



Staff Report

To: Francis Planning Commission

From: Katie Henneuse

Report Date: October 13<sup>th</sup>, 2020

Meeting Date: October 15<sup>th</sup>, 2020

Title: Decks

Type of Item: Code Text Amendment

**Executive Summary:**

In Francis City Code, decks in different zones are listed and guidelines are set. Decks are not defined at all in the Residential Half Zone code. The code also does not require permitting for decks. Text amendments were brought before the Planning Commission and forwarded to the City Council with a positive recommendation complying with Planner recommendations (July 16<sup>th</sup>, 2020). During the City Council meeting on August 27<sup>th</sup>, 2020, questions were raised regarding the differences between decks and porches, front yard second level main access, and building permits and inspections. The City Council returned this item to the Planning Commission for further discussion.

**City Code:**

**18.25.020:** Ag-2 Permitted and conditional uses

**18.30.020:** Ag-1 Permitted and conditional uses

**18.35.020:** R-H Permitted and conditional uses

**General Plan:**

**Land Use:** Pg. 16-17

**Public Facilities Element:** Pg. 33-34

**Staff Recommendation:**

1. Add Deck definition to City Code under Chapter 18.10.040 "D" Definitions. Code should read something like:

"Deck" means a structure which is either freestanding or attached to a principal or accessory structure, constructed at grade or above grade, intended or designed for use as outdoor living space and unenclosed by walls.

2. Add Deck guidelines to City Code Chapter 18.15 Supplementary Provisions. Code should read something like:

**18.15.200 Decks**

Residential decks are to be built per International Residential Code R507 Exterior Decks. Commercial decks are to be built per International Building Code 1604.8.3

All Decks must be permitted and inspected, except those  $\leq 200$  square feet,  $\leq 30$  inches above grade, not attached to dwelling, and not serving required exit door.

The following yard setback requirements shall apply on all lots in all zones:

1. Front Yard Setback The minimum front yard for all decks shall be 25 feet.
2. Side Yard Setback. The minimum side yard for all decks on interior lots shall be 10 feet.
3. Rear Yard Setback. The minimum rear yard for all decks shall be 10 feet.

**Community Review:**

Public hearings have already been held on this agenda item. No public comment was made.



### Staff Report

**To:** Francis Planning Commission

**From:** Katie Henneuse

**Report Date:** October 14<sup>th</sup>, 2020

**Meeting Date:** October 15<sup>th</sup>, 2020

**Title:** The Views at Francis Park

**Type of Item:** Preliminary Discussion about Code Text Amendment

#### **Executive Summary:**

The developers previously submitted an annexation application to the City Council to annex in approximately nine acres of Summit County land to develop along with 8.95 acres of Francis City land. Their application was denied. Now they are moving forward with a rezoning application to rezone 8.95 acres within the boundaries of Francis City from a mix of Residential Half (R-H) and Agricultural AG-1 to the R-M Residential Multifamily Zone. The applicant has three discussion topics they would like to address with the Francis City Planning Commission. They have requested this preliminary discussion since they are one of the first developers to apply for the Residential Multifamily Zone.

#### **City Code:**

**18.15.100:** Height provisions

**18.100.100:** OFF-STREET PARKING, Specific requirements by use

**18.58:** Multifamily Housing

#### **Francis City General Plan**

#### **Staff Recommendation:**

General – Purpose of Multifamily Zone

Ordinance 2020-08 was passed on August 13<sup>th</sup>, 2020 to adopt the Multi-Family Residential Zone.

Section 18.58.010 Residential Multifamily Zone:

“The explicit purpose of the Multifamily Zone is to obtain affordable housing within the community. The R-M Zone is not intended to be an agricultural zone and development is intended to occur at medium densities.”

The Francis City General Plan sets this goal for agricultural and residential land use areas of Francis: “To provide for residential areas in Francis that support and complement the unique historical and rural quality and character of the City.”

The Moderate Income Housing section of the General Plan states, “Francis City anticipates the need for 15 additional units to moderate income families according to the Utah State Affordable Housing Model.”

In a memo to the City of Francis Planning Staff, the applicant presented three topics for discussion with the Planning Commission. A response to each topic follows:

**Topic 1 – Parking Quantity**

The City Code currently requires 3 parking spaces per dwelling unit for Multifamily dwellings.

The City Council discussed parking when establishing the Multifamily Zone. The Code was not changed for these reasons: 1. There is no access to public transportation, so it is expected that each dwelling will require two parking spaces. Some units may need three parking spaces depending on if there are teenage and young adult drivers or if a dwelling is shared by roommates. There must be allowances for guest parking. 2. The council would like to limit parking on city streets, especially during times when snowplows operate.

**Topic 2 – Units per Building**

For Multifamily dwellings, the City Code permits up to ten individual units per acre. Sixteen units per acre are permitted when incorporating moderate income into the six bonus density allowance.

The City Council considered other dwelling densities when establishing the Multifamily Zone, but ultimately decided that no more than ten dwellings per acre or sixteen per acre when incorporating moderate income should be allowed.

**Topic 3 – Architectural Character**

The City Code currently sets a maximum height of 32 feet in residential zones and 40 feet in all other zones.

**Community Review:**

A public hearing is not required for this item because it is a preliminary discussion.