



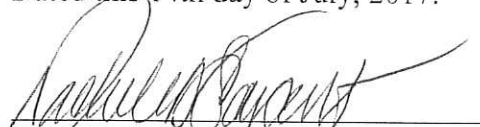
COALVILLE CITY PLANNING COMMISSION MEETING NOTICE AND AGENDA

Notice is hereby given that the Coalville City Planning Commission will hold its regular Meeting on **Monday, July 17, 2017** at the Coalville City Hall located at 10 North Main Street, Coalville Utah. This meeting will begin at **6:00 P.M.** The agenda will be as follows:

1. Roll Call
2. Pledge Of Allegiance
3. Discussion And Possible Approval Of Old Rock Car Wash Concept Plan – Stephen and Janna Dalby
4. **Public Hearing:** Final Subdivision Plan Review Parcel No. CT-317-X 43 lots - Courtney Richins and Chris Boyer
5. **Public Hearing:** Zone Amendment To Change A Car Wash From A Permitted Use In The Commercial Zone To A Conditional Use
6. Community Development Updates
7. Review and Possible Approval of Minutes
8. Adjournment

** Coalville City reserves the right to Change the order of the meeting agenda as needed.*

Dated this 14th day of July, 2017.


Nachele D. Sargent

****In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Hall (435-336-5981) at least three days prior the meeting.**

Mayor
Trevor Johnson

Council
Adrienne Anson
Cody Blonquist
Arlin Judd
Rodney Robbins
Tyler Rowser

Posted: July 14, 2017 City Hall, Utah State Posting Website

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Coalville City Planning Commission
Regular Meeting
HELD ON
July 17, 2017
IN THE
CITY HALL

Planning Chair Dusty France called the meeting to order at 6:04 P.M.

Planning Commission Members Present: Planning Chair: Dusty France
Vice Chair: Walter Yates
Commissioners: Brice Lucas
Nathanael Davenport, Linda Vernon
Jason Moore (excused)

City Staff Present:

Shane McFarland, Community Director
Zane DeWeese, Public Works Director
Nachele Sargent, City Recorder
Sheldon Smith, City Attorney

Public In Attendance:

Mayor Trever Johnson, Derek Moss;
JBU Engineers Inc., Jana Dalby,
Stephen Dalby, Jack Walkenhorst,
Kellie Yates, Hyrum Yates, Katherine
LaPay, Doug Harmon, Katie Harmon

Item 1 – Roll Call:

A quorum was present.

Item 2 – Pledge Of Allegiance:

Chair Dusty France led the Commissioner's, Staff and Public in the Pledge Of Allegiance.

**Item 3 – Discussion And Possible Approval Of Old Rock Car Wash Concept Plan –
Stephen and Jana Dalby:**

Stephen Dalby presented the Concept plan for the proposed car wash and handed out an artistic view of the building (Exhibit A). He stated the building was patterned after the Old Rock School House that used to be located on the lot. He stated their goal was to be aesthetically pleasing as possible to have something really nice on the corner of Coalville. Shane McFarland referred to the Staff report (Exhibit B) and stated he felt they had done a great job on the layout of the car wash. He stated they would be placing a six foot masonry wall along the residential property as required.

Commissioner Linda Vernon questioned what the plan was for the front of the property and the historic bell monument. Stephen and Jana Dalby stated they felt the monument was special and they planned to move it toward the corner with a couple of park benches and landscape the area along the front of the property. Chair Dusty France questioned if there was enough distance between the west entrance and the adjoining property. Shane McFarland stated they were trying to be as far away from the intersection as possible. The Commissioner's discussed the best location for the west entrance. Commissioner Brice Lucas questioned what the options were if traffic was busy and the cars got backed up along the street. Stephen and Jana Dalby stated the site plan was designed to allow for "stacking" where the cars would line up on site instead of on the street. Commissioner Brice Lucas questioned what the lighting plan would be. Stephen Dalby stated they would just follow the Code as it gave the specifics of what was allowed for lighting. He stated they would also be adding a security camera that would notify them if anyone was on the property after hours. Commissioner Nathanael Davenport questioned if the dumpster would be screened and if any noise studies had been completed on the equipment they would be installing. Stephen Dalby stated the dumpster would be enclosed. He stated the car wash was an enclosed building and with the technology today, car washes were quiet. Commissioner Linda Vernon questioned if they would have vacuums. Stephen Dalby stated they would have vacuums that would be coin or token operated. He stated if they chose a certain wash they would receive a token for the vacuum or they could just pay and use it. Katy LaPay requested to ask a question. She questioned where they were getting the water from and if it would be recycled. Stephen Dalby stated they would be getting the water from the City and it was 80% almost 90% reclaimed. They would be installing two 150 gallon tanks under the car wash which cost them more money, but they felt it would be worth it. Chair Dusty France questioned if the doors would be open when the blowers were on drying the cars. He stated he was concerned about mist blowing from the car wash. Stephen Dalby stated the first door would be closed and mist would not be blowing out of the car wash.

A motion was made by Vice Chair Walter Yates to accept the Old Rock Car Wash Concept Plan with no modifications. Commissioner Linda Vernon seconded the motion. All Ayes. Motion Carried.

Shane McFarland informed the Commissioner's on Tuesday, July 25, 2017 there would be a joint public hearing with the Planning Commission and City Council for the car wash final plan and requested for them to make arrangements to attend.

Item 4 – Public Hearing: Final Subdivision Plan Review Parcel No. CT-317-X 43 Lots – Courtney Richins and Chris Boyer:

The applicants were not ready for final review.

A motion was made by Commissioner Brice Lucas to table the Subdivision Final Plan Review Public Hearing until a later date. Commissioner Nathanael Davenport seconded the motion. All Ayes. Motion Carried.

Item 5 – Public Hearing: Zone Amendment To Change A Car Wash From A Permitted Use In The Commercial Zone To A Conditional Use:

Chair Dusty France stated they had been dealing with this for quite some time. He stated the Planning Commission recommendation forwarded to the City Council wasn't followed and the Council had voted to permit a car wash in the Commercial Zone. He stated they were now requesting the Planning Commission to consider recommending a Code change to have a car wash as a Conditional Use in the Commercial Zone. Shane McFarland stated the Council wanted to make a car wash a Conditional Use, but the way it was advertised didn't allow for that. Chair Dusty France stated the Planning Commission faced the same issue with the advertising as they also felt it should be a Conditional Use so they denied the Permitted Use to allow it to come back to Planning and go through the process of changing the Code. Shane McFarland stated if they chose to go to a Conditional Use tonight, the conditions needed to be defined and listed. He stated he felt the Code covered most of the items that would be considered as restrictions or conditions except for the hours of operation. Shane referenced the Staff report (Exhibit C) and read the portion that gave the reason for having a Conditional Use.

Chair Dusty France opened the public hearing at 6:50 P.M.

Chair Dusty France read the comments submitted from Rodney Robbins, Councilmember/Resident (Exhibit D).

Stephen Dalby – Car Wash Applicant

Stephen Dalby stated he was okay with having a car wash as a Conditional Use. He stated if they wanted to keep it as a Permitted Use that was okay too. He stated after getting to this point, following the Code was easy. It specified everything they needed to do. Mr. Dalby stated they were willing to do whatever the City asked them to do. He stated he had no objections at all about being a Conditional Use as the Code was well structured and he was happy to comply.

Trever Johnson – Mayor/Resident

Trever Johnson stated the specific line in the Code about a car wash next to residential property had made it difficult to get to this point. He stated Councilmember Rodney Robbins had requested for this to be looked at again to decide if it needed to be a Conditional Use. Mayor Johnson stated he felt that everything was pretty well covered in the Code except for hours of operation. He stated this was not a cookie cutter town and some things didn't jive with the Code in one area compared to another and it was hard to pick and choose or defend one when there were other things going on in terms of allowed use, etc. Trever Johnson stated a Conditional Use would allow them to define the hours of operation and maybe give them more teeth if needed. Commissioner Walter Yates questioned if changing now would affect someone else wanting to build a car wash. Trever Johnson stated it would and probably on the other side of the desk, it may be a good tool to use as long as it matched with the vision for the City and overall plan. He stated in his opinion it should be a Conditional Use.

Chair Dusty France closed the public hearing at 6:58 P.M.

Shane McFarland stated one of the challenges with a Conditional Use was the conditions had to be defined so there was consistency with the use. He stated this decision would not apply to the Old Rock Car Wash as they had already applied and it would only apply to future applicants. The Commissioner's discussed the need for a Conditional Use for a car wash including regulating the hours of operation, protecting residential properties, having the doors closed, a water recycling process, and defining the specific conditions.

A motion was made by Commissioner Nathanael Davenport to recommend no changes to the Zoning as outlined by the City Council and leave it as a Permitted Use.

The Commissioner's continued to discuss the need for a Conditional Use. Chair Dusty France stated he felt all of the Uses in the Code for each Zone needed to be reviewed and this could be included for further review at that time.

A motion was made by Vice Chair Walter Yates to recommend a car wash be listed as a Conditional Use with the listed conditions of: 1. Limited hours of operation, 2. Doors that closed during the wash cycle, 3. Use of a water recycling process.

Stephen Dalby stated he felt that motion was impossible to work with. He stated it was the same thing as saying a car wash couldn't be next to a residential property. Mr. Dalby stated some car washes didn't have doors. He stated right now they really

didn't know what they needed the conditions to be and he was happy to assist in helping them define what they needed by allowing them to research, watch, survey, observe, etc. and use his car wash as the guinea pig. They would be able to come with more education from what they were seeing from his business with hours of operation, etc. to decide what was needed. Mr. Dalby stated they were willing to do whatever the City asked them to do.

A motion was made by Chair Dusty France to recommend a Car Wash remain a Permitted Use in the Commercial Zone as current. Commissioner Nathanael Davenport seconded the motion. The Ayes won the vote. Motion Carried.

Roll Call:

**Commissioner Vernon – Aye
Commissioner Yates – Nay
Commissioner Lucas – Nay
Commissioner Davenport – Aye
Chair France – Aye**

Item 6 – Community Development Updates:

Shane McFarland stated Derek Moss would be working on updating and streamlining the Code.

Chair Dusty France questioned if the final plans for the Richins-Boyer subdivision were available for review. Shane McFarland stated they weren't complete, but Courtney Richins was hoping to have them ready for the next meeting. He stated so far they had added a trail along Chalk Creek, but right now it was not coming to them with a park. He stated the Staff felt it would be challenging to maintain and budget for a park. Shane stated they would need to narrow the road to allow for the trail which would still be okay. Commissioner Linda Vernon stated in Canada they had a little park in every subdivision and they should use them as a blue print. She stated they offered quite a selection of playground equipment and felt it could be done here. The Commissioner's continued to discuss the options for parks and trails including the possibilities with the Summit County property.

Item 7 – Review And Possible Approval Of Minutes:

The Commissioners reviewed the minutes of the June 19, 2017 meeting.

A motion was made by Commissioner Walter Yates to approve the minutes of June 19, 2017 as written. Commissioner Brice Lucas seconded the motion. All Ayes. Motion Carried.

Item 8 – Adjournment:

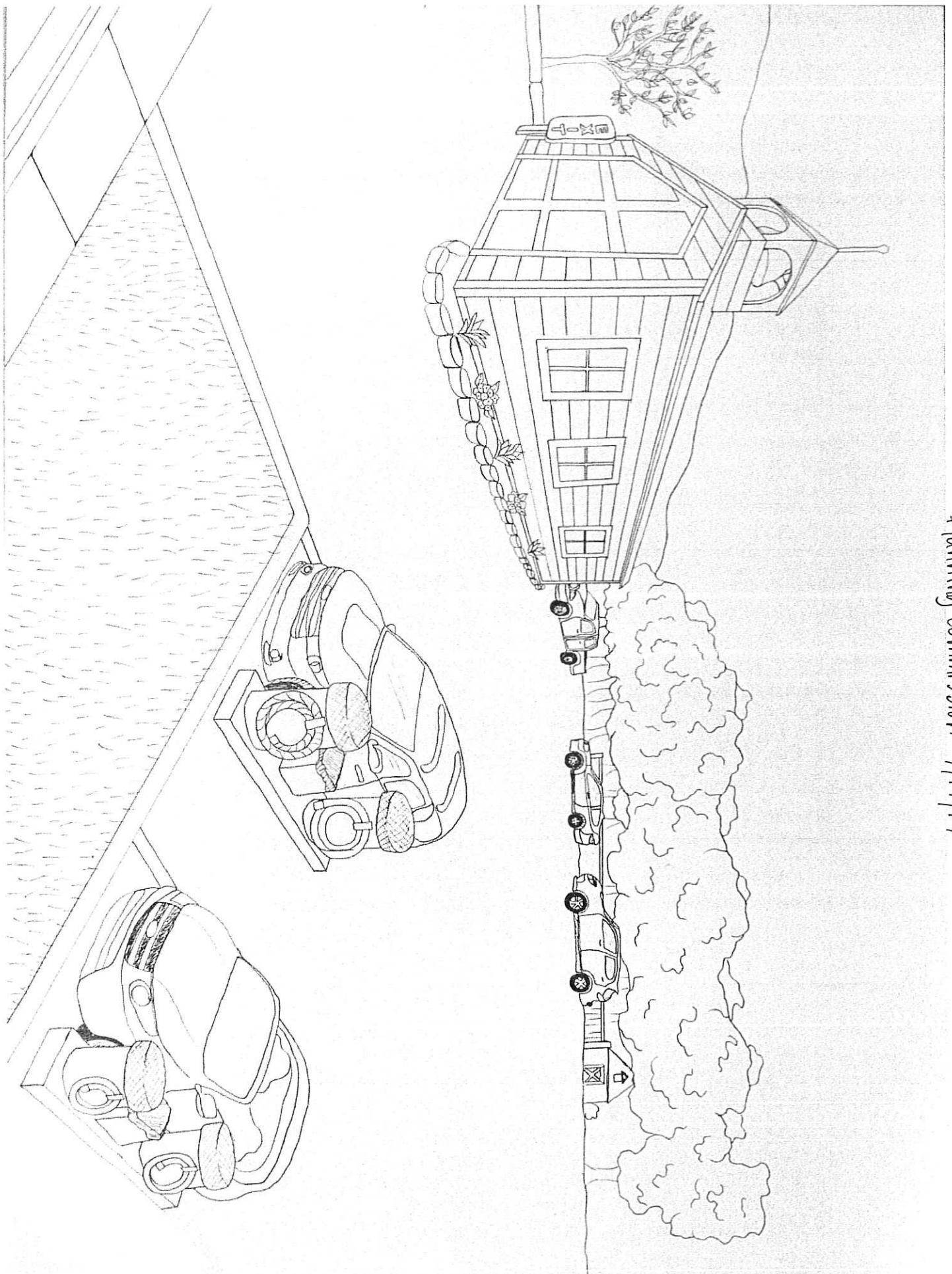
A motion was made by Commissioner Walter Yates to adjourn the meeting. Commissioner Nathanael Davenport seconded the motion. All Ayes. Motion Carried.

The meeting adjourned at 7:35 P.M.

Dusty France, Chair

Attest:

Nachele D. Sargent, City Recorder



"Exhibit F"
Planning Commission 7/17/17



J·U·B ENGINEERS, INC.

"Exhibit B"
Planning 7/17/17

J·U·B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

DATE: July 17, 2017

TO: Coalville City Council
Mayor Trever Johnson; Zane DeWeese, Public Works Director;

CC: Sheldon Smith, City Attorney;

FROM: Shane McFarland P.E., City Engineer
Derek Moss, AICP, City Planner

SUBJECT: Car Wash Concept Plan Approval (5517002)

Application Information: Stephen Dalby (applicant) has submitted a concept plan to build a car wash on Parcel CT-73-A located at 90 S Main Street, Coalville, UT. The existing parcel is 0.50 acres.

Applicable Ordinances: Title 10-3-080 & Title 10-15-020

Decision to be Made: The decision to consider approval of the concept plan submitted.

Staff Comments:

There are currently no existing structures on the property. There is some paving and an existing surface drain. Access would be maintained from both Main Street and 100 S.

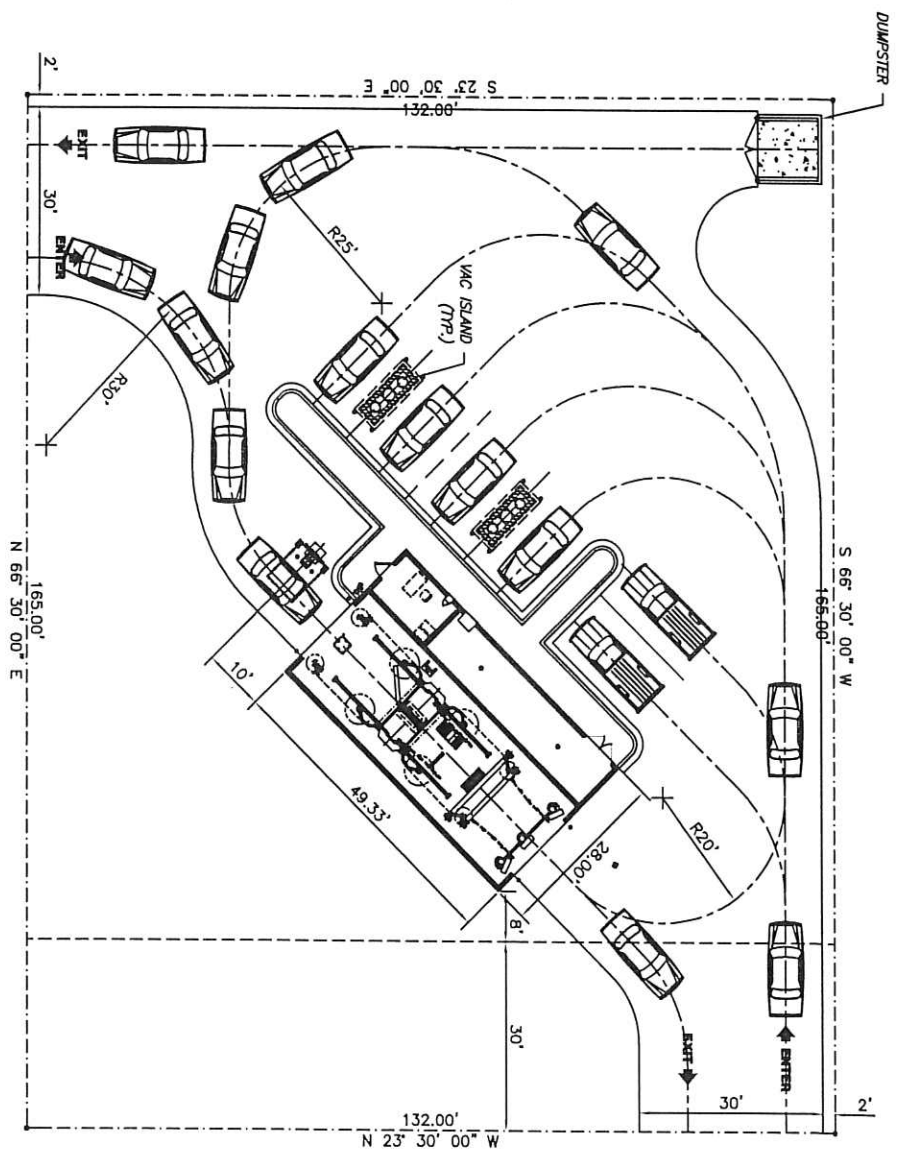
The property is located in the Community Commercial (CC) zone and the plan meets the area, width, and protection of residential property setbacks, which are:

- **Lot Area:** Lot area requirements in the Commercial Zones shall be dictated by off-street parking, adequate circulation, and site design requirements. The maximum floor area ratio shall not exceed sixty percent (60%) of the lot or parcel.
- **Where a commercial development adjoins any residential zone or residential use,** there shall be provided along the adjoining property line a six (6) foot solid masonry wall. A wall is not required along the adjoining property line in the required front yard setback.
- **Front-Yard Setback:** Each structure in the Commercial Zone shall be located at least twenty (20) feet from the edge of any public street, provided however, that no off-street parking shall be located closer than ten (10) feet from any public street. Commercial structures within the Historic District along Main Street do not require a front setback and may be located adjacent to the public sidewalk.
- **Side-Yard Setback:** Each structure in the Commercial Zones shall be located at least twelve (12) feet from the nearest building and no less than three (3) feet from the property line.
- **Rear-Yard Setback:** Each structure in the Commercial Zones shall be located at least twelve (12) feet from the rear property line or adjacent building in order to provide for adequate alleyways for deliveries.

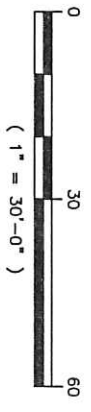
The plan meets parking and driveway approach standards outlined in 10-15-080, which include:

- Have a maximum of one (1) driveway approach for each one hundred (100) feet of public street frontage.
- Said driveway approaches shall be no more than thirty-five (35) feet in width nor less than sixteen (16) feet (for one-way traffic).
- For commercial and industrial uses and apartments with seventeen (17) or more parking spaces, the driveway approach shall be no closer than forty (40) feet to the intersection of two (2) streets.

The plan meets the trash and waste storage area requirements per 10-15-120 by screening these areas from the public or adjoining residential area view by appropriate fencing. The applicant will describe the areas planned for landscaping and will provide more detail as to the type and maintenance in the Final Plan. The intent is to meet all landscaping requirements per 10-15-070.



SOUTH MAIN STREET



E 100 S

AUTEG Car Wash Systems - Copyright 2017			
COALVILLE CAR WASH			
DATE: 06/29/2017	DWG. NO.	SPB	REV. 0



J-U-B ENGINEERS, INC.

"Exhibit C"
Planning 7/17/17

J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

DATE: July 14, 2017

TO: Coalville City Council

CC: Mayor Trever Johnson; Zane DeWeese, Public Works Director;
Sheldon Smith, City Attorney;

FROM: Shane McFarland P.E., City Engineer
Derek Moss, AICP, City Planner

SUBJECT: Code Amendment Car Wash Permitted Use (5517002)

Application Information: Upon the request of the City Council the planning commission has been asked to address the need to change the permitted use on a car wash to a conditional use.

Applicable Ordinances: Title 10-3-080 & Title 10-15-020

Decision to be Made: The decision to consider is changing the previously approved permitted use to a conditional use

The planning commission is not charged with making the decision for approval of the proposed text amendment. The City Council acting as the Legislative Body is to make the final approval. The planning commission is charged with the decision to either recommend approval, recommend approval with modifications or denial of the proposed text amendment. This recommendation is then submitted to the city council.

Refer to section 10-3-080 E for factors to consider while making the decision.

Background: The planning commission recently reviewed the commercial district zone to address specifically a car wash as a permitted use. The planning commission recommended to the council that the use provisions should remain as written. The city council voted to deviate from that recommendation and allow a car wash to be a permitted use.

Staff Comments: The purpose of a conditional use is "to mitigate the reasonably anticipated detrimental effects of the proposed use" (Utah Code: 10-9a-507). Discussions with the City Council and public hearings have identified several concerns regarding a car wash on Main street including:

- Unkempt landscaping;
- Parking;
- Lighting; and,
- Hours of operation.

These concerns are mostly dealing with proximity to residential property within the commercial zone. It should be noted that several of these concerns are already subject to existing code enforcement and ordinances within the commercial zone, including:

- 10-15-070-B: All areas not covered by approved buildings and structures or required parking, must be completely landscaped and maintained.
- 10-15-070-C: All required landscaping must be properly maintained.
- 10-15-060-A: Protection of Residential Property – Setbacks: Where a commercial development adjoins any residential zone or residential use, there shall be provided along the adjoining property line a six (6) foot solid masonry wall.
- 10-15-100-C: All uses shall be free from objectionable noise, hazards, or nuisances.

The planning commission has two options.

1. If the Planning Commission feels that existing zoning and zone enforcement are sufficient to mitigate against any of the concerns of detrimental effects outlined above, there is no need for the city to adopt a conditional use for car washes.
2. If the planning commission does NOT feel that existing zoning and zone enforcement are sufficient to mitigate against the concerns of detrimental effects outlined above, they could recommend either:
 - a. Changing a Car Wash from a permitted use to a conditional use in Commercial Zones; or,
 - b. Adding to the use list, *Car Wash adjacent to residential property*, and making it a conditional use in Commercial Zones.

If the planning commission recommends making car washes conditional use (in either of the two options listed above), the planning commission should specify the detrimental effects and establish the conditions to be adopted into the zoning ordinance to mitigate those detrimental effects. This would ensure conditional use permits for car washes are applied consistently in the future. Example conditions for a car wash include:

- hours of operation;
- provisions for the control of any off-site effects such as noise, dust, odors, light, or glare, etc.; and/or,
- provisions for protection of the public against any special hazards arising from the intended use.

"Exhibit D"
Planning 7/17/17

To: Coalville City Planning Commission
From: Rodney Robbins
Date: July 13, 2017
Subject: Public Hearing Changing Car Wash To Conditional Use

I feel it would be best to consider the following conditions on the conditional use permit for the carwash.

Limited hours of operation.

Doors that close during wash cycle.

Please share this with the Planning Commission for their consideration.