



COALVILLE CITY COUNCIL
MEETING NOTICE AND AGENDA

AND JOINT MEETING OF THE
COALVILLE CITY COUNCIL AND PLANNING COMMISSION

Notice is hereby given that the Coalville City Council will hold the regularly scheduled City Council Meeting and a Joint Planning Commission Meeting on **Tuesday, July 25, 2017**, at the Coalville City Hall located at 10 North Main Street. The meeting will start at **6:00 P.M.** The agenda will be as follows:

1. Roll Call
2. Pledge Of Allegiance
3. **City Council and Planning Commission Joint Agenda Items:**
 - A. **Public Hearing:** Old Rock Car Wash Final Plan, 90 South Main, CT-73-A, Stephen and Jana Dalby
4. **City Council Agenda Items:**
 - A. **Public Hearing:** Zone Amendment To Change A Car Wash From A Permitted Use In The Commercial Zone To A Conditional Use
 - B. Consideration Of Petition Of Annexation
 - C. Discussion Of Code Violation – George Bennett and Kray Shaw
 - D. Review and Approval Of The Bid Award For The 50 West Waterline Project
 - E. Public Works Updates – Zane DeWeese
 - F. Community Development Updates – Shane McFarland
 1. Business Licenses
 - G. Legal Updates – Sheldon Smith
 - H. Mayor's Updates
 - I. Council Updates
 - J. Executive Session
5. Review And Possible Approval Of Minutes
6. Adjournment

Mayor
Trever Johnson

Council
Adrienne Anson
Cody Blonquist
Arlin Judd
Rodney Robbins
Tyler Rowser

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


Nachele D. Sargent, City Recorder

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during these hearings should notify the City Hall at least three days prior to the hearing to be attended.

Posted: July 21, 2017 City Hall, Utah State Website

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Coalville City Planning
Joint Meeting with the City Council
HELD ON
July 25, 2017
IN THE
CITY HALL

Mayor Trever Johnson called the meeting to order at 6:03 P.M.

MAYOR AND COUNCILMEMBERS PRESENT: Mayor Trever Johnson
Councilmembers: Cody Blonquist,
Adrianne Anson, Tyler Rowser, Arlin Judd,
Rodney Robbins (excused)

PLANNING COMMISSION MEMBERS PRESENT: Vice Chair: Walter Yates
Commissioners: Linda Vernon, Brice Lucas
Nathanael Davenport,
Jason Moore (excused)
Dusty France (excused)

CITY STAFF PRESENT:

Sheldon Smith, City Attorney

Zane DeWeese, Public Works Director
Nachele Sargent, City Recorder

PUBLIC IN ATTENDANCE:

George Bennett, Kray Shaw, Drae
Burgener, Mike Crittenden, Ken Brown,
David Wilde, Paula McGee, Stephen Dalby,
Jana Dalby, Dalby Children, J. Anson,
Derrick Radke

Item 1 – Roll Call:

A quorum was present.

Item 2 – Pledge of Allegiance:

Mayor Trever Johnson led the Council, Staff, and Public in the Pledge of Allegiance.

Planning Commission and City Council Agenda Items:

Item A – Public Hearing: Old Rock Car Wash Final Plan, 90 South Main, CT-73-A, Stephen and Jana Dalby:

Mayor Trever Johnson explained the presentation and public hearing would be for both the Planning Commission and City Council. Stephen Dalby showed the site plan (Exhibit A) and stated they followed the Code specifications for the project. He stated they would be emphasizing the historic bell landmark on the property and would be moving it to the corner with some landscaping and park benches. He stated they were willing to work with the City and would do whatever they were asked to do. Mr. Dalby stated they would have a surveillance program that would monitor the lot and report any issues after hours. Commissioner Brice Lucas questioned if they would be raising the Bell monument up at all because of the possibility of blocking traffic at the intersection. Shane McFarland stated they would make sure to have it setback from the intersection. He stated as they went through the process they would submit the elevation views with the building portion of the project. He stated they would be utilizing what was there for storm water and other utilities. Councilmember Cody Blonquist questioned if the waste water would impact the sewer plant. Stephen Dalby stated they would be recycling around 90% of the water and so it shouldn't be an issue. Councilmember Arlin Judd stated years ago there was a tree on the corner where the historic bell monument would be moved to and it didn't cause a problem. He stated the monument actually belonged to the DUP and they would need to be part of the discussion to modify it and the location. Stephen Dalby stated that wouldn't be a problem. Councilmember Adrienne Anson questioned if they could salvage the trees on the North border. Stephen Dalby stated they wanted to do that and would not be removing any trees. Councilmember Anson questioned what type of signage they would be doing. Stephen Dalby stated there would be a sign on the building and two around the project for direction which would be illuminated. Councilmember Adrienne Anson questioned what the maintenance hours would be. Stephen Dalby stated they planned on hiring people from Coalville to go daily to make sure everything was taken care of. Sheldon Smith questioned what the hours of operation would be. Stephen Dalby stated he was thinking 8-9:00 A.M. to 7-8:00 P.M. He stated they would comply with whatever the City wanted him to do. The Council and Planning discussed the hours and suggested 7:00 A.M.-9:00 P.M. Stephen Dalby stated they were willing to work with the City and asked for them to let him know of any concerns or issues. Sheldon Smith questioned if the City decided to change the Code for a car wash to make it a Conditional Use, would they agree to the project being a Conditional Use. Stephen Dalby stated they would be fine with being a Conditional Use as long as the conditions were reasonable.

Mayor Trever Johnson opened the public hearing at 7:14 P.M.

Paula McGee – City resident

Paula McGee stated she realized she was a little late to the process of this project, but still had some comments. On one hand she loved the proposal, but on the other hand, had qualms about the City growth in the future and how they wanted that growth to happen in the future. She stated it was an iconic lot and great location and wondered if they really wanted a car wash to be built there. Paula McGee stated she had heard the Mayor state

growth was coming and she agreed with that. She stated it was a double-edged sword. There would be a lot of benefits, but there would also be a lot of heartache with it. She stated she felt this City was the last good thing in Summit County. She had seen a lot of change, but still longed for the things of long ago that were now gone. She stated she wanted to counsel them to take a hard look at the plan and have the vision and foresight to not take the first thing that came along for economic development and to plan wisely for the growth that was coming to maintain the rural integrity and do it with a sense of presence. She questioned if the car wash failed, which she hoped didn't happen, how they would put the baby back in the box. She questioned if they wanted to shape the future and density or just be shaped by the first thing that came along. She questioned if they wanted to be the next West Valley City or if they wanted to have good planning and deliberate growth. Paula McGee stated she was not against a car wash, but was against one in this location.

Drae Burgener – City resident

Drae Burgener stated he wanted to reiterate what Paula McGee had just said. He stated he was across the street at his Grandma's house a lot and when someone from Coalville looked at the empty lot they wondered about the history of it and then the future of it. He stated he felt there was more to it than what was going to be there because a lot of people had looked at stuff in Coalville and felt they couldn't put anything there unless they had someone from the outside do it for them. Drae Burgener stated he thought that was a process in Coalville that had transformed from the earlier years especially as he came from a family that did put stuff here and it was interesting to see how the attitudes had changed. A lot of people have rolled over and allowed everyone to come in and say they were going to make this better and they wouldn't have to do anything for it. He stated that kind of attitude really put him off because it didn't really put the responsibility in the City's hands. It put the responsibility of the City on someone that was going to make money off of it and not necessarily put anything back into it. He stated they could always say they were going to share a part of it by investing in the property taxes, but everyone paid their property taxes and he didn't necessarily see that as a bonus. It was just someone agreeing they were not going to break the law and when they said that as the primary point of what they were trying to get across, he didn't know if he really trusted that concept. Drae Burgener stated when it came to this lot, and not specifically this car wash, he wanted to bring it up as a general point that he had seen a lot of the Council saying we needed business somewhere, but when that attitude took over they really didn't get into a mood where they could decide. He stated they were already too desperate for a business to come here in the first place. Drae Burgener stated he wanted to highlight that attitude as he had seen it and heard it from discussions with other Councilmembers before, in previous years, when they were really desperate for something. He stated they still seemed to exercise as a City that they did actually have a choice and it was always interesting that they walked that line and he just wanted to bring it up to them.

Paula McGee – second comment

Paula McGee stated she knew some of the car washes in this winter climate would close down when it got too cold and questioned what would happen when they couldn't operate. She questioned if it would just be considered as the nature of the beast and the business would just be closed and not operating for a couple of days. Mayor Trever Johnson stated it would be considered the same as any other business that had to close because of weather, but really couldn't assume.

Mayor Trever Johnson read the written comments (Exhibit B) from Margaret and Craig Vernon who couldn't be in attendance.

Mayor Trever Johnson closed the public hearing at 7:23 P.M.

Councilmember Adrienne Anson questioned if Mr. Dalby was considering adding a third vacuum island. Stephen Dalby stated not at this time. Mayor Trever Johnson stated he had heard a lot question if this was the best use for the property. He stated ten people would give ten different answers and his personal opinion was he loved the idea of someone being willing to take a chance on a commercial venture in Coalville. If the City was all residential, it would not support itself in terms of infrastructure and maintenance and there had to be some sort of element of commercial revenue. He stated he had read that in small towns like this every dollar spent in town changed hands seven times on average before leaving the area and it would be great to have a place to have money turning over and generating local revenue and stimulation. He stated he felt this could be a jump to lead to bigger commercial opportunities. He stated he had no intent to turn into another West Valley City and agreed it needed to be done smartly with a purpose. Mayor Johnson stated if someone came in and adhered to all of the Codes, he had a hard time turning them away. Shane McFarland referred to the Staff report (Exhibit C) and stated the applicant had met all of the Zoning Codes as a Permitted Use and there wasn't much more that could be asked of them.

Planning Commission:

Vice Chair Walter Yates questioned what the hours of operation would be and if there were guidelines in the Code for that. He stated he would like to have the hours set at this time. He suggested no earlier than 6:00 A.M. and not later than 10:00 P.M. Mayor Trever Johnson stated he felt it should be the same as the other car wash which was 7:00 A.M. – 9:00 P.M.

A motion was made by Commissioner Brice Lucas for a recommendation of approval for the Old Rock Car Wash final site plan. Commissioner Nathanael Davenport seconded the motion. All Ayes. Motion Carried.

Roll Call:

Commissioner Vernon – Aye
Commissioner Lucas – Aye
Commissioner Yates – Aye
Commissioner Davenport – Aye

Council:

Councilmember Arlin Judd stated he had a conflict of interest because he owned the property in question which was potentially sold on this and a number of other conditions to the car wash applicant.

A motion was made by Councilmember Tyler Rowser to approve the final site plan as proposed for the Old Rock Car Wash. Councilmember Adrianne Anson seconded the motion. All Ayes. Motion Carried.

Roll Call:

Councilmember Judd – Aye
Councilmember Anson – Aye
Councilmember Rowser – Aye
Councilmember Blonquist – Aye

Mayor Trevor Johnson thanked the Planning Commission for being here tonight and their service to the community.

Item # 6 – Adjournment:

A motion was made by Councilmember Tyler Rowser to adjourn the meeting. Councilmember Cody Blonquist seconded the motion. All ayes. Motion Carried.

The meeting adjourned at 8:32 P.M.

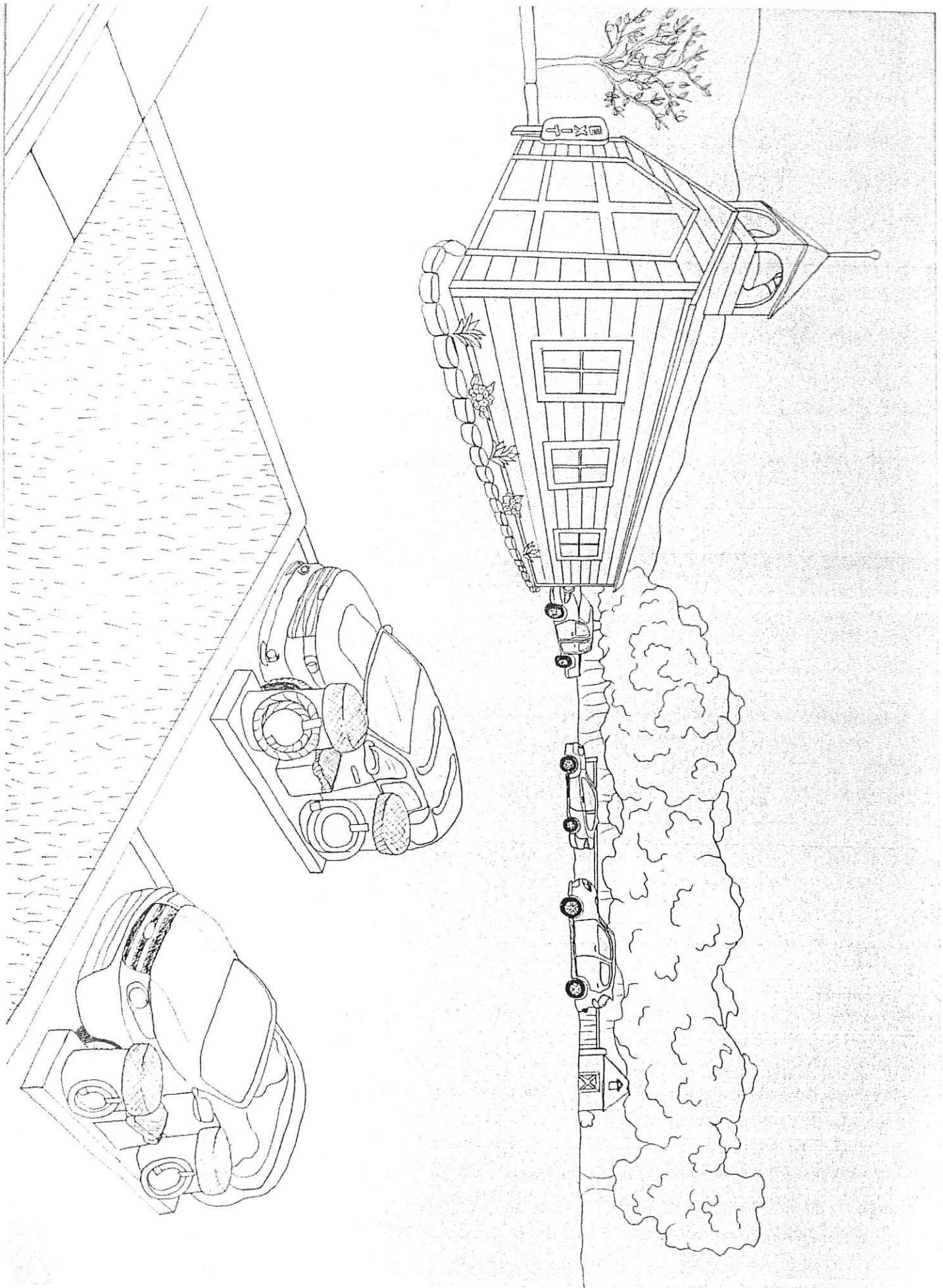
Vice Chair Walter Yates

Attest:

Nachele D. Sargent, City Recorder

SHEET 3 OF 24





"Exhibit B"
Planning 7/25/17

To: Coalville City Council
From: Margaret and Craig Vernon
Date: July 20, 2017
Subject: Public Hearing Old Rock Car Wash

We would like the Council to know that we do not have any problems with the proposed Car Wash. We support anyone who is willing to do business in Coalville City and hope it has the opportunity to offer local employment.

We are unable to attend the public hearing meeting and thank you for considering our comments.



J-U-B ENGINEERS, INC.

Exhibit C
Planning 7/25/17

J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

DATE: July 21, 2017

TO: Coalville City Council; Planning Commission
Mayor Trevor 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 Final Site Plan Approval (5517002)

Application Information: Stephen Dalby (applicant) has submitted a final 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 final plan submitted.

Planning Commission Recommendation: The planning commission gave approval of the concept plan and recommending the applicant produce final plans for approval.

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.

1. The property is located in the Community Commercial (CC) zone and the plan meets the area, width, and protection of residential property setbacks and have been approved in the concept plan.
2. 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.
 - During the concept plan approval the planning commission requested that staff review the separation between the proposed drive approach and the existing residential driveway. This still needs to be reviewed by staff.

3. 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.
4. Landscaping plan has been submitted. The intent is to meet all landscaping requirements per 10-15-070.
5. Lighting has been shown and will meet all applicable ordinances.
6. Drainage and Grading has been submitted. The applicant will continue to use the existing drainage infrastructure in place for the existing lot. Due to the lot being an existing developed lot with infrastructure previously installed, storm water detention will remain as it was previously approved.
7. Height regulations will be reviewed when structural plans are submitted for building permit review. The applicant has been made aware that there is a 35 foot high restriction.
8. Signage has been shown and is to meet all requirement per 10-15-090
9. All construction on site shall meet Coalville city standards for asphalt, concrete, curb and gutter, sidewalk, and all other applicable standards.

If you have any questions feel free to contact us.