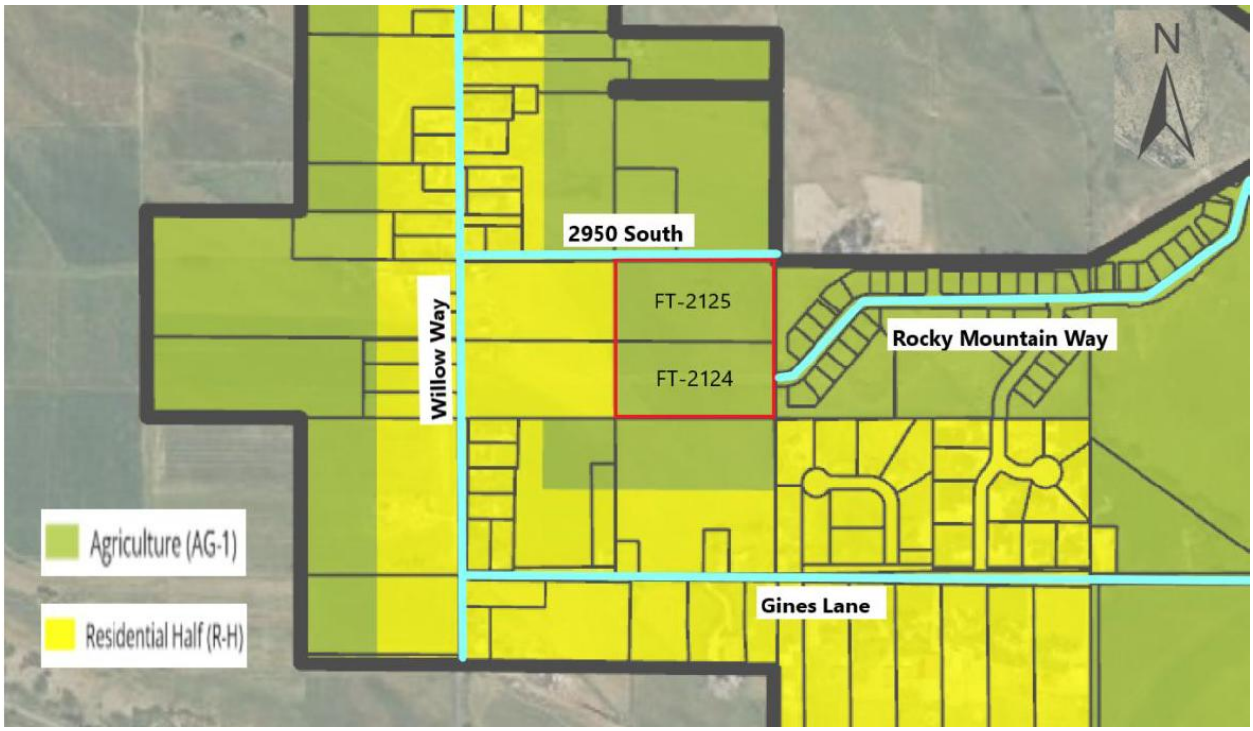
Staff Report

To: Francis City Planning Commission
From: Erin O'Keefe
Report Date: May, 28, 2026
Meeting Date: June 18, 2026
Title: Crystal Farms | FT-2125, FT-2124
Type of Item: Zone Map Amendment

Executive Summary:

William Crystal, the owner of parcels FT-2125 and FT-2124, is moving forward with an application to rezone 10 acres from Agriculture (AG-1) to Residential Half (R-H). The staff finds this is consistent with the General Plan and rezone regulations.



Background

On May 5, 2026, William Crystal and representatives from Ivory Homes met with City staff to discuss the feasibility of rezoning parcels FT-2124 and FT-2125 from AG-1 to R-H in order to

develop a residential subdivision. A formal application was received by the City on May 14, 2026.

The subject parcels are currently undeveloped agricultural land. The surrounding area is predominantly R-H zoned single-family residential, with the exception of agricultural parcels to the west.

The applicant has submitted a conceptual Site Plan proposing 39 lots ranging from 0.50 to 0.65 acres, with internal street connections designed to provide continuity with the adjacent Stewart Ranches Subdivision and to avoid an extended cul-de-sac configuration.

Site Considerations:

- Gas Line Easement: A gas line runs through parcel FT-2124 from the northwest corner diagonally southward, recorded as a right-of-way. The ALTA Survey notes that the described location of this easement does not match the actual pipeline location as blue-staked on site by the gas company. This discrepancy must be resolved and formally accepted by the gas company prior to subdivision approval.
- Sewer Line: An existing sewer line with manholes runs through the subject property. A Declaration of Easement and Agreement references water and sewer easements but does not include a written description. No water line was located during the survey.
- Willow Way Right-of-Way: The western boundary of both parcels runs along the center section line of Willow Way. The ALTA Survey notes that the exact right-of-way width is not established by recorded document and appears to be used by prescriptive easement. Portions of the road right-of-way will need to be formally dedicated at the time of subdivision.
- Access: Parcel FT-2124 does not currently have direct access to a public right-of-way. Access will be established through the proposed internal street network at the time of subdivision.
- The ALTA Survey notes no wetland delineation markers were observed during field work. No evidence of sensitive lands overlay conditions was identified on the subject parcels. Staff finds no sensitive lands concerns that would preclude this rezone.

Note: Approval of this rezone does not authorize development. The items above will be addressed through the subdivision review process under FCC Title 17.

City Code:

FCC § 18.05.060 — Notice of hearings

FCC § 18.05.070 — Creation of land use districts and zone map

FCC Chapter 18.30 — AG-1 Agricultural One Acre Zone (current zone)

FCC Chapter 18.35 — R-H Residential Half Acre Zone (proposed zone)

FCC Chapter 18.140 — Amendments (zone map amendment procedure and criteria)

Utah Code § 10-9a (LUDMA) — Municipal Land Use, Development, and Management Act

Analysis of Code:

Chapter 18.30 AG-1 agricultural one acre zone

The AG-1 zone is established to provide areas where single-family residential development and associated uses may be harmoniously integrated with agricultural pursuits. The zone is intended to allow the keeping of farm animals in conjunction with single-family dwelling units and to retain land in parcels large enough to provide efficient development and encourage natural or agricultural open spaces. The subject parcels are currently vacant agricultural land. No farm animals, structures, or active agricultural operations are present on the site.

§ 18.35.010 R-H residential half acre zone established.

The R-H zone is established to provide a residential environment characterized by attractively landscaped single-family residential lots and open space. The R-H zone is not intended to be an agricultural zone, although limited animal rights are preserved, and development is intended to occur at relatively low densities. The proposed R-H zoning is consistent with the character of the surrounding area, which is predominantly R-H single-family residential.

The applicant's concept site plan demonstrates compliance with R-H dimensional standards: all 39 proposed lots are 0.50 acres or larger, meeting the R-H minimum lot size requirement.

Francis City General Plan:

The Francis City General Plan Future Land Use Map designates the subject parcels for low-density residential use, which is consistent with the R-H zoning designation. Staff has reviewed the application against the relevant goals and policies of the General Plan Land Use Goal 2 as follows:

Policy 2A	Prioritize development within the existing Francis boundaries.	Consistent. Both parcels are within the incorporated boundaries of Francis City.
Policy 2B	Guide land use and growth decisions through application of the General Plan,	Consistent. The Future Land Use Map designates this area for low-

	Zoning Map, and the Future Land Use Map.	density residential use, which is consistent with the R-H zone.
Policy 2C	Density increases should be considered only upon demonstration of adequate infrastructure, resource availability, and benefit.	Consistent. City water, sewer, and road infrastructure are present in the immediate area, serving the adjacent Stewart Ranches subdivision. The applicant's engineer has prepared a site plan demonstrating utility connections and street continuity.
Policy 2D	Transitions between different land uses and densities should be made gradually with compatible uses or buffers.	Consistent. The parcels are surrounded by R-H zoned properties to the north, south, and east. The proposed zone change represents a compatible transition from the existing AG-1 designation and is consistent with the established residential character of the surrounding area.

Staff Recommendation:

Staff has reviewed the application for parcels FT-2124 and FT-2125 for consistency with the Francis City General Plan, the Future Land Use Map, and the applicable provisions of FCC Chapter 18.140. Based on this review, staff finds the proposed zone map amendment from AG-1 (Agriculture One Acre Zone) to R-H (Residential Half Acre Zone) to be consistent with the General Plan Future Land Use Map designation for this area and the rezone criteria set forth in Title 18.

FOUND SUMMIT COUNTY BRASS CAP MONUMENT FOR THE WEST QUARTER CORNER, SECTION 34, T2S, R6E, SLB&M

S89°58'40"E 5325.12'

FOUND SUMMIT COUNTY ALUMINUM CAP MONUMENT FOR THE EAST QUARTER CORNER, SECTION 34, T2S, R6E, SLB&M

RIM=6645.55'
IE=6635.95'

1360.92'

DUSTIN RICKS
FT-109

DENNIS & KARMA RICKS
FT-109-B

2835 SOUTH MANAGER LLC
FT-107

DIMITY KADOMTSEV
FT-2130-A

TYREE LAZENBY
FT-2129

FOUND REBAR/CAP
"ELEMENT"

POINT OF BEGINNING

DIRT ROAD

JUSTIN PETERSON
FT-2126

JUSTIN PETERSON
CD-2126

DIRT ROAD

N89° 59' 16"E 1339.96'

669.98'
(EAST 660')

669.98'
(EAST 660')

HOUSE

RIM=6650.92'
IE=6639.72'

FT-105
5.0391 ACRES
219,503 SQ. FT.

FT-2125
5.0402 ACRES
219,552 SQ. FT.

327.58'
(NORTH 330')

S0° 00' 37"E
327.65'
(SOUTH 330')

327.72'
(SOUTH 330')

STEWART RANCHES
SUBDIVISION PHASE 2
OPEN SPACE PARCEL "C"

BARN

BARN

BARN

SEE
NOTE 9

16.5'

(WEST 660')

N89° 59' 38"E
670.04'

N89° 59' 38"E
670.04'

655.15'

N0° 00' 00"E

WILLOW WAY

655.43'

S0° 01' 13"E

BASIS OF BEARINGS
SOUTH 2666.62'

BRIDGE

FT-104
5.0395 ACRES
219,522 SQ. FT.

FT-2124
5.0406 ACRES
219,570 SQ. FT.

RIM=6650.55'
IE=6642.75'

RIM=6657.05'
IE=6647.35'

RIM=6658.10'
IE=6649.50'

RIM=6666.65'
IE=6654.60'

RIM=6650.25'
IE=6641.10'

DITCH

RIM=6650.72'
IE=6641.42'

327.58'
(NORTH 330')

327.65'
(SOUTH 330')

327.72'
(SOUTH 330')

ROCKY MOUNTAIN WAY

BRIDGE

(WEST 660')
670.10'

(WEST 660')
670.10'

N90° 00' 00"W 1340.20'

FOUND REBAR/CAP
"ALPINE PLS359005"

FOUND REBAR/CAP
"EPIC ENG"

FOUND REBAR/CAP
"ALPINE PLS359005"
(EAST 33.0')

LOT 4
CIRCLE C SUBDIVISION
CIRC-4

FOUND REBAR/CAP
"EPIC ENG"

FOUND REBAR/CAP
"ALPINE PLS359005"
(WEST 1.2')

STEWART RANCHES
SUBDIVISION PHASE 2
OPEN SPACE PARCEL "C"

LOT 3
CIRCLE C SUBDIVISION
CIRC-3

LOT 2
CIRCLE C SUBDIVISION
CIRC-2

FT-103
VERA G DUGDALE TRUST

LOT 5
SULLIVAN ACRES
SUBDIVISION AMENDED

650.56'
(660')

RIM=6653.15'
IE=6644.95'

CALCULATED LOCATION OF THE SOUTHWEST CORNER OF SECTION 34, T2S, R6E, SLB&M PER OTHER SURVEYS

N89°59'50"E 2671.04'

CALCULATED LOCATION OF THE SOUTH QUARTER CORNER OF SECTION 34, T2S, R6E, SLB&M PER OTHER SURVEYS

S89°46'46"E 2652.87'

FOUND SUMMIT COUNTY BRASS CAP MONUMENT FOR THE SOUTHEAST CORNER OF SECTION 34, T2S, R6E, SLB&M

N

0 60 120 180

Scale in Feet

LEGEND

- PROPERTY CORNER (NOTHING SET)
- FOUND PROPERTY CORNER (AS NOTED)
- TELEPHONE PEDESTAL
- WATER VALVE
- WATER METER/MANHOLE
- FIRE HYDRANT/RISER
- ELECTRICAL METER
- POWER JUNCTION BOX
- POWER POLE
- SEWER MANHOLE
- TITLE REPORT 198456-TOF RECORD MATTERS
- TITLE COMMITMENT 355972 SCHEDULE B EXCEPTIONS
- BOUNDARY NOTE (SEE NARRATIVE)
- SEE POTENTIAL ENCROACHMENT NOTES HEREON

BOUNDARY LINE

TITLE LINES

FENCE

POWER LINE(OVERHEAD)

SEWER LINE

GAS LINE

PHONE LINE

ASPHALT

ELEVATE ENGINEERING
531 WEST 3800 NORTH
SPANISH FORK, UT 84660
PHONE: (801) 718-5993
torvin@elevateeng.com

Recorder

DATE: 4/10/26

SCALE: 1"=60'

PAGE: 2 OF 2

PROJECT: S26-013



LEGEND

LOT LINES (PROPERTY)

EXISTING CURB AND GUTTER

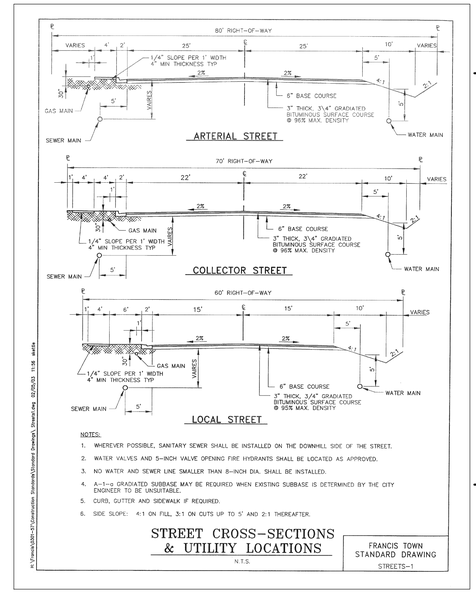
PROPOSED CURB AND GUTTER

SITE DATA

LOT AREA: 452,645 SF (10.391 ACRES)

ZONING: R-H (RESIDENTIAL HALF ACRE ZONE)
AG-1 (AGRICULTURE ZONE)

PARCEL ID#: FT-105, FT-2125



NOTES:

1. WHEREVER POSSIBLE, SANITARY SEWER SHALL BE INSTALLED ON THE DOWNHILL SIDE OF THE STREET.
2. WATER VALVES AND 5-INCH VALVE OPENING FIRE HYDRANTS SHALL BE LOCATED AS APPROVED.
3. NO WATER AND SEWER LINE SMALLER THAN 8-INCH DIA. SHALL BE INSTALLED.
4. A-1-a GRADIATED SUBBASE MAY BE REQUIRED WHEN EXISTING SUBBASE IS DETERMINED BY THE CITY ENGINEER TO BE UNSUITABLE.
5. CURB, GUTTER AND SIDEWALK IF REQUIRED.
6. SIDE SLOPE: 4:1 ON FILL, 3:1 ON CUTS UP TO 5' AND 2:1 THEREAFTER.

STREET CROSS-SECTIONS & UTILITY LOCATIONS

N.T.S.

FRANCIS TOWN STANDARD DRAWING STREETS-1

NORTH

SCALE: 1" = 60'

0 30 60 90 120 180

Blue Stakes of UTAH811 Bluestakes.org

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP DESIGNER: DL

ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvie@elevateeng.com

ELEVATE ENGINEERING

FRANCIS SUBDIVISION SITE PLAN

2977 S WILLOW WAY, FRANCIS UT

NOT FOR CONSTRUCTION

SHEET: C1-0

DATE: Feb 25, 2026