



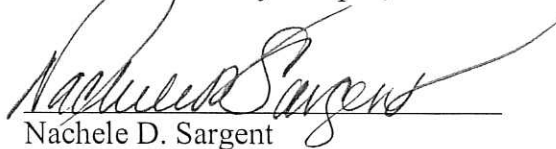
COALVILLE CITY PLANNING COMMISSION MEETING NOTICE AND AGENDA

Notice is hereby given that the Coalville City Planning Commission will hold its regular Meeting on **Monday, April 17, 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. Pledge Of Allegiance
3. **Public Hearing:** Zone Amendment From R-1 Zone to R-2
Zone Parcel No. CT-317-X-Courtney Richins and Chris Boyer
4. **Public Hearing:** Moore's Tire And Service New Building Final
Plan 50 West and Center Street, CT-401 and CT-401-UP-1 -
Jason Moore
5. Community Development Updates
6. Review and Possible Approval of Minutes
7. Adjournment

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

Dated this 14th day of April, 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: April 14, 2017 City Hall, Utah State Posting Website

Mayor
Trever Johnson

Council
Adrienne Anson
Cody Blonquist
Arlin Judd
Rodney Robbins
Tyler Rowser

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Coalville City Planning Commission
Regular Meeting
HELD ON
April 17, 2017
IN THE
CITY HALL

Planning Chair Dusty France called the meeting to order at 6:04 P.M.

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
Zane DeWeese, Public Works Director
Nachele Sargent, City Recorder

Public In Attendance:

Stephen Boyden, Coni Robinson,
Chris Boyer, Courtney Richins,
Thomas Moore, Cody Blonquist,
Staci Blonquist, Pam Blonquist, Rod
Pentz, Kelley Pentz, Tonja B. Hanson,
Harold Hanson, Jim Robinson, Deb
Robinson, Doug Harmon, Katie
Harmon, Donald Fulton, Debra Grant

Item 1 – Roll Call:

A quorum was present.

Item 2 – Pledge Of Allegiance:

Chair Dusty France led the Commissioner's, Staff and Public in the Pledge Of Allegiance.

**Item 3 – Public Hearing: Zone Amendment From R-1 to R-2 Zone Parcel No. CT-317-X
Courtney Richins and Chris Boyer:**

Shane McFarland explained this discussion was for the Planning Commission to make a recommendation to the City Council regarding a Zoning change and referenced the Staff comments (Exhibit A). He stated the City Council would make the decision on whether to change the Zone. Shane stated the City Staff also included Parcel CT-317-A

and Deer View Subdivision Amended for consideration. He stated an error had been made when the Deer View Subdivision came back to be amended and it had been allowed to be subdivided under the R-2 Zone regulations instead of the current R-1 Zone. He stated he felt it would be wise to re-Zone Deer View Subdivision Amended to clear up the issue so the subdivision would conform to the correct Zone. Shane stated the City Staff had also recommended for CT-317-A to be re-Zoned as it was an adjoining piece of property to the applicant request. Shane stated this was the process to re-Zone for the higher density. He stated if the property was re-Zoned the smallest lot size would be a 1/3 acre lot. Commissioner Linda Vernon questioned if this property would be connecting to the City infrastructure and if the City would be able to handle the potential growth. Shane stated the sewer plant was built at a 25 year design with a 3% growth rate per year. He stated the City was currently in design to upgrade culinary and secondary water. Shane stated the growth would help with the burden of cost for the infrastructure upgrades. Commissioner Vernon questioned if there was adequate access for the property. Shane stated the access discussion would come in during the design phase. He stated all of those questions would be answered when a subdivision design came in for approval. He stated tonight was just to consider the Zone change as the Applicant's wouldn't know what to design for until they knew what the density could be. Shane stated the City would like to have some growth and had invested a lot of money into the infrastructure to accommodate growth. Shane explained how the City was laid out from the Planner standpoint as the heavier density was closer to the city center and went out from there. He stated this request was in compliance with the General Plan and future of the community.

Chair Dusty France opened the public hearing at 6:25 P.M.

Tonja Hanson – City Resident

Tonja Hanson stated she wasn't opposed to a development and felt it was a desirable parcel for development. She stated she felt they needed to keep in mind that the majority of lots on 50 North that would lead to this subdivision were big lots and by downsizing this area they would be impacting the old part of town. Tonja Hanson stated in the Deer View Subdivision Amended all of the lots were an acre or half acre and she felt anything less than that was quite a high density when looking at the surrounding properties. She questioned what the impact of this development would be to the Summit County Fairground project. She stated she would like them to ask the Developers what was in it for the community to have this property approved for smaller lots. Tonja Hanson questioned as they continued through the process to craft this development, what would they be giving to the City. She felt trail access to the parks, the center of town, and general walkability should be considered. She was

concerned they really didn't know what was going to be proposed for the number of lots and thought they should find that out before giving them approval. Without it they wouldn't be able to consider the impact to the community and surrounding neighborhood. The access would be affected depending on how many homes they wanted to put there and that needed to be considered. They needed to consider the impact for the entire City. The number of cars going in and out, the future sidewalks, and gutters should be considered before approval was given. Tonja Hanson stated she thought they should consider the big picture when they made their decision. Chair Dusty France clarified the Commission was not being asked to approve a subdivision plan tonight. He stated he understood one would be coming, but that was not part of the decision for the Zoning. Tonja Hanson stated she felt it was very much part of the decision tonight as it would determine what the density and impact would be for that subdivision.

Donald Fulton – City Resident

Donald Fulton stated he was a Developer, Builder, and former Councilmember from another City and he had some concerns about the Zone change. He stated he was fairly pro-development and had no opposition for the proposal, but wanted to make sure the City was ready for the snowball effect. He was all about being ready ahead of time. He stated he believed whatever density was approved would be maximized. As you headed toward this area, the lots were larger and if higher density was approved the City would be back pedaling. Developers would be picking up these smaller lots and would start subdividing them and the snow ball effect had to be considered. Donald Fulton stated they needed to consider the ramifications of the maximum density and they seemed to be putting the cart before the horse. Changing the Zone and then looking at how it would impact the City would not work. He stated he wanted to see signatures and stamps from reputable Civil Engineers that showed calculations for a maximum density scenario, calculations for black water and storm water run-off and proof that the City could handle this for maximum density with the snow ball effect. Donald Fulton stated this needed to be done before a positive recommendation could be made to the City Council. He stated the other utility companies needed to sign off and state if they were equipped and prepared to provide service, especially the gas company during the Winter. He stated the current sewer plant was equipped to handle growth at 3% per year, but were we equipped to handle all this growth at once. He would like to have a traffic impact study completed at maximum density to see if we had the surface area on the streets to handle the traffic load. Donald Fulton stated he wanted to see the student load on the School system to verify the impact this would have on the students, teachers, and class room size. He

stated he needed to see all of this information before a recommendation for approval was forwarded to the City Council.

Thomas Moore – City Resident, Business Owner

Tom Moore stated this was the first he had heard of the possibility of a subdivision. He stated as a business owner in Coalville for over 50 years, he trusted the City Council, Planning, and Director to make the right decision and take these comments and make sure the subdivision was done right. He stated the only subdivision they had been offered when he was on the Council was South of town at the Brown property and to have a proposed subdivision on the North side of Coalville was a great thing for a business owner. He stated everyone would pass all of the businesses as they left and came back through town. A subdivision on the South end of town would not give the same value as they would hit the freeway without passing the businesses. Tom Moore stated he agreed the subdivision needed to be done right and was glad to see something proposed on the North end of town for the traffic to pass through Main Street.

Doug Harmon – Future City Resident

Doug Harmon stated he didn't know a lot about the City, but he and his wife were currently building a home in the Deer View Subdivision Amended. He stated they currently lived in Murray and they grew up in small towns. He stated the reason they wanted to move up here was to get out of living in the City and being surrounded by people. He stated he owned a half acre lot and if he could have, he would have purchased a one acre lot. Doug Harmon stated he felt the homes in the Deer View Subdivision Amended were very close and he would like to be further away from the neighbors if possible. He stated that was why someone would move to the country. You would still want neighbors and still want people to come here, but you wouldn't want high density. You would want others to be able to move here and enjoy the same things he was going to be able to enjoy, and that was the reason to move here, to be away from the high density. Doug Harmon stated a half acre wasn't real high density, but he felt it would be best to leave it at one acre. He stated people drove down Chalk Creek Road, turned left and headed out of town to the freeway and missed everything in the City. He questioned why they would consider putting more people in this community that wouldn't go to the local businesses and give them their support.

Cody Blonquist – City Resident, Councilmember

Cody Blonquist questioned if a map of the property was available and what the Zoning currently was. Shane McFarland showed the applicant map and explained the Zoning went from R-2 to R-1 the further East you went from Main Street. Cody Blonquist suggested for the applicant to provide some type of conceptual subdivision plan of what they would like to do and why they wanted the Zoning changed. It would be nice to have a ball park number of lots they were thinking of developing. He stated he was a resident of the Deer View Subdivision Amended and believed the density there was too high. He stated the majority was half acre lots and they had run into several problems with how the lots were configured to get the house they wanted to fit on the lot. It may be the density wasn't too high, but it was definitely how the lots were positioned that was a problem and that needed to be considered when they were designing the subdivision. He stated he understood it was hard to design something without knowing the density, but felt they could still provide a concept plan to show what they were thinking of doing. Cody Blonquist stated the City needed some growth and thought this was a great place for a development as it would be near the new Rodeo grounds, within walking distance to Chalk Creek and to town, and it would help offset the cost for the new infrastructure upgrades. He stated he would like to see extra planning and extra thought given before the subdivision design was completed. Cody Blonquist advised the Commissioners not to feel bound by other Planning Commission and Council errors in the past. It had been made abundantly clear to him, with property issues that he has had, that just because it had happened before it didn't mean you were automatically allowed to do the same thing. Cody Blonquist stated one other thing that needed to be considered with increased density was noise and the impact the noise would have on the surrounding area. He stated this area was one of the few places left in the City for development and everything needed to be considered before a recommendation was made.

Jim Robinson – City Resident, Adjoining Property Owner/CT-317-A

Jim Robinson stated he didn't mind if a development went in on the property as it wasn't his and he wouldn't worry about it, but he was concerned about the access for the property. He stated they had been using his driveway and that wasn't going to continue. Shane McFarland stated there was access for the property from Chalk Creek Road between the lots in the Deer View Subdivision Amended and depending on the number of homes built; they would eventually possibly have to connect to 50 North. He stated 50 North was a platted street until it ran into Mr. Robinson's property and they would have to jog or align around his property to get to the development. He stated the City had already been looking at an alignment to extend 50 North with the Corridor Preservation Grant and they were aware of the issue.

Rod Pentz – City Resident

Rod Pentz questioned who owned the property that was requesting the Zoning change. Shane McFarland stated the applicants were Courtney Richins and Chris Boyer.

Donald Fulton – second comment

Donald Fulton stated he was looking at a map and needed clarification. He thought the property was owned by the North Summit School District and questioned if the property was sold to the applicant. He questioned how the sale of the property was conducted and if it was publicly offered for sale to everyone. He stated they could not be approached by the applicant with an offer to buy as they had to follow other protocol. Mr. Fulton was informed that was not part of the City business and he would have to question the School District or someone else for this information. Donald Fulton stated he felt it was a valid question and it needed to be verified that they had acquired the property appropriately and were entitled to make application for this re-Zone request.

Tonja Hanson – second comment

Tonja Hanson stated Chalk Creek Road was a Summit County road and questioned if the County had been approached about the impact to that road. She stated she felt the County Engineer needed to be approached for their input and involvement for that roadway. Cody Blonquist questioned since the road was in the City if the County governed the decision. Zane DeWeese stated the County didn't own the road, there was just a maintenance agreement in place and the City governed it. Shane McFarland stated they would verify it during the design process.

Debbie Robinson – City Resident, Adjoining property owner/CT-317-A

Debbie Robinson questioned if the Zoning was changed on her property, CT-317-A, to R-2 if that meant she could subdivide her property and put another house on a lot since she owned 1.14 acres. Shane McFarland stated she would be eligible to divide the property for another home as long as they could meet the setbacks.

Donald Fulton – third comment

Donald Fulton stated the applicant may or may not have acquired the property in an appropriate manner. Chris Boyer questioned if he was accusing them of doing

something illegal. Donald Fulton stated he didn't know how the School District was required to liquidate assets and was questioning the process. He questioned how wide the access through the Deer View Subdivision Amended was and if it met the requirements. Shane McFarland stated a 60' right-of-way was standard and it met the requirements. Donald Fulton questioned if the Deer View Subdivision Amended residents that adjoined the right-of-way access knew that was going to be used as an access for a subdivision. Chair Dusty France stated they had been noticed about this meeting and it was evident on the plat that right-of-way was the access for this property.

Chair Dusty France closed the public hearing at 7:12 P.M.

Commissioner Linda Vernon questioned how this property would connect to 50 North. She stated she knew the County owned the piece of property where 50 North currently ended, but how would they connect through the next two fields. Chris Boyer stated he owned those two fields. Vice Chair Walter Yates questioned if any of the Deer View Subdivision Amended lots were bigger than one acre. Shane McFarland stated they were one acre and half acre lots. Vice Chair Yates questioned if they had addressed the issue of lots being near Chalk Creek. Shane stated they were aware of the FEMA Flood Plain Map. Shane McFarland stated there would be a possibility of 40 homes and the City had completed master plans for water, sewer, and secondary water. The secondary water plan needed to be updated, and the transportation plan also needed to be updated. He stated the City could handle the additional growth. The other utility companies would be asked to provide will serve letters during the design portion. Shane stated the City couldn't and shouldn't speak for them. Commissioner Brice Lucas questioned if they needed to be concerned about setting precedence for other property owners to come in and request a Zoning change. Shane stated any property owner would be able to come in and request a Zone change for their property. He stated their decision would need to be justified and sometimes they were hard decisions. Commissioner Linda Vernon stated she felt the precedent had already been set with the mistake made with the Deer View Subdivision Amended. She stated in her mind they were in compliance with what was already there which was R-2. She stated the City did need growth and if they felt they could handle the growth, then they should vote to recommend the change. She referred to the comments from Tom Moore and stated it would be a benefit to the businesses to have more traffic pass through town. She stated there wasn't a lot of room for growth. Commissioner Jason Moore stated if the lots were too big, it would reduce the number of people that would be able to afford to move into the subdivision. He stated most first time home owners or younger kids wouldn't be able to afford to purchase and move to a larger lot. Shane agreed the intent of this subdivision would be to allow

single family homes to allow the growth of new to second home buyers. Chair Dusty France stated the community would hopefully be getting both residential and commercial growth. He stated he felt during the design phase they needed to keep in mind the road issues and the need to address the possibility of having a road connect to Border Station road. He questioned if it would be possible to make sure the development left open the possibility to connect the roads and plan for possible future growth. Shane stated the City had already looked at pursuing grant funds to purchase land to allow for a road to connect Chalk Creek to Border Station road, but it hadn't gone any further. Shane reminded the Commissioners they were just to review and decide the Zoning change and not a subdivision approval. Chair Dusty France stated he was in favor of the idea of growth for Coalville. He stated the City was kind of restricted for opportunities to grow and they needed the ability to grow, but he had concerns about giving a full recommendation without receiving more information. Vice Chair Walter Yates stated he liked the feel of the larger lots for this area. He stated he wasn't opposed to higher density, but he would like the option of keeping the open feel by maybe clustering the homes and leaving a space for a park or something. He stated if it was changed to R-2 with a bunch of single family homes, there wouldn't be enough design ability to keep the R-1 feel. He stated he didn't want to have a home in every space as close as they could be as they drove along Chalk Creek road. This would ruin the feel of this area and a lot of people wanted to keep that. He stated by being pro-active with the design, they could make that better for the people that live there now and for everyone that would drive along that road. Shane reviewed the options for the Commissioners of recommending approval of one or more of the parcels to R-2 Zone or to deny one or more of the parcels to be changed. Chair Dusty France stated he felt he needed to have more information before he would be comfortable making a motion to recommend the change and recommended tabling the discussion and continuing it at a later date. Commissioner Nathanael Davenport stated he felt there was only so much they could forecast with the data given and felt there was more information that needed to be considered before a decision was made. He stated if they recommended changing to R-2 and they subdivided for the maximum amount of lots, based on the City growth pattern over the last 45 years it wasn't likely they would be at full build-out overnight, but they would be laying the foundation for that. The Commissioner's continued to discuss and consider the options for the Zone change including the trade-off of more density and the opportunity for growth, keeping it as is, the property access, trails/open space and clustering homes, current land prices and affordability, and whether to table the discussion to receive more information.

A motion was made by Walter Yates to approve a recommendation for CT-371-A and CT-317-X to stay as R-1. Nathanael Davenport seconded the motion. The Nays won the vote. Motion failed.

Commissioner Nathanael Davenport – Aye
Commissioner Jason Moore - Nay
Chair Dusty France - Nay
Commissioner Brice Lucas – Nay
Vice Chair Walter Yates - Aye
Commissioner Linda Vernon - Nay

A motion was made by Commissioner Jason Moore to recommend approval to change the Zone for the Deer View Subdivision Amended to R-2. Commissioner Brice Lucas seconded the motion. The Ayes won the vote. Motion carried.

Commissioner Nathanael Davenport – Aye
Commissioner Jason Moore - Aye
Chair Dusty France - Aye
Commissioner Brice Lucas – Aye
Vice Chair Walter Yates - Nay
Commissioner Linda Vernon - Aye

A motion was made by Vice Chair Walter Yates to recommend approval for a portion of CT-317-X to be Zoned as R-2 and a portion to remain R-1. There was no second. Motion failed.

A motion was made by Commissioner Nathanael Davenport to recommend approval for CT- 317-A and CT-317-X to be Zoned R-2. Commissioner Brice Lucas seconded the motion. Commissioner Nathanael Davenport rescinded the motion. Motion failed.

A motion was made by Commissioner Jason Moore to recommend approval for a Zone Change for Parcel CT-317-A and CT-371-X to be re-Zoned from R-1 to R-2 with certain recommendations to be met for a park or trail system in the subdivision before selling any lots. Chair Dusty France seconded the motion. The Ayes won the Vote. Motion Carried.

Commissioner Nathanael Davenport – Aye
Commissioner Jason Moore - Aye
Chair Dusty France - Aye
Commissioner Brice Lucas – Aye

Vice Chair Walter Yates - Nay
Commissioner Linda Vernon – Aye

Shane McFarland stated these recommendations would be forwarded to the Council at their meeting on May 8, 2017.

Item 4 – Public Hearing: Moore’s Tire And Service New Building Final Plan 50 West and Center Street, CT-401 and CT-401-UP-1 – Jason Moore:

Commissioner Jason Moore recused himself from this discussion as he was the applicant for the project.

Shane McFarland stated this project was for a new building on the corner of 50 West and Center Street. He stated he had reviewed the concept site plan and had made comments which were listed in black on the Staff report (Exhibit B) and then reviewed the final plan Jason Moore submitted with the comments listed in red. He stated Jason Moore would be building this to work on semi-trucks and for tire and wrecker storage. Jason Moore stated the use would be basically storage. They would put the wreckers there to get them off the street and use it for tire storage. He stated there wouldn’t be any employees there or have regular business hours. They would be working there occasionally, but otherwise it would just be used for storage.

Chair Dusty France opened the public hearing at 8:15 P.M.

Stephen Boyden – property owner at end of Center Street

Stephen Boyden stated he owned the property at the end of Center Street. He stated he was in favor of this project and felt it would be a great improvement for the area. He stated he would love to see a building there. Stephen Boyden stated they had previously worked with the City to obtain a right-of-way to their property off of Center Street and currently there was a lot of stuff stacked all over the platted street area. He stated this would need to be moved to have the 66’ right-of-way. He had applied to have a right-of-way across Rails-to-Trails to continue the access to their property. Stephen Boyden stated he would recommend approval for this project as it would be a great enhancement to an area that had been a public storage area. It would clean up and help the looks of this area and enhance the City. Stephen Boyden stated it was his

understanding the City didn't need a formal motion to extend the City street or keep it open as it was a platted street and just wanted to verify that.

Tom Moore – property owner

Tom Moore stated he had owned this property for a lot of years. He stated they had worked with Mr. Boyden to allow them access to their property. Tom Moore stated he had purchased the platted street area from the Union Pacific Railroad, but they had now come back and pulled it back out, so even though they paid for it, they didn't own that area. He stated they would recognize that it was a platted street and keep the 66' right-of-way open. Tom Moore stated in the past they had parked wrecks, etc., down on this property as out of sight, out of mind, but now with the new apartments there was more traffic and they wanted to get the area cleaned up. He stated the Feed Store would also like to clean up their area to give it a new look to look more like a business. This project would clean up the whole area.

Jason Moore – applicant

Jason Moore stated the whole point for this building was to clean up this area. He stated he was a little different than his family as he didn't like the wrecks being parked there. He wanted to put up a building, do a little bit of landscaping, get rid of a lot of the garbage and wrecked cars and clean it up for the people living around it. Jason Moore stated it would also give him the opportunity to get off the street at his other location and allow him to work on semi-trucks without being out in the road.

Chair Dusty France closed the public hearing at 8:25 P.M.

Vice Chair Walter Yates verified the additional parking location listed on the map. Jason Moore stated he would put in whatever was recommended. Commissioner Linda Vernon questioned if the building would be designed to work on semi-trucks in the future. Jason Moore stated he couldn't say what would happen in the future, but right now they wouldn't be leaving anything there to work on. They would be in to get tires on and then move out. It wasn't a repair business. Shane McFarland stated the Boyden's had an agreement to extend Center Street for access to their property and coordination for Center Street construction needed to happen between the Boyden's, Moore's, and the City. He stated Center Street needed to be improved to give the frontage needed for the project. Stephen Boyden stated the State did not want the

Rail-to Trails materials to be changed. He stated the State also suggested for the City to put up some signs to let people know the Rails-to-Trails was there. Tom Moore stated if Center Street had to be asphalt it would be torn up from the trucks and fork lift. He felt they should be able to put in Roto-Mill or something else and would like that to be recommended. Shane McFarland stated the Boyden's had expressed an interest in having a Commercial Nursery business and the street would have to be improved with hard surface which was defined in the Code as asphalt or concrete. Chair Dusty France stated he felt it would be better to use concrete and felt the road needed to be defined. The Commissioner's discussed what needed to happen with Center Street including allowing the surface to be Roto-Mill, requiring hard surface, curb and gutter, street maintenance, winter maintenance if Roto-Mill was allowed, erosion and run-off, sidewalk access for Rail-to-Trail, defining just the roadway entrance, an agreement to change the surface if it didn't hold up and wasn't adequate, future Commercial business access, access for the Feed Store, a Development agreement for the future extension of Center Street, and future requirements if it became an active business. Shane McFarland stated the Commissioners could approve the project and include as part of the motion that the Center Street improvement would need to be adequate for the use and City standards for approval. Shane McFarland stated the parking area off of 50 West would require hard surface. He stated the Code did not give a number of required parking stalls, but felt four would be sufficient. Commissioner Linda Vernon questioned if the items from the Staff report that weren't listed in red needed to be addressed. Shane McFarland stated approval could be given contingent upon the requirements from the Staff report being completed. He stated those items that hadn't been addressed wouldn't hold up their decision.

A motion was made by Commissioner Walter Yates to approve the Moore's Tire and Service new building final site plan contingent that all the comments from the Staff Memo were met and satisfied. Commissioner Nathanael Davenport seconded the motion. All Ayes. Motion Carried.

**Commissioner Nathanael Davenport – Aye
Chair Dusty France - Aye
Commissioner Brice Lucas – Aye
Vice Chair Walter Yates - Aye
Commissioner Linda Vernon – Aye**

Item 5 – Community Development Updates:

There were no updates tonight.

Item 6 – Review Of Minutes:

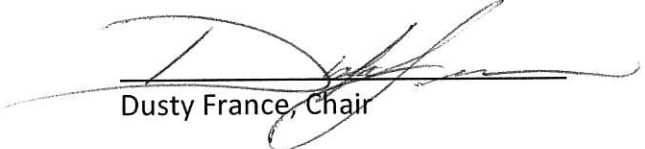
The Commissioners reviewed the minutes of the March 20, 2017 meeting.

A motion was made by Vice Chair Walter Yates to approve the minutes of March 20, 2017 as written. Commissioner Brice Lucas seconded the motion. All Ayes. Motion Carried.

Item 7 – Adjournment:

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

The meeting adjourned at 9:15 P.M.



Dusty France, Chair

Attest:



Nachele D. Sargent, City Recorder



J-U-B ENGINEERS, INC.

"Exhibit A"
4/17/17 Planning

J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

DATE: March 28, 2017
TO: Coalville Planning Commission
CC: Mayor Trever Johnson; Zane DeWeese, Public Works Director;
Sheldon Smith, City Attorney;
FROM: Shane McFarland P.E., City Engineer
SUBJECT: Zoning Map Amendments (5517002)

Application Information:

Applicant: Courtney Richins and Chris Boyer **Applicant Parcel Number:** CT-317-X

Additional Parcel Numbers: All parcels that encompass Deer View Amended Subdivision as well as parcel number CT-317-A. The additional parcels have been recommended by the staff for consideration in amending.

Applicable Ordinances: Title 10-3-080

Decision to be Made: The planning commission is not charged with making the decision for approval of the proposed zoning amendment. The City Council acting as the Legislative Body is to make the final approval. The planning commission is charged with the decision to either recommend approval, recommend approval with modifications or denial of the proposed amendment. This recommendation is then submitted to the city council.

Refer to section 10-3-080 E for factors to consider while making the decision.

Background: The applicant has submitted a completed application to request that parcel CT-317-X be amended on the zoning map from a R-1 zone to a R-2 zone. The reason for the applicant's request is to allow for greater density in the area, as they may potentially propose a single family residential subdivision in the area.

During the approval process of the Deer View Subdivision amendment there was a mistake made that allowed the subdivision to be built with a R-2 density. Allowing the higher density than the current R-1 zoning was an oversight and it needs to be corrected on the zoning map at this point. The remaining parcel CT-317-A should also be included in the decision given its location to the other recommended parcels.







Staff Comments:

The proposed zoning amendment will allow for the existing development to be zoned correctly as well as allowing for opportunity to bring additional growth. Growth seems to meet the current objectives of the city and this change will allow consistency between the existing development and future development.

BOUNDARY OVERLAY
CHALK CREEK
COALVILLE CITY, UTAH

BOUNDARY SURVEY
SCALE 1" = 100'

LEGEND

-  = SECTIONAL MONUMENT
 = STREET MONUMENT
 = FOUND REBAR & CAP
 = SET REBAR & CAP
 = PROPERTY LINE SURVEYED
 = SURVEY CONTROL POINT

SURVEYOR'S NOTES

This survey was performed at the request of Bruce McMullin of Salt Lake City, for the purpose of showing and locating property lines there were many deeds overlaps and gaps through the section the new legal description is corrected to match old property lines and fences.

The basis of bearing is south line of section 9 in summit county
(N 01°23'13" W 3068.48')

This survey was Established with a 1" Total Station Instrument and shots were downloaded by an interfacing data collection system transferring data for Computer accurate relationship of objects

SURVEYOR'S CERTIFICATE

I, EDWARD R. JOHNSON, do hereby certify that I am a Registered
Land Surveyor and that I am a member of the SLS, as provided
under the laws of the State of Utah. I further certify that by
authority of the Owners, I have made a survey of the tract of
land shown on this plat and recorded hereon; and that the
same has been correctly surveyed and shown on this plat.

Signature: Rick E. Johnson Date: 5/12/2008

Surveyor's Stamp

PARCEL 2 TITLE REPORT
DENNIS & SARA TRIGHT

NOTE: LEGAL DESCRIPTION
WAS WRITTEN TO MATCH
FENCES AND OLD DEED LINES.

LEGAL DESCRIPTION

beginning at the South 1/4 corner of section 3 Township 2 North Range 1 East S.B.M. North 01 degrees 23 minutes 19 seconds East a distance of 300.25' to the point of beginning. Thence
South 00 degrees 22 minutes 00 seconds East S 36°21'00" E, a distance of 185.00 feet; thence
South 78 degrees 23 minutes 21 seconds East S 78°23'21" E, a distance of 765.47 feet; thence
South 2 degrees 56 minutes 00 seconds East S 2°56'00" E, a distance of 841.55 feet; thence
South 36 degrees 00 minutes 00 seconds East S 36°00'00" E, a distance of 516.06 feet; thence
South 57 degrees 30 minutes 00 seconds East S 57°30'00" E, a distance of 194.84 feet; thence
South 62 degrees 00 minutes 00 seconds East S 62°00'00" E, a distance of 59.81 feet; thence
South 09 degrees 22 minutes 13 seconds East S 9°22'13" E, a distance of 121.75 feet; thence
South 02 degrees 32 minutes 00 seconds East S 2°32'00" E, a distance of 170.24 feet; thence
South 03 degrees 07 minutes 01 seconds West S 03°07'01" W, a distance of 111.11 feet; thence
South 04 degrees 10 minutes 41 seconds West S 04°10'41" W, a distance of 142.63 feet; thence
South 10 degrees 45 minutes 00 seconds West S 10°45'00" W, a distance of 105.00 feet; thence
South 47 degrees 49 minutes 00 seconds West S 47°49'00" W, a distance of 50.00 feet; thence
South 60 degrees 00 minutes 00 seconds West S 60°00'00" W, a distance of 180.00 feet; thence
South 49 degrees 49 minutes 00 seconds West N 43°00'00" W, a distance of 170.00 feet; thence
South 09 degrees 00 minutes 00 seconds West N 09°00'00" W, a distance of 132.00 feet; thence
South 13 degrees 30 minutes 00 seconds West N 13°30'00" W, a distance of 111.34 feet; thence
South 18 degrees 39 minutes 00 seconds West N 18°39'00" W, a distance of 100.00 feet; thence
South 03 degrees 13 minutes 00 seconds East N 03°13'26" E, a distance of 148.53 feet; thence
South 17 degrees 10 minutes 00 seconds West N 17°04'07" W, a distance of 324.45 feet; thence
South 78 degrees 02 minutes 00 seconds West S 78°02'04" W, a distance of 729.21 feet; thence
South 13 degrees 10 minutes 00 seconds West N 13°10'18" W, a distance of 133.78 feet; thence
North 02 degrees 55 minutes 00 seconds East N 02°55'34" W, a distance of 111.11 feet; thence
South 30 degrees 00 minutes 00 seconds West S 30°00'00" W, a distance of 10.00 feet; thence
South 13 degrees 30 minutes 00 seconds West N 13°30'00" W, a distance of 116.32 feet to the point of beginning.

Containing 21 03 acres, or 316243 square feet.

SECTION LAYOUT

(NOT TO SCALE)

N 88°44'42" W
5350.16'

SECTION 9

NORTH
5305.94

N 00°22'29" E
5288.44'

N 88°37'06" W
2661.05'

(BASIS OF BEARING)
N 88°20'48" W
2652.90'

BASIS OF BEARING

$$\frac{N \ 89^{\circ}20'48'' \ W}{2652.90'}$$

FOUND STONE
SOUTH 1/4 CORNER OF
SECTION 9 T.2,N R.5,E

FOUND STONE
SOUTH EAST CORNER OF
SECTION 9 T.2,N R.5,E

LAND DESIGN & DEVELOPMENT

P.O. BOX 701241
SALT LAKE CITY, UTAH 84170
(801) 966-8176

DATE	01	PENDING
		COMMENTS

PROJECT SITE LOCATION

T.2.S. R.1.W.
NE 1/4 SEC. 9
COALVILLE CITY
S.L.B. & M.

SURVEYED BY:
C. D. JACOBATH
DRAWN BY:
CAREY JOHANSON

DATE:

BOUNDARY SURVEY
CHALK CREEK

D-97-168

BRUCE MCMULLIN.

SHEET 1 OF 1



J·U·B ENGINEERS, INC.

"Exhibit B"
4/17/17 Planning

J·U·B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

DATE: April 12, 2017
TO: Coalville Planning Commission
CC: Mayor Trevor Johnson; Zane DeWeese, Public Works Director;
Sheldon Smith, City Attorney;
FROM: Shane McFarland P.E., City Engineer
SUBJECT: Moore Site Review #2 (5517002)

This is our Second review of the proposed site development for Jason Moore. The proposed development is located on parcel number CT-401-UP-1 at the corner of Center Street and 50 West. A conceptual site plan was submitted on March 27, 2017. The comments from the first review are in black and additional comments from the second review are in red. The following items apply to this review:

1. A grading plan will need to be submitted for review. Indicate all slopes and contours across the site. Grade arrows have been added to indicate the direction of the storm water runoff. The arrows indicate the flow will reach the rail trail and detain along the rail trail until it reached the river. This is a reasonable method to handle the storm water runoff.
2. Propose and indicate the location of a trash receptacle. large dumpsters will require a screening fence to be installed. This has now been indicated on the updated plan.
3. Show the location of the existing city utilities in 50 west. Please include at a minimum culinary water, sewer, and irrigation.
4. Indicate a sewer clean out within 5 feet of the building.
5. The number of required parking stalls will need to be discussed and approved by the planning commission. The proposed auxiliary parking area will not work as parking due to the fact vehicles will have to access state parks property to utilize those stalls. The additional parking location has been moved from the original location to the south property line.
6. Indicate the size of the parking stalls. Minimum size is 9' wide by 18' long.
7. If lighting in the parking lot is intended, please indicate. This is not a requirement.
8. Building plans and elevations will need to be submitted for review to receive a building permit at the time of construction.
9. Please indicate on the plan what surface improvements will be done between the property line and the concrete approaches. In addition, coordination to have center street constructed needs to occur so as to have proper frontage and access.

10. A hard surface access is required from the city street to the property line. Please indicate the location of the access from both center street (as if it were constructed) and 50 west.

11. Please indicate any areas intended for landscaping. A secondary irrigation connection will be required.

If you have any questions or comments feel free to contact me.

