



Francis City Planning Commission Meeting

Thursday, July 16, 2026, 6:00 pm

2317 So. Spring Hollow Road, Francis, UT

The meeting will be streamed live on the Francis City YouTube channel:

<https://www.youtube.com/channel/UC-9wahpEELShvGQZShXGIXg>

Commissioners Attending: Chair Ciampi, and Commissioners Buchanan, and Christiansen

Staff Attending: Planner O'Keefe, Engineer Kettle, Recorder Gillett

Public Attending: Margaret & Wade Souza

1. Call Meeting to Order---Commissioner Ciampi started the meeting at 6:02 pm.

2. Public Hearing---Car Wash Code Text Amendment---Commissioner Ciampi turned the time over the Planner O'Keefe.

Planner O'Keefe presented and read through her staff report. (See attached staff report). She explained that the City Council had asked the Planning Commission to review the idea of the code change.

She explained that the car wash would have a reclamation system and stated that the noise area would need to be considered. She explained that the applicant felt that this was a growing need for the City.

Planner O'Keefe presented on screen a picture of the five different wash bays and how things would flow. (See attached staff report). She then talked about the water usage as far as how their reclamation system and how it would help and re-use the water.

Planner O'Keefe then reviewed the codes and shared that current car washes are not a current use. Staff recommends in the commercial use chart that when it comes to the tier two buffer zone that it should stay the same. (See attached staff report). Staff recommends two parking spaces plus two stacking spaces per wash bay and one for employee on shift.

Planner O'Keefe stated that the general plan fosters pro-business and environment. She then reviewed the general plan codes. (See attached staff report).

Staff recommends one of three options. Forward as a positive recommendation, and staff recommends this. Second they can table the discussion for further review. Third they could deny. She explained this would all take place in the commercial building area.

Engineer Kettle explained that Heber City has had problems in the past with not having enough water and they should have an agreement with Souza's if they use more water then they will have to deal with that.

Chair Ciampi asked if applicant had any questions. Wade Souza the applicant said he has been in the car wash business for over 30 years. He has designed and built car washes. This is a facility that is going to treat water with respect.

Chair Ciampi opened the meeting for public comment and there was none, so he closed the public hearing.

He then brought the meeting back to the Commission.

Commissioner Christiansen wanted to know how this impacted the City.

Engineer Kettle explained when we do planning for the City we included some commercial use and we planned for the next to 10-15 years. He will need to provide paper water for this. Engineer Kettle said that the Hidden Meadows subdivision will provide another well and tank site.

Commissioner Christiansen wanted to know if all the pumps were permanently wired and he was told yes. He then wanted to know if this is a business submission or a residential.

Planner O'Keefe tried to explain where it would be. She said based on the zone map it is away from the residential.

Engineer Kettle explained this is a zone code change and it could end up anywhere in the City.

Chair Ciampi asked about the tier impact, and it is a tier two impact. He wondered if it could be commercial use because then they could end up with three car washes.

Commissioner Buchanan said there could be another code text amendment to stop all the car washes. He said his understanding is all site-specific requirements and he asked about the process and how the staff was involved.

Engineer Kettle explained it would have to come back for a site approval.

Commissioner Christiansen wanted to know if they could tailor for a specific plot. Maybe a different zone specifically for this use because it creates something very narrow.

Engineer Kettle said it would be an option, and they would have to create the zone, but right now we are just doing the code text amendment. He explained what they would have to do.

Chair Ciampi said he wants to grow the right way, and they don't want to see multiple car washes.

Engineer Kettle said they needed to confer with the City Attorney on some of the questions they have.

Commissioner Buchanan said they need to tackle what is in front of them. This is just the code change. He then asked if a pet wash is a separate use, he was told yes and it was not included. Planner O'Keefe said that it was not in the code currently.

Planner O'Keefe said staff recommendation would be that the Planning Commission move to the City Council with a positive recommendation.

Commissioner Ciampi would entertain a motion.

Commissioner Buchanan made a motion that the Planning Commission forward a positive recommendation to the City Council for adoption of a code text amendment to FCC 18.45.020 adding "car wash" as a permitted use in the C-1 Commercial Zone, subject to the recommendations outlined in this report. With the additional recommendation that no more than one application be approved within 2,500 feet of each other. Chair Ciampi seconded the motion. Chair Ciampi and Commissioners Buchanan and Christiansen all voted in favor.

Chair Ciampi would like Planner O'Keefe to emphasize with the City Council that they are all for commercial growth, but he is concerned with how they make code texts to make a good way to not have more car washes.

3. Approval of the Minutes from June 18th, 2026---Chair Ciampi motioned to approve the minutes with the correction of the spelling of his name. Commissioner Buchanan seconded the motion. Chair Ciampi and Commissioners Buchanan and Christiansen all voted in favor, and the motion passed.

4. Staff Updates---None

5. Staff Updates---Engineer Kettle explained that the zone change they talked about last month got approved by the City Council.

Chair Ciampi said he feels that was a good deal.

6. Adjourn---Meeting adjourned.