Staff Report

To: Francis Planning Commission
From: Mandy Crittenden
Report Date: January 6th, 2020
Meeting Date: January 16th, 2020
Title: Stewart Ranches
Type of Item: Subdivision Preliminary Plan

Executive Summary:
Stewart Ranches was annexed into Francis City on March 28th, 2019. It was annexed in under a conservation subdivision in an AG-1 zone. It was annexed in under the Single Family & Townhome Concept: This concept proposes 123 single family lots and 23 townhome lots for a combined total of 146 single homes and townhomes. The total open space is 73.07 acres, 57.2% of the entire property.

Attached is the preliminary plan showing 123 Single Family Lots and 23 Townhome Lots. The plan shows the subdivision broke down into 8 phases. (1A, 30 Lots; 1B1, 25 Lots; 1B2, 10 Lots; 1C, 25 Lots; 1D, 11 Lots; 1E, 15 Lots; 2, 23 Lots; 3 East Bench, 7 Lots). The plan shows sites for a water tank and well on the East bench. It shows trails throughout the subdivision that meets the guidelines for the Francis City General Plan.

City Code:
17.30: Preliminary Plan
17.60: Conservation Subdivision
17.25.310: Sidewalks, curbs, trails, and paths.

General Plan:
Community Vision: Pg. 11-12
Trails: Pg. 46-50

Planning Commission Recommendations:
Planning Commission tabled topic in August’s 1st Preliminary Subdivision meeting due to conditions not yet met on annexation agreement.

Staff Recommendation:
Staff recommends forwarding to the City Council with a positive approval of the Preliminary Plat with compliance of the City Engineer Comments.

Community Review:
No public comment required at this time.
January 16, 2020

Planning Commission
Francis City
2317 South Spring Hollow Road
Francis, Utah 84036

Subject: Stewart Ranch Subdivision Preliminary Approval

Dear Planning Commission:

Horrocks Engineers has reviewed the submitted preliminary plan for the Stewart Ranch Subdivision located at approximately 3000 South and HWY 35 for preliminary approval. The developer is proposing to subdivide approximately 130 acres into 146 lots under the conservation subdivision and is zoned AG-1. The developer is proposing to phase the project into 8 phases.

The developer will need to provide the proper ingress and egress for each phase as they are constructed. The following issues should be addressed prior to final approval.

General Comments
- Show irrigation ditches and easements on the plat. Developer will need to get written approval from the irrigation companies prior to submitting for final approval.
- Show 10’ Public Utility Easement around each lot.
- Show address for each lot on the plat.
- Submit construction drawings.
- Provide a location within the subdivision for a community mailbox(s).
- Include Francis City Standard Drawings as part of the construction drawings.

Water
- The development will be served by a 10” water main that will connect to the water main in HWY 35, Gines Lane and 1000 East.
- The developer will need to turn in adequate water shares to provide water for the development.
- The developer will need to obtain an easement for the section of the water line that crosses the Crystal property.

Sewer
- The development will connect to sewer main in 1000 East by gravity sewer.
- The developer will need to obtain an easement for the section of the sewer line that crosses the Crystal property.
Roads
- UDOT approval of road connection to HWY 35.
- The developer has proposed to use the local street cross section that includes 30’ of asphalt and a 6’ paved walkway for the main roads in the subdivision. The developer is proposing to incorporate the walkway into the trail system on the secondary streets.
- Provide easement for the temporary turn around at the west property line.

Storm Drain
- Storm water needs to be retained within the development.
- Submit Storm drain calculations.

Conservation Subdivision
- Meet requirements of Section 17.60.045 of Chapter 17.60 Conservation Subdivision.
- Submit maintenance plan as required in Section 17.60.055 of Chapter 17.60 Conservation Subdivision.

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: Rex Campbell
    City Planner
    file
East Bench Lot Layout

Stewart Ranch
Conservation Subdivision
Preliminary Plan

Stewart Ranch LLC
Stewart Ranches LLC
PO Box 522370
Salt Lake City, Utah 84152
801-427-4700

Utilities to be Installed
William Sharpe Underground Easement
Trail Locations are Approximate, Subject to Changes
Based on Site Conditions

Lot Setbacks:
Front 20 Feet
Side 10 Feet
Rear 20 Feet
Minimum Lot Size 7000 SF
Minimum Lot Width 70 Feet

Scale: 1" = 67'