



## **Francis City Planning Commission Meeting**

Thursday, July 17, 2025, 6:00 pm

2317 South Spring Hollow Road, Francis, UT

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. Gym Parking**
- 3. Farms at Francis Subdivision**
- 4. Approval of Minutes from June 5, 2025**
- 5. Staff Update**
- 6. Adjourn**



### Staff Report

**To:** Francis City Planning Commission

**From:** Katie Henneuse

**Report Date:** July 7, 2025

**Meeting Date:** July 17, 2025

**Title:** Gym Parking Requirements

#### **Executive Summary:**

Francis City received an inquiry from Harwood Development regarding the number of parking stalls required for a gym. A gym is not listed in the parking requirement table (see FCC 18.100.100).

The City Code says, "The number of parking spaces for uses not specified herein shall be determined by the Planning Commission being guided where appropriate by the regulations set forth herein and Table 1 for uses of buildings which are similar to the use or building under consideration." (FCC 18.100.030)

#### **Analysis:**

Reference the table in 18.100.100 (attached). The use that seems most similar to a gym is listed in the table as "Public and Quasi-Public Institution, Public Utility, Municipal Facility". Four spaces per 1,000 square feet are required. Retail sales and shopping centers also require four parking spaces per 1,000 square feet. Two spaces per 1,000 square feet are required for business or professional offices.

For reference, North Salt Lake requires 1 stall per 125 square feet of building, Twin Falls, ID requires 1 space per 250 square feet of exercise space, Salt Lake City requires 3 spaces per 1,000 square feet of gross floor area, Provo requires one parking space for every four persons (based on the maximum allowable occupancy), and Riverton requires one parking space per 200 square feet of floor area.

#### **Staff Recommendation:**

Discuss the gym use and determine the number of parking spaces required for a gym as guided by similar uses listed in Table 1 of FCC 18.100.100.

#### **Community Review:**

A public hearing is not required for this item.

### 18.100.100 Specific requirements by use.

Minimum on-site and off-street parking spaces for individual or similar uses shall be provided for in accordance with Table 1 as follows and as interpreted by the Planning Commission for uses not specific to those listed in the following table:

Uses	Parking Requirement
Adult Oriented Business	4 spaces per 1,000 square feet
Animal Hospital	3 spaces per 1,000 square feet
Auto, Truck, RV Sales and Rental	3 spaces per 1,000 square feet
Automotive Repair Establishment	2 spaces per service bay plus 3 stalls per 1,000 square feet for office and retail areas
Banking, Financial Services	4 spaces per 1,000 square feet
Bed and Breakfast	3 spaces for residence plus 1 space per room for rent
Bowling Alley	4 spaces per lane
Child Care Facility/Center	1 space per on-duty employee and 1 per 6 children
Church	4 spaces per 1,000 square feet
Cinema, Indoor	1 space per 2 seats
Dwelling, Single-Family	3 spaces per dwelling unit
Dwelling, Two-Family	3 spaces per dwelling unit
Dwelling, Multifamily 2+ Bedrooms	3 spaces per dwelling unit
Dwelling, Multifamily Studio and 1 Bedroom	2 spaces per dwelling unit
Equipment Rental	2 spaces per 1,000 square feet
Group Home	2 spaces per 3 beds
Health Care Center	5 spaces per 1,000 square feet
Hospital	2 parking spaces per hospital bed
Hotel, Motel	1 parking space for each room, plus 3 spaces for each dwelling unit
Industrial Park	2 spaces per 1,000 square feet
Laundromat	3 spaces per 1,000 square feet
Laundry, Dry Cleaning	3 spaces per 1,000 square feet
Light Industry	2 spaces per 1,000 square feet
Mortuary	5 spaces per 1,000 square feet
Museum	1 space per 2,000 square feet

Uses	Parking Requirement
Nursery	2 spaces per 1,000 square feet
Office, Business or Professional	2 spaces per 1,000 square feet
Office, Government	4 spaces per 1,000 square feet
Public and Quasi-Public Institution, Public Utility, Municipal Facility	4 spaces per 1,000 square feet
Reception Center	4 spaces per 1,000 square feet
Restaurant, Fast Food	1 space per 3 seats or 1 space per 100 square feet when number of seats is unknown
Restaurant, Cafe	1 space per 3 seats or 1 space per 100 square feet when number of seats is unknown
Retail Sales Establishment	4 spaces per 1,000 square feet
Schools, Elementary, Middle Schools, High Schools Private and Higher Learning	1 parking space for each faculty member and other full-time employee plus 1 parking space for every 2 students
Shopping Center, Community	4 spaces per 1,000 square feet
Theater, Concert Hall	1 space per 2 seats
Warehouse Storage, Commercial Only	1 space per 2,000 square feet gross floor area plus 1 space per employee on the maximum shift

(Ord. 2022-06 § 1 (Exh. A), 2022; Ord. 2022-01 § 1 (Exh. A), 2022; Ord. 2016-09 § 1, 2016; Ord. 1999-1 § 3.18.11, 1999; Ord. 66 § 3.18.11, 1993.)



## Staff Report

**To:** Francis City Planning Commission

**From:** Katie Henneuse

**Report Date:** July 9, 2025

**Meeting Date:** July 17, 2025

**Title:** Farms at Francis Preliminary Subdivision Plat

**Type of Item:** Administrative

### **Executive Summary:**

Quinn Goeckeritz is the owner of parcel FT-2088-B, a 12.33-acre property located at 200 East Country Lane. The property is zoned R-H (Residential-Half). The applicant wants to subdivide the property into two 2-acre lots and a 7.85-acre lot.

An irrigation ditch runs across the south side of the property. It is identified on the plat and has a 15 ft easement. The lots will be accessible by a cul-de-sac extension from Country Lane. The cul-de-sac will be dedicated as a public right-of-way. There will still be less than 12 lots on Country Lane (the maximum number allowed without two points of ingress or egress per FCC 17.20.090). The adjacent Naylor Springhollow Acres Phase II amended subdivision plat shows a 60 ft wide private road in the county. This right-of-way will be relocated as shown on the plat.

The parcel is located in an area of the city without sewer service. The City Council gave approval for the applicant to use a private wastewater disposal system on May 8<sup>th</sup>. The applicant will need to submit documentation of septic system approval from Summit County Health before submitting the Final Plat application. All the lots will need to connect to the municipal sewer system once it is completed in that area.

City water service will be extended to the new lots. Construction plans for the improvements were reviewed by the City Engineer.

### **Analysis of City Code:** 17.30 Process for Preliminary Subdivision Application

Staff and the Summit County Recorder's office reviewed the preliminary plat. All revisions were incorporated. The developer met all the preliminary plat requirements.

### **Staff Recommendations:**

Approve the preliminary plat.

### **Community Review:**

A public hearing is not required for this item.

July 17, 2025

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

**SUBJECT: Farms at Francis – Preliminary Subdivision Plat Approval**

Dear Planning Commission:

Horrocks Engineers has reviewed the submitted construction plans for the Farms at Francis Subdivision located at 200 East Country Lane. The 12.33 acres will be subdivided into three lots, one 7.85 acre lot

General Comments

- Correct redline comments.

Water

- The development will tie into the water line in Country Lane.
- The developer will need to turn in the required water shares to for the 3 lot subdivision.
- A note has been added to the plat limiting the amount of acreage that can be irrigated with culinary water. The developer will be required to supply at least one acre-ft of water for each lot.

Sewer

- The city council approved the use of septic systems for the three lots. A note has been added to the plat that requires the lots to connect to the sewer system in the future if it is constructed.

Roads

- The development will be accessed from Country Lane. A cul-de-sac will be constructed at the end of Country Lane.

Storm Drain

- The storm water will be retained onsite

We appreciate working with you in this matter. Please call our office with any questions.

Sincerely,

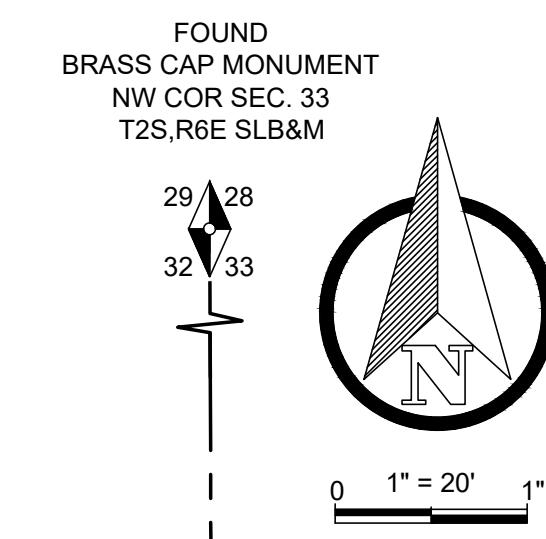
HORROCKS ENGINEERS



Scott Kettle, P.E.  
City Engineer

CC: Francis Planner

Quinn Goeckeritz



**PLAT NOTES**

1. ALL LOTS WITHIN THE PROPOSED SUBDIVISION ARE BUILDABLE, ANY FURTHER SUBDIVISION OF SUCH LOTS, WHETHER BY DEED, BEQUEST, DIVORCE DECREE, OR OTHER RECORDED INSTRUMENT SHALL NOT RESULT IN A BUILDABLE LOT UNTIL THE SAME HAS BEEN APPROVED IN ACCORDANCE WITH THE FRANCIS CITY DEVELOPMENT CODE.

2. THE OWNERS OF PROPERTY WITHIN FRANCIS CITY RECOGNIZE THE IMPORTANCE OF AGRICULTURAL LANDS AND OPERATIONS AND SMALL RURAL BUSINESS ENTERPRISES. IT IS RECOGNIZED THAT AGRICULTURAL LANDS AND OPERATIONS AND RURAL BUSINESS ENTERPRISES HAVE UNIQUE OPERATING CHARACTERISTICS THAT MUST BE RESPECTED. OWNERS OF EACH LOT PLATTED IN THIS SUBDIVISION / THE OWNER OF THE RESIDENCE CONSTRUCTED UPON THIS LOT HAS BEEN GIVEN NOTICE AND RECOGNIZES THAT THERE ARE ACTIVE AGRICULTURAL LANDS AND OPERATIONS AND RURAL BUSINESS ENTERPRISES WITHIN FRANCIS CITY AND ACKNOWLEDGE(S) AND RESPECT(S) THAT, SO LONG AS SUCH LANDS AND OPERATIONS EXIST, THERE MAY BE DUST, NOISE, ODOR, PROLONGED WORK HOURS, USE ROADWAYS FOR THE PURPOSE OF HERDING / MOVING ANIMALS, AND OTHER ATTRIBUTES ASSOCIATED WITH NORMAL AGRICULTURAL OPERATIONS AND RURAL BUSINESS.

**PLAT NOTES**

3. OWNER OF THE PROPERTY SET FORTH AND DESCRIBED IN THIS PLAT, HEREBY OFFERS AND CONVEYS ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT-OF-WAY OVER, UNDER, ACROSS, AND THROUGH THOSE AREAS DESIGNATED ON THIS PLAT AS "COMMON AREAS" (INCLUDING PRIVATE DRIVEWAYS, STREETS OR LANES) OR UTILITY EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER, WATER AND DRAINAGE LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO, WHICH WOULD REQUIRE THAT NO SURFACE CONSTRUCTION BE ALLOWED WHICH WOULD INTERFERE WITH NORMAL UTILITY USE. IT IS UNDERSTOOD THAT IF IT BECOMES NECESSARY TO RELOCATE SAID UTILITIES AT THE INSTANCE OR REQUEST OF ANY PUBLIC ENTITY OR THE OWNER, THE COST AND EXPENSES INCURRED THEREBY WILL BE BORNE BY THE OWNER OR THE ENTITY REQUIRING OR REQUESTING THE SAME.

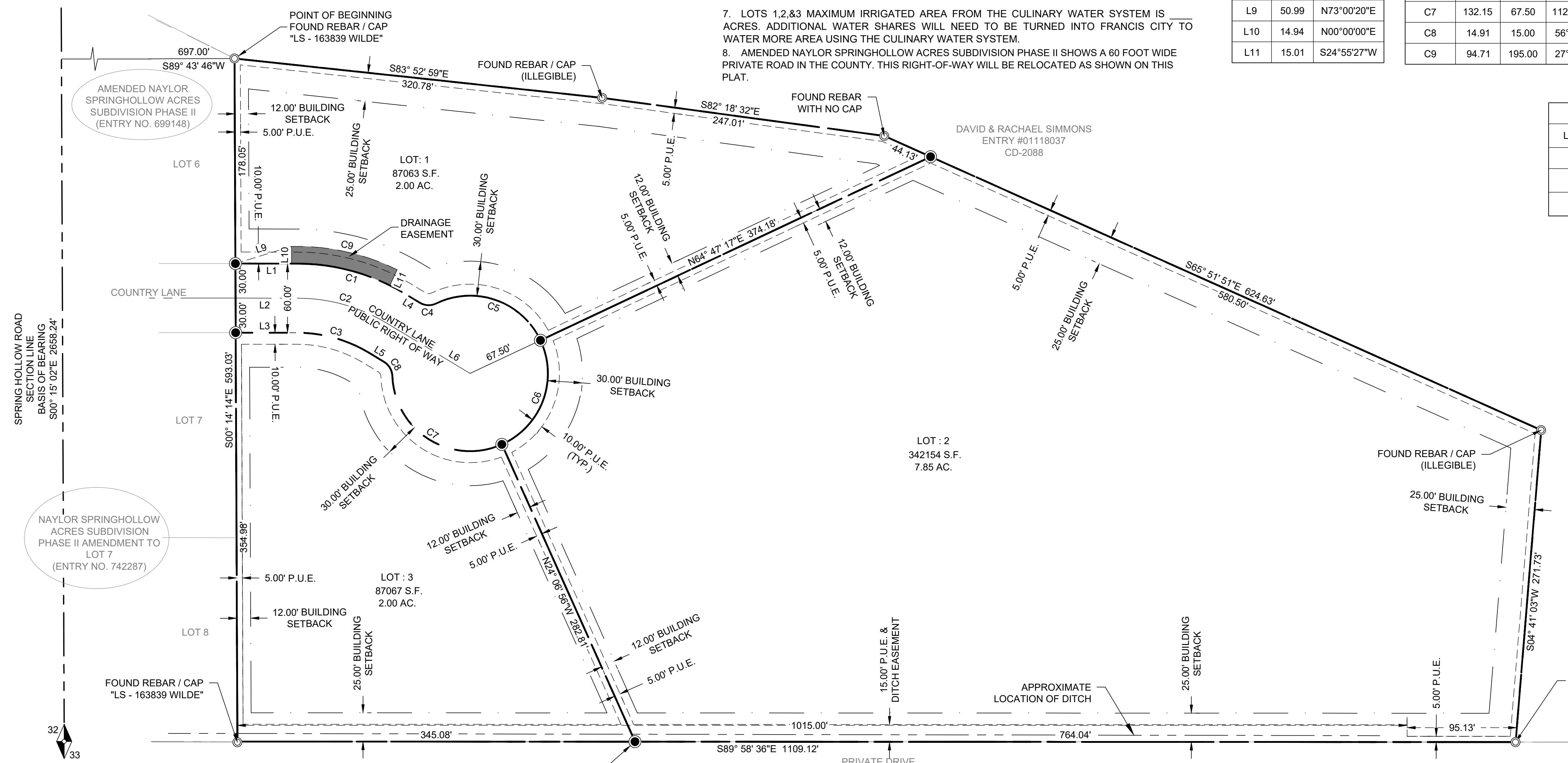
4. THIS SUBDIVISION WAS CREATED FOR SINGLE FAMILY LOTS ONLY.

5. FRANCIS CITY HAS AN ORDINANCE WHICH RESTRICTS THE OCCUPATION OF BUILDINGS WITHIN THIS DEVELOPMENT. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY A BUILDING LOCATED WITHIN THIS DEVELOPMENT WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE BUILDING INSPECTOR.

6. ALL LOTS SHALL CONNECT TO THE MUNICIPAL SEWER SYSTEM ONCE SYSTEM IS COMPLETED AND PAY ALL THE REQUIRED FEES TO CONNECT TO THE SEWER SYSTEM.

7. LOTS 1,2 & 3 MAXIMUM IRRIGATED AREA FROM THE CULINARY WATER SYSTEM IS ACRES. ADDITIONAL WATER SHARES WILL NEED TO BE TURNED INTO FRANCIS CITY TO WATER MORE AREA USING THE CULINARY WATER SYSTEM.

8. AMENDED NAYLOR SPRINGHOLLOW ACRES SUBDIVISION PHASE II SHOWS A 60 FOOT WIDE PRIVATE ROAD IN THE COUNTY. THIS RIGHT-OF-WAY WILL BE RELOCATED AS SHOWN ON THIS PLAT.



# F FARMS AT FRANCIS

A 3 LOT SUBDIVISION OF SUMMIT COUNTY PARCEL FT-2088-B

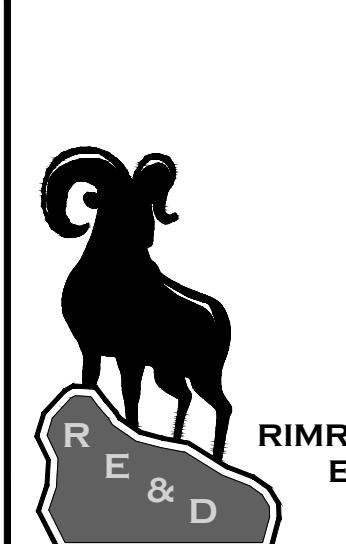
VICINITY MAP  
FRANCIS, UT



**SHEET INDEX**

- SHEET 1.1 - OVERALL SITE PLAN**
- SHEET 2.1 - PLAN AND PROFILE**
- SHEET 3.1 - DETAILS**
- SHEET 3.2 - DETAILS**

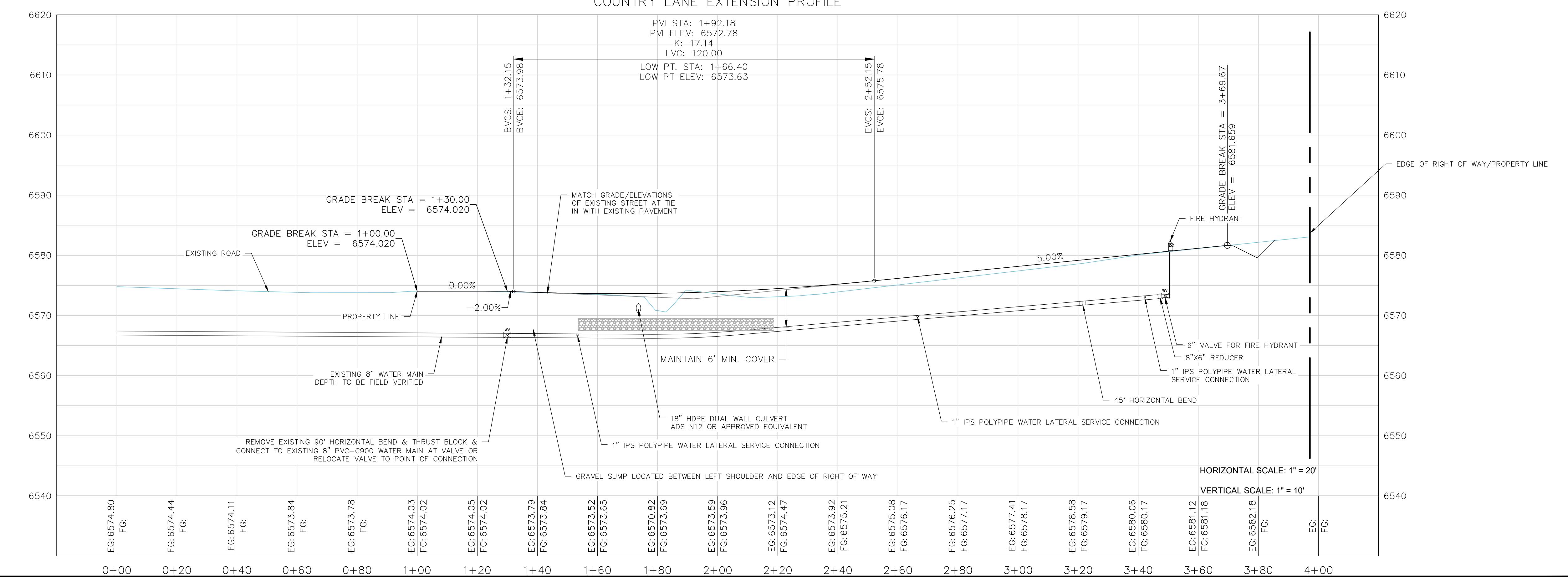
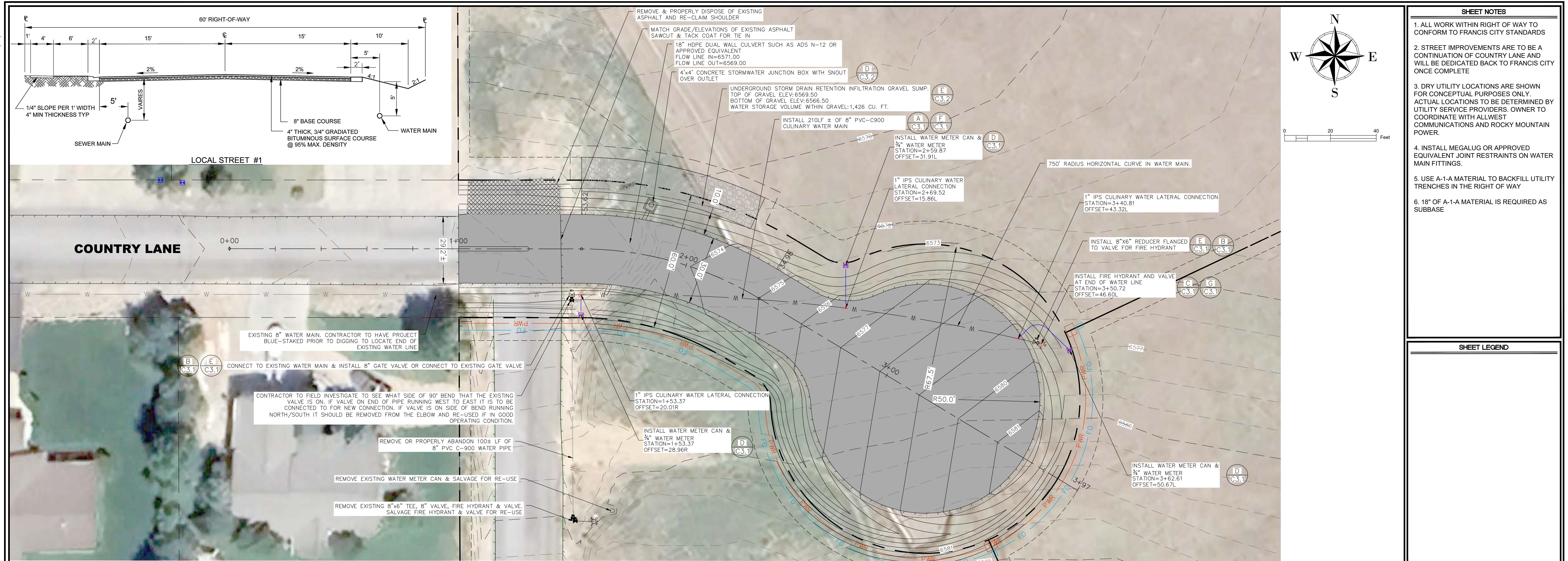
**DATE: JULY 9, 2025**



PLANS PREPARED FOR:  
QUINN GOECKERITZ  
QUINNGOECKERITZ@MSN.COM

PLANS PREPARED BY:  
DEVIN EARL  
DEARL@RE-N-D.COM  
801-664-2947





C:\Users\Devin\OneDrive - re-n-d.com\Documents\PROJECTS\200 E COUNTRY LN\Quinn Sub\2025-07-09 FARMS AT FRANCIS DESIGN BASE.dwg

## SHEET NOTES

ALL WORK WITHIN RIGHT OF WAY TO CONFORM TO FRANCIS CITY STANDARDS

STREET IMPROVEMENTS ARE TO BE A CONTINUATION OF COUNTRY LANE AND WILL BE DEDICATED BACK TO FRANCIS CITY ONCE COMPLETE

DRY UTILITY LOCATIONS ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY. ACTUAL LOCATIONS TO BE DETERMINED BY UTILITY SERVICE PROVIDERS. OWNER TO COORDINATE WITH ALLWEST COMMUNICATIONS AND ROCKY MOUNTAIN POWER.

INSTALL MEGALUG OR APPROVED EQUIVALENT JOINT RESTRAINTS ON WATER MAIN FITTINGS.

USE A-1-A MATERIAL TO BACKFILL UTILITY TRENCHES IN THE RIGHT OF WAY

18" OF A-1-A MATERIAL IS REQUIRED AS JBBASE

## SHEET LEGEND

AN REVISIONS  
05/09/25 RELOCATED WATER METERS &  
RE HYDRANT AND ADDED STORM DRAIN  
MP PER CITY COMMENTS  
07/09/25 REMOVED BEND FROM  
ATERLINE, MOVED GRAVEL SUMP 10' FROM  
PHALT EDGE, ADDED CATCH BASIN WITH  
OUT & SEDIMENT TRAP



AD TECH:	DSE	<b>CALL BLUE STAKES PRIOR TO DIGGING</b>
DESIGNER:	DSE	
&A:	RJM	

## PROJECT NAME

# **F FARMS @ FRANCIS SUBDIVISION**

**SHEET NAME**

---

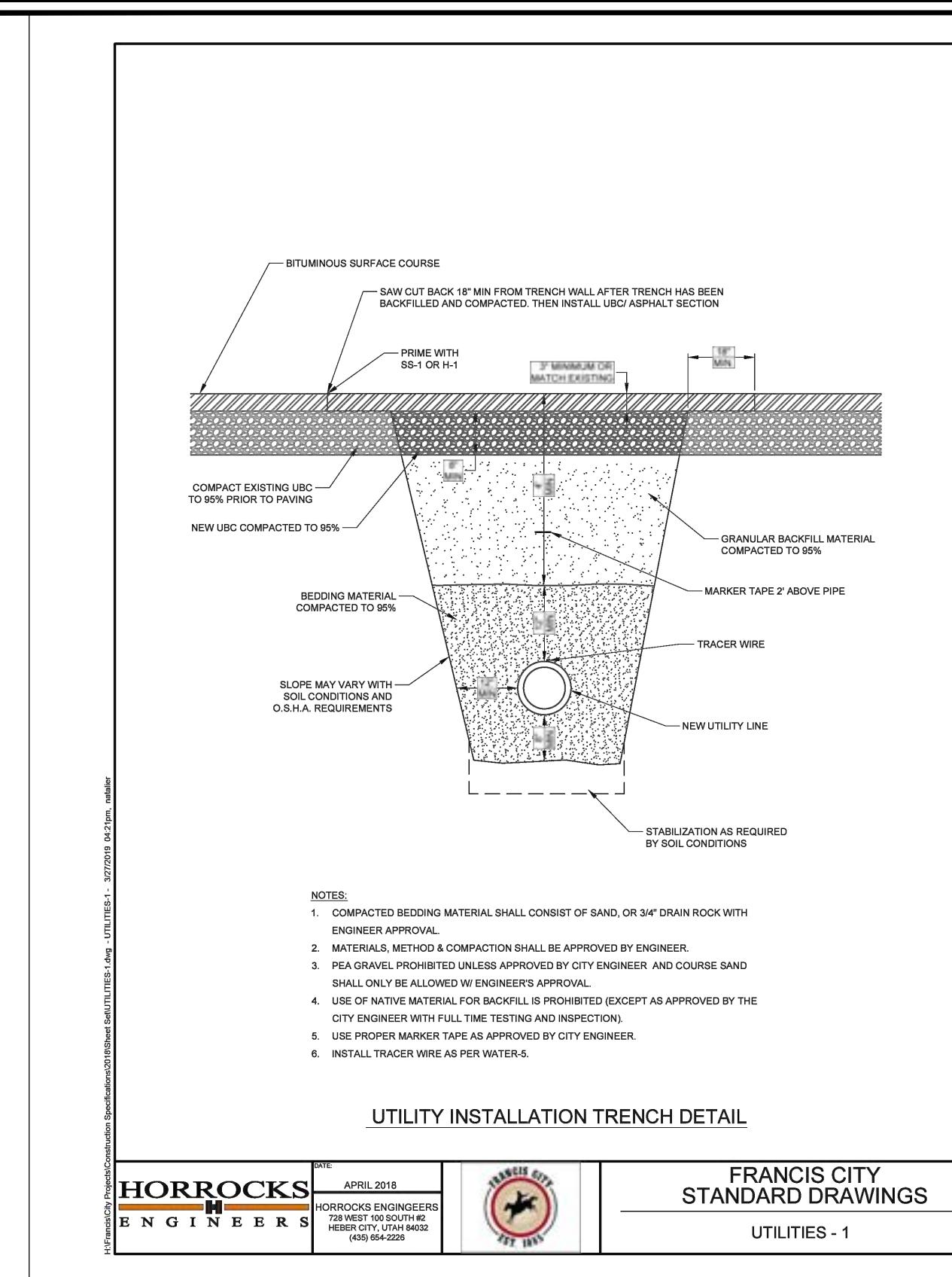
---

## PLAN & PROFILE

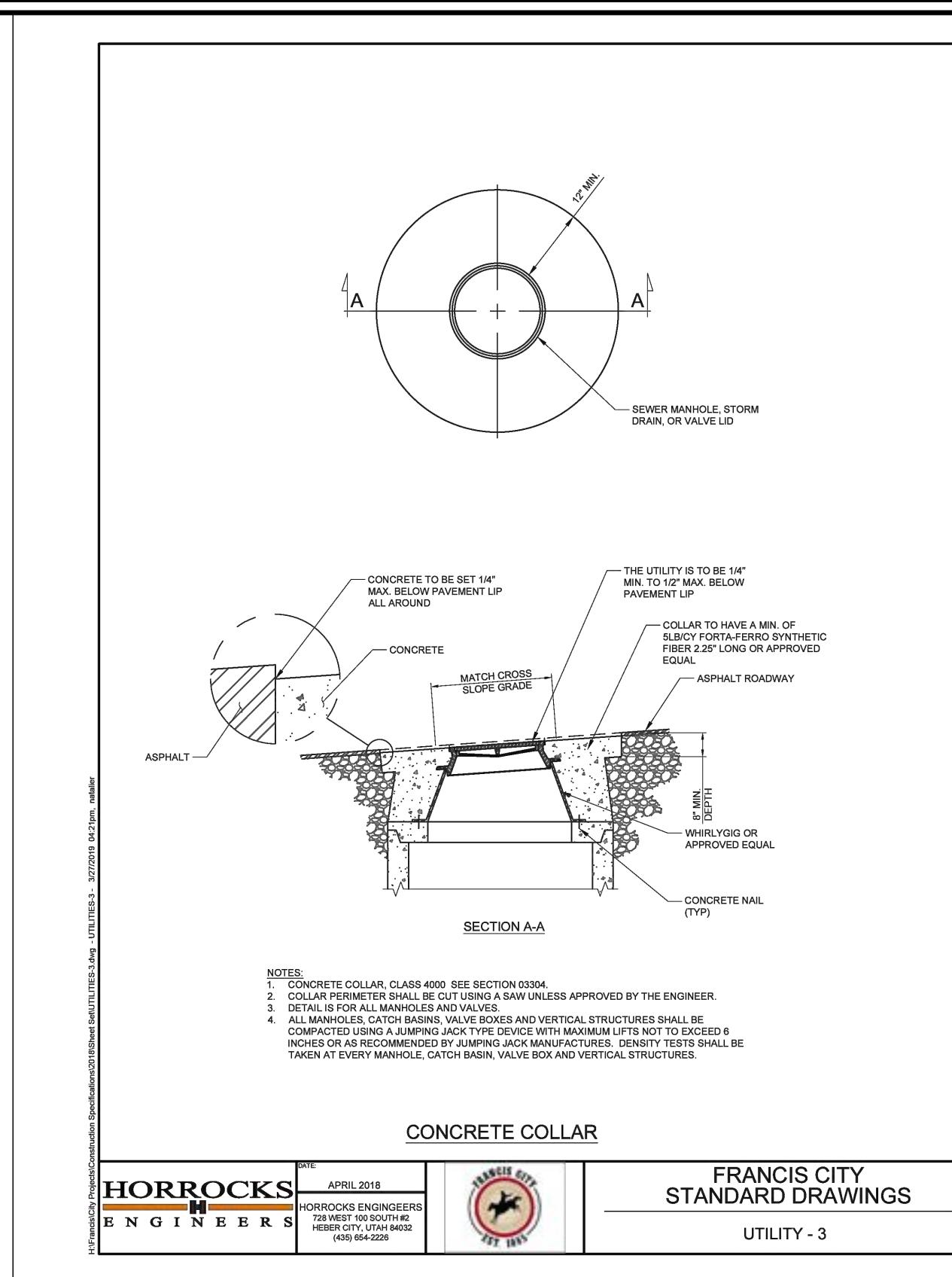
AN ALTERNATIVE PRELIMINARY

|| SHEET NUMBER

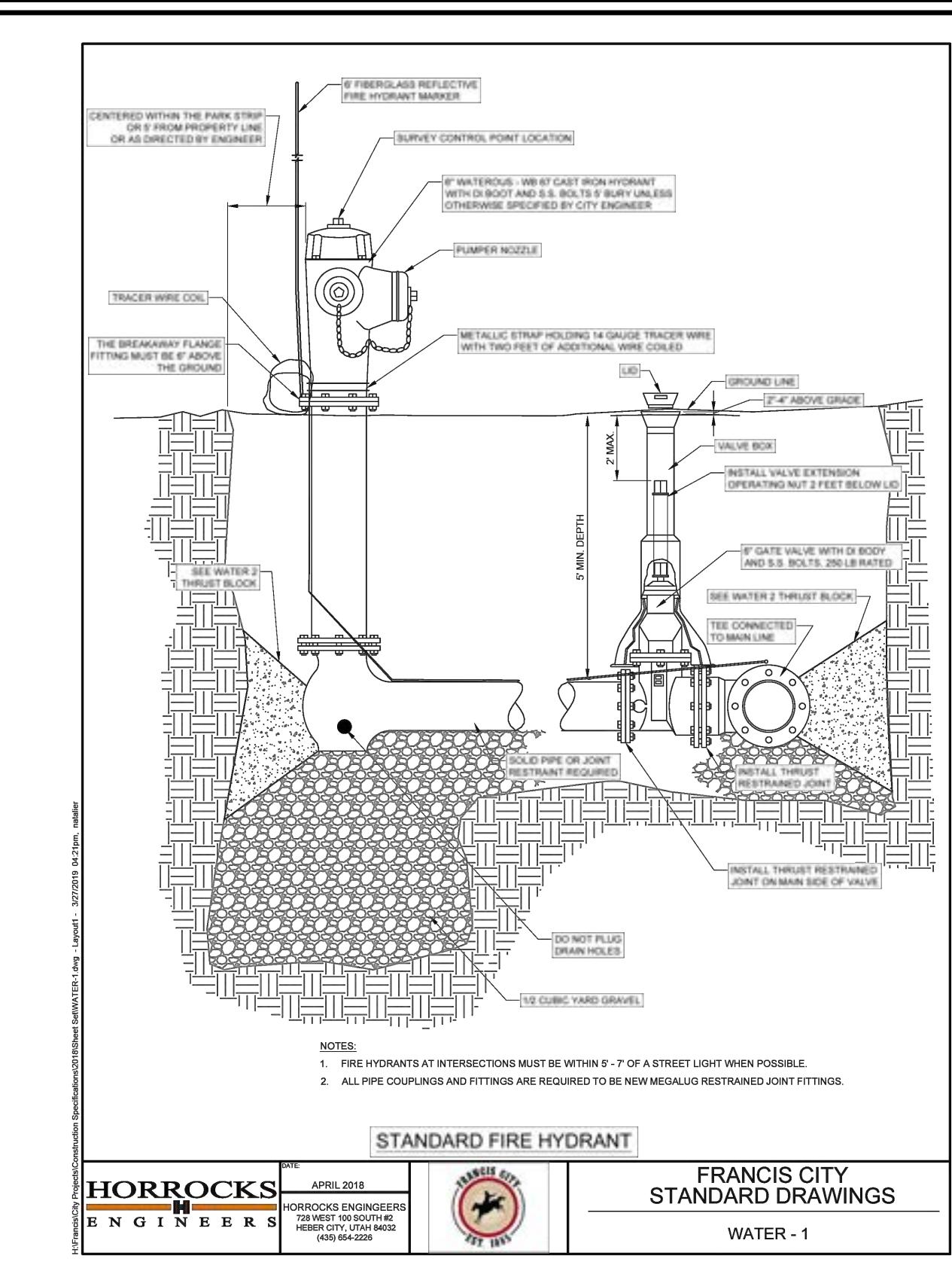
<b>DATE</b> <b>7/9/25</b>	<b>2.1</b>
------------------------------	------------



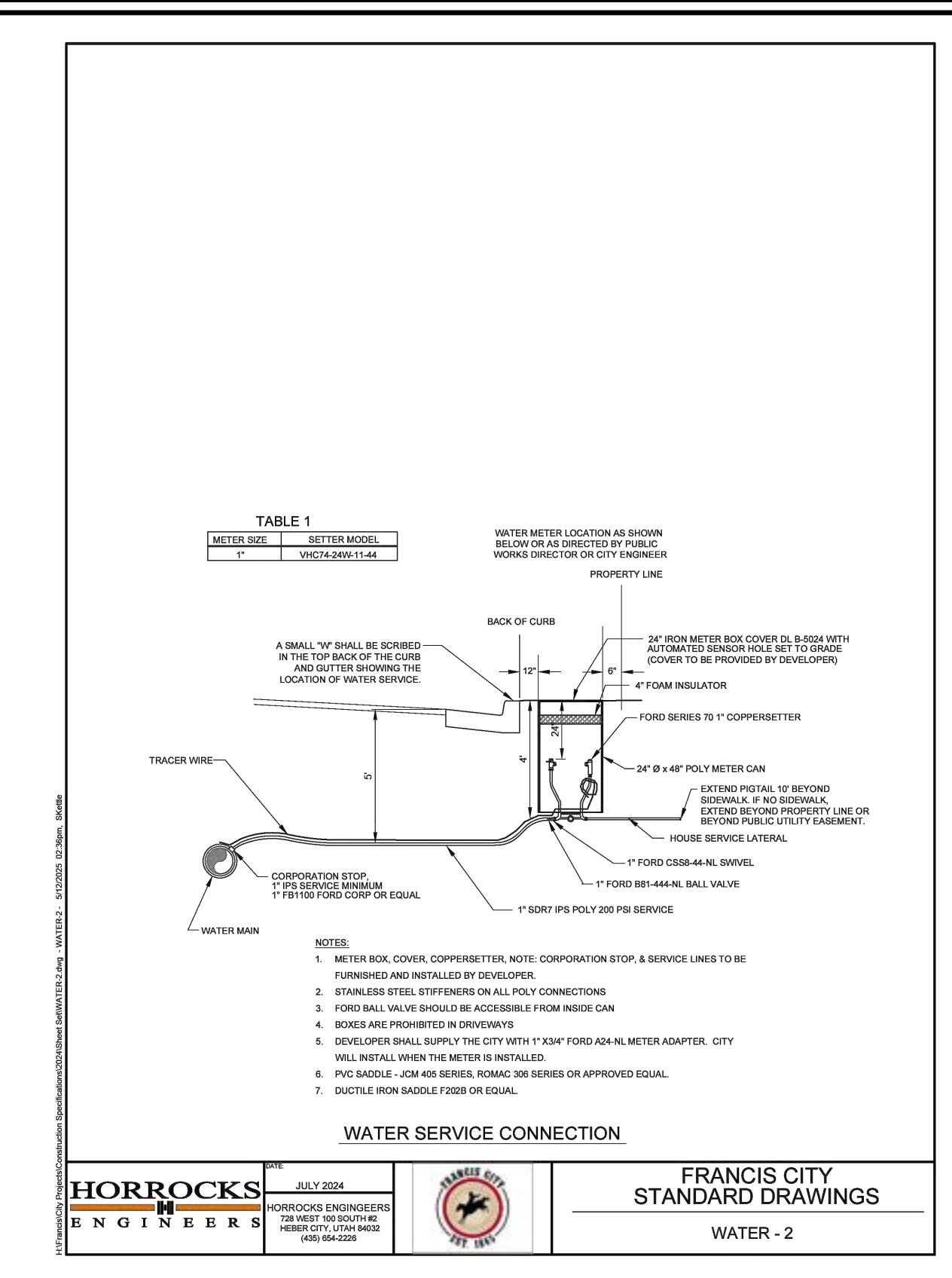
# UTILITY INSTALLATION TRENCH



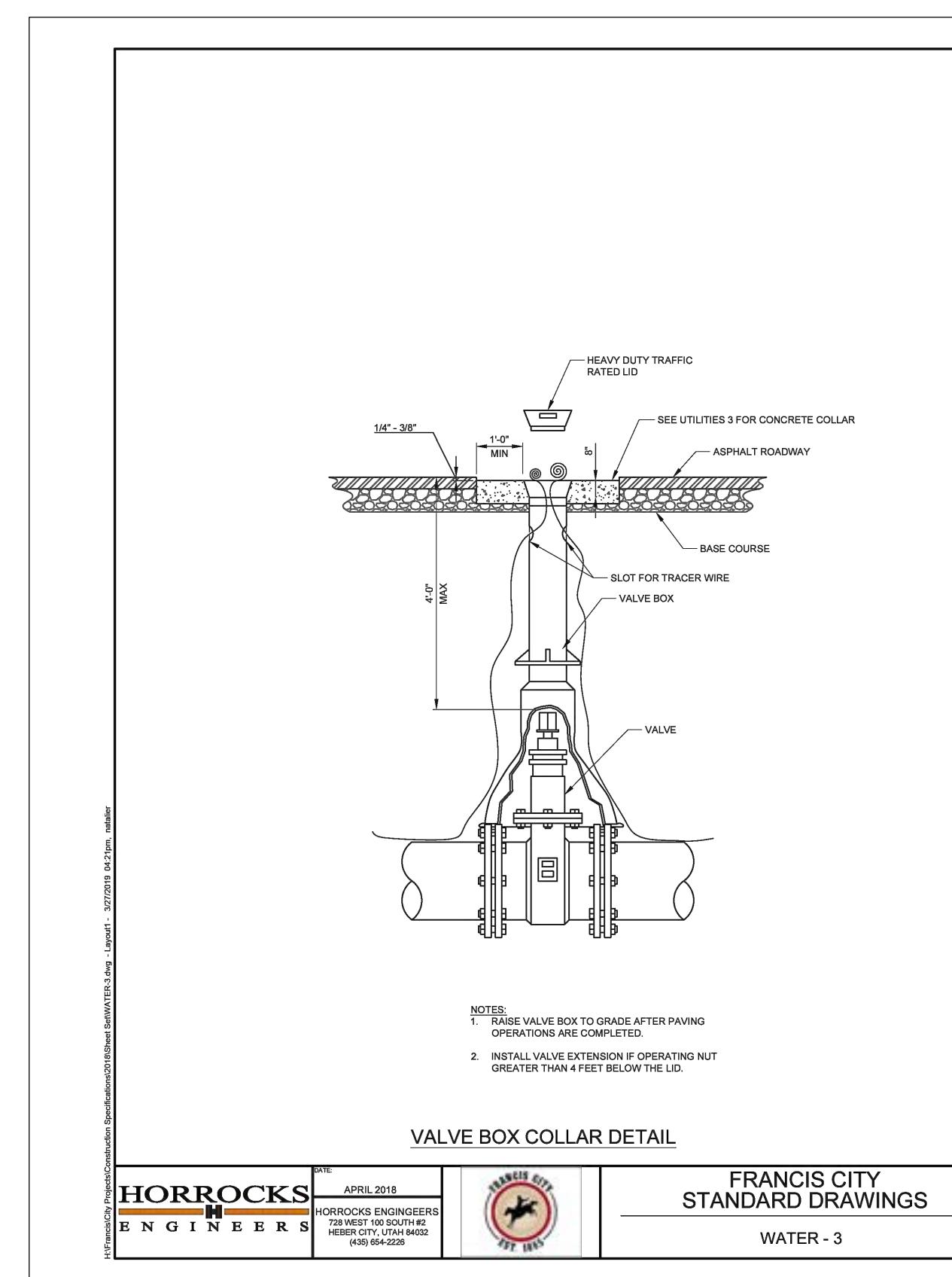
A diagram showing a circular concrete collar. A dimension line with arrowheads at the top and bottom passes through the center of the circle. The letter 'B' is placed inside the circle to the left of the dimension line, indicating the width of the collar.



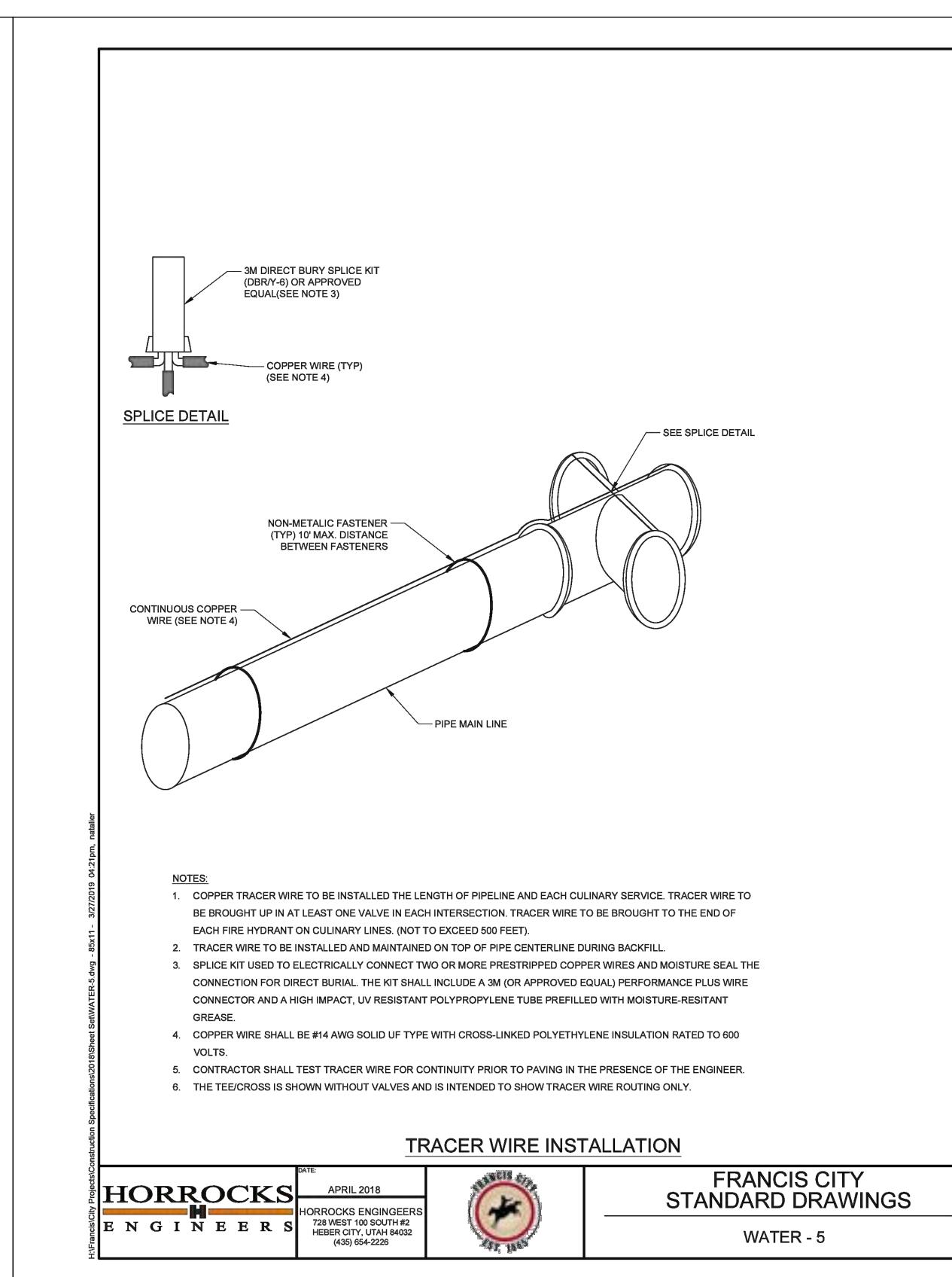
# FIRE HYDRANT



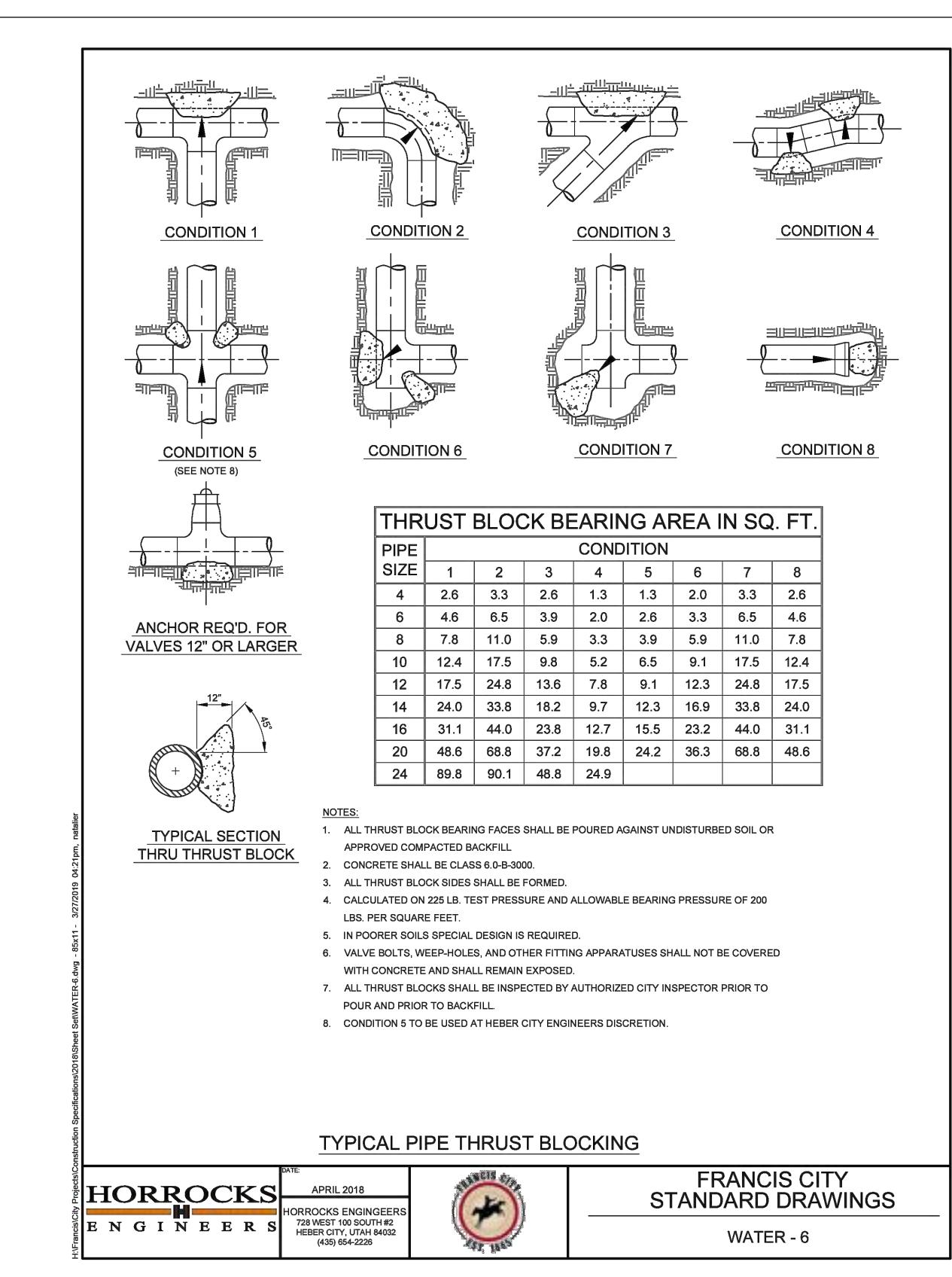
## WATER SERVICE CONNECTION



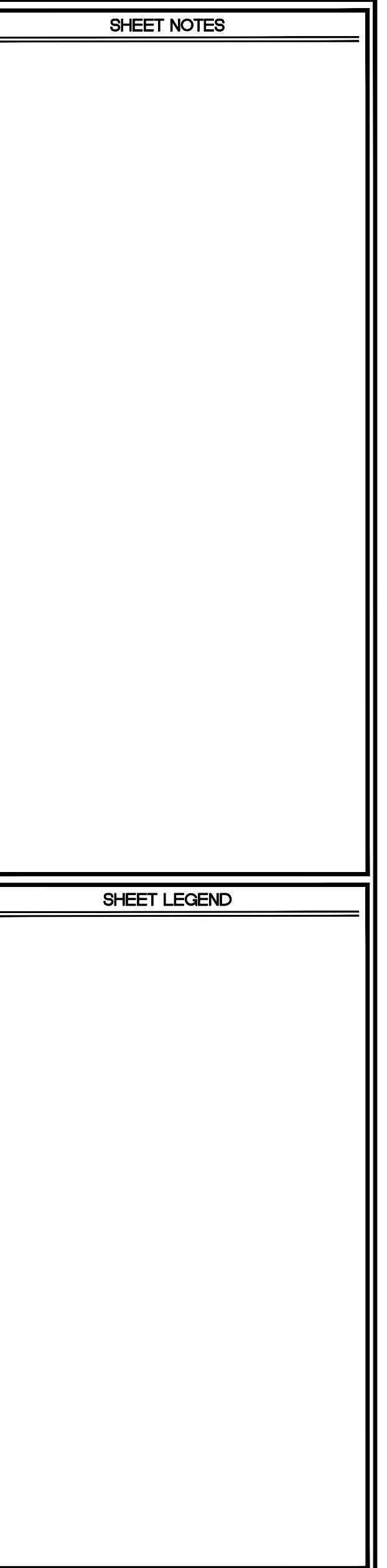
E VALVE BOX COLLAR



# TRACER WIRE INSTALLATION



# THRUST BLOCKING



PLAN REVISIONS

1.

**RIMROCK  
ENGINEERING &  
DEVELOPMENT**

**R E & D**

**PROFESSIONAL ENGINEER**  
# 11623310  
*Devin Earl*  
DEVIN SCOTT  
EARL  
07/09/25  
STATE OF UTAH

CAD TECH:	DSE	<b>CALL BLUE STAKES PRIOR TO DIGGING</b>
DESIGNER:	DSE	
Q&A:	RJM	

**PROJECT NAME**

---

---

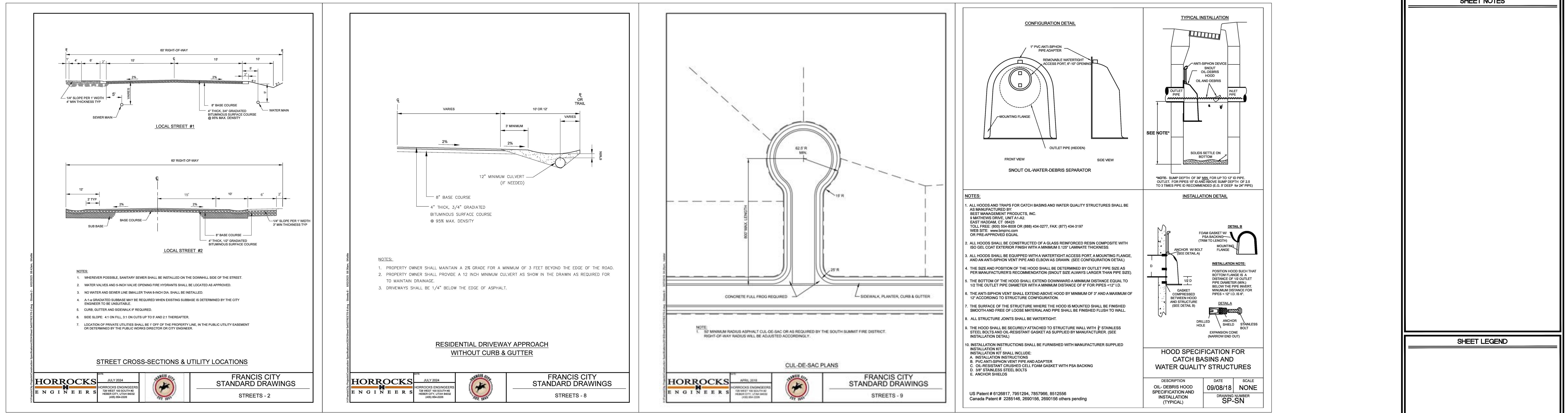
**FARMS @ FRANCIS**

# **SUBDIVISION**

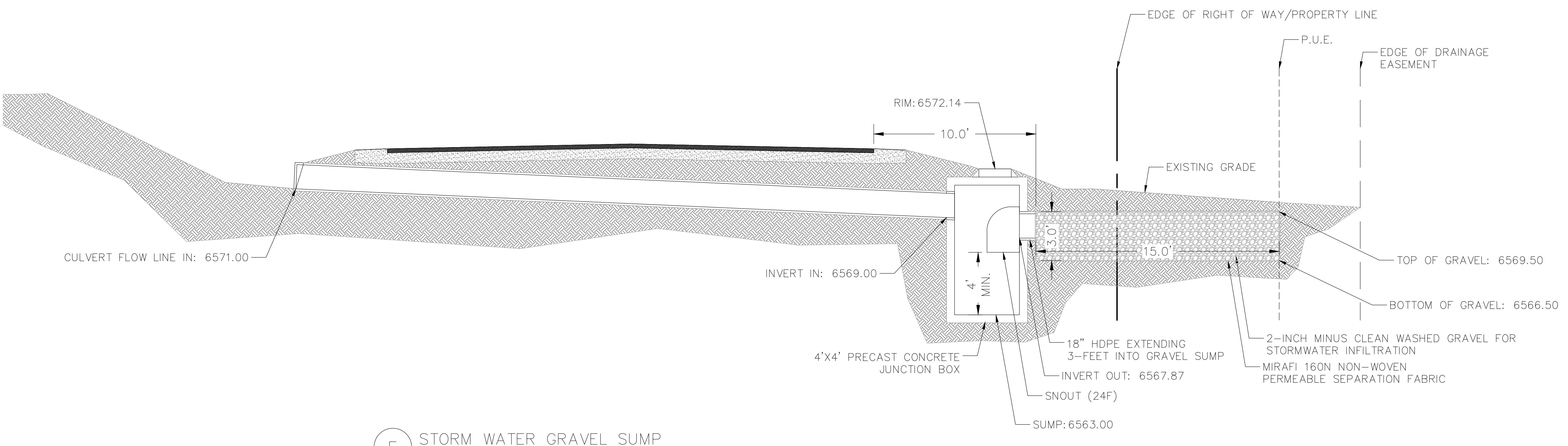
## RESULTS

## ANSWER

<b>DATE</b> 7/9/25	<b>SHEET NUMBER</b> <b>3-1</b>
-----------------------	-----------------------------------



**A** LOCAL STREET #1      **B** DRIVEWAY APPROACH      **C** CUL-DE-SAC      **D** SNOUT      **E** STORM WATER GRAVEL SUMP



**PLAN REVISIONS**  
2.07/09/25 UPDATED SUMP DETAIL & ADDED SNOUT DETAIL

**PROFESSIONAL ENGINEER SIGNATURE**  
# 11623310  
DEVIN SCOTT EARL  
07/09/25  
STATE OF CONNECTICUT

**RIMROCK ENGINEERING & DEVELOPMENT**

**CAD TECH:** DSE      **DESIGNER:** DSE      **Q&A:** RJM

**CALL BLUE STAKES PRIOR TO DIGGING**

**PROJECT NAME**  
**FARMS @ FRANCIS SUBDIVISION**

**SHEET NAME**

**DETAILS**

**PLAN SUBMITTAL:** PRELIMINARY

**DATE** 7/9/25      **SHEET NUMBER** 3.2