



Staff Report

Coalville City
Community Development Director

To: Coalville City Planning Commission
From: Don Sargent, Community Development Director
Date of Meeting: September 18, 2023
Re: Rivers Edge/Wilde Property MPD – Preliminary Plan Review
Action: Continued Review, Discussion, Public Hearing, and Possible Recommendation

River's Edge/Wilde Property MPD Preliminary Plans

REQUEST

Continue the review, discussion, and public hearing on 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 a continued public hearing and possible recommendation.

BACKGROUND

The proposed properties, as shown on the Aerial Context Map as Attachment A, are located on both sides of I-80 Interstate on Parcel CT-362-A (280 South 500 West) and Parcels CT-362, CT-362-363 and DRW-2-AM (270 South Main Street).

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 most recent applicant's proposal statements for the MPD.

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

Attachment D includes an updated proposed preliminary plan for the Wilde Property.

Planning Commission Review:

- July 20, 2023: Planning Commission conducted initial work session on the proposed project.
- July 17, 2023: Planning Commission conducted a continued work session.
- August 21, 2023: Planning Commission conducted a continued work session 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 any input from the public, and provide additional direction on the proposed development.

Additional information for the MPD still 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 corridor scenic impact analysis, etc. (Attachment E 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 Drawings including the following:
 - a. Landscape and Irrigation Plan with calculations to verify number of street trees at the rate of 1 tree per 30 lineal feet of roadway.
 - b. Street Lighting Plan showing street lighting at each entry, intersection, and end of cul-de-sacs and parking lots with cut-sheet of full cut-off and directed downward lighting fixture details.
 - c. Signing Plan including subdivision entry monument signs, and safety signs as specified by the city engineer and public works director in Attachment F.
 - d. Grading and Drainage Plan indicating cut and fill areas for roads and buildings.
 - e. Fencing Plan showing proposed materials, colors, and heights.
 - f. Park Area Plan calculations to verify required park area of 871 square feet of park space per unit.
 - g. Utility Plan as specified by the city engineer and public works director in Attachment F.
 - h. Phasing Plan unit number calculations with estimated construction timeframe.
6. Address the other items included in Attachment F by the city engineer and public works director.

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 a continued public hearing, provide any additional input and direction to the applicant or staff regarding the development applications for continued review and possible action.

As an alternative action the Planning Commission may recommend approval of the preliminary plans to the City Council with the condition the applicant addresses all items identified by Staff for the project.

Attachments:

- A.** Aerial Context Map
- B.** Applicant Proposal Statements
- C.** Proposed River's Edge Preliminary Plan
- D.** Proposed Updated Wilde Property Preliminary Plan
- E.** Wetland Assessment
- F.** City Engineer and Public Works Director Review Comments



1 in = 376 feet

Aerial Context Map

Summit County Parcel Viewer Application

Printed on: 6/15/2023

Imagery courtesy of Google



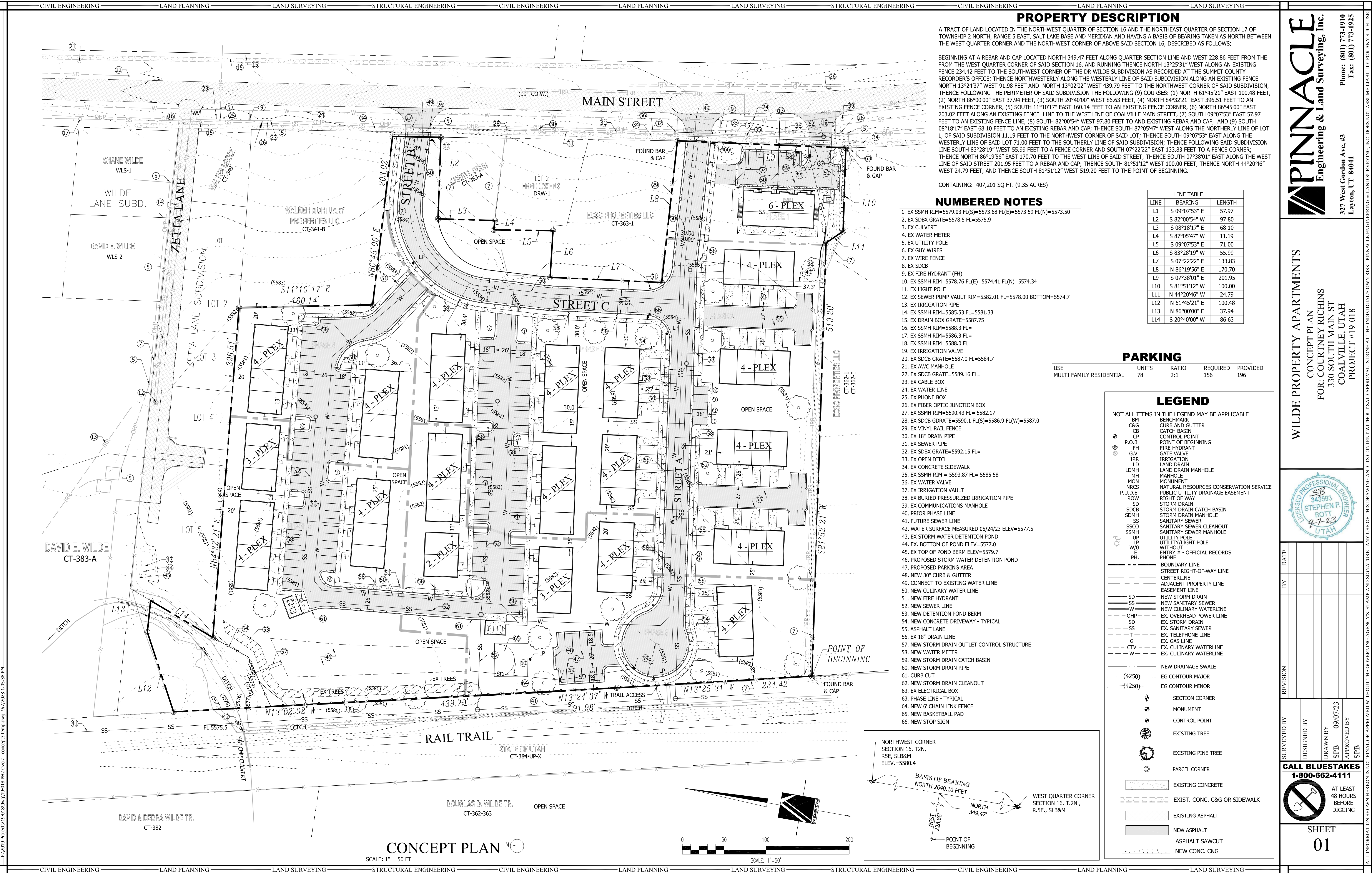
This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information and data obtained from various sources, including Summit County which is not responsible for its accuracy or timeliness.

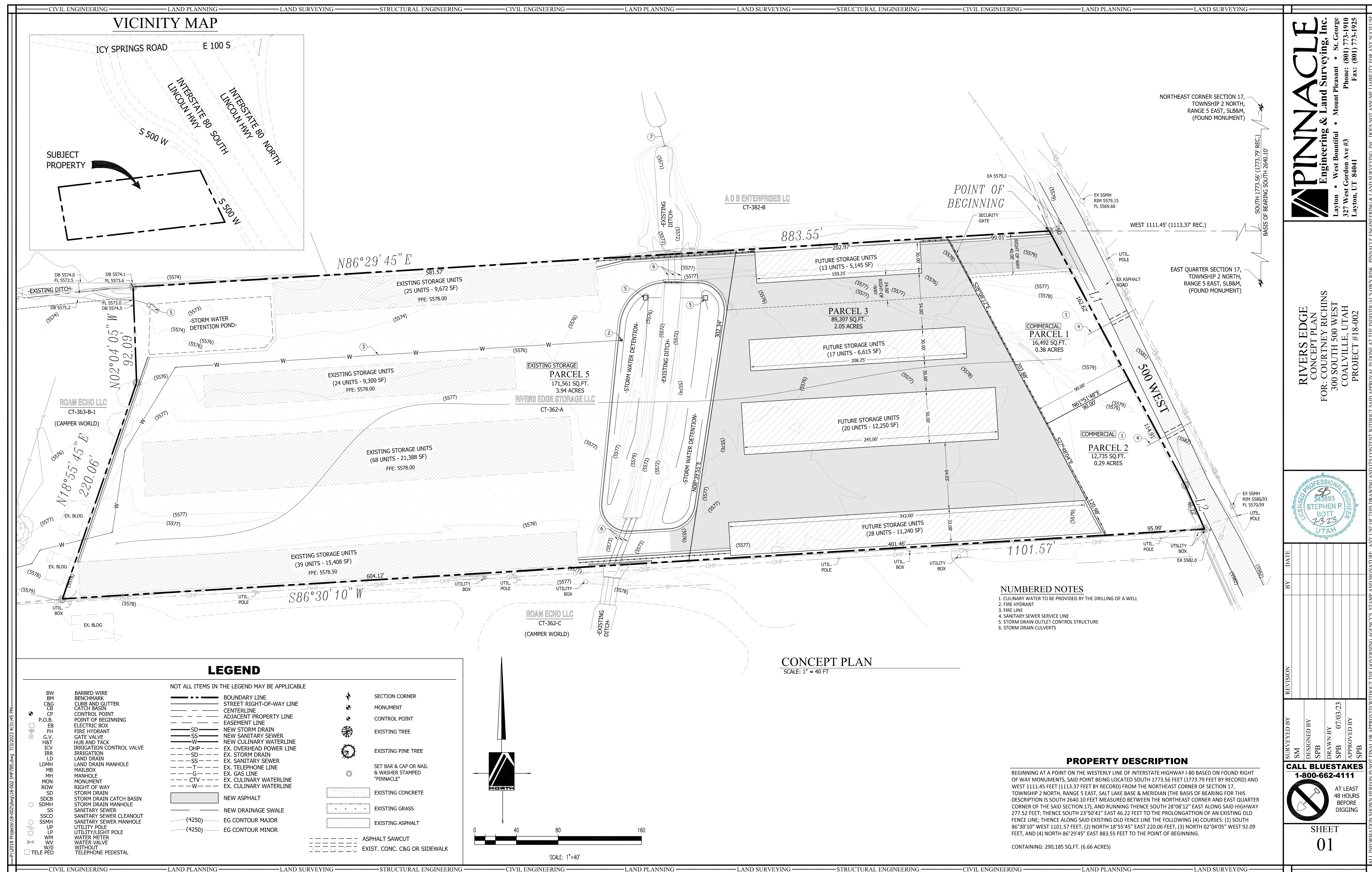
Applicant Statements 08/21/23

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 3rd commercial lot. Roto mill will be allowed on the storage unit area also in front of the ditch. Asphalt will be required on the front 2 commercial lots. No city improvement is needed or required unless the commercial lots are developed. (if not storage units lot 3 will be asphalt also).
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. (This is up in the air)
7. There will be 4 recorded lots, 1 behind the ditch and 3 in front of the ditch.
8. There will be no timeline on the building of any and all buildings. They will be recorded deeded lots.
9. Parcel 1 & 2 can be converted into more storage units or parcel 3 can be shrunk to make parcel 1 & 2 larger for commercial lots.
10. Living accommodations will be allowed on the 3 parcels in front of the ditch.

Courtney Richins





ATTACHMENT E

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

CACHE VALLEY | SALT LAKE | UTAH VALLEY

This message may contain confidential and/or privileged information. If you are not the addressee or authorized to receive this for the addressee, you must not use, copy, disclose, or take any action based on this message or any information herein. If you have received this message in error, please advise the sender immediately by reply e-mail and delete this message. Thank you for your cooperation.

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.



MEMORANDUM

DATE: September 14, 2023

TO: Coalville City Planning Commission

CC: Don Sargent, Sheldon Smith, Kyle Clark, RaeShel Hortin

FROM: Taylor Kofoed

SUBJECT: Wilde Property Apartments Development Review

We received drawings for the Wilde Property Apartments in Coalville City. The development is located at approximately 270 South Main Street in Coalville City. The project entails the development of 20 multi-family structures.

Below are comments from reviewing drawings:

1. Overall

- Please provide a water meter for each unit.
- Please provide a traffic study.
- Please provide storm drain inlets at each entrance.
- Please provide valves on each branch of water line tees.
- Please provide a fire hydrant at the end of Street A and along Main Street.
- Please show the secondary water system on the plans.
- Please specify which roads are public and private.
- Please provide storm drain inlets in parking areas and in waterway locations.
- Please provide stop signs at all intersections of parking areas with main roadways.
- Please provide a warning sign for "Children at Play" at each entrance.
- Please provide signage at intersections for street names.
- Please provide light poles at each entrance and parking areas.