



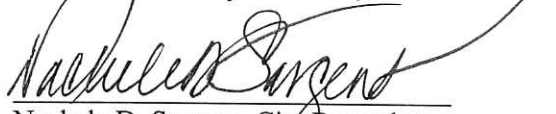
COALVILLE CITY PLANNING COMMISSION MEETING NOTICE AND AGENDA

Notice is hereby given that the Coalville City Planning Commission will hold its regular meeting on **Monday, March 19, 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. Election of Chair and Vice Chair
4. **Public Hearing:** Consideration And Possible Action On The Black Willow Subdivision Final Plan, 16 Lots, CT-281 And CT-279, JT Adkins
5. **Public Hearing:** Consideration And Possible Action On The Fair Ground View Subdivision Preliminary Plan, 46 Lots, CT-330-A And CT-330-1
6. **Public Hearing:** Consideration And Possible Action On The Proposed Zipholdings LLC Conditional Use Permit Application, CT-362-1
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 March, 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: March 16, 2018 City Hall, Coalville City Website, Utah State Public Notice Website

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Coalville City Planning Commission
Regular Meeting
HELD ON
March 19, 2018
IN THE
CITY HALL

Planning Member Brice Lucas called the meeting to order at 6:04 P.M.

PLANNING COMMISSION MEMBERS PRESENT:

Chair: Brice Lucas
Vice Chair: Isaac Rackliffe
Commissioners: Linda Vernon,
Nathanael Davenport, Dusty France
Jason Moore (excused)

CITY STAFF PRESENT:

Derek Moss, Planner
Nachele Sargent, City Recorder

PUBLIC IN ATTENDANCE:

Shawnee Cooper, John Adkins, Don
Sargent, Kristian Mullholland, Eric Cylvek,
Greg Croffer, Courtney Richins, Daniel
Richins, Jim Robinson, Debbie Robinson,
Celeste Gates, John Gates

Item 1 – Roll Call:

A quorum was present.

Item 2 – Pledge of Allegiance:

Commissioner Brice Lucas led the Commissioners, Staff, and Public in the Pledge of Allegiance.

**Item 4 – Public Hearing: Consideration And Possible Action On The Black Willow
Subdivision Final Plan, 16 Lots, CT-281 And CT-279, JT Adkins:**

Derek Moss referred to the Staff report (Exhibit A) and stated this was the Final plan review for the Black Willow Subdivision. Don Sargent stated he was representing the Adkins Family for this subdivision. He stated they had addressed three items from comments from the public hearings and had coordinated with staff to achieve them and wanted to briefly discuss them. One was about the sidewalk extension. The existing sidewalk was located at the Northern side of the property line and they were proposing to extend it all the way along the property to the Southern property line. The second was the access for lot #10. The access for this lot would be from Main Street and the rest of the lots would be

accessed from inside the subdivision. He stated they would add note #3 on the plat to state all lots shall be accessed from Black Willow Drive except for lot #10 which would be accessed from Main Street. The third item was the storm drainage system. The project engineer had researched and came up with a solution for this issue. Don Sargent stated they had designed into the project a detention pond which would collect the drainage from the hillside and lots. The water would drop into the pond which wouldn't be a full time pond, but just a detention area for the water to slow down and percolate into the ground with the rest of the water moving on from the property. It was designed as two terraced ponds with a rock dam in between. It would leave the site to a drain inlet and then be piped across the street to the Rail Trail. The piped drainage would follow the City sewer right-of-way and be piped the entire way to avoid any issues of flooding. Commissioner Brice Lucas questioned why they had two ponds. Kristian Mulholland stated it was just to give it character and they would be about two feet deep. Commissioner Linda Vernon questioned if it was behind the sidewalk and if it could be fenced. Don Sargent stated it was behind the sidewalk and was part of lot #12 and #13. He stated the ponds were not classified as a hazard and would not need to be fenced off. He stated they would be dry most of the time and they would be within a dedicated easement that would have certain restrictions. Kristian Mullholland stated half of the water would go to the northern pond and half to the southern. He stated the southern pond would overflow into the northern pond. Chair Dusty France questioned if the lighting would be amber. Don Sargent stated it was a white LED light. Commissioner Nathanael Davenport stated it was recommended by the American Medical Association for the color temperatures to be no more than 3,000 Kelvin to minimize the blue spectral content which was more disruptive to circadian rhythms. Don Sargent stated they would be fine with that as these lights were not intended to be a stark, glaring light. He described the proposed height and style of the light pole. Chair Dusty France stated he thought they should be amber colored instead of white.

Chair Dusty France opened the public hearing at 7:24 P.M.

Teri Adkins – City Resident

Teri Adkins stated she was concerned about the drainage from this property. She asked for clarification on where the water drainage from the project would go when it left the North end of the property.

Boyce Judd – City Resident

Boyce Judd stated he understood there would only be one fire hydrant in the subdivision. He stated one probably met the City Code, but requested for the Developer to consider putting in one or maybe two more for the safety of the homes in the subdivision and the surrounding area.

Chair Dusty France stated he would leave the public hearing open and requested for Kristian Mullholland to reply to the question about the storm water drainage.

Kristian Mullholland stated currently there was a sewer line that was in Main Street and headed West to the Rail Trail. He stated the pipe would run parallel to the sewer line in the City easement and would daylight at the Rail Trail. Teri Adkins questioned if it was piped to the North on the Rail Trail. Kristian Mullholland stated there was an existing open ditch and the water would flow with any existing water. Teri Adkins stated that wasn't fair for her because that was her property. She stated she thought it should be totally piped underground. She didn't understand why it had to cross the road when they could stay on the East side of the road and run to the Government property that had the culvert that was originally made to drain all the water. She stated the culvert was almost big enough to stand in. Kristian Mullholland stated the reason it was designed to cross and go where it was proposed was because there was an existing utility easement there that they would utilize. He stated they would be routing another utility in the existing easement. Derek Moss stated they were proposing to pipe the water all the way past Ms. Adkin's property all the way to the Rail Trail so there would be no risk of it flowing to the properties on the West side. Teri Adkins questioned where they were proposing to pipe it to. Derek Moss stated it would be piped to the existing storm water location. The purpose for that was they knew already there were flows and systems that existed already. Teri Adkins questioned if they could show her the systems. Derek Moss stated for this purpose, they would be utilizing the existing open ditch that was used for drainage. Kristian Mullholland questioned if the Rail Trail was located on Teri Adkins' property. She stated it was right behind her property. Kristian Mullholland stated the intent was to keep it in an existing utility easement, in a pipe, until it was past her property to the Rail Trail property. Teri Adkins questioned if there was a pipe in the Rail Trail. Kristian Mullholland stated no, it was an open ditch. Derek Moss stated they were looking at an alternative that maximized an existing system that was beyond the boundaries of Ms. Adkins' property. He stated the City Engineer had reviewed and approved this proposal. He stated he didn't know what Ms. Adkins' proposal of staying on the East side would be like. This was the most practical proposal. Don Sargent stated they had worked with the City Engineer and this was a better design than what was already there. They had put a lot of time in researching this to get this solution. The Planning Commission reviewed the maps to try and get a better understanding of Ms. Adkins' concerns and the proposed solution. Teri Adkins stated it would run into her field. She stated when she was flooded in 2013, her son-in-law made a ditch with the City down the road way and it flooded her field and made a lake in the field. She questioned if she ever wanted to develop her property and put homes in, what would happen to them. She stated she didn't understand why they thought this was the best solution when they had another culvert they could pipe to and then it would drain to the big culvert on the Government property that ran under the Rail Trail. Teri Adkins stated Ken Dawson would be the next one to develop and there was another culvert that had been opened and all of the water would go there and even this Winter there was water in the field all the time. Kristian Mullholland stated he could understand if the culvert was

running full it could have the ability to impact the homes, but the design they would be providing was piped all the way past the property to the Rail Trail. He stated they could review piping the water to the West side of the Rail Trail. Don Sargent stated there was an existing drainage ditch that ran along the East side of the Rail Trail all the way to the culvert that went under the Rail Trail. He stated the City Engineer had requested for them to design it by getting the water in the pipe which was better than it was currently and get the water to the existing drainage ditch. Derek Moss stated the main requirement for the development was to detain their drainage on site which they were doing. He stated the detention made it easier to manage. Chair Dusty France stated there had been problems in the past and he was concerned that even though the detention pond was in place the same amount of water would be exiting the property. Derek Moss stated it hadn't been determined if the flows would be the same. He stated they could be reducing the flows. Chair Dusty France stated the open culvert created the problem and it would still get the same amount of water. Derek Moss stated except now it was being detained and controlled. The Planning Commission continued to debate the water flow and options available. Chair Dusty France stated he thought it was great they had addressed the concerns from before by piping the water past Teri Adkins' property. He stated he would like a review done to see if the open ditch on the Rail Trail could be culverted or if it was big enough to handle the water. Don Sargent stated he understood the concerns, but that would be a City issue and they had met the requirements for their development. Derek Moss agreed and stated that had been developed with the City Engineer and that was what the Planning Commission should consider. Teri Adkins questioned again why they wouldn't keep it on the East side of the street and why she had to be involved with their problem. Derek Moss stated he understood her concerns and appreciated her comments, but they had reviewed the proposal and made this determination for review by the Planning Commission. Teri Adkins stated if they kept it on the East side of the street and piped it to the drainage that was already there, it was a lot shorter than just dropping it into her field and piping along her piece of property. It needed to be piped all the way to the dam. Commissioner Linda Vernon questioned if Ms. Adkins was concerned the ditch along the Rail Trail wouldn't be able to handle and carry the water fast enough past her property. Teri Adkins stated she hadn't seen any water back in that part. When she was flooded, her field was flooded and she didn't think that ditch was even working. She stated they needed to pipe that ditch to make sure it went into the dam instead of into the field. Derek Moss stated they could look at the flows that went into that ditch along the Rail Trail. Teri Adkins stated she had pictures if they wanted to see how the field was flooded. Don Sargent stated this route was recommended from the City Engineer. He stated on the fire hydrant question, they had proposed one fire hydrant in the development which met the standard requirement of being within 500 feet of another hydrant. He stated there were two other hydrants located out on Main Street and they felt this was adequate access as they were above and beyond the requirement.

Chair Dusty France closed the public hearing at 7:00 P.M.

Chair Dusty France stated he thought this was a very well thought out subdivision. He stated he agreed the one hydrant in the subdivision would be sufficient for this project. He stated he would like the storm drainage to be looked at by the City Engineer again. He stated he would like the street lighting to be the amber color. Brice Lucas verified the water line was going to be updated by the City. Derek Moss stated yes it was part of the Water Master Plan projects.

A motion was made by Nathanael Davenport to recommend approval of the Black Willow Subdivision as constituted with a request for the City to make a study on the storm drainage exits and with the condition the Developer use low color temperature lighting. Commissioner Brice Lucas seconded the motion. All Ayes. Motion Carried.

Roll Call:

**Commissioner Davenport – Aye
Commissioner Lucas – Aye
Commissioner Rackliffe– Aye
Commissioner Vernon – Aye
Commissioner France – Aye**

Item 5 – Public Hearing: Consideration And Possible Action On The Fair Ground View Subdivision Preliminary Plan, 46 Lots, CT-330-A And CT-330-1:

Derek Moss referred to the Staff report (Exhibit B) and stated this was the preliminary review for the Fair Ground View Subdivision. Courtney Richins stated he was proposing 44 units total which included 5 density bonus units. He stated it shouldn't be listed as 46 units. He stated one unit was an existing home so it would be 43 new lots. He proposed putting in 24 units which would be Town Homes on one egress as Phase I and would then put in the bridge to complete Phase II. He stated 3 units would be accessed off of 100 South/Border Station Road. Courtney Richins stated he would put in a sidewalk on the City easement to connect this project to the Fairgrounds. He stated there would be a sidewalk on both sides of the road in the subdivision. He stated they would put in two playground areas with a trail that would come all the way around the West side of the property. Courtney Richins stated they were proposing a sidewalk on one side of the bridge access with a crosswalk. Derek Moss referred to the Staff Report (Exhibit C) and stated the lots now met the frontage and lot size requirements. He stated they needed to address lot #1 with the existing house as it had double frontage which was not allowed. He stated there couldn't be a fence at the back of one lot that would be the front of the other lot. Courtney Richins stated the Town Homes would have a garage and parking stall for each unit and would be one building with four units. He stated the rest of the units would be single family lots. Derek stated this property qualified for the density bonus with the variety of lot sizes, additional open space in excess of what would be required, and provisions for maintenance of open space with a HOA. He stated the property qualified for

39 units and this would be a Master Planned Development with the density bonus bringing the total to 44 units including one existing house. Chair Dusty France stated in the R-4 Zone they were only allowed single family and double family homes. Derek Moss stated when they came back for Final approval; they would also submit a Conditional Use application to allow for multi-family dwellings. He stated the Commissioners could apply certain conditions like covered parking or lights, etc. He stated the Conditional Use application didn't mean they couldn't do it; it just meant it was a permitted use with conditions. They wouldn't be changing lots sizes or numbers at that time. They would just be setting any conditions they felt were necessary for the multi-family units. Derek Moss stated they owned property along the river and could count the 100 feet water line as open space. Chair Dusty France clarified if lot #14 and #15 could be counted as open. He questioned if the lot owner could fence it off. Derek Moss stated lot #14 and #15 was not counted in the open space as they would own the property. He stated the open space was on the other side by the Town Homes which would be public space. Chair France stated the open space was supposed to be in excess of the development. Derek Moss stated they had provided an excess of open space over what was required. He referred to the map and stated they had provided a variety of lot sizes and the maintenance of the open space and trail by a HOA. He stated this was based on the criteria from the Code. Commissioner Linda Vernon questioned if there would be a trail behind lot #15. She stated she would like an easement allowed so a trail could be put in if the City wanted to at a later date. She stated she felt the path along the river or one of the parks should be finished with Phase I. She stated she would like to have both of them finished if possible. Courtney Richins stated they would finish the park next to the Town Homes. Derek Moss stated they would have to put in the trail with Phase II with the bridge. Commissioner Linda Vernon stated she liked the design with the trail. Chair Dusty France questioned if the road would be wide enough for street parking. Derek Moss stated there was plenty of off-street parking provided, but agreed it needed to be managed. He stated they may need to post no parking on one side of the street, but the road standard was adequate. Derek stated they would be required to meet the Fire District standard for the cul-de-sac turn around. Commissioner Isaac Rackliffe questioned what kind of barrier would be put in place for the bridge area. He stated he felt they needed to have a detailed plan of the options for the bridge crossing. Courtney Richins stated it would be dictated by what the City required for the bridge. Derek Moss stated the Staff would review that and determine the best option.

Chair Dusty France opened the public hearing at 8:02 P.M.

Jim Robinson – City Resident

Jim Robinson stated he had lived in the area for quite some time. He stated he thought this project would be adding a lot of traffic to a very narrow road. Border Station Road was very narrow and it was difficult to have two cars now and they would be adding a lot of traffic to it. He questioned if the City had plans to widen or change the road to help with this. Jim Robinson questioned if there was enough water and sewer for this project. He

stated they would be adding triple to what was there and questioned if the infrastructure could handle it.

Don Sargent – Private Consultant – Not a City Resident

He stated he understood the Developer was doing the best they could and development costs added up fast. He stated the City was doing a good job by having quality developments that would complement the small town rural feel to keep the character and atmosphere. He stated he would suggest keeping in mind the following with this development:

- Did the open space allow for usable space. It would have been helpful to have a color overlay to add continuity.
 - Did the setback area count as part of the open space.
 - Continuity for the parks and trails with a bigger area rather than a small yard.
 - Was the bonus trade-off being accounted for in the design for this project.
 - Was this design better because of the density bonus.
 - Where was the landscape and planting plan. The plan he provided for his project had included this.
 - What was the building design for the Town Homes. Were they just block type buildings or did they have some intrigue and variety
- He stated he felt these considerations would be beneficial to the community.

Chair Dusty France closed the public hearing at 8:10 P.M.

Derek Moss stated the Commissioners job tonight was to review the Preliminary Plan and recommend approval, approval with conditions, or denial. He stated the City hadn't done any traffic modeling, but they had considered the additional traffic on Border Station Road and the current width could handle the additional capacity. He stated it would put added pressure on the road especially at certain times of the day and with certain events throughout the year, but it could handle it. He stated at this time the City did not have any plans to widen the road, but it possibly could be a future project. He stated the City planned on having the roads connect and the bridge through this project would allow for that. Derek stated right now they were more concerned with pedestrian traffic. He stated Courtney Richins was proposing to put in a sidewalk along the road to the Fairgrounds. Commissioner Linda Vernon stated she would like the sidewalk to go along lot #4 and lot #2 along the road. Derek Moss stated the access for the flag lot would be 24' wide up to the first property and would then be 16' wide to the second property and they would be accessed from Border Station Road with only one access point. He stated they had to maintain a certain distance from the other access points on Border Station Road and they were well within the distance. Derek Moss stated there was enough property to adjust lot #1, #10, and #11 to deal with the double frontage and access. He stated lot #1 wasn't currently a flag lot, but it was to the City's benefit to include it in the subdivision and create a flag lot. Derek Moss stated the Commissioners could recommend a condition of a having

the sidewalk run all the way along the project and then down to the Fairgrounds. The Commissioners discussed having a sidewalk around the Town Homes and how they would access the open space, and if the roadway to the Town Homes needed to have a sidewalk. Derek Moss stated the roadway to the Town Homes would be considered a private shared driveway. He stated it wasn't a long distance and wasn't a safety concern. The Commissioners discussed having a back fence to create privacy for the homeowners and the lighting plan. Courtney Richins stated he was willing to do whatever was feasible for the tenants. Derek Moss stated the Commissioners could recommend having lighting plan for review with staff. Courtney Richins verified what would be included in Phase I. He stated they would have a plan for the HOA maintenance. Derek Moss stated everything included with the Town Homes would be maintained by the HOA, but the trail and other open space would be negotiated. He stated those areas were typically turned over to the City. He stated it was primarily as an amenity for the development, but it would be connected to other parks and other developments and it would be a pedestrian park that people could walk to not just for this development, but also the development to the North. They needed to weigh out whether or not it made sense to have a portion dedicated to the City and whether it was the trail and the parks or none of those. He stated they were open to the Commissioner's recommendation. He stated it didn't need to happen tonight. It would be part of the final plan. This plan was just primarily showing where it would be. Chair Dusty France stated he felt it needed to be clarified and addressed now so they could enforce for it to be included. Derek Moss stated as City Staff they were taking their comments and would work with the Developer to identify what would make the most sense for the City. He stated they would also be getting input from the Public Works Department and the City Council to finalize the best plan. Courtney Richins stated they could make it easier by dropping the request for the bonus density and would just go for the private community without a trail or parks. Derek Moss questioned if the Commissioners were recommending for the Developer to maintain everything. Chair Dusty France stated he thought it needed to be clear as to what the recommendation was going to be. He questioned if it would be for them to maintain it all or if it was being dedicated to the City and what that portion would be. Derek Moss stated he wanted to know what the Commissioner's wanted to recommend. It was their recommendation and they needed to decide what they wanted. He stated the Developer had already stated they were willing to maintain a portion of it and pointed out the area they had proposed. He stated they had made their proposal and the Commissioner's needed to make their recommendation. Chair Dusty France stated he was concerned if they dedicated the trail to the City it would become an easement and would change their setbacks and throw off where the building could be put. Derek Moss stated the City would still be able to maintain the area in the setbacks. That wouldn't change anything as they would still require them to put the trail in. Courtney Richins stated they would withdraw this plan and just propose 39 units without the trail and parks. Chair Dusty France questioned how the proposal would look. Courtney Richins stated they would make the lots bigger on the East side, cut out the five additional Town Homes and make the road straight to the bridge without the trail. He stated they would keep the sidewalks and would still do the sidewalk up to the

Fairgrounds. Chair Dusty France questioned if it the recommendation should be tabled now. Derek Moss stated they could still make a recommendation for whatever they wanted. Niki Sargent stated they could recommend denying this plan, approving the plan with conditions, or approving the new proposal for 39 units.

A motion was made by Commissioner Brice Lucas to deny the Fair Ground View Subdivision Master Planned Development preliminary plan per recommendation by the Developer. Commissioner Nathanael Davenport seconded the motion. The Ayes won the vote. Motion Carried.

Roll Call:

**Commissioner Davenport – Aye
Commissioner Lucas – Aye
Commissioner Rackliffe– Aye
Commissioner Vernon – Nay
Commissioner France – Aye**

Derek Moss stated they needed to discuss and clarify that they recommended denying the plan. He stated the City Council could accept this plan and they would have zero recommendations for conditions. He stated the Commissioners could have recommended as many conditions as they wanted. He stated he just wanted them to be aware of that and felt it would be wise to discuss the procedures in the updates portion of the meeting. He stated the Applicant decided to change their plan because they felt the Commission wasn't willing to work with them. Chair Dusty France questioned how they could handle a preliminary plan that had changed to a different plan. Derek Moss stated in every case between the Planning recommendation and the City Council meeting, the applicant can make the changes to the plan based off of the recommendations received. They would show the changes to the Council for approval and they could do that based on the information they received from the Planning Commission. This plan would go before the Council and they would look at and consider the plan that was presented, the recommendation from Planning, and the plan that had been changed based on the discussion with the Planning Commission. The City Council would then make their decision based on the information they received. Courtney Richins questioned if they went to the Council with the 39 units that were allowed if they could be required to have a park and trail. Derek Moss stated they could still be required to have the .78 acres of open space.

Item 6 – Public Hearing: Consideration And Possible Action On The Proposed Zipholdings LLC Conditional Use Permit Application, CT-362-1:

Derek Moss reviewed the Staff report (Exhibit C) and stated Zipholdings LLC had made application for a Conditional Use Permit for the property at 340 South Main which was the old Geary Construction building. He stated they had a variety of uses they were interested

in doing at this location and so it was determined the best avenue would be a Conditional Use Permit. Eric Cylvek stated they were hoping to operate their business out of the old Geary building and had submitted a Conditional Use Permit application for approval. He stated they had been operating out of three lots in Wanship and referred to the addendum to the application for more information (Exhibit D). Eric Cylvek stated they built Zip lines all over the world. They had just invented an evacuation system for NASA, they had 17 patents, they had designed systems for rescue and chair lift evacuation, and they held the Guinness record for the largest zip line in the world. He stated they were not a manufacturing facility as everything was built elsewhere and then shipped back to be organized and distributed. He stated they did two to four projects a year and most of the building would be used as a holding zone for those shipments. Mr. Cylvek stated they were also interested starting a rescue training facility here in the future with rope access. This facility had the room and the ceiling height. He stated there wouldn't be a lot of traffic from their business and they were a fairly low impact business with normal business hours. They currently had seven employees and may add a couple in the future for the rescue training. Eric Cylvek stated they didn't have customers for regular office hours, but in the future they would have supervisors and managers that would come two at a time for rescue training on a ropes course. They would have an area that would be designated for the course in the main shop. He stated they would have a partition that would separate the course from the other areas. He stated they hoped to certify people in lift evacuation. Chair Dusty France stated his only concern would be keeping the public separated from the rest of the business for safety. Eric Cylvek stated the public wouldn't have open access. There would be a pathway and they would be escorted.

Chair Dusty France opened the public hearing at 9:18 P.M.

Doug Wilde – City Resident

Doug Wilde stated he had a few questions. He questioned what the hours of operation would be. He questioned if there would be back up alarms because there were residences all around them as it was a mix of commercial and residential and it wouldn't be good if they had loud back up alarms. He stated this was a great building that needed to be occupied and he thought this would be a great use for the building and the community. Doug Wilde stated he was the neighbor to the North of the building and questioned if they would be painting anything outside there. He stated the wind blows and it could blow paint everywhere. He stated he wanted to clarify what would be happening at the building. He questioned if they would be doing assembly or shipping and receiving or what. Doug Wilde stated it sounded like it would be a great use of the building and something that Coalville would want here. He stated Geary Construction was great neighbor and from what he had heard here tonight, it sounded like it would be the same situation with zero impact. He stated his main concerns were the hours of operation, the audible alarms, and painting outside. Doug Wilde stated he would suggest being aware of the gravel area around the building as it could be a dusty mess. He stated Geary

Construction used to put Mag water down to help control the dust. He stated it sounded like it would be a good venture all the way around. Erick Cylvek stated they would operate from 8:00 A.M. - 5:00 P.M. He stated he would like to use the painting bay as needed, but would not be painting anything outside. Mr. Cylvek stated they received finished goods and then staged it and made sure they had the complete order and then shipped it out. He stated he had invented all the products and they would be manufactured at other locations. He stated they ran a very clean shop and if there were concerns with dust to just let him know and they would get it taken care of as it would be a problem for them too. He stated anyone using the training area would be required to have a helmet on and it would be a gated area.

Chair Dusty France closed the public hearing at 9:30 P.M.

The Commissioners and Applicant discussed the separation of uses for the building, Fire access and sprinkling system, and the possible need for overflow parking in the future. Derek Moss stated they had reviewed the proposed uses and the uses listed were allowed in the Code. He stated the Applicant had addressed and identified the need for separation of uses tonight.

A motion was made by Commissioner Nathanael Davenport to recommend approval for the Zipholdings, LLC Conditional Use Application Permit as per the Staff report conditions and to provide sufficient parking for employees and customers and a clear separation of uses in the building. Commissioner Isaac Rackliffe seconded the motion. All Ayes. Motion Carried.

Roll Call:

**Commissioner Davenport – Aye
Commissioner Lucas – Aye
Commissioner Rackliffe– Aye
Commissioner Vernon – Aye
Commissioner France – Aye**

Item 3 – Election Of Chair and Vice Chair:

The Commissioners questioned if there were restrictions on who would be eligible to be the Chair and Vice Chair and discussed the options.

A motion was made by Commissioner Linda Vernon to nominate Commissioner Brice Lucas as the Chair and Commissioner Isaac Rackliffe as the Vice Chair. The motion was seconded by Nathanael Davenport. The Ayes won the Vote. Motion Carried.

Roll Call:

Commissioner Davenport – Aye
Commissioner Lucas – Nay
Commissioner Rackliffe– Nay
Commissioner Vernon – Aye
Commissioner France – Aye

Item 8 – Community Development Updates:

Derek Moss stated there was a preliminary plan for a project North of Camperworld for apartments and storage that could come to the next meeting. He stated there was a possibility for the Fair Ground View Subdivision final plan. The Commissioners and Derek discussed the decision on the Fair Ground View Subdivision. Derek stated they could have made a recommendation on what presented. He stated they should make their recommendation based on what they wanted to see happen as they were responding to the proposal. The Applicant may have decided to change the plan because the trade-off of the conditions they could see coming wasn't worth it to them for the density bonus. He stated the Commissioners needed to consider what the trade-off was with the bonus criteria, determine if it was worth it and make a recommendation rather than trying to get the Applicant to determine what they would do. Derek stated the Applicant made the proposal and he was trying to determine what the Commissioners would recommend for approval. The Applicant could make his decision for his plans, whether to move forward or resubmit, based on the Planning recommendation. The Commissioners continued to discuss the options and procedure for making recommendations. Derek Moss stated a lot of the items the Planning Commissioners felt needed to be recommended were things that would be determined in a Preliminary review. He stated half of the items would be part of their recommendation, but things like the lot size or the flag lot issue were things that would have to be addressed as part of the Staff review. The Applicant would have to comply with those items as standards of the Code. He explained they shouldn't be comparing the preliminary plan with the final plan presented by Don Sargent. He stated there were items from his preliminary plan that needed to be addressed when he came for approval. Derek stated they shouldn't compare a final plan with a preliminary plan. The preliminary review could have a long list of concerns and the recommendations should be items they wanted to see as part of the plan, not items that had to be complied with as part of the Code. He stated it was his responsibility to convey the recommendations and concerns to the Council as the plan moved forward. Derek Moss stated they were asking the right questions and they should call out their concerns, but they got too caught up in where to go from there.

Item 7 – Discussion Concerning The Code Revision Plan:

Derek Moss gave the Commissioners a copy of the Code revisions (Exhibit E) and requested for them to review them for the next meeting.

Item 8 – Community Development Updates:

There were no updates tonight.

Item 9 – Review And Possible Approval Of Minutes:

The Commissioners reviewed the minutes of the February 20, 2018 meeting.

A motion was made by Commissioner Linda Vernon to approve the minutes of February 20, 2018 as corrected. Commissioner Nathanael Davenport seconded the motion. All Ayes. Motion Carried.

Item 10 – Adjournment:

A motion was made by Commissioner Linda Vernon to adjourn the meeting. Commissioner Dusty France seconded the motion. All ayes. Motion Carried.

The meeting adjourned at 10:44 P.M.

Chair Brice Lucas

Attest:

Nachele D. Sargent, City Recorder

"Exhibit A"
Planning 3/19/18

J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.



J-U-B ENGINEERS, INC.

DATE: March 16, 2018
TO: Coalville Planning Commission
CC: Mayor Trever Johnson; Zane DeWeese, Public Works Director;
Sheldon Smith, City Attorney;
FROM: Derek Moss, AICP, City Planner
Shane McFarland, P.E., City Engineer
SUBJECT: Black Willow Subdivision Final

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 final 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:

1. 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.
2. A Geotechnical study has been submitted. The development will need to follow the recommendations within that report. Items in that report include but not limited to unretained slopes, roadway construction and footing design.
3. The final plat has been submitted. Further comments regarding plat changes will be sent to the developer.

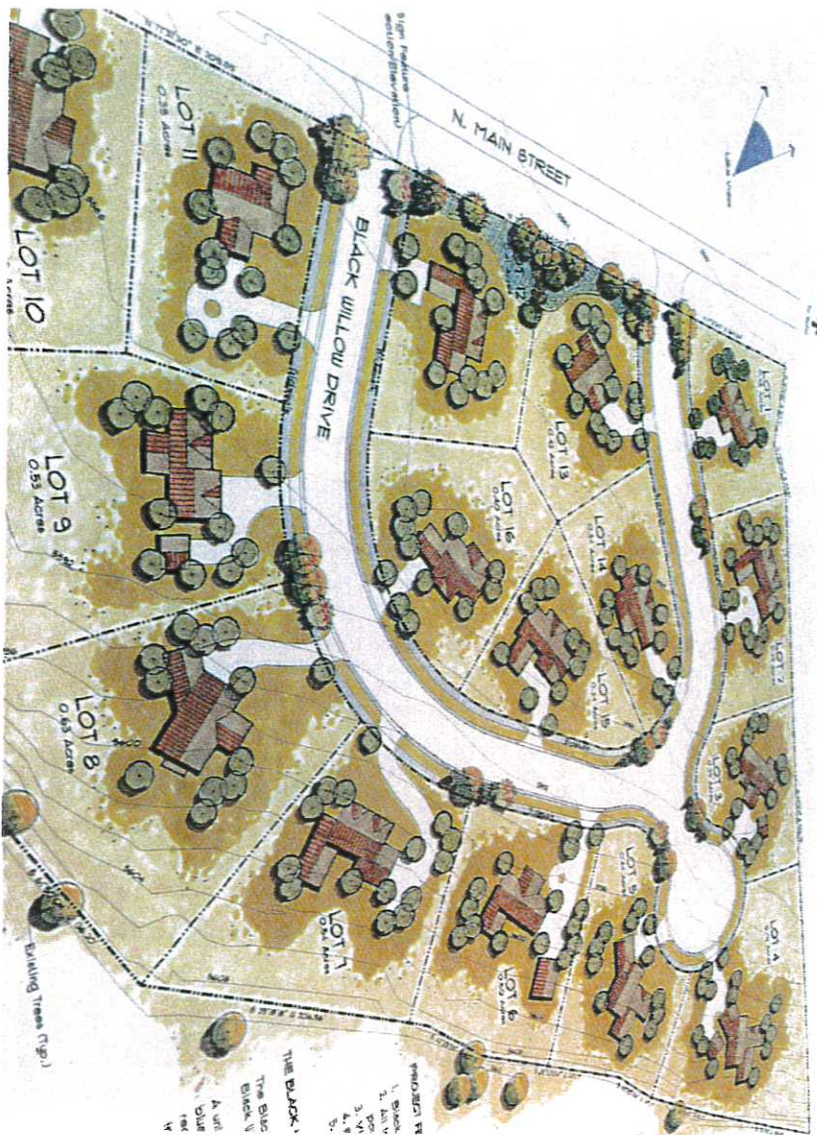
4. The plat needs to reflect the final proposed design of the detention basin layout. It is assumed that the Home owners association will maintain the detention basin design and it will not be dedicated to the city.
5. Storm water as it leaves the site is being addressed with the city staff. Continued effort to finalize this design will occur to ensure all parties including nearby households are in agreement with the proposed design.
6. All proposed underground utilities for sewer, culinary water, and storm drain meet city standards for material, size, and slope
7. Please verify that a 1.5 inch irrigation line is sufficient to provide adequate pressure and flow for the proposed development
8. The construction drawings have been reviewed and additional comments will be submitted to the developers engineer. Final approval should be given contingent upon meeting all engineering comments.

If you have any questions feel free to contact us.

BLACK WILLOW SUBDIVISION

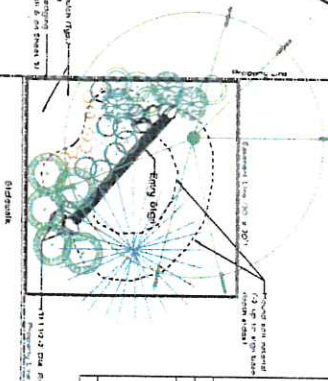
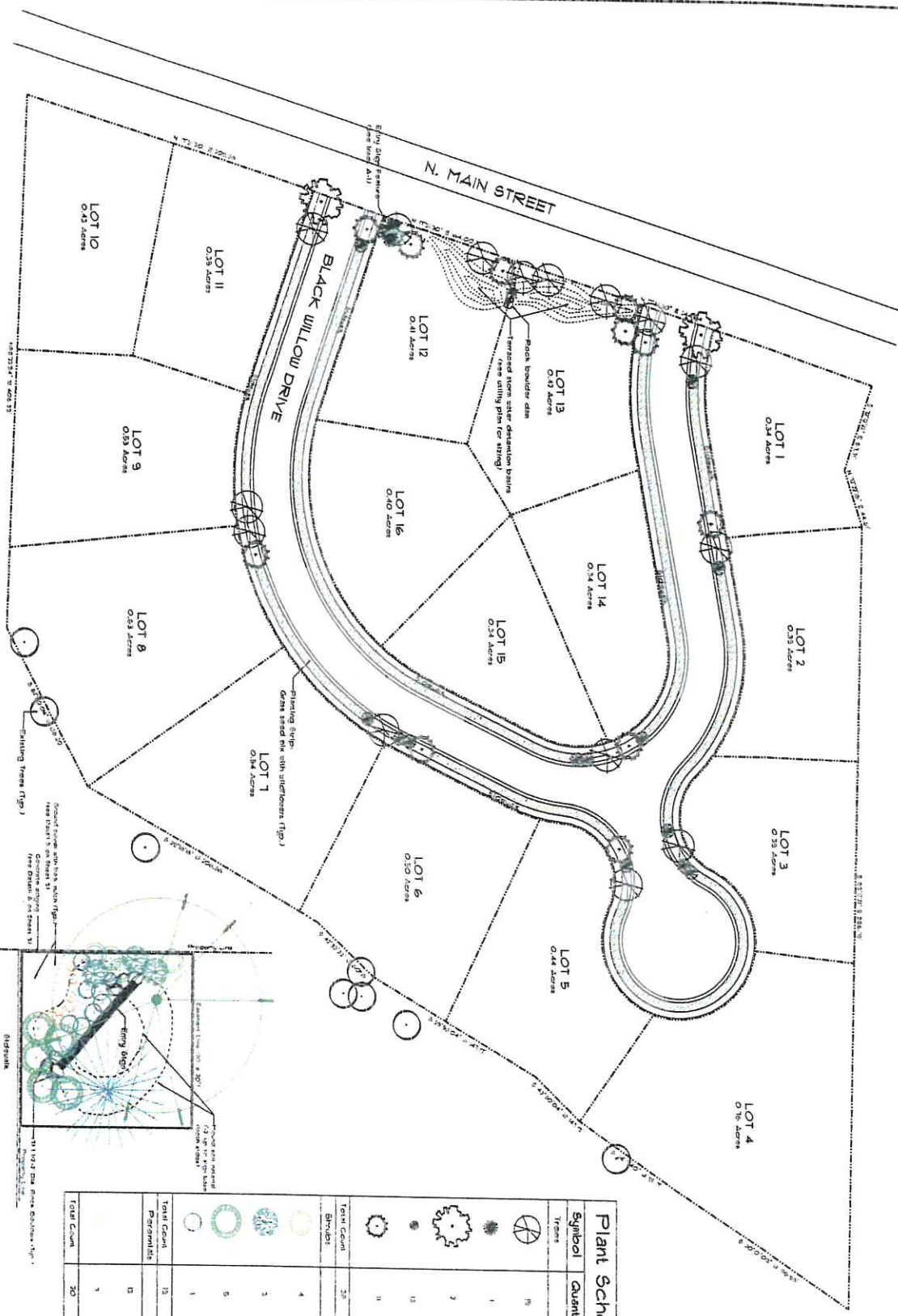
340 N MAIN STREET, COALVILLE, UT 84011
PARCELS CT-281 and CT-279

FINAL PLAN SUBMITTAL



PREPARED FOR:
BLACK WILLOW CAPITAL GROUP, LLC
C/O JOHN ADKINS III
PO BOX 145
COALVILLE UT 84011
(435) 640-5881

- SHEET INDEX:**
- 1 COVER SHEET
 - 2 ENTRY SIGN PLAN
 - 3 LANDSCAPE PLAN
 - 4 PLANTING DETAILS
 - 5 STREET LIGHTING PLAN



A Entry Feature Planting Inset (N.T.S.)

Plant Schedule			
Symbol	Quantity	Botanical/Common Name	Size
Trees			
	10	Pinus virginiana (Eastern White Pine)	2' Cal
	1	Pinus nigra (European Larch)	6' H
	2	Black Willow (var. nigra)	2' Cal
	10	Black Willow (var. nigra)	4' H
	10	Black Willow (var. nigra)	1' H
Shrubs			
	4	Cornus alternifolia (Dogwood)	6' H
	3	Pinus nigra (European Larch)	6' H
	5	Black Willow (var. nigra)	6' H
	1	Black Willow (var. nigra)	6' H
Perennials			
	10	Black Willow (var. nigra)	1' Cal
	1	Black Willow (var. nigra)	1' Cal
Total Count			
	20		1' Cal

LANDSCAPE PLAN

SCALE: 1" = 40'-0"

BRONZE FERTILIZER
ONE PINT LAUGH TO THREE PARTS NATIVE SOIL.
PLANTING DIST. 8/25'S.
16 CAL. OR LARGER, 2" WIDTH OF ROOT BALL, DEPTH = ROOT BALL + 6"
16 CAL. OR LARGER, 3" WIDTH OF ROOT BALL, DEPTH = ROOT BALL + 12"
FERTILIZER TABLETS (21 GRAM AGRIUM TABLETS)
1 PER 1" GAL., 3 PER 2" GAL., 5 PER 3" GAL., 1 PER 3" OF BOX SIZE (24" BOX OR LARGER)

- [illegible]

[illegible]

Diagram illustrating the components of a tree pit cross-section:

- FINISH GRADE, MAX. 6" PER SPECIFICATIONS
- RANGE GRADE, A FLOOR OF PLANTING, TO BE MAINTAINED AT SLOPE TO REMAIN WATER BOUND, IF REQUIRED IN PLANTS, TO REMAIN GRADE ON LOW SIDE OF SHRUB
- SCAFFY RIDGES OF PLANTING MOLE TO PREVENT GLAZING
- 2 TIMES WIDTH OF ROOTBALL
- PLANT TASS, PLACE & BELOW FINISH GRADE, FOR SPECIFICATIONS
- HAZELT WITH NATIVE SOIL AND FERTILIZER, TO BE MAINTAINED WATER AND TAMP TO REMOVE AIR POCKETS
- UNDISTURBED NATIVE SOIL OR NEW COMPACTED SOIL

NOTE: The photographs in this column are arranged in the same order as the photographs in the Introduction section.

PLANT SPECIES/GENUS

SWAMP WHITE LOTUS	SWAMP WHITE LOTUS
3.11 C	3.11 C
3.12 C	3.12 C
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Black Willow Subdivision
340 N Main Street
Coeville, Utah 84017

BLACK WILLOW SUBDIVISION
Located in Section 8, Township 2 North, Range 5 East, Salt Lake Base and Meridian
Coalville, Summit County, Utah

BLACK WILLOW SUBDIVISION



1. **ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE.**

STATE OF TEXAS
County of Dallas
I, _____, Clerk of the County of Dallas, Texas, do hereby certify that _____ is the duly qualified _____ of the County of Dallas, Texas.

12

Cafeteria

17

Comment by Richard

It is not clear if the
analysis is for the whole
population or for the
subgroup that has been
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then the results are not
valid. If the analysis is
for the subgroup that
has been treated, then
the results are valid.

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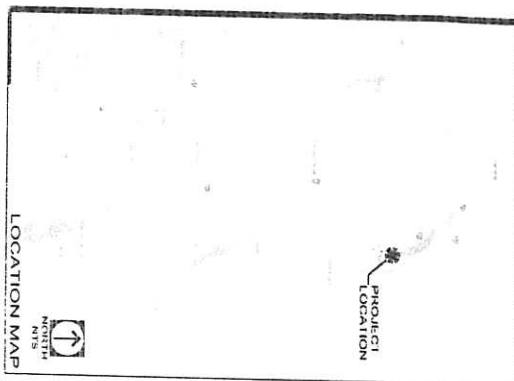
OWNER:
BLACK WILLOW CAPITAL GROUP, LLC
COALVILLE, UTAH 84017

NOTES:

- [illegible]

SHEET INDEX

C101	COVER SHEET
C201	INDEX PLAN
C202	MASTER UTILITY PLAN
C203	MASTER GRADING & EROSION CONTROL PLAN
C300	MAIN STREET SEWER LINE PLAN & PROFILE STA 0+00 - END
C301	BLACK WILLOW DRIVE PLAN & PROFILE STA 10+00 - 13+50
C302	BLACK WILLOW DRIVE PLAN & PROFILE STA 13+50 - 15+00
C303	BLACK WILLOW DRIVE PLAN & PROFILE STA 15+00 - END
C304	BLACK WILLOW COURT PLAN & PROFILE STA 10+00 - END
C401	BLACK WILLOW DRIVE & COURT CROSS SECTIONS
C501	STORM WATER DETENTION SYSTEM

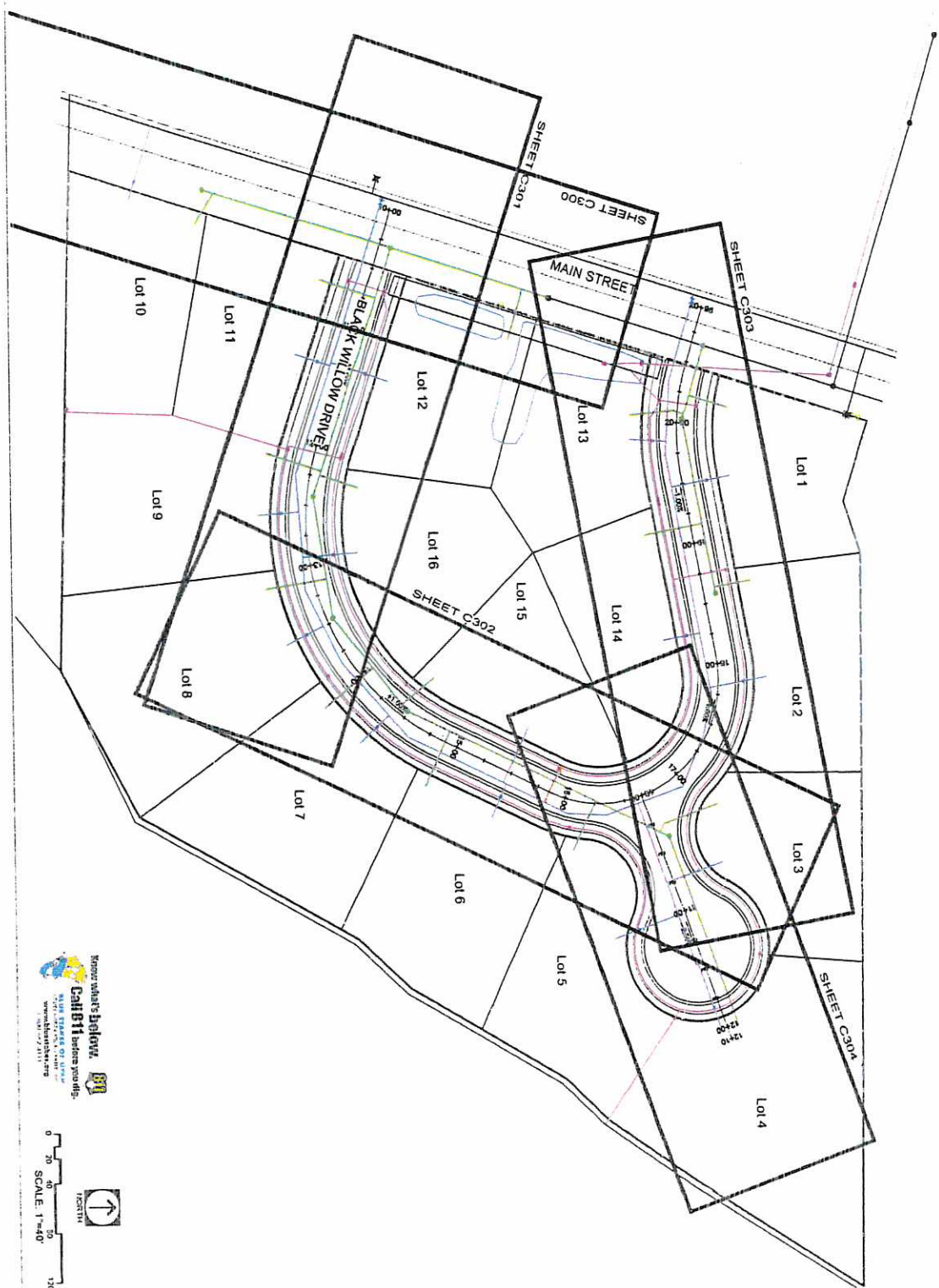


BLACK WILLOW SUBDIVISION

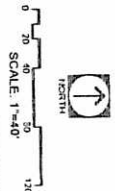
MULTIHOLLAND
DEVELOPMENT SOLUTIONS

COVER

C101



Know what's below.
Call 811 before you dig.
 1-800-4-A-DAIRY
 www.811.org



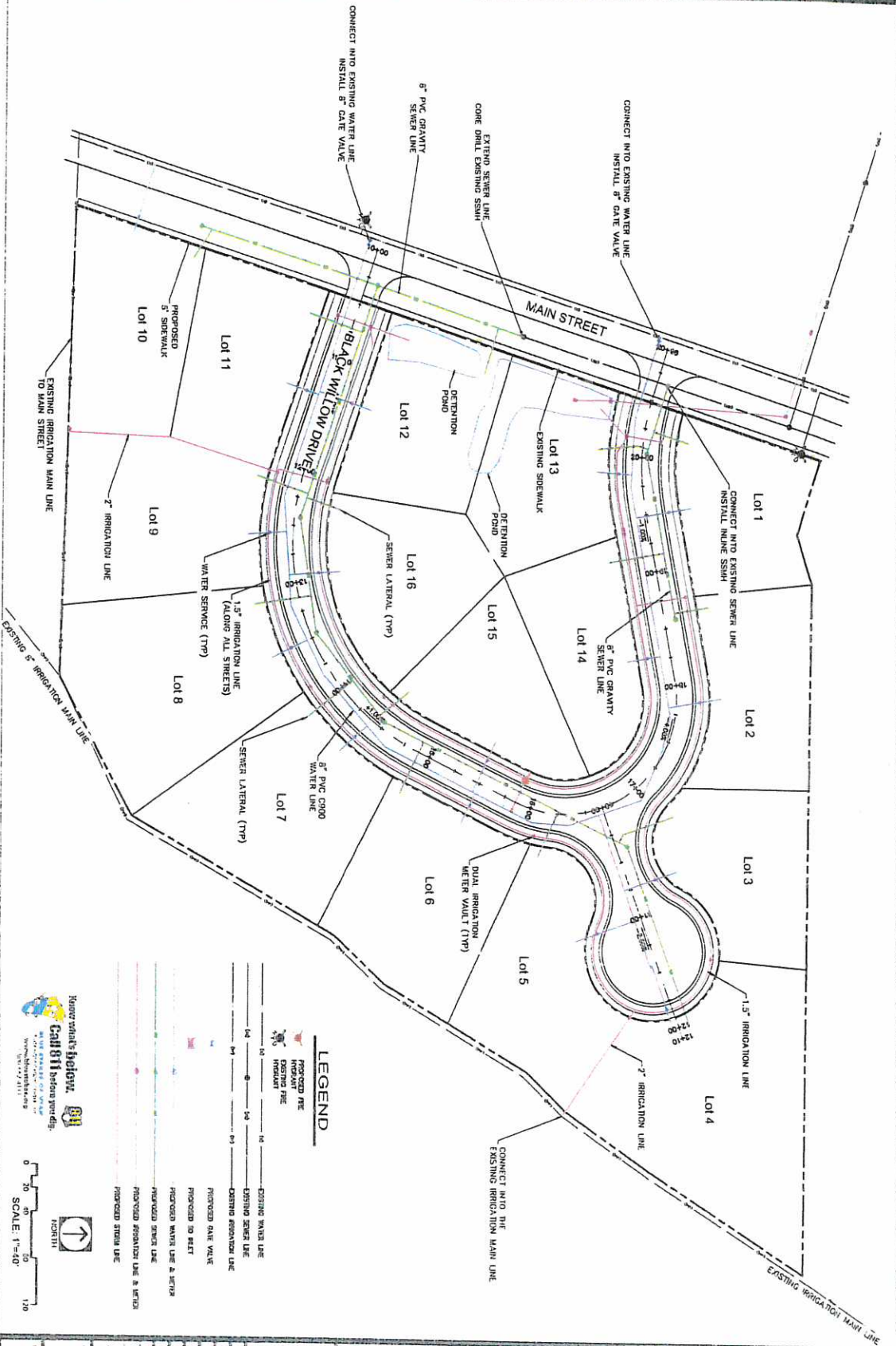
BLACK WILLOW SUBDIVISION

INDEX PLAN

C201

MULHOLLAND DEVELOPMENT SOLUTIONS

10000 State Street, Suite 100, East Lansing, Michigan 48823
 Phone: 517.333.1111 Fax: 517.333.1112 Email: jgl@jgl-engineers.com



How to use this plan
Call 811 before you dig.
www.call811.org

LEGEND

- PROPOSED 8" PVC GRANTY SEWER LINE
- EXISTING SEWER LINE
- PROPOSED 8" GATE VALVE
- PROPOSED 2" IRRIGATION LINE
- PROPOSED 1.5" IRRIGATION LINE
- PROPOSED 8" PVC C900 WATER LINE
- PROPOSED 8" PVC LATERAL (TYP)
- PROPOSED 5' SIDEWALK

0 20 40 60 80 100 120
SCALE: 1"=40'

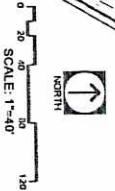
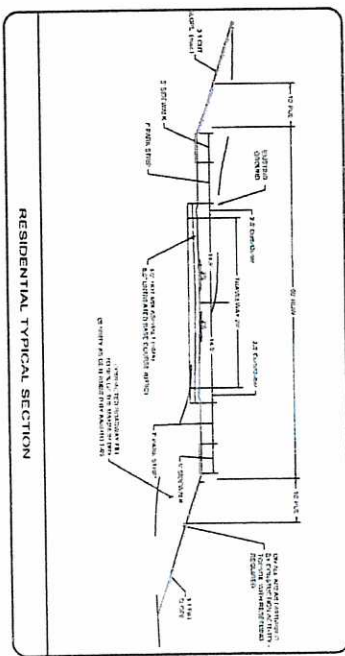
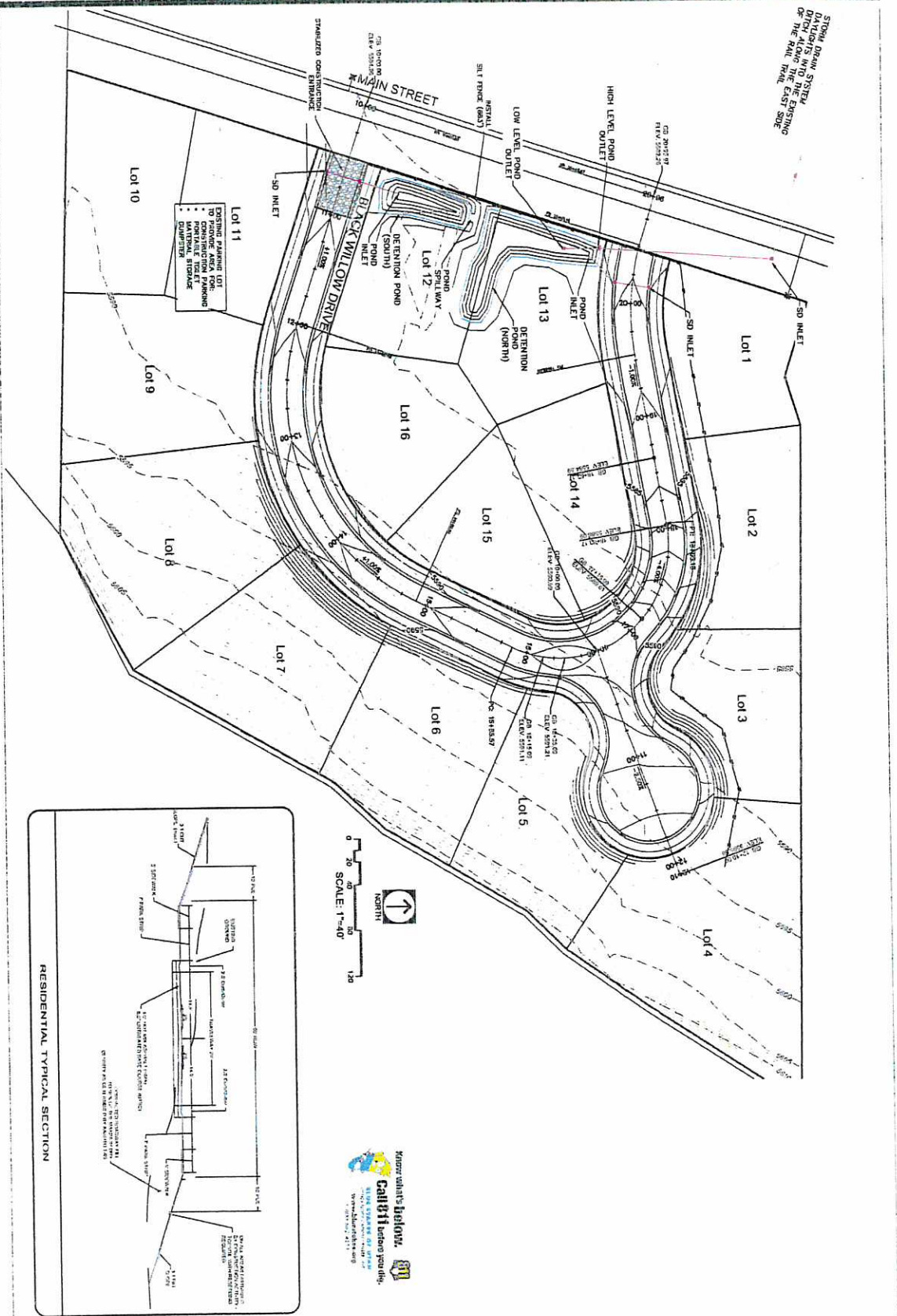
BLACK WILLOW SUBDIVISION

MULHOLLAND DEVELOPMENT SOLUTIONS

DATE: 06/14/2016
DRAWN BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]
PROJECT: BLACK WILLOW SUBDIVISION
SHEET: 1 OF 1

MASTER UTILITY PLAN

C202



BLACK WILLOW SUBDIVISION

MASTER GRADING PLAN

C203

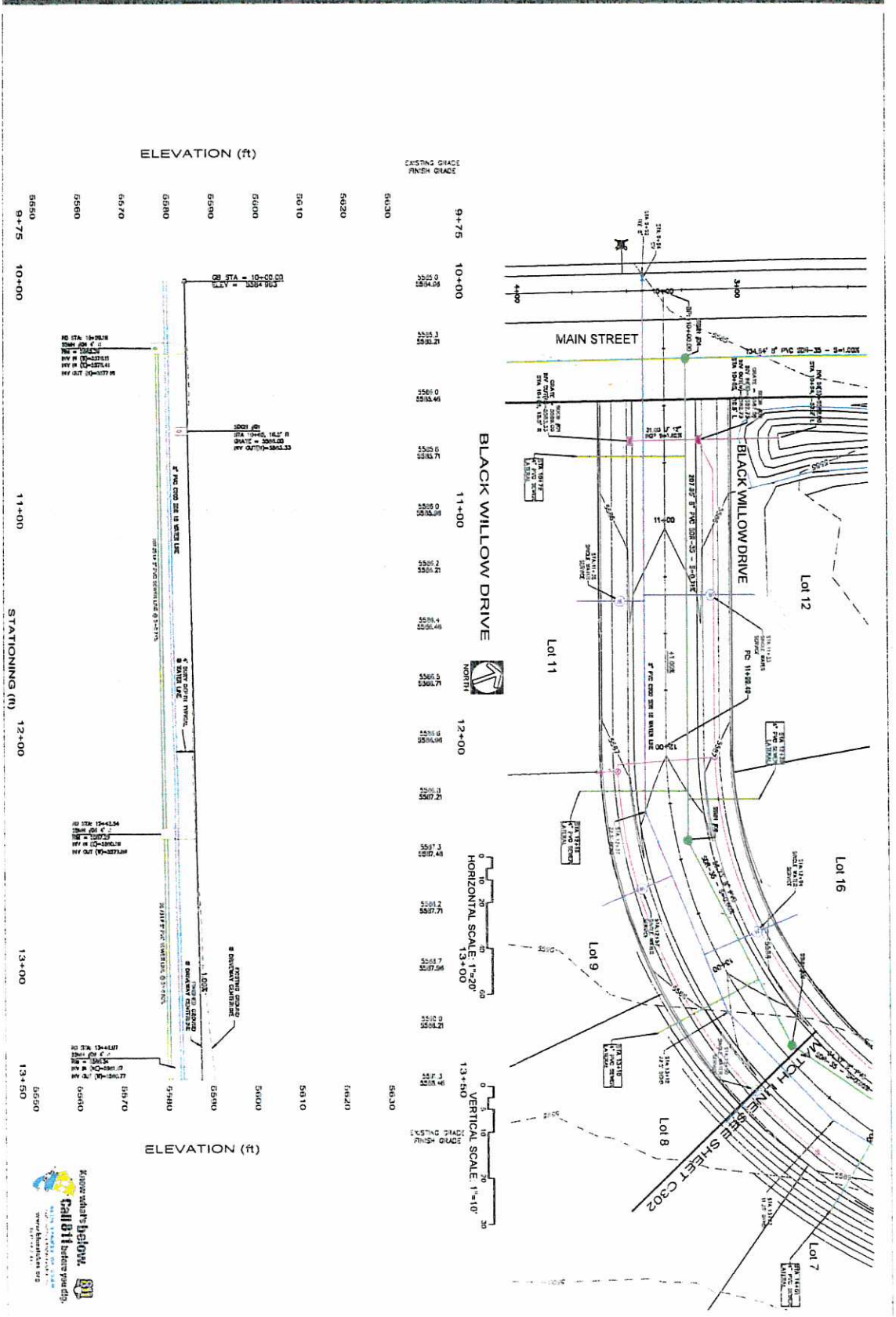
MULHOLLAND DEVELOPMENT SOLUTIONS

10000 10th Avenue, Suite 100, San Diego, CA 92121

Phone: (619) 594-1111

Fax: (619) 594-1112

Website: www.mulholland.com



BLACK WILLOW SUBDIVISION

MAULAND DEVELOPMENT SOLUTIONS

PLAN & PROFILE

STATION 10+00 - 13+50

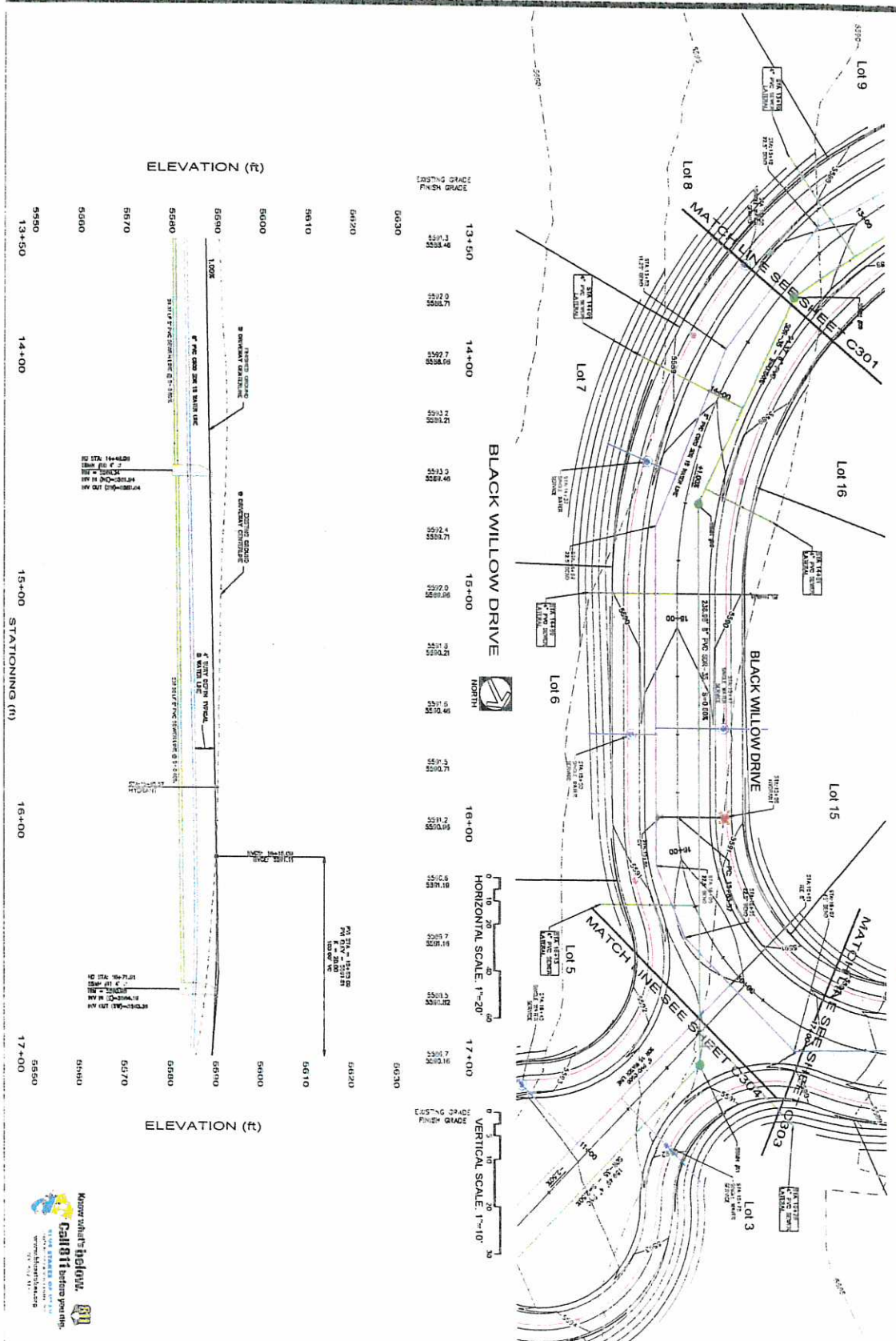
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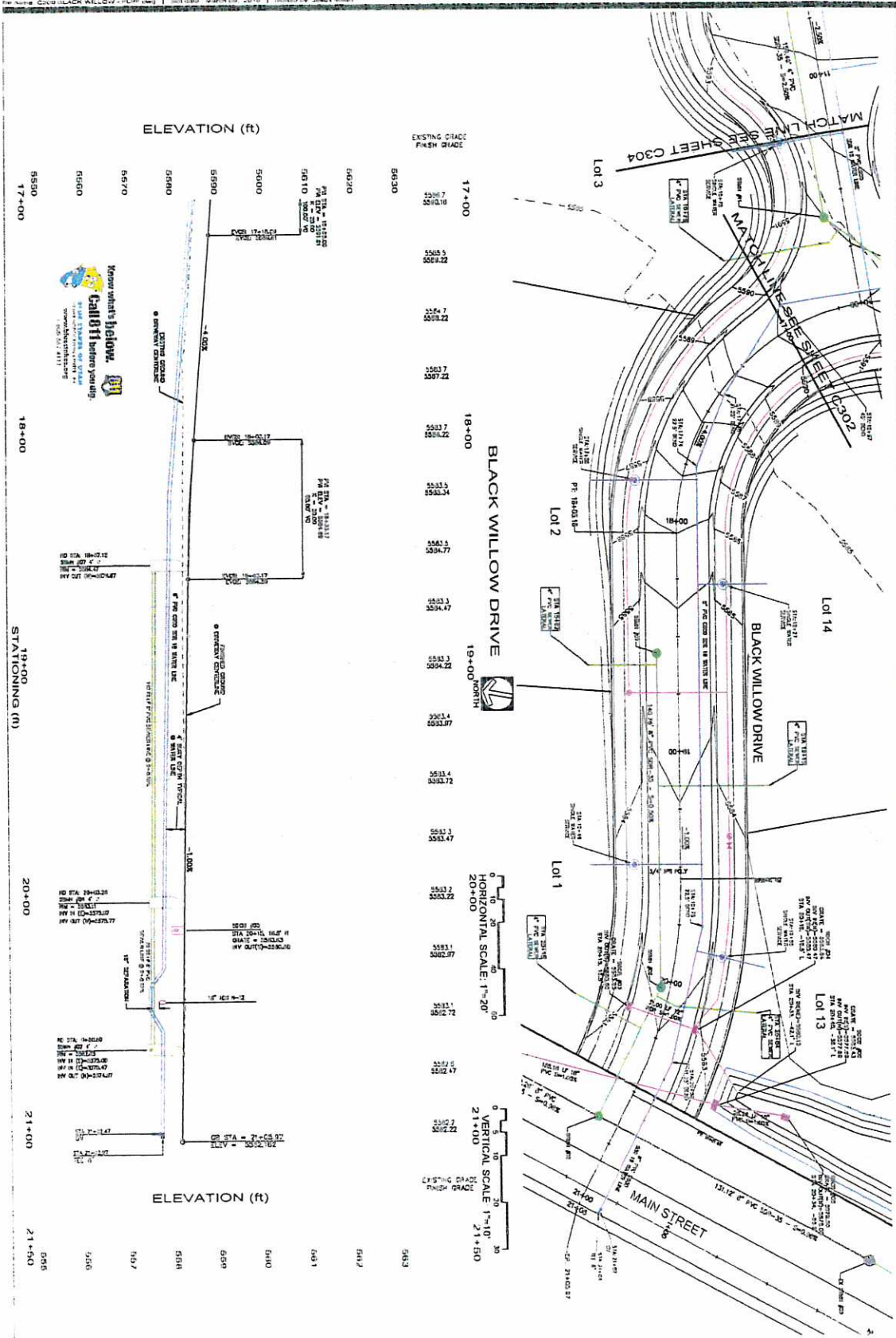
BLACK WILLOW DRIVE

PLAN & PROFILE

STATION 10+00 - 13+50

C301





BLACK WILLOW SUBDIVISION

MULHOLLAND DEVELOPMENT SOLUTIONS

BLACK WILLOW DRIVE PLAN & PROFILE STA 17+00 - END

C303

ENGINEER
DATE: 10/10/2017
PROJECT: BLACK WILLOW DRIVE
SHEET: C303

CLIENT
DATE: 10/10/2017
PROJECT: BLACK WILLOW DRIVE
SHEET: C303

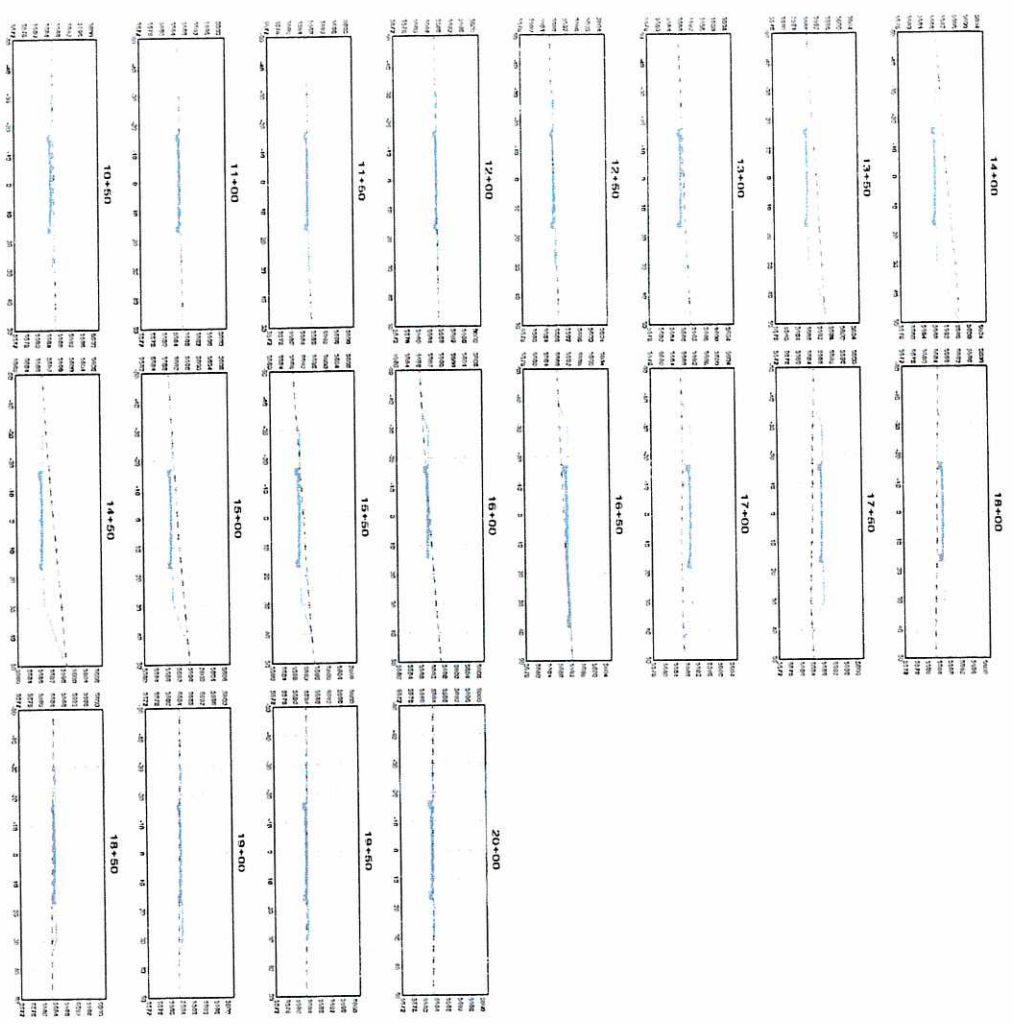
REVISIONS

NO.	DATE	DESCRIPTION
1	10/10/2017	ISSUED FOR PERMIT
2	10/10/2017	ISSUED FOR PERMIT
3	10/10/2017	ISSUED FOR PERMIT
4	10/10/2017	ISSUED FOR PERMIT
5	10/10/2017	ISSUED FOR PERMIT
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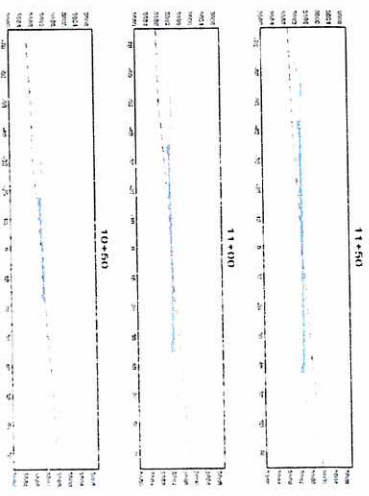


PLAN 2 - ELEVATION CROSS-SECTION OF BLACK WILLOW DRIVE
 1/2" = 1' - 0" (VERTICAL) 1" = 10' (HORIZONTAL) DATE: MARCH 20, 2010
 PROJECT: C401 - BLACK WILLOW DRIVE

BLACK WILLOW DRIVE



BLACK WILLOW COURT



BLACK WILLOW SUBDIVISION

Know what's below.
 Call 811 before you dig.
 1-800-4-A-DAWG
 www.knowwhat'sbelow.com

SGM E 1-20-20

BLACK WILLOW CROSS SECTIONS
C401

DATE	10/20/2009
BY	W. J. BROWN
CHECKED BY	W. J. BROWN
APPROVED BY	W. J. BROWN
SCALE	1" = 10'
PROJECT	BLACK WILLOW DRIVE
SECTION	C401

MULHOLLAND
 DEVELOPMENT SOLUTIONS



J-U-B ENGINEERS, INC.

"Exhibit B"
Planning 3/19/18

J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

DATE: March 19, 2018
TO: Coalville Planning Commission
CC: Mayor Trever Johnson; Zane DeWeese, Public Works Director;
Sheldon Smith, City Attorney;
FROM: Derek Moss, AICP, City Planner
Shane McFarland, P.E. City Engineer
SUBJECT: Fairground View Subdivision Preliminary

Application Information:

Applicant: Courtney Richins

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

Applicable Ordinances: Title 10 Chapter 13 "R-4 High 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 Fairground View Subdivision.

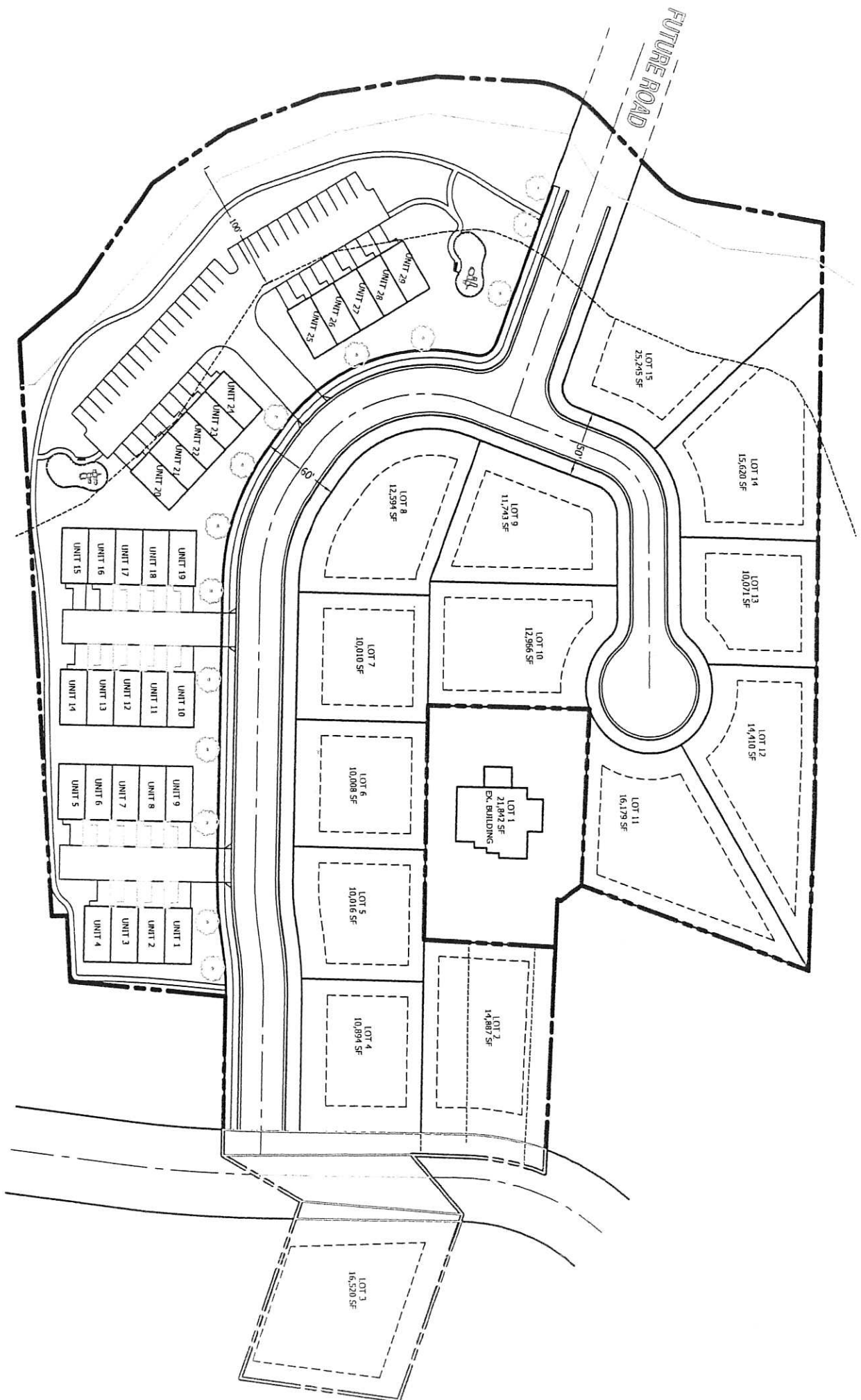
Background: The applicant has submitted an application to subdivide Parcels CT-330-A (5.11 Acres) & CT-330-1 (4.67 Acres), located at approximately 359 East 100 South, Coalville, UT. The parcels total 9.78 acres. The purpose of the application is to propose subdividing the existing parcels into 15 residential lots and 29 multi-family attached units for a total of 44. The proposed residential lots would range in size from 0.22 acres to 0.58 acres.

Staff Comments: The applicant previously applied for a zone amendment to change the area from an R2 to an R4 zone. Conditions of receiving the higher density can be found as part of the zoning application.

- The total acreage as an R4 zone would allow up to 39 units. The applicant is requesting additional density (5 units, 13%) for providing the following per 8-6-030:
 - b. (1-5%) for including a variety of lot sizes
 - c. (1-10%) additional open space in excess of that which is typically required
 - d. (1-10%) plan for provision, protection and maintenance of open space by a HOA
- The planning commission could recommend up to 0.78 acres of parks and trails per 8-4-100.
- lot frontage must meet a minimum distance for each residential lot of eighty five (85) feet. Not enough information was submitted to verify this information.
- Minimum lot size is ¼ acre (10,890 ft²). Lots 5, 6, 7, & 13 do not meet this criteria.
- A 100 foot buffer from Chalk Creek has been accounted for.
- A flag lot would be created as lot 1 to provide access to the existing residential home on the property

- It is unclear if Lot 1 would result in double frontage. This should be verified as the survey plat is prepared which will provide detailed property descriptions.
- Cul-de-sac radius needs to be verified that it meets minimum fire code for turnaround.
- The proposed right of way widths of 50 and 60 feet meet city standards for roadways.
- Preliminary layout does not indicate sidewalk on both sides of the street. This has been a requirement of previous developments.

If you have any questions feel free to contact us.





J·U·B ENGINEERS, INC.

"Exhibit C"
Planning 3/19/18

J·U·B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

DATE: March 19, 2018
TO: Coalville City
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: Conditional Use Permit Application

Application Information:

Applicant: Zipholdings **Applicant Address, Parcel Number:** 340 S. Main Street, CT-362-1 and CT-362-E

Applicable Ordinances: Title 10 Chapter 15: Commercial Districts and 10-15-110: Uses Not Listed

Decision to be Made: The Planning Commission recommends conditions for the use of the building and the City Council is the authority to approve, approve with conditions, or deny the conditional use permit.

Background: The applicant has submitted an application for a conditional use permit to operate their zip line distribution, related rescue products, related R&D of said products, and MIRRA training at 340 S. Main Street Coalville, UT. Details of the operations of the business and intended use of portions of the building have been provided in Addendum 1 of the application.

Staff Comments: The current zoning of the property located at 340 S. Main Street in Coalville, Utah (Parcels CT-362-1 and CT-362-E) is Community Commercial. The permitted and conditional uses in this zone can be found in Title 10, Chapter 15 of the Coalville City Corporation Codes and Ordinances. Adjacent parcels are zoned Community Commercial, Agriculture, and Medium Density Residential. There are no known building or zoning violations on file, however this should be verified with the City Recorder. There are currently no known variances or special permits issued for use of the site or building.

According to 10-15-110, staff have the authority to identify and categorize the unlisted use based on substantial similarity to character, origin, and impact of uses listed in Chapter 15. The applicant has proposed various uses of the building, all of which are similar in character and impact to uses that are either permitted or conditional, including Office, Storage, and Automobile Service and Repair.

Staff have characterized the use as substantially similar to the aforementioned conditional uses and make recommendations for the following conditions (based on the Standards for Review found in 10-3-120-E-10):

1. *Provide sufficient parking for employees and customers. For customers and participants of training courses, limit access to the building to the front, main entrance only.* The Applicant should demonstrate sufficient parking stalls for employees in addition to customers of training courses and similar activities held at the facility. The Applicant should demonstrate how customers will access the

main building entrance in a safe manner, away from open bays and other assembly and training activities.

2. *Provide a clear separation of uses for assembly, R&D, and similar from participants of training courses and other customers.* The Applicant should demonstrate that although some out-of-classroom, field training will take place on site, that this training would take place in areas designated as such and not in areas where other assembly and R&D take place or are currently taking place.

If you have any questions feel free to contact us.



APPLICATION for
CONDITIONAL USE within
COALVILLE CITY:

"Exhibit D"
Planning 3/19/18

Rec'd
3/5/18

For Office Use Only:

Application #: _____ Application Date: _____
New: _____ Renewal: _____ PC Approval Date: _____ CC Approval Date: _____
Community Development Director Approval Date: _____ Initial: _____
Expiration Date: _____ Denial Date: _____
Fee Paid: \$ _____ Receipt #: _____

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: Zipholdings LLC

Project Address or Area: 340 South Main St, Coalville. UT. 84017

Name of Owner: _____

Address of Owner: _____

Phone: _____

Cell: N/A

Email: _____

N/A

Fax: N/A

Name of Applicant: _____

Zipholdings LLC

Address of Applicant: _____

Phone: _____

Cell: _____

Email: _____

Fax: _____

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

N/A

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.

- ☐ b. A map of the site showing the existing conditions prior to the demolition of any structures and any grading, with north arrow and scale.
- ☐ c. A vicinity map identifying the subject site in relation to adjoining public streets and the neighborhood in which it is located with north arrow and scale.
- ☐ d. The boundaries of the site, any easements of record or known prescriptive easements, existing public utility facilities, roads, fences, irrigation ditches, and drainage facilities.
- ☐ e. Topography with contours shown at intervals of five (5) feet or less, one hundred (100) year floodplain, or ordinary high water mark and high ground water areas, known spring and seep areas, ditches or canals, and wetlands.
- ☐ f. Existing vegetation, type and location, soil classification and load carrying capacity information.
- ☐ g. Site plan of the proposed conditional use showing building locations, proposed road locations, parking areas, trails and sidewalks and other circulation features at proposed finish grade.
- ☐ h. Proposed grading, drainage, and erosion control plans.
- ☐ i. Proposed location of all site improvements such as arenas, barns, plazas, tennis courts, swimming pools, and similar improvements.
- ☐ j. Proposed utility plan including easements for new utility services or relocated utility services.
- ☐ k. Proposed landscape and irrigation plans.
- ☐ l. Designations of proposed ownership of areas shown on site plan as common area or dedicated open space.
- ☐ m. Architectural elevation drawings of proposed buildings.
- ☐ n. Proposed lighting and signage plans.
- ☐ o. Proposed location of a common satellite receiving station or other antennae.
- ☒ 2. A preliminary title report showing the title to the property and listing all encumbrances, covenants, easements, and other matters affecting title and a legal description of the site.
- ☒ 3. Copies of any covenants or easements that are referred to in the title report.

- N/A
4. A development schedule indicating phased development, if any, and the estimated completion date for the project.
- ✓
5. Stamped and addressed envelopes for all property owners within three hundred (300) feet of the perimeter of the site or lot line with their current mailing addresses as shown from the most recently available county assessment rolls.
- ✓
6. Answers to questions on this form.
- N/A
7. If applicable, a signed, notarized statement of consent authorizing applicant to act as an agent.
- N/A
8. If this Conditional Use Approval is required as part of a Temporary Use, Sign, Subdivision, or Master Planned Development, please attach a copy of the applicable applications.
- ✓
9. Filing fee of (\$250 + Notification and Publications Costs) due at time of application.

Notice: Additional information may be required by the project planner to ensure adequate information is provided for staff analysis.

All information submitted as part of the application may be copied and made public including professional architectural or engineering drawings which will be made available to decision makers, public and any interested party.

If you have any questions regarding the requirements of this application, please contact the Community Development Director prior to submitting the petition.

County tax parcel ("Sidwell") maps and names of property owners are available at:

Summit County Recorder's Office
60 North Main Street
Coalville, Utah 84017

File the complete application at:

Coalville City Hall
10 North Main Street
Coalville, Utah 84017

Signature of Property Owner or Authorized Agent: _____

On Behalf of Equify Financial, LLC

Date: 3/3/2018

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

Please describe your project:

See Addendum 1

List the primary street accesses to this property:

Main Street

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

8:00am to 6:00pm Monday to Friday

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

Both abutting properties are vacant land, as is the parcel at the rear. Across the street is one parcel of vacant land and the other parcel is residential.

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

No

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?

Approximately 100

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

Initially 10. Ultimately 25-50 daily, including Trainees for MIRRA (See Addendum)

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

N/A

What is the gross floor area of the proposed building?

20,719 square feet

Addendum 1 to Conditional Use Permit Application for 340 South Main Street, Coalville, Utah

ZipHoldings, LLC

This Addendum is included to provide further details supporting the application for a Conditional Use Permit pertaining to 340 South Main Street, Coalville, Utah by ZipHoldings LLC. Zip Holdings LLC will own the property and will lease it to Terra-Nova LLC of Utah (dba, Zip Rider), their 100% owned operating entity. Together, these entities will be referred below as the "Applicant".

Applicant believes that, although Applicant's product is not automotive-related, Applicant's (or Applicant's affiliate's) proposed uses of the property is substantially similar to prior uses of the property, and in fact "cleaner" and quieter. No changes to the site are proposed other than an internal renovation of the existing building and minor repairs to that building. No "hazardous materials" other than common paint and related products, cleaning and office supplies will be used on the property.

Since 2002, Applicant has designed and built the world's largest and most sophisticated zip line systems and related rescue products, and most recently, the Emergency Egress System for the United Launch Alliance for NASA's upcoming manned space missions. The Emergency Egress System they designed and built at Cape Canaveral allows for up to 20 astronauts and crew members to evacuate the Crew Access Tower (CAT) in under 60 seconds. Many of their products are represented in a Promo Video on their home page at <https://ziprider.com/>. They have 17 US and European patents on proprietary technology which were designed locally in Wanship. They currently operate their business using three locations in Wanship: 35 West 2100 South, 2086 and 2090 South State Road 32. The intention is to consolidate all operations at 340 South Main St. From there the company will distribute ZipRider, ZipTour, and ZipRescue products. They are also in the process of developing new products and services: ZipEvac, Terra-Swing, and MIRRA (Mountain Industrial Rescue and Rope Access) training.

Below are elements of Applicant's intended use that Applicant believes are relevant for consideration in connection with this application:

1. Applicant would utilize the entire lower office space and eventually the upstairs office space for rescue training classes.
2. Pre-fabricated parts and components of Applicant's systems would be delivered to the property, and Applicant will thereafter assemble the systems on, and ship the systems from, the property. The main section of the building, which is open in plan, would be used for finished goods handling, staging, inventory, shipping and receiving, testing, R&D.
3. The north end of the main section of the building would be dedicated to Applicant's upcoming MIRRA (Mountain Industrial Rescue and Rope Access) training center, which would be the first Rope Access Training Facility specializing in ski area lift evacuation techniques and training. Once this training center is built and fully functional, Ski Patrol Supervisors from the US and Canada would be on-site from time to time for intensive lift evacuation training and certifications. They would take this training back to their prospective resorts and communities and use that knowledge to train their respective staffs. Many MIRRA customers would likely utilize the motel across the highway and the restaurants in Coalville. This will be the first and only training facility in the USA dedicated to mountain rescue training.
4. Although Applicant does not currently manufacture or fabricate any parts or components of their systems themselves, ultimately, Applicant would plan to use the welding bay and painting bays in the future to fabricate and paint their components and similar items. Any

such use of the welding bay and the painting bays would be consistent with the prior uses of such bays.

5. All current and future uses will fully comply with all applicable zoning and other legal requirements.
6. The undeveloped sections at the rear of the 2.67-acre parcel would be used for additional non-motorized outdoor MIRRA training, as well as storage/parking for small, specialized equipment, and a handful of company vehicles and small trailers that are not in use when in between projects.
7. Initially, Applicant's business on the property would involve fewer than 10 employees. Obviously, Applicant fully expects its business to be very successful, which would create additional jobs requiring additional employees.
8. Generally, Applicant would be open for business during "customary" business hours (8 through 6); however, certain projects and deadlines may require activity on the property outside of those hours. The same applies to deliveries to the property.

The property is zoned "Community Commercial", and is governed by Title 10, Chapter 15 of Coalville's Ordinances. Applicant's specific intended use of the property is not expressly listed in Chapter 15, and so Applicant has referred to Section 10-15-110 (entitled "Uses Not Listed"). This Section provides that the Zoning Administrator has the authority to identify and categorize an unlisted use based on substantial similarity of character, origin, impact, etc., with listed uses, and then treat the unlisted use as if it were a listed use. Applicant believes that its various intended uses of the property are substantially similar to a number of uses listed in Section 10-15 in terms of nature and extent of impacts (although, as noted above, Applicant believes that its use of the property would be less impactful than relatively "dirty" automotive uses, and will not involve retail customer traffic), including:

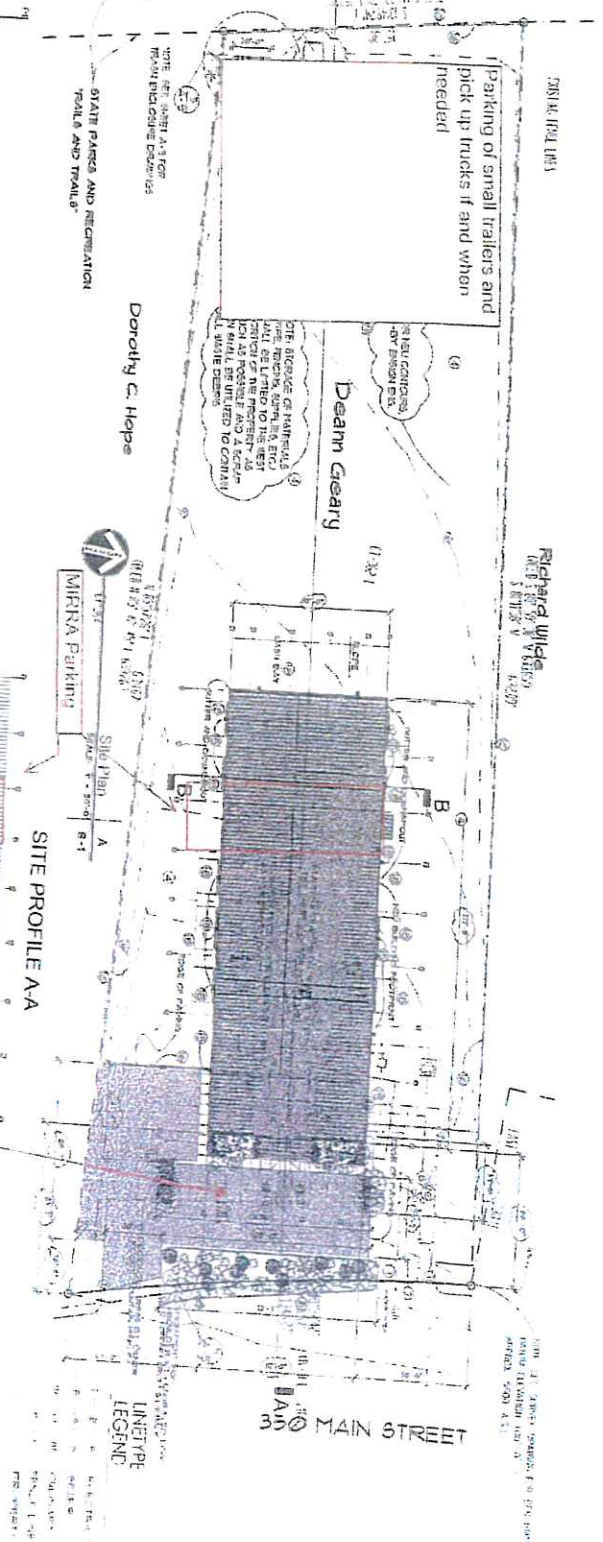
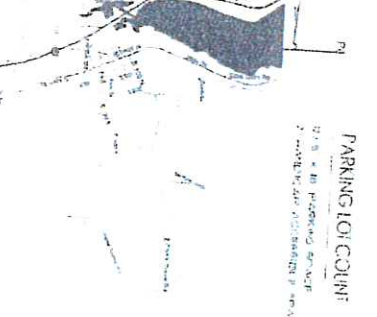
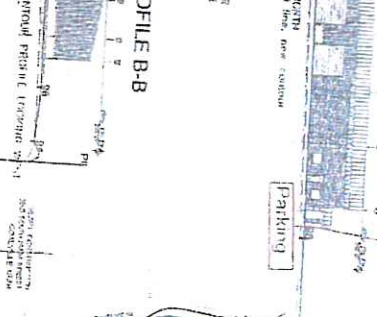
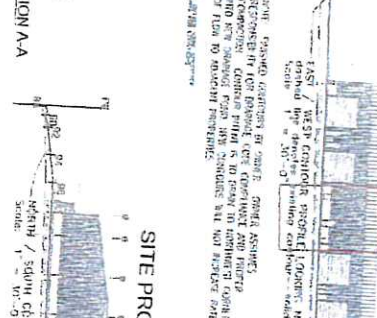
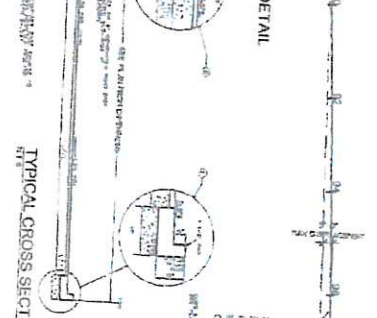
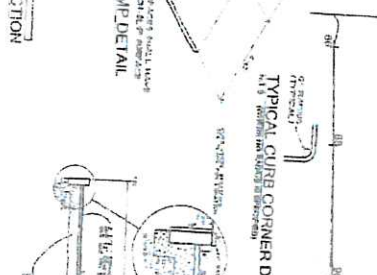
1. Automobile lube and oil center.
2. Automobile service and repair.
3. Tire store, sales and repair.
4. Building materials/hardware sales.
5. Office, Business or Professional (applies to Applicant's office uses).
6. Storage facilities.

Applicant thanks the Mayor, the Council, the Planning Commission and the Planning Staff for their consideration of this application. We believe that our proposed use of the property would add to the economic prosperity of Coalville with essentially no negative impacts, particularly in comparison to many of the uses listed in Section 10-15.

ZipHoldings LLC

2nd March 2018

1. PROPOSED NEW BUILDINGS
2. EXISTING BUILDINGS
3. EXISTING PAVEMENT - DRIVE AND DRIVEWAY ONLY - SEE EXISTING
4. EXISTING PAVEMENT - DRIVEWAY ONLY - SEE EXISTING
5. EXISTING PAVEMENT - DRIVEWAY ONLY - SEE EXISTING
6. EXISTING PAVEMENT - DRIVEWAY ONLY - SEE EXISTING
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18. EXISTING PAVEMENT - DRIVEWAY ONLY - SEE EXISTING
19. EXISTING PAVEMENT - DRIVEWAY ONLY - SEE EXISTING
20. EXISTING PAVEMENT - DRIVEWAY ONLY - SEE EXISTING



PARKING LOT COUNT

1. 100 spaces

2. 100 spaces

3. 100 spaces

4. 100 spaces

5. 100 spaces

6. 100 spaces

7. 100 spaces

8. 100 spaces

9. 100 spaces

10. 100 spaces

11. 100 spaces

12. 100 spaces

13. 100 spaces

14. 100 spaces

15. 100 spaces

16. 100 spaces

17. 100 spaces

18. 100 spaces

19. 100 spaces

20. 100 spaces

CITY COUNCIL APPROVAL

Presented to the City Council on _____ 2000

By _____

Attest _____

CITY PLANNING COMMISSION

Approved and Accepted by the City Planning Commission on _____ 2000

By _____

Attest _____

CITY ENGINEER

Approved and Accepted by the City Engineer on _____ 2000

By _____

Attest _____

CITY PUBLIC WORKS DIRECTOR

Approved and Accepted by the City Public Works Director on _____ 2000

By _____

Attest _____

NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S SPECIFICATIONS.

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S SPECIFICATIONS.

3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S SPECIFICATIONS.

4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S SPECIFICATIONS.

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8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S SPECIFICATIONS.

9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S SPECIFICATIONS.

10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S SPECIFICATIONS.

GEARY CONSTRUCTION OFFICE

340 S Main Street

Coalville, Utah

TRACY STOCKING & ASSOCIATES



J-U-B ENGINEERS, INC.

"Exhibit E"
Planning 3/19/18

JUB COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

DATE: March 19, 2018
TO: Coalville Planning Commission
CC: Mayor Trever Johnson; Sheldon Smith, City Attorney
FROM: Shane McFarland P.E., City Engineer
Derek Moss, AICP, City Planner
SUBJECT: Draft Code Revisions

1. Subdivision Procedures
8-2-060: Preliminary Plan

D. Land Use Authority Approval of Preliminary Plan. The Planning Commission recommendation of the Preliminary Plan shall be placed on the City Council Agenda ~~for a public hearing~~. The Land Use Authority may approve, approve with conditions, or disapprove the recommendation of the Planning Commission. The Land Use Authority may also remand the project back to the Planning Commission for further review and evaluation. If the Land Use Authority approves a approves with conditions the recommendation of the Planning Commission, the applicant may prepare a Final Plat and construction drawings containing all the requirements found herein and any requirements of the Land Use Authority, Planning Commission, or Staff.

2. Sensitive Lands Overlay
10-22-050: Sensitive Lands Regulations

D. Wetlands, Lake Shores, Stream or River Corridors, Floodplains and Drainage Ways
4. Setbacks:

Setbacks for permanent structures from wetlands, lake shores, river and stream corridors, shall extend a minimum of seventy-five (75) feet, including to maintain existing vegetation for a minimum of twenty (20) feet from ordinary high water mark, and accommodation for trails and open space for a minimum of twenty-five (25). Fences shall be setback a minimum of ten (10) feet from planned or existing trails. extend a minimum of one hundred (100) feet outward from the delineated wetland edge. Setbacks from lake shores and stream corridors shall extend a minimum of one hundred (100) feet outward from the ordinary high water mark. Setbacks from irrigation ditches, canals and drainage ways shall extend a minimum of fifty (50) thirty (30) feet from the ordinary high water mark.

3. Residential protections in the Community Commercial zone
10-15-060: Protection of Residential Property – Setbacks

No Changes Proposed by Planning Commission

4. 10-13-170: R-4-1 High Density Residential (Modified)
A: Purpose

The purpose of this zone is to provide areas of the community characterized by higher density single family and two-family attached developments without the provision for multi-family attached dwellings and shall not allow for clustering or density bonuses per 8-6-030 and 8-6-050.