



CARBON
County
UTAH

Seth Marsing, Clerk/Auditor
751 E. 100 N.
Price, Utah 84501
435-636-3200
seth.marsing@carbon.utah.gov

We the undersigned certify the attached election results to be true and accurate for the November 12, 2019 Wellington City General Election.

Carbon County Clerk/Auditor

Council Member

Council Member

Council Member

Council Member

Council Member

Mayor

Date _____

Wellington City Recorder

Carbon County Utah
Municipal General Election
November 5, 2019

OFFICIAL RESULTS

Wellington

STATISTICS

	TOTAL
Election Day Precincts Reporting	20 of 20
Absentee/ Early Precincts Reporting	20 of 20
Registered Voters - Total	9,942
Ballots Cast - Total	4,480
Voter Turnout - Total	45.06%

Carbon County Utah
Municipal General Election
November 5, 2019

OFFICIAL RESULTS

Wellington

Council Member 4 year Wellington City

Vote For 3

	TOTAL	VOTE %
GLEN WELLS	237	36.35%
BETHANY PEREA	201	30.83%
PAULA NOYES	214	32.82%

Council Member 2 year Wellington City

Vote For 2

	TOTAL	VOTE %
RORY BRADLEY	151	27.11%
DERK BRADLEY	151	27.11%
KORY K. MOOSMAN	129	23.16%
GARY RICH	126	22.62%

Carbon County School District Bond Election

Vote For 1

	TOTAL	VOTE %
FOR	2,350	53.40%
AGAINST	2,051	46.60%



Planning and Zoning Commission Meeting Staff Report for City Council

Date of Meeting: November 14, 2019
Name of Project/Business: All American Fabrication
Name of Applicant: Dustin Taylor
Agenda Item: Business License
Location of Item: 1887 East Main
Zoning Designation: HC - Highway Commercial
Parcel Number: 1B-0116-0000
Item #

Background:

All American Fabrication is a Fabrication and Welding Business that hopes to operate at 1887 East Main in Wellington City. The owner, Dustin Taylor has already signed a lease agreement with DR. Holdings. See Supplemental Information for P&Z's recommendation

Land Use Summary

- Lot Size: 1.77
- HC Zone

Analysis:

- **Access:** The property has an access point to the structure on the southern end of the parcel off of Highway 6.
- **Water:** Location already has established Water Connection.
- **Sewer:** Location already has established Sewer Connection.
- **Fire Hydrant:** Location already has established Fire Hydrant Access.
- **Fire Inspection:** Business Owner has been instructed to obtain a Fire Permit before Planning and Zoning if possible.
- **Engineering/Road:** N/A

- Plat/survey review: N/A

Findings:

The Wellington City Land Use Code, [Title 12 Section 10-2-2](#), does allow for warehousing, wholesale businesses, services, professional offices, and all uses permitted in the RM Zone.

Possible Actions:

1. Approval: This action may be taken if the City Council feels the proposal complies with the requirements of the Land Use Code and General Plan.
 - a. List accepted findings
 - b. Place standards as needed
2. Table: This action may be taken if the City Council feels that there are unresolved issues.
 - a. List accepted findings
 - b. Reasons of tabling
 - i. Unresolved issues that must be addressed
 - c. Date when the item will be heard again
3. Denial: This action may be taken if the City Council feels that the request does not meet the intent of the Land Use Code and General Plan.
 - a. List accepted findings
 - b. Reasons for denial



BUSINESS LICENSE APPLICATION – FOR MEETING PURPOSES

☒ New Business ☐ Home Business
☐ Conditional Use ☐ License Renewal

Business Name All American Fabrication
Business Address 1887 E Main Street Wellington UT 84542
Mailing Address 410 West 1000 South Price, UT 84501
Business Phone 435-609-1322
Nature of Business Fabrication/Welding
Are you legally authorized for employment in the United States of America? Yes
Please describe required uniform for employee Long pants, long sleeve shirts
steel toe boots, safety glasses
Is any service/item provided sexually oriented? No
Owner(s) Name Dustin Taylor

*Form amended from original application to protect applicant's personal information.

**All Business Licenses *EXPIRE ON DECEMBER 31st* of the Year Issued!
No Refund of license fees after issuance of business license.**

Application Fee: \$15.00 Date Paid _____
New Business License Fee (Upon Approval): \$50.00 Date Paid _____
New Business Inspection Fee (Building & Fire): \$50.00 Date Paid _____
Annual Renewal Fee – Formula as Follows:
1. *Gross Revenue for Prior Year _____
2. License Fee Based Upon \$0.40 Per Thousand X 0.004
3. Amount of Renewal Fee if Greater than \$15.00 _____

Minimum License Fee = \$50.00 Minimum License Fee = \$300.00

*Gross Revenue shall include **all revenue** done by the business except that from the sale of gasoline, diesel fuel and alcoholic beverages. **NO** expense of conducting business shall be deducted in computing gross revenue.

For Administrative Staff Only

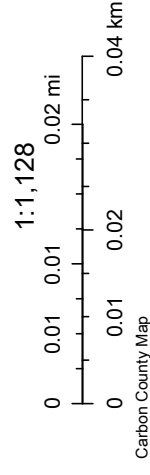
	Approved	Disapproved	Date
City Zoning	_____	_____	_____
City Council	_____	_____	_____

ArcGIS Web Map



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- Areas
- Ut Counties
- Perennial
- Override 2
- Watercourses
- Pipeline
- Parcels
- Canal
- River
- County Boundary
- Creek





Planning and Zoning Commission Meeting Staff Report for City Council **Supplemental Information**

Agenda Item – All American Fabrication, Business License Request

Review of Planning and Zoning Decision

Dustin Taylor met with the Planning and Zoning Commission on November 6, 2019 to present his business plan for All American Fabrication. This is a Fabrication and Welding business. For a more specific definition of the services provided, please visit Get-Trained.org.

All American Fabrication is renting a building at 1887 East Main, which is zoned Highway Commercial. Similar services have been performed out of the building in the past, and therefore the structure is an ideal location for All American Fabrication.

Dustin Taylor has already scheduled a Fire Inspection with the Wellington City Fire Chief for November 11, 2019.

Commissioner Cha moved to provide All American Fabrication with a favorable recommendation to obtain a business license. Commissioner Davis seconded the recommendation. All Planning and Zoning Commissioners agreed to recommend that All American Fabrication receive a Business License to operate at 1887 East Main.

City Recorder's Note

All American Fabrication has obtained a Utah State Sales Tax Identification Number.

WELLINGTON CITY FIRE DEPT.

150 West Main
Wellington, Utah 84542

FIRE SAFETY GUIDE

TELEPHONE:

Business (435) 637-5213

NAME OF BUSINESS ALL AMERICAN TAB. LLC			NAME OF OWNER Dustin I		
ADDRESS			ADDRESS OF OWNER		
OCCUPANCY		MANAGER		BUS. PHONE	
				AFTER HOUR PHONE	
BUILDING INFORMATION			TYPE OF CONSTRUCTION		
HEIGHT	AREA (sq. ft.)	ROOF COVERING		ORDINARY NON-COMB	FIRE RESISTIVE WOOD FRAME
GENERAL		YES	NO	N/A	REMARKS
1. PROPER EXITS		X			
2. PROPER STAIRWAYS		X			
3. FIRE DOORS		X		X	
4. VERTICAL & HORIZONTAL FIRE STOPS				X	
5. ROOF OPENINGS				X	
6. EVACUATION PLAN					
7. PROPER AISLES					
8. SMOKING CONTROL					
ELECTRICAL		YES	NO	N/A	
9. PROPER WIRING		X			
10. PROPER EXTENSION CORDS		X			
11. ELECTRICAL SHUTOFF ACCESSIBLE		X			
12. CIRCUIT BREAKERS FREE		X			
HOUSEKEEPING		YES	NO	N/A	
13. GOOD HOUSEKEEPING—INTERNAL		X			
14. GOOD HOUSEKEEPING—EXTERNAL		X			
15. ADEQUATE RUBBISH CONTAINERS		X			
16. PROPER STORAGE OF OILY RAGS & PAINT		X			
17. PROPER STORAGE OF RUBBISH		X			
18. —PROPER STORAGE OF HAZ. LIQUIDS & GASES		X			
19. PROPER STORAGE OF PACKING MATERIAL		X			
HEATING SYSTEMS		YES	NO	N/A	
20. GAS DEVICES VENTED		X			
21. SHUT OFF ACCESSIBLE		X			
22. PROPER PIPING		X			
23. OPEN FLAME REMOTE FROM COMBUSTIBLES		X			
24. ADEQUATE COMBUSTION AIR		X			
PORTABLE EXTINGUISHERS		YES	NO	N/A	
25. CURRENT & TAGGED			X		
26. PROPER TYPE FOR OCCUPANCY			X		
27. HYDROSTATIC TEST			X		
EXTINGUISHING/ ALARM SYSTEMS		YES	NO	N/A	
28. SPRINKLER SYSTEM			X		
29. GAUGES SET TO PROPER DIFFERENTIAL			X		
30. VALVES (OS&Y, PIV) LOCATION			X		LOCATION
31. SYSTEM TESTED ANNUALLY			X		
32. SMOKE OR HEAT DETECTORS					
33. FIRE DEPT. CONNECTIONS LOCATION					LOCATION
34. HOOD SYSTEMS					LAST DATE SERVICED

I, the undersigned, am in receipt of a copy of this inspection and am aware of the penalties for non-compliance of any orders listed hereon.

DATE

OWNER/MANAGER

BY

NAME

TITLE

FIRST SURVEY

FOLLOW UP

WHITE — Fire Prevention Bureau; CANARY — Tenant; PINK — City; GOLDENROD — Fire Department



Planning and Zoning Report for City Council

Date of Meeting: November 6, 2019
Name of Project/Business: Desert Designs
Name of Applicant: Brett Davis
Agenda Item: Business License
Location of Item: 453 E Main
Zoning Designation: RC - Retail
Parcel Number: Commercial
Item # [1B-0137-0000](#)

Background:

Brett Davis submitted Business License Application on October 9, 2019 for Desert Designs. The only information provided is that it is a crafting business. Please see supplemental information.

Land Use Summary

- Lot Size: 0.29 AC
- [RC Zone](#)

Analysis:

- **Access:** If business plans to have consumers come to the home, there is an access to the driveway along Highway 6.
- **Water:** Location already has established Water Connection.
- **Sewer:** Location already has established Sewer Connection.
- **Fire Hydrant:** Location already has established Fire Hydrant Access.
- **Fire Inspection:** Review if business will have consumers come to home. If yes, obtain a fire permit.
- **Engineering/Road:** N/A
- **Plat/survey review:** N/A

Findings:

The Wellington City Land Use Code, Title 12, does allow for retail sales establishments in the RC Zone as per Chapter 10 Section 10-1-2 Permitted Used. If consumers will physically purchase from the location, it is recommend that the business change to a Home Occupation. Conditional Uses for the RC are all uses permitted in the R-M Zone as described in Chapter 9 Section 9-5-3.

If Business is considered a Home Occupation, it will need to meet the Home Occupation Requirements as defined in Section 5-4 of the Wellington Land Use Code. This includes the following:

- Not having more than two (2) non-members of family employed;
- Prohibits the selling of articles produced elsewhere than on the premises;
- Not having exterior displays or a display of goods visible from the outside, except one non-illuminated window sign not to exceed 6 square feet;
- No outside (in the open) storage of materials or products;
- No use of any power-driven equipment using motors of more than one-half (1/2) horsepower capacity;
- No print or radio advertising

Business could possibly meet the necessary requirements for an Exempt Home Occupation.

Possible Actions:

1. Approval: This action may be taken if the City Council feels the proposal complies with the requirements of the Land Use Code and General Plan.
 - a. List accepted findings
 - b. Place standards as needed
2. Table: This action may be taken if the City Council feels that there are unresolved issues.
 - a. List accepted findings
 - b. Reasons of tabling
 - i. Unresolved issues that must be addressed
 - c. Date when the item will be heard again
3. Denial: This action may be taken if the City Council feels that the request does not meet the intent of the Land Use Code and General Plan.
 - a. List accepted findings
 - b. Reasons for denial



BUSINESS LICENSE APPLICATION – FOR MEETING PURPOSES

☒ New Business ☐ Home Business
☐ Conditional Use ☐ License Renewal

Business Name All American Fabrication
Business Address 1887 E Main Street Wellington UT 84542
Mailing Address 410 West 1000 South Price, UT 84501
Business Phone 435-609-1322
Nature of Business Fabrication/Welding
Are you legally authorized for employment in the United States of America? Yes
Please describe required uniform for employee Long pants, long sleeve shirts
steel toe boots, safety glasses
Is any service/item provided sexually oriented? No
Owner(s) Name Dustin Taylor

*Form amended from original application to protect applicant's personal information.

**All Business Licenses *EXPIRE ON DECEMBER 31st* of the Year Issued!
No Refund of license fees after issuance of business license.**

Application Fee: \$15.00	Date Paid _____
<u>New</u> Business License Fee (Upon Approval): \$50.00	Date Paid _____
New Business Inspection Fee (Building & Fire): \$50.00	Date Paid _____
<u>Annual Renewal Fee – Formula as Follows:</u>	
1. *Gross Revenue for Prior Year	_____
2. License Fee Based Upon \$0.40 Per Thousand	_____ X 0.004
3. Amount of Renewal Fee if Greater than \$15.00	_____

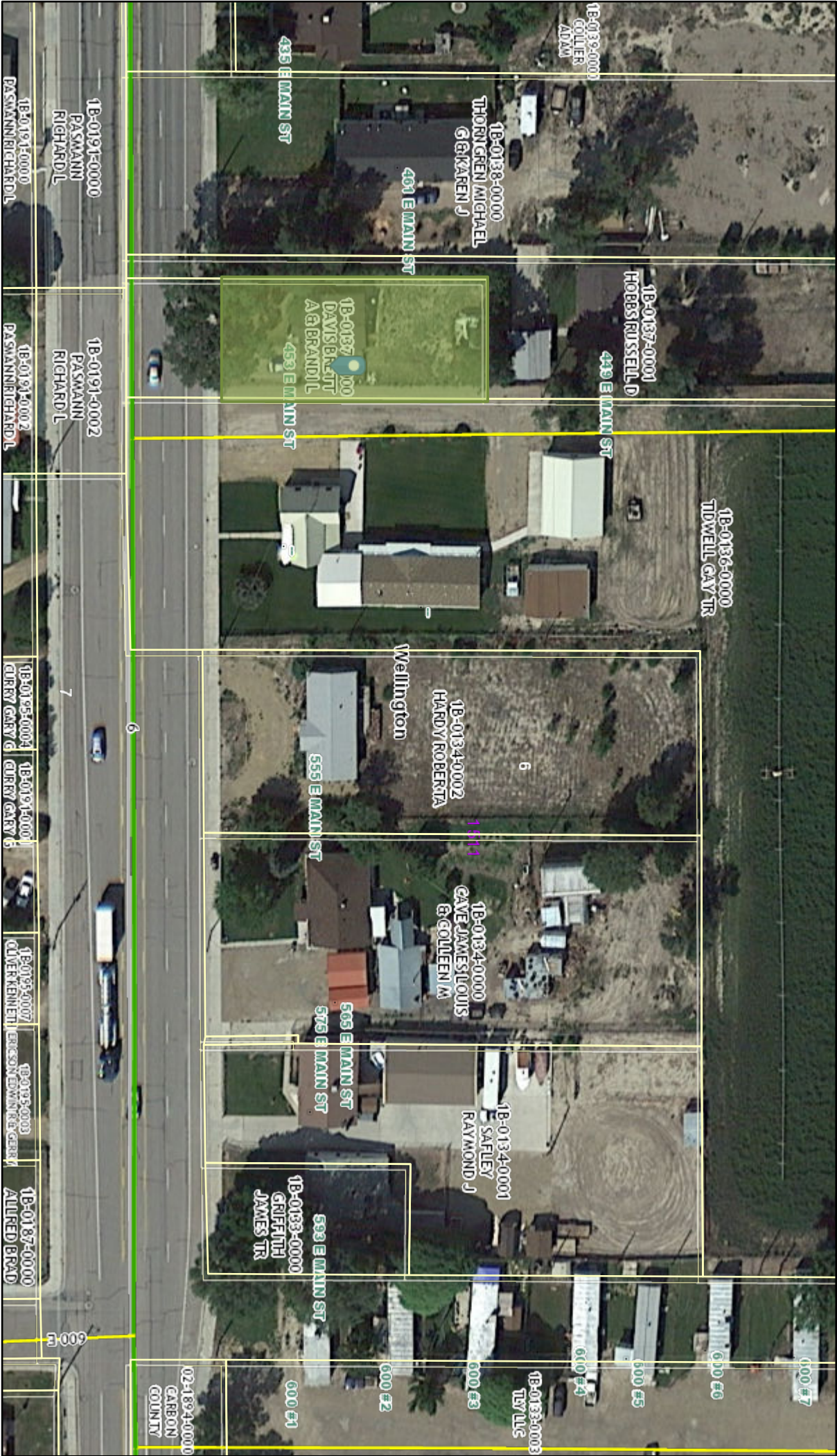
Minimum License Fee = \$50.00 Minimum License Fee = \$300.00

*Gross Revenue shall include **all revenue** done by the business except that from the sale of gasoline, diesel fuel and alcoholic beverages. **NO** expense of conducting business shall be deducted in computing gross revenue.

For Administrative Staff Only

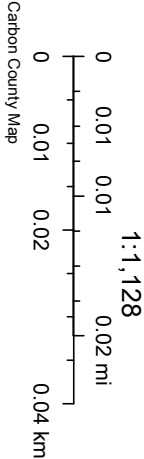
	Approved	Disapproved	Date
City Zoning	_____	_____	_____
City Council	_____	_____	_____

ArcGIS Web Map



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- Override 1
- Watercourses
- Parcels
- County Boundary
- Ut Counties
- Canal
- Creek
- Perennial





Planning and Zoning Commission Meeting Staff Report for City Council **Supplemental Information**

Agenda Item – Desert Designs – Exempt Home Occupation

Review of Planning and Zoning Decision

Brett and Brandi Davis came before the Planning and Zoning Commission on November 6, 2019 to present their request to obtain a Business License at 453 E Main for Desert Designs. The couple creates toys and other items using a 3D Printer. Examples and a more detailed explanation of 3D Printing is available at 3Dprinting.com.

In addition to 3D Printing, the couple plans to create and sell signage with vinyl lettering. The current business plan is to sell primarily online, and to attend craft fairs. In the future the couple would like to have a store front, and also open up a hair salon.

The Planning and Zoning Commissioners did request information obtain how safe it is to operate a 3D Printer, and the likelihood of a fire. Brett Davis explained that the machine is plugged into a Standard US Outlet, and that manufacturing of the machine has improved in recent years.

Commissioner Cha moved to provide Desert Designs with a favorable recommendation to obtain a business license. Commissioner Moosman seconded the recommendation. All Planning and Zoning Commissioners agreed to recommend that Desert Designs should move forward to the November 14, 2019 City Council meeting.

City Recorder's Note

Desert Designs does qualify as an Exempt Home Occupation. There is no additional impact on the community, and individuals purchasing the crafts will do so online. +



Planning and Zoning Report for City Council

Date of Meeting: November 14, 2019
Name of Project/Business: Moosman Land Acquisition
Name of Applicant: Wellington City
Agenda Item: Parcel Subdivision
Location of Item: 250 S 600 East
Zoning Designation: R-1-7
Parcel Number: [1B-0248-0000](#)
Item #

Background:

Kory Moosman, the property owner of 1B-0248-0000 has presented a [Letter of Intent](#)¹ to Wellington City. Moosman would like to transfer the rights to a portion of his property to Wellington City for the construction of a new access road to the Knight Ideal Pond.

Land Use Summary

- Lot Size: 5.92 AC
- [R-1-7- Zone](#)

Analysis:

- **Plat/survey review:** Wellington City will pay for a survey to sub divide the lot as per the Letter of Intent.
- **Access Points:** The proposed road will extend 700 East heading south of 200 South to the north western corner of [1B-0245-0000](#). An additional road is planned to run east and west to the Knight Ideal Pond on the northern portion of 1B-0245-000.0

Findings:

- Subdividing the property to create a new road(s) will have little to no impact to the area. The proposed road is a low-density road that will primarily be used during the operating months of the Knight Ideal Pond.

¹ Letter of Intent Appendix A

Possible Actions:

1. Approval: This action may be taken if the City Council feels the proposal complies with the requirements of the Land Use Code and General Plan.
 - a. List accepted findings
 - b. Place standards as needed
2. Table: This action may be taken if the City Council feels that there are unresolved issues.
 - a. List accepted findings
 - b. Reasons of tabling
 - i. Unresolved issues that must be addressed
 - c. Date when the item will be heard again
3. Denial: This action may be taken if the City Council feels that the request does not meet the intent of the Land Use Code and General Plan.
 - a. List accepted findings
 - b. Reasons for denial

700 E. Road Expatiation

Letter of Intent

To whom it may concern:

I Kory Moosman will give Welling City .76 acers as described on plot map (See Attached) for development of 700 E. to gain better access to Wellington City property begging at approximately 300 S. in return Wellington city will have installed by a licensed contractor a 6' chain link fence with a minimum of 11 gage fabric and two 20' swing gates on east side of property running north and south for approximately 400' also curb and gutter on east side of property with two 20' approaches running north and south for approximately 400' also any expenses do to title work and survey work will be covered by Wellington City.



Wellington City Planning and Zoning Subdivision Application

150 W Main PO Box 559
Wellington, Utah 84542
(435) 637-5213 phone (435) 637-1586 fax

Name of Property owner: Kory Moomsan

Mailing Address: 410 West 1000 South Price, UT 84501

Phone: 435-630-3456 Fax: _____

Email: kory@emerytelcom.net

***Attach additional owner information if necessary**

Applicant or contact person: Wellington City

Address: PO Box 559 Wellington, UT 84542

Phone: 435-637-5213 Fax: _____

Email: getzel@wellingtonutah.us

Name of land surveyor: Cody Ware

Address: _____

Phone: _____ Fax: _____

Email: _____

Physical Address of proposed development: _____

Parcel number of proposed development: 1B-0248-0002

Brief description of proposed development:
Requesting to subdivide 1B-0248-0000 to create a new roadway

Applications must be submitted to the office of the City Recorder a minimum of seven days prior to the regularly scheduled Planning and Zoning Meetings (2nd Wednesday of each month). Please accompany the application with an application fee of \$50 per lot for a minor subdivision, and a minimum of six copies of the concept plat.

***** For City Use Only *****

Application Number: _____

Application Fee: _____

Received by: _____

Treasurer's Receipt Number: _____

Date Received: _____

Wellington City Planning and Zoning Minor Subdivision Application Supplementary Information

Submittal Document

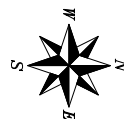
A complete application (where applicable) shall include the items listed below as part of the concept plan

- Completed application form provided by the city containing the original signatures of all property owners;
- Narrative describing the project;
- Zoning District in which located
- Name/Address of Developer
- Name/Address of Designer
- Name/Address of Property Owners
- Date
- Scale of Site Plan
- North Point
- Total Acreage and Site Dimensions
- Vicinity Map of Area Showing the Significant Local Interrelationship Conformance with Wellington City's General Plan.
- Effect on Neighborhood and Abutting Properties
- Adjacent Property Ownership
- Existing Street Locations
- Existing Street Names
- Electric Power Lines
- Gas and Oil Pipelines
- Existing Public Utilities – Water and Sewer
- Permanent Buildings and Other Existing Improvements
- Existing Water Courses and Flood Potential
- Environmental Impact Statement Including Graphic – Written Statement of Purpose and Effect on Community
- Six (6) copies of the composite plan/plot for review. Must be 24" x 36" in size with a minimum scale of 1"=100'.
- Two (2) copies of reduced drawings, 11" x 17" or 8.5" x 11"
- An application fee in the amount specified by the fee schedule, check made payable to Wellington City

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Legend:

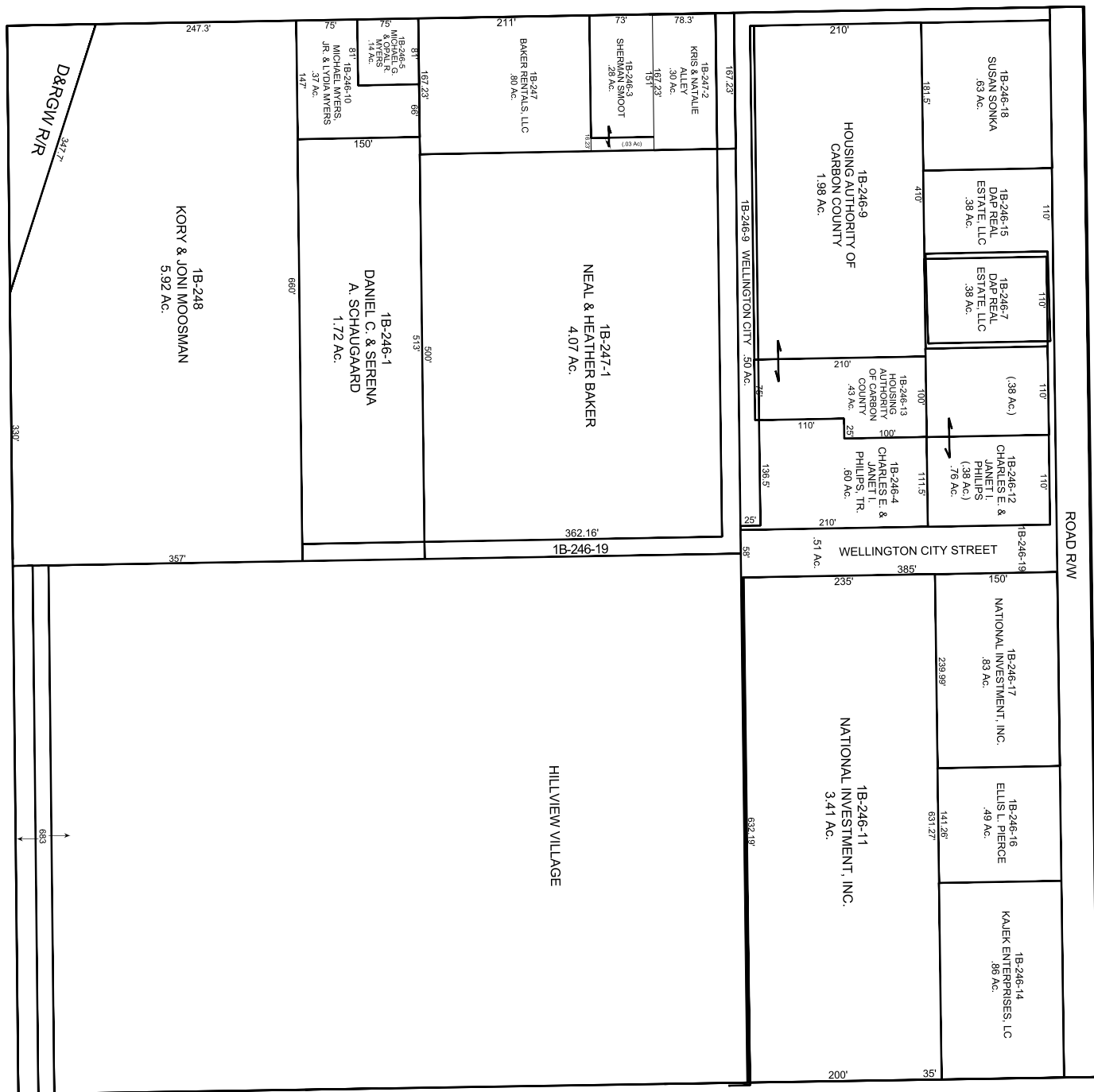
- Areas
- County Boundary
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- Canal
- Parcels
- Override 1
- Override 2
- Creek
- Perennial
- Pipeline

NW4
SECTION 8

TOWNSHIP 15 SOUTH

RANGE 11 EAST

SCALE: 100 FEET = 1 INCH
JANUARY 8, 2019





Planning and Zoning Commission Meeting Staff Report for City Council
Supplemental Information

Agenda Item – Moosman Land Acquisition

Review of Planning and Zoning Decision

The City Recorder spoke on behalf of Wellington City to present the Moosman Land Acquisition. Kory Moosman, spoke on behalf of himself and abstained from voting on the agenda item.

Commissioner Cha moved to provide a favorable Recommendation for the Moosman Land Acquisition. Commissioner Willson seconded the recommendation. All Planning and Zoning Commissioners, except for Commissioner Moosman, moved to schedule the Moosman Land Acquisition for the November 14, 2019 City Council Meeting.