

Staff Report

To: Francis City Planning Commission

From: Mandy Crittenden

Report Date: September 11th, 2019

Meeting Date: October 24th, 2019

Title: Contractors Storage Yard

Type of Item: Conditional Use Permit

Executive Summary:

The City has received an application for a Contractors Storage yard conditional use permit. Mike & Betsy Leavitt wish to purchase Terry Thompson's property located at 2054 SR 32 Francis on the condition that they are allowed a Conditional Use Permit for a Contractors Storage Yard. The property is 1.6 acres and is in the AG-1 Zone, which allows for a Contractors Storage Yard. The applicant intends to use the existing structure to store tools, equipment, etc. They are wanting to add an additional structure to store additional equipment including dump trucks. They are also wanting to add a gated entrance and a site obscuring fence around the entire property. They will not be conducting any business out of the storage yard, it will be strictly used to store equipment for their company MC Contractors. They are purposing to put a few exterior lights and a nice business logo on the fence.

City Code:

18.30: Agricultural One Zone

18.30.020: Permitted and conditional uses

18.15.130: Standards for approving a storage yard

18.105: Signs and outdoor advertising

General Plan:

Land Use: Pg. 14-18

Agriculture one: Pg. 16

Planning Commission Recommendation:

Staff Recommendation:

Review the submitted plans and application for a Conditional Use Permit.

Community Review:

A public hearing is required at this time.