



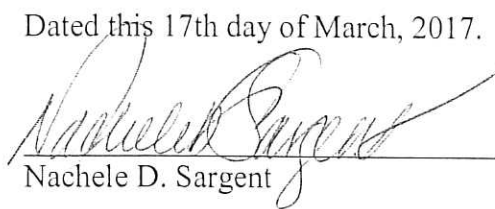
COALVILLE CITY PLANNING COMMISSION MEETING NOTICE AND AGENDA

Notice is hereby given that the Coalville City Planning Commission will hold its regular Meeting on **Monday, March 20, 2017** 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. Election of Chair and Vice Chair
3. Community Development Updates
4. Review and Possible Approval of Minutes
5. Adjournment

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

Dated this 17th day of March, 2017.


Nachele D. Sargent

****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.**

Posted: March 17, 2017 City Hall, Utah State Posting Website

Mayor
Trever Johnson

Council
Adrienne Anson
Cody Blonquist
Arlin Judd
Rodney Robbins
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Coalville City Planning Commission
Regular Meeting
HELD ON
March 20, 2017
IN THE
CITY HALL

Planning Chair Dusty France called the meeting to order.

Planning Commission Members Present: Planning Chair: Dusty France
Vice Chair: Walter Yates
Commissioners: Linda Vernon,
Brice Lucas, Nathanael Davenport,
Jason Moore

City Staff Present:

Shane McFarland, Community Director
Nachele Sargent, City Recorder

Public In Attendance:

None

Item 1 – Roll Call:

A quorum was present.

Item 2 – Election of Chair and Vice Chair:

Shane McFarland informed the Commissioner's a Chair and Vice Chair needed to be voted on. The Commissioner's discussed who would be interested and what was involved with being the Chair and Vice Chair. Commissioner Brice Lucas nominated Dusty France for the Chair. Commissioner Linda Vernon seconded the nomination. Commissioner Dusty France nominated Walter Yates as the Vice Chair. Commissioner Nathanael Davenport seconded the nomination.

A motion was made by Commissioner Linda Vernon to appoint Dusty France as Planning Chair and Walter Yates as Vice Chair. Commissioner Nathanael Davenport seconded the motion. All Ayes. Motion Carried.

Planning Chair Dusty France requested for the Pledge Of Allegiance to be added to the meeting agenda. The Commissioner's agreed and Niki Sargent stated she would add it to the agenda.

Item 3 – Community Development Updates:

Shane McFarland stated he wanted to meet tonight to let the Commissioner's know about a couple of items that would be coming to Planning. He stated he wanted them to be familiar with the process of how the meetings worked since it was a pretty new group. He informed them they were scheduled to meet the third Monday of every month at 6:00 P.M. If there wasn't anything for the agenda, the meeting would be cancelled. Shane stated typically he would put together a memo to help them understand why the issue was coming to Planning and what decision needed to be reviewed.

Shane McFarland stated one of the issues coming for discussion was about an offer to purchase the Arlin Judd property at 90 South Main where the potential buyer would like to put a drive through car wash. He stated they would be reviewing the Code, Title 10, Chapter 15, page 3 of 11 that showed the list of permitted and conditional uses for the Commercial Zone. A car wash was a permitted use as long as it wasn't next to a residential line. This property had residences adjoining on both the North and the West side and so a car wash would not be permitted. The applicant had applied to the Board Of Adjustment for a variance and the variance was denied. Shane stated there were certain criteria that had to be met to be able to grant a variance and the BOA decided the applicant hadn't met the requirements. Shane stated the applicant was encouraged to apply to have the Code changed to remove the special provision. Mayor Trevor Johnson had discussed the issue with the Council and he decided to recommend having the Code reviewed and possibly amended by the Planning Commission. Chair Dusty France questioned if it could be a conditional use. Shane stated it was a permitted use so it didn't have the option of a conditional use. He stated the car wash was a permitted use; it was the location that was an issue. He stated he wasn't sure why it was listed like it was, but felt it was probably a reaction from the last car wash that went in which was next to a residence. Shane stated the Commissioner's would need to consider if they wanted the Code to stay like it was or if they wanted to amend the Code for a car wash to be permitted in the Commercial Zone no matter what the location was. They would not be looking at the project at this time, only the possible Code change. Chair Dusty France stated there were a number of things that needed to be addressed in Title 10 and felt all of it should be reviewed. Shane stated Mayor Johnson agreed and he had some other items in the Code that he wanted to come to Planning for review. Chair Dusty France stated if they changed the provision on this item, he felt it should be changed to a conditional use instead of a permitted use. Shane stated he would have to research to see if it could be changed to a conditional use as there were new laws in place concerning a conditional use.

Shane McFarland stated another issue coming to Planning was a Zone change request. He stated Courtney Richins had purchased the property owned by the NS School District next to the Deer View Subdivision. It was currently Zoned R-1 and he had applied to have it changed to R-2 density. Usually most of your higher density property would be located in the middle of town and then it would be less dense the further out you went. Shane stated there was an error made when the Deer View Subdivision went through the process and they were allowed to subdivide as R-2 even though it was only R-1 and that subdivision would also need to be changed to R-2. Shane stated he would be in favor of the Zone change to encourage growth and to also correct the Deer View subdivision Zone. He stated if approved, the decision would allow the property to have 2 units per acre with a minimum of a 1/3 acre lot size.

Shane McFarland stated the Robertson Gym project was approved and they would be starting construction. He stated they were able to meet the standard 24' street requirement so a variance was not needed. Commissioner Linda Vernon questioned if they were required to have the letter from the NS School District concerning the hillside excavation. Shane stated the letter was part of the approval requirements and he would follow up on it to make sure the City received it.

Shane McFarland stated Jason Moore was working on a project and it may be coming to Planning for approval. He stated Jason would need to recuse himself and disclose his connection with the project. Commissioner Jason Moore stated he wanted them to know that wasn't the reason he was on the Planning Commission.

Shane McFarland informed the Commissioner's he worked for JUB Engineers, Inc. and was contracted by the City as a consultant as the Community Development Director and City Engineer. He gave the Commissioner's his email address and phone number to contact if they had any questions. The Commissioner's also provided their contact information.

Item 4 – Review Of Minutes:

The Commissioners reviewed the minutes of the December 19, 2016 meeting.

A motion was made by Commissioner Linda Vernon to approve the minutes of December 19, 2016 as written. Chair Dusty France seconded the motion. All Ayes. Motion Carried.

Item 5 – Adjournment:

A motion was made by Commissioner Nathanael Davenport to adjourn the meeting. Vice Chair Walter Yates seconded the motion. All Ayes. Motion Carried.

The meeting adjourned at 6:55 P.M.


Dusty France, Chair

Attest:


Nachele D. Sargent, City Recorder