



Staff Report

Coalville City
Community Development Director

To: Coalville City Planning Commission
From: Don Sargent, Community Development Director
Date of Meeting: March 18, 2024
Re: Alan Hollow Farmhouse Development – Concept Plan Review
Action: Review and Discussion - Work Session

Allen Hollow Farmhouse Development – Initial Review

REQUEST

The purpose of this work session is to introduce a proposed development concept plan in the Allen Hollow area.

This item is scheduled for work session only (public comment will be taken at a future noticed public hearing). No action is requested at this meeting.

BACKGROUND

The proposed development property is located on Parcel CD-250 in the upper end of Allen Hollow as shown on the Aerial Map as Attachment A. The property is in the Light Industrial (LI) Zone District.

The applicant, Forrest Dabb, has submitted a Concept Plan application for an Agribusiness Farmhouse Development on a single 5-acre lot. Attachment B includes the proposed concept site plan for the project. Attachment C includes a SketchUp Perspective Drawing of the development.

The proposed development is located north of the existing platted Cedar Heights Phase 1 Subdivision. The applicant is also considering a Mixed-Use Master Planned Development (MPD) in the remaining undeveloped area along Industrial Park Road in the Allen Hollow area.

ANALYSIS

The proposed development will require a subdivision application to be filed that divides the farmhouse lot from Parcel CD-250. Greenhouse uses are allowed uses in the LI zone and Agribusiness and Onsite Caretaker Dwelling uses are listed as Low Impact Uses in the LI Zone district. Therefore, these proposed uses will require a Low Impact Permit.

The existing installed infrastructure (roads, sewer, water) in the Allen Hollow area is not functional and would require new infrastructure to be constructed/installed by the developer. Verification has not been provided or found that any infrastructure on the property was ever dedicated to or accepted by the city.

The purpose of this work session is to allow the applicant to introduce the overall project to the Planning Commission and receive any initial feedback and comment.

Required Review Process

The project will require the following applications for the development:

1. Subdivision application for the proposed lot division from Parcel CD-250.
2. Low Impact Permit for the agribusiness and onsite caretaker dwelling uses.

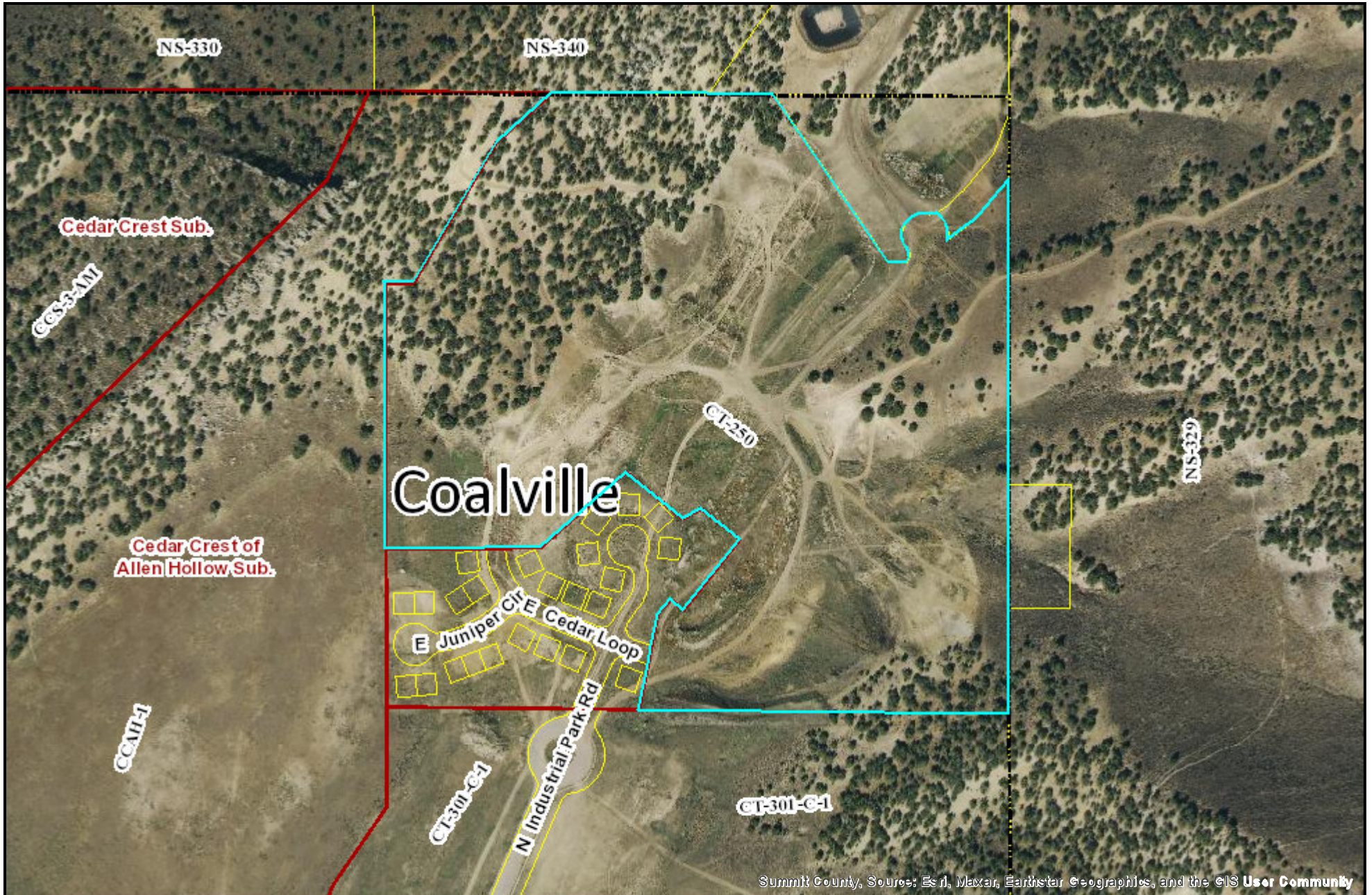
All the applications can be processed concurrently and include a review and public hearing by the Planning Commission and review and approval by the City Council.

RECOMMENDATION

Staff recommends the Planning Commission review, discuss, and provide initial direction to Staff and/or the applicant regarding the proposed project for continued review and a public hearing on the subdivision and low impact permit applications at a subsequent meeting.

Attachments:

- A.** Aerial Map
- B.** Lot Layout Site Plan
- C.** SketchUp Perspective Drawing

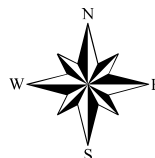


CT-250

Summit County Parcel Viewer Application

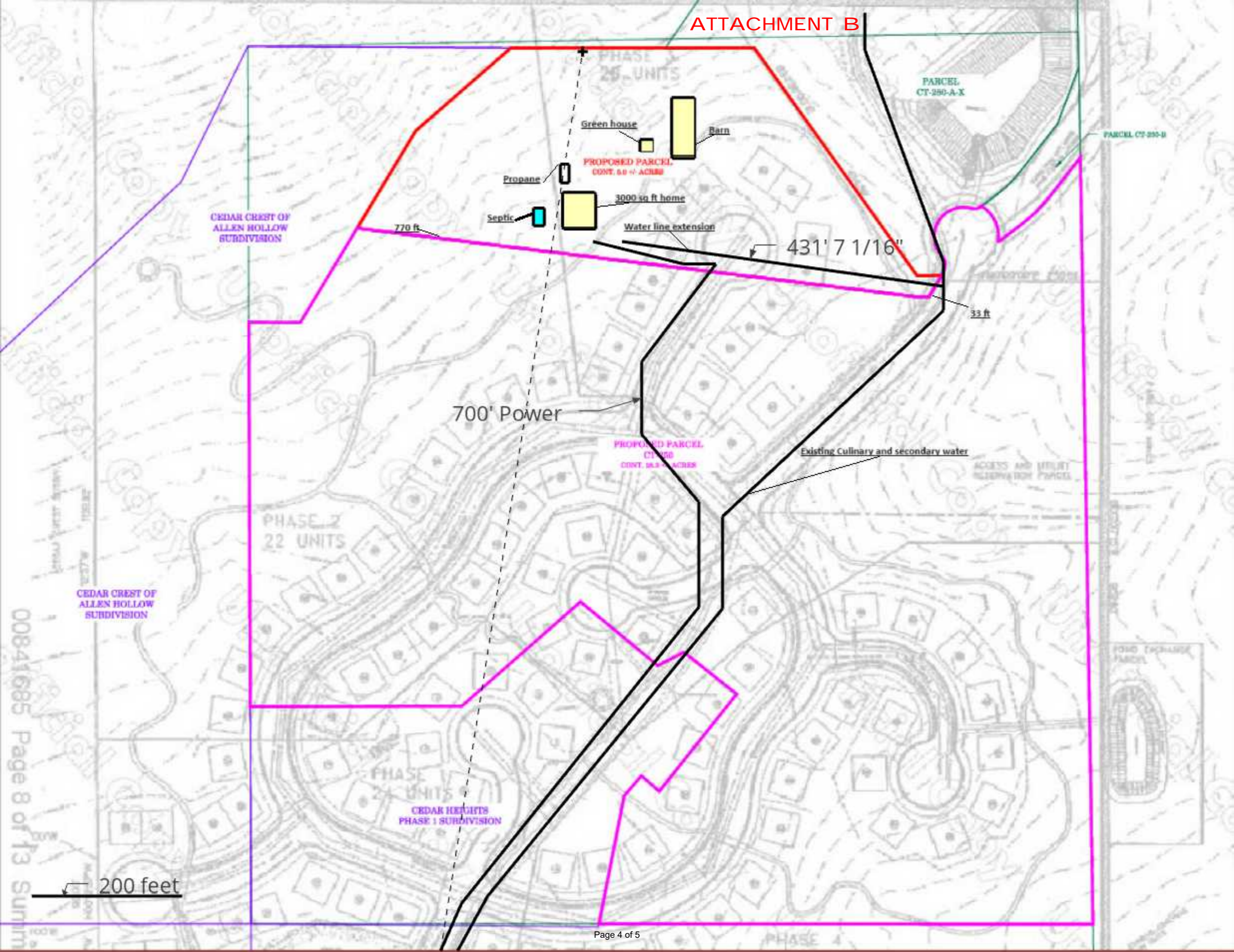
Printed on: 3/5/2024

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



CEDAR CREST OF ALLEN HOLLOW SUBDIVISION

PARCEL CT-280-A-X

PARCEL CT-280-B

PROPOSED PARCEL CONT. 6.0 +/- ACRES

Propane

3000 sq ft home

Septic

Water line extension

770 ft

431' 7 1/16"

33 ft

700' Power

PROPOSED PARCEL CT-150 CONT. 16.3 ACRES

Existing Culinary and secondary water

ACCESS AND RETENT RESERVATION PARCEL

PHASE 22 UNITS

CEDAR CREST OF ALLEN HOLLOW SUBDIVISION

PHASE 24 UNITS

CEDAR HEIGHTS PHASE 1 SUBDIVISION

FOOD EXCHANGE PARCEL

200 feet

ATTACHMENT C

