



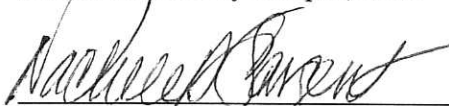
COALVILLE CITY PLANNING COMMISSION MEETING NOTICE AND AGENDA

Notice is hereby given that the Coalville City Planning Commission will hold its regular meeting on **Monday, April 16, 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:** Review, Discuss, Receive Comment, And Possibly Take Action On The Proposed Rivers Edge Apartments And Storage Preliminary Plan Review, CT-362-A, 280 South 500 West, 36 Apartments, 28 Covered Garages, And 299 Storage Units – Courtney Richins
4. **Public Hearing: CANCELED**-Review, Discuss, Receive Comment, And Possibly Take Action On The Proposed Ordinance No. 2018-1 Development Code Revisions, Title 7-11-120-G Appeals, Title 8-2-060 Preliminary Plan, Title 10-13-170 High Density Residential (Modified), Title 10-15-060 Protection of Residential Property, Title 10-19-030 Beekeeping, Title 10-22-050 Sensitive Lands Regulations, Title 10-29-060 Right To Farm
5. Continued Consideration And Possible Action On The Fair Ground View Subdivision Preliminary Plan, 39 Units, CT-330-A And CT-330-1
6. Community Development Updates
7. Review and Possible Approval of Minutes
8. Adjournment

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

Dated this 13th day of April, 2018.


Nachele D. Sargent, City Recorder

Mayor

Trever Johnson

Council

Adrienne Anson

Cody Blonquist

Arlin Judd

Rodney Robbins

Tyler Rowser

****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: April 13, 2018 City Hall, Coalville City Website, Utah State Public Notice Website

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Coalville City Planning Commission
Regular Meeting
HELD ON
April 16, 2018
IN THE
CITY HALL

Vice Chair Isaac Rackliffe called the meeting to order at 6:04 P.M.

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

CITY STAFF PRESENT:

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

PUBLIC IN ATTENDANCE:

Celeste Gates, Jim Robinson, Debbie Robinson, Dalton Ross, Amanda Ross, Robin Wilde, Douglas Wilde, Boyce Judd, Tyler J Rowser, Courtney Richins, Debbie Wilde, Don Sargent, Lynn Wood, Briana Jones, Dixie Sargent, Craig Sargent, Jack Walkenhorst, Walter Yates, Sandra France, Daniel B Richins

Item 1 – Roll Call:

A quorum was present.

Item 2 – Pledge of Allegiance:

Vice Chair Isaac Rackliffe led the Commissioners, Staff, and Public in the Pledge of Allegiance.

Item 3 – Public Hearing: Review, Discuss, Receive Comment, And Possibly Take Action On The Proposed Rivers Edge Apartments And Storage Preliminary Plan Review, CT-362-A, 280 South 500 West, 36 Apartments, 28 Covered Garages, And 299 Storage Units – Courtney Richins:

Shane McFarland referred to the Staff report (Exhibit A) and stated this was the preliminary plan for an apartment complex and storage units. Courtney Richins stated the project

would consist of 36 apartments which were three 12-plex buildings, 299 various sized storage units behind the apartments, and 28 enclosed garages. He stated they would have 54 parking stalls and 28 enclosed garages that would cover the parking requirement. Derek Moss stated the project would be required to have 1.5 parking stalls per unit. Courtney Richins stated he had been working with Intermountain Hazard to survey the flood plain. He stated none of the property surveyed showed it was in the flood plain. He stated he had also been working with the Army Corp of Engineers to discuss putting in a culvert for the ditch that ran through the property. He stated he could put in 36 feet of culvert without a permit and right now that was all they were looking for. There may be two spots on the property that would be listed as Wetlands and they could either leave them or pay to have them delineated out. The property would remain private so there wouldn't be any City maintenance required. Courtney stated he was going to put in a privacy fence around the property and would be working with the adjoining property owners to accommodate what they would like. Courtney Richins referred to an example (Exhibit B) of what the apartments would look like and stated all of the garages and apartments would cover up most of the storage shed area. They would be providing landscaping with trees, berms, and a grass area. There would be a detention pond for the drainage. There would be a 30' asphalt driveway with gravel or roto-mill for the storage unit area. Courtney stated the project would be completed in phases beginning with the storage units. The storage units would be foundation type buildings with concrete pads on the inside. Derek Moss stated the entrance was wide enough and met the Fire Code because the driveway looped. Commissioner Dusty France stated his primary concern was getting the kids across the freeway. Courtney Richins stated their parents would have to drive them.

Vice Chair Isaac Rackliffe opened the public hearing at 6:14 P.M.

Lynn Wood – Part Time Resident

Lynn Wood stated this was an area where there were a lot of tourists with the campground and hotel. This was where the City should be putting their best foot forward welcoming visitors to the community. She stated the reason this was a conditional use was because storage units didn't fit just anywhere. Mrs. Wood stated she hoped they would consider that. She stated certainly maybe some could go there to go with the apartments, but they could definitely limit the number of units. She stated she hoped they would consider the impact it could have as tourists were coming in and looking at this project.

Doug Wilde – Project Property Owner

Doug Wilde stated he owned the property and understood it was a love/hate project. He stated he wasn't going to defend the project because you either loved it or you hated it. He stated if the project fit the current Zoning and Planning then the legality of the project came in to play. The legality here was private property rights and a guy should be able to do what they wanted with their private property if it met the current Zoning and Planning.

Walter Yates – City Resident

Walter Yates stated he was concerned about the proposal of building the storage units first and then the apartments and the look of that. He stated he felt like there was the potential of a bait-and-switch plan if they didn't get around to finishing it. He stated he would hate to see any movement on pushing the project forward tonight until that issue was vetted to show what that would look like. He stated he would hate for someone to start the project and then decide it wasn't going to work out and stop. If they were going to move forward and it met all of the requirements, he wanted to make sure it didn't move forward to end up with just a bunch of storage units. Mr. Yates stated Coalville City was not a walkable community to cross the freeway. He stated he had walked it with animals and he thought it was a valid concern to question how the kids would get across the freeway. Walter Yates stated he thought they should be concerned about the City image along the corridor. He stated his biggest concern was the storage units would be built, but the apartments would not.

Vice Chair Isaac Rackliffe closed the public hearing at 6:19 P.M.

Commissioner Dusty France stated his primary concern was being able to get the kids across the freeway and the safety of the residents. He stated he would like to see a sidewalk included at the front of the property to be able to connect to future development in the area. Commissioner France stated he wasn't as concerned about the storage units in the back, but was a little concerned for the adjoining property owner that already had an established camping business and what they would have for a view with the back of the storage units. He also questioned what type of fencing they would have for them. He stated he thought the improved surface in the project may be a concern for the water drainage and could potentially cause an issue for adjoining properties. Derek Moss stated they would have to contain and deal with their water drainage. Commissioner Dusty France questioned what type of lighting would be on the storage units. Courtney Richins stated it would be downward facing along the front of the units. Commissioner Nathanael Davenport questioned what needed to be done about the Force Main and Lift Station referred to in the Staff report. Shane McFarland stated there was a lift station located close to the Icy Springs Bridge and a Force Main line that ran under the freeway that served the Hotel and other areas there. He stated the Force Main and Lift Station would need to be upgraded and the City was currently working with UDOT to get casing under the freeway for the line to run through. He stated the apartments wouldn't be able to be brought online until the upgrade was completed. Commissioner Nathanael Davenport questioned what type of design the covered garages would be. Courtney Richins stated they would be designed to look the same as the apartments. Vice Chair Isaac Rackliffe questioned what type of fencing would be installed. Courtney Richins stated it would be an opaque privacy fence and he would be working with the adjoining property owners for help with the decision of the style of fencing. Commissioner Nathanael Davenport asked the City Staff what could be done to help get the children across the overpass. Derek Moss stated the City didn't have any plans at this time for a sidewalk or other access across the

freeway and there wasn't a lot the City could do. He stated the same would apply to any other property that didn't adjoin a pedestrian access. He stated they could require the sidewalk along the project for future access, but at this time there wasn't anything else they could do. Doug Wilde stated there was a cattle culvert under the freeway if needed. Commissioner Dusty France questioned if the City would be facing anything if they permitted the project without having a plan in place to get the children across the freeway. Sheldon Smith stated anytime they were dealing with the health and welfare of the citizens, the City needed to make sure they had adequate infrastructure needed in order to take care of the project. He stated that issue would be beyond the scope for this project. If they met the requirements, then it would be up to Coalville City to address the issues of safety. Derek Moss stated a Conditional Use Permit would come with the Final Plan review. He stated they could request more information for the design of the back of the storage units for the final plan. Commissioner Dusty France stated he would like the drive area for the storage units to be an improved surface and would like to have the detention pond plan calculated with that in mind. He stated he would like to have a sidewalk along the front of the property for future pedestrian access. He stated he also wanted to see the lighting plan for the storage units. Vice Chair Isaac Rackliffe questioned how many feet it would take to culvert the entire ditch. Courtney Richins stated it would be around 300 feet. Vice Chair Isaac Rackliffe stated he would like to see the permitting required to achieve putting in a culvert. The Commissioners discussed the possible issues with putting in a culvert and the drainage in the area. Vice Chair Rackliffe stated he would like to recommend a water study being completed for the ditch to see where the flood zones were. A culvert may help or it may hurt by getting plugged and it would be important to know what was there in case of flooding. It would be good to know prior to the final plan approval, if high flood levels occurred what actions would need to be taken to mitigate those issues. Commissioner Nathanael Davenport verified the conditions of approval the Planning Commission would like to see. They included the recommendation of the drive area as an improved hard surface with the water plan calculations based off having the hard surface, the recommendation for a sidewalk along the entire eastern front of property adjacent to the street, a lighting plan to be provided for final plan, the design for the back of storage units for final plan, and a water study for the ditch. Shane McFarland stated most of those conditions were just part of the Code. Sheldon Smith stated if it was part of the Code they didn't need to put it as a condition. Shane McFarland stated the ditch and the property would have to be verified that they were out of the flood plain or that they would be building at an elevation that would make it out of the flood plain. He stated the Applicant would have to work with FEMA to get the approval needed. Shane stated when it came to the calculations for storm water, they would recommend looking at the plan as asphalt instead of gravel.

A motion was made by Commissioner Nathanael Davenport to recommend approval of the Preliminary Plan for the Rivers Edge Apartments and Storage Units with the conditions and recommendations of having an improved hard drive surface for the storage area and a sidewalk across the eastern front of the property adjacent to 500 West. Vice Chair Isaac Rackliffe seconded the motion. All Ayes. Motion Carried.

Roll Call:

Commissioner Davenport – Aye
Vice Chair Rackliffe – Aye
Commissioner France – Aye

Item 4 – Public Hearing: CANCELED- Review, Discuss, Receive Comment, And Possibly Take Action On The Proposed Ordinance No. 2018-1 Development Code Revisions, Title 7-11-120G Appeals, Title 8-2-060 Preliminary Plan, Title 10-13-170 High Density Residential (Modified), Title 10-15-060 Protection Of Residential Property, Title 10-19-030 Beekeeping, Title 10-22-050 Sensitive Lands Regulations, Title 10-29-060 Right To Farm:

This agenda item was canceled.

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

Shane McFarland referred to the Staff report (Exhibit C) and stated this was a continued discussion for the Fair Ground View Subdivision Preliminary Plan. Courtney Richins stated they had reconsidered their design and were proposing to go with the number of allowed units which would be 39 units. He stated all of the property would be private and would have an HOA for maintenance. He stated they would have two Phases and would start with the Town Homes. Courtney stated they had corrected the double frontage lot and that was no longer an issue. He stated they were close to double on the required number of parking stalls. The Town Homes would be one car garages with the possibility of some of them being two car garages and if needed additional parking stalls would be put in at the back so there wouldn't be any parking on the street. There was 21,000 square feet of Town Homes, the driveways were 5,000 square feet, the parking area would be 17,000 square feet, and there would be 71,000 square feet of open space and it would all be privately maintained. There was landscaping with the possibility of a small private park area. He stated there was an existing fence next to the trailer park and the rest of the fencing would just follow the Code. He presented a design plan picture (Exhibit D) for the Town Homes. Commissioner Dusty France questioned if lot #4 and lot #5 would be accessed from the subdivision. Courtney Richins stated all of the lots would come off the subdivision and lot #2 would share the driveway for access off of 100 South/Border Station Road. He stated they would have sidewalks on both sides of the street. He stated they would follow the City's recommendation for the sidewalk across the bridge. Commissioner Dusty France stated his biggest concern was having a sidewalk along the road to connect to the Fairgrounds. Courtney Richins stated he had spoken with all of the private property owners and they were all okay with a sidewalk being put in. Derek Moss stated the sidewalk would be put in the City right-of-way. Commissioner Dusty France stated he would like the sidewalk to be put in and be a priority before the rest of the construction was done and questioned if they could be required to do that. Sheldon Smith stated they

couldn't require them to put it in as it wasn't part of the project, but they were willing to put it in. Commissioner Dusty France stated he would like to see lighting along the street. Commissioner Nathanael Davenport stated that would be the City's responsibility.

A motion was made by Commissioner Dusty France to recommend approval for the Preliminary Plan for Fair Ground View Subdivision. Commissioner Nathanael Davenport seconded the motion. All Ayes. Motion Carried.

Roll Call:

**Commissioner Davenport – Aye
Vice Chair Rackliffe – Aye
Commissioner France – Aye**

Item 7 – Community Development Updates:

Derek Moss stated he didn't have any updates tonight.

Item 8 – Review And Possible Approval Of Minutes:

The Commissioners reviewed the minutes of the March 19, 2018 meeting.

A motion was made by Commissioner Nathanael Davenport to approve the minutes of March 19, 2018 as corrected. Commissioner Dusty France seconded the motion. All Ayes. Motion Carried.

Item 10 – Adjournment:

A motion was made by Commissioner Dusty France to adjourn the meeting. Vice Chair Isaac Rackliffe seconded the motion. All ayes. Motion Carried.

The meeting adjourned at 7:04 P.M.

Vice Chair Isaac Rackliffe

Attest:

Nachele D. Sargent, City Recorder



J-U-B ENGINEERS, INC.

"Exhibit A"
Planning 4/16/18

J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

DATE: April 16, 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 Information: Courtney Richins, on behalf of the property owner (Douglas D Wilde Trustee), has submitted a concept plan for residential units and storage units on Parcel CT-362-A located at approximately 230 S 500 W, Coalville, UT. The existing parcel is 6.63 acres.

Applicable Ordinances: Title 8, Chapter 7 Commercial Developments and Title 10, Chapter 15 Commercial Zone

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

Background: The applicant has proposed (see Attachment 1):

- 36 apartment units (in 3 structures);
- 28 garages;
- 54 parking stalls;
- Open space with trees and other landscaping; and,
- 299 storage units (gated and in varying sizes).

The proposed uses are conditional uses in the Highway Commercial (HC) zone; the Applicants will need to apply for a conditional use permit for the proposed uses with their application for final plans.

Staff Comments: There are currently no existing structures on the property. There is an open ditch approximately 450 feet from the road that runs south to north. Access to the proposed development would be from 500 W.

The property is located in the Highway Commercial (HC) zone and the plan meets the requirements of Chapter 15 for commercial developments, including lot area, front-yard, side-yard, and rear-yard setbacks, landscaping, and parking. The plan will need to comply with the sensitive lands ordinance in cooperation with Staff reviews of all applicable requirements and prior to a final plan to be submitted.

Per 10-22-040 the applicant must provide to the land use authority enough information to identify that adequate mitigation measures have been achieved to offset the development impacts to any wetlands, stream corridor, and flood plain, along with the following:

- An evaluation of all wetland, stream corridor and flood plain areas by a professional engineer.
- In the event of delineated wetlands a 100 foot setback from the delineated edge is applicable. The Applicant has provided information from the US Army Corps of Engineers on wetlands in the area and

Staff are reviewing this information.

- A flood plain permit will need to be completed. Elevation certification will be part of the flood plain permit process. The Applicant has provided information regarding flood plain analysis to date and Staff are reviewing this information.

Of note, the city is currently in need to upgrade the sewer lift station and force main in the area. There is a plan in place to upgrade this lift station, that has not been executed. It is unknown how additional flows will affect the existing system. It is recommended to upgrade the system before any additional flows enter the lift station. This may result in the delay of occupancy.

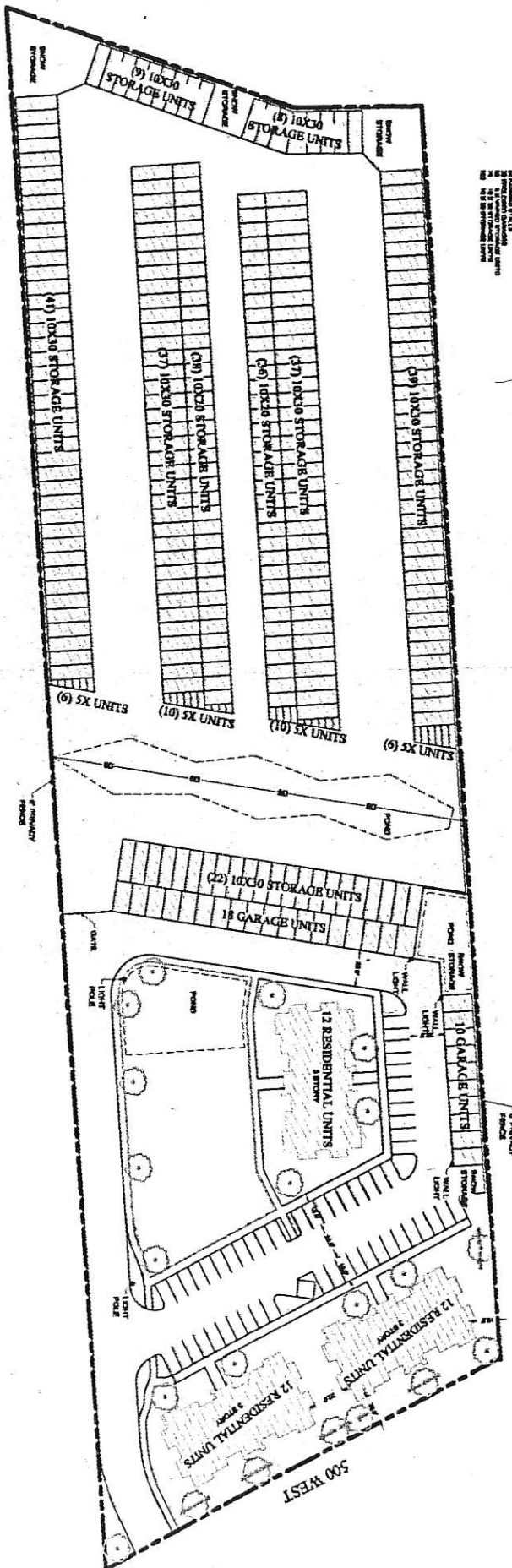
Staff have also communicated that the Applicant will need to comply with following ordinances (and demonstrate plans to do so with the final application) under Title 8, Chapter 7 for Storage Developments to ensure adequate traffic flow can be accomplished and to maintain compatibility with the entry corridor and surrounding development in that area:

- Each development of this type shall be reviewed and approved by the North Summit Fire District. It is the responsibility of the applicant to demonstrate that adequate traffic flow can be accomplished.
- Storage development are encouraged to: provide multi-pitched roof lines through use of dormers and gables, whether real or false façade; use natural materials and colors such as brick, split-faced block, wood siding, stucco, or other attractive materials as found acceptable to the Planning Commission in the construction of all structures in the development which face onto public streets.

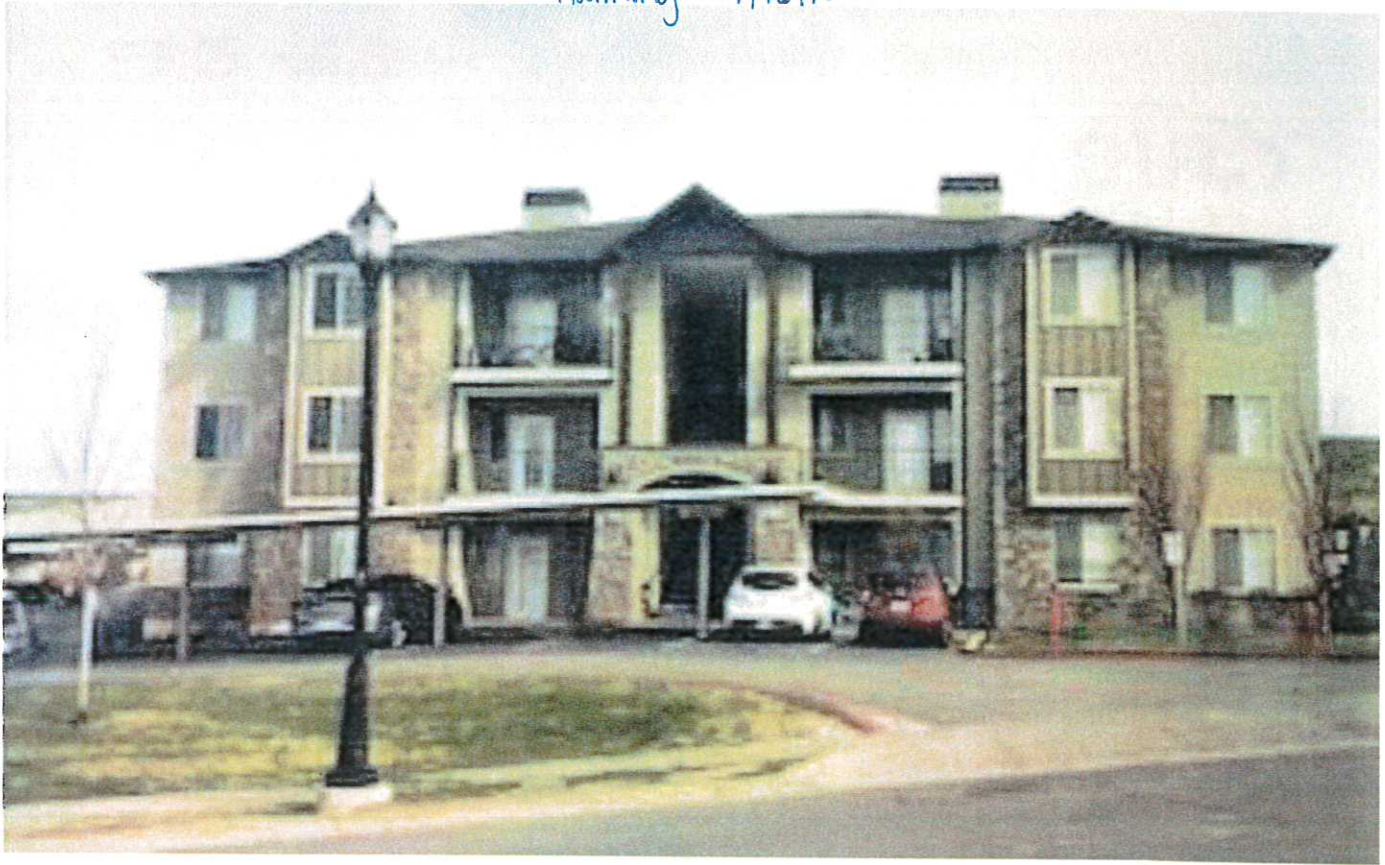
If you have any questions, please feel free to contact us.

Attachment 1: Preliminary Plan

LAND USES:
 1. RESIDENTIAL
 2. COMMERCIAL
 3. INDUSTRIAL
 4. OFFICE
 5. RETAIL
 6. MIXED USE
 7. PARKING
 8. OPEN SPACE
 9. UTILITIES
 10. OTHER



"Exhibit B"
Planning 4/16/18



"Exhibit C"
Planning 4/16/18

J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.



J-U-B ENGINEERS, INC.

DATE: April 16, 2018
TO: Coalville City Council
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 for the preliminary plan. Planning Commission responsibility is to recommend approval, recommend approval with conditions, or recommend to deny the preliminary plan for the Fairground View Subdivision.

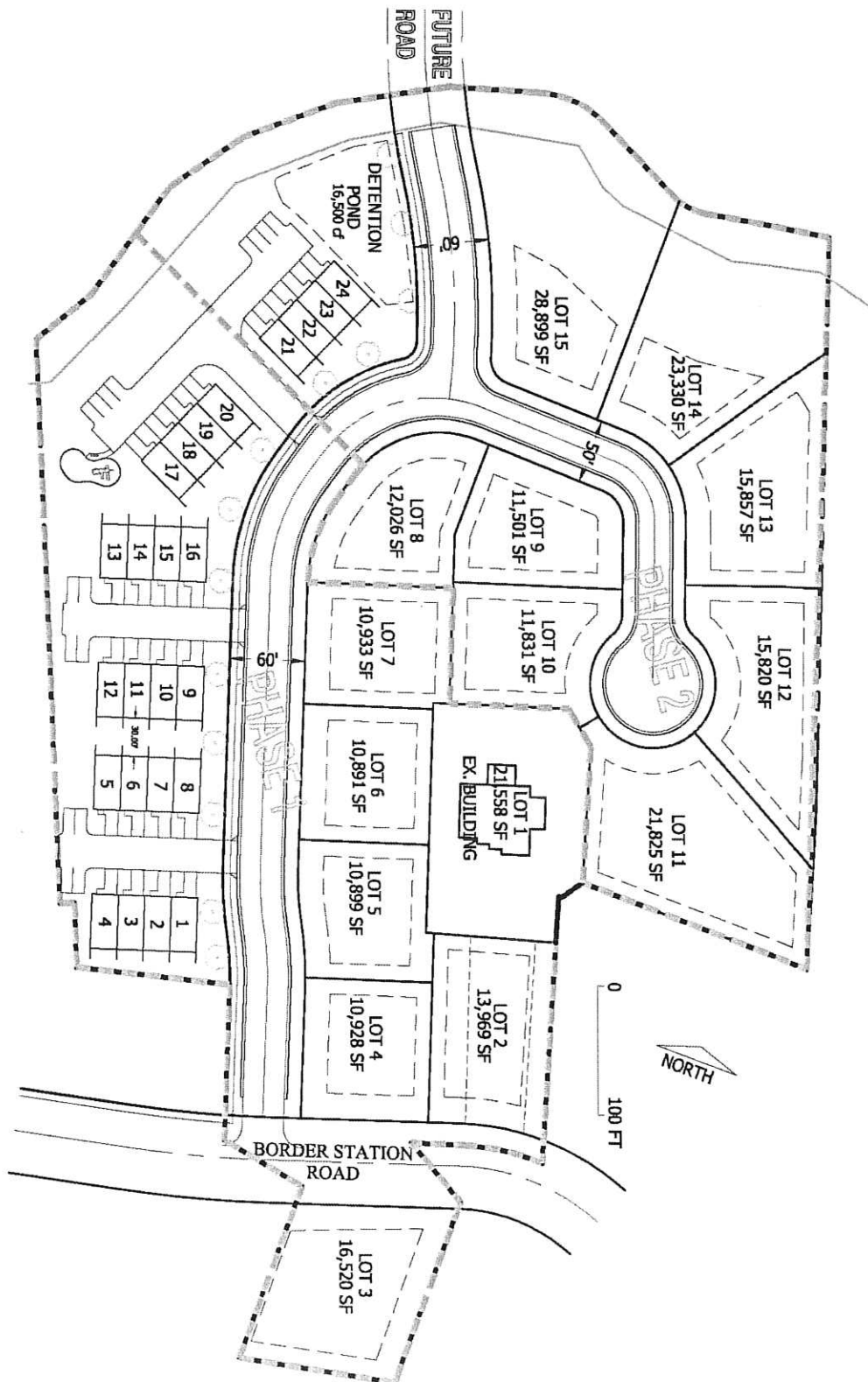
Background: The applicant submitted an application to subdivide Parcels CT-330-A (5.11 Acres) & CT-330-1 (4.67 Acres), located at approximately 359 East 100 South, Coalville, UT. The parcels total 9.78 acres. The Applicant has proposed subdividing the existing parcels into **15 single-family lots and 24 multi-family attached units** for a total of 39 dwelling units. The proposed residential lots would range in size from 0.22 acres to 0.58 acres. **SEE ATTACHMENT 1.**

Staff Comments: Staff have reviewed the plans and application for completeness per Title 8, reviewed the concept plan with members of the planning commission and city council on April 9, 2018, and have only the following comments:

- The total acreage as an R-4 zone would allow up to 39 units.
- 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 for single-family lots is ¼ acre (10,890 ft²).
- 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.
- Lot 1 has been adjusted to avoid double frontage.
- The cul-de-sac radius will be verified to ensure it meets minimum fire code for turnaround.
- The proposed right of way widths of 50 and 60 feet meet city standards for roadways.

If you have any questions feel free to contact us.

ATTACHMENT 1: Preliminary Plan



"Exhibit D"
Planning 4/16/18

