



Francis City Planning Commission Meeting

Thursday, July 16, 2026, 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. Public Hearing – Car Wash Code Text Amendment
3. Approval of Minutes from June 18, 2026
4. Staff Updates
5. Adjourn



Staff Report

To: Francis City Planning Commission

From: Erin O'Keefe

Report Date: July 6, 2026

Meeting Date: July 16, 2026

Title: Car Wash RT 32-5

Type of Item: Code Text Amendment

Executive Summary:

Wade Souza with Western Endeavors has submitted an application to amend the code text to allow car wash as a permitted business use in the C-1 Commercial Zone. The proposed amendment is consistent with the Francis City General Plan's goal to foster economic development by supporting new commercial uses that serve the growing community. If approved, Mr. Souza intends to develop the car wash on parcel RT32-5.



Background

On June 8, 2026, Wade Souza met with City staff to discuss the possibility of opening a Self Service Car Wash on parcel RT32-5. A formal application was received by the City on July 1, 2026.

The subject parcel is currently a part of the Harwood development and is in a C-1 Commercial zone. The surrounding area is predominantly C-1 zoned.

The applicant has submitted a conceptual Site Plan proposing the car wash use which includes two automatic bays and three self service bays. The facility would also have seven vacuum stalls. Traffic would circulate one way to maintain the flow of traffic.

During the preliminary meeting, staff and the applicant discussed several items that will require further attention as the project moves forward, including noise generated by the dryers and blowers, water rights and usage, parking, on-site traffic circulation, and the possibility of incorporating a pet wash within the building.

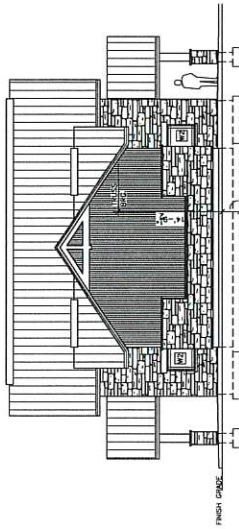
Water shares will need to be clarified and potentially amended within the 5-year start window to ensure proper water rights are secured, both paper water and wet water. The development would include a water reclamation system capable of recycling up to 50% of the water used in the wash bays. The applicant states this reclaim system would use 8-18 gallons per wash, compared to 20-200 gallons for a single car washed at home.

Given the site's proximity to residential areas, noise levels will need to be carefully managed. Blower hours in particular may be a concern, especially in the evening when sound carries further. Restrictions on operating hours may be required. The applicant has proposed that vacuum equipment would shut off at night to avoid disturbing neighboring properties.

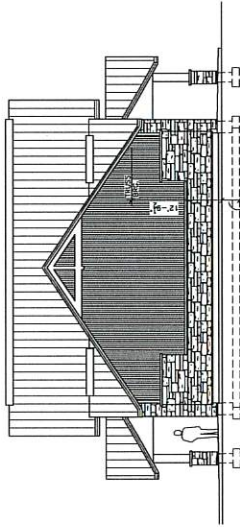
Parking and Circulation: The applicant has indicated a potential pet wash may be incorporated into the facility, which could generate additional parking demand. Parking needs, including stalls for the vacuum dryers and adequate space for one-way traffic circulation, will be evaluated during the commercial building permit process.

The applicant notes that the facility would help meet a growing community need, as existing car washes in the Kamas area frequently experience high demand.

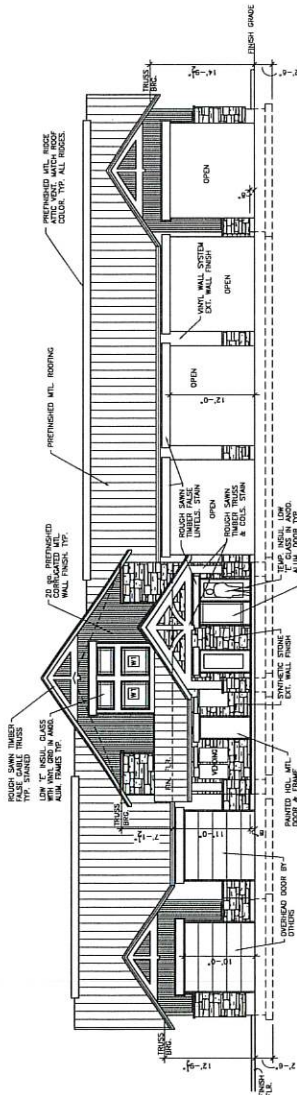
Note: Approval of this code only allows for the business use case. The construction of the car wash and parameters will be reviewed in the commercial building permit process.



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

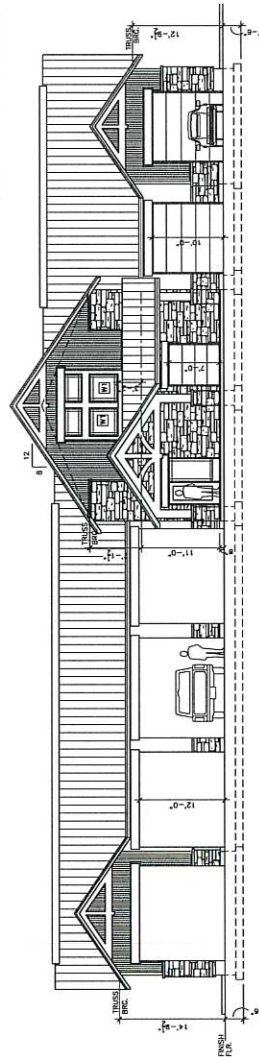


SOUTH ELEVATION

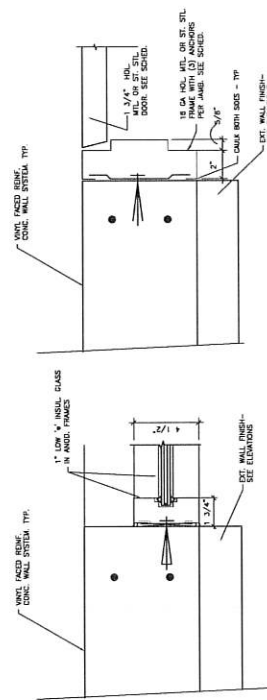


EAST ELEVATION

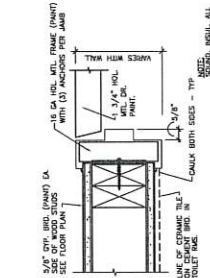
NOTE: PROVIDE & INSTALL CONT. SNOW STOP BARS & RAIN CUTTER WITH DOWNSPOUTS AT ALL ROOF EDGES, TYP.



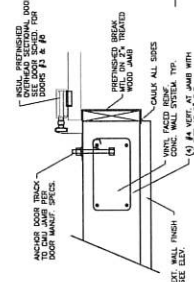
WEST ELEVATION
SCALE: 1/8" = 1'-0"



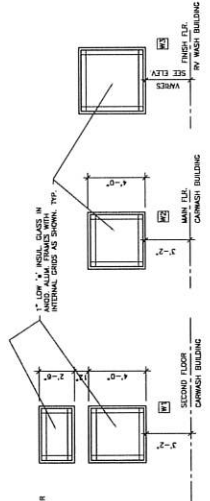
DETAIL
SCALE: 3" = 1'-0"



DETAIL
SCALE: 3" = 1'-0"



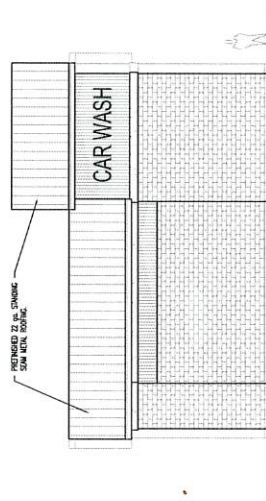
DETAIL
SCALE: 1 1/2" = 1'-0"



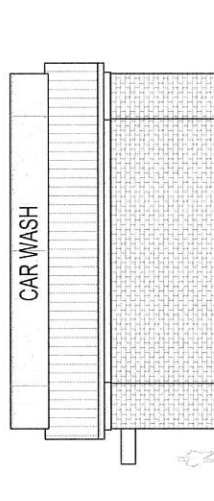
WINDOW TYPES

SCALE: 1/4" = 1'-0"

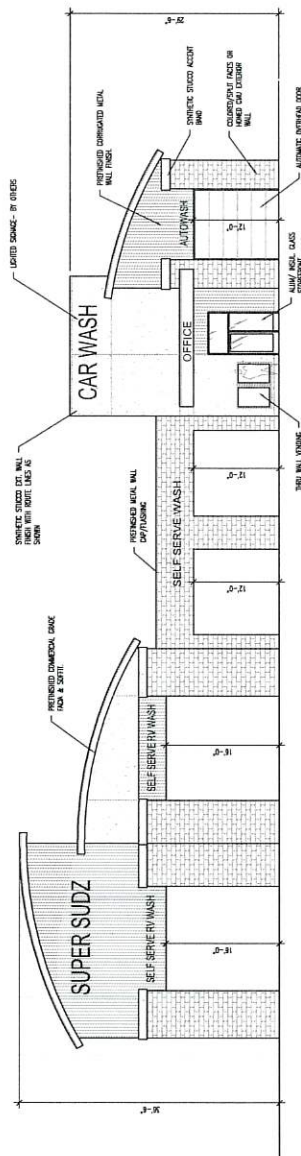
ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. DATE 01-11-2011 BY 60322 UCBAW



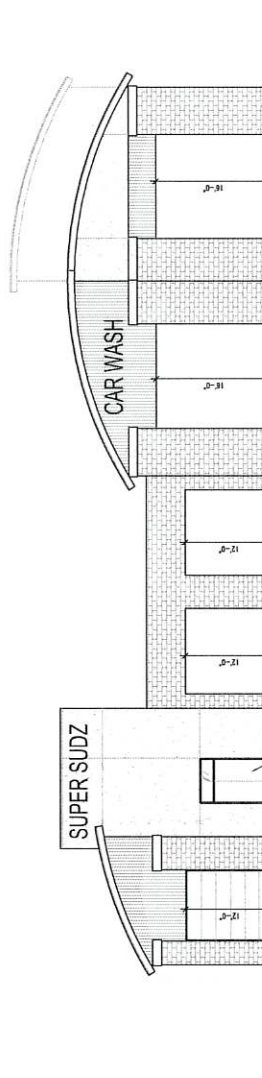
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

PROPOSED CODE AMENDMENT

Western Endeavors is proposing a code amendment for Lot 5 of the Harwood Route 32 subdivision. We are seeking a zoning code for the use of a self serve car wash. A self serve car wash is usually appropriate in the area of other general commercial uses. This proposed self serve car wash is positioned on the back of the development placed against undeveloped property. The site plan attached shows ample stacking for vehicles and good circulation for vehicles entering and exiting the facility.

The noise level of the vacuum equipment is listed as follows;

5'-86db

30'-71db

60'-65db

100'-60db

The noise level of the blowers in the Automatic Bays are as follows;

10' doors closed-76db doors open-89db

20' doors closed-72db doors open-87db

30' doors closed -70db doors open-82db

40' doors closed-66db doors open- 78db

50' doors closed -66db doors open-78db

Wester Endeavors

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City Code:

FCC § 18.140 – Code Amendment

FCC Chapter § 18.45.020. Commercial Business Use

FCC Chapter § 18.100.100 Off-street Parking

Analysis of Code:

FCC Chapter § 18.45.020. Commercial Business Use

FCC § 18.45.020 lists permitted commercial business uses in the C-1 zone. Car washes are not currently identified as a permitted use. This code text amendment would add car wash as an allowable commercial use. Staff recommends that if the use is adopted, conditions be established around parameters around water shares, noise management, and traffic impact.

FCC Chapter § 18.100.100 Off-street Parking

FCC § 18.100.100 establishes off-street parking requirements for commercial uses. If car wash is adopted as a permitted use, staff recommends that the code be updated to include specific parking standards for this use type. These standards should account for adequate stall counts for vacuum dryers and any additional demand generated by an on-site pet wash if included. Specific parking counts and layout will be reviewed and confirmed through the commercial building permit process.

Francis City General Plan:

The Francis City General Plan fosters a pro business environment and bring economic opportunities to broaden the city's tax base. Staff has reviewed the application against the relevant goals and policies of the General Plan.

Policy 1A	Promote a positive environment for businesses to strengthen and improve the City's tax base and quality of life.	Consistent. Allowing this use would improve the city's tax base.
Policy 1C	Encourage businesses to locate along State Road 32 in existing Commercial and City Center zones.	Consistent. This business is just off of SR 32 and in a c-1 commercial zone
Policy 2A	Improve, diversify, and increase the tax base. Seek revenue growth from economic development activities to mitigate residential property tax increases.	Consistent. This business will help diversify the economic climate and help offset taxpayer costs

Policy 2C	Buffer commercial and industrial uses from existing single family residential areas.	Consistent. The surrounding zone is C-1 which will minimize impact on residents.
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Staff Recommendation:

Staff recommends that the Planning Commission forward a positive recommendation to the City Council for the adoption of a code text amendment to FCC § 18.45.020 to add car wash as a permitted use in the C-1 Commercial Zone. The proposed amendment is consistent with the goals and policies of the Francis City General Plan as outlined above.

Staff notes that approval of this code text amendment establishes car wash as a permitted use only. All site-specific requirements including building design, water rights, noise management, traffic circulation, and parking will be evaluated through the commercial building permit process.