



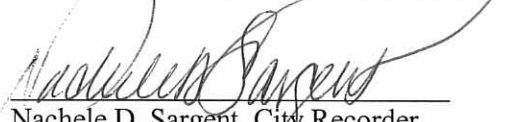
COALVILLE CITY PLANNING COMMISSION MEETING NOTICE AND AGENDA

Notice is hereby given that the Coalville City Planning Commission will hold its regular meeting on **Tuesday, February 20, 2018** 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. **Public Hearing:** Consideration And Possible Action Of The Annexation Boundary Declaration Plan
4. **Public Hearing:** Consideration And Possible Action Of The Proposed Zoning For The Wohali Partners, LLC Annexation Petition
5. **Public Hearing:** Consideration And Possible Action On The Black Willow Subdivision Preliminary Plan, 16 Lots, CT-281 And CT-279, JT Adkins
6. **Public Hearing:** Consideration And Possible Action For A Zone Amendment From R-2 To R-4 Zone, CT-330-A And CT-330-1, 349 East 100 South And 359 East 100 South, Courtney Richins
7. Discussion Concerning The Code Revision Plan
8. Community Development Updates
9. Review and Possible Approval of Minutes
10. Adjournment

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

Dated this 16th day of February, 2018.


Nachele D. Sargent, City Recorder

****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
Trever Johnson

Council
Adrienne Anson
Cody Blonquist
Arlin Judd
Rodney Robbins
Tyler Rowser

Posted: February 16, 2018 City Hall, Coalville City Website, Utah State Public Notice Website

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Coalville City Planning Commission
Regular Meeting
HELD ON
February 20, 2018
IN THE
CITY HALL

Planning Chair Dusty France called the meeting to order at 6:03 P.M.

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

CITY STAFF PRESENT:

Trever Johnson, Mayor
Derek Moss, Planner
Shane McFarland, Engineer
Zane DeWeese, Public Works Director
Nachele Sargent, City Recorder

PUBLIC IN ATTENDANCE:

John Adkins, Don Sargent, Dave Boyden,
Jim Boyden, Steve Boyden, Ann Wilde,
Jack Walkenhorst/All West
Communications, Elizabeth Meehan,
Thomas Rees, Sheryl Rees, Debra Jones,
Tamara Moore, Doug Moore, Mike
Robinson, Courtney Richins, Ashley Lewis,
Craig J Sargent, Shoat Roath, Daniel
Richins, Dalton Ross, Boyce Judd, Ella Mae
Judd, Bryant Hull, Brody Simpson, Blaire
Simpson, Cordell Hull, Cortney McQueen,
David Wilde, Robin Wilde, Douglas Wilde,
Don Winters, Lori Winters, Teri Adkins,
Wayne Judd, Stephanie Powers, Cory Hull,
Tanner Powers, Debbie Robinson, Jim
Robinson

Item 1 – Roll Call:

A quorum was present.

Item 2 – Pledge of Allegiance:

Chair Dusty France led the Commissioners, Staff, and Public in the Pledge of Allegiance.

Item 3 – Public Hearing: Consideration And Possible Action On The Annexation Boundary Declaration Plan Amendment:

Derek Moss referred to the Staff report and Boundary map (Exhibit A) and explained the boundary lines specified projected future growth areas and possible opportunities. He stated in response to the current Annexation Petition, the Mayor and Council had requested for the Boundary Declaration Plan to be updated. Derek stated the Planning Commission had reviewed the Map at a Work Session and was recommending the Boundary map shown. He stated this was an outline only of the area for future possible annexation. He stated the City was not pursuing the property in the Boundary and it did not mean those properties were annexed into Coalville City. Derek stated the Planning Commissioners felt the outline to the East was sufficient, they had extended the boundary line to the North and West, and squared up the boundary line to the South.

Chair Dusty France opened the public hearing at 6:08 P.M.

Mayor Trever Johnson –

Mayor Trever Johnson stated he wanted to emphasize the Annexation Boundary Declaration Plan was different than the Annexation Petition that was currently on file with the City. He stated as the City grew and looked to the future for growth, this Boundary Map was just the outline of the direction the City felt was reasonable to accept growth. He stated accepting this Annexation Boundary Declaration Plan did not mean the City was accepting the Wohali Partners LLC Annexation Petition. Mayor Johnson stated the City felt there may be opportunities for growth primarily to the North and the West at this time and was proposing to adopt the updated map. Chair Dusty France agreed and stated the property owners in the Boundary outline would have to come to the City and request to be annexed into the City. He stated the City was not going after their property.

Bryant Hull – property owner in the North outline

Bryant Hull stated he owned a home in the Grass Creek area and he didn't want to be annexed into the City. He questioned what was allowed in the area with the black outline and what was allowed within the new red outline. Mayor Trever Johnson stated the City was required by law to have an Annexation Boundary Declaration Map and currently it was the area that was outlined in black on the Map. He stated the City had received a Petition for Annexation from property owners to the South and at that time, some the property requested for annexation was outside of the Boundary Map. He stated the City realized the need for more viable options for growth and had anticipated updating the map at that time. Mayor Johnson explained with the current Annexation Petition, some of the property was outside of the Boundary Map and the City decided to extend the lines to include all of the property and also consider any other area viable for growth. He

reaffirmed the City did not have the appetite to go after anyone to try and annex their property into the City. He stated it was just easier to update the Map all at once.

Cordell Hull – City Property Owner

Cordell Hull verified the Annexation Boundary Declaration Plan was just the precursor for future possible annexation and that property would not be able to be accepted if it wasn't within the Boundary outline. Mayor Trevor Johnson stated that was correct.

Shoat Roath – City Property Owner

Shoat Roath questioned if updating the map and the Petition could be handled simultaneously or if there had to be a waiting period in between the action. Derek Moss stated it could be done simultaneously.

Blaire Simpson – City Property Owner

Blaire Simpson questioned how the area shown on the Map was decided on. She questioned how they chose the areas listed. Derek Moss stated the Planning Commission held a Work Session and reviewed the current Annexation Boundary Declaration Map to get direction on where to go from there. He stated they looked at the outlying area and decided what direction it made sense to consider for opportunities and growth. He stated it was fine if no one applied to be annexed into the City. The previous map outlined in black had been on file with the City for many years. Derek stated they were tasked with making a draft of the Map for consideration from the direction of the City Council and then to hear comment from the public to decide and make the recommendation to the City Council for final approval. He stated the City Council would then hold a public hearing to receive comment on the recommendation and proposed Map from the Planning Commission.

Cortney McQueen – City Property Owner

Cortney McQueen questioned what was spurring the action of creating a new Map. He questioned why all of the Range company ground was being included in the Boundary outline. He stated he felt the City needed to provide an overlay for the Map so everyone could tell what property was actually being included in the Boundary. Chair Dusty France stated the Planning Commission wanted to clean up some of the lines from the existing map and had tried to square off the Map to make it easier to determine what was included. He stated they had also taken into consideration including the adjoining property to the Wohali Partners LLC Annexation Petition so they could be included in the Annexation Petition if they so desired. Mayor Trevor Johnson stated the City couldn't accept a petition that created an island or peninsula. He stated they also had to make sure a parcel wasn't split with a portion in and a portion out of the boundary.

Debbie Robinson – City Property Owner

Debbie Robinson questioned if the Planning Commission Work Session was advertised. She stated she did not see a notice in the local paper about the meeting. Chair Dusty France stated it was properly noticed. Niki Sargent stated the notice was posted on the Utah Public Meeting Notice website. She stated the City only published public hearing notices in the Summit County News.

Cordell Hull – City Property Owner – 2nd Comment

Cordell Hull questioned if they could be put on a list to be notified about all of the City meetings or if all of the meetings could be published in the newspaper. Niki Sargent stated the City didn't offer an option of a list for notification. She stated it would be an added expense for the City to publish everything and it was not required. Derek Moss stated the City followed the required meeting notice guidelines. Cordell Hull questioned if the notices could be posted on Facebook. Niki Sargent stated the notices were also posted on the City website.

Blaire Simpson – City Property Owner – 2nd Comment

Blaire Simpson questioned why the Boundary outline had to cover so much ground to the South. She stated if this was because of the Annexation Petition, why the Boundary couldn't be just for that area. She stated she felt it went too far South. Derek Moss stated this map was something the City wanted to last. He stated the adjoining property had the opportunity to join the Annexation Petition and the City wanted to make sure the area took that into consideration. He stated it didn't guarantee they would be annexed into the City, but it would give them the option if they were already in the Boundary Map. Derek stated nothing would change for the property inside the Boundary outline. They would not be part of Coalville City and nothing would change on the status of their property. He stated if they were interested in approaching the City for annexation in the future, this would give a basis of whether or not it would be feasible.

Jim Blonquist – City Property Owner, Business Owner

Jim Blonquist stated he would bet that none of the Planning Commissioners had even seen the property and boundary they were discussing. He stated they didn't have any idea about the elevation or type of ground that was being discussed and didn't think anything could even be built in most of the area discussed. He stated he didn't have an issue with the City extending the boundary to the North or East or even a little to the South, but they should not go West. He stated he felt the City should leave that to the County to control. Mr. Blonquist stated the Commissioners had just drawn lines on a piece of paper and that didn't mean anything. He stated he didn't feel they could make a decision without seeing

the ground they were talking about. He stated he didn't feel the West was the direction Coalville should grow. He stated they could add in the little areas by Camperworld and maybe square up the original Boundary, but they shouldn't go any further West. He stated the land didn't fit in with the City and it should not be included. Vice Chair Walter Yates stated the City water shed was in the area to the West and questioned if Mr. Blonquist felt it was worth including this area to protect the water shed. Jim Blonquist stated that was another concern, but didn't think it should be developed in the way it was headed and the quickest way to stop it was to say the City wasn't interested.

Doug Moore – Adjoining Property Owner

Doug Moore stated if the City was looking at the Annexation as a way to protect their water shed, they would have to go clear to the top of Lewis Peak to do that. He stated there were other ways to protect the water shed other than with an annexation policy. Mr. Moore stated he felt they could include the area that had requested to be annexed, but didn't feel they should randomly select property. He stated he would narrow up the outline to the West. He stated the City shouldn't pick and choose special areas; they should include the area in the Boundary that was doable, usable, and made sense with the rest of the City. He stated if the City felt they could service the area and had the resources to do so, then the Boundary should be made to those dimensions. Doug Moore stated there was a lot of infrastructure that would have to be put in to have a development in this area and it took a long time for Residential to pay back the cost it took to put in. He stated if the original annexation would have been done in a decent matter to start with, they wouldn't be facing a lot of the issues they were facing today.

Commissioner Nathanael Davenport questioned why the boundary outline went so far to the West. He stated it had been mentioned that one reason was to help protect the water shed and another reason was to meet the current petition needs. Chair Dusty France stated the Planning Commission had been tasked with amending the Boundary Plan by considering future areas of opportunity as well as the other areas adjoining the Petition area that may want to be involved. Commissioner Nathanael Davenport questioned if they could recommend adjusting the proposed Map. Derek Moss stated they could make any changes they were interested in doing and make the recommendations to the Council.

Jim Blonquist – Second Comment

Jim Blonquist stated he would like them to stay with the present black outline and square it up to include the small areas by Camperworld and leave the Lewis Peak area out of it.

Vice Chair Walter Yates stated he didn't want the Map to go as far North and East as it did either. He stated felt the City was limited on what they could provide for infrastructure and stated he felt it would be wiser to stay closer to the road and not branch out so wide. He stated he felt it was positive to go the direction to the Echo Reservoir, but did not want

to go further East than the road. The Commissioners discussed the possibilities of the property to the North.

Jim Blonquist – Third Comment

Jim Blonquist agreed with Vice Chair Walter Yates and stated he would exclude everything that was North East and stay along the road as it was suggested. He stated before they just drew a line on a piece of paper, they should go out to the ground and see if it was feasible and what they were drawing in. He stated he knew there had to be rocks and ledges in a lot of that area and didn't understand why the City would even consider adding it in. Derek Moss stated the City Code had a Sensitive Lands ordinance that took things like steep slopes and ledges into consideration. He stated the City realized that the entire area may not be buildable, but that wasn't a reason to exclude the property. Derek stated the City felt there was an opportunity for growth up that road and they couldn't split a parcel just because a portion may not be buildable. He stated they included the most reasonable properties that could be considered. The land may be steep in some areas, but there may be an area that could be capitalized on and the City wanted to be prepared for that. Jim Blonquist stated he felt they should consider what the City could handle as far as putting in infrastructure, etc. and only include that area in the Boundary outline. He stated it wasn't worth having the area on the map if the City couldn't service it and it would make peace with a lot of people if they changed it. Shane McFarland stated the City would consider the areas for potential growth and opportunities, but the infrastructure for those areas would be 100% developer driven. He stated the City provided those opportunities for service. Jim Blonquist stated it was true it was developer driven, but when the developer was finished and long gone, the City was stuck maintaining that infrastructure and it became the City's problem. He stated that was why he felt they should be real about what they could handle and should cut down the Annexation Boundary outline.

Stephen Boyden – City Property Owner and Annexation Petition Property Owner

Stephen Boyden questioned if the Boundary outline was changed and didn't include his property, if the need for the next agenda item would be taken off the table. Derek Moss stated no, the next agenda item would still be discussed. He stated the decision for the Annexation Boundary Declaration Map would still go to the City Council for the final decision. Stephen Boyden stated he would like the property to the West to be included in the Boundary outline.

Chair Dusty France closed the public hearing at 6:48 P.M.

Commissioner Jason Moore suggested adjusting the Boundary line to include the Petition area only and leave the rest to be considered in the future. Commissioner Nathanael Davenport stated he still felt they needed to keep in mind the possible growth in the future. He stated they weren't talking about how things would be currently. Chair Dusty

France suggested proposing two maps having one as Exhibit A and the other as Exhibit B. Shane McFarland stated he would just make it clear to the City Council what they would like to recommend. He stated if they didn't want to recommend the Map as proposed they would just say what they would recommend. He stated they needed to make sure they encompassed full parcel boundaries. He reminded the Commissioners one of the reasons they had widened the outline to the West was because the adjoining property owners to the Petition would have the option of joining the Annexation Petition. The Commissioners discussed options to amend and redraw the Boundary outlines. Chair Dusty France stated there wasn't anything that said having the lines drawn on the Map didn't mean the City was obligated to annex or accept anything. Commissioner Nathanael Davenport suggested leaving the red outline that was being proposed as it was. He stated they were dealing in a big abstract and would get down to details if an annexation request came up for review. Commissioner Jason Moore stated he would support reducing the outline to the West to just the Annexation Petition area as there wasn't anything else right now in the works to be annexed. Commissioner Brice Lucas stated it was just an arbitrary line that could change in the future. He stated he was concerned about the water resource and would like to see that area under the control of the City and because of that felt it was beneficial and was fine with the red outline. Vice Chair Walter Yates stated he was not in favor of the amended Boundary Map and would leave it as the current black outline to the West. He stated he didn't feel the City was ready to take on that big of infrastructure and didn't like the propose Ag lots. He stated he was aware of the risk of missing out on revenue if there was development there, but was not in favor of proposing the amendment to the Map. Vice Chair Yates stated he would support changing the outline to the North as long as it stayed along the roadway. He stated he felt that area was feasible for the City. He stated he also felt Summit County did a pretty good job of protecting the lands and the water shed area and they may be even more aggressive than the City with something like that. Commissioner Linda Vernon stated when she watched how the County had grown in the last 20 years, there used to be nothing in Silver Creek, nothing in Highland Estates, nothing along all of the Wetland area, and everyone thought nothing would ever be there. She stated it has grown so quickly and now Park City and Summit County were fighting over the revenue from Kimball Junction because it was a good tax generator. Commissioner Vernon stated when she looked at the future of Coalville, if someone wanted to develop their land, and as the City was considering an Annexation Petition on the West side, if the City excluded that area from the Boundary outline, they would miss out on all the revenue from taxes if something went in on that property. She stated she envisioned something like Promontory going in there and they were a huge tax source from secondary homes in the County. Commissioner Vernon stated this area may be developed whether the City agreed or not. They could go to Summit County and request a Master Planned Development and she agreed the County does a great job of trying to protect water sheds and resources, but the City would be excluded from any decisions in the area. She stated she felt it was their obligation to look 50 years into the future and give the City an opportunity to have a say in what happened with the development. She stated she felt the same way about the outline going North. She stated Echo Reservoir was a huge draw and the possibility of something

developing in that area was probable. She stated the City wasn't going to stop progress and she felt they should be involved in the possibilities around the City. Commissioner Vernon stated if the City only considered the property to the West inside the Petition then they would be excluding anyone that may want to jump on the band wagon and join the Petition. She stated she felt they should accept the red outlined boundary.

Commissioner Linda Vernon made a motion to recommend to the City Council the proposed Annexation Boundary Declaration plan as is. Commissioner Nathanael Davenport seconded the motion. The Ayes won the vote. Motion Carried.

Roll Call:

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

Item 4 – Public Hearing: Consideration And Possible Action Of The Proposed Zoning For The Wohali Partners, LLC Annexation Petition:

Derek Moss stated the City had received the Wohali Partners, LLC Annexation Petition and the Planning Commission had the responsibility of recommending Zoning for the parcels included in the Petition. He stated this wasn't about approving the Annexation Petition. It was just to proceed with a recommendation for the Zoning of the property. He stated from past discussions, it was recommended to go with the least dense Zone for the City which was Agriculture 1 unit per 20 acres. Derek stated Camperworld was part of the Petition and they had requested to continue with their current Zoning which was Highway Commercial. He stated the other two parcels, the Wilde and Sargent property, would be Zoned Agriculture 1 unit per 20 acres. Commissioner Linda Vernon questioned if the City created a Zone that was less dense than the Ag 1/20, could it be retroactive to the annexed property. Derek stated there wasn't a mechanism for that. He stated they may want to look at that in the future to be able to have a more diverse Code. Shane McFarland stated they would have to stay with what the Code had right now. He stated if the Annexation Petition was approved the Developer would be coming back to the City with a Master Planned Development and which would address the needed Zoning at that time. Derek Moss stated they were just looking at the parcels in the Annexation Petition. He stated if the Petition was accepted the Zoning would need to already be in place.

Chair Dusty France opened the Public Hearing at 7:24 P.M.

Jim Blonquist – City Resident, Business Owner

Jim Blonquist questioned what the property was currently Zoned in the County and how many acres were included in the Annexation Petition. Derek Moss stated it was Zoned Agriculture 1/40 in the County and there was approximately 1,800 acres in the Petition. Jim Blonquist stated he felt it should be left at Agriculture 1/40. Commissioner Linda Vernon stated the City Code didn't have that Zone and the least dense it could be was Agriculture 1/20.

Doug Moore – Adjacent Petition Property Owner

Doug Moore questioned if the City Code allowed for any density adjustments for Sensitive Lands and questioned which Government Body applied the Code. Derek Moss stated the Sensitive Lands Code applied to all Zones. Commissioner Linda Vernon stated the City Council had the ultimate say. Shane McFarland stated it would begin at the Staff level and follow the process of approval.

David Wilde – City Resident – Petitioner

David Wilde questioned what his property in the Annexation Petition would be Zoned. Derek Moss stated the Zone followed the property it was adjacent to. He stated they would likely recommend for his property to be Zoned Agriculture 1/20. David Wilde stated he would like to request a higher density for his property. He stated they currently used the property for agriculture, but he would like it to be Zoned with a higher density so his kids could do something with it if they wanted. He stated the reason he wanted to be part of the Annexation Petition was because he wanted his property to be part of the City where he had a say in what happened with it. He wanted to be out from under Summit County. He requested for them to consider Zoning the property up to the ledge at a higher density.

Jim Boyden – Wohali Partners LLC Representative and Property Owner

Jim Boyden stated the Wilde, Sargent, and Camperworld properties were not part of the Wohali Master Plan project. He stated Wohali Partner LLC only had approximately 1,500 acres in the Petition. Mr. Boyden stated their intent was to first be annexed into the City and then work with the City to have the property rezoned as a Master Planned Community. He stated the concept plan would target for the density of 500 units with different lot sizes. He stated at this point, they hadn't done a lot of planning as they were waiting to see what their options were. Jim Boyden stated they wanted the opportunity to work with Coalville City and would like to do something that would benefit the community. He stated his family was rooted in Coalville and they wanted to do something in cooperation with the City with a Development Agreement. He hoped they would be able to negotiate and give and take and end up with something great for everyone. Mr. Boyden stated he hoped to live in the Development and had the same concerns that had been expressed here tonight.

They had no interest in contaminating the water source or creating any other issues for the City. He stated they had every intent of following all of the rules the City asked for. He stated he hope the City would embrace the project, but if not they would look at other avenues. Vice Chair Walter Yates questioned if they any intention of building recreation structures for potential revenue. Jim Boyden stated nothing was concrete at this time. He stated they had considered a golf course and hiking and biking trails. He stated it was really a blank slate right now.

Boyce Judd – City Resident

Boyce Judd questioned who was responsible for providing the water to this area. He stated he felt that issue had been skirted around tonight. Vice Chair Walter Yates stated it would be up to the Developer to negotiate that with the City. Boyce Judd stated he felt the water issue needed to be decided before they did the development so the City was ready and it was tested and everyone knew it was good. He questioned how the City knew the development wouldn't need it and take it all. Shane McFarland stated all of the infrastructure and demands would be accounted for as the project went through the process. He stated the Developer was responsible to bring enough wet water and water shares to handle their request and that would come with the Master Planned Development agreement and plan review. Boyce Judd stated he felt the Developer had to provide that information. Shane stated it would be discussed and reviewed and they wouldn't be able to connect to the City infrastructure if the water wasn't available. He stated the Developer was very aware of that. Mayor Trevor Johnson gave the example of the other Petition the City had received and how it couldn't meet the requirements so it couldn't continue on in the process. Commissioner Jason Moore stated just because they were proposing a certain number of units didn't mean they would be able to get that. He stated the number could change based on the studies, etc. as they went through the process.

Chair Dusty France closed the public hearing at 7:43 P.M.

Commissioner Walter Yates stated he was hesitant to decide anything until the Code could be changed to allow for a lower density than Agriculture 1/20. He stated he felt the public would be more comfortable and the City would have better negotiating power if the Zone was 1/80 or 1/100. He stated he understood they couldn't do that at this time, but would like to have the Zones addressed moving forward. Chair Dusty France stated that would have to be part of another process and couldn't apply here. He stated the lower Zone didn't exist and the only option they had for the least dense Zone was Agriculture 1/20. He stated they would consider any proposal for a Zone change on a case by case basis and right now he would recommend Zoning everything with the least density.

A motion was made by Commissioner Linda Vernon to recommend the Zone for the Wohali Partners LLC Annexation Petition to be Agriculture 1/20 for the entire proposed

Petition area. Commissioner Nathanael Davenport seconded the motion. The Ayes won the vote. Motion Carried.

Roll Call:

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

Item 5 – Public Hearing: Consideration And Possible Action On The Black Willow Subdivision Preliminary Plan, 16 lots, CT-281 And CT-279, JT Adkins:

Don Sargent stated he was representing the Adkins Family for this subdivision project. He gave the history of the property stating it had been the site of the family mink ranch where they raised the famous Black Willow mink which was where the name of the subdivision came from. Don Sargent stated they had laid out the site plan (Exhibit B) for 16 lots to ensure each lot had a lake view and part of the proposal included one tree every 30 feet and they would be strategically located as not to obstruct the view. He stated they would have a sign by the entry and had designed the road with a curve to maintain the small town character. He stated they had one lot, lot 10, they could not get into the curved layout and so it would be the only lot that would be accessed from Main Street. All the other lots would be accessed inside the development.

Chair Dusty France opened the public hearing at 8:04 P.M.

Don Winters – City Resident

Don Winters stated he had developed the Lake View Subdivision that was North of this property. He stated he was not here to oppose the development. Mr. Winters stated when they did their subdivision, they were required to put in an upsized water line that ran all the way from this property to the Lake View Subdivision. He stated they were required to pay for the costs to put in the water line, but they were reimbursed for the pipe by Coalville City. He stated his concern was if this subdivision wasn't going to be required to replace any water lines, he felt he should be reimbursed for part of the cost for upsizing the line. He stated he felt it would only be fair and that all Developers should be treated the same. Chair Dusty France questioned if he had a Pioneer Agreement. Don Winters stated he didn't have one. He stated if the Black Willow Subdivision was going to be required to put in a bunch of new infrastructure then he was okay with it, but if they were going to be allowed to use the existing infrastructure then the City should reimburse him for his costs. Mayor Trever Johnson stated this was something that would have to go

before the City Council. Don Winters stated he didn't think it was fair to have to put in new infrastructure and other Developers not to have to do anything. He stated they also had to put in 3" of asphalt, 29' wide with two sidewalks. Shane McFarland stated any infrastructure needed for a development was the responsibility of the Developer. He stated without a Pioneer Agreement, he didn't see anything that could be done at this time. He stated the City currently had plans in place to put in a new 8" water line in this area. Shane stated they would take it under review and give his comments consideration.

Ella Mae Judd – City Resident

Ella Mae Judd questioned where the two proposed entrances to the subdivision were in relation to what was located on the property now. Don Sargent showed Ella Mae Judd where the current home on the property was located on the subdivision map. Ella Mae Judd questioned if the plan went all the way to the Boyden property. Don Sargent stated it went back to the irrigation ditch to the East, to the Boyden property line to the South, and to the Dawson property line to the North. Ella Mae Judd questioned if the property would be serviced from the water line that ran in front of her house. Shane McFarland stated that area would all be serviced from one water line which was going to be upgraded to an 8" line.

Teri Adkins – City Resident

Teri Adkins stated she was concerned about the drainage from this property. She stated she grew up on this property and she knew it inside and out and how it drained. She stated this area flooded in 2013 and all of the water came off the mountain overnight across this property and right down into her house. Ms. Adkins stated there was a culvert at the bottom of the hill right by the fire hydrant. She stated it had been an irrigation ditch and all of the culverts were dead when they took the irrigation water to a pipeline. She stated because it was a dead culvert she had never been flooded, but the City had been working on a project in the area and they decided to clean out the culvert. She had gone out and told them she was concerned about them cleaning out the culvert because it had always been a dead culvert. Ms. Adkins stated that allowed the water to flow through the culvert right onto her property. She stated she was very concerned about where the water was going to go from this subdivision. She stated the roadway directed the water right to her area and the asphalt would allow the water to travel faster. She wanted to know who was responsible for taking care of that so she wouldn't have any trouble with flooding. Teri Adkins stated there was a tiny berm on the East side of the road that ran along the Dawson property and the Shanna Adkins property. She said the tiny little berm was supposed to help keep the water from crossing over and flooding her property. Derek Moss stated it was the responsibility of the Developer to manage the storm water from their property. He stated the City Engineer, Shane McFarland, would review the site plan and they would be required to address that concern. He stated they would review where it would go on site and where it would go thereafter. He stated they knew there were drainage issues

there and they would be addressed. Teri Adkins questioned if they had looked at putting in a pipe that would drain to the reservoir instead of draining onto her property and the field next to her. She stated there was a ditch that ran along the property, but there was nothing to keep the water there. Derek stated the Developer's Engineer was currently developing a plan and it was the City responsibility to make sure they took care of it. Don Sargent stated they were aware of the requirement to take care of the storm water and they would take care of it. He stated a lot of the landscaping from the yards would help direct the water to a drainage box and they were proposing a detention pond area in the front of the subdivision. He stated they were still designing the area to meet the City requirements. Don Sargent stated they were proposing to take it through the culvert and direct it to the area behind her home. Teri Adkins stated she would like the water to stay on the East side of the road and not cross over to her property. She stated she would like to be kept informed on the progress of this and anything that concerned her property.

Ella Mae Judd – Second Comment

Ella Mae Judd questioned how deep the detention pond would be. She questioned if it would just be an open pond by the road. Don Sargent stated it would be a vegetation detention basin designed to hold the water and slow it down from leaving the site. He stated it would be very seldom that it would have standing water in it and they were still working on the engineering design. Shane McFarland stated they were typically 2' deep.

Trever Johnson – Mayor

Trever Johnson questioned if there was going to be an HOA. Don Sargent stated yes there was. Trever stated he was concerned about the drainage in this area too, but it sounded like they were aware and on top of it.

Chair Dusty France questioned if they had a trail easement along the back of the property. Don Sargent stated they were not considering putting a trail system there. He stated it was pretty steep and rugged there. He stated they were putting in a sidewalk on both sides of the subdivision that would connect to the existing sidewalk to the North and also to the end of the property line to the South. Commissioner Brice Lucas questioned where the sidewalk would be located in relation to the detention pond. Don Sargent stated it would be located on the outside of the pond by the street.

Chair Dusty France closed the public hearing at 8:32 P.M.

Commissioner Jason Moore stated he thought this was a nice, well thought out plan and he liked the idea of the HOA.

A motion was made by Commissioner Jason Moore to approve the Black Willow Subdivision Preliminary Plan.

Commissioner Nathanael Davenport stated he lived in a subdivision that used to have an HOA, but it was now disbanded. He questioned if the City had any avenue to help keep them in place. Shane McFarland stated there wasn't anything the City could do with that. Don Sargent stated they had gone back and forth on whether to have an HOA or not. He stated they planned to have a balanced plan that wasn't too restrictive, but would keep the quality intact. Commissioner Linda Vernon stated they had discussed the possibility of having a trail or path at the back of the property so the public would have access as the City grew. Don Sargent stated it would be a tough sale back there and would hurt the value of the back lots. He stated there was a Rail Trail in the area and the sidewalk would continue along the property. Vice Chair Walter Yates stated he liked the lot size and variety of home size. He stated he would like them to consider installing a rain barrel system to help with the drainage and to make sure the gutters didn't drain onto the hard surface. He stated it wasn't a requirement, but he felt it was better water management.

A motion was made by Commissioner Jason Moore to recommend the approval of the Black Willow Subdivision Preliminary Plan. Vice Chair Walter Yates seconded the motion. All Ayes. Motion Carried.

Item 6 – Public Hearing: Consideration And Possible Action For A Zone Amendment From R-2 To R-4 Zone, CT-330-A And CT-330-1, 349 East 100 South And 359 East 100 South, Courtney Richins:

Courtney Richins stated they were proposing a Zone change from R-2 to R-4 for higher density. He showed the map (Exhibit C) and stated the neighboring property was R-4 even though it had the density of a R-8 and they felt the re-Zone would step right in place as R-4. He stated they were proposing the offer of establishing another access by putting in a bridge to connect to the subdivision on the other side. He stated the County had purchased the property for the rodeo arena and the connection from Chalk Creek to Border Station road would be a good improvement for everyone. Courtney Richins stated he had received approval from Chris Boyer to allow the bridge to connect to his property. He stated if the property stayed as R-2, they wouldn't have to put in the bridge for a second access. He stated they were already Zoned for 24 lots and they would just put them in with a cul-de-sac on their property. He stated to make it worth putting in the bridge they would have to have the higher density. Courtney stated if they put the bridge in, it would connect to the Chalk Creek Subdivision and the County Property so there would be three ways to access the property on the North side. He stated right now all of the traffic would hit 50 North. Commissioner Jason Moore stated it would make more sense to have the access. Courtney Richins stated it devalues the lots, but they wanted the density so they were willing to do it. Commissioner Linda Vernon questioned if he would be putting in the bridge and the road to connect everything. Courtney Richins stated yes they would connect up to the other subdivision. Chair Dusty France stated he was concerned they would agree to the Zone change and then not get the bridge. Courtney Richins stated

they were approved for 24 units now and he would agree to put the bridge in at 25 units instead of 30 units which was allowed on one egress.

Chair Dusty France opened the public hearing at 8:50 P.M.

Mike Robinson – City Property Owner

Mike Robinson stated he owned the property up the road on the corner and if the bridge was put in, all of the traffic would be coming across to get to the School and he didn't feel the road was big enough for that. He stated you couldn't get up and down the road now when it was Fair time. He stated he didn't think the increase in density was worth it and couldn't see how it would help at all.

Boyce Judd – City Resident

Boyce Judd stated there had been a lot numbers mentioned and questioned what type of units they were. He questioned if they apartments or homes. Courtney Richins stated they hadn't drawn anything specific, but were considering town homes and single family homes.

Chair Dusty France closed the public hearing at 8:54 P.M.

Chair Dusty France stated he could only see how they could get 20 lots. Derek Moss stated they could apply for additional density by planning for open space. Commissioner Linda Vernon questioned if they would be required to put in a trail. Derek stated that would be part of the open space. The Commissioners debated whether the bridge was worth the additional density including considering a requirement to put in the bridge at 25 units, having a time limit on when the bridge would have to go in, and requiring the bridge to go in before they could build any units. Chair Dusty France stated he just didn't see it happening and was concerned they could build out the 24 units and the City still wouldn't get the bridge. He stated he could see the benefit of the bridge and road, but was concerned it would never happen. Derek stated it was a two way compromise. The density would be tied to the bridge by recommending they could only build 24 units and then the bridge would have to be put in to build any additional units. Courtney Richins stated if they weren't willing to give the additional density to get to 40 lots then they would just go ahead and build the 24 units that were allowed which would take away the possibility of a bridge connecting to his property in the future. He stated the City hadn't purchased a right-of-way through the property to preserve the corridor. Mayor Trever Johnson stated the City had received a grant to purchase the right-of-way there, but they had diverted the funds and purchased the access from Main Street to the NS School District property and the ledges. Commissioner Linda Vernon stated the City wouldn't be hurt in any way. She stated they could build the 24 units either way. She stated this was an opportunity to preserve the corridor for the City to connect to the other side.

A motion was made by Commissioner Linda Vernon to recommend approval of the Zone Change to increase the density from R-2 to R-4 for CT-330-1 and CT-330-1 with the stipulation to be included in a development agreement of only being able to build 24 units until the bridge had to be build built for any additional units. The Ayes won the vote. Motion Carried.

Roll Call:

Commissioner Davenport – Aye
Commissioner Moore – Aye
Commissioner Lucas – Nay
Commissioner Yates – Nay
Commissioner Vernon – Aye
Commissioner France – Aye

Item 7 – Discussion Concerning The Code Revision Plan:

Derek Moss suggested discussing the commercial uses and a single table showing what was allowed in all Zones. He stated they also needed to discuss the Sensitive Lands Code and the possibility of adding other Agriculture Zones. The Commissioners decided to hold a Work Session on March 5, 2018 at 6:00 P.M. Derek stated he would like to keep the meeting to two hours maximum.

Item 8 – Community Development Updates:

Derek Moss stated there would be a City Council Open House and Public Hearing for the Annexation Petition, the Boundary Declaration Map, and the proposed Zoning for the Annexation Petition on March 12th at 6:00 P.M.

Derek Moss stated they had received a lot of calls with interest about the Geary Building at 340 South Main, but nothing concrete yet.

Item 9 – Review And Possible Approval Of Minutes:

The Commissioners reviewed the minutes of the January 16, 2018 and February 5, 2018 meetings.

A motion was made by Vice Chair Walter Yates to approve the minutes of January 16, 2018 as amended and February 5, 2018 as written. Commissioner Jason Moore seconded the motion. All Ayes. Motion Carried.

Item 10 – Adjournment:

A motion was made by Commissioner Walter Yates to adjourn the meeting. Commissioner Jason Moore seconded the motion. All ayes. Motion Carried.

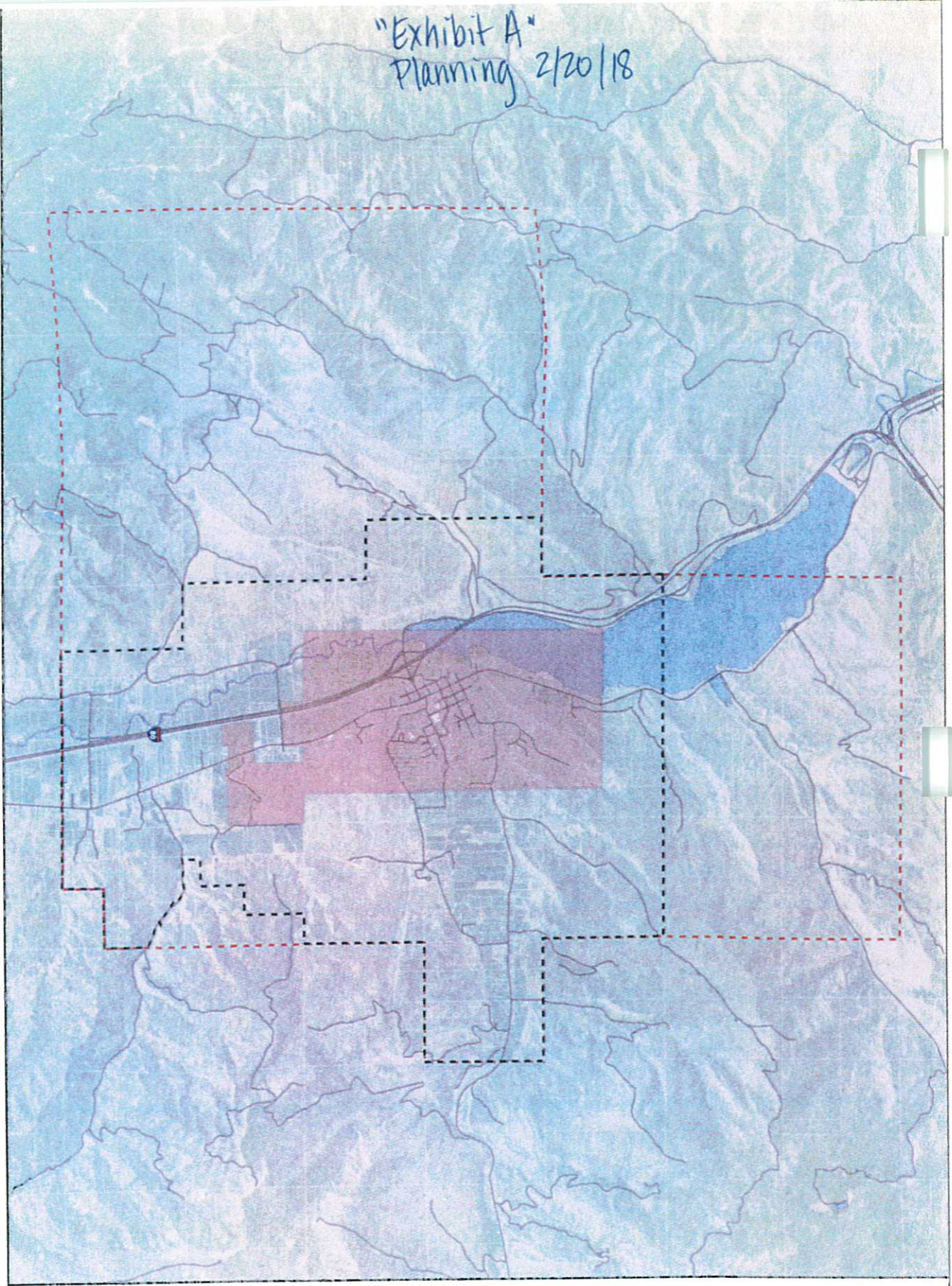
The meeting adjourned at 9:33 P.M.

Chair Dusty France

Attest:

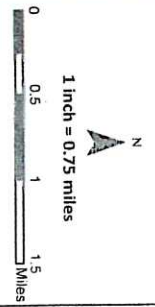
Nachele D. Sargent, City Recorder

"Exhibit A"
Planning 2/20/18



Coalville Annexation Declaration Boundary Potential Changes

February 2018



- Current Annexation Declaration Boundary
- Proposed Annexation Declaration Boundary
- Coalville City

This document and the ideas and designs incorporated herein are the property of JUB Engineers, Inc. and are not to be used in connection with any other project without the written consent of JUB Engineers, Inc.

JUB ENGINEERS, INC.
4051 THUNDERBOLT, DALLAS, TEXAS 75244
972.412.1234



J-U-B ENGINEERS, INC.

"Exhibit B"
Planning 2/20/18

J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

DATE: February 20, 2018
TO: Coalville Planning Commission
CC: Mayor Trever Johnson; Zane DeWeese, Public Works Director;
Sheldon Smith, City Attorney;
FROM: Derek Moss, AICP, City Planner
SUBJECT: Black Willow Subdivision (Preliminary Review - Revised)

Application Information:

Applicant: Don Sargent on behalf of John Adkins **Applicant Parcel Number:** CT-281 & CT-279

Applicable Ordinances: Title 10 Chapter 12 "R-2 Medium Density Residential"; Title 8 "Subdivision Ordinance"

Decision to be Made: The City Council is the Land Use Authority and is to make the final approval. Planning Commission responsibility is to **recommend approval, recommend approval with conditions, or recommend to deny the preliminary plan** for the Black Willow Subdivision.

Background: The applicant has submitted an application to subdivide Parcels CT-281 & CT-279, located at approximately 304 N Main Street, Coalville, UT. The parcels are **8.95 acres**. The purpose of the application is to propose subdividing the existing parcels into 16 residential lots. The proposed residential lots would range in size from 0.34 acres to 0.76 acres. **Average Lot Size is 0.45 acres**. The property was previously used as a single family residence and a mink farm. Access to the proposed subdivision would be via a road that would connect to Main Street in two places.

Staff Comments: The subdivision is located in an R-2 zone and meets the purpose, density, lot size, and frontage requirements of this zone, which are:

- to provide areas of the community characterized by medium-density, single-family developments;
- density of two (2) lots per acre;
- minimum lot size of 1/3 acre (14,520 sq. ft.); and,
- lot frontage minimum distance for each residential lot of one hundred (100) feet.

A sensitive lands analysis will need to be completed for the final plan submittal.

The Planning Commission has also discussed requesting that a sidewalk be included on the east side of Main Street, expanding the existing sidewalk to the furthest south point of the proposed subdivision. This is consistent with improving connectivity via trails and sidewalks on Main Street as outlined in the General Plan. There are no plans to include curb and gutter for Main Street improvements, however a sidewalk would ensure pedestrian connectivity for this portion of Main Street.

If you have any questions feel free to contact us.

BLACK WILLOW SUBDIVISION

340 N MAIN STREET, COALVILLE, UT 84017
PARCELS CT-281 and CT-279

PRELIMINARY PLAN SUBMITTAL



PREPARED FOR:
BLACK WILLOW CAPITAL GROUP, LLC
C/O JOHN ADKINS III
PO BOX 145
COALVILLE, UT 84017
(435) 640-5881

PROJECT TEAM:
LAND PLANNER/PROJECT COORDINATOR
DBS + ASSOCIATES, LLC
DON SARGENT, LANDSCAPE ARCHITECT
PO BOX 246
COALVILLE, UT 84017
435.5010201

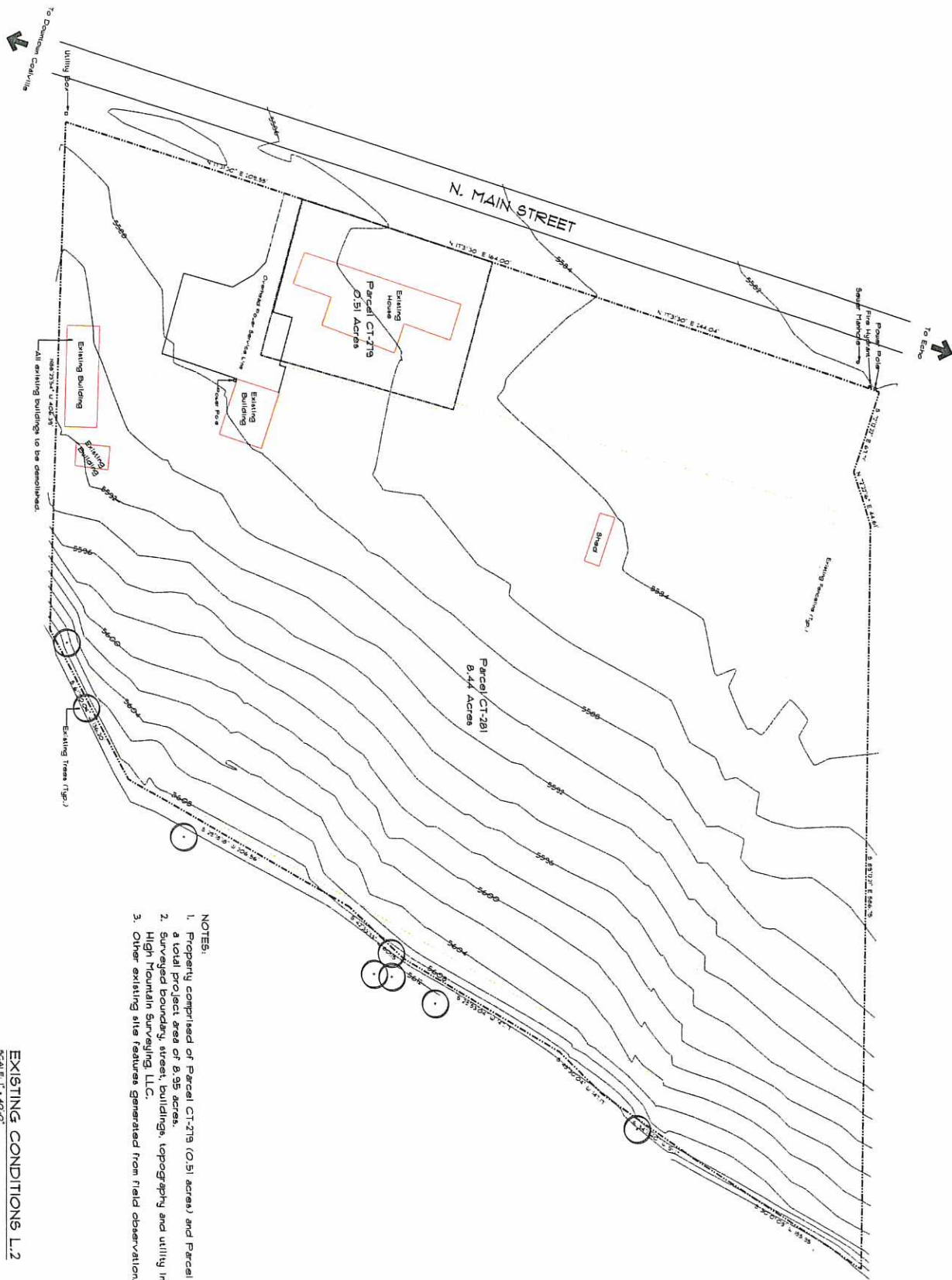
CIVIL ENGINEER
MULHOLLAND DEVELOPMENT SOLUTIONS
KRISTIAN MULHOLLAND, CIVIL ENGINEER
PO BOX 680935
PARK CITY, UT 84068
435.5012940

SURVEYOR
HIGH MOUNTAIN SURVEYING, LLC
PAUL FERRY, SURVEYOR
PO BOX 445
COALVILLE, UT 84017
435.336.4210

SOILS AND GEOTECHNICAL ENGINEER
APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.
SCOTT ANDERSON, ENGINEER
600 W SANDY PARKWAY
SANDY, UT 84070
801.566.6399

SHEET INDEX:
L1 COVER SHEET
L2 EXISTING CONDITIONS
L3 SITE ANALYSIS
L4 SUBDIVISION PLAN
L5 LANDSCAPE PLAN
L6 ENTRY SIGN PLAN
L7 LIGHTING PLAN
C1 UTILITY PLAN
C2 GRADING PLAN

COVER SHEET L.1



- NOTES:
1. Property comprised of Parcel CT-279 (0.51 acres) and Parcel CT-281 (8.44 acres) for a total project area of 8.95 acres.
 2. Surveyed boundary, street, buildings, topography and utility information provided by High Mountain Surveying, LLC.
 3. Other existing site features generated from field observation.

EXISTING CONDITIONS L.2

SCALE 1" = 40'-0"

30 feet



Black Willow Subdivision
340 N Main Street
Coeur d'Alene, Idaho 83817

DBS ASSOCIATES LLC

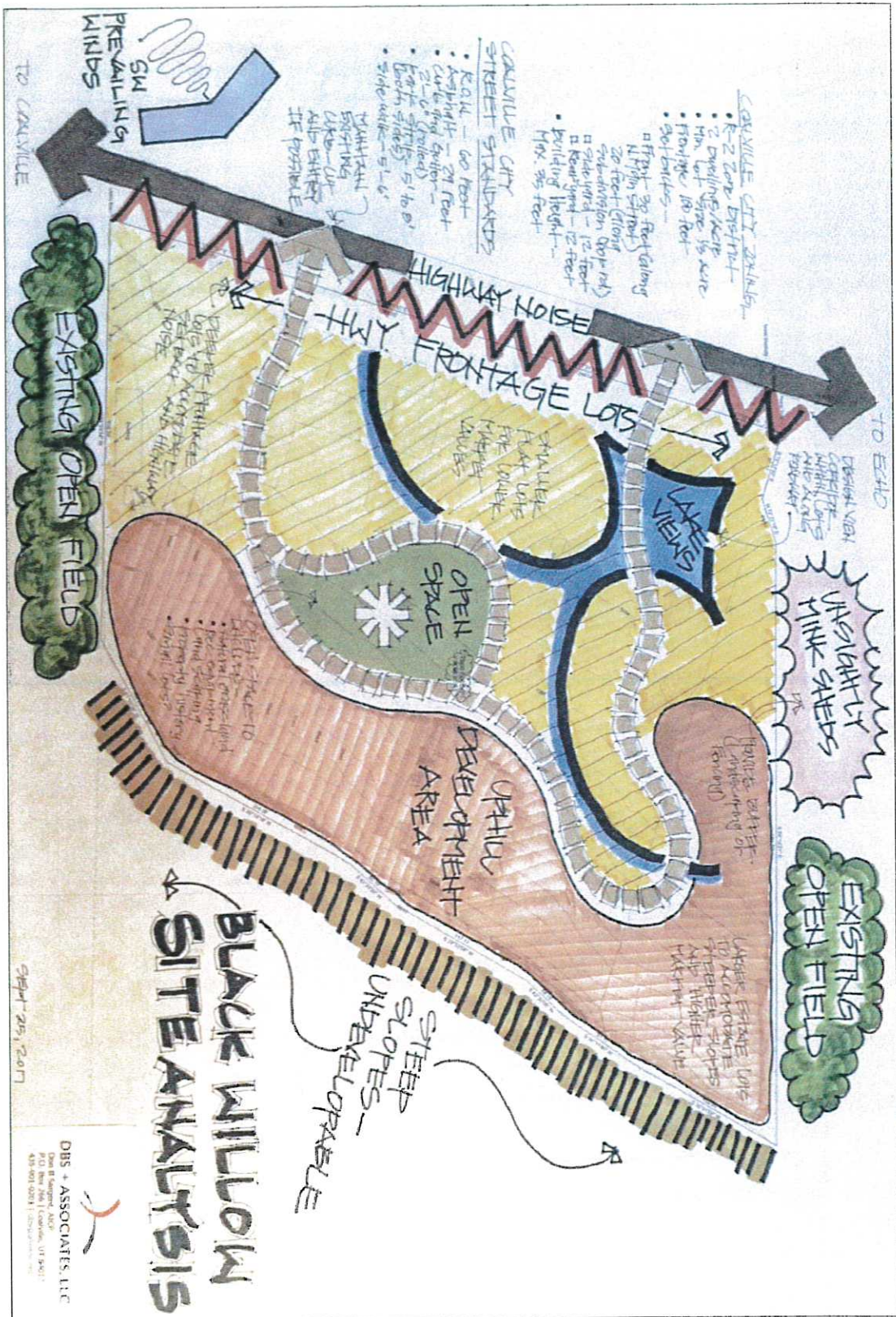
PO BOX 266
Coeur d'Alene, UT 84017
PHONE (435) 901-0201
EMAIL dba@westnet.net

SCALE: 1" = 40'-0"
DRAWN BY: Don Sargent
DATE: Wednesday, February 7, 2018



APPROVED
CHECKED BY

PAGE
2 / 7
Existing Conditions



Black Willow Subdivision
340 N Main Street
Coeur d'Alene, ID 83814

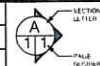
DBS + ASSOCIATES, LLC

PO BOX 266
Coeur d'Alene, ID 83814
PHONE: (801) 551-1234
EMAIL: don.sargent@dbsonline.com

SCALE: 1" = 50'-0"

DRAWN BY: Don Sargent

DATE: Wednesday, February 7, 2018



APPROVED:

CHECKED BY:

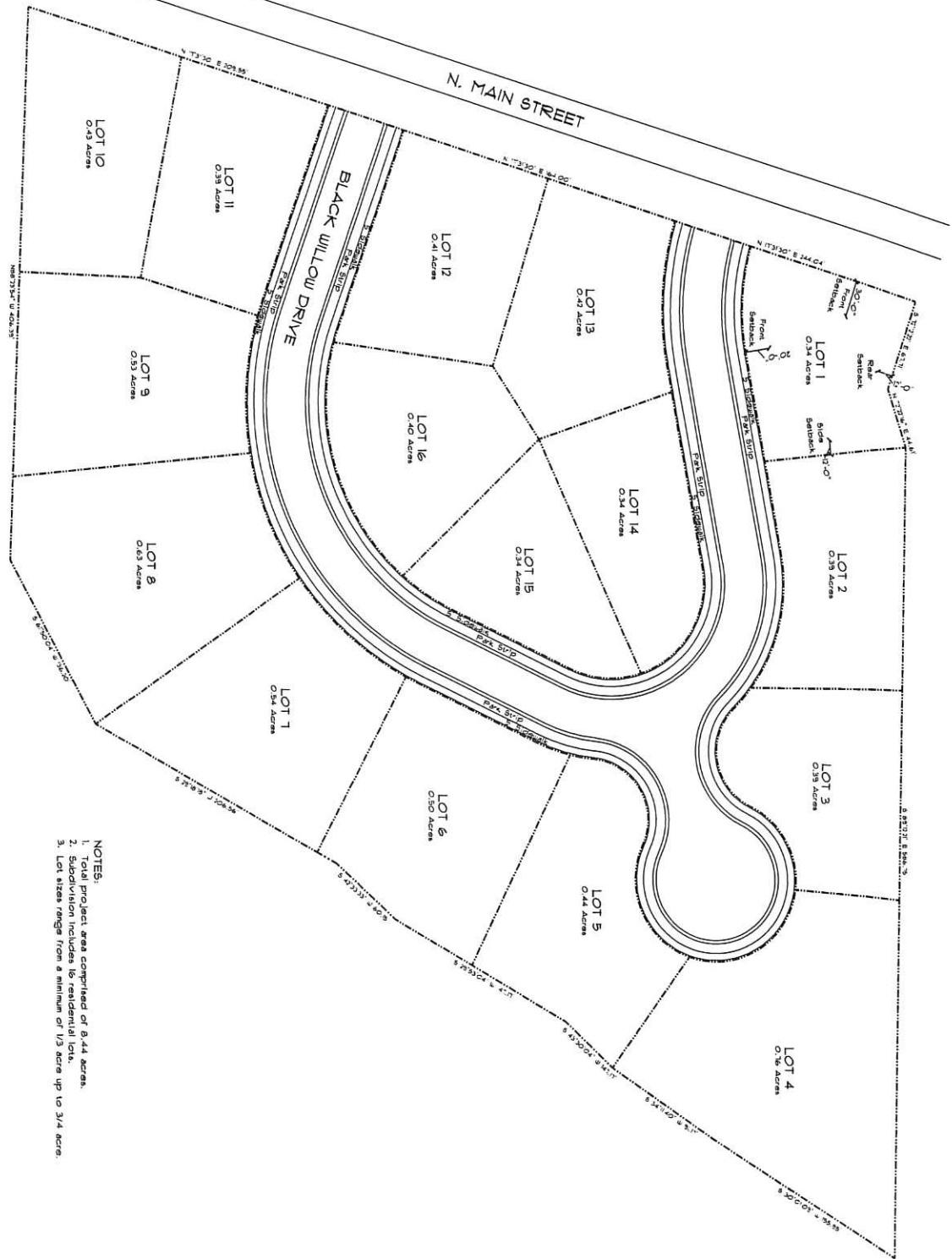
PAGE:

3 / 7

Site Analysis

To Downtown
Columbia

To Echo



- NOTES:
1. Total project area comprised of 8.44 acres.
 2. Subdivision includes 16 residential lots.
 3. Lot sizes range from a minimum of 1/3 acre up to 3/4 acre.

SUBDIVISION PLAN L-4

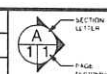


Black Willow Subdivision
341 N Main Street
Columbia, Utah 84202

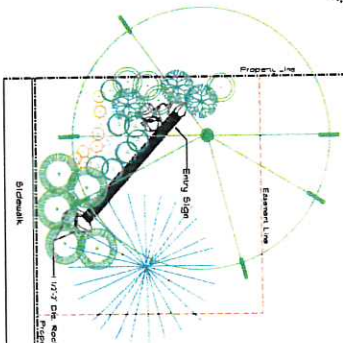
DBS ASSOCIATES LLC

PO BOX 266
Columbia, UT 84202
PHONE (435) 961-0361
EMAIL: dba@dbasent.net

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DRAWN BY: Don Sargent
DATE: Wednesday, February 7, 2018

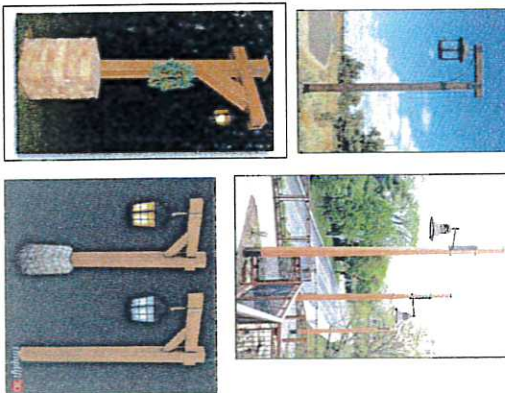
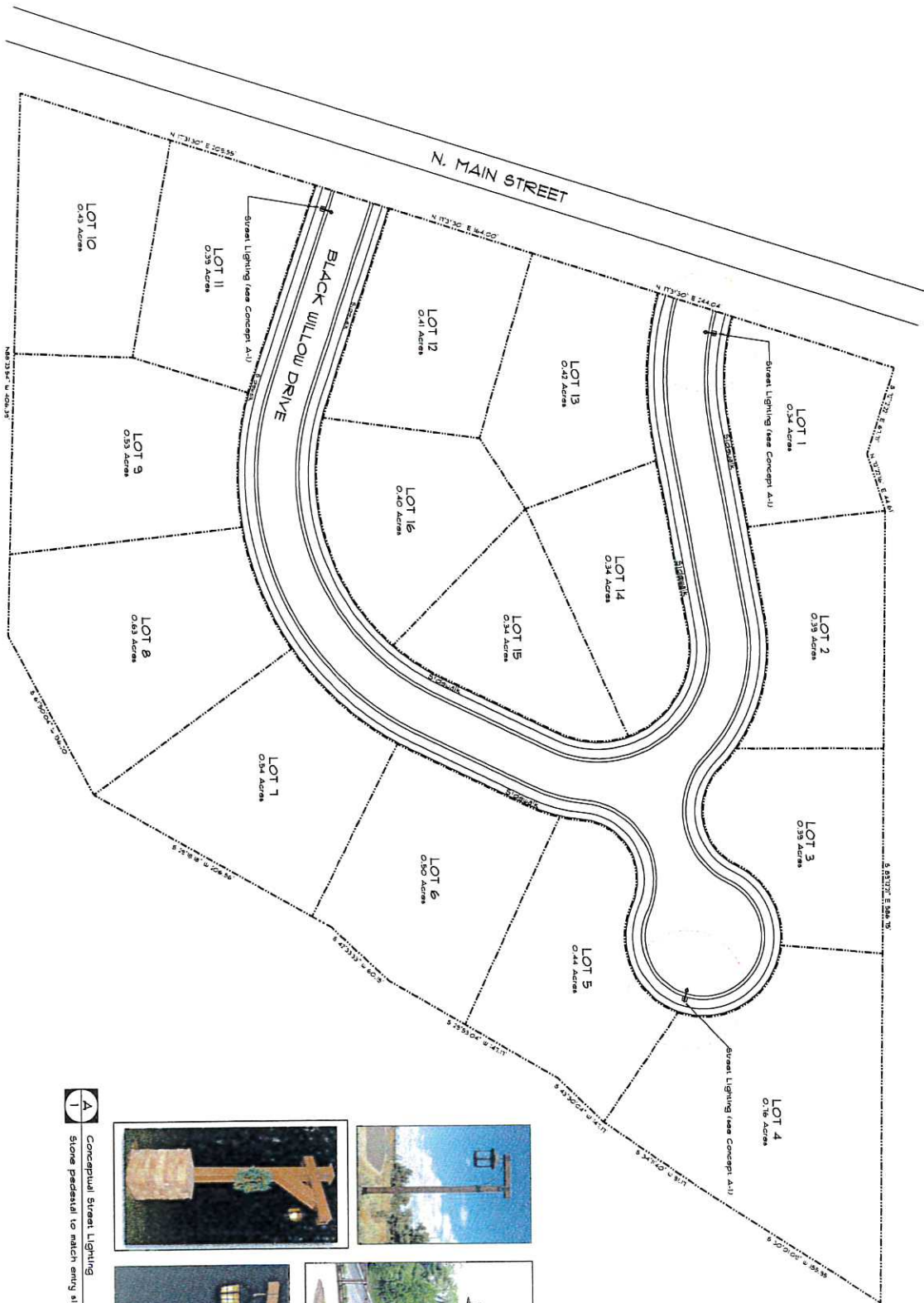


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	Subdivision Plan



LANDSCAPE PLAN L.5

PAGE
6 / 7
Entry Sign Plan



Conceptual Street Lighting
Stone pedestal to match entry sign/wind-directed fixtures

LIGHTING PLAN L.1
SCALE: 1" = 40'-0"



Black Willow Subdivision
340 N Main Street
Coeville Utah 84217

DBS ASSOCIATES LLC

PO BOX 295
Coeville UT 84217
PHONE (435) 561-0291
EMAIL: ddb@dbassociates.net

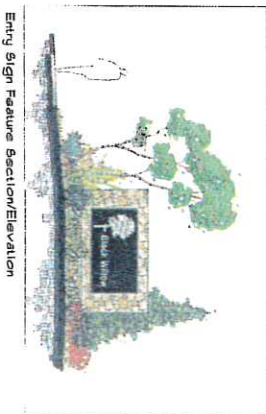
SCALE: 1" = 40'-0"
DRAWN BY: Don Sargent
DATE: Wednesday, February 7 2018



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7 / 7
Lighting Plan

DISCLAIMER:
This Illustrative Plan has been prepared for general orientation and informational purposes only from sources deemed reliable, but is not guaranteed. Property information shown is subject to change and does not represent a survey, legal description or construction drawings.



Entry Sign Feature Section/Elevation

PROJECT FEATURES:

1. Black Willow comprises 16 residential lots ranging from 1/3 acre up to 3/4 acres in size.
 2. All lots are served with public utilities and municipal services including natural gas, underground power, water, sewer, internet, and private secondary water.
 3. Views of Echo Lake Reservoir from every lot.
 4. Property backs up to undevelopable hillside open space to the East.
- b. Entry and quick access to downtown Corvallis and Interstate 50.

THE BLACK WILLOW STORY:

The Black Willow property was formerly a famous milk ranch named by its founder John Adkins, Sr. in 1937 for the many Black Willow trees on the Adkins property in Corvallis, Utah.

A unique breed of milk, named "Black Willow" were developed and raised on the ranch. The milk had exceptional blackberry points with a natural quality and lightness. The milk was sold for a higher price than any other milk. In the world during the era when warm, soft, attractive and prestigious clothing made of animal fur was popular.

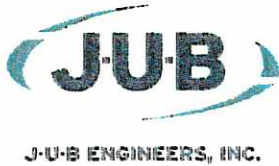
Today, milk is no longer raised on the ranch property, but the heritage of Black Willow lives on.

BLACK WILLOW

Illustrative Plan

SCALE: 1" = 40'-0"

0 20 40 60 Feet



"Exhibit C"
Planning 2/20/18



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

DATE: February 20, 2018
TO: Coalville Planning Commission
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: Application for Zoning Amendment

Application Information: Courtney Richins (applicant) has submitted an application to change CT-330-A and CT330-1, located at 349 and 359 East 100 South (Border Station Road), from R-2 zoning to R-4.

Applicant Parcel Number: CT-330-A & CT-330-1

Applicable Ordinances: 10-3-080 Administrative Procedures, Zoning Map and Text Amendments

Decision to be Made: The City Council is the Land Use Authority and is to make the final approval. Planning Commission responsibility is to **recommend approval, recommend approval with conditions, or recommend to deny the zone amendment.**

Staff Comments: Staff have reviewed the proposed zone amendment and applied the standards for decision, including reviewed for consistency with the goals, objectives, and policies of the General Plan.

- **Transportation** – the applicant has expressed interest in preserving transportation corridors that would connect 50 North to 100 South with a bridge across Chalk Creek. In exchange for constructing a bridge that meets design and engineering standards and is consistent with area transportation plans, the applicant is requesting the increased density. [Of note, if the Planning Commission makes the recommendation with this exchange, any such agreement may have implications for development on other properties and therefore may not be feasible if adjacent property owners are not in agreement with the exchange between the applicant and the City. These agreements would need to be in place before any action of subdividing¹.]
- **Density** – the applicant has expressed interest in subdividing the properties for both single-family and multi-family (townhomes) consistent with the intent of medium residential per the General Plan.
- The proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property such that it borders a high density residential use and would provide a buffer between high and low density residential.
- There are adequate services in this area intended to serve the subject properties, including police and fire, water and waste water supply.

If you have any questions feel free to contact us.

¹ The Planning Commission could still make a recommendation contingent on such an agreement.

Figure 2b. Concept plan for preservation of a north-south connector and recent subdivision approvals.

