



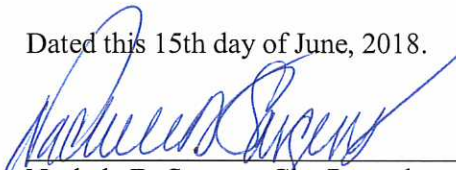
## COALVILLE CITY PLANNING COMMISSION MEETING NOTICE AND AGENDA

Notice is hereby given that the Coalville City Planning Commission will hold its regular meeting on **Monday, June 18, 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, Discussion, Receive Comment, and Possibly Take Action on the Proposed North Summit Recreation Park Preliminary Plan, CT-348-X, CT-340-X, IH-3-59-IH-64-X
4. **Public Hearing:** Review, Discussion, Receive Comment, and Possibly Take Action on the Proposed Conditional Use Permit for Multi-Family Housing, CT-330-A and CT-330-1, 46 Units
5. **Public Hearing:** Review, Discussion, Receive Comment, and Possibly Take Action on the Proposed Conditional Use Permit for Rivers Edge Apartments and Storage, CT-362-A, 36 Apartments, 28 Covered Garages, 299 Storage Units
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 15th day of June, 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: June 15, 2018 City Hall, Coalville City Website, Utah State Public Notice Website

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Coalville City Planning Commission  
Regular Meeting  
HELD ON  
June 18, 2018  
IN THE  
CITY HALL

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

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

**CITY STAFF PRESENT:**

Shane McFarland, City Engineer  
Nachele Sargent, City Recorder

**PUBLIC IN ATTENDANCE:**

Jack Walkenhorst, Larry Henley, Gwen  
Henley, Wade Judd, Marybeth Judd, Jim  
Blonquist, Donna Jean Blonquist, Jim  
Robinson, Debbie Robinson, Tyler Rowser,  
Steve Lewis, Michael Grant

**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, Discussion, Receive Comment, And Possibly Take Action  
On The Proposed North Summit Recreation District Preliminary Park Plan, CT-348-X, CT-  
340-X, IH-3-59-IH-64-X:**

Tyler Rower, NS Rec. Dist. Chairman, displayed a map of the proposed Preliminary Park Plan (Exhibit A). He stated there was an easement in place for water and sewer that followed Pioneer Drive and they planned to continue the easement with a road as a secondary access and would dedicate it back to the City when it was completed. He stated they planned to build the park in phases and were currently working on the playground, restroom, and pavilion. He stated they would also have two multi-purpose fields in the future and hoped to add a basketball court and a tennis/pickle ball court later. He stated the fields would be grass fields for soccer or football, but not baseball at this time. There

wouldn't be permanent seating around the fields. Mr. Rowser stated they had met with JUB Engineers, Inc. to get some ideas and they had suggested separating the restroom and the pavilion into two separate buildings. They have an agreement in place to use the NS Elementary School parking lot that adjoined the property with the provision that nothing was scheduled during school hours. Tyler Rowser stated they would have rubberized bark around the playground area. He stated they had discussed fencing around the park area, but hadn't made a decision on whether or not to have one. Mr. Rowser stated they had grant money available right now and had purchased playground equipment and would be applying again for grants. He stated as funding became available, they would complete another section. He stated the gray area of the map was previously recorded building lots and they would just be added to the grass area. He stated the paths would be paved so they were ADA compliant and there would still be a path for kids to walk from the NS Elementary School to the Indian Hills Subdivision. He stated this was a large area and the playground would accommodate ages 2-12.

Vice Chair Isaac Rackliffe opened the public hearing at 6:26 P.M.

Larry Henley – adjoining property owner

Larry Henley stated his concern was the field sloped down toward his property and wanted to know if they would be installing some type of drainage or something to divert the water from running onto his property. He stated every Spring he got flooded. He stated right now they had a three foot high berm that ran along the fence line to keep the water out of their home. He stated the berm continued onto his property to the drain that was located there on the road.

Jim Blonquist – adjoining property owner

Jim Blonquist stated he wanted to address the same thing as Mr. Henley as he lived across the street from him. He stated he didn't have any issues with the project, but wanted to make sure the water drainage was addressed. Mr. Blonquist stated he had lived there for 43 years and understood the water situation there better than anyone. He stated there was a 36 inch storm drain at the edge of their property and he suggested for them to gather the water and direct it straight to the drain and get it out of there. He stated he understood the City liked to have some type of water detention ponds, but that would be a foolish idea in this situation. There was a 36 inch drain already there and they should channel the water off the hill right to the drain and get rid of it. A retention pond would be frozen when it happened and then they would have more problems and there was no reason to have one. The storm drain was at the end of Pioneer Drive and it ran all the way to Chalk Creek. Mr. Blonquist stated if someone told him they were going to put in a retention pond, then he would fight it. He stated they didn't have water run-off problems all the time, but when they did, the streams were bigger than Chalk Creek and they ran right down the road. The water should be run right to the storm drain. He stated this was a great use for the property, but they needed to address the water situation.

Gwen Henley – adjoining property owner

Gwen Henley questioned if parking would be allowed on Pioneer Drive. She stated there wasn't enough parking area there now as the street was very narrow and if people parked on both sides of the street, a car wouldn't be able to get down the street and questioned if it would be posted as no parking. She questioned if any studies had been done to show how many people would be drawn to the area to use the park and where were they going to park as parking was going to be a big issue. Mrs. Henley stated she used to sit in on Planning meetings at Sandy City and taught Crime Prevention Through Environmental Design. She stated this was a good idea, but it needed to be done right as it could draw a lot of crime for the neighborhood. She stated kids would be hanging out after dark and could draw problems. She questioned what type of lighting would be used and if they would be tall lights that would flood her house. She stated there were different kinds of lights that would help light the area to keep kids from hanging out, but wouldn't be a nuisance. She stated they needed to address the hours the park would be open and the noise coming from the park. Gwen Henley questioned if they would be putting in a privacy fence along the residential property. She stated they had mentioned having a walkway around the park which was good for the kids, but stated it would be nice to have it fenced. She stated when the Indian Hills Subdivision was built it had a major flaw of only having one access, one exit. She questioned what would happen if there was a major emergency like a fire or something how would everyone get out with only one road. She stated the Subdivision was supposed to get another street put in, but it had never happened and they were still in violation and all of the people wouldn't be able to get out of there if there was a natural disaster. Mrs. Henley stated she would like to know where the other exit street would be located and when it would be put in. She stated this project was a good idea, but it needed to be done right and she hoped they considered these things so they didn't have regrets later.

Vice Chair Isaac Rackliffe closed the public hearing at 6:34 P.M.

Shane McFarland stated the Commissioners needed to give some type of recommendation for the Preliminary plan. He stated the NS Rec. Dist. had already met with the Council and they had given their approval with the condition that the Planning Commission gave a favorable recommendation. Commissioner Linda Vernon questioned if Staff had answered any of the questions brought up tonight. Shane stated they hadn't, but he would make sure the issues were addressed as they moved forward with the plan. He stated the access for the area would have to be addressed by the City and wouldn't be part of this project. He stated there was a grading plan shown with the existing drainage, but it would need to be addressed for how the fields would be developed. He stated that would all be part of the Final plan. Commissioner Linda Vernon questioned if the City had discussed putting in the street that went from the Beacon Hill Subdivision over to the Walker View Subdivision. Shane McFarland stated he hadn't heard any discussion about it at this time. Shane stated typically privacy fencing was required between a commercial development and residential,



but felt with this being a public project it would be appropriate to have a fence. He stated the type of fencing would need to be discussed and didn't feel a full masonry wall should be required. Shane stated the lighting, access, parking, and hours of operation would all have to be discussed. He stated the Pioneer road extension was not currently part of the plan and would not be completed until the City and the NS Rec. Dist. could make it happen in the future. There would only be parking allowed at the parking lot now. Commissioner Dusty France stated he felt the fencing and access from Pioneer Drive needed to be restricted and no parking allowed. Shane stated the intent would be to complete Phase I and get the facilities built. He stated the landscaping would have sod and irrigation to the boundary at this time and they would only go as far as the money lasted. They would have to have a plan in place showing progress and opportunity for improving the entire area.

**A motion was made by Commissioner Nathanael Davenport to accept the Preliminary Plan for the North Summit Recreation Park as presented with the conditions of the drainage water run-off and fencing between the Residential and Park area to be addressed in the Final Plan. Commissioner Dusty France seconded the motion. All Ayes. Motion Carried.**

**Item 4 – Public Hearing: CANCELLED: Review, Discussion, Receive Comment, And Possibly Take Action On The Proposed Conditional Use Permit For Multi-Family Housing, CT-330-A And CT-330-1, 46 Units:**

This item was cancelled and will be re-noticed for a meeting at a later date.

**Item 5 – Public Hearing: CANCELLED: Review, Discussion, Receive Comment, And Possibly Take Action On The Proposed Conditional Use Permit For Rivers Edge Apartments And Storage, CT-362-A, 36 Apartments, 28 Covered Garages, 299 Storage Units:**

This item was cancelled and will be re-noticed for a meeting at a later date.

**Item 6 – Community Development Updates:**

Shane McFarland stated Courtney Richins wasn't quite ready for the Final plans for his projects and he had recommended having the Conditional Use Permits addressed so any comments could be addressed in the Final Plan. He stated the meeting for both the Conditional Use and Final Plan may happen at the same time.

Shane McFarland stated with the Moratorium in place there wasn't anything new coming to Planning. He stated a request for proposal for Planning services was sent out and was due on Friday, June 22<sup>nd</sup>. He stated the Mayor would be reviewing those and would be hiring someone to work on the Code revision. He stated JUB Engineers Inc. would be willing to work with them to get the items noted in the past addressed with the revision. He stated he wasn't sure how the City would proceed with the revision process.

Commissioner Dusty France questioned if Sheldon Smith had issued a legal response to the question of whether the City could approve the Multi-Family Housing with no sidewalk access over the Freeway. Shane McFarland stated there hadn't been anything from UDOT about it and he hadn't seen anything from Sheldon. Commissioner France stated it would be important to know for the Conditional Use public hearing.

**Item 7 – Review And Possible Approval Of Minutes:**

The Commissioners reviewed the minutes of the May 7, 2018 and May 21, 2018 meeting.

**A motion was made by Commission Nathanael Davenport to approve the minutes of May 7, 2018 and May 21, 2018 as written. Commissioner Linda Vernon seconded the motion. All Ayes. Motion Carried.**

**Item 8 – Adjournment:**

**A motion was made by Commissioner Dusty France to adjourn the meeting. Commissioner Nathanael Davenport seconded the motion. All ayes. Motion Carried.**

The meeting adjourned at 6:57 P.M.

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Vice Chair Isaac Rackliffe

Attest:

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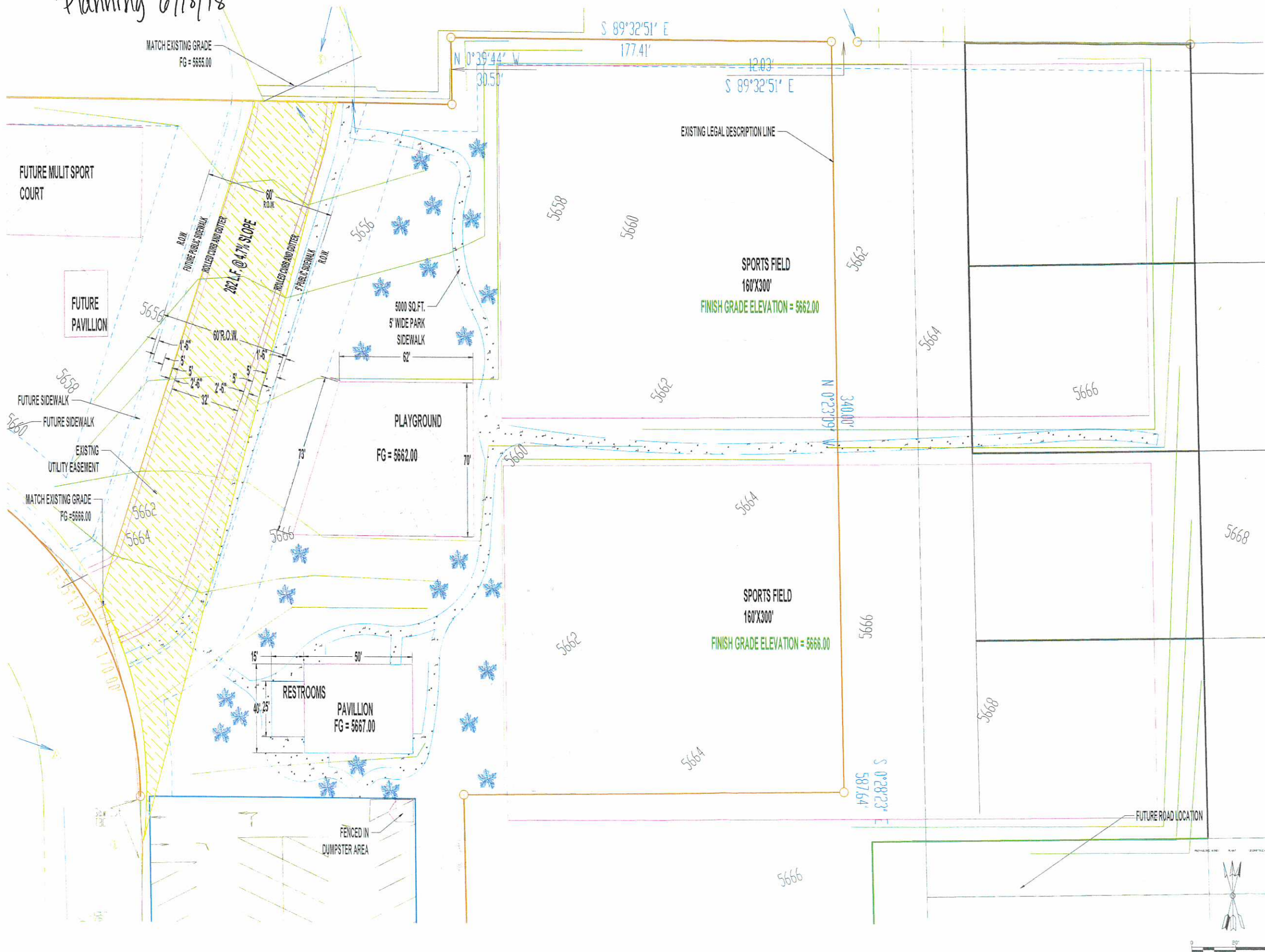
Nachele D. Sargent, City Recorder





"Exhibit A"  
Planning 6/18/18

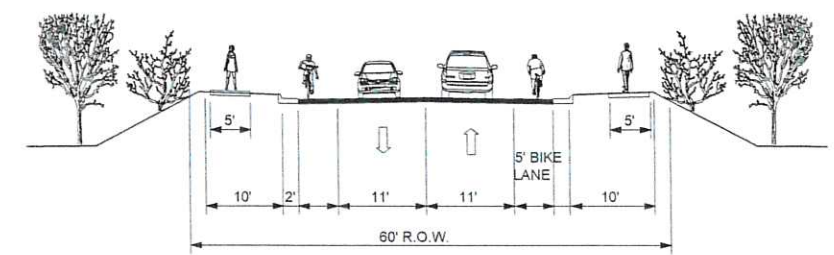
CDS, LLC  
CUSTOM DRAFTING  
& DESIGN  
1111 1st St. Suite 100  
Coalville, UT 84002



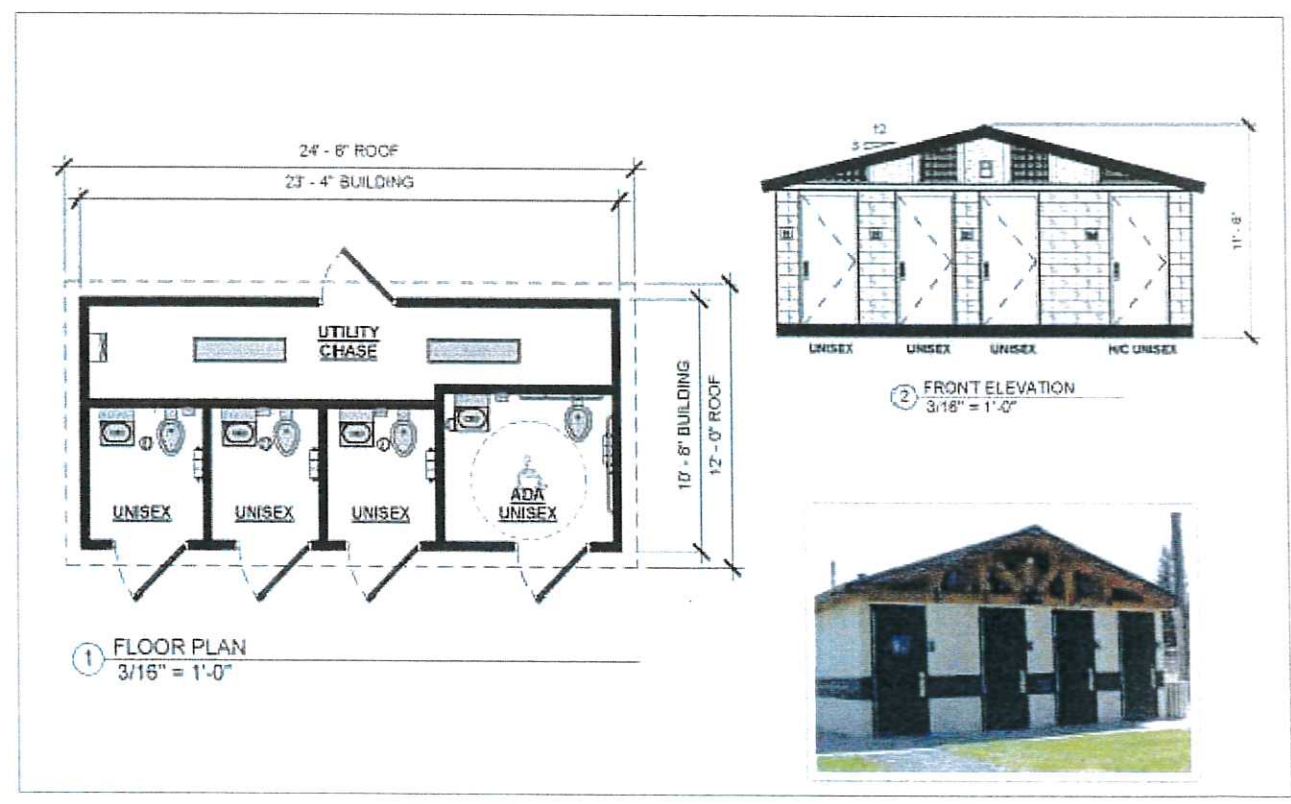
NORTH SUMMIT RECREATION  
DISTRICT  
PRELIMINARY PARK LAYOUT

AI.I  
OVERALL SITE PLAN

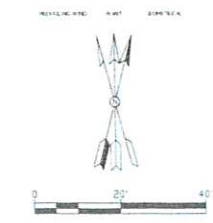




NORTH SUMMIT RECREATION  
 DISTRICT  
 PRELIMINAR PARK LAYOUT  
 CT-348-X, BEACON HILL DR  
 COALVILLE UTAH



AI.2  
 DETAILS



NSPEC2417  
 4.20.18  
 DCR  
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