



# Staff Report

Coalville City  
Community Development Director

To: Coalville City Planning Commission  
From: Don Sargent, Community Development Director  
Date of Meeting: February 20, 2024  
Re: Rivers Edge/Wilde Property MPD – Preliminary Plan  
Action: Continued Review, Discussion, and Possible Recommendation

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## River's Edge/Wilde Property MPD Preliminary Plans

### REQUEST

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 a 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 previously approved site plan for the Rivers' Edge property.

*Attachment C* includes the proposed preliminary site plan for the River's Edge property.

*Attachment D* includes the most recent updated proposed preliminary site plan for the Wilde Property.

The complete revised and updated preliminary plan set for the Wilde Property MPD can be accessed from the following Dropbox link:

<https://www.dropbox.com/scl/fi/i0i2q9wz7f7gmcyha06we/WildePropertyApartments-240212.pdf?rlkey=f0k8yy1qoshwj7leccyoz9ah&dl=0>

#### Planning Commission Review:

- June 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 public hearing and provided additional comment and input to the applicant for consideration.
- September 18, 2023: Planning Commission conducted a continued public hearing and provided direction to the applicant of providing complete project plan information prior to making a recommendation to the City Council on the preliminary plan.
- December 18, 2023: Planning Commission determined additional information needed to be provided for a complete review of the application prior to considering a recommendation on the project.

## **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.

Planning Commission Determinations: The Planning Commission has made the following determinations to date regarding the project:

1. The transfer of the legal non-conforming 36-units from Rivers Edge to the Wilde Property as a conforming use is acceptable under the MPD.
2. Roto-milled asphalt for storage unit use on Rivers Edge is acceptable with all other future uses on the property being required to have asphalt paving.
3. 500 West Frontage Road to be improved to city standards for all commercial uses (other than storage) or residential uses proposed on the property.
4. A 5-year timeframe on the conversion of the Rivers Edge commercial lots to storage use is to be addressed in the development agreement of the MPD.
5. Public amenities, such as parks and trails, are to be provided with Phase 1 of the development.

At the December 18, 2023 Planning Commission meeting the applicant was directed to provide additional information as required by the project applications and address the city engineer review comments on the preliminary plan.

Staff is in the process of completing the review of the latest updated plan set addressing the additional information as requested by the Planning Commission. The applicant still needs to provide a traffic impact analysis and visual impact analysis for the proposed development which may be available for review at the meeting.

### Required Review Process

The project requires the following applications as 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 are being 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 and determine if the updated preliminary plan package with any additional information provided at the meeting is sufficient for a recommendation to the City Council.

If the Planning Commission decides to make a recommendation to the City Council, Staff recommends the following condition:

1. Any remaining items of the preliminary plans for the project shall be addressed by the applicant and verified by Staff for compliance with the development code prior to City Council review and approval.

As an alternative action the Planning Commission may provide direction to the applicant or staff regarding the development applications for continued review and possible recommendation at a subsequent meeting.

### **Attachments:**

- A.** Aerial Context Map
- B.** River's Edge Previously Approved Site Plan
- C.** River's Edge Proposed Preliminary Site Plan
- C.** Wilde Property Revised and Updated Preliminary Site Plan

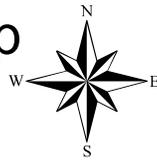


Summit County, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



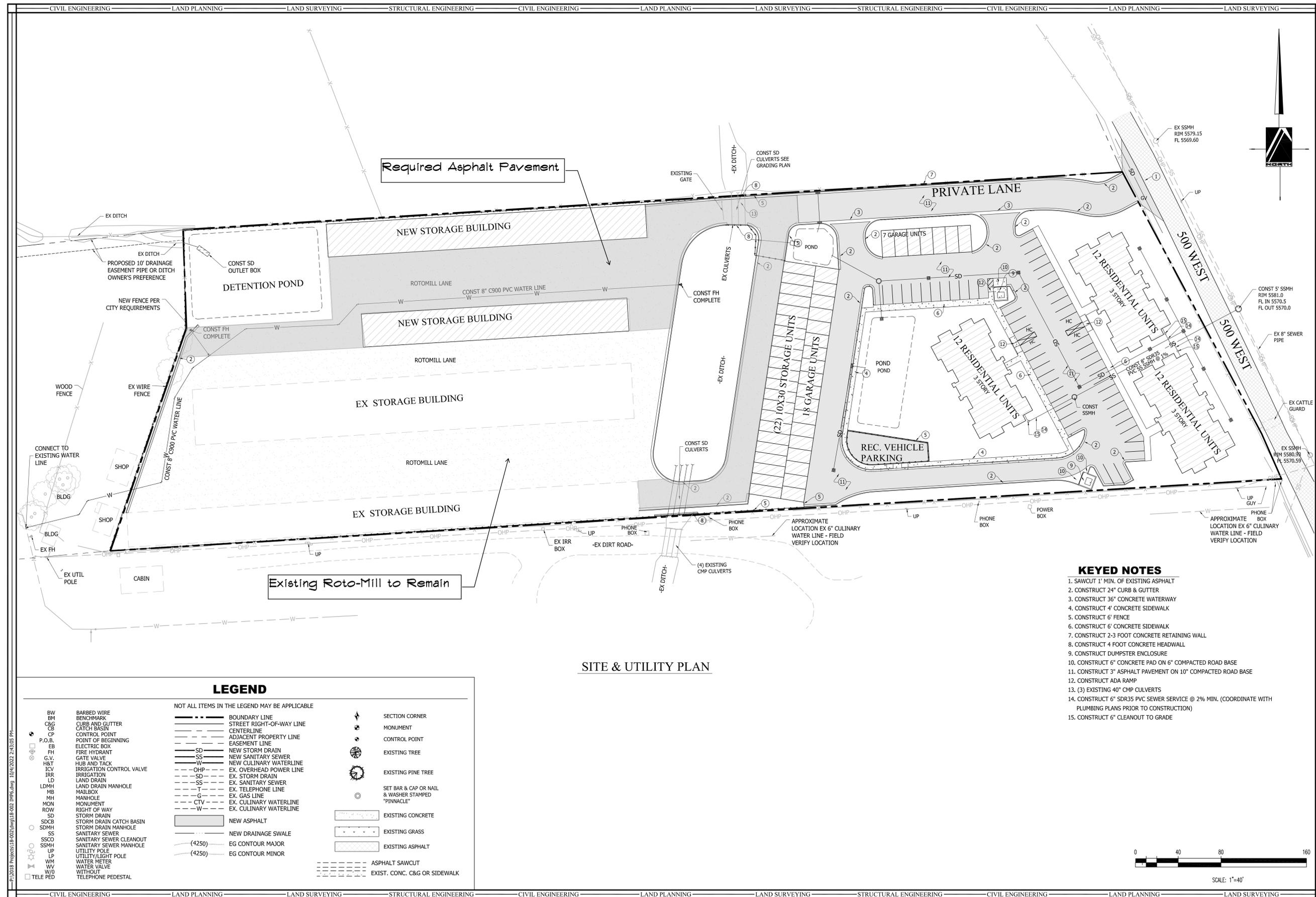
# Aerial Context Map

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.

1 in = 376 feet



SITE & UTILITY PLAN

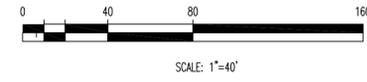
**LEGEND**

BW	BARBED WIRE	---	BOUNDARY LINE	+	SECTION CORNER
BM	BENCHMARK	---	STREET RIGHT-OF-WAY LINE	+	MONUMENT
CKG	CURB AND GUTTER	---	CENTERLINE	+	CONTROL POINT
CB	CATCH BASIN	---	ADJACENT PROPERTY LINE	+	EXISTING TREE
CP	CONTROL POINT	---	EASEMENT LINE	+	EXISTING PINE TREE
P.O.B.	POINT OF BEGINNING	---	NEW STORM DRAIN	+	SET BAR & CAP OR NAIL & WASHER STAMPED "PINNACLE"
EB	ELECTRIC BOX	---	NEW SANITARY SEWER	+	EXISTING CONCRETE
FH	FIRE HYDRANT	---	NEW SANITARY SEWER	---	EXISTING GRASS
G.V.	GATE VALVE	---	NEW CULINARY WATERLINE	---	EXISTING ASPHALT
H&T	HUB AND TACK	---	EX. OVERHEAD POWER LINE	---	ASPHALT SAWCUT
ICV	IRRIGATION CONTROL VALVE	---	EX. STORM DRAIN	---	EXIST. CONC. C&G OR SIDEWALK
IRR	IRRIGATION	---	EX. SANITARY SEWER	---	
LD	LAND DRAIN	---	EX. TELEPHONE LINE	---	
LDMH	LAND DRAIN MANHOLE	---	EX. GAS LINE	---	
MB	MAILBOX	---	EX. CULINARY WATERLINE	---	
MH	MANHOLE	---	EX. CULINARY WATERLINE	---	
MON	MONUMENT	---			
ROW	RIGHT OF WAY	---			
SD	STORM DRAIN	---			
SDCB	STORM DRAIN CATCH BASIN	---			
SDMH	STORM DRAIN MANHOLE	---			
SS	SANITARY SEWER	---			
SSCO	SANITARY SEWER CLEANOUT	---			
SSMH	SANITARY SEWER MANHOLE	---			
UP	UTILITY POLE	---			
LP	UTILITY/LIGHT POLE	---			
WM	WATER METER	---			
WV	WATER VALVE	---			
W/O	WITHOUT	---			
TELE PED	TELEPHONE PEDESTAL	---			

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

**KEYED NOTES**

1. SAWCUT 1' MIN. OF EXISTING ASPHALT
2. CONSTRUCT 24" CURB & GUTTER
3. CONSTRUCT 36" CONCRETE WATERWAY
4. CONSTRUCT 4" CONCRETE SIDEWALK
5. CONSTRUCT 6" FENCE
6. CONSTRUCT 6" CONCRETE SIDEWALK
7. CONSTRUCT 2-3 FOOT CONCRETE RETAINING WALL
8. CONSTRUCT 4 FOOT CONCRETE HEADWALL
9. CONSTRUCT DUMPSTER ENCLOSURE
10. CONSTRUCT 6" CONCRETE PAD ON 6" COMPACTED ROAD BASE
11. CONSTRUCT 3" ASPHALT PAVEMENT ON 10" COMPACTED ROAD BASE
12. CONSTRUCT ADA RAMP
13. (3) EXISTING 40" CMP CULVERTS
14. CONSTRUCT 6" SDR35 PVC SEWER SERVICE @ 2% MIN. (COORDINATE WITH PLUMBING PLANS PRIOR TO CONSTRUCTION)
15. CONSTRUCT 6" CLEANOUT TO GRADE



**PINNACLE**  
Engineering & Land Surveying, Inc.  
Layton • West Bountiful • Mount Pleasant • St. George  
327 West Gordon Ave #3  
Layton, UT 84041  
Phone: (801) 773-1910  
Fax: (801) 773-1925

RIVERS EDGE  
SITE & UTILITY PLAN  
FOR: COURTNEY RICHINS  
300 SOUTH 500 WEST  
COALVILLE, UTAH  
PROJECT #18-002

REVISION	DATE	BY

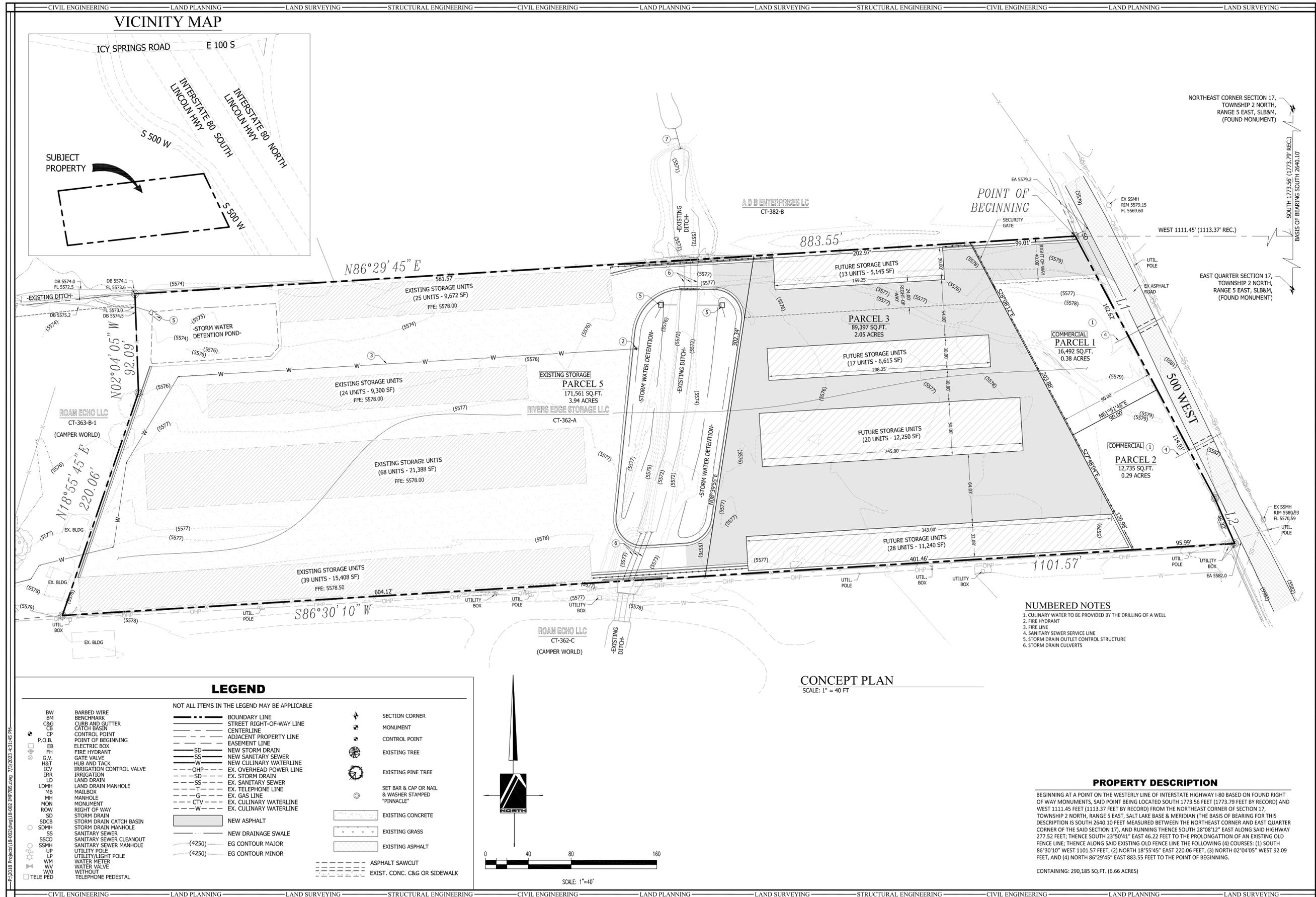
SURVEYED BY: SM  
DESIGNED BY: SPB  
DRAWN BY: SPB  
APPROVED BY: SPB  
DATE: 10/04/22

**CALL BLUESTAKES**  
1-800-662-4111

AT LEAST 48 HOURS BEFORE DIGGING

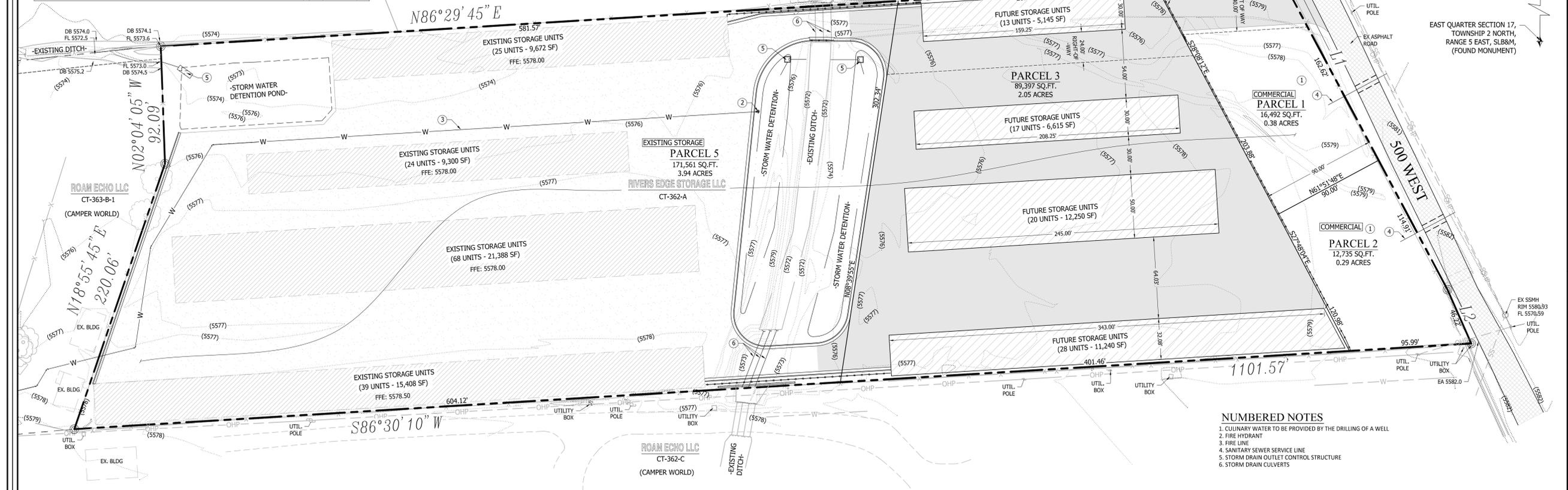
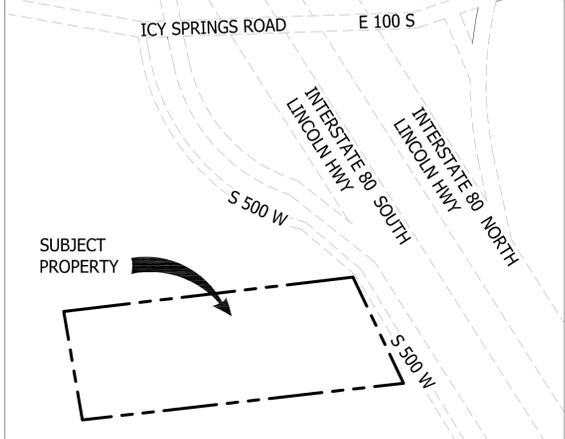
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VICINITY MAP

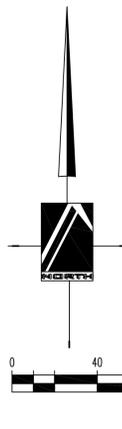


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LEGEND

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P.O.B.	POINT OF BEGINNING	---	NEW STORM DRAIN	+	SET BAR & CAP OR NAIL
EB	ELECTRIC BOX	---	NEW SANITARY SEWER	+	& WASHER STAMPED
FH	FIRE HYDRANT	---	NEW CULINARY WATERLINE	+	"PINNACLE"
G.V.	GATE VALVE	---	EX. OVERHEAD POWER LINE	+	EXISTING CONCRETE
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MB	MAILBOX	---	NEW ASPHALT	+	
MH	MANHOLE	---	NEW DRAINAGE SWALE	+	
MON	MONUMENT	---	EG CONTOUR MAJOR	+	
ROW	RIGHT OF WAY	---	EG CONTOUR MINOR	+	
SD	STORM DRAIN	---		+	
SDCB	STORM DRAIN CATCH BASIN	---		+	
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WM	WATER METER	---		+	
WV	WATER VALVE	---		+	
W/O	WITHOUT	---		+	
TELE PED	TELEPHONE PEDESTAL	---		+	

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE



CONCEPT PLAN

SCALE: 1" = 40 FT

NUMBERED NOTES

1. CULINARY WATER TO BE PROVIDED BY THE DRILLING OF A WELL
2. FIRE HYDRANT
3. FIRE LINE
4. SANITARY SEWER SERVICE LINE
5. STORM DRAIN OUTLET CONTROL STRUCTURE
6. STORM DRAIN CULVERTS

PROPERTY DESCRIPTION

BEGINNING AT A POINT ON THE WESTERLY LINE OF INTERSTATE HIGHWAY 1-80 BASED ON FOUND RIGHT OF WAY MONUMENTS, SAID POINT BEING LOCATED SOUTH 1773.56 FEET (1773.79 FEET BY RECORD) AND WEST 1111.45 FEET (1113.37 FEET BY RECORD) FROM THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 5 EAST, S188M (THE BASIS OF BEARING FOR THIS DESCRIPTION IS SOUTH 2640.10 FEET MEASURED BETWEEN THE NORTHEAST CORNER AND EAST QUARTER CORNER OF THE SAID SECTION 17), AND RUNNING THENCE SOUTH 28°08'12" EAST ALONG SAID HIGHWAY 277.52 FEET; THENCE SOUTH 23°50'41" EAST 46.22 FEET TO THE PROLONGATION OF AN EXISTING OLD FENCE LINE; THENCE ALONG SAID EXISTING OLD FENCE LINE THE FOLLOWING (4) COURSES: (1) SOUTH 86°30'10" WEST 1101.57 FEET, (2) NORTH 18°55'45" EAST 220.06 FEET, (3) NORTH 02°04'05" WEST 92.09 FEET, AND (4) NORTH 86°29'45" EAST 883.55 FEET TO THE POINT OF BEGINNING.

CONTAINING: 290,185 SQ. FT. (6.66 ACRES)

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RIVERS EDGE  
CONCEPT PLAN  
FOR: COURTNEY RICHINS  
300 SOUTH 500 WEST  
COALVILLE, UTAH  
PROJECT #18-002



DATE	BY	REVISION

SURVEYED BY: SM  
DESIGNED BY: SPB  
DRAWN BY: SPB  
APPROVED BY: SPB

CALL BLUESTAKES  
1-800-662-4111

AT LEAST  
48 HOURS  
BEFORE  
DIGGING

SHEET  
01

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