



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, May 21, 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 Zoning For The Dennis Wright Annexation Petition
4. Community Development Updates
5. Review and Possible Approval of Minutes
6. Adjournment

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

Dated this 18th day of May, 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.**

Posted: May 18, 2018 City Hall, Coalville City Website, Utah State Public Notice Website

Mayor
Trever Johnson

Council
Adrianne Anson
Cody Blonquist
Arlin Judd
Rodney Robbins
Tyler Rowser

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Coalville City Planning Commission
Regular Meeting
HELD ON
May 21, 2018
IN THE
CITY HALL

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

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

CITY STAFF PRESENT:

Derek Moss, Planner
Nachele Sargent, City Recorder

PUBLIC IN ATTENDANCE:

Jack Walkenhorst

Item 1 – Roll Call:

A quorum was present.

Item 2 – Pledge of Allegiance:

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

Item 4 – Community Development Updates:

Derek Moss informed the Planning Commissioners about the moratorium the City had placed on new development. He stated it would not include building permits for existing lots or the developments that had their applications in. The moratorium would be in place for up to six months to revise the Code and General Plan. Derek stated they would be addressing the inconsistencies in the Code and making it and the General Plan compatible. He stated the Mayor was going to hire an outside consultant to do the revisions. He stated all of the changes would be made and then it would be presented to the Planning Commission for review and comment. He stated there would be a public hearing and then they would give their recommendations to the Council for another public hearing.

Derek Moss stated he had met with the Applicant for the Fair View Subdivision and the Rivers Edge Storage and Apartments project to review what was needed for the Final Plan

and the Conditional Use applications. He stated they may see something from them for the June agenda.

Derek Moss stated Wohali Partners LLC was working through the process for what they would like to propose for their project. He stated the moratorium was in place and they would not be coming in for anything until after it was lifted.

Item 5 – Review And Possible Approval Of Minutes:

The Commissioners reviewed the minutes of the April 16, 2018 meeting.

A motion was made by Chair Brice Lucas to approve the minutes of April 16, 2018 as written. Commissioner Nathanael Davenport seconded the motion. All Ayes. Motion Carried.

Item 3 – Public Hearing: Review, Discuss, Receive Comment, And Possibly Take Action On The Proposed Zoning For The Dennis Wright Annexation Petition:

Derek Moss stated the Dennis Wright Annexation Petition had been submitted for 42.09 acres and had been certified by the Council. He stated the Planning Commission needed to make a recommendation for Zoning for the property. He stated the Applicant was interested in building one single family home on the property with no other development at this time. Derek referred to the Staff Report (Exhibit A) and stated the current Zoning for the property in the County was Ag-5 which allowed for the density of one unit per acre and if the property was connected to culinary water and sewer then it was allowed two units per acre. Derek stated the adjoining property in the City was Zone R-2 which was two units per acre. He stated the City Engineer had reviewed the property and had recommended Zone R-1 because of the traffic coming out onto Chalk Creek Road and the possibility of future development. He stated the Engineer's review indicated the City could support the connection to the Water system at the owner's expense with the need to pump the water. Dennis Wright stated he had been working on trying to build a home in the County for the past 2 1/2 years. He stated he had to deal with the County's "broken sky line" ordinance and then the grade of the road was off by 2%. He stated he had to appeal the sky line ordinance and was approved and then he had fixed the road to their standards. Mr. Wright stated he was tired of trying to work with the County and had decided it was worth being annexed into the City and so he had started this process. He stated they planned to continue the agriculture use with the property and would only be building one home.

Vice Chair Isaac Rackliffe opened the public hearing at 6:28 P.M.

There was no public comment.

Vice Chair Isaac Rackliffe closed the public hearing at 6:29 P.M.

The Planning Commissioners discussed whether to Zone the property R-1 or R-2. Derek stated a home could be built in either Zone. The Commissioners decided to recommend the property for R-1, Residential one unit per acre.

A motion was made by Commissioner Nathanael Davenport to recommend Zone R-1, Residential one unit per acre for the Dennis Wright Annexation property 42.09 acres, CT-355 and CT-355-UP. Commissioner Linda Vernon seconded the motion. All Ayes. Motion Carried.

Item 5 – Adjournment:

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

The meeting adjourned at 6:32 P.M.

Chair Brice Lucas

Attest:

Nachele D. Sargent, City Recorder



J-U-B ENGINEERS, INC.

"Exhibit A"
Planning 5/21/18

J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

DATE: May 21, 2018

TO: Coalville Planning Commission

CC: Mayor Trevor Johnson; Zane DeWeese, Public Works Director;
Sheldon Smith, City Attorney;

FROM: Shane McFarland P.E., City Engineer
Derek Moss, AICP, City Planner

SUBJECT: Wright Annexation

Application Information: Dennis K. Wright has submitted an application for annexation of approximately 42.09 acres of land in Summit County including parcels NS-355-UP and NS-355 (see attached Figure 1). The application has been certified by the City Recorder and complies with the legal requirements of State Code 10-2-402.

Decision to be Made: The Planning Commission shall recommend the zoning for the parcels included in the annexation petition. The City Council is the Land Use Authority and, based on approval of the annexation, determines the final decision for zoning of the parcels included in the annexation.

Staff Comments: The parcels are currently zoned AG-5 in Summit County. Under Eastern Summit County Development Code, current zoning allows for 1 lot per acre and 2 lots per acre if connected to a culinary and sewer system. Adjacent property within Coalville City is zoned similarly as R-2 which allows for 2 lots per acre.

The property is accessed primarily from Spring Hollow as well as from Chalk Creek Road via CT-332 and CT-332-D which the applicant also owns (zoned R-2). Any future development would need to connect to city water and sewer systems and would require pumping at the owner's expense. The City Engineer has discussed this with the applicant and is confident that the city could provide these services on development on these parcels in the future. There are currently no plans to develop these parcels other than a single-family home for the applicant at this time.

Staff Recommendation: Based on the current zoning, zoning of adjacent properties within Coalville City boundaries, serviceability, and potential for development and traffic along Chalk Creek, staff recommends an R-1 zoning designation for the subject parcels.

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

Figure 1: Annexation Petition Area (parcels NS-355, NS-355-UP)



