



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: Red Hills Ranch MPD Phase 1 Final Plat and Construction Drawings
Action: Review and Discussion - Public Hearing

Red Hills Ranch MPD Phase 1 Final Subdivision Plat and Construction Drawings

REQUEST

The purpose of this public hearing is to review and discuss the proposed Phase 1 Final Subdivision Plat and Construction Drawings for the Red Hills Ranch Master Planned Development (formerly known as the Parley Brown property).

This item is scheduled for an initial public hearing.

BACKGROUND

Property Location:

The Red Hills Ranch MPD property is located at approximately 800 South Main Street (Hoytsville Road) and includes several parcels on both the east and west side of Main Street as shown on the Vicinity Map in Attachment A.

MPD and Phase 1 Preliminary Plat Approval:

The Red Hills MPD and Phase 1 Preliminary Plat was approved by the City Council on August 8, 2022. The ratification of the Findings of Fact, Conclusions of Law, and Conditions of Approval for the overall development, included as Attachment B, occurred on September 13, 2022. The MPD includes 349 total units of residential single-family-lots and townhomes on 248 acres.

Phase 1 Final Plat Development Application

The applicant, Skylar Tolbert with Ivory Homes, has applied for final subdivision plat and construction drawings approval for Phase 1 of the MPD. Phase 1 includes 7.86 acres and 31 single-family lots. The complete plan set can be accessed from the following Dropbox link:

[Red Hill Phase 1.](#)

ANALYSIS

In accordance with Section 8-2-070 of the Development Code, the role of the Staff, Planning Commission, and City Council in the review of this application is to ensure compliance and consistency of the final plans with the approved Red Hills Ranch MPD, Development Agreement, Phase 1 Preliminary Plan, and applicable standards of the development code.

Staff is in the process of finalizing the review of the final plat and construction drawings details and will continue to work with applicant to ensure the drawings comply with the Red Hills Ranch MPD Conditions of Approval and City Engineering Standards and Specifications.

Development Agreement: A Development Agreement between the Developer and Coalville City will need to be executed with the final plat approval of Phase 1 to set forth the terms of the MPD approval, describe the developer obligations, and ensure the proposed infrastructure and other standards and requirements for the project will be provided by the developer as represented.

Required Review Process

The final plat application process includes the review and public hearing by both the Planning Commission and City Council.

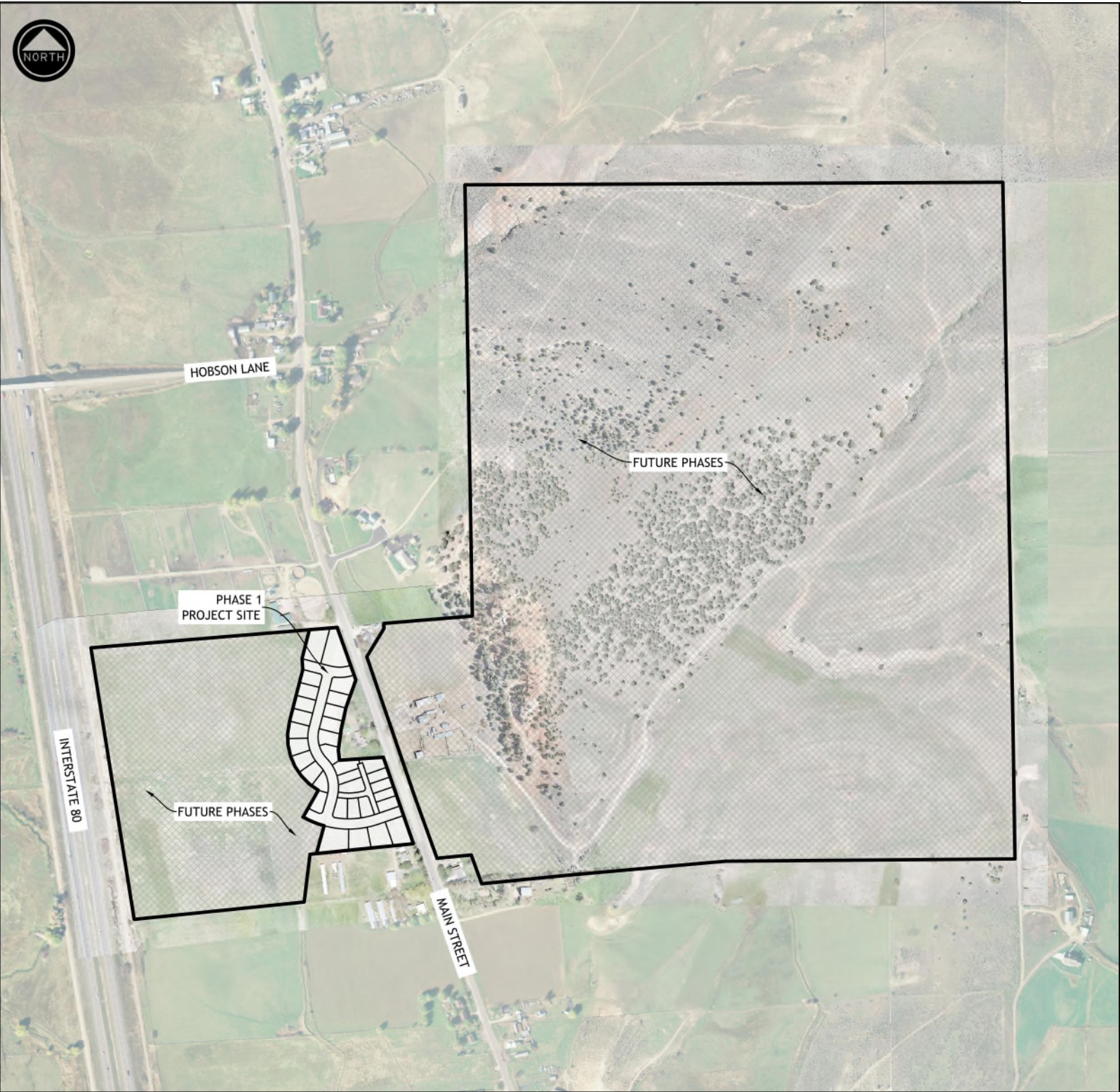
RECOMMENDATION

Staff recommends the Planning Commission review and discuss the Red Hills Ranch Phase 1 Final Plat and Construction Drawings, conduct an initial public hearing, and provide input and direction to the applicant or staff regarding the development application for continued review, public hearing, and possible action at a subsequent meeting.

Attachments:

- A.** Vicinity Map
- B.** Red Hills Ranch MPD Findings of Fact, Conclusions of Law, and Conditions of Approval

ATTACHMENT A



VICINITY MAP
1" = 300'

RED HILLS RANCH MPD/PHASE 1 PRELIMINARY PLAN

The following are findings of fact, conclusions of law and conditions of approval for the MPD and Phase I Preliminary Plan application for the Red Hills Ranch Development by the City Council for Coalville City ("**City**").

Findings of Fact:

1. In 2001 the City annexed and rezoned the project property, formerly known as the Parley Brown property, and on December 19, 2001, the City entered into an Annexation Agreement (**Exhibit 1**) setting forth provisions for development of the property.
2. The property rezone included the Agricultural (AG), Residential Agricultural (R-5), Low Density Residential (R-1), Medium Density Residential (R-2), and High Density Residential (R-4) Zone Districts in the City.
3. The owner of the Red Hills Ranch Property, American Investment Company (Ivory Homes), ("**Applicant**") applied for a Master Planned Development (**MPD**) and Phase 1 Preliminary Plan on March 15, 2022, for the Red Hills Ranch Property.
4. The Red Hills Ranch MPD and Phase 1 Preliminary Plan Application proposed additional dwelling units above base density of the zone districts under the density bonus provisions of Section 8-6-070:C of the Development code as contemplated by Item 4 of the Annexation Agreement.
5. The maximum potential total number of dwelling units (single-family lots, and townhomes) allowed on the Red Hills Property per the annexation agreement, including the open space density bonus permitted under the Development Code is 396 dwelling units. The applicant proposed and was approved for a total of 349 dwelling units.
6. In accordance with the MPD preliminary plans, the applicant has agreed to 290 single-family dwelling lots and 59 townhome units for a total of 349 units of density for the MPD.
7. The Planning Commission reviewed and discussed the MPD and Phase 1 Preliminary Plan in work sessions beginning on March 21, 2022.
8. On April 7, 2022, the City determined that the MPD and Phase 1 Preliminary Plan application was complete and included all required information.
9. The Applicant submitted responses to the City Staff, Planning Commission and public comments addressing questions regarding the MPD and Phase 1 Preliminary Plan for the development.

10. The Applicant's responses were reviewed by the City Staff and the Planning Commission who expressed several observations and questions to the Applicant, each of which were addressed in the work sessions.
11. Following public hearings on April 18, 2022, May 16, 2022, and June 20, 2022, the Planning Commission recommended approval of the MPD and Phase 1 Preliminary Plan to the City Council on June 20, 2022.
12. The City Council reviewed and discussed the MPD and Phase 1 Preliminary Plan in work sessions beginning on June 27, 2022.
13. Following public hearings on July 11, 2022, and August 8, 2022, the City Council approved the Red Hills Ranch MPD and Phase 1 Preliminary Plan on August 8, 2022, as a land use decision confirmed in these findings of fact, conclusions of law and conditions of approval.

Conclusion of Law:

1. The proposed development is being processed as an MPD as required by the City Development Code for this type of development, which is intended to produce superior project design through development provisions consistent with the goals of the City's General Plan, existing zoning ordinances and the Annexation Agreement for the property.
2. The MPD and Phase 1 Preliminary Plan were determined to comply with the applicable Development Code standards.
3. No new zone district or rezone will result from MPD and Phase 1 Preliminary Plan, and the approval of the MPD and Phase 1 Preliminary Plan is a land use decision by the City Council, acting as the land use authority implementing existing law.
4. The specific land uses and project elements described in the MPD, and set forth in the development agreement, including ranges of dwelling units and various recreation park facilities and other concurrent permitted and supporting facilities and accessory uses, are consistent with the Development Code.
5. The MPD, as conditioned below, satisfies the required findings in Section 8-6-080 of the Development Code with evidence that supports the conclusions for the City to approve a Master Planned Development. In that regard, the City Council makes the following conclusions:
 - a. The MPD site design integrates well into the natural terrain, minimize excessive site grading, and protects and preserves surrounding natural areas.
[8-6080(A)]
 - b. The MPD makes suitable provisions for the protection, preservation, and enhancement of wildlife habitat, watercourses, riparian areas, drainage areas, wooded areas, steep terrain and similar natural features and sensitive lands,

including, but not limited to clustering development to preserve open space, sensitive lands, and wildlife habitat, while avoiding development within areas of steep terrain. **[8-6-080(B)]**

c. The MPD takes adjacent land uses into consideration and mitigates potential impacts, including but not limited to flooding, erosion, subsidence, sloping of the soil or other dangers and nuisances, through careful site planning. Integration of connectivity with adjacent properties, as applicable, has also been considered and provided. **[8-6-080(C)]**

d. The MPD has direct vehicular access from suitable a public road satisfying the requirements of the City Engineering and Development Code, as conditioned below, and fire district standards, including, Main Street (Hoytsville Road). **[8-6-080(D)]**

e. The MPD site plan shows secondary points of access on Main Street and emergency connections to adjoining properties that will be verified for the satisfaction of the required authorities prior to final approval of the development phases. **[8-6-080(E)]**

f. All roads/streets within the MPD follow the natural contours of the site wherever possible to minimize the amount of grading and balance cut and fill. **[8-6-080(F)]**

g. Existing or proposed utility and public services shall be adequate to support the MPD at normal service levels and will be designed in a manner to avoid adverse impacts on existing adjacent land uses, public services, and utility resources. **[8-6-080(G)]**

h. The proposed structures within the MPD are located on reasonably developable portions of the site as determined by the site analysis and sensitive lands determinations. The open areas within the MPD are designed so that existing significant vegetation can be maintained to the greatest degree possible. **[8-6-080(H)]**

i. The MPD includes adequate internal vehicular and pedestrian/bicycle circulation in accordance with the principles of the City Transportation Trails Master Plan. **[8-6-080(I)]**

j. The MPD includes adequate and designated areas for snow removal and snow storage. **[8-6-080(J)]**

k. All exterior lighting within the MPD shall be downward directed and fully shielded in compliance with the City Outdoor Lighting Standards. **[8-6-080(K)]**

l. The MPD, as conditioned, complies with all the requirements of Chapter 8 of the City Subdivision Ordinance. **[8-6-080(L)]**

m. The MPD, as conditioned, is consistent with the City General Plan. **[8-6-080(M)]**

n. The Planning Commission conducted the required public hearing on the MPD and Phase 1 Preliminary Plan on April 18, 2022, with additional public hearings on May 16, 2022, and June 20, 2022. On July 11, 2022, the City Council conducted the required public hearing on the MPD and Phase 1 Preliminary Plan with an additional public hearing on August 8, 2022. **[8-6-080(N)]**

6. The City Council additionally concludes that the setbacks, lot size requirements and parking requirements noted in the below Conditions of Approval improve the project site design, result in the clustering of buildings and lots, preserve contiguous open land and natural resources, provide efficiency of infrastructure, and produce a unique product type project.

Conditions of Approval:

1. Side yard setbacks for single family dwelling lots shall be a total of 24-feet for each lot with a minimum 6-foot setback as varied for home placement and site conditions. The primary reason for allowing varied setbacks is to provide better site design options for home locations on the lots and to maintain a non-linear, non-repetitive rural design for the development. Also, permitting varied setbacks was part of the negotiations between the City and the Applicant for the developer to pave the rail trail from the Red Hills property trail connection to 100 South.
2. Side yard setbacks for townhome units shall be a minimum of 8-feet.
3. The applicant shall identify, propose and construct a new source of culinary water to serve the development with associated water rights, wet water, storage facilities, telemetry systems, distribution, and service transmission lines, for review and approval by the City as required by the annexation agreement and development code. The water system shall be constructed and operable to city and state engineering standards and specifications prior to submittal of any building permit application for a residential unit.
4. The applicant shall identify and pay for and cause to be made available to the development new irrigation water sources independent of the City Secondary Water System. The Master Developer shall construct required infrastructure and pay for all water rates and costs associated with providing and maintaining a secondary water system for the project.
5. Left and right turn lanes with acceleration and deceleration lanes shall be required for all development access points off Main Street (Hoytsville Road).
6. The applicant shall pave the rail trail from the project property to 100 South.

7. The applicant shall provide the parks as approved and shown on the MPD and Phase 1 Preliminary Plan to serve the development.
8. The minimum lot size for all single-family lots shall be 1/8 acre (5,445 square feet).
9. The applicant shall provide a bus stop and staging area as determined by the applicant and school district in the development on the east loop road off Main Street (Hoytsville Road).
10. Twenty-eight (28) workforce housing units (8%) of 349 units of the proposed project shall be provided and interspersed throughout the development and accounted for in each phase of the development as further specified in the development agreement.
11. The applicant shall provide specific provisions and final draft of a workforce housing program for review and approval by the City Council prior to approval of the final subdivision plat for Phase 1 of the development.
12. In accordance with Section 8-6-050 of the Development Code, the MPD shall terminate if Phase I of the final plat is not approved and recorded within three (3) years of the approval of the MPD, approved on August 8, 2022.
13. A development agreement, consistent with the MPD, these Findings, Conclusions, Conditions of Approval, the Annexation Agreement, and the Development Code, between the Applicant and the City is a condition precedent to the final plat approval and recording of the Phase I plat of the MPD.
14. The covenants, restrictions, and other provisions of the development agreement shall run with the land and be binding upon all present and future owners of any portion of the Red Hills Property in the MPD.
15. The development agreement shall implement the MPD provisions and reflect the uses and densities allowed by the MPD and shall be reviewed by the City Staff, City Council, and executed by the mayor as an executive act on behalf of the City and an authorized representative of the Master Developer.
16. The approved 349 dwelling units (290 single-family dwelling lots and 59 townhome units) in the MPD shall be detailed in the development agreement. The specific location of the units shall be determined in project phase plat applications, consistent with the MPD, development agreement, and preliminary plans.
17. The final configuration and design of concurrent permitted and supporting facilities and accessory uses shall be determined in subsequent project phase plat applications.
18. Expansion parcels surrounding and adjacent to the project site may be included within the MPD during the build-out period of the project subject to the processes and standards set forth in the development agreement and the Development Code.
19. The Master Developer shall prepare and submit an annual report for review by the City Council confirming the number of dwelling units that have been developed within the MPD along with other structures and improvements.

20. Residential development and accessory structures shall require front yard setbacks, side yard setbacks and rear yard setbacks of at least, respectively, 20 feet, 12 feet (except for varied setbacks of single-family lots) and 12 feet.
21. Maximum building heights for residential development and accessory structures shall be 35 feet.
22. In addition to the parking requirements set forth in Section 8-6-060 of the Development Code, the applicant shall incorporate shared parking areas to preserve contiguous open land and provide efficiency of parking infrastructure where possible.
23. The development agreement shall reference the standards for the design, configuration, maintenance, and performance of all public and private designated roads within the MPD.
24. The main collector roadways to their intersections with Main Street (Hoytsville Road) shall be constructed to City standards prior to occupancy of any residential unit, support facility or accessory structure as required with any applicable project phase.
25. The MPD shall provide a total of approximately 154.0 acres (62.1%) of the 247.86 acres Red Hills Ranch property in open space. Open space shall be guaranteed by deed restrictions, recorded covenants and/or conservation easement(s).
26. Details of open space protection and/or dedication shall be identified with each phase during the preliminary and final plat or site plan review and approval process, consistent with the development agreement.
27. The MPD phasing plan shall be incorporated in the development agreement. The phasing and timing of infrastructure, required to be installed by the Master Developer, within and outside of the MPD shall be specified in the development agreement.
28. The development review process for all project phases within the MPD, including building envelope review, shall be described within the development agreement.
29. A single Master Developer (or Master Developer transferee) shall be maintained throughout the build-out period of the MPD as set forth in the development agreement.
30. A Storm Water System Drainage Plan for the MPD shall be prepared by the Master Developer and reviewed and approved by the City prior to final plat approval of Phase I.
31. Right to Farm provisions shall be verified by the City prior to final plat approval of Phase I.
32. The development agreement shall include provisions confirming the MPD's requirements that Master Developer shall be responsible for on-site and off-site improvements required for the Red Hills Ranch Property.
33. Secondary and emergency access of each phase of the development shall be verified for satisfaction of the required authorities prior to final approval of any development phase of MPD.