

## Staff Report

**To:** Francis Planning Commission  
**From:** Mandy Crittenden  
**Report Date:** March 10<sup>th</sup>, 2020  
**Meeting Date:** March 19<sup>th</sup>, 2020  
**Title:** Ryan Stevens accessory apartment  
**Type of Item:** CUP

### **Executive Summary:**

The applicant, Ryan Stevens, would like to build a 953 sq. ft. accessory apartment above garage on his property located at 840 W Hilltop Ct. Lot #8. The property is zoned R-H and the development code states that accessory apartments are allowed as a conditional use in this zone.

Although this garage is connected to the house by a breezeway, we are treating this as an accessory apartment dwelling. The applicant is planning on renting out the accessory apartment as an individual dwelling unit.

### **City Code:**

18.35 R-H Residential Half Acre Zone  
18.35.020 Permitted and Conditional Uses  
18.35.050 Yard requirements- Dwellings and main buildings.  
18.100 Off Street Parking  
18.100.100 Specific requirements by use

### **Planning Commission Recommendations:**

#### **Staff Recommendation:**

Planning Commission forwards this to City Council with a positive recommendation on the conditions stated in the code. Not to exceed 1,000 square feet. Requires additional water meter. Follow the setbacks of the R-H zone. Follow the Parking Requirements for a two-family dwelling unit. Pay all required fees.

#### **Community Review:**

A public hearing is required at the time, all adequate notices

REGISTERED  
PROFESSIONAL ENGINEER, P.E.  
800-252-4274  
2550166  
RYAN STEVENS  
409-610-1808

RYAN STEVENS CONSTRUCTION INC  
P.O. BOX 162 KANAWAS, UTAH 84036  
Phone: (435) 640-1808

STEVENS RESIDENCE  
SOMEWHERE LANE  
FRANCIS, UT 84036

DATE:  
FEB 22, 2020

REVISIONS:  
FEB 29, 2020

DRAWING NUMBER:

A1  
PLOT PLAN

### DRAWING INDEX

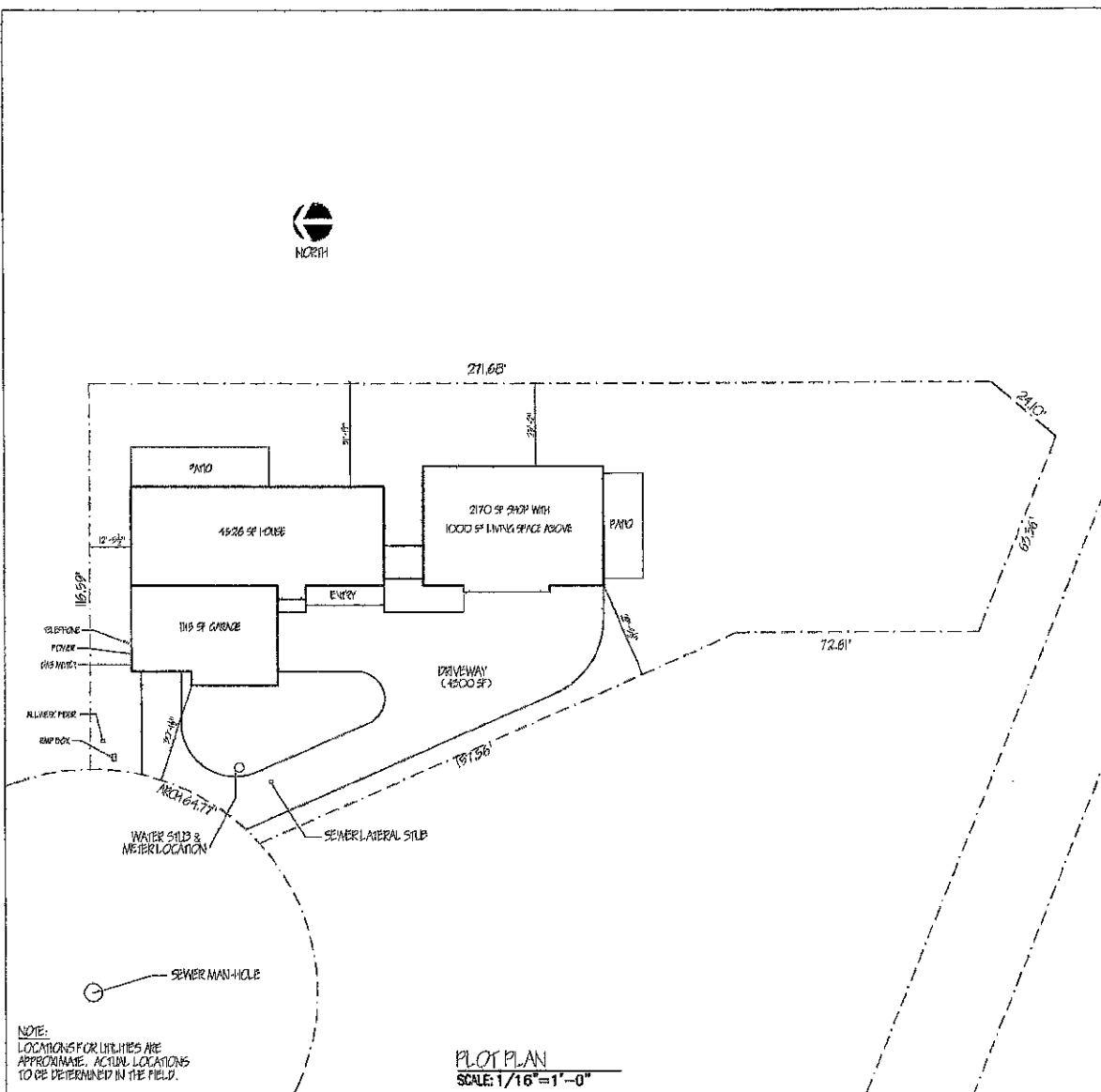
A1 - PLOT PLAN & DRAWING INDEX  
A2 - MAIN FLOOR PLAN  
A3 - UPPER FLOOR PLAN  
A4 - FRONT & REAR ELEVATIONS  
A5 - SIDE ELEVATIONS  
A6 - ROOF PLAN WITH STRUCTURAL BEAMS  
A7 - DESIGN SPECS  
A8 - GENERAL NOTES

S1 - FOUNDATION DETAILS  
S2 - FOUNDATION PLAN  
S3 - TRUSS LAYOUT  
S4 - FLOOR FRAMING PLAN  
S5 - SHEAR WALL PLAN

E1 - ELECTRICAL POWER PLAN  
E2 - LIGHTING PLAN

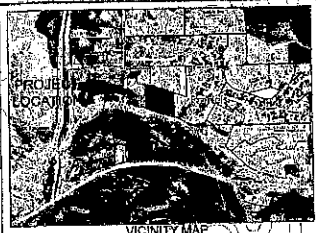
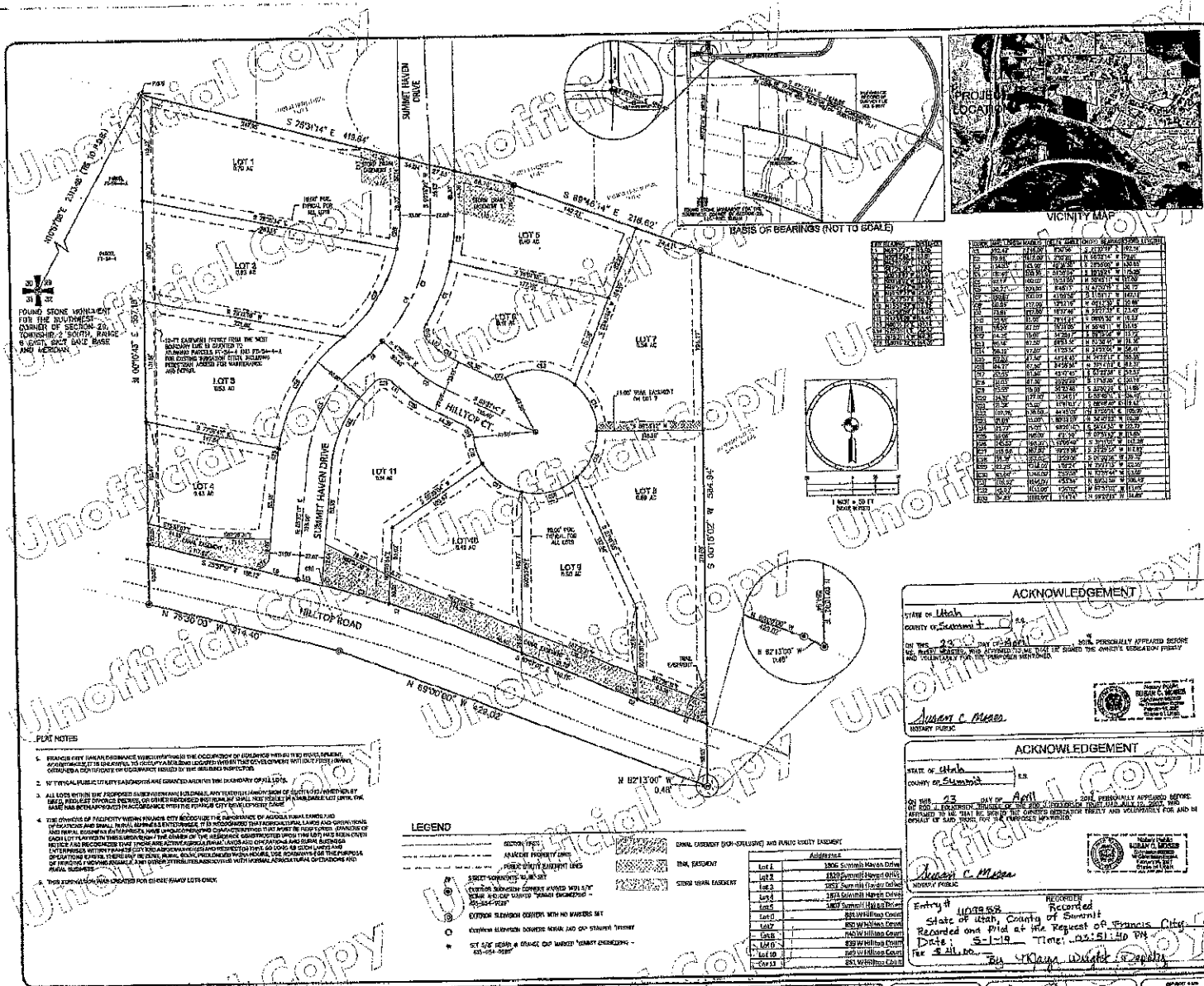
L1 - LANDSCAPE PLAN

B1 - BARN PLAN  
B2 - BARN ELEVATIONS  
B3 - BARN TRUSS PLAN



NOTE:  
LOCATIONS FOR UTILITIES ARE  
APPROXIMATE. ACTUAL LOCATIONS  
TO BE DETERMINED IN THE FIELD.

PLOT PLAN  
SCALE: 1/16" = 1'-0"



Lot #	Area (Ac)	Adjusted Area (Ac)
1	1.0000	1.0000
2	1.0000	1.0000
3	1.0000	1.0000
4	1.0000	1.0000
5	1.0000	1.0000
6	1.0000	1.0000
7	1.0000	1.0000
8	1.0000	1.0000
9	1.0000	1.0000
10	1.0000	1.0000
11	1.0000	1.0000
12	1.0000	1.0000

### SURVEYOR'S CERTIFICATE

I, FRANCIS CITY, a duly licensed and sworn Surveyor, do hereby certify that I am a professional land surveyor holding license number 12345 in accordance with Title 84, Chapter 22, of the Utah Code, and that I am duly qualified to perform the duties of a professional land surveyor.

I further certify that I have completed a survey of the above-described plat in accordance with the laws and rules of the State of Utah, and that the plat is a true and correct representation of the actual conditions on the ground.

DATED: 10/29/19

FRANCIS CITY

Professional Land Surveyor

### BOUNDARY DESCRIPTION

Beginning at a certain point in the Northwest corner of Section 20, Township 2 South, Range 6 West, County of Garfield, State of Utah, the boundary of the subdivision is as follows:

1. Starting at the Northwest corner of Section 20, Township 2 South, Range 6 West, County of Garfield, State of Utah, the boundary of the subdivision is as follows:

2. Starting at the Northwest corner of Section 20, Township 2 South, Range 6 West, County of Garfield, State of Utah, the boundary of the subdivision is as follows:

### BASIS OF BEARINGS

The basis of bearings for this survey was established as North 00° 00' 00" East 424.00 feet bearing to the corner of Section 20, Township 2 South, Range 6 West, County of Garfield, State of Utah.

### EASEMENTS

There are no easements shown on this plat.

### ACKNOWLEDGEMENT

STATE OF Utah

COUNTY OF Summit

ON this 23 day of April 2019, I, the undersigned, personally appeared before me, the undersigned, a Notary Public for the State of Utah, and acknowledged to me that he signed the foregoing plat as the owner of the same.

Notary Public

### ACKNOWLEDGEMENT

STATE OF Utah

COUNTY OF Summit

ON this 23 day of April 2019, I, the undersigned, personally appeared before me, the undersigned, a Notary Public for the State of Utah, and acknowledged to me that he signed the foregoing plat as the owner of the same.

Notary Public

### OWNER'S DEDICATION AND CONSENT TO RECORD

I, the undersigned, owner of the above-described land, do hereby dedicate and consent to record the above-described plat, and I hereby acknowledge that I have read and understand the contents of the same, and that I have signed the same voluntarily and without any duress, fraud, or coercion.

DATED: 10/29/19

Francis City

### REVIEWED AND APPROVED BY:

ADMINISTRATIVE BOARD

PLANNING COMMISSION

ATTORNEY

PLANNING COMMISSION

ENGINEERING

SUMMIT COUNTY FIRE DISTRICT

ALL OTHER

SOUTH UTAH IRRIGATION COMPANY

UTAH GAS

WASHINGTON IRRIGATION COMPANY

RODNEY IRRIGATION POWER

SOUTH SUMMIT SCHOOL DISTRICT

## Staff Report

**To:** Francis Planning Commission  
**From:** Mandy Crittenden  
**Report Date:** March 2<sup>nd</sup>, 2020  
**Meeting Date:** March 19<sup>th</sup>, 2020  
**Title:** Francis Cove  
**Type of Item:** Zone Amendment

### **Executive Summary:**

Barry & Terri Richins have submitted an application to Francis City for a zone change. They're purposing to change parcels FT-13-E-2 and FT-16-E-1 that consist of 2.67 acres, from the current RH zone to an RC zone. Their concept is to have 6 smaller, approximately 1/3 acre lots. They have purposed a private road off SR 35 with a hammerhead turnaround for access. They intend to build attractive 1500-2000 square foot homes.

### **City Code:**

**18.40 R-C Residential Cottage Zone**

### **General Plan:**

**Community Vision:** Pg. 11-13

**Land Use:** Pg. 17 R-C Residential Cottage- Medium to High Density

**Moderate Income Housing:** Pg. 30-32

### **Planning Commission Recommendations:**

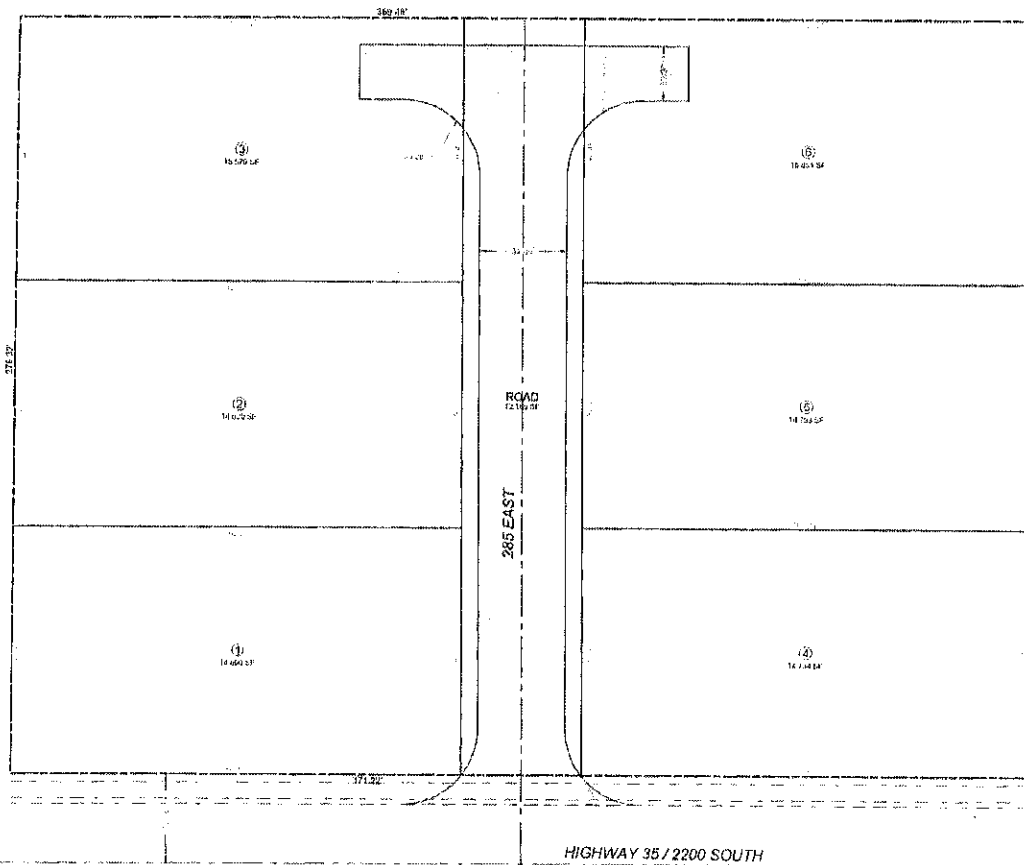
**Staff Recommendation:** Review Submitted plans and discuss whether or not this is a good location to incorporate this zoning in our city.

**Community Review:** A Public Hearing is required at this time.

LEGEND

	1/2 inch scale
	1/4 inch scale
	1/8 inch scale
	1/16 inch scale
	1/32 inch scale
	1/64 inch scale

# Concept Plan 285 East 2200 South Francis



DELTA  
Engineering

FRANCIS COVE  
FRANCIS, UTAH  
CONCEPT PLAN

PROJECT No	2001
DRAWN	KDC
CHECKED	SLK
DATE	10/1/2020
SCALE	1"=20'
SHEET No	1



LAND AND WATER AT THE DISCRETION OF THE SURVEYOR AND THE PUBLIC RIGHTS RESERVED. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT OR THE DATA OBTAINED FROM ANY SOURCE.

# Survey, Legal Description 285 East 2200 South Francis

## FRANCIS COVE PROPERTY

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 6 EAST,  
SALT LAKE BASE AND MERIDIAN  
RECORD OF SURVEY  
SUMMIT COUNTY, UTAH



### SURVEYOR'S CERTIFICATE

Charles Gohik, certify that I am a Professional Land Surveyor and that I hold Certificate No. 284894, as prescribed by the laws of the State of Utah. I further certify that under my direct supervision and under the supervision of the person described property and that to the best of my knowledge this plot is a correct representation of said facts.

### LEGAL DESCRIPTION (DEED)

**PARCEL 1.** Containing of 0.25 acre 75 rods East of the Southwest corner of Section 28, Township 2 South, Range 6 East, Salt Lake Base and Meridian, thence East 20 rods, thence North 10 rods, thence West 20 rods, thence South 10 rods to the point of beginning.  
Tax Serial No. 77-15 E 2

**PARCEL 2.** Beginning at a point 1722.50 feet East and 165.00 feet North from the Southwest corner of Section 28, Township 2 South, Range 6 East, Salt Lake Base and Meridian, and running thence North 143.21 feet, thence East 376.46 feet, thence South 206.42 feet, thence West 20 rods, thence North 105.00 feet, thence West 338.60 feet to the point of beginning.

**AND**, beginning at a point 1527.3 feet East of the Southwest corner of the Southwest 1/4 of Section 28, Township 2 South, Range 6 East, Salt Lake Base and Meridian, thence East 7.76 feet, thence North 105 feet, thence West 7.6 feet, thence South 105 feet to the point of beginning.  
Tax Serial No. 77-15 E-1

Less and excepting from Parcels 1 and 2 the following described property, more particularly described as follows:

Beginning at a point East 1247.5 feet from the Southwest corner of Section 28, Township 2 South, Range 6 East, Salt Lake Base and Meridian, and running thence North 200.00 feet, thence East 6 feet, thence South 338.22 feet, thence West 10 feet to the point of beginning.

### AS-SURVEYED BOUNDARY DESCRIPTION

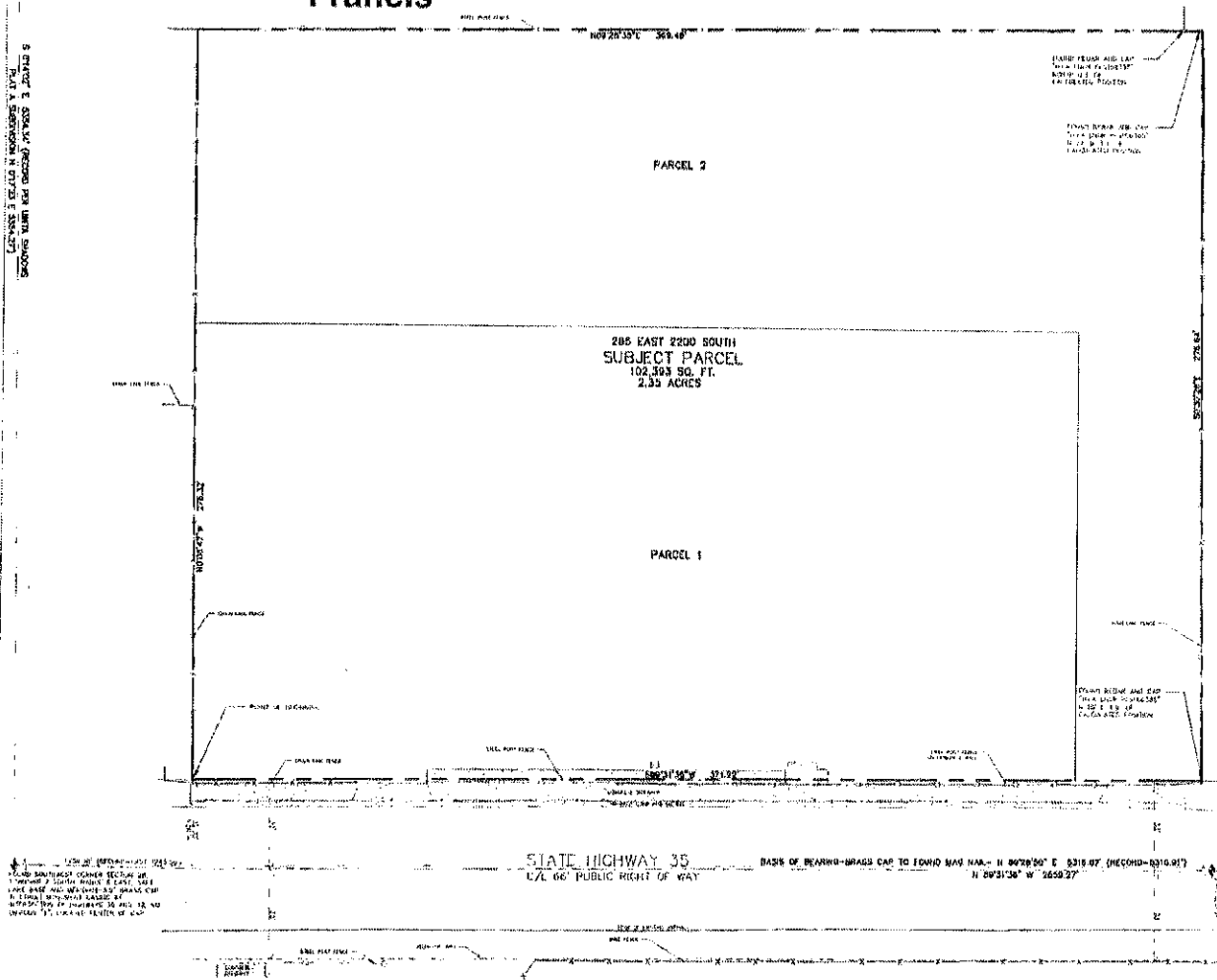
A parcel of land located in the Southwest Quarter of Section 28, Township 2 South, Range 6 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point, zero (0) feet being North 89°58'30" East 1722.50 feet and thence to 00' from the Break Up Survey Monument at the Southwest corner Section 28, Township 2 South, Range 6 East, Salt Lake Base and Meridian, thence North 143.21 feet, thence East 376.46 feet, thence South 206.42 feet, thence West 20 rods, thence North 105.00 feet, thence West 338.60 feet, thence South 105.00 feet, thence East 7.76 feet, thence North 105 feet, thence West 7.6 feet, thence South 105 feet to the point of beginning.

Parcel contains 102,393 square feet or 2.35 acres more or less.

### NOTES

1. Date of bearing for this survey is between 11:30 AM and 12:30 PM on the 17th day of February, 2017.
2. Field work for this survey was performed June 6th and February 17, 2017, and by a competent and duly licensed surveyor.
3. The purpose of this survey was to locate and monument the boundary with the intent of subdividing the property.
4. The Report File No. 26452 issued by Stewart Geomatics, Company effective March 10, 2016 of 8' and 4' accuracy recorded the monument and adjacent properties, recorded survey numbers to include the project 1-14(10) dated 10/17, and adjacent evidence in the field were of considerable value in determining the boundary as shown on this plot.
5. Property corners were set or found as shown.
6. The Right-of-Way of Highway 35 was determined using existing centerline Right-of-Way data from the Utah State Office of Transportation, in addition to existing fences and other appropriate evidence when considered prudent to record structures.
7. Address Range, 285 East 2200 South, is address of record for Parcel 1. There was no address of record for Parcel 2.
8. THE ENGINEER HAS REVIEWED THE DATA AND MAPS SHOWN ON THIS SURVEY AND HAS DURING THE PROCESS OF AN UNCONTESTED/UNCONTESTED 2016 BOUNDARY SURVEY OF THE SOUTHWEST QUARTER OF THE SUBJECT PARCEL. ABOVE DESCRIBED BOUNDARY AND CORNERS WERE NOT RECORDED.



### LEGEND

- Set by/for record w/ copy "ALWAYS RECORD TO STANDARD" (Unless noted otherwise)
- Found Monument (As noted)
- Found Street Monument (As noted)

	STAFF: MICHAEL BENNOR WALTER MORGAN CHARLES GOHIK	Record of Survey Francis Cove Property	SHEET 1 OF 1
	DATE: 1/15/17	FOR: Barry and Terri Nielson JOB NO.: 08-09-16 FILE: \\S:\Survey\County\Survey\2016\080916-Francis Cove\080916-RS01.dwg	