents\Projects\Francis Commons\Drawings\Phase 2\11-100-000.dwg



Staff Report

To: Francis City Council
From: Katie Henneuse
Report Date: January 25, 2023
Meeting Date: February 9, 2023
Title: Johnson's X Excavating
Type of Item: Commercial Site Plan

Executive Summary

Danny and BobbiJo Johnson, owners of Johnson's X Excavating, plan to construct a commercial building on Lot 2 of the Born to Run Subdivision (parcel FT-16-2017), located northeast of the SR-32 and SR-35 intersection. Lot 2 is 3.5 acres and was created for commercial use only.

The Johnsons are planning to build a pole barn structure. They will utilize the access point from SR-32. There will be an office at the front and warehousing space in the back. The space will be for Johnson's X office, and for employees to pick up/drop off paperwork and pick up/drop off job supplies. All equipment storage will be inside the building.

A concept plan was approved by the City Council in October 2022 and the applicants are moving forward with site plan approval.

Analysis – City Code

Parking Areas – 18.57.050 and 18.100

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. One (1) space per 2,000 square feet are required for commercial warehouse storage. The interior square footage of the proposed structure is 5,644 square feet with 322 square feet planned as office space and 5,322 square feet planned as warehouse space. Four (4) asphalt parking spaces are required and four are shown on the plan. Additional gravel parking will be provided under the eave overhang. The parking area meets code.

Site Plan – 18.45.070 and 18.45.120

The building layout as shown on the site plan meets setback requirements.

“A site plan with grading, drainage, and clearing plans must be approved by the Planning Commission and City Council before any such activities may begin. Lot grading shall be kept to a minimum. Where possible, roads and development shall be designed for preservation of natural grade.”

The lot is relatively flat and does not require significant grading. A 12 ft asphalt driveway with 6 ft gravel shoulders is planned. The applicants are planning to relocate the irrigation ditch and easement so that they can build in the area of the existing ditch and easement. The City Engineer can recommend whether the site plan meets code.

Architectural Design and Materials – 18.45.140

“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 shall be reviewed and approved by the Planning Commission and City Council and 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.”

The Johnson’s are planning to build a pole barn structure to blend in with the agricultural property surrounding it. They are planning that the exterior walls will be white and the roof will be black. They will add awnings, lights, and planter boxes to the front of the structure to add architectural interest. The sides and rear of the building will have an overhanging roof with a covered porch. The building footprint is 74 ft x 100 ft, including the covered porch. The Council should discuss whether the architecture of the building meets the intent of code.

Lighting Plan – 18.118

“An outdoor lighting plan shall be submitted with the site/development plan. The plan must show the location, height, number, and type of fixtures to be used for all outdoor lighting.”

“All outdoor lighting must be full cut-off directing the light downward.”

“The maximum outdoor light output shall not exceed 100,000 lumens per acre.”

“All fixtures shall be mounted no more than 18 feet high when adjacent to residential zones.”

“Outdoor lighting shall be turned off or reduce total lumen usage output 50 percent by 11:00 pm.”

Lot 2 is 3.5 acres, allowing up to 350,000 lumens. Three types of full cut-off lights will be installed in ten locations around the building (total of 102,800 lumens). All fixtures will be installed at a height of 17 ft

or less. The applicant is planning to turn off all lights by 11:00 pm except the lights indicated in the table below. Lumen output will be reduced by 58% at night. The lighting plan meets code.

Location	# of Lights	Height	Lumens/Fixture	Total Lumens	Night Usage
Front, in center	1	17 ft	1,600	1,600	1,600
Front, on sides	2	7 ft	1,600	3,200	0
Sides	6	10 ft	14,000	84,000	28,000
Rear	1	10 ft	14,000	14,000	14,000
Total	10			102,800	43,600

Planning Commission Recommendation:

The Planning Commission reviewed this item at their January meeting and are forwarding it to the City Council with the following recommendations:

Parking – Unanimous positive recommendation.

Site Plan – Unanimous positive recommendation with the conditions that they get Army Corps approval to move the wetlands and they submit construction plans.

Architectural Design - Unanimous positive recommendation.

Lighting Plan – Unanimous positive recommendation.

Staff Recommendation:

Parking – Approve

Site Plan – Follow City Engineer’s recommendation. Approve with conditions, table, or deny. If approved, condition on submitting construction plans, an approved wetland delineation, and approval from the Army Corps of Engineers to relocate the wetlands/irrigation easement.

Architectural Design – Discuss whether the renderings meet the intent of code. Approve, approve with conditions, table, or deny.

Lighting Plan – Approve

Community Review:

A public hearing is not required for this item.

February 9, 2023

Mayor and City Council
Francis City
2317 South Spring Hollow Road
Francis, Utah 84036

SUBJECT: Johnson's X Excavating Commercial Site Plan

Dear Mayor and City Council:

Horrocks Engineers has reviewed the submitted site plan for the Johnson's Excavation Commercial Building located on Lot 2 of the Born to Run Subdivision. The developer is proposing to construct a commercial building.

General Comments

- Submit Engineered drawings.
- Submit approved wetland delineation and approval from the Corps of Engineers to move the delineated wetlands.

Water

- The development will connect to the existing water ¾" water service.

Sewer

- The development will connect to existing sewer main that was constructed to serve the Born to Run Subdivision.

Roads

- The development will connect to HWY 32 thru a 30' private access easement that provides access to the Born to Run Subdivision.

Storm Drain

- The developer will either need to detain or retain the storm water from this development.
- Irrigation Company approval is required to discharge storm water from the site.
- Submit storm drain calculations and plans.

We appreciate working with you in this matter. Please call our office with any questions.

Sincerely,

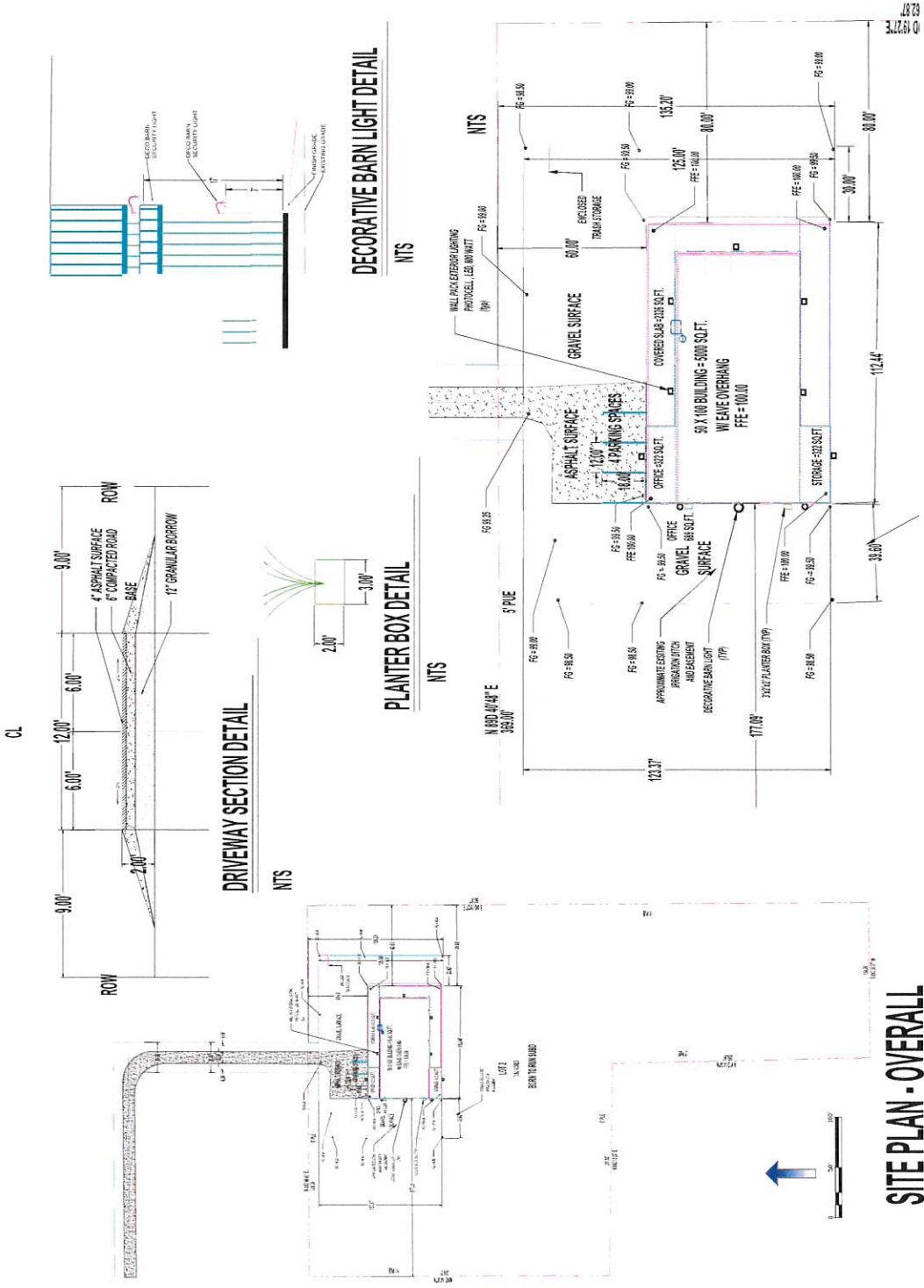
HORROCKS ENGINEERS



Scott Kettle, P.E.
City Engineer

CC: Francis Planner

Bobbi Johnson, Johnson's X Excavating.



SITE PLAN - OVERALL

SCALE 1"=50'

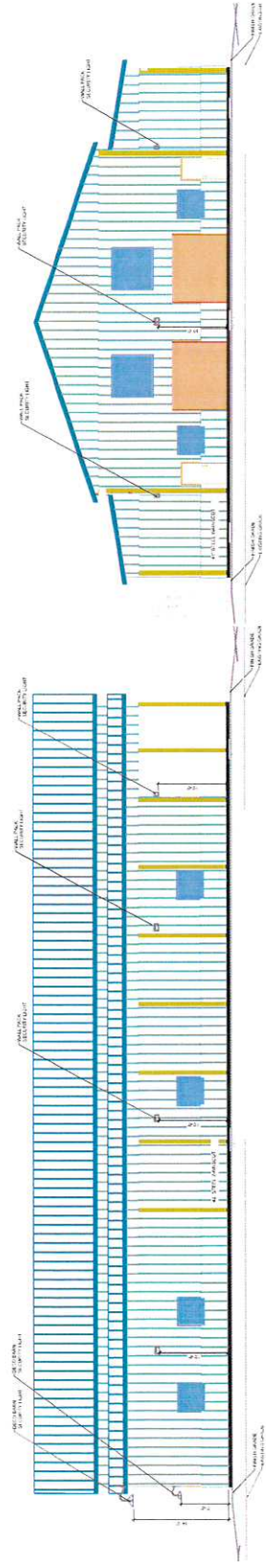
SITE PLAN - DETAIL

SCALE 1" = 20'

277530

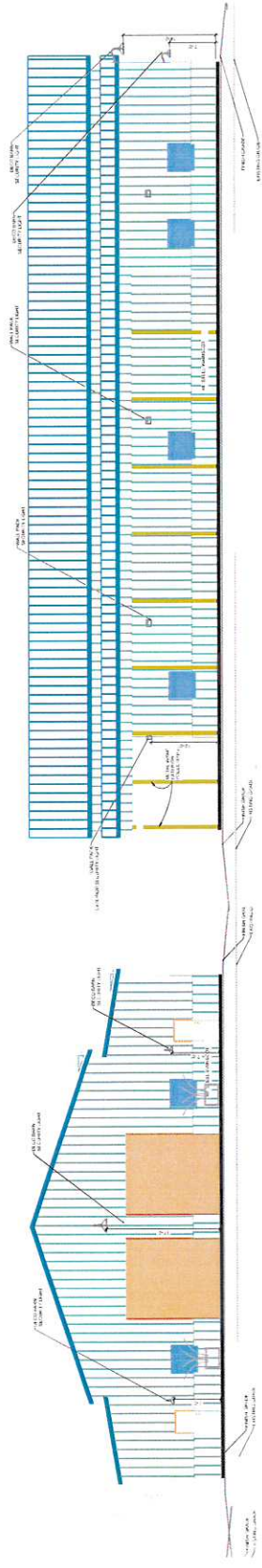
JOHNSONS X
LOT 2 BORN TO RUN SUBDIVISION
FRANCIS TOWN, UTAH

NO. 1000
DATE: 05/20/2020
BY: J. H. HARRIS
PROJECT: 277530



SOUTH ELEVATION

$\frac{1}{8}'' = 1'$



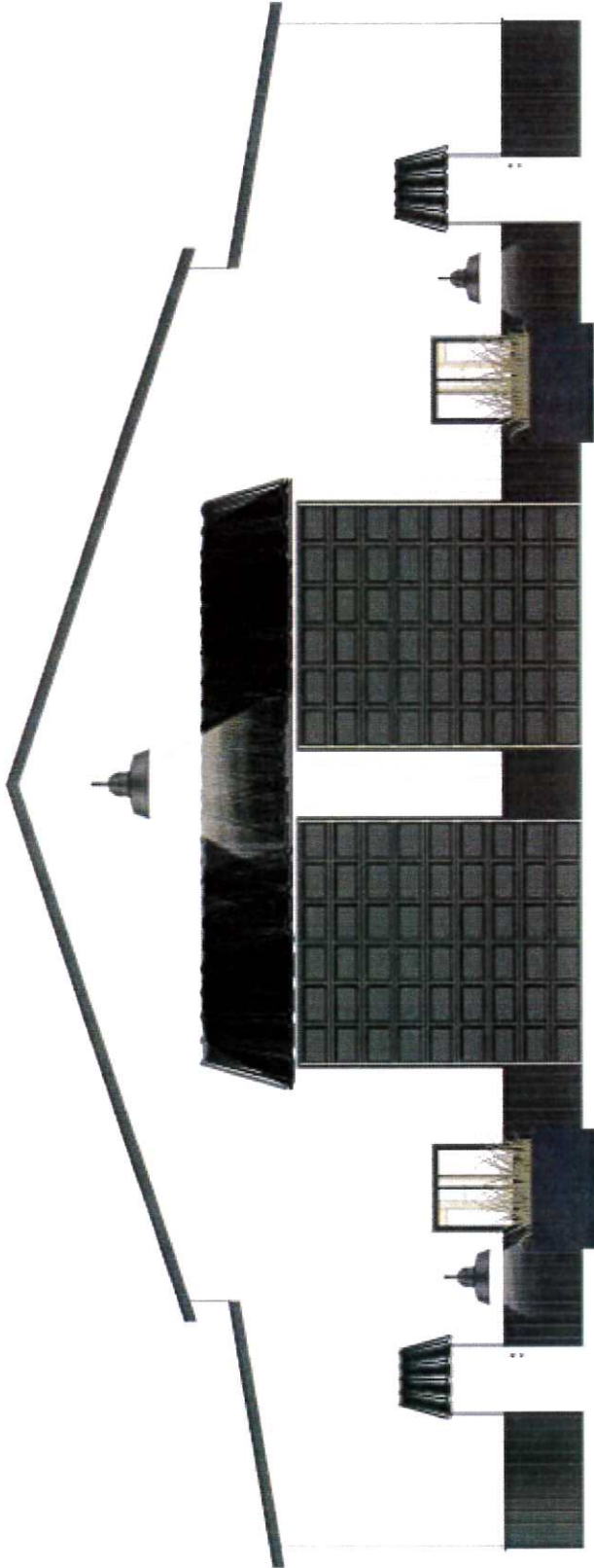
NORTH ELEVATION

$\frac{1}{8}'' = 1'$

WEST ELEVATION

$\frac{1}{8}'' = 1'$





Johnson's X Lighting Plan

Front Lights

Center: Full cut-off outdoor large barn light at height of 17'

Two Sides: Full cut-off outdoor small barn light at height of 7'



Outdoor small barn wall light
14" diameter

Outdoor Large Barn Light
22" diameter

SPECIFICATIONS

Max Wattage	24 watts
Brightness	1600 lumen (Comparable to 100W incandescent bulb)
Color Temperature	2700K - Warm White
Light Source	Integrated LED
Average Bulb Life	50,000 Hours
Mounting Options	Drywall or Equivalent Only Light does not mount directly to junction box
Input Voltage	120 Vac 0.2A 60Hz
Output Voltage	24Vdc 1000mA
Dimmable	Yes
Recommended Dimmer	Lutron Skylark series, Leviton Superslide series
Power Consumption	24W
Input Voltage	120VAC to 24VDC

Side and Rear Lights

Sides: Full cut-off walk packs, three on each side at height of 10'

Rear: Full cut-off walk pack, one on back center at height of 10'



Specifications:

Wattage: 80/100 watts

Ideal For: Outdoor/Indoor

Input Voltage Range: 100-277VAC

Frequency: 50/60Hz

Power Factor: >0.93

Equivalent: 200-400W MH/HPS/HID light

Lumens(Up to 140 Lumen to watt): 11200lm/14000lm

Color Rendering Index (CRI): 80+

Color Temperature (CCT): 5000K.

Housing: Aluminum Alloy

Life Span: 100000+ Hours, 15 years average

Certification: UL, DLC, certified

Dimensions (LxHxW): 14.2in x 9.3in x 9.65in

Night Lighting

We plan to leave on the following lights at night: The front center barn light (west side), One wall pack on each side of the building (North and South), and the wall pack on the back of the building (East Side)

Public Notice

The Francis City Council has a pending vacancy for the position of Councilmember. In order to be qualified to fill the vacancy you must be a registered voter, must have resided within the City for twelve consecutive months immediately prior to the date of appointment, and not be convicted of a felony.

Those interested in filling the vacancy on the City Council for the Councilmember position should submit their names and letter of interest to the City Recorder by February 7th, 2023. At the City Council meeting on February 9th, 2023, the City Council, in an open meeting, will interview each individual whose name has been submitted for consideration and who meets the qualifications for office regarding the individual's qualifications. The Council, by motion, will then make the appointment to the vacated office.

Published in the Park Record January 28, 2023.

Posted on City Website & Public Notice website January 25th, 2023.



Resolution 2023-02

A RESOLUTION FOR APPOINTMENT OF A COUNCILMEMBER TO FILL A VACANCY FOR THE REMAINDER OF A TERM

WHEREAS, Councilmember Jeremie Forman was elected to fill a mid-term position of Mayor ending December 31, 2023; and

WHEREAS, Councilmember Jeremie Forman filled the vacant Mayor position and submitted his resignation to be effective January 12th, 2023; and

WHEREAS, said resignation left a vacancy on the Council for the term through December 31, 2023; and

WHEREAS, Utah State Code 20A-1-510(2)(a) requires "...if any vacancy occurs in the office of municipal executive or member of a municipal legislative body, the municipal legislative body shall appoint a registered voter in the municipality who meets the qualifications for office described in Section 10-3-301 to fill the unexpired term of the vacated office."; and

WHEREAS, said vacancy was posted per Utah State Code 20A-1-510 and applications were accepted through the close of the business day January 10th, 2023; and

WHEREAS, an application was received prior to the deadline to be presented to the Francis City Council for consideration; and

WHEREAS, the Council, in an open meeting, per Utah Code 20-A-1-510(2)(b)(ii), interviewed the persons whose name were submitted for consideration and who meets the qualifications for office,

BE IT THEREFORE RESOLVED by the Francis City Council that, upon being administered the Oath of Office, _____ be appointed as Councilmember for the City of Francis for the remainder of the term ending December 31st, 2023.

THIS RESOLUTION shall become effective immediately upon passage and signature.

PASSED THIS 9th day of February 2023.

Mayor Jeremie Forman

City Recorder Suzanne Gillett

City Seal