

Staff Report

To: Francis City Planning Commission
From: Ryan Robinson
Report Date: March 14th, 2019
Meeting Date: March 21st, 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 the 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:

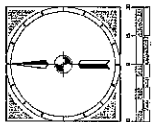
In review of the concept plan submitted in the February PC meeting, the recommendation was made to alter the road in order to plan for future connection to properties to the south.

Staff Recommendation:

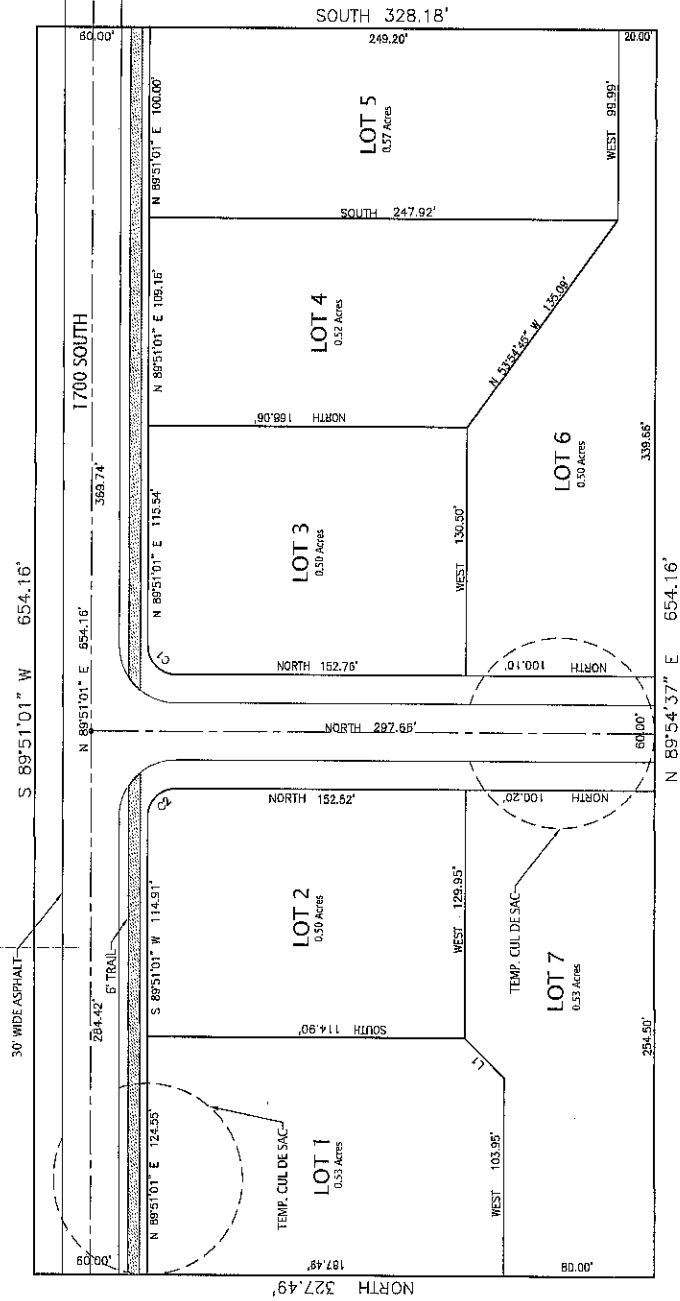
Review the submitted preliminary plat and codes associated with the residential half zoning. Clarify any questions or concerns related to the roads or any other questions that might come up. Forward to City Council with necessary recommendations for a preliminary hearing.

Community Review:

A public hearing is required at this time.



EXTEND ROAD TO PHASE 2
JEAN MCNEIL SUBDIVISION



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	23.52'	15.00'	89°51'01"	S 44°55'31" W	21.37'
C2	23.60'	19.00'	90°08'59"	N 45°04'30" W	21.24'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 45°00'00" W	29.14'

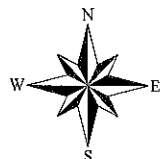
PROJECT L19-013 SHEET 1 OF 1	PREPARED FOR WEBSTER CONSTRUCTION PROJECT JEAN MCNEIL ACRES-PHASE 3	<h2>JEAN MCNEIL ACRES SUBDIVISION PLAT-PHASE 3 PRELIMINARY PLAT</h2>	DRAWN BY SSE REVIEWED BY MPL SCALE 1" = 30' ISSUE DATE 02/14/2019
LOCATED AND CORRECTED BY SECTION ON THE MAPS OF THE STATE OF UTAH EAST S.E.B.P. # SUMMIT COUNTY, UTAH		<p>Summit Engineering Group Inc. Surveying - Civil - Engineering 1000 W. 1000 S. Suite 100 Salt Lake City, UT 84119 Tel: 801.488.8888</p>	



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



1 in = 1,628 feet



This drawing 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.

Staff Report

To: Francis City Planning Commission

From: Ryan Robinson

Report Date: March 14th, 2019

Meeting Date: March 21st, 2019

Title: Lighting Ordinance

Type of Item: Code Text Amendment

Executive Summary:

The purpose of this code text amendment is to take steps to protect the night sky surrounding Francis from potential light pollution. With more residential and commercial development, the need to preserve the night sky could become a concern in the future. Using some guidelines from the International Dark Sky (IDA) Association and ordinances from cities throughout Utah and Arizona, the following recommendations should be considered for a new lighting code.

Lighting Plan

- Require a lighting plan for all development that must be approved by City Council showing the following for all outdoor lighting:
- Location of fixtures
- Height of fixtures
- Fixture type

Height

- All fixtures shall be mounted no more than 18' feet when adjacent to residential zones. Anything greater than 18' feet must be approved by the City Council.

Shielding

- All outdoor lighting fixtures must be "full cutoff" (see attached) Directing the light downward with no light emitted above the horizontal plane of the fixture.
- The bulb/lamp can't be visible from the property line.
- No outdoor lighting can be directed towards any adjacent residential use or public street.

Exempt

- Flags (State and National)
- Monuments
- Special Events
- Holiday lights (November 15th-January 15th)
- Agriculture uses in Ag-1 and Ag-2 zones.

Compliance

- All zones within Francis City: Upon replacement, expansion or remodel that warrants an inspection from the City Building Inspector related to outdoor lighting will be in compliance.
- All new development within Francis City will comply.

City Code:

Commercial:

18.45.160 Buffers, fences and walls.

18.45.190 Outdoor lighting.

Light Industrial:

18.55.170 Buffers, fences and walls.

18.55.200 Outdoor lighting.

CUP:

18.65.090 Standards for review. #8 Signage and lighting

General Plan:

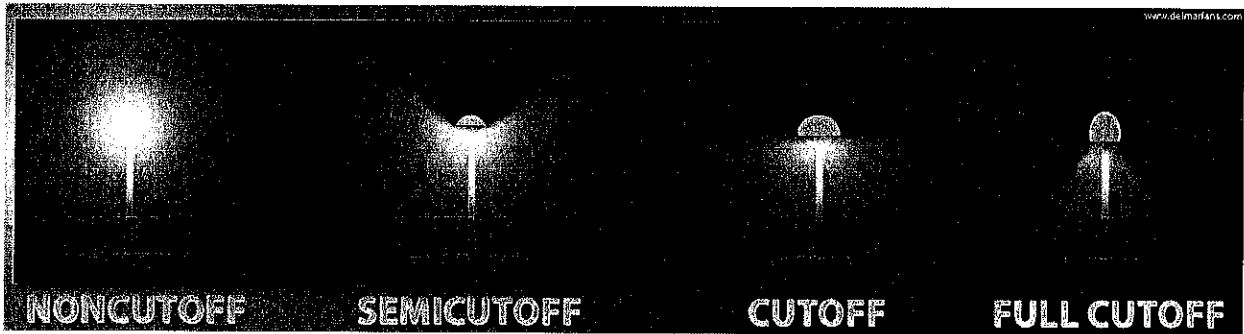
- Remain a beautiful and rural community-Pg. 11
- Environmental Goals and Guidelines-Pg. 38

Staff Recommendation:

Review the above-mentioned recommendations for a new lighting code. Discuss adding or removing certain requirements. Table if additional changes need to be made.

Community Review:

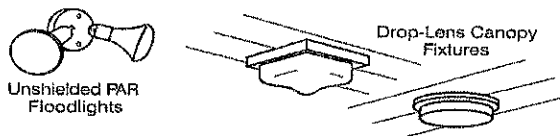
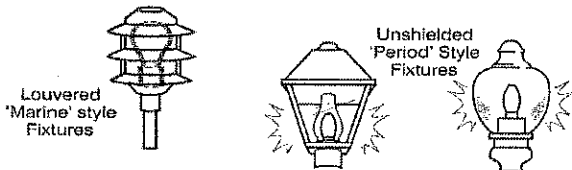
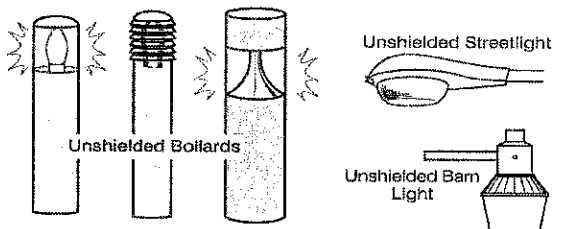
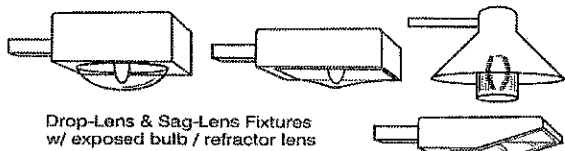
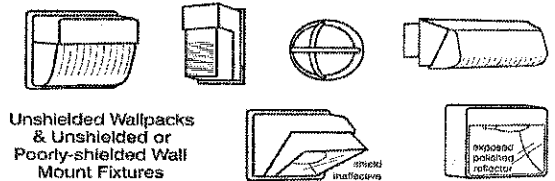
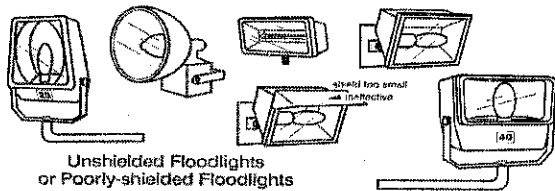
A public hearing has already taken place in the Planning Commission and is not necessary at this time. There will be another public hearing held in the City Council.



Examples of Acceptable / Unacceptable Lighting Fixtures

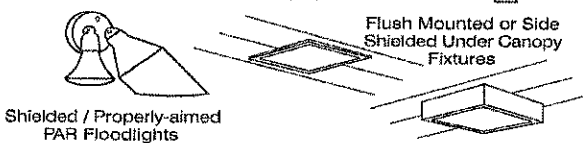
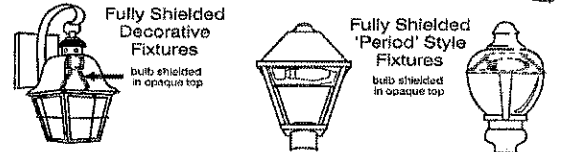
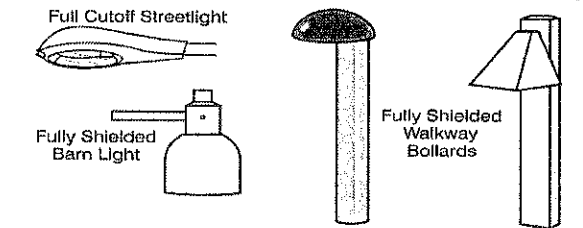
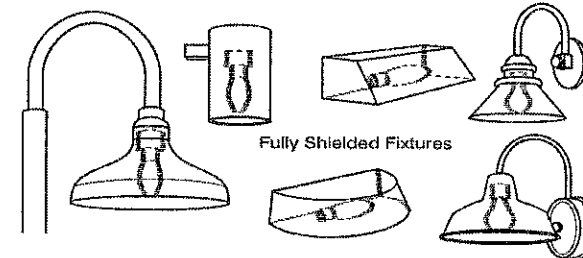
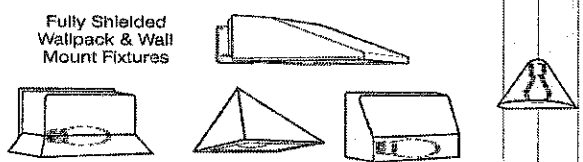
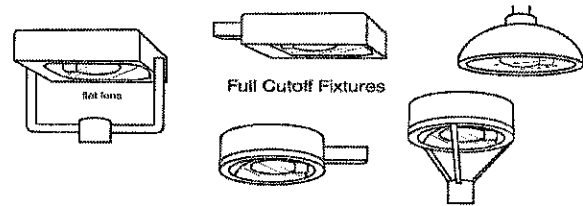
Unacceptable / Discouraged

Fixtures that produce glare and light trespass



Acceptable

Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



Staff Report

To: Francis City Planning Commission
From: Ryan Robinson
Report Date: March 14th, 2019
Meeting Date: March 21st, 2019
Title: Floating Zone Multi-Family Housing Ordinance
Type of Item: Code Text Amendment

Executive Summary:

Francis City is seeing the need for more affordable housing increasing. Adding the ability to build multi-family housing into our code gives developers additional building options and potentially more affordable housing. In former FCC we allowed for two-family dwellings, condominiums, and town homes for multifamily housing. Some examples of what Francis currently and in the past has done as well as what other cities use are as follows:

- Francis City Conservation Sub. Lots 7,000 sq. ft. lots
 - Old code Francis: 7,500 sq. ft. lots
- Kamas two family 15,000 sq. ft. lots
 - Multi family (up to four units) 20,000 sq. ft. lots
- Heber City: six dwelling units per acre.
- Midway: 12,000 sq. ft. lot two family dwelling (duplex or twin home)

Under the recently passed conservation subdivision density is determined by the original zoning plus a multiplier incentive. A similar approach could be used for the lot density of a multifamily zone. This would keep the original density planned for near the same while allowing developers the option to develop multifamily housing instead of traditional housing. See 17.60.005 and 17.60.025 of the Francis City Code for additional information.

City Code:

17.60.025- Conservation Subdivision allows for 25% of the total development to be in townhomes.

18.20.050-One dwelling per lot.

General Plan:

- The land use element of the general plan starts on pg. 14-15.
- Moderate Income housing pg. 30-32

Planning Commission Recommendation

In the February PC meeting the type of zoning wanted was discussed and a floating zone was recommended moving forward.

Staff Recommendation:

Discuss the lot size and density to use for multi-family housing in Francis.

Community Review:

A public hearing will take place in a future Planning Commission meeting as well as in City Council before anything is approved.