



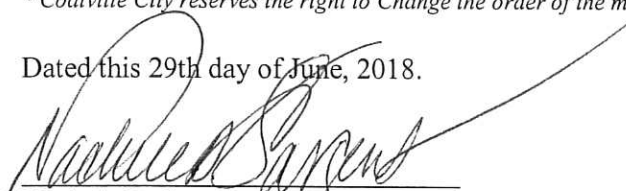
COALVILLE CITY PLANNING COMMISSION SPECIAL MEETING NOTICE AND AGENDA

Notice is hereby given that the Coalville City Planning Commission will hold a Special meeting on **Monday, July 2, 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 Conditional Use Permit for Multi-Family Housing, For Fair View Subdivision CT-330-A and CT-330-1, 39 Units
4. **Public Hearing:** Review, Discussion, Receive Comment, and Possibly Take Action on the Proposed Conditional Use Permit for Multi-Family Housing for Rivers Edge Apartments and Storage, CT-362-A, 36 Apartments, 28 Covered Garages, 299 Storage Units
5. Planning Commission Updates
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 29th day of June, 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.**

Mayor
Trever Johnson

Council
Adrienne Anson
Cody Blonquist
Arlin Judd
Rodney Robbins
Tyler Rowser

Posted: June 29, 2018 City Hall, Coalville City Website, Utah State Public Notice Website

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Coalville City Planning Commission
Regular Meeting
HELD ON
July 2, 2018
IN THE
CITY HALL

Commissioner Dusty France called the meeting to order at 6:05 P.M.

PLANNING COMMISSION MEMBERS PRESENT:

Vice Chair: Isaac Rackliffe (excused)
Commissioners: Linda Vernon,
Dusty France, Jason Moore,
Shoat Roath
Nathanael Davenport (excused)

CITY STAFF PRESENT:

Derek Moss, Planner
Zane DeWeese, Public Works Director
Sheldon Smith, City Attorney
Nachele Sargent, City Recorder

PUBLIC IN ATTENDANCE:

Donald Fulton, Doug Wilde, Robin Wilde,
Dixie Sargent, Jack Walkenhorst, Debbie
Robinson, Jim Robinson, Daniel Richins,
Tom Sutehall, Marybeth Judd, Wade Judd

Item 1 – Roll Call:

A quorum was present.

Item 2 – Pledge of Allegiance:

Commissioner Dusty France 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 Conditional Use Permit For Multi-Family Housing For Fair View
Subdivision CT-330-A And CT-330-1, 39 Units:**

Derek Moss clarified this hearing was for a Conditional Use permit for the Multi-Family units. Courtney Richins explained the changes they had made to their plan. He stated they had pulled the single-family lot that used to be across the road and added that to the density in the Multi-Family units. He stated they had received permission and would be installing a sidewalk from the project to the Fairgrounds along 100 South. Courtney stated they would do the project in Phases with the Town Homes first and then Phase II after they put in the bridge. Derek Moss read and explained the Staff report (Exhibit A). He stated these were the proposed recommendations based on the standards for review in the Code.

He stated the Applicant had provided enough off-street parking for the requested number of units. The street would be 36' paved with curb, gutter, and sidewalk on both sides of the street.

Commissioner Dusty France opened the public hearing at 6:17 P.M.

There were no public comments.

Commissioner Dusty France closed the public hearing at 6:18 P.M.

Commissioner Linda Vernon referred to the Code 8-4-080 and 8-4-100 and stated the Planning Commission could require an area to be reserved for hiking trails, parks and playgrounds, and other recreation services to be provided by the Developer. Commissioner Vernon stated one of the conditions should be an easement to the City for a trail. She also referred to the General Plan for multi-family and affordable housing and stated open space design was needed for the development and they should preserve the natural features. The Commissioner's discussed where the trail would go to and from, whether it should be an easement or a completed trail, whether it should be listed as a condition, and who would maintain the trail if one was put in. Derek Moss questioned if this should be tied to the Multi-Family Conditional Use or if it was something that should be requested for the project and just be part of the Final Plan. He stated it needed to be defined by what the City could legally require them to do and this would be more appropriate for the Final Plan approval. Courtney Richins stated they had proposed putting in a trail and a park for a density bonus and they backed off of it because everyone was upset about it. He stated they had provided the required open space and there would be a trail as part of the development on the other side of Chalk Creek. Courtney Richins stated they came in and met with the City for a Staff review and this plan was what was agreed on. He was being required to put in a trail on both sides of Chalk Creek, but the Black Willow Subdivision didn't have to do anything and it seemed it was an open-ended opinion. Derek Moss stated the City didn't have to give the density bonus. Courtney Richins stated they tried to go above and beyond what was required and since it wasn't granted they were only building what was allowed and wasn't asking for any favors, but the City was still requiring more from them. Daniel Richins stated they met the Code requirements right now. Derek Moss stated the Planning Commission did have the discretion to ask for more. Daniel Richins verified that the decision was strictly opinion based. Commissioner Jason Moore stated it seemed pointless to have two trails especially with one that would lead to no-where and the City would have less to maintain. Commissioner Shoat Roath agreed and stated the trail on the other side would connect to the bridge. Commissioner Linda Vernon stated they were looking at future growth. Sheldon Smith stated the standards for review for a Conditional Use Permit was to mitigate adverse impacts and this was beyond the Permit requirements. He stated a trail should be part of the Final Plan. He stated the Open Space could be discussed, but it shouldn't be specific to a trail. He stated they could recommend an easement for a pathway, but it shouldn't be a Condition or requirement. Courtney Richins stated this had gone back and forth so many times. He didn't think they

should be required to put in a trail. He stated they would consider granting an easement, but when the trail came up with the Black Willow Subdivision, it was stated it would devalue their lots and they didn't have to put one in. He stated this would do the same thing to this project and they were potentially going to have to put in two trails and it didn't seem to make sense. Commissioner Linda Vernon stated the Black Willow Subdivision didn't run along a Chalk Creek. Commissioner Shoat Roath stated but it did run along the Petroglyphs. Commissioner Linda Vernon agreed and stated in the future they should require the same thing. Sheldon Smith stated they needed to realize this development was a Permitted Use and they were to consider conditions to mitigate the Multi-Family Housing which a trail didn't necessarily do. Commissioner Dusty France questioned the street width and parking and the intent for the dumpsters. Courtney Richins stated the street met the standard and they didn't intend to have any parking on the street. He stated he was willing to do whatever was required for the dumpsters. Derek Moss stated the street width was okay and if there was a dumpster location it would need to be screened.

A motion was made by Commissioner Dusty France to approve the Conditional Use Permit for Fair View Subdivision with the Conditions of meeting the Staff recommendations, an adequate waste removal plan whether a transfer station or a screened dumpster location, and to include an easement for open space that could be used for a trail. Commissioner Jason Moore seconded the motion. All Ayes. Motion Carried.

Roll Call:

**Commissioner Jason Moore – Aye
Commissioner Dusty France – Aye
Commissioner Shoat Roath – Aye
Commissioner Linda Vernon – Aye**

Item 4 – Public Hearing: Review, Discussion, Receive Comment, and Possibly Take Action On The Proposed Conditional Use Permit for the Rivers Edge Apartments And Storage, CT-362-A, 36 Apartments, 28 Covered Garages, 299 Storage Units:

Courtney Richins stated they had changed the plan to bring the storage units in off of the property line. He stated it changed the design a little and increased the storage units to 326, but they were smaller units and stayed within the same footprint. He stated they had also flipped the driveway to the North side of the property. Commissioner Dusty France stated his primary concern was being able to get the kids across the freeway and questioned if the City could legally approve a Multi-Family Housing project if there wasn't a sidewalk across the Freeway. Sheldon Smith stated they only had to meet the requirements of the City Code and the City couldn't impose something that was out of the Developer's control. He stated it was something the City would like to have happen, but the City couldn't deny them because of not having a sidewalk to cross the Freeway.

Courtney Richins stated they would have three areas for dumpsters or garbage which were not shown on the new map and would put in whatever the City required. Commissioner Dusty France stated he would like to have a sidewalk installed along the driveway area. Derek Moss read through the Staff report (Exhibit B). He stated the privacy fence on the Southern boundary was not required to be a masonry wall and with moving the storage units in from the property line, the fence would need to go the entire length of the property. He stated a fence wasn't required the Northern side of the property. Commissioner Linda Vernon recommended requiring a play area with shade trees as part of the open space for the families that would be living there.

Commissioner Dusty France opened the public hearing at 7:14 P.M.

Tom Souvall – Camperworld Owner

Tom Souvall stated he was one of the owners of the property to the South which was a Camp Ground and it had been there for decades. He stated they really enjoyed being part of Coalville City. He questioned if the plan that was passed out tonight was the most current plan. The Commissioner's stated yes it was. Mr. Souvall stated he was glad they had received proper notice for this meeting as the previous notice had been improper and they hadn't had time to review and be prepared and didn't know in time to attend the other meetings. He stated he wanted that on the record. Sheldon Smith questioned if he was making the statement he hadn't received proper notice any time before this meeting and what the basis was for the comment. Mr. Souvall stated that was correct based on when they received the notice and the last one was based on the envelope postmark. Sheldon Smith stated when they received it couldn't be considered, but the postmarked notice could and the City had canceled that hearing and re-noticed it. Tom Souvall questioned if apartments and storage were allowed as a Conditional Use. Derek Moss stated yes, they were allowed in this Zone. Mr. Souvall questioned if Conditions could be put on them for discussion. Derek Moss stated yes, based on the standards of review. Mr. Souvall questioned if they had received the letter he had sent to them. The Commissioners stated they had received the letter. Mr. Souvall read the letter (Exhibit C) and questioned if their requested Conditions could be applied to the project. He stated at one time Camperworld contributed a high amount in tax revenue to the City and would soon be back to that again. He stated there would be a strong impact from the Freeway and for tourists coming to Coalville with this type of project here. He stated he would like them to consider the Campers that would be right next to the project. He stated there was a typo on his letter and stated the height for the building should be restricted to 12 feet and not 18 feet so it wouldn't be seen. Mr. Souvall stated he would like these Conditions to run with the land in the event of future plans. Commissioner Shoat Roath referenced his letter and questioned why he wanted the storage units 35 feet from the fence when they were already at 30 feet. Mr. Souvall stated for visual impact for his property which was also why he wanted a building height limit. Commissioner Roath referred to his comment about tax revenue and questioned what business could be put there that wouldn't cause him

hardship. Tom Souvall stated he thought there were many uses that could go there like commercial or a restaurant.

Doug Wilde – Property Owner

Doug Wilde stated he was co-owner of this property with his brother. He stated he wished Mr. Souvall had contacted him so he didn't come to the meeting cold. He stated he understood Mr. Souvall's concerns and they had been a good neighbor, but he had also been a good neighbor to them. Mr. Wilde stated he didn't put mink manure on his pasture or run anything on the property like cows and bulls that would be a nuisance and had always tried to be a good neighbor by understanding their business needs. He stated the time had come in his brother's life to sell this property and he had been contacted by Courtney Richins with this project. Doug Wilde stated he didn't have a Best Western, Hilton, or Cabela's knocking on his door to buy this property. He stated it would be nice to have Cabela's there, but that wasn't the case. Mr. Wilde stated Courtney Richins had a good project and it was a love/hate type of project. He stated he understood Camperworld had an asset there also. He stated this proposal fit everything there and it wasn't out of the norm. Camperworld was also a Conditional Use permit. The Camp Ground with the Hotel was a Conditional Use permit too. He stated they had tried to make this as attractive as possible for the other property owners. They had met with them to try and meet their needs. He stated to make this a viable project there wasn't any more they could do.

Daniel Richins – Developer

Daniel Richins stated he wasn't part of this project with Courtney Richins, but was partners with him on other projects. He stated his take on this was, the City was going to cater to and listen to recreationalists on their opinion of Coalville. They were going to cater to someone that didn't live here, pay taxes here, shop here, or buy gas here. He stated the apartments he had with Courtney Richins were 85% full of local people. They had 10 people on a waiting list that were 3rd, 4th, and 5th generation of local people that lived here. This project would provide housing for people that grew up here. He questioned if the City was going to cater to the people that didn't live here, but just drove by on the Freeway. He questioned if they were going to cater to them and what they thought of this town or were they going to provide something that was in need in this town which was housing. Mr. Richins stated as a newly married couple, people would have to pay \$130,000 for a half acre lot and then pay to build a house and it wasn't doable. Those kids would leave this town to find another place to live. He stated if the City wanted to keep our own kids in this town, they needed to provide a place for them to live. Mr. Richins questioned if it was recreation and Campers they wanted or people that were born, raised, and worked their butt off for what they had that they wanted here. This was a place where they could give the kids an opportunity to live and stay here. He stated the private sector did what was needed and not the government sector. The private sector had always done what was needed and led the way for the government sector. This was needed or they wouldn't have a waiting list for the other apartments. Daniel Richins stated he didn't see anything

wrong with this project and it was a great plan that accommodated everything. He stated they could have 85% of the people that would live there be people born and raised in Coalville or they could have camping spots for people they didn't know.

Dixie Sargent – City Resident

Dixie Sargent stated the notice she received stated 299 storage sheds and questioned what the number was. Derek Moss stated the footprint hadn't changed, but the units had been reduced in size and the number increased to 326. Courtney Richins stated he thought it may go lower than that because there may be a need for more property for water run-off.

Courtney Richins – Developer

Courtney Richins stated he thought there was value in everything. He stated he wouldn't say Camperworld didn't have value as they did have people coming here. He stated his concern was that it was fair and legal. He stated they had to play by the rules. He stated no one had dabbled in numbers or options because no one had offered money for it. No one had bought it and no one knew what it took to make money. He stated they were taking the risk and they had to look at all the ups and downs. He stated there may be a better use for it in ten years. He didn't know that. Courtney stated he was in this game every day and if someone could come in and dictate neighbors, it was not right. It was either legal or not legal. If it was legal, they could put the stipulations on it, but stipulations could also be placed on others. It was a slippery slope when making one do it and not others. Courtney stated he didn't want to be an unfriendly neighbor and Camperworld had a tremendous value, but their project also had value. There were probably 100 things that could be done with the property, but they wouldn't make money. He stated he had looked at a restaurant and the numbers showed it may not succeed. He had looked at other projects and considered what would make money and what wouldn't.

Commissioner Dusty France closed the public hearing at 7:34 P.M.

Commissioner Dusty France addressed Tom Souvall and stated they had rescheduled the meeting because of the inadequate notice and nothing was discussed at the last Planning meeting and wanted to clarify this subject was not part of that meeting. He stated there may be 100 permitted uses that could be more beneficial, but this was the use being applied for which was determined by the owner of the property. He stated it wasn't their place to determine what they did, but whether or not it fit with the Code. Commissioner Jason Moore stated whoever bought the property had the personal preference of what they wanted to do with the property and the City couldn't dictate what that would be. Sheldon Smith stated it was important for the Commissioners to realize their job was to determine if the application met the Code and if there were things they could place as Conditions to mitigate any adverse effects and not what could be there or how much revenue something else may generate. Commissioner Jason Moore stated he agreed the lighting needed to be downward facing lighting. Commissioner Linda Vernon stated the

Staff review would consider those things for the final plan. They had addressed the water run-off, the fencing, and the setbacks. Mr. Souvall questioned if the building height could be restricted. Courtney Richins stated the storage units would be around 16 feet, but they could go as high as 35' and the apartments were three stories high. Commissioner Linda Vernon stated the Code allowed those heights and they couldn't place stricter Conditions. The Commissioners discussed the project including getting in and around the storage sheds, the lighting on the garages, the lighting on the storage sheds, how the drainage would reach the pond, and a sidewalk on the driveway. Courtney Richins stated the drainage would be piped, they were fine to put in a sidewalk on the driveway, and the lighting would be downward facing.

A motion was made by Commissioner Linda Vernon to approve the Conditional Use application for Rivers Edge Apartments and Storage Multi-Family Use with the Conditions of meeting the Staff requirements of a traffic study, the North Summit Fire District approval, a six foot privacy fence on the South and West side of the property, adequate waste disposal areas for the Residential units as per Staff recommendations, colors and materials be approved by the Staff before the Final Plan, a sidewalk along the driveway for pedestrian egress and ingress, and a recommendation to include a playground of some sort. Commissioner Jason Moore seconded the motion. All Ayes. Motion Carried.

Roll Call:

**Commissioner Jason Moore – Aye
Commissioner Dusty France – Aye
Commissioner Shoat Roath – Aye
Commissioner Linda Vernon – Aye**

Item 6 – Community Development Updates:

Derek Moss stated they were anticipating Courtney Richins to come back in August with his Final Plan for the Rivers Edge and Fair View projects. Commissioner Linda Vernon stated she understood Courtney Richins' frustration with her bringing the trail along Chalk Creek back up, but she felt it was important to not lose any of that easement and it should be a priority. She stated Planning could request trails and parks even if the Developer didn't offer anything extra for density consideration. Derek Moss stated they just needed to be careful to stay with what was legally required. Commissioner Vernon stated they could require them to build it as per the Code. Derek Moss stated he realized the Code stated that, but they had been advised by legal counsel that it had been challenged before and other Cities had lost. He stated more often than not the Court would rule in favor of the Developer. He stated requesting an easement would be different than requiring them to build something specific. Commissioner Linda Vernon stated they needed to update the Code and the General Plan to say what they could legally require. Derek Moss agreed and stated the City Council would ultimately decide what would be required. The Planning Commission would recommend and the Council would decide whether to follow the

recommendation. The Commissioners continued to discuss the direction the City was going and what needed to be addressed and preserved in the City.

Item 5 – Planning Commission Updates:

Commissioner Dusty France welcomed Shoat Roath as the new member of the Planning Commission replacing Brice Lucas. He stated Brice Lucas was the Chair and they needed to vote on a new Chair and Vice Chair.

A motion was made by Commissioner Dusty France for Isaac Rackliffe to be the Chair and Linda Vernon to be the Vice Chair. Commissioner Shoat Roath seconded the motion. The Ayes won the vote. Motion Carried.

Roll Call:

**Commissioner Jason Moore – Aye
Commissioner Dusty France – Aye
Commissioner Shoat Roath – Aye
Commissioner Linda Vernon – Nay**

Item 7 – Review And Possible Approval Of Minutes:

The Commissioners reviewed the minutes of the June 18, 2018 meeting.

A motion was made by Commission Linda Vernon to approve the minutes of June 18, 2018 as written. Commissioner Jason Moore seconded the motion. All Ayes. Motion Carried.

Item 8 – Adjournment:

A motion was made by Commissioner Dusty France to adjourn the meeting. Commissioner Shoat Roath seconded the motion. All ayes. Motion Carried.

The meeting adjourned at 8:08 P.M.

Commissioner Dusty France

Attest:

Nachele D. Sargent, City Recorder



J-U-B ENGINEERS, INC.

"Exhibit A"
Planning 7/2/18

ST. BEAUFORT, UT



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

DATE: June 18, 2018
TO: Coalville City Planning Commission
CC: Mayor Trever Johnson; Sheldon Smith, City Attorney
FROM: Shane McFarland P.E., City Engineer
Derek Moss, AICP, City Planner
SUBJECT: Fairview Conditional Use Permit Application

Application Information: Courtney Richins (applicant) has submitted a Conditional Use Permit application for attached multi-family dwellings in the R-4 Zone on parcel CT-330-A at approximately 359 East 100 South, Coalville, UT.

Applicable Ordinances: Title 10, Chapter 3, Section 120

Decision to be Made: Planning Commission's responsibility is to recommend to deny, recommend approval with conditions, or recommend approval of the conditional use permit. City Council's responsibility is to deny, approve with conditions, or approve the conditional use application.

Standards for Review: The property is located in the R-4 Zone. Staff have reviewed the application against conditional standards for review per 10-3-120 including:

- Traffic considerations including the capacity of the existing streets in the area, location and amount of off-street parking, and internal traffic circulation.
- Emergency vehicle access and control of delivery and service vehicles, loading and unloading zones, and screening of trash pick-up or waste storage areas.
- Fencing, screening, and landscaping to separate the use from adjoining uses.
- Design, architectural detailing, building mass, bulk, orientation, and the location of buildings on the site including orientation to buildings on adjoining lots.
- Usable and permanent open space considerations.
- Signage and lighting.

The preliminary plan was approved by the City Council on April 23, 2018, which included 24 multi-family attached units. Staff will require that the final plan demonstrate that the development meets the City infrastructure and utility standards and will not adversely affect City infrastructure. The applicant must also demonstrate and meet subdivision standards in Chapter 4 of Title 8, Requirements for Improvements, Preservation and Design.

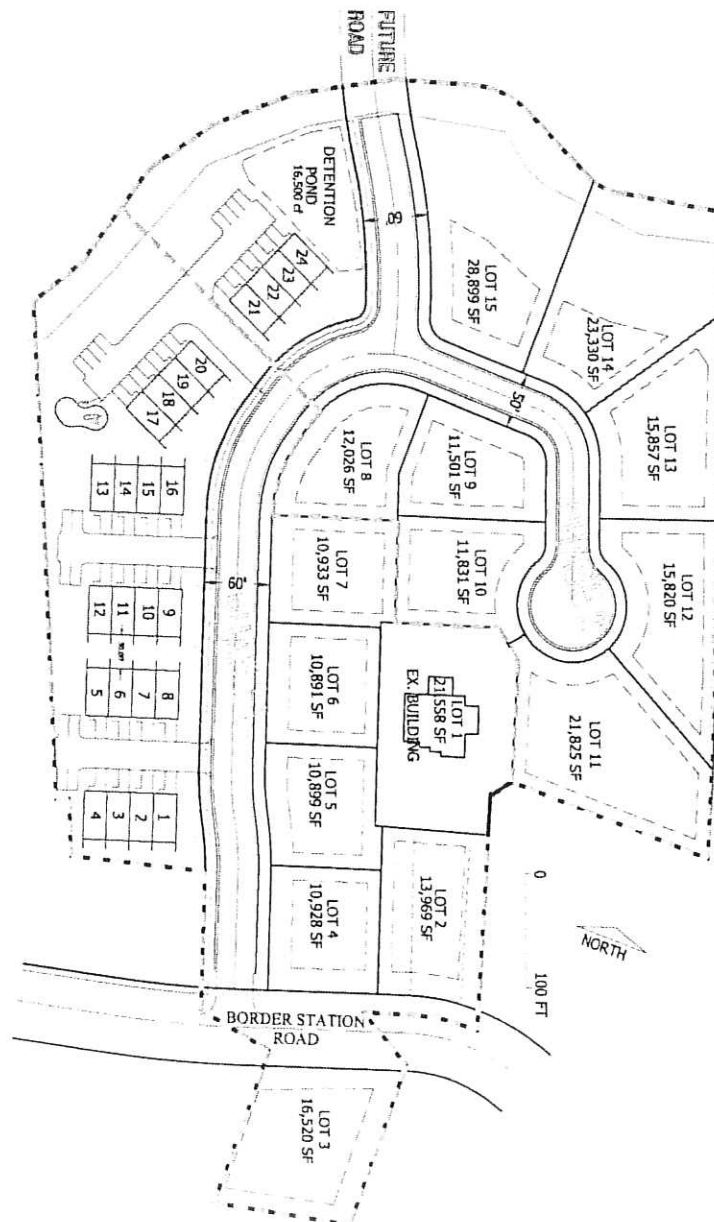
Staff Comments and Recommendation: Based on the standards for review, staff recommends the following conditions:

- Provide a traffic study, indicating the average number of additional trips that would be generated from multi-family housing units.
- Provide written notification that the North Summit Fire District has reviewed the subdivision of lots for multi-family housing and that it meets the requirements of the International Fire Code.
- Provide a six-foot vinyl privacy fence on the western boundary of the property.

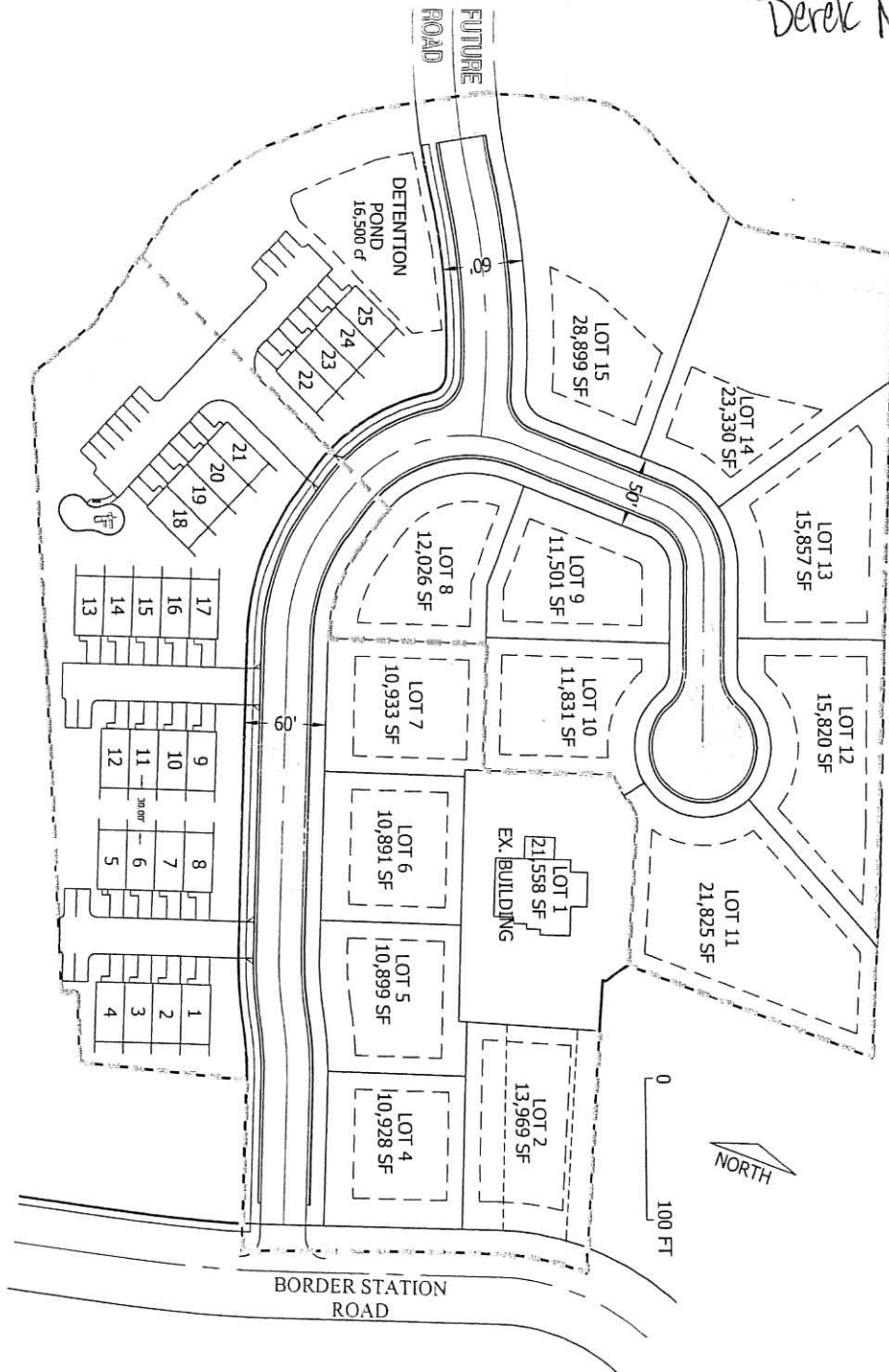
- Provide outdoor trash and waste storage that is screened with solid fencing (not chain link with slats).

Based on the information provided by the applicant and Staff review, the Planning Commission's responsibility is to recommend to deny, recommend approval with conditions, or recommend approval of the conditional use permit.

If you have any questions feel free to contact us.



correct site plan
per Courtney Richins and
Derek Moss





J-U-B ENGINEERS, INC.

"Exhibit B"
Planning 7/2/18

J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

DATE: June 18, 2018
TO: Coalville City Planning Commission
CC: Mayor Trever Johnson; Sheldon Smith, City Attorney
FROM: Shane McFarland P.E., City Engineer
Derek Moss, AICP, City Planner
SUBJECT: Rivers Edge Conditional Use Permit Application

Application Information: Courtney Richins (applicant) has submitted a Conditional Use Permit application for attached multi-family dwellings and storage units on Parce CT-362-A located at approximately 230 S. 500 W., Coalville, UT. The applicant has proposed the following (and a preliminary plan has been approved):

- 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).

Applicable Ordinances: Title 10, Chapter 3, Section 120

Decision to be Made: Planning Commission's responsibility is to recommend to deny, recommend approval with conditions, or recommend approval of the conditional use permit. City Council's responsibility is to deny, approve with conditions, or approve the conditional use application.

Standards for Review: 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. Staff have reviewed the application against conditional standards for review per 10-3-120 including:

- Traffic considerations including the capacity of the existing streets in the area, location and amount of off-street parking, and internal traffic circulation.
- Emergency vehicle access and control of delivery and service vehicles, loading and unloading zones, and screening of trash pick-up or waste storage areas.
- Fencing, screening, and landscaping to separate the use from adjoining uses.
- Design, architectural detailing, building mass, bulk, orientation, and the location of buildings on the site including orientation to buildings on adjoining lots.
- Usable and permanent open space considerations.
- Signage and lighting.

Staff will require that the final plan demonstrate that the development meets the sensitive lands ordinance as well as City infrastructure and utility standards and will not adversely affect City infrastructure. The applicant must also demonstrate and meet subdivision standards in Chapter 4 of Title 8, Requirements for Improvements, Preservation and Design.

Staff Comments and Recommendation: Based on the standards for review, staff recommends the following conditions:

- Provide a traffic study, indicating the average number of additional trips that would be generated from the number of proposed units.
- Provide written notification that the North Summit Fire District has reviewed the subdivision of lots for multi-family housing and storage units and that it meets the requirements of the International Fire Code. The NSFD will review the plan for access and will determine if there is adequate space to enter and exit the facilities. This may result in needing to reduce the number of storage units.
- Provide a six-foot privacy fence on the southern boundary of the property.
- Provide outdoor trash and waste storage that is screened with solid fencing (not chain link with slats).

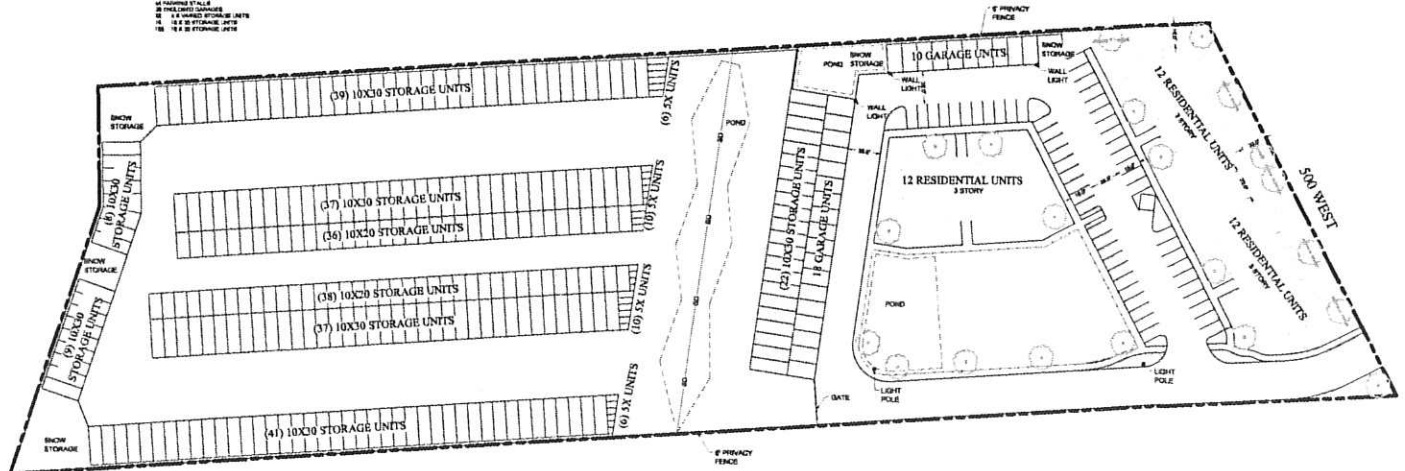
Per 8-7-030-D-2-f, Staff recommends the following additional conditions:

- Storage doors and entrances, and parking stalls, be internally located and not located on public streets.
- Use dormers and gables to provide a multi-pitched roof line on storage facilities (whether real or false façade) to maintain compatibility with the proposed apartments.
- Use natural materials and colors, approved by Staff, that are attractive and do not create greater visual contrast.

Based on the information provided by the applicant and Staff review, the Planning Commission's responsibility is to recommend to deny, recommend approval with conditions, or recommend approval of the conditional use permit.

If you have any questions feel free to contact us.

LAND USER
 10 RESIDENTIAL UNITS
 10 GARAGE UNITS
 10 PRELIMINARY UNITS
 10 10X20 STORAGE UNITS
 10 10X20 STORAGE UNITS



Preliminary Plan (Approved)

"Exhibit C"
Planning 7/2/18

29th June 2018

Dear Mayor, City Council and Planning Commissioners,

Regarding Conditional Use Permit Application for Rivers Edge Apartments and Storage CT-362-A, 280 South 500 West, 36 Apartments, 28 Covered Garages, 299 Storage Units.

Osiris, LLC (CamperWorld) is very concerned with Mr. Richins application for the following reasons:

1. Apartment and storage units are not good uses at this location for the City of Coalville as this location lends itself well for Sales and/or Room Tax dollars being generated for the City's Budget. Sales and Room tax generating land is in short supply and should be allocated for uses that generate room and sales taxes for the benefit of all Coalville residents. There is limited land available to I-80 interchange.
 - a. Sales tax is 6% of purchase which half comes back to the municipality that the sale was generated in.
 - i. For every two million dollars spent Coalville could receive an additional \$60,000 in non-committed funds.
 - b. Municipal Transient Room Tax (TM) can be up to 1% of purchase
 - i. For every two million dollars spent Coalville could receive an additional \$20,000 in non-committed funds.
 - c. Additional Municipal Tax (TRT) can be up to 0.5% of purchase
 - i. For every two million dollars spent Coalville could receive an additional \$10,000 in non-committed funds.

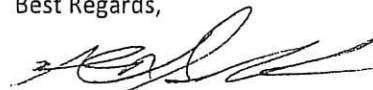
*Non-Committed Funds can be used in any budget category Coalville City Council directs the funds to.

*Apartments and Storage Units DO NOT bring in Sales, TM or TRT Tax revenue, which would lead to a loss of annual revenue that the freeway or another use would otherwise provide.

2. Typically, residential development property tax revenue only provides tax revenue in the neighborhood of 70% of the cost to service while commercial room and sales tax producing commercial real estate property tax typically produces around of 140% of the cost of service.
3. If the uses being requested are deemed appropriate for this property, CamperWorld would appreciate the following conditions be placed on the property as part of the conditional use permit (before any business license or certificate of occupancy can be issued) so as to mitigate the impacts on our property and provide of an appropriate transition between land uses.
 - i. Only downward lighting be allowed. No flood or outward night sky polluting light.
 - ii. A six-foot-tall block privacy fence to be constructed on the boundary of the parcel to provide a buffer
 - iii. A 35' setback be required from property line to building structures
 - iv. A maximum building height of 18' for storage units and 25' for the apartments.
 - v. The property to be required to detain all excess water created by the development onsite improvements. *change to 12' per Mr. Souvall's comments*

Thank you for your consideration and all you do to look after the City of Coalville.

Best Regards,



Alexander Souvall
Manager of Osiris, LLC