



Staff Report

Coalville City
Community Development Director

To: Coalville City Planning Commission
From: Don Sargent, Community Development Director
Date of Meeting: May 15, 2023
Re: 20 S Main Restaurant Conditional Use Permit (CUP) - Initial Review
Action: Review and Discussion - Work Session

20 S Main Street Restaurant CUP – Initial Review

REQUEST

The purpose of this work session is to introduce a proposed restaurant use to the Planning Commission.

This item is scheduled for work session only (public comment will be taken at a future noticed public hearing). No action is requested at this meeting.

BACKGROUND

The proposed restaurant property is located at 20 S main Street as shown on the Aerial Map as Attachment A. The property is in the Community Commercial (CC) Zone District and includes an existing building on 0.10 acres, Parcel CT-96.

The applicant, Jesus Ramirez Alvarado, has submitted a CUP application and is proposing to operate a Mexican/American Family Restaurant in the existing building on the property. Restaurant uses are listed as conditional uses in the CC Zone District. Attachment B includes the submittal packet provided by the applicant describing the proposed operation with floor plans and other details of the project.

ANALYSIS

In accordance with Section 10-3-120:10 of the development code the following Standards for Review are to be considered for a CUP:

Standards for Review: No Conditional Use shall be approved unless the application complies with all requirements of the Code; the use is compatible with surrounding structures in use, scale, mass and circulation; the use is consistent with the General Plan; and that the effects of any differences in use or scale have been mitigated through careful planning. Each of the following items shall be reviewed when considering a Conditional Use Approval:

- a. Size and location of the site.
- b. Traffic considerations including capacity of the existing streets in the area, location and amount of off-street parking, and internal traffic circulation.

- c. Utility capacity.
- d. Emergency vehicle access and control of delivery and service vehicles, loading and unloading zones, and screening of trash pick-up or waste storage areas.
- e. Fencing, screening, and landscaping to separate the use from adjoining uses.
- f. Design, architectural detailing, building mass, bulk, orientation, and the location of buildings on the site including orientation to buildings on adjoining lots.
- g. Usable and permanent open space considerations.
- h. Signage and lighting.
- i. Noise, vibration, pollution, odors, steam, or other mechanical factors that might affect people and property off site.
- j. Review for impact on City infrastructure shall be made as outlined in the Section 10-3-090. All costs associated with infrastructure improvements shall be borne by the developer.
- k. Other technical review matters as may be applicable or required to evaluate the impacts of the proposed project.

City Staff is in the process of reviewing the proposed CUP and verifying that the required requirements of the development code have been met with the application. The purpose of this work session is to allow the applicant to introduce the project to the Planning Commission and receive any initial feedback and comment.

The initial items for discussion may include, but not be limited to the following:

1. On and off-street parking demand and availability (parking requirements).
2. Proposed building modifications (building permit requirements).

Required Review Process

The CUP application process includes a review and public hearing by both the Planning Commission and City Council.

RECOMMENDATION

Staff recommends the Planning Commission review, discuss, and provide initial direction to Staff and/or the applicant regarding the proposed restaurant use for continued review and public hearing at a subsequent meeting.

Attachments:

- A.** Aerial Map
- B.** Applicant Submittal Packet



Summit County, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

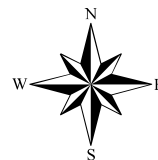


Aerial Map

Summit County Parcel Viewer Application

Printed on: 5/11/2023

Imagery courtesy of Google



1 in = 94 feet

This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information and data obtained from various sources, including Summit County which is not responsible for its accuracy or timeliness.



APPLICATION for
CONDITIONAL USE within
 COALVILLE CITY:

For Office Use Only:

Application #: _____ Application Date: 3/28/2023
 New: _____ Renewal: _____ PC Approval Date: _____ CC Approval Date: _____
 Community Development Director Approval Date: _____ Initial: _____
 Expiration Date: _____ Denial Date: _____
 Fee Paid: \$ 1500.⁰⁰ + Pub. \$150.⁰⁰ Receipt #: _____
pt. credit card

NOTE: The conditional use approval process requires a minimum of two public hearings. To meet scheduling, workload, and legal posting requirements, this permit may require a minimum of 60 days to process.

Project Name: _____

Project Address or Area: 20 S MAIN ST COALVILLE UT 84017

Name of Owner: 20 S MAIN STREET LLC

Address of Owner: PO Box 267 COALVILLE UT 84017

Phone: 847 867 1887 **Cell:** SAME

Email: BILL@PCPCLLC.COM **Fax:** _____

Name of Applicant: Jesus Ramirez Alvarado

Address of Applicant: 265 East 150 South

Phone: _____ **Cell:** (435) 659-8874

Email: jramirez_78@live.com **Fax:** _____

jramirez_78@live.com

Please include two sets of the following information with the application:

____ 1. If the proposed conditional use would require any alteration of the building or site, or construction of a new building, please include the following:

____ a. A legal description of the subject property.

Please Answer the Following Questions. Use an Additional Sheet if Necessary.

Please describe your project:

List the primary street accesses to this property:

main street

If applicable, what is the anticipated operating/delivery hours associated with the proposed use?

mon-sat: 7am-9pm

What are the land uses adjacent to the property (abutting and across-the-street properties)?

Have you discussed the project with nearby property owners? If so, what responses have you received? yes, positive responses

If applicable, list the primary exterior construction materials you will use as part of this project.

N/A

How many parking stalls will be provided as part of the project?

3-5 parking stalls

How many employees do you expect to have on-site during the highest shift?

5 people

Where applicable, how many seats will be provided as part of the conditional use?

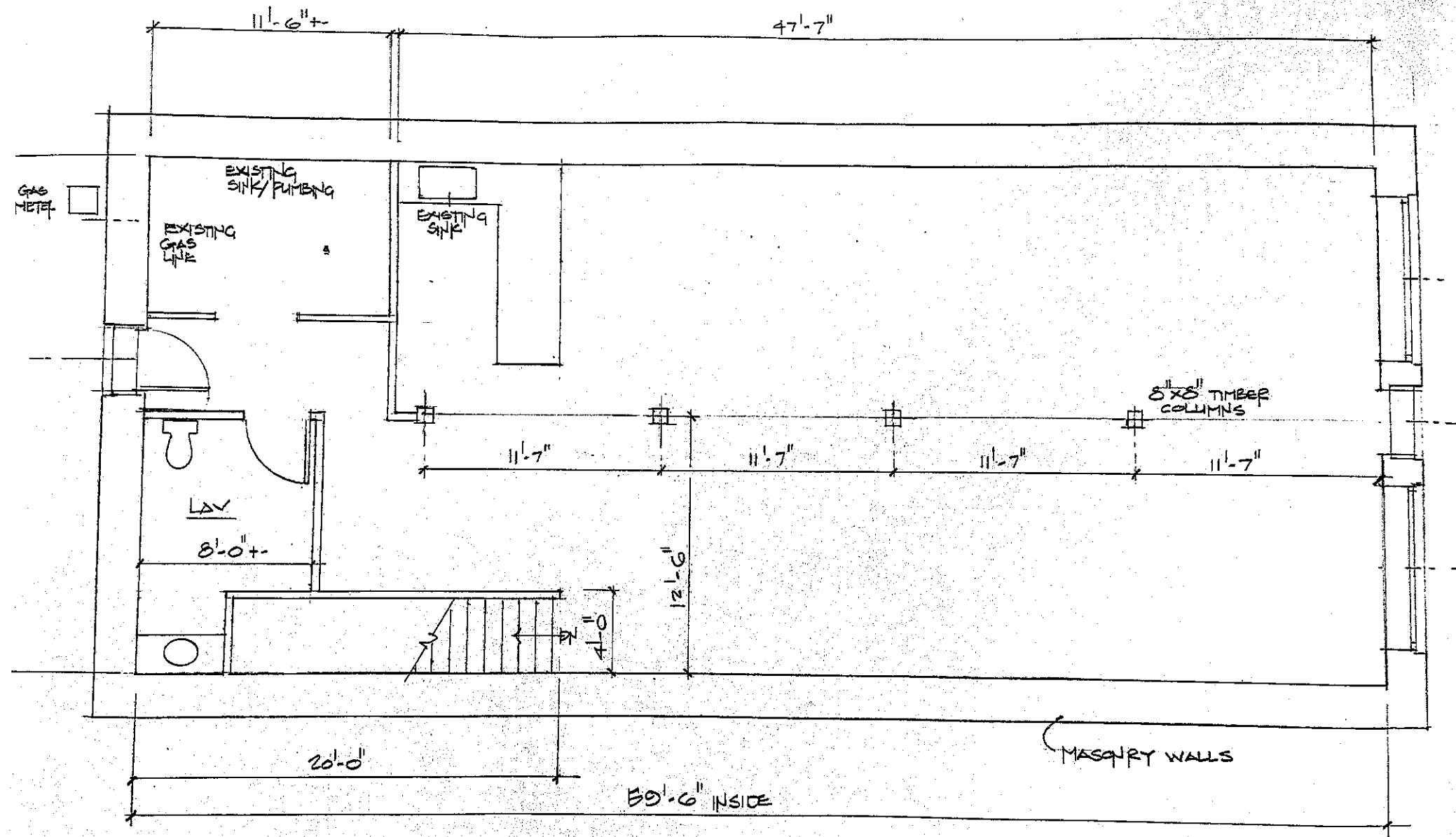
What is the gross floor area of the proposed building?

___1. If the proposed conditional use would require any alteration of the building or site, or construction of a new building, please include the following.

___ a. A legal description of the subject property.

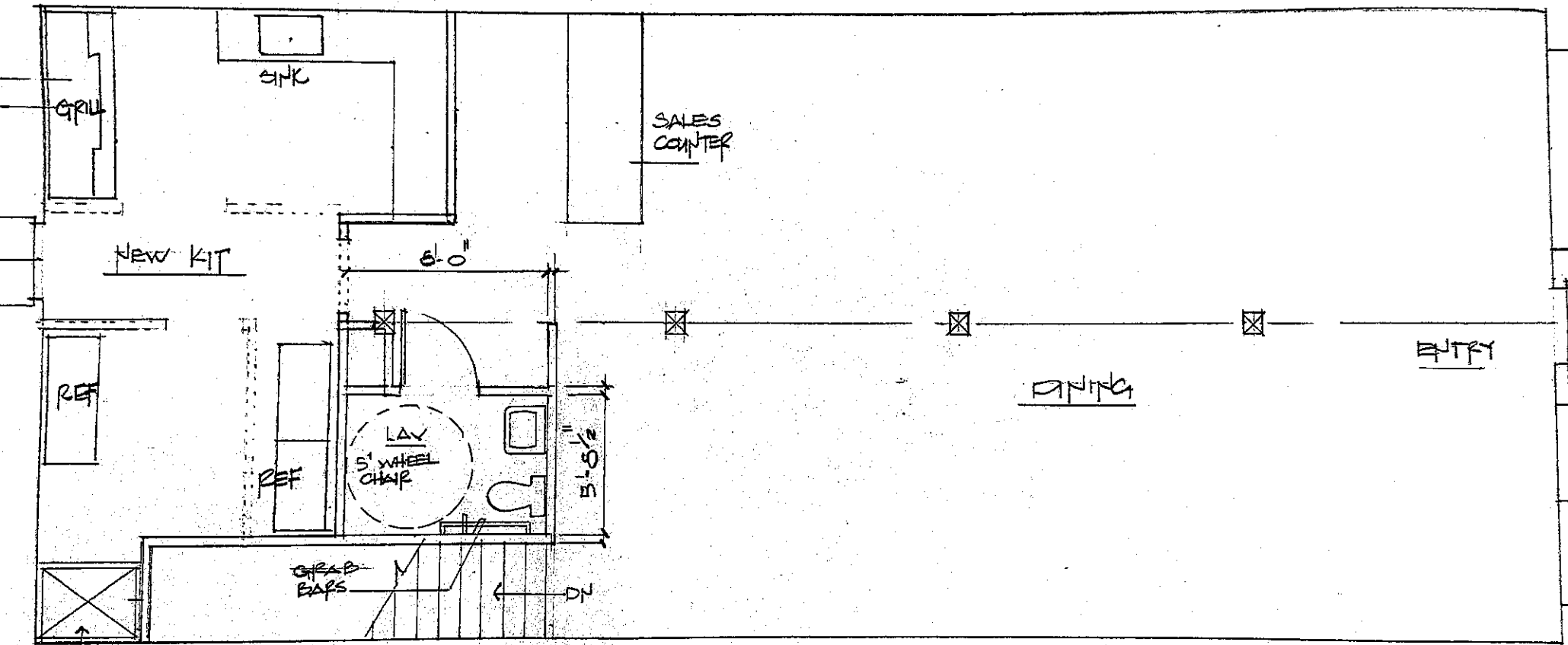
Historic Commercial Residential building, also within Commercial Enterprise Zone. Currently configured as TWO 2bed 1 bath apartments upstairs, 1500 sqft commercial space on Main Street Level. Built in the mid 1860's it has 15-foot original ceilings. The top floor has the original hand painted ceilings. Don't miss out on owning a piece of Historic Main Street in a town that is swbat Park City used to be. This one won't last long.

https://www.zillow.com/homedetails/20-S-Main-St-Coalville-UT-84017/2083745862_zpid/



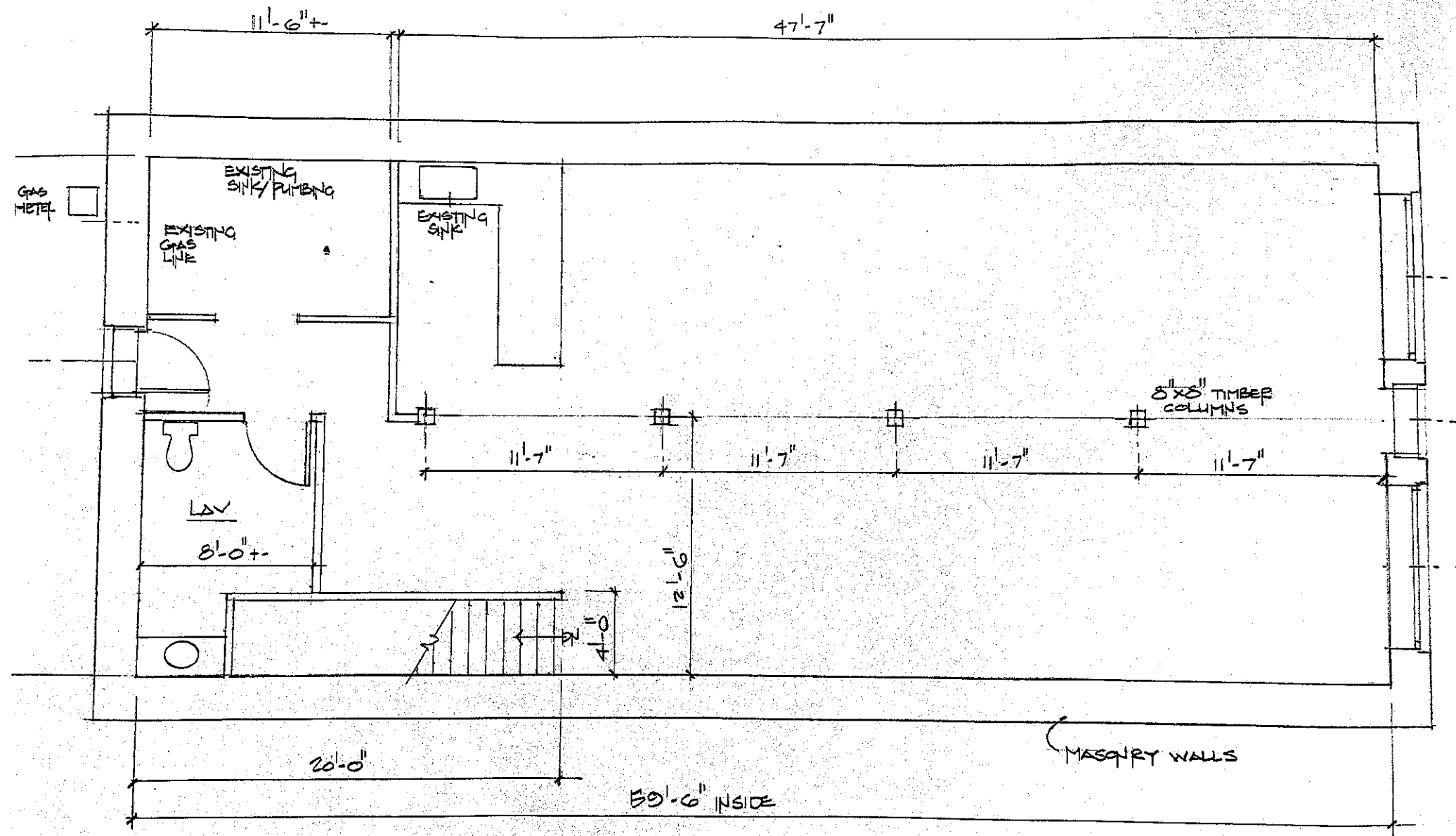
EXISTING MAIN FLOOR PLAN

1/4" = 1'-0"



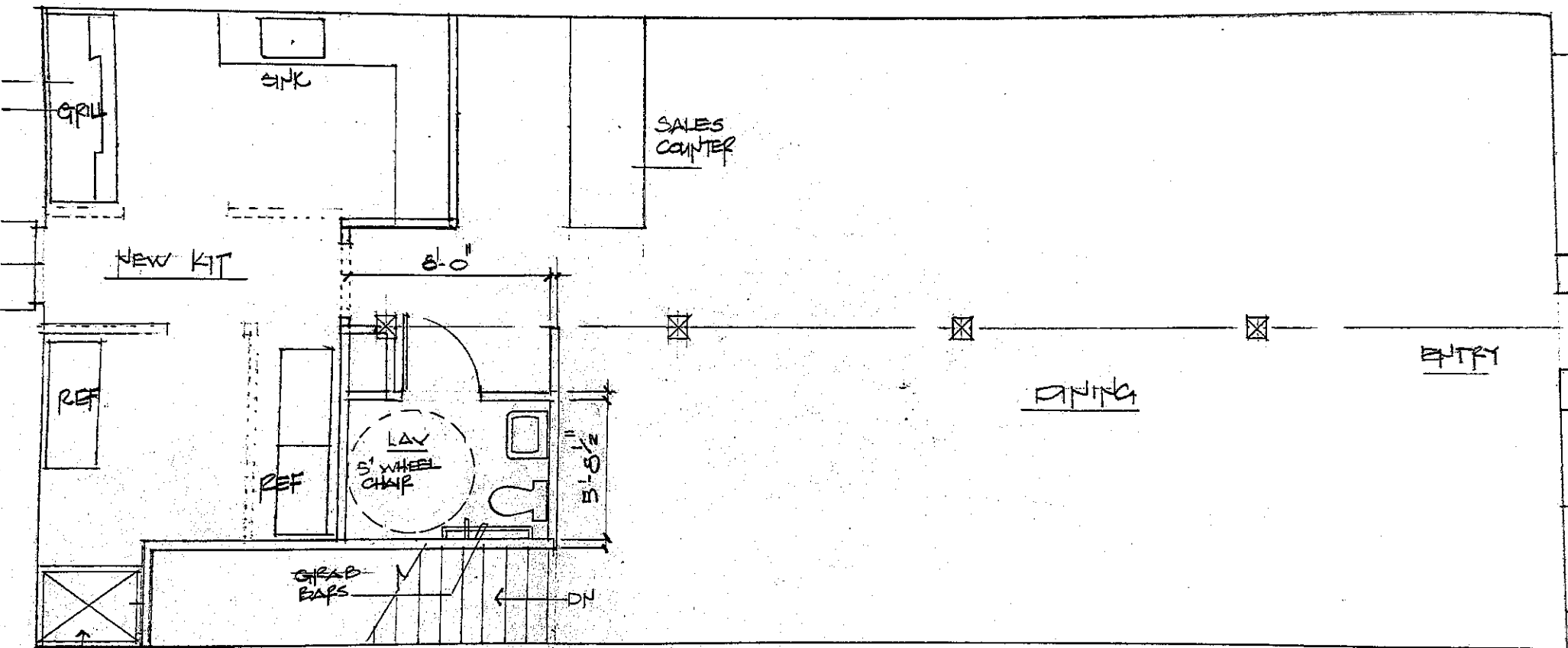
MOP SINK

REVISED MAIN FLOOR PLAN $\frac{1}{4}'' = 1'-0''$



EXISTING MAIN FLOOR PLAN

1/4" = 1'-0"



MOP SINK

REVISED MAIN FLOOR PLAN $\frac{1}{4}'' = 1'-0''$

 Zions Bank

W CENTER ST

D & J Gun Shop 

The Summit
Mercantile 

 B Floral


20 S Main St

S MAIN ST

 Ri
M

Annie B's
Pizzeria 

 Bunny's Club

 Moore's Tire
Service

Please Answer the Following Questions. Use an Additional Sheet if Necessary.

Please describe your project:

We are looking to open a Mexican/American family restaurant on 20 S Main Street. We plan to open and offer breakfast and lunch (during appropriate hours), with hopes of being able to serve alcohol if we get approved for a license once we get approved with this C.U.P and apply to the state. We will offer dine-in and takeout options as well as delivery in the future and we will be considered a restaurant or pub (depending on if we get an alcohol license), either way no reservation would be required.

List the primary street accesses to this property:

Main Street

If applicable, what is the anticipated operating/delivery hours associated with the proposed use?

Mon-Sat: 7am-9pm Sun: 7am-5pm

What are the land uses adjacent to the property (abutting and across-the-street properties)?

If you look directly at the building, the Right is Occupied by B Floral (flower and gift shop) and the Summit Merch (grocery store). To the left of the building is a parking lot, followed by USDA Farm Services Agency (a farm service agency), and Bunny's (bar). Behind the building is a road that leads into a tiny neighborhood. Right across main street from the building is the yoga studio-State of Mind.

Have you discussed the project with nearby property owners? If so, what responses have you received?

Yes. So far positive responses.

If applicable, list the primary exterior construction materials you will use as part of this project.

N/A

How many parking stalls will be provided as part of the project?

3-5 parking stalls

How many employees do you expect to have on-site during the highest shift?

4-5

Where applicable, how many seats will be provided as part of the conditional use?