



Staff Report

To: Planning Commission
From: Katie Henneuse
Report Date: October 20th, 2020
Meeting Date: November 19th, 2020
Title: Accessory Dwellings
Type of Item: Code Text Amendment

Executive Summary:

Francis City has a place for accessory dwellings in our city code. Recently we have had a lot of conflicts with what our intent is versus what is allowed because of the gray areas in the code. The Planning Commission forwarded the Accessory Dwellings code to the City Council with a positive recommendation in their July meeting. This item was returned to the Planning Commission. It was discussed in a Joint Work Session on October 19th, 2020. Discussion from that meeting has been incorporated into the Staff Recommendation.

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:

Staff recommends the following text amendment to City Code:

18.10.010 "A" Definitions

"Accessory Apartment" means a second and separate living quarters occupying the same lot as a primary residence. It is subordinate in size to the primary residence and contains a kitchen, bathroom(s), and a separate entrance(s). Kitchens have facilities for sanitation (sink) and cooking (oven, cook top, range). Apartment can be located above a garage, barn, or as a separate unit on-grade, or in a basement.

18.25.020, 18.30.020, 18.35.020 Permitted and conditional uses table
Accessory apartments in accordance with FCC 18.15.210
Change from Conditional Use (CUP) to Allowed.

Add accessory apartment guidelines to City Code chapter 18.15 Supplementary Provisions. Code should read something like:

18.15.210 Accessory Apartments

Accessory apartments permitted only in AG-1, AG-2, and R-H zones on lots equal to or greater than 0.5 acres. Living space may not exceed 1,000 square feet (except for basement apartments), there may be no more than two bedrooms, and apartment may only be inhabited by a single family. A maximum of one accessory apartment is permitted per lot. Accessory apartment must meet same setbacks as zone proposed in. Subject to HOA and CC&R requirements. Accessory apartments must be permitted and inspected. Owner must sign an affidavit to designate whether accessory apartment will be rented or is for relative/friend use.

For units designated as rented, the accessory apartment is permitted only when:

1. The owner lives on the property.
2. Two off-street designated parking spaces are provided for the apartment.
3. There is a separate utility connection (except in basement apartments).



Staff Report

To: Francis Planning Commission
From: Katie Henneuse
Report Date: November 4th, 2020
Meeting Date: November 19th, 2020
Title: City Center and Commercial Zone
Type of Item: Code Text Amendment

Overview:

The purpose of this amendment is to clarify and condense the code for the commercial zone (C-1) while simultaneously expanding the code for the city center zone (CC).

Update:

The CC zone has been discussed in several meetings and work sessions. Developers are starting to design projects for the CC zone and have requested design guidelines, which are not in our code. Currently, our CC zone code only contains a table of uses.

Recently, there has been consensus that the C-1 zone code should be referenced in the code for the CC zone followed by exceptions pertaining to the City Center.

The Planning Commission and City Council reviewed the code for the Commercial Zone and found some possible text amendments. During the review process, the planner also found that some parts of the C-1 code should be clarified and condensed. A list of possible exceptions for the CC zone was also created. At the Joint Work Session held on October 19th, 2020 there was consensus that in lieu of providing a list of specific architectural design standards in the code, an architectural review of CC zone projects should be required. This process will ideally encourage continuity among various projects and will give the City more jurisdiction over the look and feel of the City Center.

Community Review:

A public hearing is required at this time. Francis City is inviting you to attend by following the link below or by calling 1-301-715-8592.

<https://us02web.zoom.us/j/82088002895?pwd=YTRZRTlhBam4xTDFHYVUraVdVNkp2dz09>

Meeting ID: 820 8800 2895 Password: 094297

You can also comment by email to comments@francisutah.org

Staff Recommendations:

Staff recommends the following changes to the Francis City code:



Staff Report

To: Francis City Council
From: Katie Henneuse
Report Date: October 26, 2020
Meeting Date: November 19, 2020
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 problematic if not addressed soon.

In November, 2019, the City Council approved Code for Commercial Outdoor Lighting (18.118). Residential Code was brought before the City Council at the same time but was removed from the Ordinance and not approved. During the Joint Work Session on October 19th, 2020, the City Council asked that the Residential Lighting Code come before the City Council again, this time without retroactive measures.

City Code:

17.65 Residential Outdoor Lighting

General Plan:

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

Staff Recommendation:

Review the attached draft of a lighting ordinance and make any changes or additions necessary.

Community Review:

A public hearing has already been held.



Staff Report

To: Francis Planning Commission

From: Katie Henneuse

Report Date: November 17th, 2020

Meeting Date: November 19th, 2020

Title: The Views at Francis Park

Type of Item: Code Text Amendment Zone Change from AG-1 and R-H to R-M

Executive Summary:

The developers are moving forward with an 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 Residential Multifamily (R-M). The applicant discussed a concept plan with the Francis City Planning Commission on October 15th, 2020. They have modified their concept plan and have reduced the initial number of dwellings from 100 apartment units to 82 units consisting of a mix of 48 market rate apartments, 4 moderate income apartments, and 30 townhomes.

City Code:

18.100.100: Off-Street Parking

18.58: Multifamily Housing

Francis City General Plan:

In relation to Residential Multifamily Zone, the General Plan highlights several factors that should be reviewed:

- Community Vision Pg. 11-12
- Land Use Guidelines Pg. 14-15.
- Goals of the Agricultural and Residential Land Use of Francis Pg. 17-18.

Analysis:

Concept Plan Compliance with Code

The majority of the Concept Plan complies with multifamily zone requirements.

The City Code allows up to ten individual units per acre. Sixteen units per acre are allowed when incorporating moderate income into the six-bonus density allowance. This development meets base density allowance with 82 total units on 8.95 acres. It also incorporates 4 moderate income units with no bonus density allowance.

In their preliminary discussion with the Commission, the developers asked for a height exception. In their current proposal, the height will fall within the 32 feet maximum allowable height.

One exception is that the Concept Plan does not comply with City Code regarding parking. The City Code currently requires 3 parking spaces per dwelling unit for Multifamily dwellings. The developer is requesting a

reduction in the parking spaces for 1-bedroom apartments to 2 spaces per unit. Per code, 156 parking spaces are required for all the apartment units. The developer is proposing 144 parking spaces.

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 in Francis, 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 also must be allowances for guest parking. 2. The City would like to discourage parking on city streets, especially during times when snowplows operate.

Staff also notes that parking should accommodate larger vehicles that are customarily driven in the Kamas Valley.

Zone Change Consideration

Ordinance 2020-08 was passed on August 13th, 2020 to adopt the Multifamily 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 developers are proposing 4 moderate income units out of 82 units. The remaining apartment and townhome units will be sold at market rate.

Smaller dwellings are generally more affordable, however, there is no guarantee that 95% of these units will remain affordable. As an example, the table below lists market data for condo, townhome, and twinhome sales for the last 6 months in Midway and Heber. Although sales on the lower end are more affordable, many of the units sold are likely not considered affordable. The median price for a condo, townhome, or twinhome in Heber is higher than the median price of a single-family home in Francis.

Condos, Townhomes, and Twinhomes

City	Low	High	Median	Average	Count
Midway	225,000	666,383	383,000	393,610	35
Heber	167,000	1,060,000	551,420	528,785	88

Single Family*

City	Low	High	Median	Average	Count
Francis	294,000	832,500	471,000	511,422	18
Kamas	188,000	1,100,000	532,500	593,484	44
Oakley	140,000	2,295,000	515,000	739,949	20
Midway	268,000	1,600,000	744,025	766,481	71
Heber	245,000	9,500,000	625,000	1,137,737	168

Based on recent market data, Francis could be considered one of the more affordable cities in the vicinity. There is no townhome or condo market data available for Francis.

*Market data for Oakley, Heber, and Midway represent sales in the last 180 days. Data from Francis and Kamas represent sales in the last 300 days to increase the sample size. Kamas data from Tuhaye, Deer Valley, and Hideout was excluded.

The table below lists the larger developments that have been approved in Francis City, but have not been built yet. When these developments are built, the number of homes in Francis City will be almost double the current number of homes. Thirty-nine townhomes as well as twenty-nine residential cottage lots have already been approved in Francis City and should provide a level of affordable housing.

Development	Single Family R-H and AG-1	Single Family R-C	Townhome
Tifton Hills	76		
Circle T Ranch	95		
Frontier Cottages		21	
Stewart Ranches	123		23
Hart Ranch	53		16
Francis Cove		8	
Total	347	29	39

The location of the proposed development is favorable to the City as it is near the City Center and the Francis Park. It is also across the street from the Francis Cove development and near the Circle T Ranch development. This area of the city has several approved developments for residential housing. The proposed development would likely be in accord with what is planned in the vicinity.

The developers are proposing a Park 'n Ride site in their Concept Plan to accommodate planned public transportation. This site is an ideal location since it is near the City Center, park, and planned developments.

Conflicts with General Plan

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."

Goal 4 to provide an organized, well-maintained, peaceful community states: "Encourage managed growth and well-planned developments within the City." Goal 1 to enhance the historical and rural atmosphere of Francis states, "Encourage the preservation of existing agricultural uses and maintain zoning regulations which facilitate the ownership of animals and family food production."

Staff Recommendation:

Staff recommends a negative recommendation for this zone change for the following reasons:

- The City created the multifamily zone to encourage moderate income housing. This development proposes only 4 moderate income units.

- Several affordable housing options, such as townhomes and cottage homes have already been approved by the City.
- It is predicted that the City and surrounding area will experience rapid growth in the next five years as the approved developments are built out. This proposal adds significant density with little benefit to the City.
- Some City Council Members have encouraged smaller 2- or 3-acre multifamily developments that incorporate a higher level of moderate-income housing. This would meet the goals of the zone without adding surplus density to the city that will likely serve Park City service industry housing needs. The desire of the Council was to provide housing for teachers, police officers, and young adults beginning careers.
- The General Plan needs to be revised to reflect the current needs and desires of the citizens of Francis City.

Community Review:

Francis City invites you to attend a public hearing for this proposed zone change by following the link below or by calling 1-301-715-8592.

<https://us02web.zoom.us/j/82088002895?pwd=YTRZRThBam4xTDFHYVUraVdVNkp2dz09>

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