



## Best Western Plus Hotel Information and Q & A Updated September 25, 2024

### Location

The proposed hotel site is located on the northwest corner of State Road 32 and Lambert Lane (Parcel FT-610). FT-610 is 9.92 acres.



### Background

The proposed hotel site, as well as the adjoining Villages at Lambert Lane residential subdivision to the west, were annexed into Francis City 20 years ago in 2004. The main benefit to the city from this annexation was the commercial property frontage on State Road 32. The developer planned to build out the commercial property before the residential portion, but economic constraints delayed development of the commercial property. When Parcel FT-610 was annexed into Francis City, it was zoned C-1 commercial. Hotels are a conditional use in the C-1 Zone.

## **Submission and Approval Process for a Hotel**

Special approval procedures, landscaping requirements, lighting requirements, and design guidelines are applicable in the C-1 zone.

First, the Planning Commission and City Council will review the concept plan. The concept plan provides an opportunity for the applicant, city staff, Planning Commission, and City Council to meet and discuss the proposed project in the conceptual stage. The applicant can use the concept plan meetings to ask questions of the Planning Commission, City Council, and city staff and receive some direction on development design and layout. At the first concept plan meetings, the city staff and Planning Commission will inform the applicant if the use is allowed in the zone. The procedures for approval of a commercial development and the city's specifications and requirements may also be discussed at the concept plan meetings.

The Planning Commission reviewed the hotel concept plan at their September 19, 2024, meeting. Tentatively, the hotel is scheduled for concept review by the City Council on October 10, 2024. An agenda and packet for the meeting will be available on the city's website on the [Agendas & Minutes](#) page at least 24 hours before the meeting.

Later, the Planning Commission and City Council will concurrently review the conditional use permit (CUP) and site plans (including parking and buffers with neighboring properties), architectural design, landscaping plans, and outdoor lighting plans to make sure the project complies with city code before authorizing the applicant to apply for a building permit. During the conditional use review process there will be opportunities for the public to have input on reasonable conditions to be imposed on the project to mitigate the "reasonably anticipated detrimental effects of the proposed use."

## **Questions and Answers**

- 1. Does the developer have a permit and plans for approval? Can this and will this go before the City Council if they do not yet have the required building permits? And when would that be?*

No, the commercial development concept review process is underway, but nothing has been approved. The project will first go through concept review and then concurrent site plan and CUP review as explained above before a building permit is issued. There will be at least three more public meetings (one with the Planning Commission and two with the City Council) before approval is given.

Concept renderings and a site plan for the hotel can be found in the [packet](#) for the September 19, 2024, Planning Commission meeting. Information about the hotel starts on page 6.

2. *I did not see a SWPP or QR code on their "coming soon" sign? Are these in place and where can I access the plans?*

SWPP is not in place at this time but will be in place when a building permit is issued.

3. *Was a 3 year wetland study completed on this area by the Army Corps of Engineers? Where can I access those results?*

Yes, a wetland study was completed. You can request it by filling out a Government Records and Management Act [GRAMA form](#). Please send the completed form to the City Recorder, Suzanne Gillett, at [sgillett@francisutah.gov](mailto:sgillett@francisutah.gov).

4. *This plot of land has a high water table and the developer of this site is already advertising for fill material to be delivered. There is no mention about certified material on the sign and I believe there should be some oversight that contaminated fill not be used on a wetland area. Are there repercussions for advertising for fill like this?*

The Army Corps of Engineers removed jurisdictional wetlands from most of the property. In non-wetland areas, Francis City only requires that clean fill dirt be used. At this time, Francis City does not expect any jurisdictional wetland areas to be disturbed.

5. *The developer has already begun excavating topsoil from the building site. If they do not have permits in place, is this illegal?*

The Army Corps of Engineers issued a permit for the surface work that is underway in the areas that are not jurisdictional wetlands. Francis City does not require a permit for topsoil excavation. Jurisdictional wetland areas have not been disturbed.

6. *What are the current height restrictions in our town for a building like this?*

Francis City's maximum building height in the C-1 Commercial zone is 40 feet.

7. *What are the ingress and egress allotments for that property? Will they be allowed direct access onto Lambert Lane? Will they be adding turn lanes on State Road 32?*

There is already an access point for this property on State Road 32 where the development signs are located. Francis City will allow an access point on Lambert Lane. UDOT will determine if turn lanes on State Road 32 are required.

8. *Will there be a smoking restriction or perimeter to keep cigarette pollutants out of the backyards of the neighboring homeowners?*

The hotel must comply with [state smoking laws](#) and the Summit County Health Department regulations.

9. *What about light pollution regulations? Are there guidelines in place to keep outdoor lights from directly affecting the homes around it?*

The hotel must comply with Francis City's [Commercial Outdoor Lighting](#) regulations. A lighting plan will be reviewed as part of the site plan approval process.

10. *Are there guidelines for building distances away from residential vs commercial so that hotel patrons can't look down from their windows into homeowner's backyards?*

The Francis City Code requires that structures in the C-1 zone be located at least 20 feet from the rear property line when adjoining an existing residence.

The Francis City Code has the following guidelines for buffer treatment between residential and nonresidential 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.”

- 11. Water is a concern for many residents since we have been put on water restrictions for several years in a row in recent years. How will the city and developer make sure there is enough water for this hotel?*

Francis City drilled a new well and built a new tank near the Stewart Ranches neighborhood. This infrastructure significantly increased the city’s water pumping and storage capacity and provides redundancy to minimize disturbances when a pump fails, which was the cause of the 2023 water restrictions.

The developer will turn in water shares to allow the city to pump more water from the city’s wells. The developer will also pay impact fees to help pay for the construction of a future well and tank. The number of water shares to be turned in will be calculated by the city engineer and is based on the number of rooms, kitchen facilities, pools, landscaping, etc.

- 12. How many rooms will this hotel have? How many parking spaces are required per room? What if they run out of parking and hotel patrons start parking in front of private homes down Lambert Lane?*

A conceptual plan including a proposed number of rooms will be discussed during the concept plan review and will be determined before the site plan review. The Francis City Code requires one parking space for each room. It is anticipated that the hotel will not occupy the entire 10-acre site. Likely, if the hotel runs out of parking, patrons will utilize parking near other future commercial businesses.

- 13. What tax incentives does a hotel bring to Francis City? How will this benefit the residents?*

Francis City will be able to collect several forms of tax revenue from a hotel including increased property taxes on this site, sales tax, and transient room tax. This revenue will be used to keep Francis City’s tax rate low and provide for the future needs of the city such as road maintenance, new trails, and city staff.

- 14. What is Summit County’s involvement in the review process for this project?*

Summit County will not be involved in the review process for this project. The City Council and Planning Commission have the authority to approve the project plans and CUP. The Summit County Health Department will be involved with approving other aspects of the hotel such as potential pool and kitchen facilities.