



APPLICATION for
**COMMERCIAL OR LIGHT INDUSTRIAL
DEVELOPMENT** within
COALVILLE CITY: **CONCEPT PLAN**

For Office Use Only:	
Application #: _____	Application Date: _____
PC Approval Date: _____	CC Approval Date: _____
Community Development Director Approval Date: _____	Initial: _____
Expiration Date: _____	Denial Date: _____
Fee Paid: \$ _____	Receipt #: _____

Project Name: _____

Project Address or Area: _____

Name of Owner: _____	
Address of Owner: _____	
Phone: _____	Cell: _____
Email: _____	Fax: _____

Name of Applicant: _____

Address of Applicant: _____

Phone: _____ **Cell:** _____
Email: _____ **Fax:** _____

Applications for Commercial and Light Industrial Developments shall be accompanied by the following:

- A. Site plan: Three (3) copies of site plan shall be required, minimum size of 11x17, unless a greater number of copies is required due to the number of reviewing agencies, and shall include the following:
 - 1. A site plan which show:
 - a. Screened trash receptacles and loading areas;

- b. As a minimum, all curb cuts and intersections within one hundred fifty feet (150') of the subject property. A greater distance may be required by the city. Proposed rights of way in, and adjacent to, the subject property shall be shown;
 - c. Exterior lighting for structures, walkways and parking lots. Such lighting shall be directed away from adjacent properties;
 - d. If open space is proposed, show all areas to be reserved or dedicated as common park areas or as sites for schools or other public buildings. Include a statement concerning the development schedule and method by which open space is to be preserved;
 - e. The development phasing and associated schedule, if phasing is anticipated. Phasing shall be carefully developed so that each phase can adequately function on its own;
 - f. The proposed and existing easements and their type, on and adjacent (within 50 feet) to the subject property;
 - g. The site plan shall include a table indicating the total area of the site and the percentage of that total which is occupied by structures, parking and service areas, and usable open space;
 - h. All existing and proposed fences, including type, height and location; and
 - i. Proposed location and size of sewer and water lines as approved by the city engineer.
2. A preliminary grading and drainage plan which shall:
 - a. Be completed by a professional engineer. Existing and proposed contours at two foot (2') intervals are required unless a variation from the two foot (2') topographic interval is allowed by the city. The final grading plan must be approved by the city prior to the issuance of first building permit;
 - b. Show waterways and ditches on and adjacent to the subject property and within fifty feet (50'). Piping or relocation shall be approved in writing by the appropriate ditch company and/or independent water users before issuance of the building permit; and
 - c. Delineate all areas subject to potential 100-year flood events as designated by FEMA.
 3. A landscape plan shall include plant location, type, size and quantities.
 4. An architectural plan which shall include appropriate drawings of adequate scale showing building materials, exterior elevations and proposed colors.
 5. Include any other information, exhibits or models that the applicant deems pertinent.

6. A list of all property owners within three hundred (300) feet of the proposed commercial and light industrial development and current mailing addresses as shown on the County Assessors tax files.
7. Any other information, plans or modifications specifically required by the following departments, divisions or other agencies shall be attached or incorporated in the final site plan:
 - a. The city building department; city/county fire department; public works department; local law enforcement; planning department; legal department and parks and recreation department.
 - b. County agencies.
 - c. State agencies.
 - d. Federal and other agencies.
 - e. Public utilities.

B. Design Criteria: The following design criteria shall be required:

1. Dedication and improvements of streets shall be made in accordance with the major street plan, plus any additional right of way or fee as may be determined by the city for special circumstances where it is necessary to serve the vehicular and pedestrian needs of proposed development.
2. Landscaping shall be distributed throughout the project by placing landscaping along street frontages, throughout parking areas and adjacent to service and delivery areas.
3. For the purpose of buffering and site compatibility with surrounding development, commercial and industrial projects may require additional landscaping and architectural integration. Landscaping percentages and buffer strips may be increased to ensure compatibility. Site compatibility is particularly important when commercial or industrial projects are developed adjacent to residential zones.
4. Fencing may be required depending on the adjacent land use and the applicant's security needs. Where visual barrier fencing containing wood, metal, plastic or vinyl strips is either proposed by the applicant or required by the city, such strips shall be property secured.
5. Screening of any outside storage shall be required, if appropriate, with a combination of fencing, walls, live plants and/or earth berming.

C. Filing fee of \$50 per 1,000 square feet for Commercial, Light Industrial, and Public Developments.

Notice: Additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information submitted as part of the application may be copied and made public including professional architectural or engineering drawings which will be made available to decision makers, public and any interested party.

If you have any questions regarding the requirements of this application, please contact the Community Development Director prior to submitting the petition.

County tax parcel (“Sidwell”) maps and names of property owners are available at:

Summit County Recorder’s Office
60 North Main Street
Coalville, Utah 84017

File the complete application at:

Coalville City Hall
10 North Main Street
Coalville, Utah 84017

Signature of Property Owner or Representative: _____ Date: _____

Please provide the following information. Attach additional sheets if necessary.

Describe your proposed development.

How many acres are in your development?

What is the current land use of the site you wish to develop?

What type and how many buildings, homes, or units are in your project?

Please describe any special topographic issues related to your development.
