

AGENDA

Francis City Council Meeting
Thursday, September 24th, 2026, 6:00 p.m.
2317 So. Spring Hollow Rd. Francis, Utah

The meeting will be streamed via Francis City YouTube channel
<https://www.youtube.com/channel/UC-9wahpEELShvGQZShXGIXg>
You can also comment by email to comments@francisutah.gov

1. Welcome, Call to Order and Pledge of Allegiance
2. Consent Agenda---Approval of Invoice Register dated September 24th, 2026, and Approval of Minutes from August 13th, 2026.
3. Public Comment
Comments will be taken on any item not scheduled for a public hearing, as well as on any other City business. Comments are limited to two minutes per speaker. The Council cannot act on items not listed on the agenda, and therefore, the Council may or may not respond to non-agenda issues brought up under Public Comment. Those wishing to comment should state their full name and address, whom they represent and the subject matter to be addressed. No person shall interrupt legislative proceedings. Total time allocated to public comments will be no more than 10 minutes.
4. Public Hearings
 - A. Francis City Zoning Map
 - B. Landscape Business in C-1 Zone Code Text Amendment Ordinance No. 2026-07
 - C. Car Wash Code Text Amendment Ordinance No. 2026-06
5. Discussion, Updates and Approval on Potential Action Items
 - A. Francis Commons Development Agreement Ordinance No. 2026-09
 - B. Madsen/Regarding Their Water Bill
 - C. C-PACE Program Resolution No. 2026-05
 - D. Approved Signers on Checking Accounts
6. Council Business
 - A. Council Reports
 - B. Planner Reports
 - C. Engineer Reports
 - D. Mayor Reports
7. (As Needed) Closed Executive Session to Discuss Pending or Reasonably Imminent Litigation, Purchase, Exchange, or Lease of Property and/or the Character, Professional Competence or Physical or Mental Health of an Individual.
8. Adjournment



Staff Report

To: Francis City City Council

From: Erin O'Keefe

Report Date: September 17, 2026

Meeting Date: September 24, 2026

Title: Zone Map Update

Type of Item: Zone Map Amendment - Administrative

Staff requests that the Planning Commission review and recommend approval of the updated Official Zoning Map for Francis City. The Official Zoning Map has not been updated since January 2024, and in the interim the City Council has approved several annexations, a rezone, and multiple subdivision plats. This item is administrative in nature; staff is not proposing any new land use decisions, but rather updating the map to accurately reflect changes that have already been reviewed and approved through their respective public processes. Adoption of the updated map will ensure the City's official zoning record is current and consistent with all previously adopted ordinances and recorded plats.

Zone Map Updates

Plat lines added (subdivision recordation):

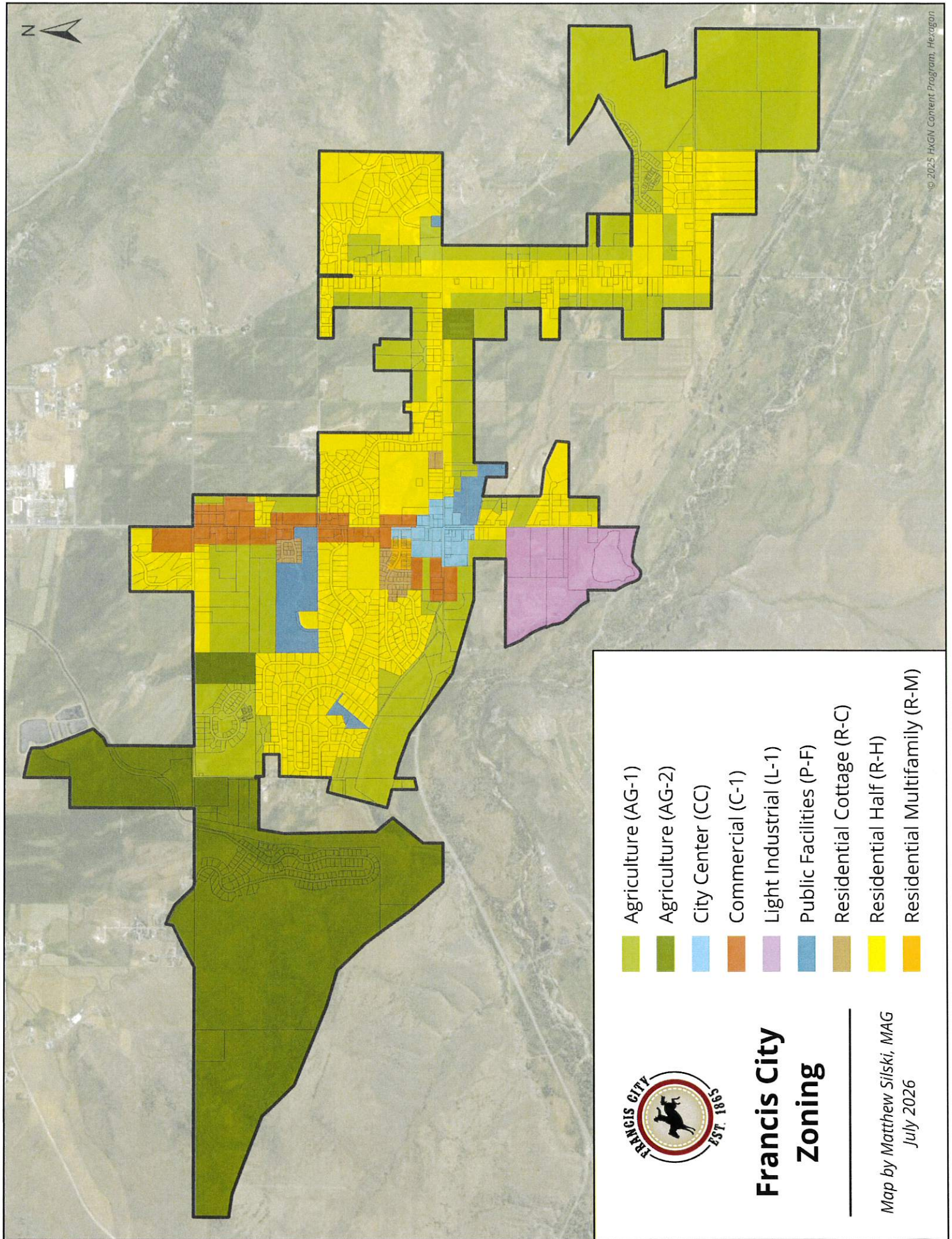
- Hidden Meadow
- Francis Commons
- Circle T
- Rhodes Valley
- Farms at Francis

Annexations:

- Burton Ranch
- Crittenden Farms
- Frontier Acres

Rezone:

- Crystal Farms (rezone from AG-1 to R-H)



Francis City Zoning

Map by Matthew Silski, MAG
July 2026

- Agriculture (AG-1)
- Agriculture (AG-2)
- City Center (CC)
- Commercial (C-1)
- Light Industrial (L-1)
- Public Facilities (P-F)
- Residential Cottage (R-C)
- Residential Half (R-H)
- Residential Multifamily (R-M)



Staff Report

To: Francis City Council

From: Erin O'Keefe

Report Date: September 17

Meeting Date: September 24, 2026

Title: Proposed Code Text Amendment to § 18.45.020

Type of Item: Legislative

Location: SR-32, Parcel FT-14-A (C-1 Commercial Zone)

Executive Summary

Francisco Jaurrieta operates a landscaping business from his property on SR-32 and has requested a code text amendment to the landscaping business standards in the C-1 Commercial zone. On July 9, Mr. Jaurrieta approached the City Council for informal feedback on pursuing an amendment; the Council indicated it would entertain moving forward, noting that the current standards, a 5,000 sq. ft. limitation with no outside storage, are not well-suited to landscaping businesses



Background

Mr. Jaurrieta purchased the property in 2024 and has been operating a landscaping business from the property. At the time of purchase, he was advised that he could apply for a conditional use permit (CUP) to operate the business; no CUP application was ever submitted.

In fall 2025, the City Council amended the city code, removing the CUP pathway that would have allowed the use.



In June 2026, the City issued a code enforcement letter because the business does not hold a Francis City business license. The business is licensed with the State of Utah but not with the City. They are also in violation of the code use for Landscape businesses.

The property is located in the C-1 Commercial Zone. Under current code, a landscaping business must occupy less than 5,000 sq. ft. and no outside storage is permitted. The business currently exceeds the area limitation and maintains outside storage, and is therefore operating in violation of both provisions.

Code Analysis:

FCC Chapter § 18.45.020

FCC § 18.45.020 lists permitted commercial business uses in the C-1 zone. Because the current code does not permit the business as operated, and no legal nonconforming status applies, the applicant's only pathway to compliance short of ceasing or modifying operations is a code text amendment revising the landscaping business standards (e.g., the 5,000 sq. ft. limitation and/or the prohibition on outside storage).

Proposed code:

Type: C-1	Impact Tier	Allowed	Conditional Use Permit	Business License
Landscape services smaller than 20,000 sq ft	1	Yes	No	yes

**The level of required buffering is based on the impact of the business, the adjoining zone, and whether there is an adjoining existing residence. Tier 3 being the least impact and Tier 1 the most. A tier 1 business with a R-H adjoining residence requires 8 foot wall, medium trees and a 15 foot buffer.*



Impact	Adjoining Zone	Adjoining Residence ¹	Fencing ²	Evergreen Tree Buffer ³	Buffer Distance ⁴
Tier 1	AG-1, AG-2	Yes	6 ft Privacy	High	25 ft
		No	4 ft Farm	Not Required	10 ft
	R-H, R-C, R-M	Yes	8 ft Wall	High	35 ft
		No	6 ft Privacy	Medium	20 ft
	C-1, P-F, CC, LI-1	Yes	6 ft Privacy	Medium	20 ft
		No	Not Required	Not Required	0 ft
Tier 2	AG-1, AG-2	Yes	6 ft Privacy	Medium	20 ft
		No	4 ft Farm	Not Required	10 ft
	R-H, R-C, R-M	Yes	6 ft Privacy	Medium	20 ft
		No	6 ft Privacy Fence or Medium Trees		15 ft
	C-1, P-F, CC, LI-1	Yes	6 ft Privacy Fence or Medium Trees		15 ft
		No	Not Required	Not Required	0 ft
Tier 3	AG-1, AG-2	Yes	4-6 ft Privacy Fence or Low Trees		10 ft
		No	Not Required	Not Required	0 ft
	R-H, R-C, R-M	Yes	4-6 ft Privacy Fence or Low Trees		10 ft
		No	Not Required	Not Required	0 ft
	C-1, P-F, CC, LI-1	Yes	Not Required	Not Required	0 ft
		No	Not Required	Not Required	0 ft

¹ Adjoining existing residence within 500 feet of property line.

² Fencing shall be placed on the adjoining property line. Privacy fencing shall be an opaque material in a neutral color in earth tones (not white or black). Wall material shall be a precast decorative neutral concrete or rock. Farm fencing may be an open split rail style, or as desired for agricultural uses by the adjoining property owner.

³ Tree Buffer: High - 8 ft min tree height, Medium - 6 ft min tree height, Low - 4 ft min tree height. Trees shall be spaced 15 feet apart on center. Tree height is measured at time of planting. Trees may be deciduous if preferred by the adjoining property owner.

⁴ Tier 1 - distance is to structure, outdoor lighting, or parking. Tier 2 and 3 - distance is to structure.

General Plan Goals

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 located on SR-32.
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



Planning Commission Recommendations

The Planning Commission reviewed this item in their September meeting. They forward it to the City Council with a positive recommendation with the change of the impact Tier to a Tier 1 instead of a Tier 2.

Staff Recommendations

Staff recommends a positive response to the proposed code text amendment allowing landscaping businesses in the C-1 zone under the revised standards described above.

Community Review

This is a legislative action and neighbors of the proposed project were consulted during the Planning Commission meeting to get their views and concerns. A summary is as follows:

- Concerns with outdoor storage and natural materials such as mulch rock ect. Getting blown in the wind. Storage of machinery and unsightly equipment.



EXISTING FENCE

FARM ANIMAL PADDOCK

PLANT HOLDING AREA
3,400 SQ FT

PLANT HOLDING AREA
2,400 SQ FT

PLANT HOLDING AREA
4,200 SQ FT

PROPOSED STRUCTURE

10,000 SQ FT AREA

GRAVEL / PARKING

RESIDENCE

EXISTING FENCE

PRIVACY TREES

PRIVACY TREES

PRIVACY FENCE

EXISTING FENCE

EXISTING CHICKEN COOP

EXISTING FENCE

EXISTING MATING TREE

EXISTING MATING TREE

Water Well Landscaping

EXISTING BARTON TREE

Thanks Erin,

If I am unable to attend the upcoming meeting, I would like to submit my formal comments for the record.

To be clear, I do not have any concerns with what the current business owner is doing. They have over 2 acres and are being highly respectful by keeping their operations on the far side of their property. However, zoning code attaches to the land, not the individual owner. I firmly believe that when a commercial property sits adjacent to established residential zones, permanent protections must be incorporated into the city code to safeguard residents' property rights, values, and quality of life.

My primary concerns with open commercial storage include shifting compost piles that create odors, blowing dirt/dust, visible heavy machinery, and the loud noise those operations bring. Outdoor storage can quickly become a massive visual blight depending on what is allowed.

If the city moves forward with this, I urge you to adopt strict text requirements to ensure proper buffering such as:

- **Substantial Setbacks:** A mandate of at least a 100-foot setback from any residential property line where no open storage is permitted.
- **Material Height Limits:** Strict caps on the height of material piles (compost, gravel, mulch) to prevent windblown dust.
- **Opaque Screening:** Robust height and material requirements for perimeter fences/walls so residents do not have to see heavy equipment or loose materials from their property lines.

I urge the city to be incredibly careful when changing the municipal code to accommodate a single business, as it sets a dangerous precedent. If the city alters the definition of an "allowed use" to include open storage for landscaping businesses under 5,000 square feet, it applies to *all* applicable commercial parcels in town. Other commercial lots adjacent to homes could suddenly be turned into high-impact landscaping storage yards by right, completely bypassing case-by-case oversight. While my current neighbor has the acreage to create a natural buffer, future owners or other smaller parcels will not.

Rather than permanently changing the citywide code to allow outdoor storage outright, I would prefer a solution that allows the current business to achieve compliance while fully protecting adjacent neighbors. The city should rethink the sweeping text amendment and instead look at implementing a conditional use agreement to landscaping businesses who

wish to use open storage. To ensure adjacent residents are protected in perpetuity, this permit should include two critical mandates:

1. A Site-Plan Restriction: Legally locking the outdoor storage to the property's current layout, ensuring it remains on the far side of the 2-acre lot away from the residential line.
2. A Non-Transferable Sunset Clause: The permit should explicitly state that the outdoor storage allowance is non-transferable and expires automatically if the current business closes or the property is sold.

This balanced approach grants my respectful neighbor the legal right to operate today, but acts as a legal firewall for the future not only for myself as the adjacent neighbor, but also for the city as a whole. A new or less respectful owner would be barred from expanding open storage to my property line and would be forced to re-apply to the city from scratch. This approach would also allow the city to control the conditions in each specific circumstance should another landscaping business or commercial property wish to incorporate outdoor storage.

Please ensure these comments are provided to both the Planning Commission and the City Council.

Thank you,

Dena Housel



FRANCIS CITY

ORDINANCE NO. 2026-07

**AN ORDINANCE CREATING A CODE TEXT AMENDMENT TO FRANCIS CITY
CODE 18.145.010 & CODE 18.45.020 A C-1 COMMERCIAL ZONE**

WHEREAS, the City Council of Francis City desires to create a code for Landscape Businesses; and

WHEREAS, the City Council finds that it is in the best interest of the residents of the City to establish regulations for Landscape Businesses; and

WHEREAS, the City Council of the City of Francis as follows:

Section 1. Amendment. Adding Section 18.145.010 & 18.145.020 for Landscape Businesses, to the Francis City code and is hereby adopted to read in its entirety as set forth in Exhibit "A", attached hereto, and incorporated herein by reference.

Section 2. Severability. If any section, part, or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 3. Effective Date. This Ordinance shall take effect upon publication or posting.

PASSED AND ADOPTED by the Francis City Council the 24th, day of September 2026.

AYE

NAY

Mayor Jeremie Forman
Councilmember Atkinson
Councilmember Sam Hunter
Councilmember Clayton Querry
Councilmember Summers

Mayor Jeremie Forman
City Seal

City Recorder Suzanne Gillett

CHAPTER 18.45
C-1 COMMERCIAL ZONE

§ 18.45.010. C-1 commercial zone established.

The commercial zone, hereinafter also referred to as the C-1 zone, is established to encourage commercial and retail development. Businesses that provide services directly to the residents of Francis will be highly encouraged. Transportation and other concerns may limit the types of businesses approved in the C-1 zone. The provisions contained herein should be used to encourage greater integrity and aesthetic improvements as these areas are developed and improved. Integrated and coordinated landscaping, parking, ingress, egress, signing and building design should be encouraged. New construction should be in harmony with the characteristics of the surrounding developed commercial and residential areas.

Special approval procedures, landscaping requirements, buffering, and design guidelines are applicable in the C-1 zone. These regulations can be found in Chapter 18.115 FCC. (Ord. 66 § 5.3, 1993; Ord. 2016-09 § 1, 2016; Ord. 2021-02 § 2 (Exh. B), 2021; Ord. 2025-03, 8/14/2025)

§ 18.45.020. Permitted and conditional uses.

Any use not listed in this table shall be strictly prohibited. Any business with any hours of operation between 11:00 p.m. and 5:00 a.m. shall be considered a Tier 1 impact.

Type: C-1 Use	Impact Tier	Allowed	Conditional Use Permit	Business License
Accessory structure unoccupied	3	√		
Art gallery smaller than 5,000 sq ft	3	√		√
Athletic club or recreational facility smaller than 10,000 sq ft	3			
Athletic club or recreational facility smaller than 20,000 sq ft	2			
Bakery smaller than 5,000 sq ft	3	√		√
Banking, financial services	2	√		√
Bar, tavern, lounge as per Utah State Code. Only allowed after local consent is given per FCC § 18.15.110.	1	√		√
Barber shops and hair salons smaller than 5,000 sq ft	3	√		√
Bowling alley	2	√		√
Child care business	2	√		√
Cinema, indoor	2	√		√
Computers/electronics sales and repair smaller than 5,000 sq ft	3	√		√

Type: C-1 Use	Impact Tier	Allowed	Conditional Use Permit	Business License
Convenience goods, sales	2	√		√
Dry cleaning establishment smaller than 5,000 sq ft	3	√		√
Food trucks, FCC § 18.15.230	3	√		√
Farm stands, selling only locally grown or produced goods	3	√		√
Furniture sales, new and used smaller than 20,000 sq ft	2	√		√
Gas stations smaller than 5,000 sq ft, none other located within 1,000 ft	1	√		√
Health care center or dentist, smaller than 5,000 sq ft	3	√		√
Health care center or dentist, smaller than 10,000 sq ft	2	√		√
Home occupation as regulated by business license and Chapter 18.80 FCC	3	√		√
Hospital	1	√		√
Large animal clinic	2	√		√
Landscape services smaller than 5,000 sq ft, no outdoor storage <u>20,000 sq ft</u>	3 <u>1</u>	√		√
Laundromat	2	√		√
Liquor store, only allowed after local consent is given per FCC § 18.15.110	2	√		√
Manufacturing, compounding, processing, fabrication and warehousing of goods and materials. Only within fully enclosed warehouses with retail fronts; set back a minimum of 150 feet from state roads. Smaller than 20,000 sq. ft.	2	√		√
Mortuary	2	√		√
Museum smaller than 5,000 sq ft	3	√		√
Museum smaller than 20,000 sq ft	2	√		√
Nursery/greenhouse	3	√		√
Office and professional, retail shops smaller than 20,000 square feet	2	√		√
Outdoor recreational facility smaller than a half-acre	2	√		√
Packaging and delivery services smaller than 5,000 sq ft	3	√		√
Pet grooming smaller than 5,000 sq ft	3	√		√
Pharmacy smaller than 20,000 sq ft	2	√		√

Type: C-1 Use	Impact Tier	Allowed	Conditional Use Permit	Business License
Photo lab/studio smaller than 5,000 sq ft	3	√		√
Printing/publishing smaller than 5,000 sq ft	3	√		√
Reception center smaller than 10,000 sq ft	2	√		√
Recreational equipment rental smaller than 5,000 sq ft	3	√		√
Recreational equipment rental smaller than 10,000 sq ft	2	√		√
Religious structures and related activities	2	√		√
Repair services, small appliances smaller than 5,000 sq ft	3	√		√
Restaurant, fast food, drive through, none other located within 1,000 ft, queue traffic impact study required, sign stating no idling for 1 minute or longer	1	√		√
Restaurant or, cafe	2	√		√
Retail sales and service smaller than 20,000 sq ft	2	√		√
Retail grocery store smaller than 20,000 sq ft	2	√		√
Retail grocery store smaller than 30,000 sq ft	1	√		√
School, preschool, private school, not overnight or boarding and smaller than 20,000 sq ft	2	√		√
Small animal clinic smaller than 10,000 sq ft	2	√		√
Surplus, secondhand store smaller than 10,000 sq ft	2	√		√
Theater, concert hall, indoor	2	√		√

(Ord. 66 §§ 5.3.1, 5.3.2, 1993; Ord. 1999-1 § 5.3.1, 1999; Ord. 2008- § 5.3.2, 2008; Ord. 2016-09 § 1, 2016; Ord. 2021-02 § 2 (Exh. B), 2021; Ord. 2021-15 § 1 (Exh. A), 2021; Ord. 2025-03, 8/14/2025)



Staff Report

To: Francis City Council

From: Erin O'Keefe

Report Date: September 17, 2026

Meeting Date: September 24, 2026

Title: Car Wash RT 32-5

Type of Item: Code Text Amendment for Car Wash

Executive Summary:

On August 13, City Council tabled the discussion on the Code Text Amendment, to allow Car Washes, based on water and making sure the use case has enough shares. Following further discussion, the applicant confirmed that the reclaim percentage is not guaranteed. Staff does not feel the City can rely on the reclaim system when establishing the water usage figures for this use. The city staff did a review with the City Attorney, staff recommends that any approval of a car wash use be accompanied by a written agreement between the City and the operator to manage water rights and ongoing water usage. The agreement would outline the following items:

1. On-going review of the water usage, measured at the meter.
2. An agreed-upon amount of water shares to be escrowed with the City pending actual usage over time, using growth projections to ensure the operator does not use more water than they have turned in.
3. If water usage exceeds the escrowed amount, the operator would be required to provide additional water shares to the City under a new change application.
4. If water usage is less than the escrowed amount, after a period of time the surplus escrowed shares would be returned to the operator.



The car wash 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.

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. Staff recommends that if the use is adopted, conditions be established around parameters around water shares, noise management, and traffic impact.

Type C-1 Use	Impact tier	Allowed	CUP	Business License
Car Wash, with water agreement	Tier 2*	Yes	No	yes

*Tier 2 Buffer requirements states adjacent parcels in an AG-1 Zone that is not by any residences require 4 ft. farm fence and 10 ft buffer.

FCC Chapter § 18.100.100 Off-street Parking

FCC § 18.100.100 establishes off-street parking requirements for commercial uses.

The staff recommends in the parking plan to require two parking spaces plus two stacking spaces per wash bay and one parking space per employee on shift.

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.

Staff Recommendation:

The staff finds the proposed code text amendment is consistent with the goals and policies of the Francis City General Plan as described above.

Planning Commission

Staff forwards a positive recommendation from the Planning Commission to adopt 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 conditions outlined in this report. During its deliberations, the Planning Commission expressed concern regarding the potential proliferation of car wash facilities within Francis City. To address this concern, the Commission recommended a 2,500-foot separation requirement between car wash uses.



FRANCIS CITY

ORDINANCE NO. 2026-06

**AN ORDINANCE CREATING A CODE TEXT AMENDMENT TO FRANCIS CITY
CODE 18.140 ADDING CHAPTER 18.45.020 COMMERCIAL BUSINESS USE AND
CHAPTER 18.100.100 OFF-STREET PARKING**

WHEREAS, the City Council of Francis City desires to create a code for Car Washes; and

WHEREAS, the City Council finds that it is in the best interest of the residents of the City to establish regulations regarding Car Washes; and

WHEREAS, the City Council of the City of Francis as follows:

Section 1. Amendment. Adding Section 18.45.020 Commercial Business Use and Section 18.100.100 Off-Street Parking, to the Francis City code and is hereby adopted to read in its entirety as set forth in Exhibit "A", attached hereto, and incorporated herein by reference.

Section 2. Severability. If any section, part, or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 3. Effective Date. This Ordinance shall take effect upon publication or posting.

PASSED AND ADOPTED by the Francis City Council the 24th, day of September 2026.

AYE

NAY

Mayor Jeremie Forman
Councilmember Atkinson
Councilmember Sam Hunter
Councilmember Clayton Querry
Councilmember Summers

Mayor Jeremie Forman
City Seal

City Recorder Suzanne Gillett

Chapter 18.45

C-1 COMMERCIAL ZONE

Sections:

- 18.45.010 C-1 commercial zone established.
- 18.45.020 Permitted and conditional uses.
- 18.45.030 Permitted accessory uses.
- 18.45.040 Lot area.
- 18.45.050 Lot width.
- 18.45.060 Lot frontage.
- 18.45.070 Setback requirements.
- 18.45.080 Building height.
- 18.45.090 Signs.
- 18.45.100 Architectural design and materials.
- 18.45.110 Parking areas.

18.45.010 C-1 commercial zone established.

The commercial zone, hereinafter also referred to as the C-1 zone, is established to encourage commercial and retail development. Businesses that provide services directly to the residents of Francis will be highly encouraged. Transportation and other concerns may limit the types of businesses approved in the C-1 zone. The provisions contained herein should be used to encourage greater integrity and aesthetic improvements as these areas are developed and improved. Integrated and coordinated landscaping, parking, ingress, egress, signing and building design should be encouraged. New construction should be in harmony with the characteristics of the surrounding developed commercial and residential areas.

Special approval procedures, landscaping requirements, buffering, and design guidelines are applicable in the C-1 zone. These regulations can be found in Chapter 18.115 FCC. (Ord. 2021-02 § 2 (Exh. B), 2021; Ord. 2016-09 § 1, 2016; Ord. 66 § 5.3, 1993.)

18.45.020 Permitted and conditional uses.

Any use not listed in this table shall be strictly prohibited. Any business with any hours of operation between 11 pm and 5 am shall be considered a Tier 1 impact.

Type: C-1 Use	Impact Tier	Allowed	Conditional Use Permit	Business License
Accessory structure unoccupied	3	✓		
Art gallery smaller than 5,000 sq ft	3	✓		✓
Athletic club or recreational facility smaller than 10,000 sq ft	3	✓		✓
Athletic club or recreational facility smaller than 20,000 sq ft	2	✓		✓
Bakery smaller than 5,000 sq ft	3	✓		✓
Banking, financial services	2	✓		✓
Bar, tavern, lounge as per Utah State Code. Only allowed after local consent is given per FCC 18.15.110.	1	✓		✓
Barber shops and hair salons smaller than 5,000 sq ft	3	✓		✓
Bowling alley	2	✓		✓
Car Wash, with water agreement	2	✓		✓
Child care business	2	✓		✓

Type: C-1 Use	Impact Tier	Allowed	Conditional Use Permit	Business License
Cinema, indoor	2	✓		✓
Computers/electronics sales and repair smaller than 5,000 sq ft	3	✓		✓
Convenience goods, sales	2	✓		✓
Dry cleaning establishment smaller than 5,000 sq ft	3	✓		✓
Food trucks, FCC 18.15.230	3	✓		✓
Farm stands, selling only locally grown or produced goods	3	✓		✓
Furniture sales, new and used smaller than 20,000 sq ft	2	✓		✓
Gas stations smaller than 5,000 sq ft, none other located within 1,000 ft	1	✓		✓
Health care center or dentist smaller than 5,000 sq ft	3	✓		✓
Health care center or dentist, smaller than 10,000 sq ft	2	✓		✓
Home occupation as regulated by business license and Chapter 18.80 FCC	3	✓		✓
Hospital	1	✓		✓
Large animal clinic	2	✓		✓
Landscape services smaller than 5,000 sq ft, no outdoor storage	3	✓		✓
Laundromat	2	✓		✓
Liquor store, only allowed after local consent is given per FCC 18.15.110	2	✓		✓
Manufacturing, compounding, processing, fabrication and warehousing of goods and materials. Only within fully enclosed warehouses with retail fronts; set back a minimum of 150 feet from state roads. Smaller than 20,000 sq ft.	2	✓		✓
Mortuary	2	✓		✓
Museum smaller than 5,000 sq ft	3	✓		✓
Museum smaller than 20,000 sq ft	2	✓		✓
Nursery/greenhouse	3	✓		✓
Office and professional, retail shops smaller than 20,000 square feet	2	✓		✓
Outdoor recreational facility smaller than a half-acre	2	✓		✓
Packaging and delivery services smaller than 5,000 sq ft	3	✓		✓
Pet grooming smaller than 5,000 sq ft	3	✓		✓
Pharmacy smaller than 20,000 sq ft	2	✓		✓
Photo lab/studio smaller than 5,000 sq ft	3	✓		✓
Printing/publishing smaller than 5,000 sq ft	3	✓		✓
Reception center smaller than 10,000 sq ft	2	✓		✓
Recreational equipment rental smaller than 5,000 sq ft	3	✓		✓

Type: C-1 Use	Impact Tier	Allowed	Conditional Use Permit	Business License
Recreational equipment rental smaller than 10,000 sq ft	2	✓		✓
Religious structures and related activities	2	✓		
Repair services, small appliances smaller than 5,000 sq ft	3	✓		✓
Restaurant, fast food, drive through, none other located within 1,000 ft, queue traffic impact study required, sign stating no idling for 1 minute or longer.	1	✓		✓
Restaurant or cafe	2	✓		✓
Retail sales and service smaller than 20,000 sq ft	2	✓		✓
Retail grocery store smaller than 20,000 sq ft	2	✓		✓
Retail grocery store smaller than 30,000 sq ft	1	✓		✓
School, preschool, private school, not overnight or boarding and smaller than 20,000 sq ft	2	✓		✓
Small animal clinic smaller than 10,000 sq ft	2	✓		✓
Surplus, secondhand store smaller than 10,000 sq ft	2	✓		✓
Theater, concert hall, indoor	2	✓		✓

(Ord. 2021-15 § 1 (Exh. A), 2021; Ord. 2021-02 § 2 (Exh. B), 2021; Ord. 2016-09 § 1, 2016; Ord. 2008- § 5.3.2, 2008; Ord. 1999-1 § 5.3.1, 1999; Ord. 66 §§ 5.3.1, 5.3.2, 1993.).

Chapter 18.100

OFF-STREET PARKING

Sections:

- 18.100.010 General requirements.
- 18.100.020 Remodeling or enlargement of buildings.
- 18.100.030 Quantity of parking spaces.
- 18.100.040 Landscaping.
- 18.100.050 Conversion of parking to other uses.
- 18.100.060 Area of spaces.
- 18.100.070 Mixed or combined parking uses.
- 18.100.080 Parking surfaces.
- 18.100.090 Parking vehicles on vacant lots.
- 18.100.100 Specific requirements by use.

18.100.010 General requirements.

There shall be provided and maintained at the time of erection of any main building or structure off-street parking space with adequate provisions for ingress and egress by standard-sized vehicles as hereinafter set forth. Such parking space shall be located on the same lot as the building it is to serve. (Ord. 2016-09 § 1, 2016; Ord. 66 § 3.18.1, 1993.)

18.100.020 Remodeling or enlargement of buildings.

Whenever existing buildings are enlarged or increased in capacity, or a change in use occurs, additional off-street parking spaces shall be provided which will meet the requirements applying to such enlargement or change in use. (Ord. 2016-09 § 1, 2016; Ord. 66 § 3.18.2, 1993.)

18.100.030 Quantity of parking spaces.

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. Handicap parking shall be provided in accordance with the Americans with Disabilities Act. (Ord. 2016-09 § 1, 2016; Ord. 66 § 3.18.3, 1993.)

18.100.040 Landscaping.

In reviewing the landscape plans, the Planning Commission shall consider the location, number, size, and type of plants, the method of irrigation to be used and other similar factors. (Ord. 2016-09 § 1, 2016; Ord. 66 § 3.18.5, 1993.)

18.100.050 Conversion of parking to other uses.

Space allocated to comply with these regulations shall not be used later for additional structures or uses unless other space so complying is provided. (Ord. 2016-09 § 1, 2016; Ord. 66 § 3.18.6, 1993.)

18.100.060 Area of spaces.

For the purpose of this section, a space of not less than nine feet by 20 feet of lot area with access to public or private streets by standard-sized automobiles shall be deemed to be parking space for one vehicle. (Ord. 2022-01 § 1 (Exh. A), 2022; Ord. 2016-09 § 1, 2016; Ord. 66 § 3.18.7, 1993.)

18.100.070 Mixed or combined parking uses.

In the case of mixed uses on the same site the amount of off-street parking spaces required shall be the sum of the parking required under this chapter for the principal use together with a reasonable amount for all accessory uses. A reasonable amount shall be determined in light of the uses, location and circumstances of the building or structure and in consideration of the provisions of this title.

Up to 25 percent of nonresidential parking facilities required by this chapter for a use considered to be primarily a daytime use may be provided by the parking facilities for a use considered to be primarily a nighttime use. Such reciprocal parking areas shall be contiguous, and the joint use of such facilities must be assured by covenant of the owner(s) of said properties and recorded in the Summit County Recorder's office. The Planning Commission may, upon application by the owner or lessee of any property, authorize the joint use of parking facilities under the conditions specified herein. (Ord. 2022-06 § 1 (Exh. A), 2022; Ord. 2016-09 § 1, 2016; Ord. 66 § 3.18.8, 1993.)

18.100.080 Parking surfaces.

All required parking areas shall be surfaced with either concrete or bituminous asphalt as approved as to specifications by the City Engineer. (Ord. 2016-09 § 1, 2016; Ord. 66 § 3.18.9, 1993.)

18.100.090 Parking vehicles on vacant lots.

It shall be unlawful for the owner of a motor vehicle to park it or allow it to be parked on the property of another person for the purpose of displaying it for sale, unless the person upon whose property it is parked or the lessee of such property has a business license to engage in the business of selling motor vehicles at that location. A business license may be subjected first to the requirements of obtaining a temporary conditional use permit or temporary use permit as deemed by the City as per this title and FCC Title 17. (Ord. 2016-09 § 1, 2016; Ord. 66 § 3.18.10, 1993.)

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

Uses	Parking Requirement
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
Car Wash	2 parking spaces, plus 2 stacking spaces per wash bay and 1 parking space per employee on shift
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
Food Truck	5 spaces
Group Home	2 spaces per 3 beds
Gym	2.5 spaces per 1,000 square feet
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 2 spaces for each hotel suite
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
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

Uses	Parking Requirement
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 Council

From: Erin O'Keefe

Report Date: September 17, 2026

Meeting Date: September 24, 2026

Title: Francis Commons Development Agreement

Type of Item: Administrative

Location: FC-3-301-AM | Lot 301

Executive Summary

The developer Ivory Innovations of Lot 301 within the Francis Commons subdivision (Parcel FC-3-301-AM) has two requests that would require amendments to the recorded Francis Commons Development Agreement.

Background

The Francis Commons Development Agreement was executed and recorded on March 15, 2022, between Ivory Development, LLC and Francis City. It governs the roughly 17.87-acre Francis Commons project, which spans three zones: City Center (CC), Residential Multifamily (M-F), and Residential Cottage (R-C). Lot 301 falls within the City Center (CC) portion of the project. Staff and the City Engineer met with the developer several weeks ago, at which point staff identified that the recorded agreement anticipates the commercial and residential components on this lot to be combined in a mixed-use configuration. Splitting them into two standalone buildings would depart from that description and therefore requires an amendment to the Development Agreement. At the August 3 City Council meeting, Ivory approached council to see if they would entertain an amendment to the agreement and the response was positive.

The applicant requests two amendments to the Francis Commons Development Agreement for Lot 301: an increase from 12 to 15 multifamily units, and separation of the residential and commercial uses into distinct buildings on the same lot. The applicant states that separating the buildings reduces estimated construction costs by approximately \$1.42 million. Without this reduction, the applicant indicates the project is not financially viable. Under the proposed affordability mix, 12 of the 15 units (80%) would be income-restricted: eight at 60% AMI and four at 80% AMI, with three at market rate.





Development Agreement Amendment

FRANCIS COMMONS DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (the "Agreement") is entered into as of this _____ day of _____, 2022, by and between IVORY DEVELOPMENT, LLC, a Utah limited liability company, and any applicable permitted successors and/or assigns (collectively, hereinafter called "Developer"), and the CITY OF FRANCIS, a political subdivision of the State of Utah (hereinafter called the "City"). Developer and the City are, from time to time, hereinafter referred to individually as a "Party" and collectively as the "Parties." Unless otherwise noted herein, this Agreement supersedes and replaces any previous development agreements entered into by and between Developer and the City involving the same Property (defined below) and is the entire, complete Agreement between the Parties.

RECITALS

A. The City, acting pursuant to its authority under Utah Code Ann. Section 10-9a-101, *et seq.*, in compliance with the Francis City Land Use Ordinance, and in furtherance of its land use policies, goals, objectives, ordinances, and regulations, has made certain determinations with respect to the proposed Francis Commons Subdivision and therefore has elected to approve and enter into this Agreement in order to advance the policies, goals, and objectives of the City, and the health, safety, and general welfare of the public.

B. Developer has a legal interest in certain real property located in the City as described in Exhibit A attached hereto (the "Property").

C. Developer intends to develop the Property as one or more subdivision(s) consisting of three different zones. 1.63 acres City Center Zone (CC Zone); 7.58 acres Residential Multifamily (M-F Zone) and 8.66 acres Residential Cottage (R-C Zones). Developer will likely build in multiple phases, containing a combined total of approximately 30 single family lots, ~~42-15~~ multifamily units ~~(above and/or adjacent to retail)~~ (residential and retail uses may be located in the same building or in separate buildings) and 56 townhome lots. This development project is commonly known generally as the Francis Commons Subdivision. The development project is approximately 17.87 acres in total and is currently located in the R-H zone.

D. Each Party acknowledges that it is entering into this Agreement voluntarily. Developer and the City consent to all of the terms of the Agreement as valid conditions of development.

NOW, THEREFORE, in consideration of the promises, covenants, and provisions set forth herein, and for other good and valuable consideration the receipt and adequacy of which consideration is hereby acknowledged, the Parties agree as follows:



Staff Recommendation:

Staff recommends that the City Council approve the proposed amendment to the Francis Commons Development Agreement (Lot 301), increasing the multifamily component from 12 to 15 units and separating the residential and commercial uses into distinct buildings on the same lot.

Exhibit "A"

**AMENDMENT NO. 1 TO
FRANCIS COMMONS DEVELOPMENT AGREEMENT**

THIS IS AMENDMENT NO. 1 to the FRANCIS COMMONS DEVELOPMENT AGREEMENT ("Agreement"), which was executed on _____, by and between CITY OF FRANCIS ("City") and IVORY DEVELOPMENT, LLC, a Utah limited liability company, and their applicable permitted successors and/or assigns (collectively, hereinafter called "Developer").

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

- 1. Amendment.** The parties agree that RECITALS (C) of the Agreement is to be amended to read in its entirety as follows:

C. Developer intends to develop the Property as one or more subdivision(s) consisting of three different zones. 1.63 acres City Center Zone (CC Zone); 7.58 acres Residential Multifamily (M-F Zone) and 8.66 acres Residential Cottage (R-C Zones). Developer will likely build in multiple phases, containing a combined total of approximately 30 single family lots, 12-15 multifamily units (above and or adjacent to retail) (residential and retail uses may be located in the same building or in separate buildings) and 56 townhome lots. This development project is commonly known generally as the Francis Commons Subdivision. The development project is approximately 17.87 acres in total and is currently located in the R-H zone.

- 2. Conflicts.** To the extent the terms of this Amendment No. 1 modify or conflict with any provisions of the Francis Commons Development Agreement, these terms shall control. All other terms of the Agreement not modified by this Amendment No. 1 shall remain the same.

IN WITNESS WHEREOF, the parties hereto have executed this AMENDMENT NO. 1 by and through their respective, duly authorized representatives as of the day and year last written below.

CITY OF FRANCIS:

Attest:

Jeremie Forman
Mayor

Suzanne Gillett
City Recorder

Date: _____

IVORY DEVELOPMENT, LLC

Signature

By: (Print Name) _____

Its: (Title) _____

Date: _____



FRANCIS CITY

ORDINANCE NO. 2026-09

**AN ORDINANCE OF THE CITY COUNCIL OF FRANCIS CITY APPROVING
AMENDMENT NO. 1 TO FRANCIS COMMONS DEVELOPMENT AGREEMENT**

WHEREAS, Francis Commons Development Agreement which is proposed for Amendment No. 1 to Francis City; and,

WHEREAS, the Planning Commission previously held a public hearing on Amendment No. 1, and all the affected property owners were notified; and

WHEREAS, the City Council now desires to approve Amendment No.1 known as Amendment No. 1 to the Francis Commons Development Agreement;

NOW, THEREFORE, BE IT ORDAINED by the Francis City Council as follows:

Section 1. Approval. is hereby granted upon the execution of the, attached hereto as Exhibit "A" and incorporated herein by reference, is hereby approved by the City Council of the City of Francis. The Mayor of the City is hereby authorized to execute the Agreement for and on behalf of the City.

Section 2. Severability. If any section, part, or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of the Ordinance shall be severable.

Section 3. Effective Date. This Ordinance shall become effective upon the execution of the Crittenden Farms Annexation Agreement by the City and Developer.

PASSED AND APPROVED by the Francis City Council this 24th, day of September 2026.

By: _____
Jeremie Forman, Mayor

VOTING:

Jeremie Forman	Yea ____	Nay ____
Riley Atkinson	Yea ____	Nay ____
Sam Hunter	Yea ____	Nay ____
Clayton Querry	Yea ____	Nay ____
Clint Summer	Yea ____	Nay ____

ATTEST:

Suzanne Gillett, City Recorder

FRANCIS CITY COUNCIL
RESOLUTION NO. 2026-05

A Resolution Approving a Commercial Property Assessed Clean Energy Program and Preliminary Participation of the City Center Hotel Project

WHEREAS, Utah Code Title 11, Chapter 42a, the Commercial Property Assessed Clean Energy Act (the “Act”), authorizes a municipality to facilitate voluntary financing of eligible improvements to qualifying commercial or industrial real property through an energy assessment area and assessment lien; and

WHEREAS, Francis City (the “City”) wishes to make the financing mechanism authorized by the Act available within the City, subject to the Act and the conditions in this resolution; and

WHEREAS, the project presently known as the City Center Hotel (the “Hotel Project”) has been identified as a potential participant, subject to verification of its property, owner, improvements, financing terms, and statutory eligibility; and

WHEREAS, the City has reviewed the form of professional services agreement with Sustainable Real Estate Solutions, Inc. (“SRS”) for program administration and intends that private capital providers, rather than the City, finance eligible projects;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Francis City, Utah, as follows:

Section 1. Program approval

The City approves participation in a voluntary C-PACE program under the Act for eligible property located within its boundaries. Participation is available on a project by project basis. This resolution does not itself designate an energy assessment area, levy an assessment, create an assessment lien, issue a bond, or approve a particular financing amount.

Section 2. Program administration agreement

The City Council approves the City entering into a professional services agreement with SRS substantially in the form presented to the Council, with a three year initial term, subject to final review and approval as to form by the City Attorney. The Mayor may execute the final agreement and immaterial conforming changes. The agreement shall provide that the City owes SRS no compensation and that SRS receives any program administration fee from a closing capital provider, as stated in the agreement. Any material change to the City’s financial obligation, indemnity, or program structure requires further Council approval.

Section 3. Preliminary approval for Hotel Project

The City approves the Hotel Project for application review and processing under the City’s C-PACE program. This approval is limited to allowing the owner and SRS to develop a complete proposed transaction for City consideration. It is not a finding that the Hotel Project, any proposed cost or improvement, or the real property qualifies under the Act, and it does not entitle any person to an assessment or lien.

Section 4. Requirements before a hotel assessment

Before an assessment for the Hotel Project may be designated or levied, SRS shall deliver to the City Attorney and City Recorder a closing package identifying (a) the record property owner, street address, legal description, and tax identification number of each proposed assessed parcel; (b) the qualified improvements and supporting eligibility determination; (c) the proposed assessment principal, cost breakdown, payment schedule, term, lender, and financing documents; (d) the owner's written request and consent; (e) the evidence and written lienholder consents required by Utah Code § 11-42a-202; and (f) proposed assessment, lien, and assignment instruments that satisfy the Act. The City Attorney shall review the package for legal sufficiency. The final Hotel Project assessment, property identification, and assignment shall return to the City Council for express approval before execution or recording.

Section 5. Future project actions

For any project, the City shall take the required governmental action under Utah Code § 11-42a-201 or, where appropriate, § 11-42a-302. Each final approval shall identify the assessed property and amount and address the applicable statutory limits and conditions. The City Recorder shall arrange any required Class A publication for at least 21 days under § 11-42a-201(2), and any notice of assessment interest and recording required by § 11-42a-201(4) or the applicable alternative procedure. The City may assign an assessment lien to a third party lender only under a written agreement that meets § 11-42a-302, including state auditor access, monthly payment reports, and protection of the City from liability for the lender's actions.

Section 6. No City debt or project approval

No City funds, general credit, or taxing power are pledged to repay private C-PACE financing, and the City shall not undertake to pay any assessment. C-PACE participation is separate from land use, building, fire, utility, and other approvals. This resolution grants none of those approvals and waives no applicable requirement.

Section 7. Effective date

This program authorization takes effect upon adoption. Any later energy assessment resolution or ordinance takes effect as provided in Utah Code § 11-42a-201(3).

ADOPTED by the Francis City Council this ____ day of _____, 2026.

FRANCIS CITY

By: _____
Mayor

ATTEST:

City Recorder

Council vote: Ayes _____ Nays _____ Abstentions _____ Absent _____

Public Notice Updated for City Council

From support@helpdesk.utah.gov <support@helpdesk.utah.gov>

Date Wed 9/23/2026 2:15 PM

To Suzanne Gillett <sgillett@francisutah.gov>

Utah Public Notice

Revised Notice

City Council

[View this notice and download a calendar invite](#)

Notice Date & Time: 9/24/26 6:00 PM -9/24/26 8:00 PM

Description/Agenda:

AGENDA

Francis City Council Meeting
Thursday, September 24th, 2026, 6:00 p.m.
2317 So. Spring Hollow Rd. Francis, Utah

The meeting will be streamed via Francis City YouTube channel
<https://www.youtube.com/channel/UC-9wahpEELShvGQZShXGIXg>
You can also comment by email to comments@francisutah.gov

1. Welcome, Call to Order and Pledge of Allegiance
2. Consent Agenda---Approval of Invoice Register dated September 24th, 2026, and Approval of Minutes from
August 13th, 2026.
3. Public Comment
Comments will be taken on any item not scheduled for a public hearing, as well as on any other City business. Comments are limited to two minutes per speaker. The Council cannot act on items not listed on the agenda, and therefore, the Council may or may not respond to non-agenda issues brought up under Public Comment. Those wishing to comment should state their full name and address, whom they represent and the subject matter to be addressed. No person shall interrupt legislative proceedings. Total time allocated to public comments will be no more than 10 minutes.
4. Public Hearings
 - A. Francis City Zoning Map

- B. Landscape Business in C-1 Zone Code Text Amendment Ordinance No. 2026-07
- C. Car Wash Code Text Amendment Ordinance No. 2026-06

5. Discussion, Updates and Approval on Potential Action Items

- A. Francis Commons Development Agreement Ordinance No. 2026-09
- B. Madsen/Regarding Their Water Bill
- C. C-PACE Program Resolution No. 2026-05
- D. Approved Signers on Checking Accounts

6. Council Business

- A. Council Reports
- B. Planner Reports
- C. Engineer Reports
- D. Mayor Reports

7. (As Needed) Closed Executive Session to Discuss Pending or Reasonably Imminent Litigation, Purchase, Exchange, or Lease of Property and/or the Character, Professional Competence or Physical or Mental Health of an Individual.

8. Adjournment

I certify that this notice has been posted in three (3) public places and on the Utah State Public Notice Website. Attested by Suzanne Gillett City Recorder. In Compliance with the American Disabilities Act, individuals needing special accommodations during this hearing should notify Suzanne Gillett at (435) 7836236 at least three days prior to the hearing.

Notice of Special Accommodations:

In Compliance with the Americans Disabilities Act, individuals needing special accommodations during this hearing should notify Suzanne Gillett at (435) 783-6236 at least 24 hours prior to the hearing.

Notice of Electronic or telephone participation:

N/A

Other information:

Location:

2317 So. Spring Hollow Rd., Francis, 84036

Contact information:

Suzanne Gillett , sgillett@francisutah.org, (435)783-6236

To stop receiving email notifications for this public body, please click this link:

[Unsubscribe](#)

Public Notice for City Council

From support@helpdesk.utah.gov <support@helpdesk.utah.gov>

Date Wed 9/23/2026 8:24 AM

To Suzanne Gillett <sgillett@francisutah.gov>

Utah Public Notice

City Council

[View this notice and download a calendar invite](#)

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 - A. Francis Commons Development Agreement Ordinance No. 2026-09
 - B. Madsen/Regarding Their Water Bill
 - C. C-PACE Program Ordinance No. 2026-08
 - D. Approved Signers on Checking Accounts
6. Council Business
 - A. Council Reports
 - B. Planner Reports
 - C. Engineer Reports
 - D. Mayor Reports
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N/A

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Location:

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Contact information:

Suzanne Gillett , sgillett@francisutah.org, (435)783-6236

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