



Staff Report

Coalville City
Community Development Director

To: Coalville City Planning Commission
From: Don Sargent, Community Development Director
Date of Meeting: August 21, 2023
Re: Rivers Edge/Wilde Property MPD – Preliminary Plan Review
Action: Continued Review and Discussion – Public Hearing

River's Edge/Wilde Property MPD–Continued Review

REQUEST

The purpose of this public hearing is to continue the review and discussion of the proposed Master Planned Development (MPD) and preliminary plans for the River's Edge Multi-Family Units transfer and development of the Wilde Property.

This item is scheduled for an initial public hearing.

BACKGROUND

The proposed properties are located on both sides of I-80 Interstate on Parcels CT-362-A, CT-362-363 and DRW-2-AM as shown on the Aerial Context Map as Attachment A.

The River's Edge property includes 6.66 acres and is in the Highway Commercial (HC) Zone District. The Wilde Property includes 9.35 acres in the Community Commercial (CC) Zone District and 4.51 acres in the Agricultural (AG-20) Zone District.

The applicant, Courtney Richins, has submitted a Preliminary Plan application for an MPD and is proposing to transfer 36 approved multi-family units from the River's Edge Property to a proposed 72 multi-family unit development on the Wilde Property. The property acreage and zoning allows for the proposed 4 lots on the Rivers Edge Property and 74 lots/units on the Wilde Property. The recently constructed 6-plex building used 6 units of density, therefore the property is eligible for an additional 68 lots/units. The applicant is proposing 36 multi-family units as Phase 1 for the development.

Attachment B includes the existing approved site plan for the River's Edge Property.

Attachment C includes the applicant's proposal statements for the MPD.

Attachment D includes the proposed preliminary plan for the Rivers' Edge property.

Attachment E includes the proposed preliminary plan for the Wilde Property.

Planning Commission Review: On July 17, 2023 the Planning Commission conducted a continued work session on the proposed project and provided additional comment and input to the applicant for consideration.

ANALYSIS

MPD Applicability: According to Section 8-6-010 of the development code, the MPD provisions are to provide a comprehensive project design strategy to create projects, including mixed use development, that best address site conditions, the characteristics of the surrounding properties, as well as community and market demands.

The MPD process also creates tools to promote the efficient use of land resources as well as efficient public infrastructure and utility services. The goal of this strategy is to produce superior project design through flexibility and innovation to advance the goals of the General Plan. Any transfer of base density or uses between zones involving six (6) or more lots/units require MPD approval.

Development and Design Review: The existing approved multi-family use on the River's Edge property is currently non-conforming in the HC Zone under the recent Use Table amendments. The transfer of these units to the CC Zone on the Wilde Property would result in a conforming use for the multi-family units.

The purpose of this public hearing is to allow the applicant to continue discussing the overall project with the Planning Commission, receive initial input from the public, and receive additional direction on the proposed development.

Additional information for the MPD also needs to be provided addressing the following preliminary plan application and development code requirements:

1. Open space calculations for the development verifying a minimum 5% dedicated open space on the properties.
2. Sensitive Lands Analysis identifying sensitive lands on the property including:
 - a. Drainage ways, irrigation ditches, stream corridors, floodplains, entry corridors, scenic view sheds, wetlands, etc. (Attachment F includes a wetland assessment of the property).
3. Infrastructure Impact Analysis addressing the water and sewer demand required for the proposed development and capacity available to serve the project from existing city resources.
4. Traffic Impact Analysis identifying the level of service impact on existing public roadways as a result of the proposed development including proposed mitigation measures to maintain level of service "C" for affected city roads and intersections.
5. Complete Plan Set with Landscape and Irrigation Plan, Street Lighting Plan, Signing Plan, Grading and Drainage Plan, Fencing Plan, Park Plan, Utility Plan, and Phasing Plan.

Required Review Process

The project requires the following applications submitted by the applicant for the development:

1. MPD application for the multi-family unit transfer and development on the Wilde Property.
2. Conditional Use Permit application for multi-family use in the CC Zone and Storage Use in the HC Zone.
3. Subdivision application for the proposed lots on both properties.

All the applications can be processed concurrently and include a review and public hearing by both the Planning Commission and City Council.

RECOMMENDATION

Staff recommends the Planning Commission continue the review and discussion of the proposed project, conduct an initial public hearing, and provide additional input and direction to the applicant or staff regarding the development applications for continued review, public hearing, and possible action at a subsequent meeting.

Attachments:

- A.** Aerial Context Map
- B.** Existing River's Edge Approved Site Plan
- C.** Applicant Proposal Statements
- D.** Proposed River's Edge Preliminary Plan
- E.** Proposed Wilde Property Preliminary Plan
- F.** Wetland Assessment



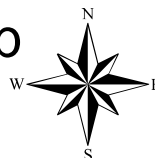
1 in = 376 feet

Aerial Context Map

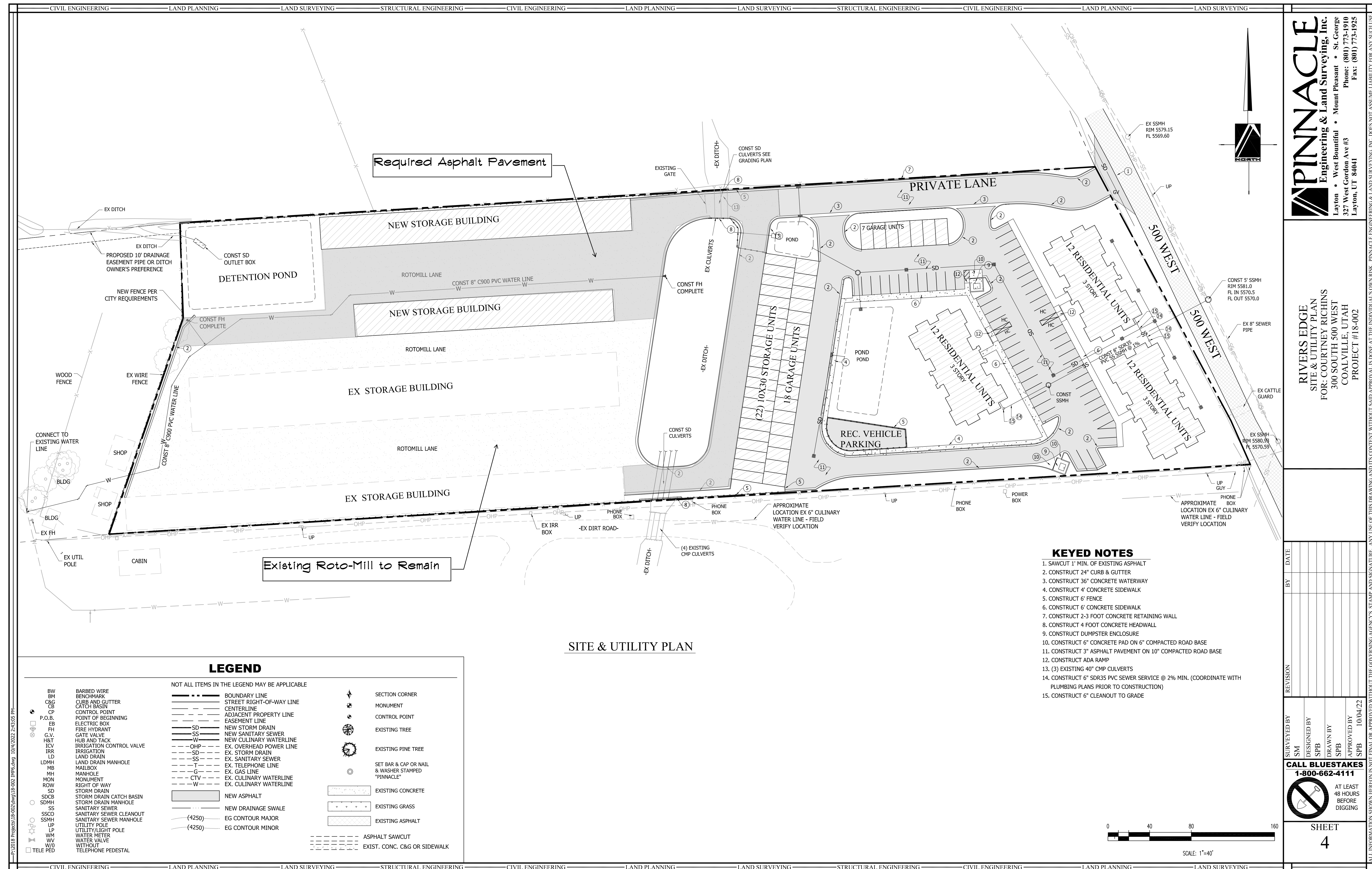
Summit County Parcel Viewer Application

Printed on: 6/15/2023

Imagery courtesy of Google



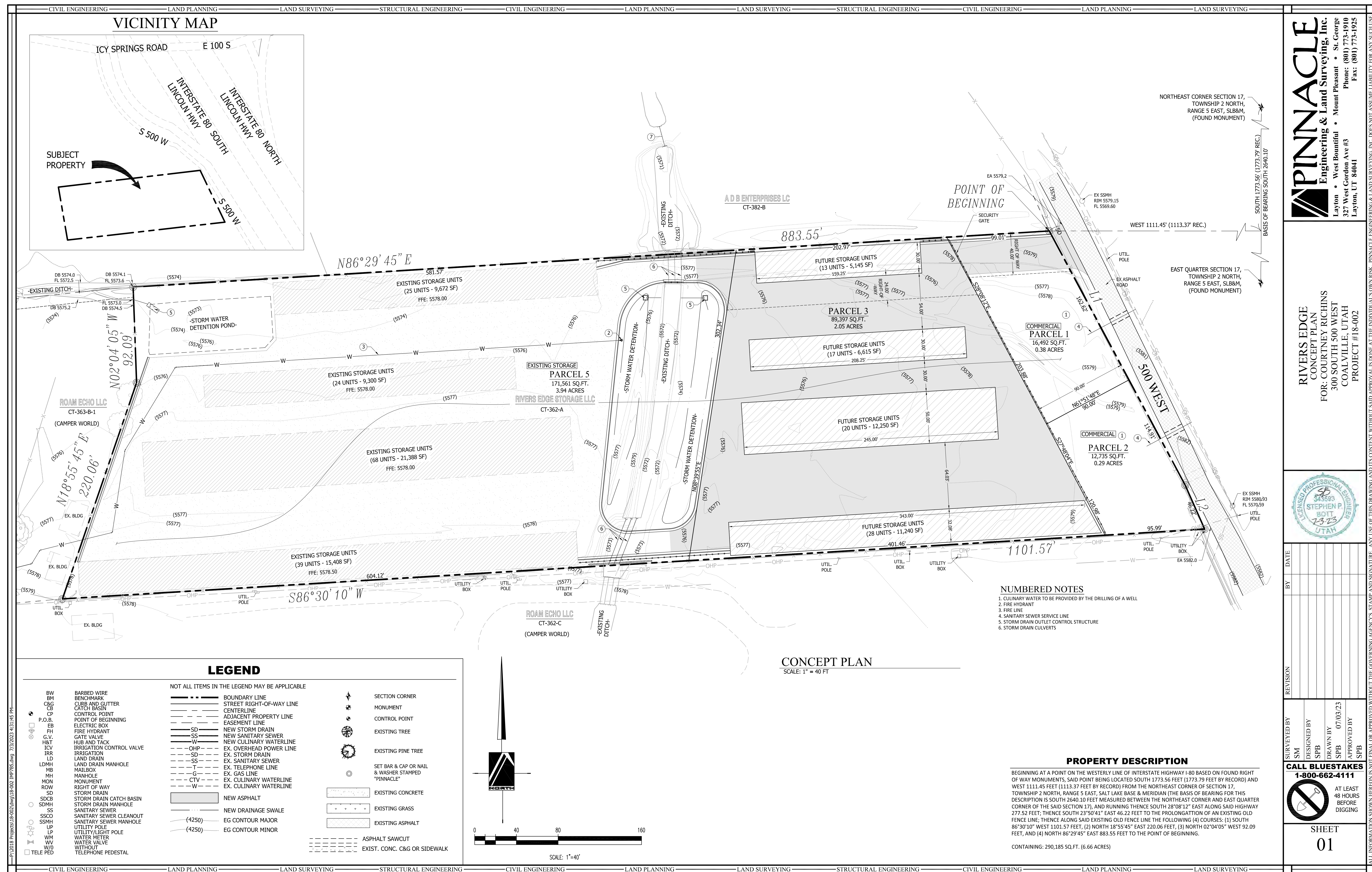
This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information and data obtained from various sources, including Summit County which is not responsible for its accuracy or timeliness.

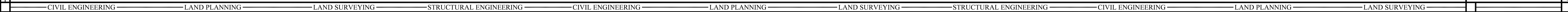


Rivers Edge/Wildes across the freeway

1. I'm willing to exchange the 36 apartments (3 story buildings) to comply with the zone as it is now.
2. The 36 will be transferred with water hookups and recorded on the Wilde's piece that is approved for 78. I will be going through the subdivision process for the entire development. The 6 plex already exists. I will turn in the water necessary off of the field necessary for the 36 hookups and keep the remaining hookups for irrigation. There will be no timeline on the development or the water.
3. On the rivers edge side I will be just doing 3 phases in front of the ditch. If Echo island doesn't allow water hookup or the city I'm allowed to drill wells.
4. The drawing presented will be approved with the storage units on the lot 3 commercial lots. Roto mill will be allowed on the storage unit area. Asphalt will be required on the front 2 commercial lots. No city improvement is needed or required unless the commercial lots are developed.
5. Improvements on the city road will be only on the front of Rivers Edge property and only required when development is made on the 2 front commercial lots. (Excluding anything with storage units).
6. The fire requirements will be met by using the existing line from Echo Island with no time line being made.
7. There will be 5 recorded lots, 1 behind the ditch and 4 in front of the ditch.

Courtney Richins





SHEET
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ATTACHMENT F

May 15, 2023

Good afternoon Don,

I'm writing this email to you on behalf of Mr. Courtney Richins regarding a recent wetland assessment on his properties. Mr. Richins contracted with my firm, Civil Solutions Group, to complete a wetland assessment on his properties, Summit County Parcels DRW-2-AM and CT-362 located at 270 South Main Street in Coalville.

No potential wetlands were identified on Mr. Richins property, with the exception of an emergent marsh/ stream complex in the northwest corner of the property. Mr. Richins intends to build exclusively on the upland alfalfa field on-site, and therefore will not require any state or federal permits to build on wetlands or other aquatic resources. Additionally, no potential habitat that would host federally endangered species was identified on the property.

I visited with Mr. Richins on his property this morning, May 15th, 2023 to conduct a visual assessment for potential wetland habitat on his property. The property is primarily an irrigated alfalfa field that utilizes pressurized irrigation. Common vegetation observed in the upland fields include alfalfa (*Medicago sativa*), common dandelion (*Taraxacum officinale*), and fescue species (*Festuca sp.*). These identified plant species are classified as either FACU or UPL species in the Arid West region and are not tolerant of wetland conditions. This area is uplands and does not have any wetlands, streams, or any other aquatic resources on it.

An emergent marsh/ stream complex was identified in the northwest corner of the property. This area is located within a distinct low-lying area with cattails (*Typha sp.*) and flowing surface water. Mr. Richins shared with me that he does not intend to fill, pipe, or otherwise alter this area. If fill impacts were proposed to this wetland area, permitting under Section 404 of the Clean Water would be required.

I have attached a basic site map and resume below for your reference. Should you have any questions I can help answer, please do not hesitate to get in touch.

Sincerely,

Coleman Kline, Environmental Manager



www.civilsolutionsgroup.net

CELL 717.479.1368

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Wetland Assessment Map: May 15, 2023

Parcels DRW-2-AM and CT-362

Fieldwork Completed by Coleman Kline, Environmental Manger at Civil Solutions Group, Inc.

