



Public Notice

The Francis City Council will hold a public hearing on August 13th, 2020 at 7:00 p.m., via a public zoom meeting. The purpose of the hearing is to discuss a potential change to City Code regarding Storage Facilities. Francis City is inviting you to attend by following the link below or by calling: 1-301-715-8592

<https://us02web.zoom.us/j/86529927487?pwd=NHhBWUNqb2lOaGV0aU1QaWdNd29lZz09>

Meeting ID: 86529927487 Password:114445

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

Published in the Park Record August 1st, 2020

The Francis City Council will hold a public hearing on August 13th, 2020 at 7:00 p.m., via a public zoom meeting. The purpose of the hearing is to discuss a conditional use permit for a car detailing business located at 69 E. SR 35 Francis, UT 84036. Francis City is inviting you to attend by following the link below or by calling: 1-301-715-8592

<https://us02web.zoom.us/j/86529927487?pwd=NHhBWUNqb2lOaGV0aU1QaWdNd29lZz09>

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Published in the Park Record August 1st, 2020



Staff Report

To: Francis City Council
From: Mandy Crittenden
Report Date: August 5th, 2020
Meeting Date: August 13th, 2020
Title: Kim Atkinson- Car Detailing Business
Type of Item: Conditional Use Permit

Executive Summary:

Kim Atkinson has submitted an application for a conditional use permit for a car detailing shop. He is located at 69 E SR 35 Francis, UT, which is in our City Center Zone. He has proposed a building with a car detailing shop on the bottom level and an apartment on the top floor. Mixed use is allowed in the City Center Zone and car detailing is allowed with a CUP.

City Code:

18.57: City Center Zone

18.100.100: Off Street Parking, Specific requirements by use.

General Plan:

Land Use: Pg. 14-21

Planning Commission Recommendations:

Planning Commission Recommended approving CUP with the current modified Staff recommendations.

Staff Recommendation:

Approve business license and conditional use permit with the following conditions:

1. Second water/sewer connection within engineer's requirements.
2. Hours of operation. 7 a.m. to 7 p.m. for customer service. Within noise ordinance for after hours.
3. Provide adequate off-street parking, FCC 18.100.100 (3 spaces per dwelling, 2 spaces per service bay)
4. Grease Trap installed.
5. UDOT approval for access.

Community Review:

A public hearing is required at this time.

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Meeting ID: 865 2992 7487 Password: 114445

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



Staff Report

To: Francis City Council
From: Mandy Crittenden
Report Date: July 30th, 2020
Meeting Date: August 13th, 2020
Title: Storage Facilities
Type of Item: Code Text Amendment

Executive Summary:

Upon applications made to Francis City, we have encountered some conflicts within the verbiage of the City Code. The Light Industrial Zone table of uses, allows a Contractor's equipment storage yard with a business license. It also allows for Storage units with a Conditional Use Permit and Business license. The Ag-2 Zone use table allows an outdoor storage yard with a business license. Ag-1 Zone use table allows contractor's equipment storage yard with a conditional use permit. Tables that have these uses all reference the same code, 18.15.130: Standards for approving a storage yard (defined below). This Code in number one scope, references back to 18.30.020, which is the AG-1 Zone. Number two 2-a, states in AG-1 or AG-2 Zones.

CURRENT CITY CODE

18.15.130 Standards for approving a storage yard.

The intent and purpose of this section is to protect the community and neighboring properties from litter, vermin, a loss of property value, or other ill effects of an unsightly or uncontained storage, junk or salvage yards.

- 1. Scope. The provisions of this section shall apply to storage yards authorized by FCC 18.30.020.*
 - 2. Requirements. The City Planner may grant a permit for a storage yard, provided the following conditions are met:*
 - a. Such use is located in the AG-1 or AG-2 zone.*
 - b. All industrial supplies, building materials, automobiles (except currently licensed vehicles of employees or visiting customers which are parked in the designated off-street parking lot provided as per Chapter 18.100 FCC), parts, and other items, whether functional or not, which are stored outside of a building, shall be surrounded by a well-maintained sight-obscuring fence.*
 - c. The sight-obscuring fence shall be constructed to a height of at least eight feet and must obscure all storage items from view from any adjacent public street and adjacent parcel of land.*
 - d. Any parts or materials which are light enough to blow in the wind shall be kept in an enclosed building.*
-

e. Off-street parking and landscaping shall be provided according to the standards of FCC 18.115.080. (Ord. 2016-09 § 1, 2016; Ord. 2008- § 3.22, 2008; Ord. 1999-1 § 3.31 [3.22], 1999; Ord. 66 § 3.22, 1993.)

I have noted a few options I think will resolve the conflicts one way or the other, based on how the Council wants the code to read.

1. I think that by adding definitions of all types of storage facilities to City Code, it will also resolve conflict.
 - Definition: A "Storage yard" means the use of land to store material, equipment, or vehicles, and any structures associated with the outdoor storage.
 - Definition: A "Contractor's Storage Yard" is defined as a place where stone, gravel, sand, cement, brick, brick tile, cement tile, tile sewer pipe, wood, lumber or other building material is stored or kept for sale.
 - Definition: A "Contractor's Equipment Storage Yard" is a storage yard for a contractor's large equipment, vehicles, construction materials, or other items commonly used in the contractor's business; repair and maintenance of a contractor's own equipment; and buildings or structures for uses such as offices and repair facilities.
2. Add all types of storage facilities to AG-1, AG-2 and LI-1 zones.
3. No junk yards, tow yards, or waste yards allowed within AG-1 or AG-2 zones.
4. Anything requiring a business license or conditional use permit, needs to be 20 feet from property line when adjoining a residential property.

City Code:

18.30.020: AG-1, Permitted and conditional uses.
18.55.020: LI-1, Permitted and conditional uses.
18.25.020: AG-2, Permitted and conditional uses.
18.15.130: Standards for approving a storage yard.

Planning Commission Recommendations:

Forward to City Council with a positive recommendation, following City planner recommendations. They also added 18.15.130: #2-e, follow City Noise Ordinance.

Staff Recommendation:

Discuss the options and modify to fit how we want Storage Facilities to be defined in City Code. I have attached how I propose the code be written:

Proposed Code Verbiage

Type: AG-1 Use	Allowed	Conditional Use Permit	Business License
Outdoor Storage Yard, FCC 18.15.130	✓		✓
Contractor's Storage Yard, FCC 18.15.130	✓		✓
Contractor's Equipment Storage Yard, FCC 18.15.130	✓		✓

Type: AG-2 Use	Allowed	Conditional Use Permit	Business License
Outdoor Storage Yard, FCC 18.15.130	✓		✓
Contractor's Storage Yard, FCC 18.15.130	✓		✓
Contractor's Equipment Storage Yard, FCC 18.15.130	✓		✓

Type: LI-1 Use	Allowed	Conditional Use Permit	Business License
Outdoor Storage Yard, FCC 18.15.130	✓		✓
Contractor's Storage Yard, FCC 18.15.130	✓		✓
Contractor's Equipment Storage Yard, FCC 18.15.130	✓		✓

18.15.130 Standards for approving storage facilities.

The intent and purpose of this section is to protect the community and neighboring properties from litter, vermin, a loss of property value, or other ill effects of an unsightly or uncontained storage, junk or salvage yards.

1. Scope. The provisions of this section shall apply to storage facilities authorized by which zone they are applied for.
2. Requirements. The City Planner may grant a permit for a storage yard, provided the following conditions are met:
 - a. Such use is located in the AG-1, AG-2 or LI-1 zones.
 - b. All facilities shall provide a sight-obscuring fence constructed to a height of at least eight feet on all surrounding property lines. When adjacent to any public streets, an attractive concrete fence must be used.
 - c. Off-street parking FCC 18.100.100 and landscaping shall be provided according to the standards of FCC 18.115.080. (Ord. 2016-09 § 1, 2016; Ord. 2008- § 3.22, 2008; Ord. 1999-1 § 3.31 [3.22], 1999; Ord. 66 § 3.22, 1993.)
 - d. All storage facilities must meet setbacks of current property zones or uses they are adjacent to. Current use will supersede zoning.
 - e. Follow City Noise Ordinance

Community Review:

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Mandy,

I have read through the staff report for the clarification of the storage yards. While I think that you did a great job, there are 2 things that I think are worth bringing up to the City Council for discussion.

1- The backs of buildings being used to satisfy the fencing requirements for the sides of the parcels, this can be restricted to only the sides and back, or whatever the City and Council deem appropriate. I think that this is actually a cleaner look, than having fencing.

2- I believe that under the current code, no signs are allowed on AG1 or Ag2 properties. I think that under this code amendment, that these properties should be able to have signs on their property as long as it meets the City sign regulations.

Thanks,
Nick



Staff Report

To: Francis City Council
From: Mandy Crittenden
Report Date: August 3rd, 2020
Meeting Date: August 13th, 2020
Title: Hart Ranch Subdivision
Type of Item: Preliminary Master Plan

Continuation:

Last month at the Council meeting, we were asked questions on how open space would be handled within the project.

Hart Ranch consists of 60.68 acres, Conservation Subdivision states 50% or 30.34 acres need to remain open. 17.60.040: #2, states that at least 20% of the minimum required conservation land remains available for the common use and enjoyment of the residents and/or the public. With that, of the 30.34 required open space 20% would mean 6.068 acres need to remain open for public use. Per the annexation agreement the City Park within the development needs to be 2.73 acres, which means 3.338 more acres need to be deemed open space.

Executive Summary:

Hart Ranch located at the corner of Hallam and Lambert Lane, was annexed into Francis City on August 8th, 2019. Parcels CD-2039, CD-2039-A, CD-2039-B, and CD-2038 were annexed in under a conservation subdivision in an Ag-1 Zone. It was annexed in under the Single Family & Townhome concept. The concept proposes 53 single family lots and 16 townhome lots for total of 69 units. The subdivision is made up of 60.68 acres, they have left 29 acres open space which will be deed restricted to AG/workable farms. Developers are wanting to do this in 4 phases. The concept plan was accepted within the annexation agreement.

City Code:

17.30: Preliminary Plan
17.60: Conservation Subdivision
17.25.310: Sidewalks, curbs, trails, paths

General Plan:

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

Planning Commission Recommendation:

Forward to City Council on a positive recommendation, with the following changes:

- A thicker tree line with rotating 2"-4" trees as a buffer between Wild Willow/Uinta Willows and Hart Ranch as part of the landscaping agreement.
- No Accessory Dwellings in the development.
- Exterior structures complement main dwelling. (same material, colors)
- Show a plan with townhomes switched with the cottage sized lots.

Ordinance Requirements not yet met:

- 17.60.030(1) Farm parcels need to be separated from the residential lots to be counted as open space.
- Conservation easements to be finalized and agreed upon.
- Calculation of area available to the public for common use.
- Calculation of conservation area showing 50 % threshold is met.
- Maintenance and ownership plan for the open-space areas not yet provided.

Staff Recommendation:

- Plan shows 25' setbacks, per City Code, 17.60.020: 2. Location of Building Sites. Home sites should be clustered and located not closer than 50 feet to wetland areas.
- I am not seeing any widths of driveways used as access to lots behind them. 1- Where will snow be plowed to, and how will plows turn around? Developer stated that is not the City's responsibility, that it will be up to the HOA. In 25 years, when the HOA expires, who will bear the responsibility then? 2- Fire truck access? Turn around? Developer answered the fire department requires 250' to any fire hydrant and they are within that, so they won't even have to go down the driveway. 3- As the City Planner, I can see a lot of complaints the city will have to respond to with neighbor issues.
- The required 10' public utility easement is noted, but not shown on lots on plat.
- Turn in a phasing plan. Developer stated the Farm Parcels, would be the first phase, and the park and road requirements would be part of the second phase. Then it was up in the air on some things. A defined phasing plan should be in place with Final.
- Current plat shows 29 of 60.68 acres open space totaling 48%, plat needs to show minimum 50%. How will farm parcels be deed restricted to not allow out buildings to encroach on the required open space?
- Annex agreement states developer provide 2.73 acres for City Park, plat shows 2.34 acres.
- No trails are shown on plat, those need to be defined and can be included in the open space calculation.

Community Review:

Residents are concerned about Beaver Shingle Creek's waste water and its route. (attached letter)
Comments about townhomes being placed next to the Uinta Willows/Wild Willow Subdivisions not being relative. Resident believes it is poor planning and they should be placed somewhere else. Also, who is responsible for the proposed park and trails. More comments attached.

BOUNDARY DESCRIPTION

Boundary description text detailing the legal description of the property, including bearings, distances, and references to previous surveys and maps.

BASIS OF BEARINGS

Text explaining the method used to determine the bearings for the boundary lines, including reference to astronomical observations and magnetic declination.

SURVEYOR'S CERTIFICATE

Surveyor's statement certifying that the survey was conducted in accordance with the laws and rules of the profession, and that the boundaries are correctly shown on the map.

OWNER'S DEDICATION

Statement by the owner dedicating certain rights or easements to the public, such as the right of way for a road or utility easement.

ACKNOWLEDGMENT

Notarized acknowledgment by the owner and the surveyor, stating that the owner is the true owner of the property and that the survey was made for the purpose of recording the same.

ZONING NOTES

Notes regarding zoning regulations applicable to the property, including lot area requirements, setbacks, and height restrictions.

NOTES

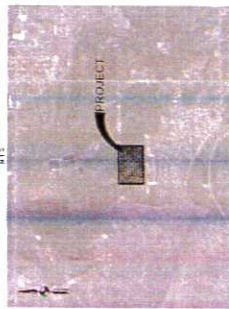
General notes providing additional information about the survey, such as the date of the survey, the instruments used, and any other relevant details.

LEGEND

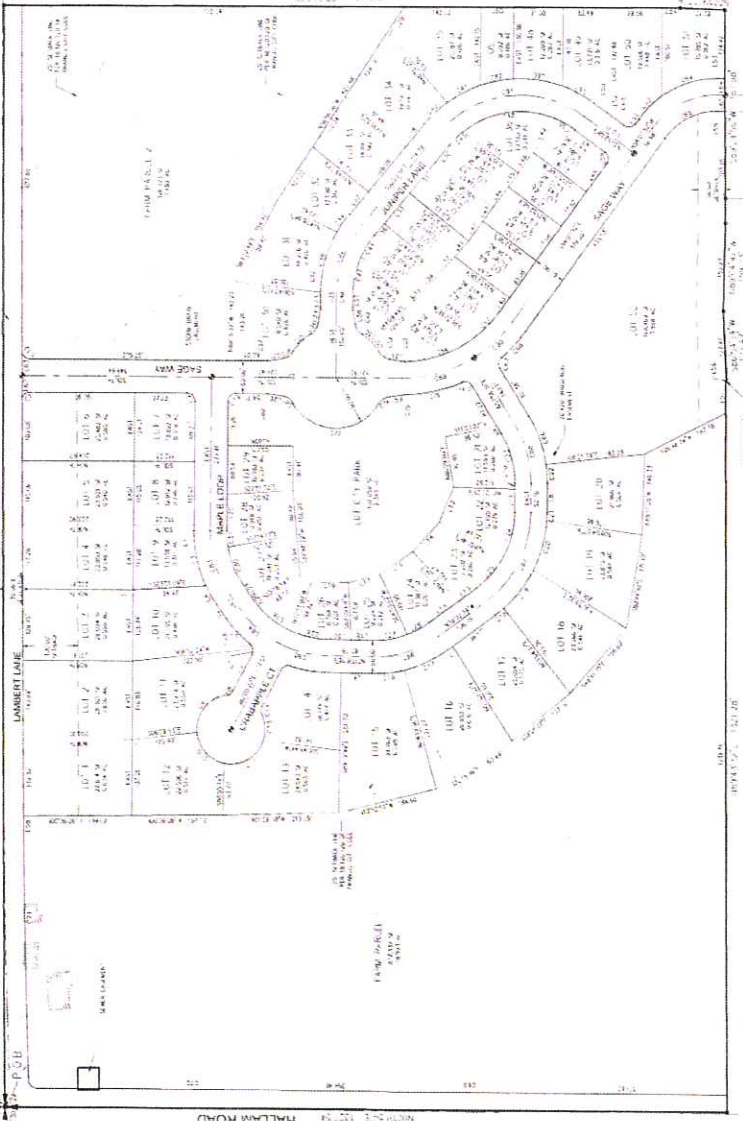
- Public Utility Easements
- Other Easements
- Proposed Easements
- Other

ZONING INFORMATION

Information regarding the zoning district in which the property is located, including the zoning code and the corresponding regulations.



Lot No.	Area (sq. ft.)	Area (sq. m.)	Area (Ac.)
1	10,000	914.4	0.23
2	10,000	914.4	0.23
3	10,000	914.4	0.23
4	10,000	914.4	0.23
5	10,000	914.4	0.23
6	10,000	914.4	0.23
7	10,000	914.4	0.23
8	10,000	914.4	0.23
9	10,000	914.4	0.23
10	10,000	914.4	0.23



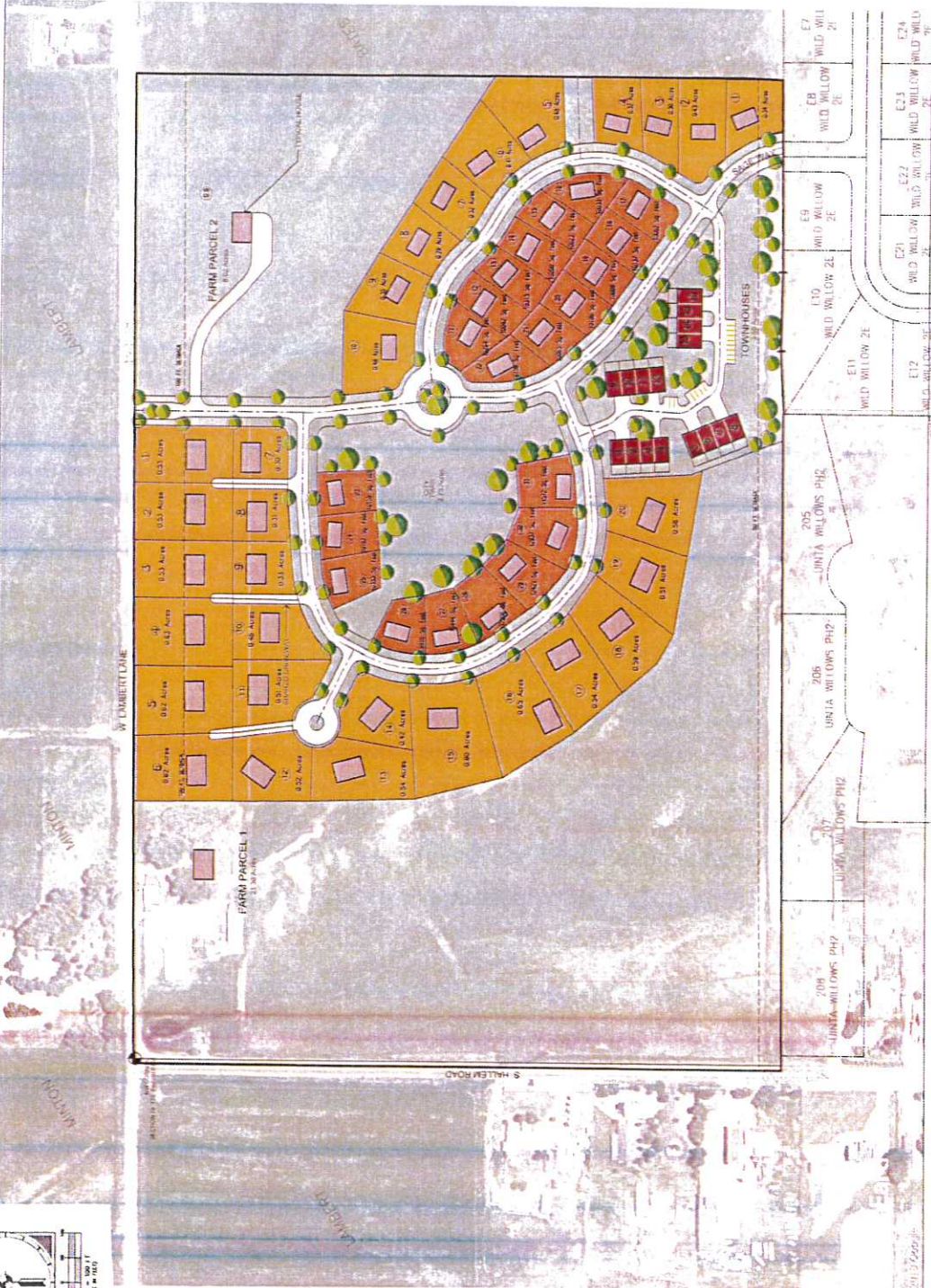
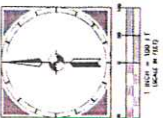
HART CROSSING SUBDIVISION

Legal description and other details for the Hart Crossing Subdivision, including the name of the developer and the date of the survey.

Project information including the name of the surveying group (Surrey & Associates, Inc.), the project number (C20 003), and the date of the survey (2008).

HART RANCH

FRANCIS, UTAH



LEGEND

TOTAL PARCEL SIZE	81.88 ACRES
OPEN SPACE PARCELS	29.32 ACRES
CITY PARK	2.73 ACRES
FARM PARCELS	2 UNITS
ESTATE LOTS	30 UNITS
COITAGE LOTS	21 UNITS
TOWNHOUSES	16 UNITS
	69 UNITS

PROJECT: 11B-116
SHEET: 1 OF 1

PREPARED FOR: RUSTY WEBSTER
PROJECT: HART RANCH, FRANCIS, UTAH

SITE PLAN CONCEPT

LOCATED IN THE UNINCORPORATED TOWNSHIP OF SOUTH WINDYBUSH, WASATCH COUNTY, UTAH

DATE: 04/14/2014
SCALE: 1" = 40'

REVIEWED BY: [Signature]
SUMMIT ENGINEERING GROUP INC.
1000 S. 1000 E. SUITE 100
FRANCIS, UTAH 84302

PROJECT NO: 11B-116
SHEET NO: 1 OF 1

Things To Consider About A Shared Driveway

There are several positives and negatives to consider when you are looking at a property with a shared driveway:

Pros of shared driveways

On the positive side, you can generally expect the costs of maintenance and repair to be shared between you and the other owners.

If you live in an area where snow is an issue, you and the other people sharing the driveway may also share in the cost of snow removal.

And if something does go disastrously wrong, like the driveway washes out after flooding or a heavy rain, you have other parties that can assist you in getting the driveway repaired.

Cons of shared driveways

On the negative side, there can be some frustrations that come along with sharing a driveway. There may be some rules that you do not agree with concerning the driveway.

For instance, you may not be able to repair your vehicle along the driveway, or you may have parking restrictions.

If you have a limited amount of parking on your property and you want to have guests over, you may be limited in how you can use the driveway to offer your guests parking.

The biggest possible negative is that – because you are sharing the driveway with other people – you may become involved in a disagreement.

Neighbors, being human, can sometimes get into arguments. It is a part of life, but these arguments can be made much more difficult by the fact that you are sharing something necessary to both you and your neighbor's comfort and convenience.

The argument may not even be about the driveway, but the disagreement can spill over into the way you both use and share the main access to your homes. [Dealing with bad neighbors](#) is never pleasant, especially down the road when it comes time to sell your home.

Fwd: bullet points for tonights mtg.

From: Rick Brighton bright@parkarc.com
To: Mandy Crittenden mandy@cityofparisutah.org
Date: Thursday, July 9, 6:05 PM

Rick Brighton

Email: bright@parkarc.com

Office: [435-640-2927](tel:435-640-2927)

Website: www.parkarc.com

Brighton Architectural Group
1887 Gold Dust Lane
Suite 303
Park City, Utah

Here a couple of my main concerns:

17.60.040 (4) pedestrian access to conservation open space. if they are going to farm it, how does access work for homeowners?

17.60.005 definition of open space (a) and (b): (a)-Open space shall not be satisfied by any areas contained within a designated building lot, P.U.E., land proposed to be devoted to vehicular streets or roads, parking, and drives. The farm lots are for sale lots with a designated building envelope, at a minimum, a lot should be created to encapsulate a buildable area and the rest should be open space.

(b) open space should buffer major roads & Lambert lane is a major road. Rusty meets the building setback but has lots directly abutting the road

17.060.030 individual lot SHALL NOT (Francis City Code) contain any of the required open space. This reinforces (a) above.

Finally the pipestems don't work and they should show how they meet the fire marshal turnaround requirements NOW, not later.

... Ranch

... there is a setback on the south end of the development why not on the east side as well I should have the same consideration as the wild willow because if I want to develop my property

I would like a Privacy fence ^{solid} 8 FT. between my property and the development I have been dealing with trash, const. trash and people coming into my property this need to be built before they start construction otherwise it won't be built Because the Developer is taking care of the waste water. I WANT something in writing that will protect me from any problems or being sued by the homeowners or any legal action against me

one point ~~of interest~~ there is only one company ditch that crosses my property and that is on the south end of my property.



Staff Report

To: Francis City Council
From: Mandy Crittenden
Report Date: August 10th, 2020
Meeting Date: August 13th, 2020
Title: Moderate Income Housing Ordinance
Type of Item: Code Text Amendment

Continuation:

Moderate Income Housing was tabled at July's City Council meeting. There was still a lot of uncertainty as to how the City would enforce the deed restrictions on projects. Working with Brad and seeing how other cities handle this, it all comes back to title work. The only other option I seen that could possibly work is the City would get first option to purchase any property that was deed restricted moderate income. At best, this would notify us when the property is for sale and help us to insure it remains moderate income.

Executive Summary:

Francis City is seeing the need for housing that is affordable within the limits of the residents with a Moderate Income Salary.

City Code:

Moderate Income Housing Requirements: 17.55.010, Generally

General Plan:

Moderate Income Housing Pg. 30-32

Planning Commission Recommendations:

- Planning Commission like the proposed code, but thought the 80% completion should be lowered to 50% or ratable throughout the development as a whole.
- Ask City Attorney on how we would enforce deed restrictions to be upheld.

Staff Recommendation: Review purposed code, modify and make changes where needed.

Community Review:

A public hearing is required at this time.

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<https://us02web.zoom.us/j/86529927487?pwd=NHhBWUNqb2lOaGV0aU1QaWdNd29lZz09>

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17.55 Moderate Incoming Housing

17.55.010 Purpose

17.55.020 Definitions

17.55.030 Standards

17.55.040 Residential Developments

17.55.050 Process

17.55.010 Purpose

To provide affordable housing to the citizens of Francis City and to accomplish the goals of the Moderate Income Housing element of the Francis City General Plan.

17.55.020 Definitions

Area Median Income (AMI) is defined as the median household income for a household in Eastern Summit County.

Affordable is defined as the ability of a household to occupy a dwelling unit paying no more than 30% of the household's gross income for housing costs, including utilities.

Moderate Income Housing is defined as owner-occupied dwelling units that are offered for sale at a rate that is affordable to those households having incomes that are 81% - 120% of the AMI.

17.55.030 Standards

1. The provisions of this Section may apply to (each a "Development"):
 - a. Large Single-family subdivisions (50 lots or more);
 - b. Multiple-family developments (25 units or more);
 - c. Conservation Subdivision developments; and
 - d. Mixed-use developments.
2. A Development meeting the criteria in paragraph (1), as an incentive to provide Moderate Income Housing as part of the Development, may exceed what would otherwise be the maximum allowed number of dwelling units with one bonus market rate unit for each Moderate Income Housing dwelling unit included in the project, up to five bonus units.

17.55.040 Residential Developments

New residential Developments in the R-H (Half Acre Residential), R-C (Residential Cottage Zone) C-C (City Center Zone) or R-M (Multi-Family Residential) zoning districts are encouraged to provide Moderate Income Housing units as part of the project. Projects including Moderate Income Housing units may apply for the following density bonuses:

1. Those lots in a new single-family conventional subdivision which are proposed to contain Moderate Income Housing dwelling units may be reduced in area by up to 20 percent of the minimum lot size and frontage of the underlying zoning district. Reduced lot size and frontage applies only to lots on which Moderate Income Housing dwelling units will be

built.

2. The density bonus shall be used to include Moderate Income Housing dwelling units as a part of a larger Development, as a means of avoiding concentrating such housing in any given area of the subdivision and/or the City.
 - a. The Moderate Income Housing dwelling units shall be of a similar size and scale as the rest of the development's units.
 - b. The Moderate Income Housing dwelling units or lots shall be built in conjunction with the rest of the project and built before **50% or ratable** of the Development is completed.
 - c. The Moderate Income Housing dwelling units shall be dispersed throughout the Development without being built on adjacent lots or clustered in one part of the Development.

17.55.050 Process

1. Prior to approval of the final plat for any dwelling unit in a Development for which density bonus units have been awarded, the developer shall enter into a Moderate Income Housing development agreement with Francis City that identifies which lots are intended to be the Moderate Income Housing units; identifies the builder of each Moderate Income Housing dwelling unit; and guarantees for thirty (30) years their continued use and availability to households that qualify for Moderate Income Housing by means of a deed restriction or other means.
2. The terms and conditions of the agreement shall run with the land, be noticed to title, shall be binding upon the successor in interest of the developer, and shall be recorded in the office of the Summit County Recorder.
3. The deeds to the designated units shall state that the developer or his/her successor in interest shall confirm the continued use of the designated units for households that qualify for Moderate Income Housing.



Staff Report

To: Francis City Council
From: Mandy Crittenden
Report Date: July 29th, 2020
Meeting Date: August 13th, 2020
Title: Floating Zone Multi-Family Housing
Type of Item: Code Text Amendment

Executive Summary:

Francis City Council approved our Multi-Family Code in the February 13th, 2020 meeting. Council approved the purposed Multi-Family Code with some changes. I have made the changes and have attached how the code will now read if approved.

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 pg. 14-15.
- Moderate Income housing pg. 30-32

City Council Recommendation

- 18.58.010: State explicit purpose of Multi-Family Zone is to provide affordable/moderate housing.
- 18.58.030: Strike line #9.
- 18.58.040: Strike current #2
- 18.58.040: #1-Maximum allowed dwelling units is 16 per acre.
- 18.58.040: #2-An additional 4 units per acre with a total maximum 20 units if they are subject to moderate income housing requirements.
- 18.58.050: Lot requirements meet same setbacks as residential half zone.
- 18.58.060: Accessory structure requirements meet same setbacks at residential half zone, except for no accessory dwellings.

Staff Recommendation:

With a few proposals coming forward, it has been shown that having 16 units with a 4 unit bonus density for 20 total units, may be too much density. Our main purpose for multifamily was to get some affordable/moderate income incorporated into our city. If by allowing too much density that developers are not considering bonus density, will we achieve our goal of getting something affordable? I recommend City Council review and reduce the density allowance to a more realistic amount to get the moderate income incorporated into developments.

Review the attached draft of the multifamily zone, make changes or approve verbiage of proposed code.

**Chapter 18.58
Multifamily Housing**

- 18.58.010 R-M Residential Multifamily zone
- 18.58.020 Permitted and Conditional uses
- 18.58.030 Requirements site plan review
- 18.58.040 Dimensional Standards
- 18.58.050 Lot Requirements
- 18.58.060 Setback for Accessory buildings

18.58.010 R-M Residential Multifamily Zone

The R-M residential multifamily zone is established to provide a residential environment within the City which is characterized by attractively landscaped multi-family residential lots as defined in FCC [18.10.040](#) and open space. 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. Only lots previously zoned Agriculture one or Residential half may be eligible for a zone change to the Residential Multifamily Zone.

18.58.020 Permitted and Conditional Uses

Type: R-M Use	Allowed	Conditional Use Permit	Business License
Accessory structures, unoccupied	✓		
Home occupation as regulated by business license and Chapter 18.80FCC	✓		✓
Multi-family dwellings Up to sixteen (16) individual units	✓		
Multi-family dwellings up to 20 individual units when incorporating moderate income into the 4 bonus density allowance	✓		

18.58.030 Requirements for site plan review

The following standards must be met for each development within the R-M Zone.

1. Have a separate kitchen and bathroom facilities for each dwelling unit.
- 2.. The ability to meet City Code related to adequate parking for each dwelling unit as defined in FCC [18.100.100](#)
3. Have separate utilities to each dwelling unit.
4. Each dwelling unit is built to residential building codes.
5. No temporary structures are allowed as a dwelling unit.
6. Each dwelling unit will have its own address.
7. Each dwelling unit will meet emergency and fire code access standards.
8. A hard surface driveway or parking (concrete or asphalt) must be installed for dwellings
9. For each individual dwelling unit an area of no less than 1,000 square feet shall be preserved and dedicated as open space and meeting all the requirements as outlined in Francis City Code 17.60.040 through 17.60.055 in relation to open space for all dwellings greater than six units.

18.58.040 Dimensional Standards

1. The maximum number of dwelling units allowed is sixteen individual dwellings unit per acre.
2. An additional four units allowed when deed restricting said units to moderate income.

18.35.030 Lot area.

The minimum lot size in the R-M zone shall be one-half acre.

18.35.040 Lot frontage.

Each lot or parcel of land located in the R-M zone shall abut along the right-of-way line of a public street for a minimum distance of 100 feet; lots on a cul-de-sac shall abut the right-of-way for a minimum of 35 feet at the property line.

18.35.050 Yard requirements – Dwellings and main buildings.

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

1. Front Yard and Side Street Setback. The minimum front yard and side street setback for all buildings in residential zones shall be 30 feet from the property line or 60 feet from the centerline of the right-of-way, whichever is greater.
2. Side Yard Setback. The minimum side yard for all buildings on interior lots in the R-M zone shall be 12 feet.
3. Rear Yard Setback. The minimum rear yard for all buildings in residential zones shall be 25 feet.

18.35.060 Setback for accessory buildings.

An accessory building allowed by this title and FCC Title 17 shall be located no closer than three feet from the side and rear property lines. Accessory buildings shall not be permitted in the required front or side street yard areas required for main buildings. Roof drainage shall be required to be retained on site for all accessory buildings.

Accessory buildings used for the housing or shelter of animals shall be located a minimum distance of 40 feet from any dwelling.

No accessory dwellings allowed in the R-M zone.