



Francis City Planning Commission Meeting

Thursday, February 20th, 2025, 6:00 pm
2317 South Spring Hollow Road, Francis, UT
Francis City Hall

Comments may also be submitted by email to comments@francisutah.gov

The meeting will be streamed live on the Francis City YouTube channel:
<https://www.youtube.com/channel/UC-9wahpEELShvGQZShXGIXg>

Agenda:

1. Call Meeting to Order
2. Public Hearing – Short-Term Rental Conditional Use Permit (665 Spruce Way)
3. Public Hearing – Francis Highlands Commerce Center Hotel Conditional Use Permit (Parcel FT-610)
4. Francis Highlands Commerce Center Hotel Commercial Development (Parcel FT-610)
5. Elect Chair and Vice Chair
6. Approval of Minutes
7. Staff Update
8. Adjourn

In Compliance with the Americans Disabilities Act, individuals needing special accommodations during this hearing should notify Antini Henderson at (435) 783-6236 at least three days prior to the hearing. I certify that this notice has been posted in two (2) public places and on the Utah State Public Notice Website and the Francis City website. Attested by Antini Henderson.



Staff Report

To: Francis City Planning Commission

From: Katie Henneuse

Report Date: January 30, 2025

Meeting Date: February 20, 2025

Title: Short-Term Rental Conditional Use Permit

Type of Item: Administrative

Executive Summary:

Tim and Angie Praag, owners of 665 Spruce Way, are applying for a Conditional Use Permit so they can list their property on the Airbnb web platform for short-term rental. The owners stay at the home on vacations. They allow family and friends to stay there too. When they retire, they want to live in the home and become full-time residents.

The home has seven bedrooms and has a maximum occupancy of 25 guests. The home has a garage attached to the home and a detached garage. There is a long driveway to the detached garage that has additional parking for at least six vehicles and a circular driveway in front of the porch where an additional three vehicles can park. The owners manage the home and take care of any maintenance and cleaning needs. They take pride in the property and are committed to keeping the outside and inside in pristine condition.

Francis City began regulating short-term rentals in 2021. Short-term rentals are permitted with the intent of protecting the integrity and characteristics of established land use districts by ensuring that short-term or vacation rentals are operated in a manner that minimizes negative impacts of those uses on neighbors, public services, and the surrounding community.

Process:

Short-term rentals are allowed as a conditional use in any residential zone in Francis City. The Planning Commission is vested with authority to review and evaluate applications and to approve, approve with conditions, or deny applications based on the criteria listed in code. In addition to the requirements in the Short-Term Rental Code, the Planning Commission may impose conditions that are necessary to mitigate the potential adverse effects of the short-term rental on neighbors and nearby uses.

State Law says, “A land use authority shall approve a conditional use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.” 10-9a-507(2)(a)(i)

Code Analysis (18.115.220):

By definition in Francis Code, the responsible party is the owner(s), agent(s) or management company responsible for the operation and maintenance of the short-term rental property and for its compliance with all laws, rules and regulations applicable to the same. The responsible parties are the Praags. By applying for the conditional use permit, they agree to ensure compliance with the following noise and nuisance regulations, the Maintenance Standards and all other regulations outlined in the Code.

“The responsible party shall regulate the occupancy of the short-term rental and ensure that:

- a. Occupants and their pets do not create noise or other conditions that by reason of time, nature, intensity or duration are out of character with noise and conditions customarily experienced in the surrounding neighborhood;
- b. Occupants do not disturb the peace of surrounding residents by engaging in outside recreational activities or other activities that adversely affect nearby properties before 7:00 a.m. or after 10:00 p.m.;
- c. Occupants and their pets do not interfere with the privacy of nearby residents or trespass onto nearby properties;
- d. Occupants do not engage in disorderly or illegal conduct, including illegal consumption of drugs or alcohol; and
- e. The premises, responsible party and all occupants strictly comply with Utah Administrative Code Rule R392-502, Public Lodging Facility Sanitation.”

Per 18.15.220 (10), “On-street parking is prohibited. The number of occupants’ vehicles shall not exceed the number of bedrooms available. Parking of vehicles shall be entirely within a garage or carport, or upon a driveway or other gravel or paved surface.” The home has seven bedrooms, so the short-term rental occupants can have a maximum of seven vehicles. The Praags provided a site plan showing that the property has paved parking for this number of vehicles.

The short-term rental code prohibits camping or using temporary facilities for a short-term rental. “All short-term rentals shall be conducted entirely within an approved residential dwelling unit. Occupied camp trailers, travel trailers, recreational vehicles, tents, yurts, or any similar structures are prohibited.” 18.15.220(11)

The conditional use permit and the associated business license may be revoked if complaints are received by the City and, after investigation, violations are found.

Staff Recommendation:

Staff recommends either action:

1. Review and approve the conditional use permit.
2. Review and approve the conditional use permit with additional conditions to mitigate adverse effects on neighbors and the surrounding community in accordance with applicable standards.

Community Review:

A public hearing is required for this item. Adequate notice of the public hearing was given in accordance with State and local law.

Tim & Angie Praag-665 Spruce Way

General Description

We are wanting to use this property for a short-term rental on Airbnb web platform.

We also stay at our home as a vacation home.

We allow family members & family to stay at the home also.

We have a total of 7-Bedrooms in the home.

We have a limit of 25 occupants in the home.

Our quiet hours are from 10pm-8am.

We do not allow parking in the street.

Parking is allowed in driveways & garage.

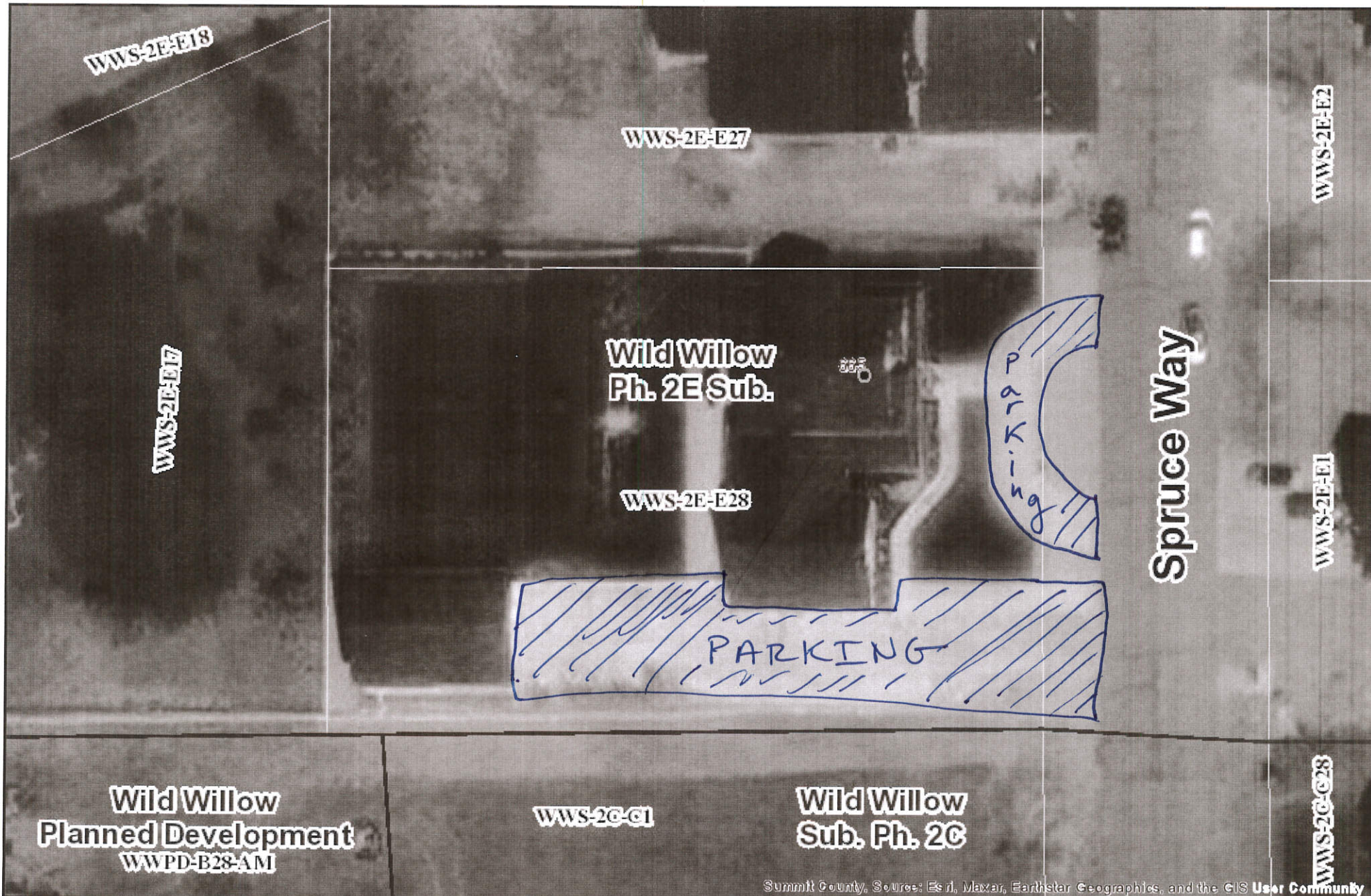
Our future for the home is to move in when we retire, & become full time residents.

We need to rent the home to offset some of the cost.

We will be managing the home & taking care of any maintenance & cleaning needs.

We take pride in the property & will keep the outside & inside in pristine condition.

Please let us know if there is anything else you may need.



1 in = 47 feet

Summit County Parcel Viewer

Summit County Parcel Viewer Application

Printed on: 1/10/2025

Imagery courtesy of Google



This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information and data obtained from various sources, including Summit County which is not responsible for its accuracy or timeliness.



Summit County Parcel Viewer

665 Spruce Way

Show search results for 665 Sp...



Property Line

WWS-2E-E27
Property Line

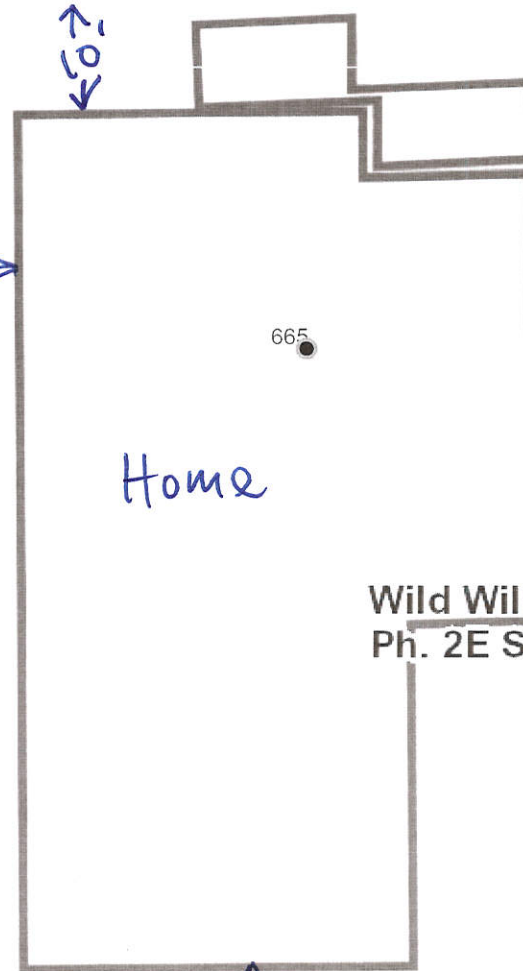
110'

WWS-2E-E17

WWS-2E-E28



Garage



665

Home

30'

Property Line

Wild Willow
Ph. 2E Sub.

Property Line

32'

WWS-2C-C1

Wild Willow

20ft

40.619855 -111.291570 Degrees



Staff Report

To: Francis City Planning Commission

From: Katie Henneuse, City Planner and Brad Christopherson, City Attorney

Report Date: January 30, 2025

Meeting Date: February 20, 2025

Title: Francis Highlands Commerce Center Hotel CUP and Commercial Development

Type of Item: Administrative

Location:

The proposed hotel site is located at the northwest corner of State Road 32 and Lambert Lane (Parcel FT-610). FT-610 is 9.92 acres. The parcel is in the Commercial (C-1) zone.



Executive Summary:

The applicant, Harwood Development LLC, is proposing a 3-story 69-room hotel as part of the Francis Highlands Commerce Center. Hotels are a conditional use in the C-1 zone. The applicant submitted applications for a Commercial Development and a Conditional Use Permit (CUP) for the hotel. Both applications will be considered in this report.

The applicant anticipates subdividing the parcel and commercially developing the remainder of the site. The overall vision for the project includes a grocery store, gas station with a convenience store, restaurants, and several smaller retail flex spaces for local businesses. These applications are forthcoming and will be reviewed separately.

The hotel concept plan was reviewed by the Planning Commission and City Council in September and October 2024, respectively.

General Plan Guidance:

Mission Statement: The City of Francis has a core mission to provide the highest quality of life in a rural atmosphere through essential infrastructure, public safety, and recreation by allowing responsible growth within the constraints of fiscally responsible government.

Land Use Vision: Francis will continue to be a rural and family friendly community. Preservation of our agricultural heritage, dark skies, scenic views, and open spaces are our priority. Growth will be sustainable, well-planned, and consistent with the zoning map and General Plan.

Land Use Policy 2E: Condition development approval on construction of adequate culinary water, sewer, storm drainage, and transportation systems.

Land Use Policy 2F: Commercial uses should be highly accessible and provide adequate access and parking.

Economic Development Goal 1: The rate of commercial growth will be higher than the rate of residential growth.

Economic Development Policy 1A: Promote a positive environment for businesses to strengthen and improve the City's tax base and quality of life.

Economic Development Policy 2A: Improve, diversify, and increase the tax base. Seek revenue growth from economic development activities to mitigate residential property tax increases.

Economic Development Policy 2C: Buffer commercial and industrial uses from existing single family residential areas.

The applicant's economic feasibility study shows that the project supports the General Plan Economic Development goals and policies.

Analysis – Commercial Development:

The C-1 zone was “established to encourage commercial and retail development.” Special approval procedures, landscaping requirements and design guidelines are applicable in the C-1 zone.

Trash Storage - 18.45.100

“All trash storage areas shall be screened and hidden from the public or adjoining residential area view by appropriate fencing or landscaping methods and placed in a rear area of the main building if possible. Trash storage plans must be presented to the Planning Commission or Planning Department for approval, as applicable, prior to issuance of a building permit.”

A dumpster enclosure is shown on the project plans in the northwest corner of the site. The dumpsters will be hidden from public and residential view by a dumpster enclosure.

The trash storage area complies with the code.

Parking - 18.45.160, 18.57.050, 18.100.100

“Parking is strongly encouraged to be located on the side and to the rear of any proposed structures, with minimum parking between the front of the building and the street. Parking shall not occur adjacent to any public street except when it has been established that such a location is needed or justified by other site conditions or building entrance location and the use is restricted to visitors/key employees.”

One parking stall per room is required by the Francis City Code (FCC) for hotels. 69 parking stalls are required for this hotel project. The applicant is providing 80 parking spaces, including 16 spaces for trucks and trailers, and 4 ADA stalls. Some parking is located between a future building and the front of the hotel. Most of the parking is planned behind the hotel. The parking plan complies with the code.

Site Plan – 18.45.120 and 18.57.060

The building layout as shown on the site plan meets setback requirements.

The city engineer determines whether the site, drainage, and grading plans are compliant with city code and standards.

Landscape Plan - 18.45.110 and 18.114.080

“No plans for any building, structure or other improvements shall be approved by the Planning Commission unless there shall also have been submitted separate landscape plans satisfactory to the Planning Commission.”

“All submitted landscape plans shall be designed to encourage water conservation as a primary consideration. Lawn shall not be installed in park strips, paths or on slopes greater than 25 percent or 4:1 grade.”

“All ground areas shall contain grass, or another ground cover acceptable to the Planning Commission, and shall be irrigated sufficiently. Shrubs, flower beds, decorative rocks, and other appropriate landscaping is highly encouraged. All landscaped areas shall be maintained using a sprinkling and/or irrigation system which is capable of being engaged automatically on a regular basis.”

“Plant Materials

- a. Sixty percent medium trees and shrubs in a combination with deciduous trees with a caliper from two to three inches and evergreen trees with a height from five to eight feet.
- b. Forty percent small trees and shrubs in a combination with deciduous trees with a caliper of one and one-half to two inches and evergreen trees with a height of four feet.
- c. Where possible, a 50/50 mix of deciduous and evergreen tree species shall be used for on-site landscaping.”

The applicant’s landscape plan shows 89 trees – 68 medium-sized deciduous trees (mixture of oak, serviceberry, dogwood, and hackberry) and 21 medium-sized 8 evergreen trees (mixture of cedar, spruce, and mugo pine). A mixture of deciduous and evergreen shrubs is planned throughout the development as well as shrub grasses and perennials. Cobble, bark, and Bio Meadow grass are planned as ground cover.

The hotel site is not adjacent to any public roads, so tree frontage requirements do not apply. Future development in the Highlands Commerce Center will need to include frontage trees in their landscaping plans.

The landscape plan was designed using water conservation principles.

The applicant’s landscape plan complies with FCC, other than the recommended 50/50 mixture of deciduous and coniferous trees. This is likely because of the large serviceberry tree buffer along the western boundary.

Architectural Design and Materials -18.57.060

“The treatment of building mass, materials and exterior appurtenances shall create an aesthetically pleasing building and site that is in character with the proportions of other surrounding developments. Proposed developments shall be designed with a common theme that reflects the heritage and community of Francis City. Themes shall be reviewed and approved by the Planning Commission and City Council and may include but are not limited to agricultural or mountain tourism.”

“All sides of buildings shall receive equal design consideration, particularly where exposed to

vehicular traffic and adjacent properties. Facade shifts shall be encouraged on structures with a width greater than 50 feet or at neighboring property lines.”

“Basic materials shall be limited to no more than three types of materials per building and all buildings within the development shall possess a similar architectural theme. Building styles shall be compatible with existing buildings in the C-1 zone.”

The maximum building height in the C-1 zone is 40 ft.

The applicant provided architectural renderings and elevations of the hotel. A 3-story hotel with a height below 40 ft is planned. Façade shifts occur on all sides of the building. Composite wood panel, stone veneer, and gray/white stucco are the planned materials. The architectural theme appears to be agricultural with modern farmhouse design, materials, and elements. This design theme ties in with the Route 32 development which is planned nearby. The Premier Pet Lodge and Villages at Lambert Lane subdivision also utilize agricultural design themes.

The Planning Commission should discuss whether the applicant has effectively designed an aesthetically pleasing building that complies with the design guidelines.

Outdoor Lighting Plan - 18.118

“An outdoor lighting plan shall be submitted with the site/development plan. The plan must show the location, height, number, and type of fixtures to be used for all outdoor lighting.”

“All outdoor lighting must be full cut-off directing the light downward.”

“The maximum outdoor light output shall not exceed 100,000 lumens per acre.”

“All fixtures shall be mounted no more than 18 feet high when adjacent to residential zones.”

“Outdoor lighting shall be turned off or reduce total lumen usage output 50 percent by 11:00 pm except for the following conditions:

- a. Operations that are open for 24 hours.
- b. Lighting that has been approved by the City Council for security purposes.”

The proposed hotel lot is 2.13 acres, allowing up to 213,000 lumens.

The applicant is planning a mix of parking lot lights, wall lights, entrance lights, and decorative lights. A list and quantity of outdoor lights is shown in the table below. All fixtures are full-cutoff and will be installed at a height at or below 18 ft. The total output planned is 212,271 lumens, below the maximum allowed.

The applicant noted that outdoor lighting intensity will be reduced after 11:00 pm. The FCC gives an exception to this requirement for operations that are open 24 hours, such as a hotel.

The outdoor lighting plan complies with FCC.

FRANCIS CITY REQUIREMENT: 100000 LUMENS PER ACRE 2.13 ACRS=213000 LUMEN TOTAL ALLOWED			
FIXTURE	LUMENS	QUANTITY	TOTAL
P4-L6K	6000	5	30000
P3-L7K	7280	2	14560
P4-L7K	7450	12	89400
B-L1K	1194	34	40596
RC-L1K	1095	17	18615
W3-L4K	3800	2	7600
W4-L7K	7500	1	7500
FESTOON LTG	75 LUMENS/FT	60 FT	4500
TOTAL LUMENS			212771

Analysis – Hotel Conditional Use Permit:

Hotels are a conditional use in the C-1 zone. (18.45.020)

The hours of operation of the hotel are 24 hours a day, 7 days a week.

State Code - 10-9a-507 Conditional Uses

- (1) (a) A municipality may adopt a land use ordinance that includes conditional uses and provisions for conditional uses that require compliance with objective standards set forth in an applicable ordinance.
- (b) A municipality may not impose a requirement or standard on a conditional use that conflicts with a provision of this chapter or other state or federal law.
- (2) (a) (i) A land use authority shall approve a conditional use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.
- (ii) The requirement described in Subsection (2)(a)(i) to reasonably mitigate anticipated detrimental effects of the proposed conditional use does not require elimination of the detrimental effects.
- (b) If a land use authority proposes reasonable conditions on a proposed conditional use, the land use authority shall ensure that the conditions are stated on the record and reasonably relate to mitigating the anticipated detrimental effects of the proposed use.
- (c) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the land use authority may deny the conditional use.

Note: The city planning and legal staff are in the process of revising the city code to bring it into compliance with recent changes from the state legislature. When state law and city code conflict, state law prevails because of the correlating supremacy clause in the Utah State Constitution.

City Code – 18.65.090 Standards for Review

The city shall review each of the following items when considering a conditional use permit and proposing or imposing conditions on the permit:

1. Size and location of the site.
2. Traffic considerations including capacity of the existing streets in the area, location and amount of off-street parking, and internal traffic circulation.
3. Utility capacity.
4. Emergency vehicle access and control of delivery and service vehicles, loading and unloading zones, and screening of trash pick-up or waste storage areas.
5. Fencing, screening, and landscaping to separate the use from adjoining uses.
6. Design, architectural detailing, building mass, bulk, orientation, and the location of buildings on the site including orientation to buildings on adjoining lots.
7. Usable and permanent open space considerations.
8. Signage and lighting.
9. Noise, vibration, pollution, odors, steam, or other mechanical factors that might affect people and property off site.
10. Potential for discharge into the air, ground water, surface and subsurface water, or soil.
11. Potential adverse impact on the ability of those who live or own property in the vicinity, including adverse effects to property values and the right to use and enjoy their property.
12. Other technical review matters as may be advised by the City.

Standards #1, 4, and 6 were reviewed as part of the commercial development portion of this report but should be considered as part of the CUP review as well. The city engineer will review standards #2, 3, and 4 in his staff report. Standards #7, 10, and 12 are not applicable to this CUP application.

Staff have identified the following potential reasonably anticipated detrimental effects of the proposed conditional use to adjoining residential properties: disruption of privacy, additional noise, outdoor lighting, additional traffic, decreased property value, and decreased enjoyment of property. These detrimental effects will be reviewed in relation to Review Standards #5, 8, 9, and 11 from Section 18.65.090. The measures proposed by the applicant and conditions proposed by the city to mitigate these effects are examined in the sections below. The city engineer will review the traffic impact study in his report.

The proposed development is in the back and center of parcel FT-610. There are several residential properties near the proposed hotel in the Villages at Lambert Lane subdivision and on Lambert Lane. The nearest adjoining residential home is approximately 150 feet from the proposed hotel. All other adjoining homes are approximately 500 feet or more from the proposed hotel. This distance will significantly reduce the potential detrimental effects of privacy, noise, and lighting for nearby residents when they are in or near their homes (the location where they are most likely to spend their time while on their property). However, some mitigation measures should be taken to reduce the impact on adjoining existing residents at the back of their property closer to the proposed hotel.

Standard #5 – Fencing, Screening, Landscaping Buffers

In Section 18.45.150 regarding buffers, fences, and walls, city code says, “The intent in having special buffer, fence, and wall requirements is to provide quality separation between incompatible commercial uses, and to provide physical and visual protection between commercial and residential uses.”

“Buffer treatment may be required whenever a change occurs between residential and nonresidential uses. Additional landscaping and screening may be required at the discretion of the Planning Commission and City Council within the setback which separates the uses. Fences or walls will be reviewed for their effectiveness in screening a view, and for their color and texture in relationship to building materials.

Where differing uses are to be developed adjacent to existing residential areas, special consideration shall be made to protect the privacy of residents and requirements shall be at the discretion of the Planning Commission and City Council. As a minimum, the negative effects of noise and artificial lighting shall be minimized to protect existing residents.”

The applicant is proposing an 8 ft tan composite fence along the western property boundary adjoining residential properties. A landscaping buffer of raised berm and serviceberry trees is planned along the fence line. Additionally, outdoor amenities, balconies and opening windows on the backside of the property were eliminated to ensure existing resident’s privacy. The applicant’s plan for fencing, trees, outdoor amenities, balconies, and windows will mitigate the detrimental effects of disruption of privacy, additional noise, and outdoor lighting.

Standard #8 – Signage and Lighting

18.105.150 “One monument sign less than six feet in height and 60 square feet measured from the farthest extent of the sign to form a rectangle is allowed per commercial project.”

“One wall sign not to exceed 30 square feet measured from the farthest extent of the sign to form a rectangle is allowed on the wall facing the primary entrance to the commercial project. Except as otherwise provided in this section, every wall sign and painted wall sign in a commercial zone shall comply with the following requirements:

- a. No part of any sign shall extend above the wall upon which it is situated.
- b. No sign, including any light box or structural part, shall project more than 12 inches from the face of the pan of the building to which it is attached.”

The applicant is planning a monument sign and a wall sign for the hotel. Both signs comply with the FCC signage code. Sign lighting may be used but will not face the properties of existing residents. No detrimental effects are anticipated from the planned signs.

18.45.150 “Outdoor lighting shall be designed to prevent exposure of light source to the view of residents.”

18.118 “The applicant in nonresidential zones must also provide a plan on how outdoor lighting will minimize impacts on adjacent properties.”

“All outdoor lighting must be full cut-off directing the light downward. The bulb or lighting source cannot be visible from the property line. Outdoor lighting cannot be directed towards any adjacent neighboring properties.”

Outdoor lighting was evaluated in the commercial development section of this report. The FCC allows up to 213,000 lumens of outdoor lighting for the hotel site. The outdoor lighting planned totals 212,771 lumens. All fixtures will be full cut-off and lights will be directed downward to reduce impacts on neighboring properties.

The code gives an exception to the requirement to reduce lighting after 11 pm for operations that are open 24 hours, such as a hotel. However, the applicant noted that lighting intensity will be reduced during late hours (11 pm – 7 am).

The applicant’s plan for fencing, a landscape buffer, and reduced lighting intensity during late hours will mitigate the detrimental effects of outdoor lighting.

Standard #9 – Noise or Odors

8.10.0020 “The following sounds are prohibited pursuant to this chapter:

1. A sound measuring 70 decibels or more between the hours of 7:00 a.m. and 10:00 p.m. Monday through Saturday, or between the hours of 9:00 a.m. and 10:00 p.m. on Sunday.
2. A sound measuring 55 decibels or more between the hours of 10:00 p.m. and 7:00 a.m. Monday through Saturday, or between the hours of 10:00 p.m. Saturday and 9:00 a.m. on Sunday.”

The Noise Disturbance Study performed by Francis City concludes that the detrimental effects of additional noise can be mitigated with the applicant’s plans for a privacy fence and a landscaped buffer on the adjoining residential property line, restricted daytime delivery hours, low-decibel HVAC units, and the elimination of outdoor amenities, balconies, and opening windows on the rear of the building.

Standard #11 – Property Values and Property Use of Adjoining Owners

The city has no specific evidence of property value changes associated with this project.

A review of literature on the impacts of commercial development on nearby residential is inconclusive.

Residential properties border the project on the west. The site plan has mitigation with fencing and landscaping to reduce noise and lighting impacts and the applicant has agreed to additional conditions, so the impact complies with the city code.

The residential homes are all at least 150 feet from the hotel. This project is facing State Road 32 – which is the largest and most traveled road in Kamas Valley. It is also located in the Commercial zone, which was created to encourage commercial development with access on the main arterial road. It is not unreasonable that development would arrive at this location. Other commercial projects are located near the State Road 32 and Lambert Lane intersection. There are no Commercial or City Center Zones that are not abutting, adjacent, or across the street from residential areas.

This proposed project will not prevent any of the uses currently surrounding the project but will bring increased traffic, noise, and lighting. These anticipated increases can be mitigated with measures taken by the applicant and the conditions proposed by staff.

Staff Recommendation:

Commercial Development

Trash Storage - Approve the trash storage plan.

Parking - Positively recommend approval of the parking plan.

Site Plan - Positive or negative recommendation. Follow the city engineer's recommendation.

Landscape Plan – Approve the landscape plan.

Architectural Design – Positive or negative recommendation. Discuss whether the applicant has effectively designed an aesthetically pleasing building that complies with the design guidelines.

Outdoor Lighting Plan – Positively recommend the outdoor lighting plan.

Conditional Use Permit

Hotel – Positively recommend approval with the following conditions:

1. 8 ft composite privacy fencing on western boundary.
2. Raised berm and serviceberry tree buffer on western boundary as shown on landscape plan.
3. Deliveries only allowed during daytime hours (9:00 am to 7:00 pm).
4. Installation of low-decibel HVAC equipment.
5. Elimination of outdoor amenities, balconies, and opening windows on the rear of the building.
6. Reduced lighting intensity during late hours (11 pm – 7 am).
7. “No Parking” signage on Lambert Lane.
8. Any additional conditions recommended by City Engineer.

Community Review:

A public hearing will be held for the conditional use permit. The public hearing was noticed in accordance with State and local law. A public hearing is not required for the commercial development application.

Henderson 500 / Harwood Development

Dear City Officials and Citizens of Francis,

We are writing to address the concerns shared by some members of our community regarding the planned hotel project on Lambert Lane. Transparency, respect for our community, and maintaining the unique charm of Francis are at the forefront of our efforts.

We understand the primary concerns involve **privacy, noise, traffic, bright lights, and safety**, and we recognize the city's review standards under FCC Title 18.65.090, including site size, traffic considerations, signage and lighting, noise mitigation, and potential impacts on neighboring properties. I would like to outline our efforts to address these issues thoughtfully and responsibly.

Size and Location of the Site

The project fully adheres to the city's zoning requirements for commercial use and has been designed with careful attention to mass, height, and circulation. To minimize visual impact, we reduced the building to three stories and strategically planned its layout for optimal distance from residential areas.

Traffic Considerations

We have designed a parking layout far exceeding city requirements of 69 spaces, with ⁸⁰~~100~~ total spaces, including oversized spaces for trailers and trucks. Traffic impacts have been studied, and given hotel usage trends, we expect minimal additional strain on Lambert Lane. Parking rules will be strictly enforced, and guests will be directed to designated spaces.

Noise Mitigation

A quiet night's sleep is essential to our business and aligns with the city's standards. We will enforce strict quiet hours, limit deliveries to midday, and install noise-reducing equipment, such as low-decibel HVAC units. Additionally, no outdoor amenities will face residential properties to further minimize sound. We have also eliminated all balconies on the rear of the building and eliminated our guests' ability to open the windows to ensure noise standards are strictly enforced.

Signage and Lighting

Our lighting plan adheres to all non-residential standards outlined by the city. We will use full-cutoff fixtures, reduce lighting intensity during late hours (11 PM - 7 AM), and ensure all lights are directed downward to minimize impacts on neighboring properties. Low, warm lighting will also enhance the experience for our guests, who value calm and restful environments.

Privacy and Screening

To address privacy concerns, we will install a superior buffer consisting of a raised berm, high-coverage fast-growing trees, and an 8-foot solid privacy fence. Balconies and opening windows on the backside of the property have been eliminated to ensure residents' privacy.

Safety

The property will feature robust security measures, including 24/7 monitored camera systems, clear guest policies, and a dedicated front-desk team to ensure safety for guests and the surrounding community. We will also coordinate with local law enforcement to maintain these standards.

We understand the importance of balancing growth with the preservation of Francis's character and quality of life. This project reflects the goals outlined in the Francis City General Plan, including fostering sustainable economic growth and strengthening the city's tax base.

We greatly value your input and remain committed to working together with the city and its citizens. Please feel free to reach out if further questions or concerns arise.

Thank you for your trust, collaboration, and understanding as we move forward with this project.

Warm regards,

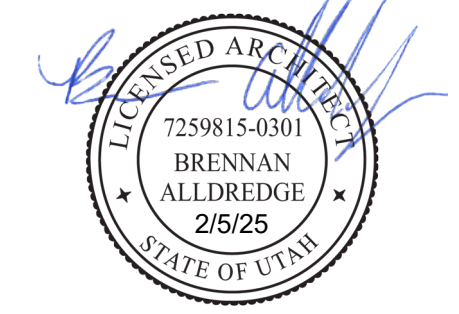
Henderson 500 / Harwood Development

12/16/24



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DATE

REVISION DESCRIPTION

FRANCIS
BEST
WESTERN
PLUS

STATE HIGHWAY
FRANCIS, UT

SITE PLAN

PROJ. #: 0000
DATE: 9/19/24
DRAWN BY: Author
SCALE: As indicated

AS100

SITE PLAN NOTES

1. SITE DIMENSIONS ARE BASED ON AERIAL IMAGERY AND ARE SUBJECT TO CORRECTION. FIELD VERIFY SITE BOUNDARIES.
2. AREA TAKE-OFFS ARE APPROXIMATE AND ARE SUBJECT TO CORRECTION
3. INFORMATION PROVIDED MUST BE VERIFIED PRIOR TO USE AS A REFERENCE OR EXHIBIT FOR ANY LEGAL OR BINDING DOCUMENT
4. ALL INFORMATION TO BE FIELD-VERIFIED BY A SURVEYOR
5. PLAN IS PROVIDED BY THE ARCHITECT TO THE CIVIL ENGINEER AS A BASIS FOR FINAL CIVIL DESIGN
6. NOT FOR USE AS A PLAT OR FINAL SITE PLAN

KEYNOTES SITE

TAG	NOTE TEXT
01	6' TALL CMU DUMPSTER ENCLOSURE W/ HEAVY DUTY PAINTED METAL GATES W/ 6" THICK REINFORCED CONCRETE PAD
02	LANDSCAPED AREA, TYP (STIPPLE HATCH), SEE LANDSCAPE PLAN
03	CONCRETE PEDESTRIAN WALKWAY
04	HOTEL EGRESS POINT
05	TWO LANE PORTE COCHERE
06	STORMWATER RETENTION BASIN PER CIVIL
07	BURM W/ TREES, SEE LANDSCAPE
08	8' COMPOSITE MOLDED FENCE
09	PRIVATE ROADWAY
10	PROPERTY LINE, TYP

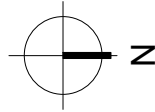
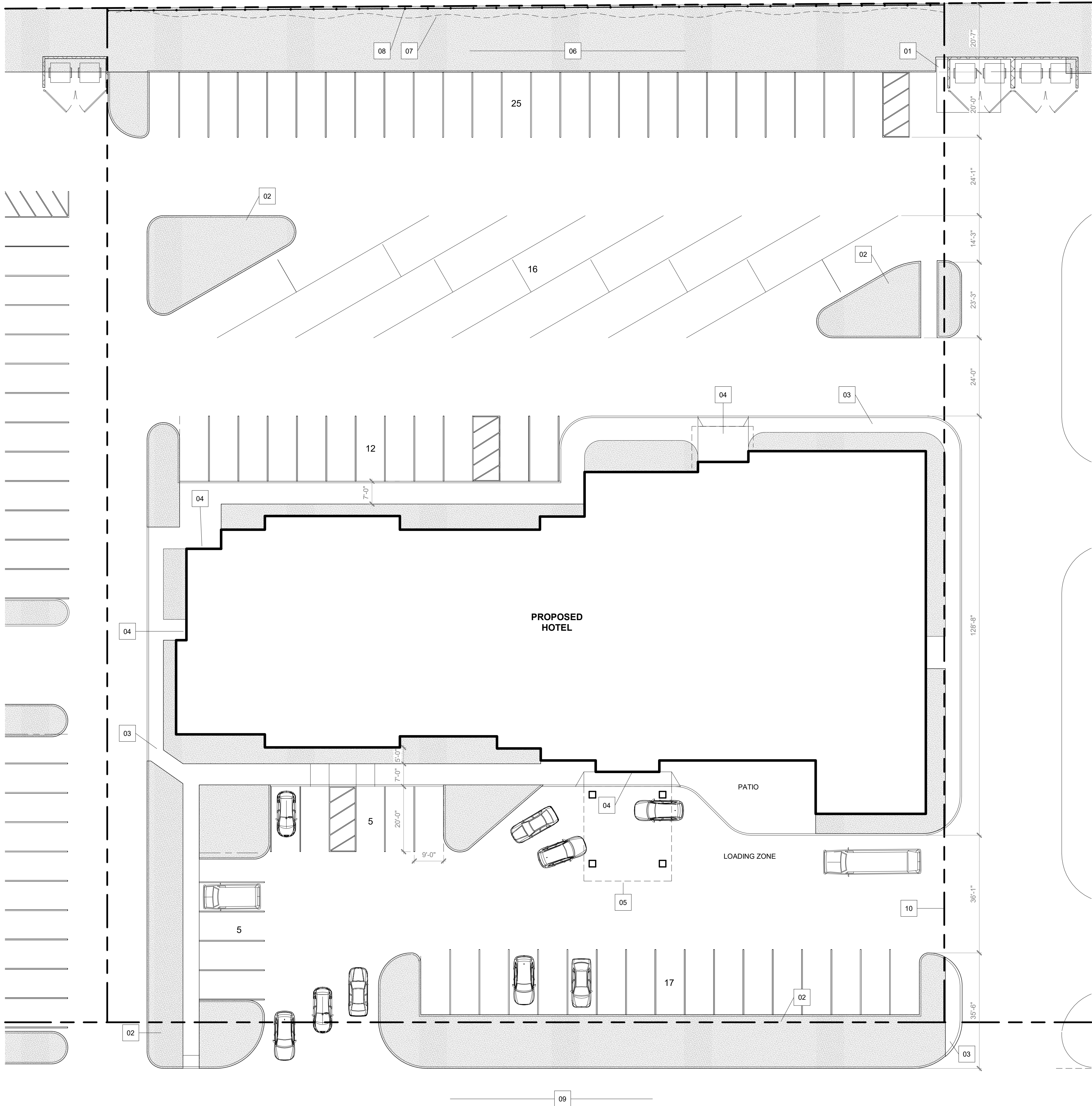
OFF STREET PARKING & LOADING REQUIREMENTS

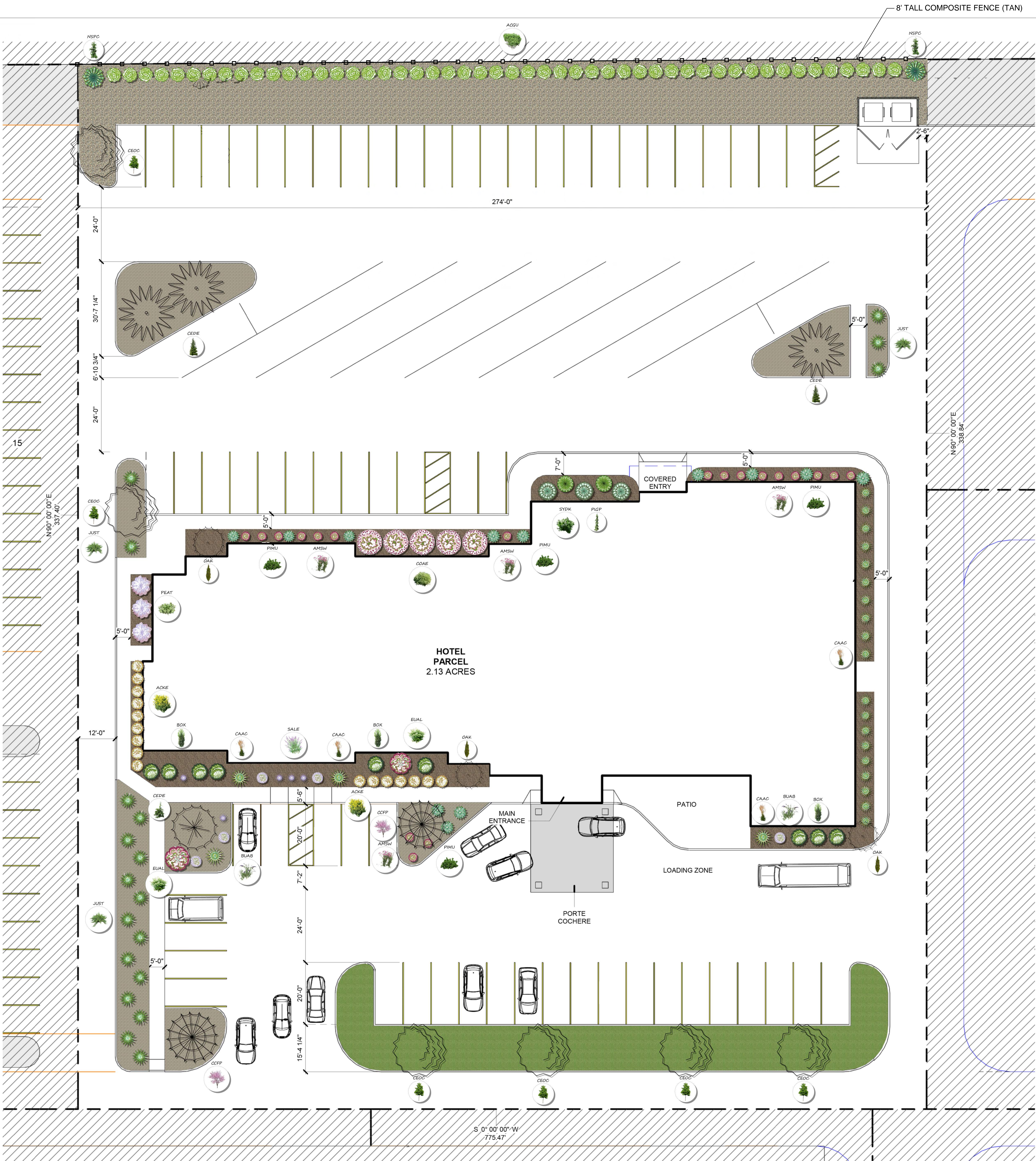
PARKING STALL COUNT
PER MUNICIPAL CODE TABLE 18.100.100

HOSPITALITY

	REQUIRED	PROVIDED
	70	80 as follows
STANDARD		60
TRUCK/TRAILER		16 ¹
ADA (VAN)		4
		80

1. COUNT SHOWS STALLS USED FOR PASSENGER VEHICLES. STALL COUNT IS





Plant Legend					
Symbol	Qty	Key	Common	Botanical	Size
	9	BOX	Boxwood 15'-20'	Buxus sempervirens 'Skywalker' PP22877	
	2	EULAL	Burning Bush, Winged Spindle Tree	Euonymus alata	
	5	BUAB	Butterfly Bush 'Adonis Blue'	Buttdiea 'SMNBDW' PP28795 Pugster White®	
	3	OAK	Columnar Oak	Quercus robur x bicolor 'Nasler' PP17804 Kindred Spirit	2"
	2	SYDK	Coral Berry	Symphoricarpos x doorenbosii 'Magic Berry'	5 gal.
	3	CEDE	Deodar Cedar	Cedrus deodara 'Shalimar'	2"
	1	CEDE	Deodar Cedar	Cedrus deodara	
	2	CCFP	Eastern Redbud	Cercis canadensis 'Pink Heartbreaker'	2"
	23	CAAC	Grass	Karl Forester	1 gal.
	6	CEOC	Hackberry	Celtis occidentalis 'JFS-KSU1' Prairie Sentinel®	1.5"
	5	SALE	Mexican Bush Sage	Salvia leucantha	
	12	PIMU	Mugo Pine	Pinus mugo 'Mops'	5 gal.
	2	NSPC	Norway Spruce	Picea abies 'Cupressina'	1.5"
	3	PEAT	Russian Sage	Perovskia atriplicifolia	5 gal.
	50	ACGU	Serviceberry	Amelanchier alnifolia First Editions® 'Obelisk' Standing Ovation™	5 gal.
	19	JUST	Tamarix Juniper	Juniperus sabina 'Buffalo'	1 gal.
	5	COAE	Variegated Redtwig Dogwood	Cornus alba 'Elegantissima'	5 gal.
	3	PIGP	Weeping White Spruce	Picea glauca 'Pendula'	5-6'
	16	ACKE	Yarrow	Achillea 'Moonshine'	1 gal.
	19	AMSW	Yarrow	Achillea millefolium 'Paprika'	1 gal.

- Natural Shredded Bark 3586
- 3 - 4" Southtown Cobble 5514
- 1 - 2" Southtown Cobble 3863
- BioMeadow Grass From BioGrass 2905 - 18.5%
- Dewitt 20 year Landscape fabric 9377

UDAF 4000-321
Contractor 10768753-5501

The Highlands

State Highway Francis, Utah

Sheet:
Landscape

Drawn by:
JA

Date:
12-11-2024

Page:
1 of 2

FRANCIS BEST WESTERN PLUS

3-STORY HOTEL



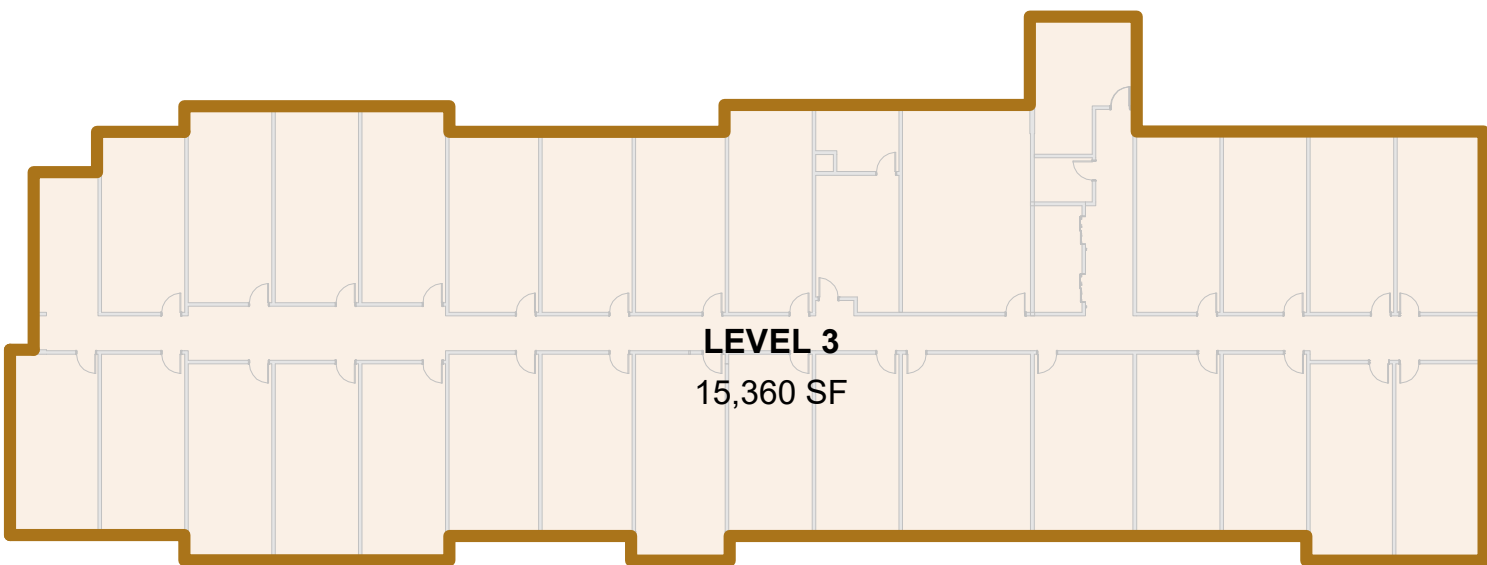
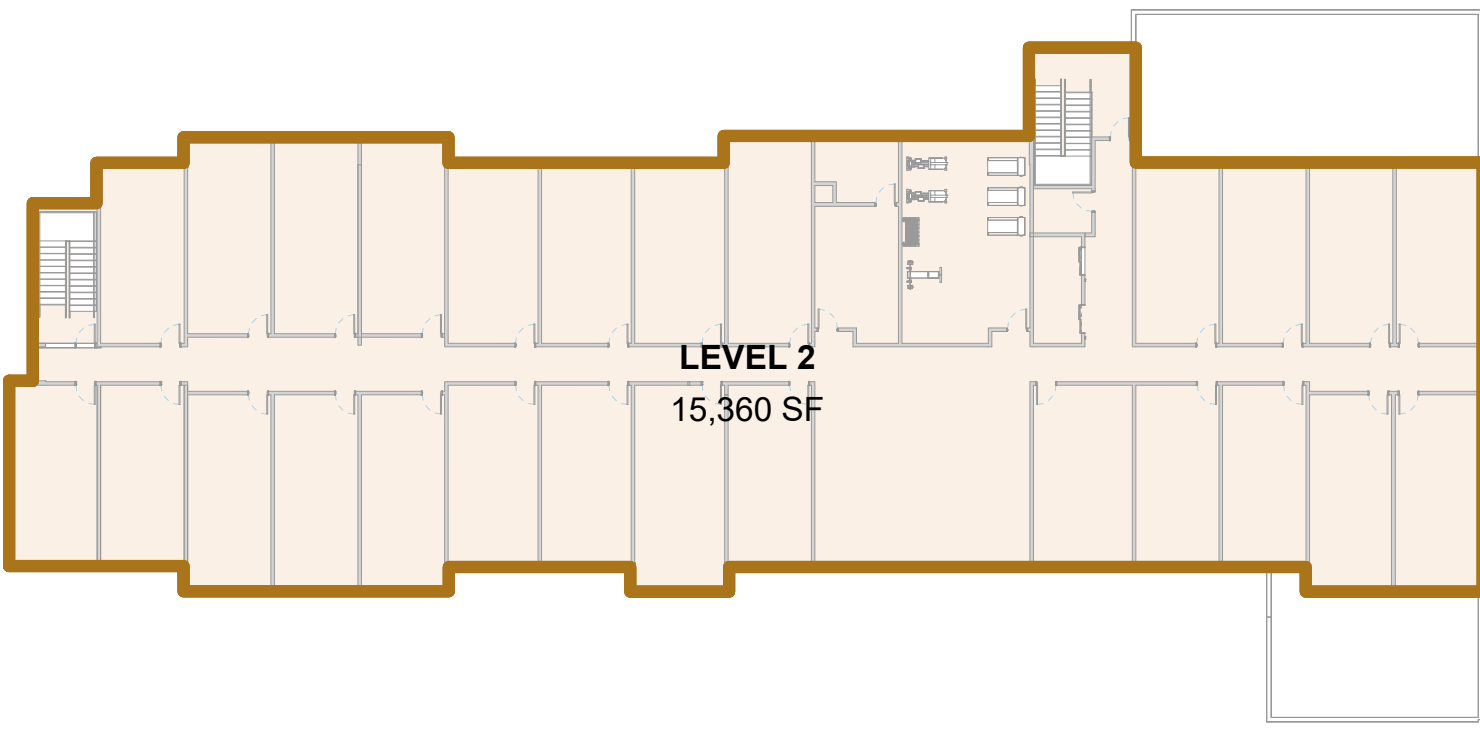
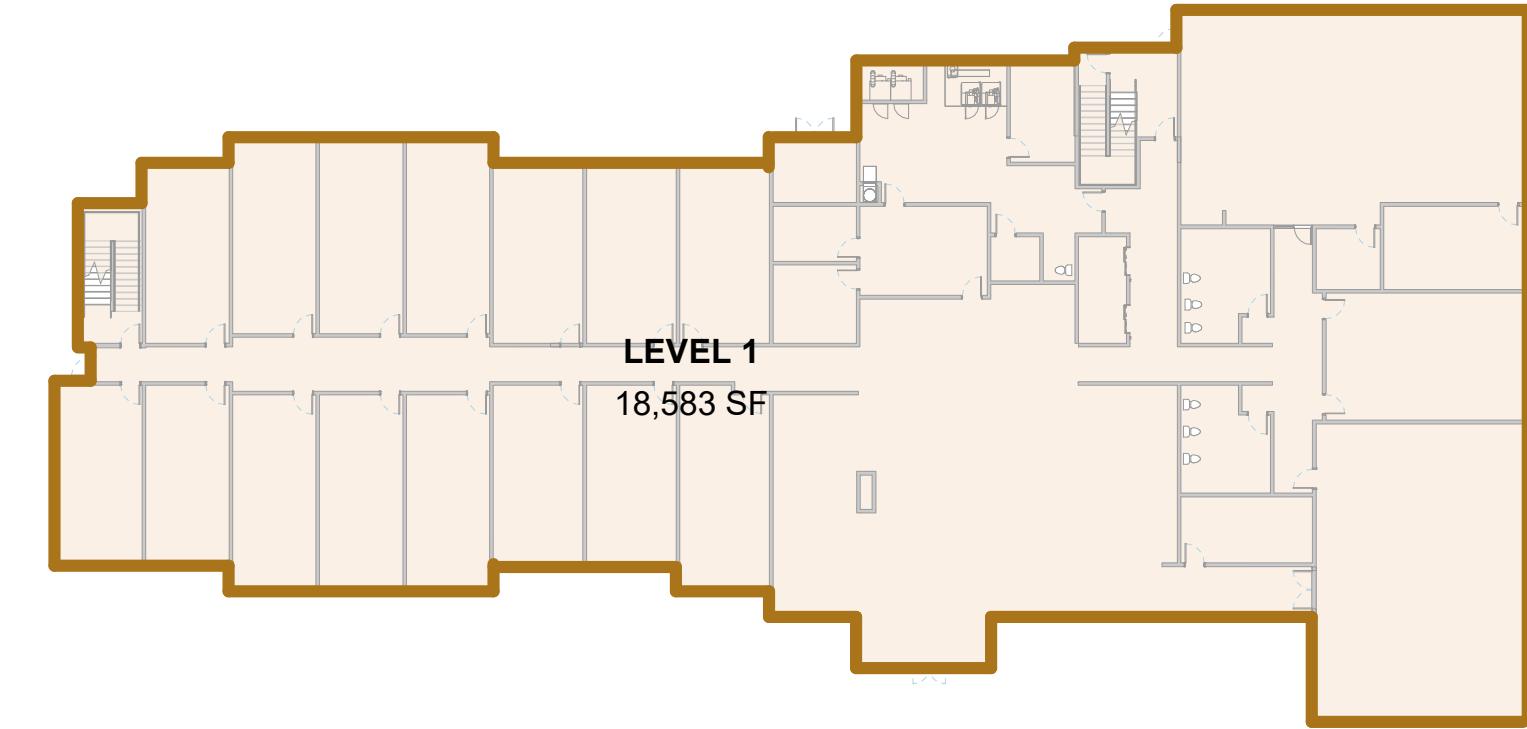
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ROOM SCHEDULE_GUEST ROOMS ONLY			
RM #	NAME	AREA	COMMENTS
LEVEL 1			
100	GUEST	386 SF	
101	GUEST	388 SF	
102	GUEST	386 SF	
103	GUEST	388 SF	
104	GUEST	386 SF	
105	GUEST	391 SF	
106	GUEST	391 SF	
107	GUEST	391 SF	
108	GUEST	391 SF	
109	GUEST	391 SF	
110	GUEST	391 SF	
111	GUEST	359 SF	
112	GUEST	359 SF	
113	GUEST	359 SF	
LEVEL 2			
200	GUEST	413 SF	
201	GUEST	360 SF	
202	GUEST	386 SF	
203	GUEST	442 SF	
204	GUEST	386 SF	
205	GUEST	388 SF	
206	GUEST	386 SF	
207	GUEST	388 SF	
208	GUEST	391 SF	
209	GUEST	391 SF	
210	GUEST	391 SF	
211	GUEST	391 SF	
212	GUEST	391 SF	
213	GUEST	391 SF	
214	GUEST	359 SF	
215	GUEST	359 SF	
216	GUEST	359 SF	
217	GUEST	359 SF	
218	GUEST	359 SF	
219	GUEST	427 SF	
220	GUEST	359 SF	
221	GUEST	360 SF	
222	GUEST	352 SF	
223	GUEST	360 SF	
225	GUEST	385 SF	
227	GUEST	390 SF	
LEVEL 3			
301	GUEST	427 SF	
302	GUEST	635 SF	
303	GUEST	554 SF	
304	GUEST	413 SF	
305	GUEST	360 SF	
306	GUEST	386 SF	
307	GUEST	360 SF	
308	GUEST	386 SF	
309	GUEST	442 SF	
310	GUEST	386 SF	
311	GUEST	388 SF	
312	GUEST	391 SF	
313	GUEST	388 SF	
314	GUEST	391 SF	
315	GUEST	391 SF	
316	GUEST	391 SF	
317	GUEST	391 SF	
318	GUEST	359 SF	
319	GUEST	391 SF	
320	GUEST	359 SF	
321	GUEST	359 SF	
322	GUEST	359 SF	
323	GUEST	359 SF	
324	GUEST	359 SF	
325	GUEST	360 SF	
326	GUEST	352 SF	
327	GUEST	360 SF	
329	GUEST	385 SF	
331	GUEST	390 SF	
Grand total: 69		26,755 SF	

AREA SCHEDULE - GROSS	
Level	Area
LEVEL 2	15,360 SF
LEVEL 3	15,360 SF
LEVEL 1	18,583 SF
49,303 SF	





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- GENERAL NOTES - ELEVATIONS
1.

PROVIDE SEALANT AT ALL JOINTS WHERE DIFFERENT MATERIALS MEET. SEAL FOR MANUFACTURER'S WARRANTY AND REQUIREMENTS.
2.

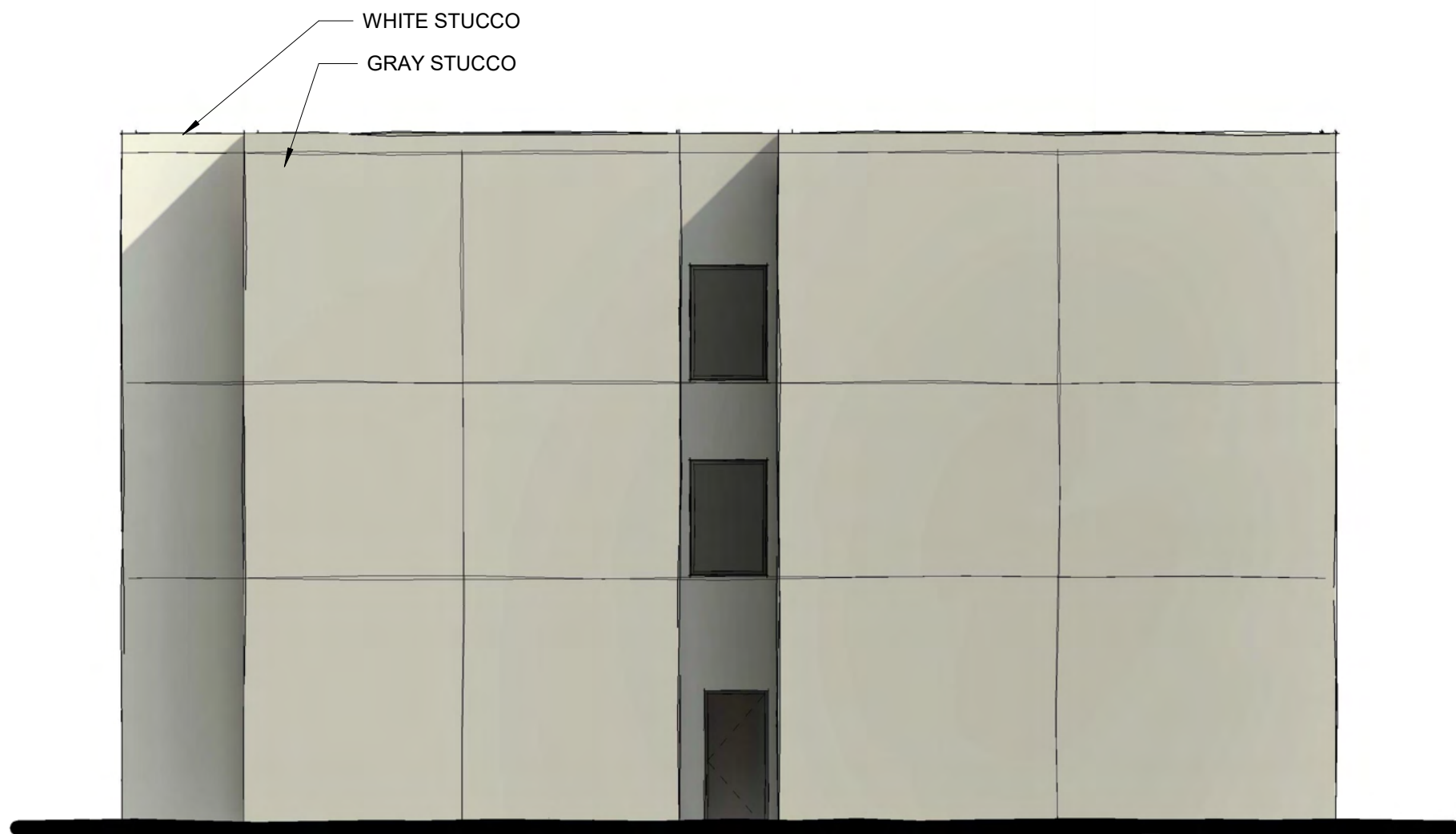
ALL EXTERIOR WALL LIGHTING TO BE MOUNTED AT 10'-0" TO FIXTURE CENTER, U.N.O.
3.

HORIZONTALLY CENTER LIGHT FIXTURES ON COLUMN/PILASTER, AND/OR ABOVE DOORS.
4.

PROVIDE J-BOXES AT ALL TENANT SIGNAGE LOCATIONS.



1 EAST ELEVATION
A200 1/8" = 1'-0"



2 SOUTH ELEVATION
A200 1/8" = 1'-0"



3 NORTH ELEVATION
A200 1/8" = 1'-0"

DATE

REVISION DESCRIPTION

Best Best
Western

Francis UT

ELEVATIONS

PROJ. #: 0000
DATE: 5/16/18
DRAWN BY: Author
SCALE: As indicated

A200

GENERAL NOTES - ELEVATIONS	
1.	PROVIDE SEALANT AT ALL JOINTS WHERE DIFFERENT MATERIALS MEET. SEAL FOR MANUFACTURER'S WARRANTY AND REQUIREMENTS.
2.	ALL EXTERIOR WALL LIGHTING TO BE MOUNTED AT 10'-0" TO FIXTURE CENTER, U.N.O.
3.	HORIZONTALLY CENTER LIGHT FIXTURES ON COLUMN/PILASTER, AND/OR ABOVE DOORS.
4.	PROVIDE J-BOXES AT ALL TENANT SIGNAGE LOCATIONS.



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2 WEST ELEVATION
A201 1/8" = 1'-0"

DATE

REVISION DESCRIPTION

Best Best
Western

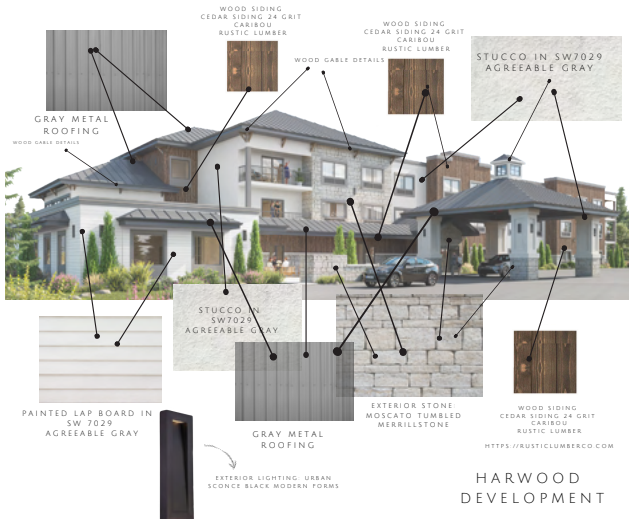
Francis UT

ELEVATIONS

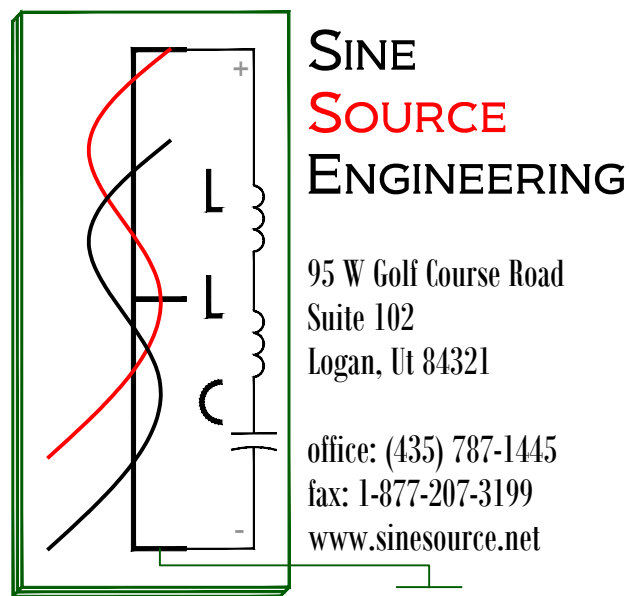
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DRAWN BY: ---
SCALE: As indicated

A201

CONCEPT IMAGE ONLY FOR MATERIAL VISUALIZATION

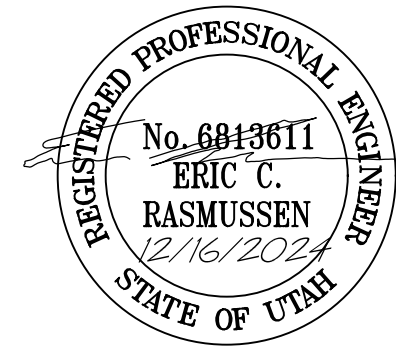


1. ALL EXTERIOR FIXTURES SHALL BE FULL CUT-OFF WITH 3000K CCT LAMPS.
2. EXTERIOR FIXTURES WILL BE ON FROM DUSK TO DAWN. AREA LIGHTS WILL HAVE MOTION CONTROL SENSORS THAT DIM TO 30% WITH 15 MINUTES NO MOTION.
3. MAX PARKING LOT FIXTURE HEIGHT WILL BE 18' OR AS INDICATED ON DRAWINGS. OAH = OVERALL HEIGHT.



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CONSULTANTS

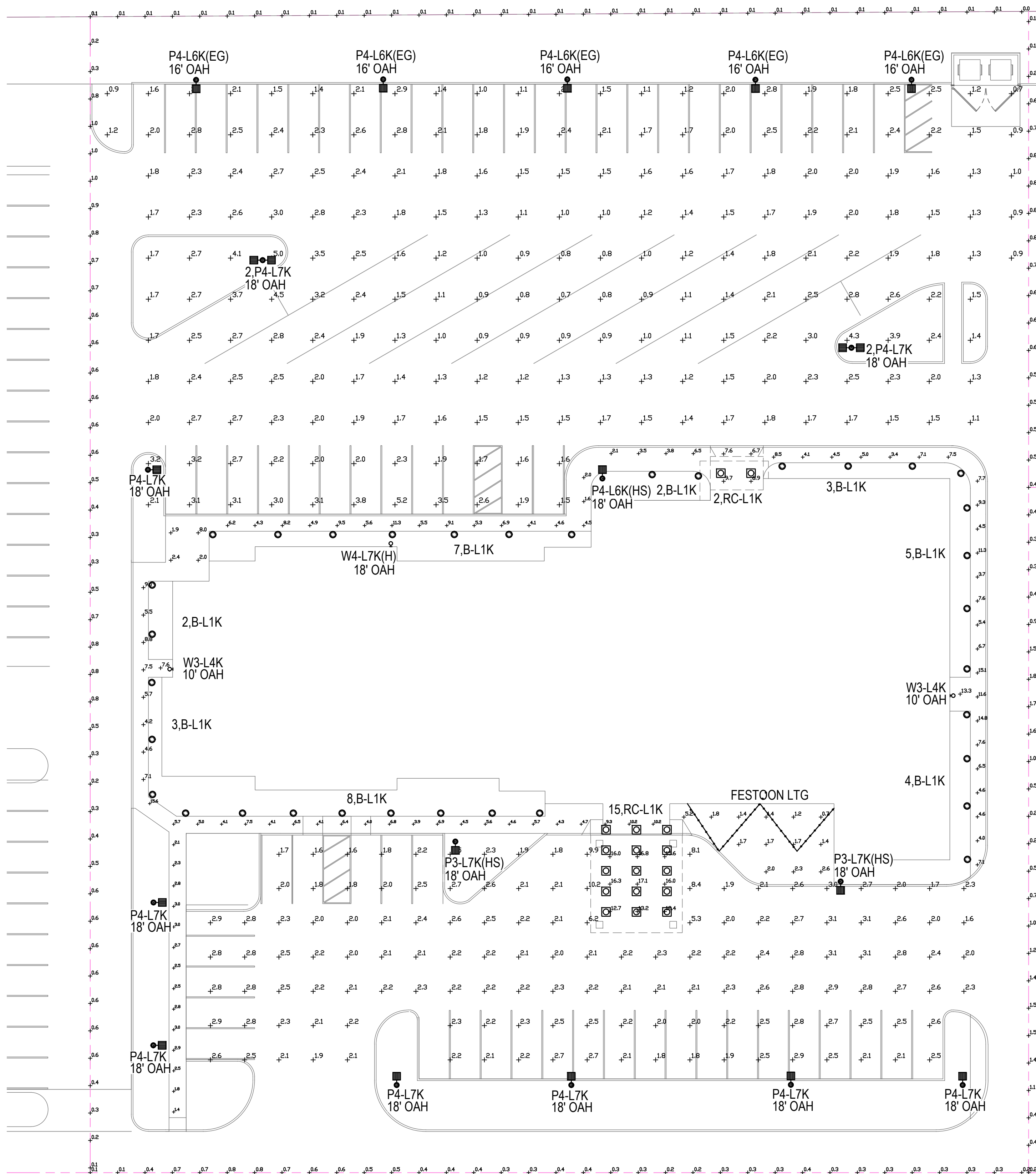


BEST WESTERN-FRANCIS
SITE PHOTOMETRIC
FRANCIS, UTAH

FRANCIS, UTAH

SITE PHOTOMETRIC PLAN

ES 101








Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BOUNDARY: NORTH	+	0.7 fc	1.8 fc	0.1 fc	18.0:1	7.0:1
BOUNDARY: SOUTH	+	0.5 fc	1.0 fc	0.1 fc	10.0:1	5.0:1
BOUNDARY: WEST	+	0.1 fc	0.1 fc	0.0 fc	N/A	N/A
ENTRY: NORTH	+	13.3 fc	13.3 fc	13.3 fc	1.0:1	1.0:1
ENTRY: SOUTH	+	7.6 fc	7.6 fc	7.6 fc	1.0:1	1.0:1
ENTRY: WEST	+	7.7 fc	9.7 fc	6.7 fc	1.4:1	1.1:1
PARKING LOT: EAST	+	2.6 fc	10.2 fc	1.6 fc	6.4:1	1.6:1
PARKING LOT: WEST	+	1.9 fc	5.2 fc	0.7 fc	7.4:1	2.7:1
PATIO	+	1.9 fc	5.2 fc	0.7 fc	7.4:1	2.7:1
PORTE COCHERE	+	15.1 fc	17.1 fc	12.4 fc	1.4:1	1.2:1
SIDE WALK: WEST	+	5.5 fc	11.3 fc	1.6 fc	7.1:1	3.4:1
SIDEWALK: EAST	+	4.9 fc	15.6 fc	1.4 fc	11.1:1	3.5:1
SIDEWALK: NORTH	+	7.2 fc	15.1 fc	3.4 fc	4.4:1	2.1:1
SIDEWALK: SOUTH	+	5.6 fc	9.0 fc	1.9 fc	4.7:1	2.9:1
BOUNDARY: EAST	+	0.4 fc	0.8 fc	0.1 fc	8.0:1	4.0:1

FRANCIS CITY REQUIREMENT: 100000 LUMENS PER ACRE 2.13 ACRS=213000 LUMEN TOTAL ALLOWED			
FIXTURE	LUMENS	QUANTITY	TOTAL
P4-L6K	6000	5	30000
P3-L7K	7280	2	14560
P4-L7K	7450	12	89400
B-L1K	1194	34	40596
RC-L1K	1095	17	18615
W3-L4K	3800	2	7600
W4-L7K	7500	1	7500
FESTOON LTG	75 LUMENS/FT	60 FT	4500
TOTAL LUMENS			212771

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WDG LED

Architectural Wall Sconce

Color: W4-L8K

Specifications

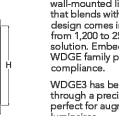
Depth (D): 3 1/4"


Height (H): 12"

Weight: 1.5 lbs

Material: Aluminum

Max. Load: 110.5 lbs




<https://www.google.com/maps/place/300+Hudson+St,+New+York,+NY+10014/@40.73061,-74.00594,15z>

WDG LED Family Overview

Model	Finish	Color	Depth (D)	Height (H)	Weight	Max. Load
WDG112	Brushed Nickel	W4-L8K	3 1/4"	12"	1.5 lbs	110.5 lbs
WDG112	Black	W4-L8K	3 1/4"	12"	1.5 lbs	110.5 lbs
WDG112	White	W4-L8K	3 1/4"	12"	1.5 lbs	110.5 lbs
WDG112	Brushed Nickel	W4-L8K	3 1/4"	12"	1.5 lbs	110.5 lbs
WDG112	Black	W4-L8K	3 1/4"	12"	1.5 lbs	110.5 lbs
WDG112	White	W4-L8K	3 1/4"	12"	1.5 lbs	110.5 lbs

Color and Temperature

Model	Color	Temperature	Beam Angle	Light Output (lm)	Beam Spread (ft)	Beam Spread (in)
WDG112	W4-L8K	2700K	120°	1000	10.0	10.0
WDG112	W4-L8K	3000K	120°	1000	10.0	10.0
WDG112	W4-L8K	3500K	120°	1000	10.0	10.0
WDG112	W4-L8K	4000K	120°	1000	10.0	10.0
WDG112	W4-L8K	4500K	120°	1000	10.0	10.0
WDG112	W4-L8K	5000K	120°	1000	10.0	10.0

EXAMPLE: WDG LED P3 4X TCX R IMVOU SM ODOR

Model	Color	Temperature	Beam Angle	Light Output (lm)	Beam Spread (ft)	Beam Spread (in)
WDG112	W4-L8K	2700K	120°	1000	10.0	10.0
WDG112	W4-L8K	3000K	120°	1000	10.0	10.0
WDG112	W4-L8K	3500K	120°	1000	10.0	10.0
WDG112	W4-L8K	4000K	120°	1000	10.0	10.0
WDG112	W4-L8K	4500K	120°	1000	10.0	10.0
WDG112	W4-L8K	5000K	120°	1000	10.0	10.0

Technical Specifications

Model	Color	Temperature	Beam Angle	Light Output (lm)	Beam Spread (ft)	Beam Spread (in)
WDG112	W4-L8K	2700K	120°	1000	10.0	10.0
WDG112	W4-L8K	3000K	120°	1000	10.0	10.0
WDG112	W4-L8K	3500K	120°	1000	10.0	10.0
WDG112	W4-L8K	4000K	120°	1000	10.0	10.0
WDG112	W4-L8K	4500K	120°	1000	10.0	10.0
WDG112	W4-L8K	5000K	120°	1000	10.0	10.0

Additional Information

Model	Color	Temperature	Beam Angle	Light Output (lm)	Beam Spread (ft)	Beam Spread (in)
WDG112	W4-L8K	2700K	120°	1000	10.0	10.0
WDG112	W4-L8K	3000K	120°	1000	10.0	10.0
WDG112	W4-L8K	3500K	120°	1000	10.0	10.0
WDG112	W4-L8K	4000K	120°	1000	10.0	10.0
WDG112	W4-L8K	4500K	120°	1000	10.0	10.0
WDG112	W4-L8K	5000K	120°	1000	10.0	10.0

Notes

1. WDG LED is designed to meet specific AIA Green Building requirements for LEED certification. It is designed to meet the requirements of the AIA Green Building requirements for LEED certification.

2. WDG LED is designed to meet specific AIA Green Building requirements for LEED certification. It is designed to meet the requirements of the AIA Green Building requirements for LEED certification.

3. WDG LED is designed to meet specific AIA Green Building requirements for LEED certification. It is designed to meet the requirements of the AIA Green Building requirements for LEED certification.

4. WDG LED is designed to meet specific AIA Green Building requirements for LEED certification. It is designed to meet the requirements of the AIA Green Building requirements for LEED certification.

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CHANNEL LETTERS SHOWN ON EXISTING WALL COLOR OR AS NOTED ON ELEVATIONS.
CUSTOMER TO VERIFY WALL COLOR PRIOR TO PRODUCTION



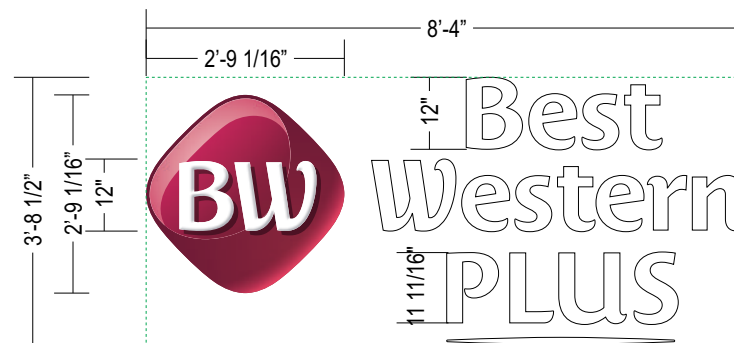
EXISTING
8' 0" ROOF LINE



TECHNICAL SURVEY REQUIRED PRIOR TO
PRODUCTION TO CONFIRM MEASUREMENTS
VENTS ON WALL MAY NEED MOVED

PROPOSED

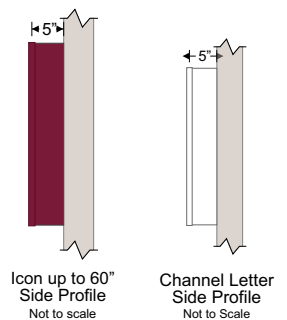
All signage must comply with city codes and ordinances, and city signage permit may be required.



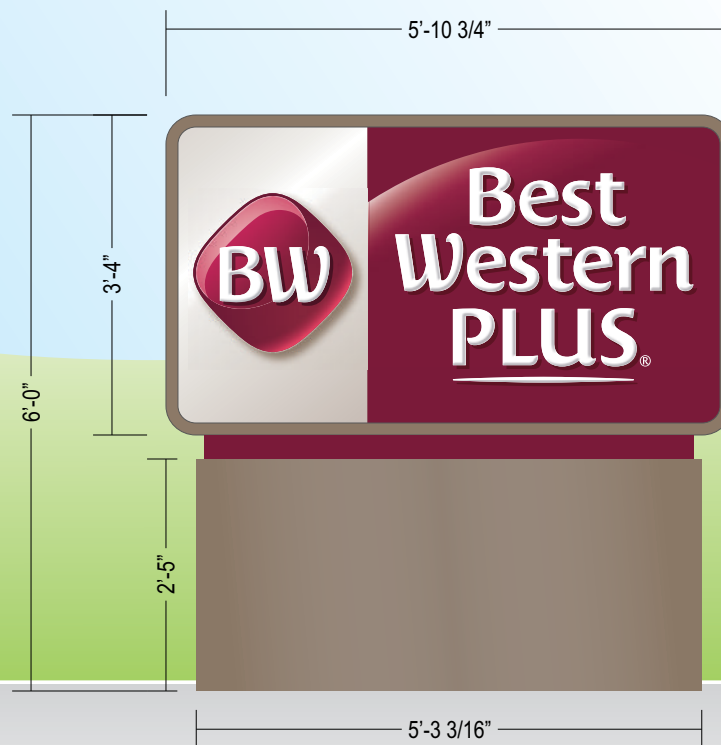
CHANNEL LETTER DETAIL

SCALE: 3/8" = 1'-0"

BOXED SQ FT - 30.91



All signage must comply with city codes and ordinances, and city signage permit



MONUMENT DETAIL
SCALE: 1/2" = 1'-0"



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Customer:
BEST WESTERN PLUS
Location:
FRANCIS, UT
File Name:
502646 - FRANCIS, UT

Project No.: 502646	Request No.: 68181
Prepared By: VC	
Date: 12/16/24	Revision: 0



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Approval Date:



Hotel at Highlands Commerce Center Noise Disturbance Study

Date: February 14, 2025

Prepared By: Katie Henneuse, City Planner and Code Enforcement Officer

Introduction

The Highlands Commerce Center project includes plans for the construction of a hotel with up to 69 rooms. The hotel will be constructed on a vacant lot on the northwest corner of State Road 32 and Lambert Lane.

This report evaluates the proposed hotel's potential to generate noise in excess of standards established in the Francis City Code, Section 8.10.020:

"The following sounds are prohibited pursuant to this chapter:

1. A sound measuring 70 decibels or more between the hours of 7:00 a.m. and 10:00 p.m. Monday through Saturday, or between the hours of 9:00 a.m. and 10:00 p.m. on Sunday.
2. A sound measuring 55 decibels or more between the hours of 10:00 p.m. and 7:00 a.m. Monday through Saturday, or between the hours of 10:00 p.m. Saturday and 9:00 a.m. on Sunday."

Sound level was measured in decibels (dBA) using an Extech Type 2 Sound Level Meter.

Existing Noise Environment

Base level measurements were observed at different times during the day for a period of about three minutes. The low and high measurements were recorded. The noise level mode was also recorded (level of noise most frequent). The measurements were taken on-site at the location of the proposed hotel, approximately 420 feet from the intersection.

The noise created by the vehicles on State Road 32 and Lambert Lane had the most impact on the base level of noise. No other noise disturbances were noted on the day that measurements were recorded.

Time	Low	High	Mode	Site Activity Description
8:22 AM	44 dBA	57 dBA	50 dBA	Average traffic patterns for this time during the day. Several vehicles and some commercial trucks passing.
4:10 PM	45 dBA	57 dBA	49 dBA	Average traffic patterns for this time during the day. Several vehicles and some large commercial trucks passing.
8:05 PM	40 dBA	55 dBA	48 dBA	Average traffic patterns for this time during the day. A few vehicles and no large commercial trucks passing.

Expected Noise Disturbances from Development

The sound level of typical loud outdoor noises expected from the development were measured off-site about 20 ft from the source. Measurements were recorded when there was base level of sound amplification of about 54 dBA.

Noise Source	Total Sound Level Measurement (Sound + Base)
Large diesel truck	71 dBA
Loud talking – 2 people	58 dBA
Truck door slamming	68 dBA

Mechanical HVAC equipment was not measured but typically generates a sound level between 50-60 dBA from a distance of 30 ft. (Source: Camino Real Hotel Noise and Vibration Assessment, 2021).

Note on sound measurement math – Decibel levels are based on logarithms. When you have multiple sources of sound in an environment, the sound levels do not add together. For example, one vacuum creates a sound of 80 dB, but the sound created by two vacuums is just 83 dBA.

Conclusion

The reasonable noise disturbances created by the Hotel at Highlands Commerce Center from a distance of 20 feet may exceed the levels allowed by the Francis City Code during the daytime (70 dB) and are likely to exceed the nighttime maximum (55 dB). The following measures are proposed by the applicant to reduce noise disturbances. These mitigation measures will ensure the hotel complies with Francis City Code:

1. Privacy fencing in locations adjoining existing residence.
2. Landscape buffer in locations adjoining existing residence.
3. Deliveries are only allowed during daytime hours.
4. Low-decibel HVAC equipment.
5. Elimination of outdoor amenities, balconies, and opening windows on the rear of the building.

Route 32 Commerce Center

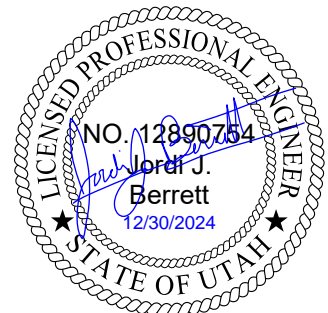
Traffic Impact Study



Francis, Utah

December 30, 2024

UT24-2921



EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed Route 32 Commerce Center development located in Francis, Utah. The development is located on both the northwest and southeast corners of the Lambert Lane / SR-32 intersection in Francis, Utah.

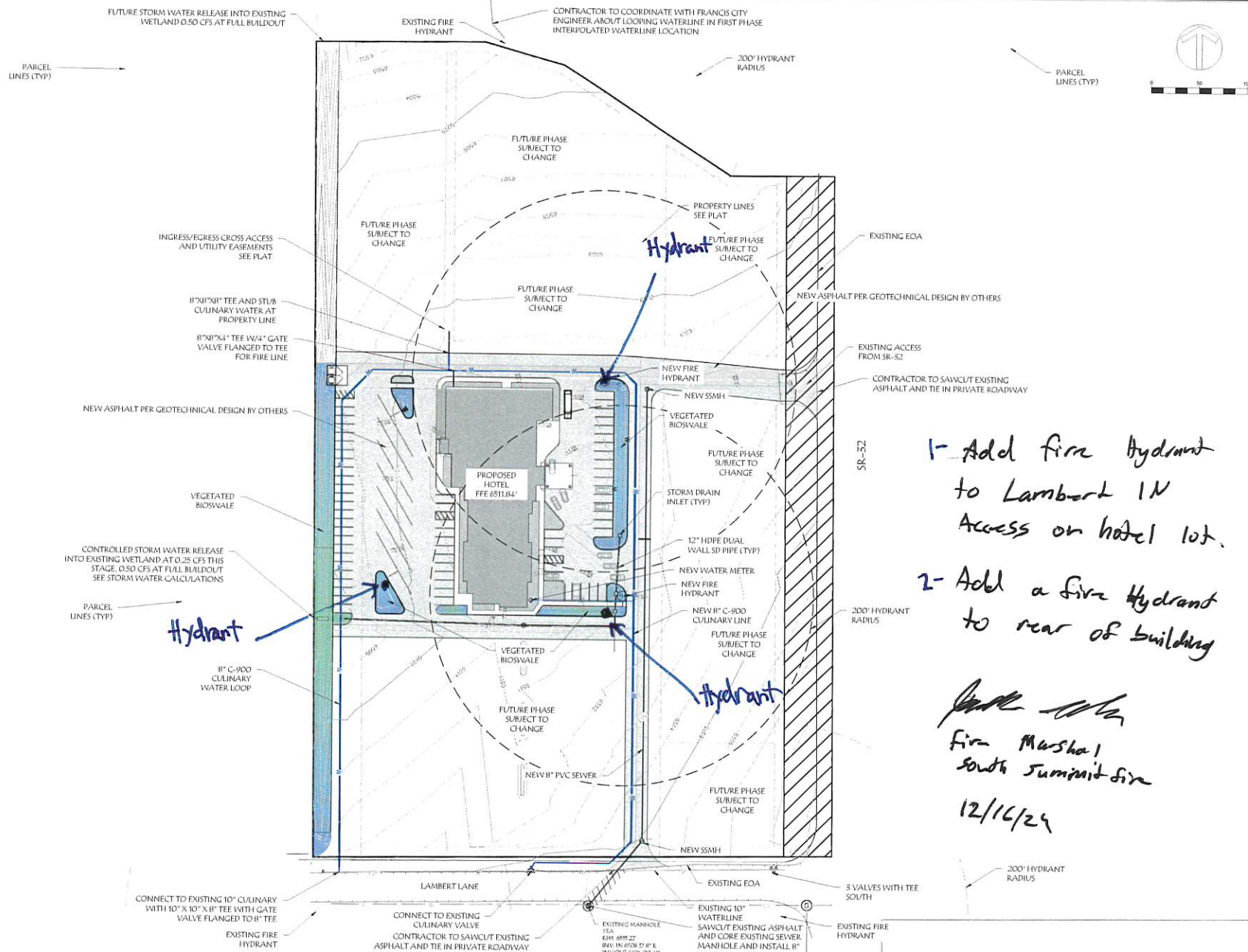
The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2024) and future (2029) conditions with and without the proposed project and to recommend mitigation measures as needed. The morning and evening peak hour level of service (LOS) results are shown in Table ES-1. Recommended storage lengths are shown in Table ES-2. A site plan of the project is provided in Appendix A.

Table ES-1: Peak Hour Level of Service Results

Intersection		Level of Service							
		Existing (2024)				Future (2029)			
		Background		Plus Project		Background		Plus Project	
		AM	PM	AM	PM	AM	PM	AM	PM
1	Lambert Lane / SR-32	b	a	b	c	b	b	b	c
2	Pet Lodge & Highlands East Access / Lambert Ln	a	a	a	a	a	a	a	a
3	Highlands North Access / SR-32	-	-	a	b	-	-	a	a
4	Highlands West Access / Lambert Lane	-	-	a	a	-	-	a	a
5	Project Access / Lambert Lane	-	-	a	a	-	-	a	a
1. Intersection LOS values represent the overall intersection average for roundabout, signalized, and all-way stop-controlled (AWSC) intersections (uppercase letter) and the worst movement for all other unsignalized intersections (lowercase letter)									
Source: Hales Engineering, December 2024									

SUMMARY OF KEY FINDINGS & RECOMMENDATIONS

Project Conditions		
<ul style="list-style-type: none"> The development will consist of a gas station, hotel, retail and flex space. The project is anticipated to generate approximately 4,626 weekday daily trips, including 308 trips in the morning peak hour, and 457 trips in the evening peak hour It is recommended that the following deceleration (ingress) lanes be installed: <ul style="list-style-type: none"> Lambert Lane / SR-32: NB and SB RT and LT lanes Highlands North Access / SR-32: NB LT lane It is also recommended that the following acceleration (egress) lanes be installed at Lambert Lane / SR-32: <ul style="list-style-type: none"> WB-to-NB and EB-to-SB RT acceleration lanes 		
2024	Background	Plus Project
Assumptions	• None	• Auxiliary lane recommendations applied
Findings	• Acceptable LOS	• Acceptable LOS
2029	Background	Plus Project
Assumptions	• None	• Auxiliary lane recommendations applied
Findings	• Acceptable LOS	• Acceptable LOS



1- Add fire Hydrant
to Lambert LN
Access on hotel lot.

2- Add a fire Hydrant
to rear of building

John W. [Signature]
Fire Marshal
South Summit Fire
12/16/24

SHEET NOTES	
SHEET LEGEND	
EXIST POWER	EXIST GAS
EXIST WATER	EXIST IRRIGATION
EXIST SEWER	EXIST TELEPHONE
EXIST STORM DRAIN	EXIST FIBER OPTIC
EXIST FENCE	EXIST EDGE OF ROAD
EXIST MAJOR CONTOUR	EXIST MINOR CONTOUR
NEW DITCH FLOW LINE	NEW DITCH FLOW LINE
NEW PROPERTY LINE	PROPERTY BOUNDARY
UTILITY EASEMENT	
PLAN REVISIONS	
CAD TECH: XXXX DESIGNER: XXXX GSA: XXXX	
CALL BLUE STAKES PRIOR TO DIGGING	
PROJECT NAME	
THE HIGHLANDS	
SHEET NAME	
OVERALL UTILITY AND DRAINAGE PLAN	
PLAN SUBMITTAL	CUP
REVIEW SET 12/16/24	SHEET NUMBER 1.1

COMPREHENSIVE HOTEL MARKET FEASIBILITY STUDY



PREPARED FOR

FRANCIS, UTAH

PREPARED BY

Core Distinction Group, LLC

Lisa Pennau - Founding Partner

l.pennau@coredistinctiongroup.com

Jessica Junker - Managing Partner

j.junker@coredistinctiongroup.com

Offices in Wisconsin

INCLUDES

Introduction/Objective

Community Overview

Executive Summary

Economic Overview

Market Demand Area

Lodging Demand

Lodging Supply

Lodging/Competitive Data

Regional Data

Conclusion



TAKING THE FIRST STEP TO DEVELOP A NEW HOTEL

EXECUTIVE SUMMARY

For the purpose of this Comprehensive Hotel Market Feasibility Study, an executive summary will provide an overview of the document to follow. The Executive Summary will contain the following information:

- Methodology
- Current Hotel Segment Recommendations for Market Studied
- Current Hotel Size Recommendations for Market Studied
- Current Hotel Room Configuration Recommendations for Market Studied
- Current Economic Impact of Hotel in Market Studied

Further detailed information on findings from research analysis conducted will be highlighted throughout this report. Further detail on the projections and conclusions can be found in the Projections section of this report.

Executive Summary

It is the opinion of Core Distinction Group, that at the time of this study, the community of Francis, Utah and the immediate surrounding areas within Summit County, UT offer the current and future demand to support the proposed hotel development in this Comprehensive Hotel Market Feasibility Study . The conclusion and recommendations within this Comprehensive Hotel Market Feasibility Study was based on but not limited to the following criteria:

-  Overall Economic Condition of Community
-  Overall Market Demand Areas
-  Location of Proposed Property
-  Local Demand Generator Need
-  Lodging Demand in Community
-  Lodging Supply in Community
-  Trending Lodging Data of Current Lodging Supply
-  Impact of New Hotel Development on Current Lodging Supply
-  Cost of Construction of New Hotel Development
-  Potential Revenue of New Hotel Development
-  Cost of Operation of New Hotel Development



Executive Summary (continued)

Based on the information provided to Core Distinction Group at the time of researching the subject community, the following recommendations are made:

Property segment recommended for the potential development of a hotel is an Upper Midscale hotel. This type of hotel would allow the property to be positioned properly at the subject site. It is anticipated that a new hotel would capture displaced Lodging Demand currently staying in markets surrounding Francis, UT. Additionally, the newness of the hotel should be well received in the marketplace. It's location will be ideal to serve Francis and regional markets. This type of hotel would also be capable of adjusting rates to best fit the demand in the market and the seasonality of the area.

Property size recommendation of a newly developed hotel was researched to be between 70-90 guestrooms in this report. This would position it to be smaller in size to the average room size of 142-196 noted by the competitive set surveyed. The size would assist the property in achieving the Occupancy projections listed in this report. It is not advisable to over-build in this market at this time. Expansion of the hotel in future years could be considered as the market's Lodging Demand grows. Adjusting the room count will modify Performance.

The recommended Sleeping Room Configuration should be compatible with the overall Market Segmentation of the area. The property should offer a comparable selection of guestrooms with both single occupancy king bedded rooms to double occupancy double queen bedded guestrooms.



Executive Summary (continued)

Economic Impact Potential: There are multiple economic impacts of building and developing a new hotel in a community. Some direct impact drivers include projected hotel revenue including all room revenues, meeting room revenue, as well as vending/bar revenue. On average, this size property will create 12-18 full time equivalent jobs. Indirect impact includes all jobs and income generated by businesses that supply goods and services to the hotel. Below you will find a summary of the total Estimated Economic Impact of the potential new hotel project over the first five years open:

Estimated Increase in Sales Tax	\$1,325,523
Estimated Increase in Lodging Tax	\$1,885,996
Estimated Increase in Real Estate Tax	\$359,358
Estimated Increase in Restaurant Sales Revenue	\$5,541,070
Estimated Increase in Entertainment Revenue	\$5,254,463
Estimated Increase in Alcohol Sales Revenue	\$2,579,464
Estimated Increase in Tips Revenue	\$3,152,678
Total Estimated Increase in Economic Impact	\$20,098,550

*Details found in Economic Impact Summary



CONCLUSION

For the purposes of this Comprehensive Hotel Market Feasibility Study, Core Distinction Group LLC offers an overview and overall description of the conclusion and recommendations found through its research and analysis. This section will contain:

- Recommended Hotel Segment Recommendations for Market Studied
- Recommended Sleeping Room Configuration Recommendations for Market Studied
- Expected Economic Impact of Hotel in Market Studied

Conclusion and Recommendations

Property segment recommended for the potential development of a hotel is an Upper Midscale hotel. This type of hotel would allow the property to be positioned properly at the subject site. It is anticipated that a new hotel would capture displaced Lodging Demand currently staying in markets surrounding Francis, UT. Additionally, the newness of the hotel should be well received in the marketplace. It's location will be ideal to serve Francis and regional markets. This type of hotel would also be capable of adjusting rates to best fit the demand in the market and the seasonality of the area.

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Total Estimated Increase in Economic Impact	\$20,098,550





To Whom It May Concern,

I am writing to highly recommend Henderson Property Management for any initiatives, investments, or opportunities that could contribute to the continued growth and development of Francis, Utah.

As a proud native of this beautiful Heber Valley, Utah community, I have spent many years working in the hotel industry, including several in Heber Valley, Utah and I can speak from experience about the unique benefits for Francis to both businesses and visitors alike.

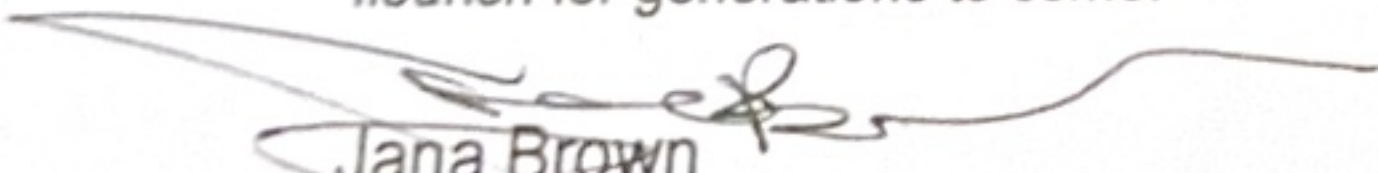
Heber Valley continues to be a hidden gem, with breathtaking natural beauty, rich history, and a low crime rate that makes it an ideal place for tourists to visit and feel safe. The area has long been known for its peaceful environment, and this extends to the hospitality sector. The hotels and accommodations here in Heber Valley, many of which I have had the privilege to work at, provide a welcoming and secure experience that ensures guests feel right at home.

The guests who visit Heber Valley are often looking for a combination of relaxation, adventure, and a peaceful getaway. This type of clientele has great potential to elevate the local economy by increasing tourist revenue, especially as more travelers seek out charming, quiet destinations with easy access to outdoor recreation. The influx of tourists drawn to Heber Valley is already helping the area grow and has the potential to bring in more income and foster future expansion opportunities for the city and surrounding county.

As someone who has witnessed the positive impact of the hotel industry firsthand, I firmly believe that supporting and developing more tourism infrastructure will not only benefit the businesses in the region but will also help shape a sustainable future for Francis. With more visitors comes more demand for services, and this leads to the creation of jobs, enhanced local attractions, and a boost in tax revenue, all of which help secure the long-term prosperity of the area.

I am confident that Francis will continue its low crime rate, and a new established reputation for hospitality, and the high caliber of guests who visit the area will continue to contribute to a positive trajectory for the town, city, and county. I strongly believe that expanding tourism and supporting local hotels and accommodations is a key strategy to promote growth and elevate Francis as a top-tier destination.

Thank you for your time and consideration. I am excited about the potential for growth in your area and am eager to see Francis flourish for generations to come.


Jana Brown

Destination Sales Manager

gohebervalley.com

o: 435 654 3666 • f: 435 654 3667

475 N Main Street • Heber, Utah 84032

To Whom It May Concern,

As a Sergeant with the Wasatch County Sheriff's Department, I have had the privilege of working within our community for many years, gaining firsthand insight into the safety and well-being of our residents and visitors. I would like to take this opportunity to provide my perspective on the current crime situation in the area, particularly regarding the proposed development of a new hotel in the Francis area.

Our county has been fortunate to experience a relatively low crime rate, particularly in comparison to other regions. This can be attributed to a combination of proactive law enforcement efforts, engaged community members, and the inherent safety of the area itself. Heber Valley and surrounding towns, including Francis, are known for their quiet, family-oriented environment where residents and visitors alike can enjoy a peaceful and secure atmosphere.

In terms of crime, we have seen little to no major incidents in the areas where tourism and hospitality are present. This has been particularly true for the existing hotels and accommodations in Wasatch County. While crime is an inevitable concern in any growing community, the presence of established businesses, such as hotels, tends to foster an atmosphere of accountability and security, as they prioritize the safety of their guests. Additionally, hotels provide an added layer of surveillance and increased interaction with law enforcement, which supports our efforts in maintaining safety.

Looking forward, I am optimistic about the impact a new hotel in Francis could have on the area. Given the low crime rates, I foresee no significant increases in criminal activity as a result of its development. In fact, it's reasonable to expect that the hotel's presence could act as a positive influence on local security. It would likely bring additional resources and partnerships that will support our mission to ensure the safety of all residents and visitors.

I also anticipate that this development will align with our broader community goals of promoting economic growth while maintaining the peace and charm that makes Wasatch Back such a desirable destination. With the proper planning, engagement with local law enforcement, and collaboration with the community, I am confident that any new tourism-related growth will continue to be a benefit to the area, with minimal concerns regarding crime.

In conclusion, I firmly believe that the new hotel in Francis will have a positive impact not only on the local economy but also on the safety and security of our community. I welcome the opportunity to work together with the developers and local authorities to ensure a smooth and safe integration of this new asset into our area.

Sincerely,

Jim Brown
Wasatch County Sheriff's Sergeant
801-380-1089

Casey Chapple
Best Western Hotels
Regional Service Manager
December 11, 2024

To whom it may concern,

I wanted to take this opportunity to share how wonderful the Henderson 500 company is in running beautiful and well-maintained hotels. I have been able to work with all of their properties over the last 6 years and can proudly say that they put their employees first and strive to provide the best guest services possible. The Henderson 500 properties have won several awards for being the very best in all of Best Western. What makes them truly great is how much care they provide to their staff and how important it is to them to be leaders in their markets.

I have no doubt that any new properties they look to build will be done right and they will become a pillar in the community. All you have to do is look at their properties in Heber, UT and Ballard, UT as they are beautifully run and always maintained at a very high level. If I can provide any other information or assist in any way, please let me know. If you look at the progression of Best Western hotels in your area you will see how big of a player Best Western is.

Sincerely,

Casey Chapple | Regional Service Manager | Regional Services

BWH Hotels

P: 801-360-3064 | casey.chapple@bwh.com





UINTAH COUNTY SHERIFF'S OFFICE

Steve Labrum, Sheriff
Brian Fletcher, Chief Deputy

To whom it may concern,

The Best Western Plus Landmark Hotel in Ballard Utah has been a great asset for Uintah County and the small town of Ballard. The owners and managers of the hotel are active in our community in a positive way. The hotel has been a clean and safe environment for tourists and locals alike. The hotel is always clean and well lit. The Best Western has attracted a higher caliber of visitor to the area. As the Sheriff it has been a pleasure having the Best Western in our community.

A handwritten signature in black ink, appearing to read "S. Labrum", written over a horizontal line.

Sheriff Steve Labrum

12-9-2024



Jessica Vasquez <jessica@pricebw.com>
Fwd: Law Enforcement Cooperation Letter
To: Kevin Henderson <kevin@henderson500.com>

December 10, 2024 at 12:27 PM

Here is a letter from officer Maynes.

----- Forwarded message -----

From: Kelly Maynes <kellym@priceutah.net>
Date: Mon, Dec 9, 2024 at 10:39 AM
Subject: Law Enforcement Cooperation Letter
To: <jessica@pricebw.com>

SureStay Plus Hotel by Best Western - Price, UT;

As the Sergeant over the Investigations with the Price City Police Department, our department has greatly appreciated the assistance from management and staff at the SureStay Plus Hotel in Price, UT.

The recent upgrades to the security system, specifically the upgrades to the video surveillance system, have proven extremely helpful in multiple investigations and have assisted us in solving multiple cases.

The management and staff have been very cooperative and helpful whenever needed and they have taken positive steps to ensure the safety of patrons and visitors to the hotel.

Our department, as well as the surrounding agencies, greatly appreciate the hard work and improvements made at the SureStay Plus Hotel in Price, UT. Management and staff are always courteous, professional, and willing to help whenever they can.

Sergeant Kelly Maynes
Price City Police Department
Investigations Division



Sergeant Kelly Maynes

Price City Police Department

910 North 700 East

Price, UT 84501

435-636-3005 Office / 435-637-0890 Dispatch

kellym@priceutah.net

The contents of this email are confidential and meant only for the intended recipient. If this email does not pertain to you, please delete this email and notify the sender.