



# 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: 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 Subdivision, Multi-Family Units transfer and development of the Wilde Property apartments.

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 subdivide and 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 approved and 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 subdivision 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/gzu6pacwlo6xvpr92b6hs/WildePropertyApartments\\_Plan-Set-240312.pdf?rlkey=u6qonir8izgre3rx7w93uxhlp&dl=0](https://www.dropbox.com/scl/fi/gzu6pacwlo6xvpr92b6hs/WildePropertyApartments_Plan-Set-240312.pdf?rlkey=u6qonir8izgre3rx7w93uxhlp&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. *Attachment E* includes the latest city engineer review memo for the project. The applicant has provided a visual impact analysis for the proposed development which is included as *Attachment F*.

Staff is in the process of completing the review of the latest updated plan set details addressing the additional information as requested by the Planning Commission and will provide any additional review comments 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 findings and conditions:

### Findings of Fact:

1. The Rivers Edge Property Storage and Multi-Family Units received initial approval of a Conditional Use Permit (CUP) on July 9, 2018.
2. The CUP approval vested the development with respect to use, density, and configuration.
3. The City Council approved an amended CUP for the development on November 14, 2022 addressing storage unit building locations, surface treatments, and storm drainage.
4. An amended use list in the development code was approved by the City Council on June 24, 2022 which no longer allows multi-family use in the Highway Commercial (HC) Zone.
5. The proposed transfer of the legal non-conforming multi-family 36-units from Rivers Edge to the Wilde Property as a conforming use is acceptable under an MPD.
6. 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.

7. The Wilde Property is located in the Community Commercial (CC) Zone and is eligible for 68 multi-family lots/units in addition to the recently approved and constructed 6-plex building of 6 units for a total of 72 units of density.

Conditions of Approval:

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.
2. The 500 West Frontage Road for the River's Edge Property shall be improved to city standards for all commercial uses (other than storage) or residential uses proposed on the property.
3. A Development Agreement (DA) is required for the MPD and shall be reviewed and approved concurrent with the final plat approvals for the project.
4. The DA shall memorialize and addresses the development plan details, MPD approval conditions, City sewer and water services, roadway classification and maintenance, and developer obligations and responsibilities overtime as the project builds out.
5. A 5-year timeframe on the conversion of the Rivers Edge commercial lots to storage use shall be addressed in the development agreement.
6. Public amenities, such as parks and trails, shall be provided with Phase 1 of the Wilde Property development.

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 CUP Site Plan
- C.** River's Edge Proposed Preliminary Subdivision Site Plan
- D.** Wilde Property Revised and Updated Preliminary Site Plan
- E.** City Engineer Review Memo
- F.** Visual Impact Analysis



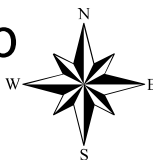


# Aerial Context Map

Summit County Parcel Viewer Application

Printed on: 6/15/2023

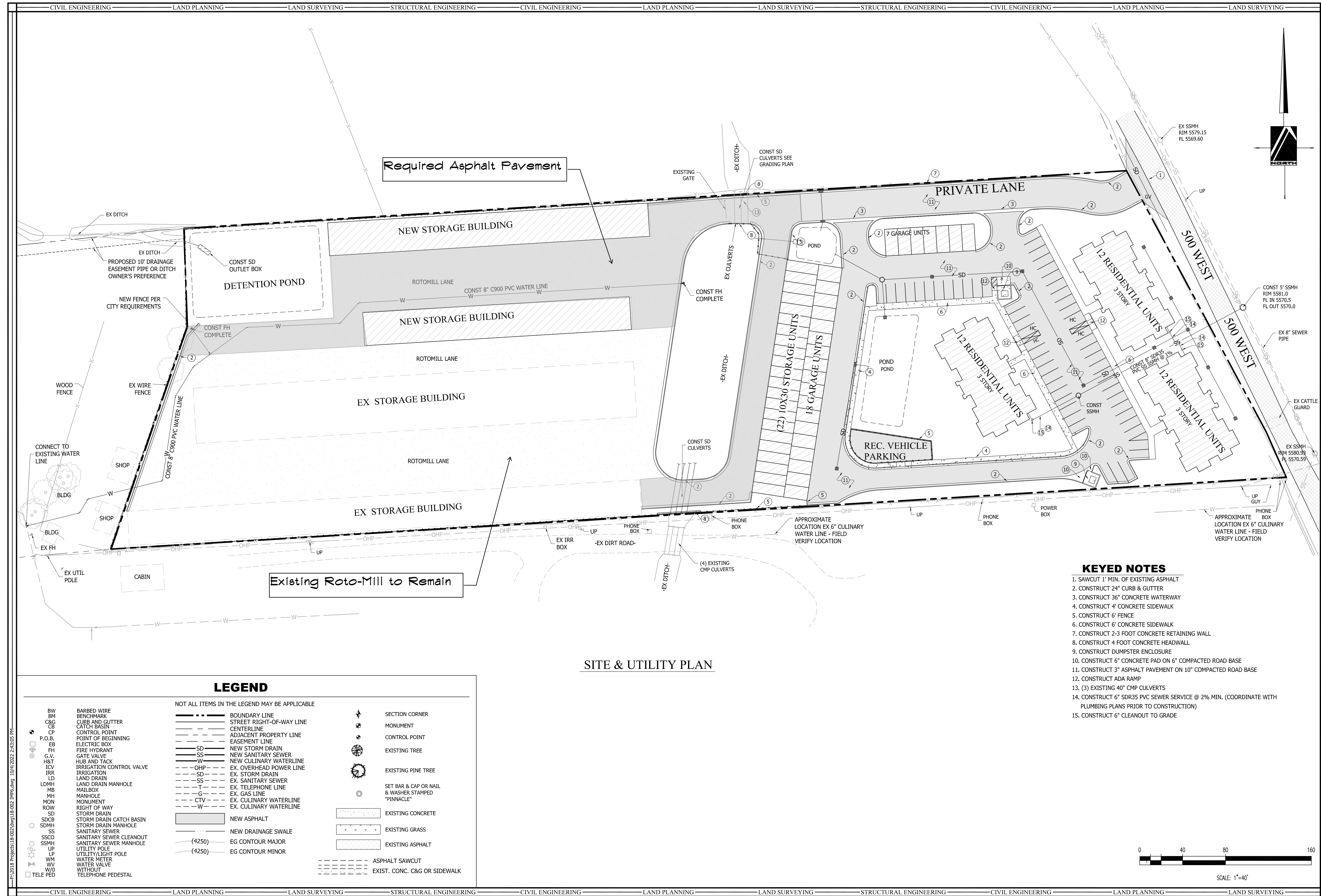
Imagery courtesy of Google



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





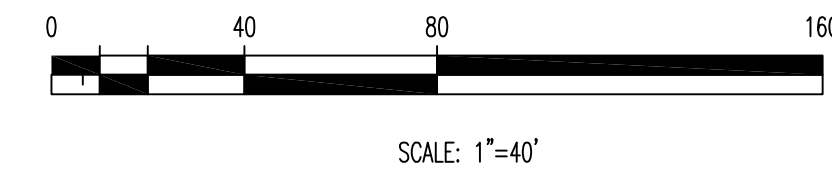
SITE & UTILITY PLAN

LEGEND

BW	BARBED WIRE	---	BOUNDARY LINE	+	SECTION CORNER
BM	BENCHMARK	---	STREET RIGHT-OF-WAY LINE	+	MONUMENT
C&G	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 WATERLINE	+	EXISTING GRASS
G.V.	GATE VALVE	---	EX. OVERHEAD POWER LINE	+	EXISTING ASPHALT
H&T	HUB AND TACK	---	EX. STORM DRAIN	+	ASPHALT SAWCUT
ICV	IRRIGATION CONTROL VALVE	---	EX. SANITARY SEWER	+	EXIST. CONC. C&G OR SIDEWALK
IRR	IRRIGATION	---	EX. TELEPHONE LINE	+	
LD	LAND DRAIN	---	EX. GAS LINE	+	
LDMH	LAND DRAIN MANHOLE	---	EX. CULINARY WATERLINE	+	
MB	MAILBOX	---	EX. CULINARY WATERLINE	+	
MN	MANHOLE	---			
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	---			

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

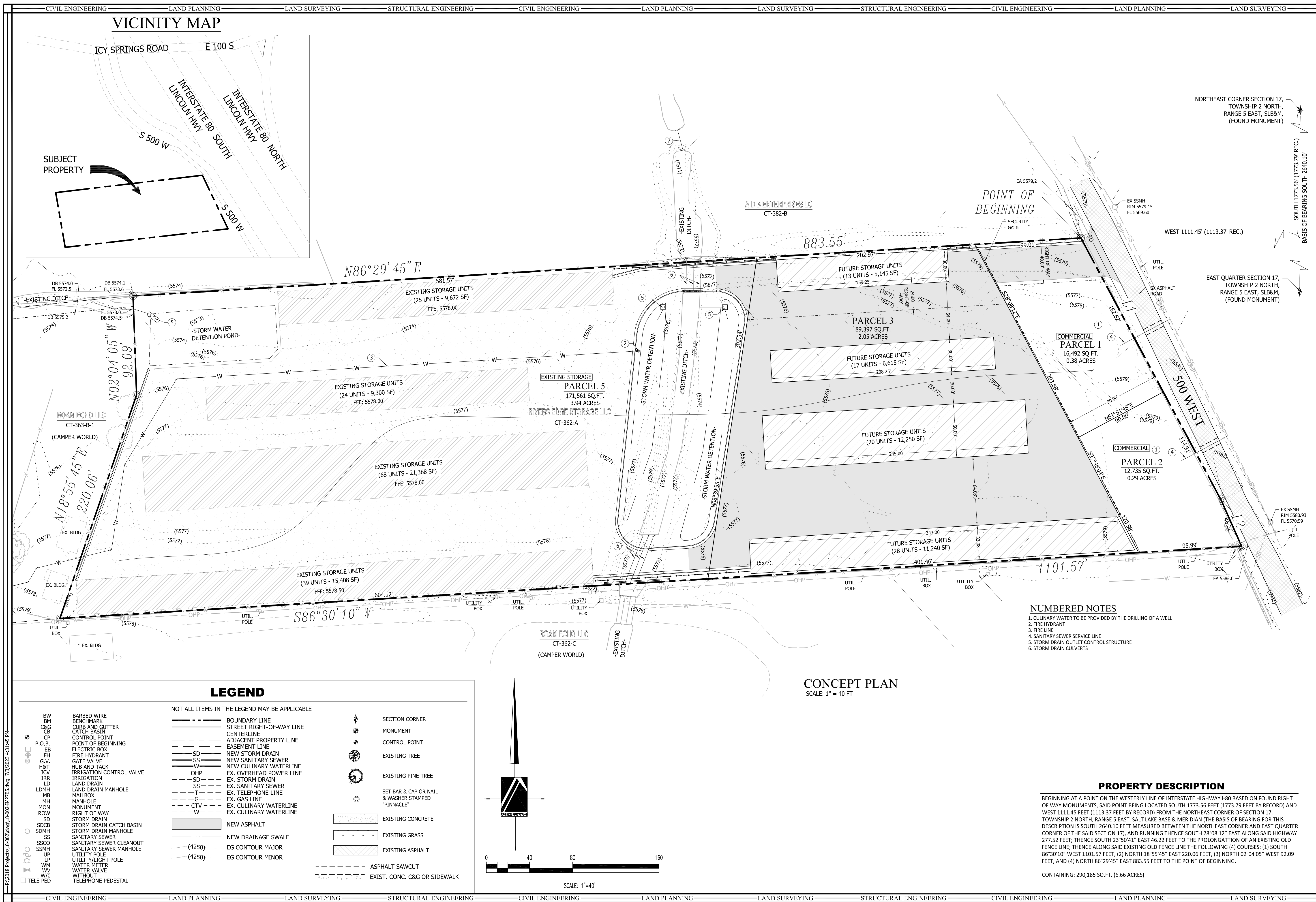
SURVEYED BY: SM  
DESIGNED BY: SPB  
DRAWN BY: SPB  
APPROVED BY: SPB  
DATE: 10/04/22

CALL BLUESTAKES  
1-800-662-4111

AT LEAST 48 HOURS BEFORE DIGGING

SHEET 4





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Phone: (801) 773-1910  
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RIVERS EDGE  
CONCEPT PLAN  
FOR: COURTNEY RICHINS  
300 SOUTH 500 WEST  
COALVILLE, UTAH  
PROJECT #18-002

UTAH PROFESSIONAL ENGINEER  
STEPHEN P. BOIT  
2323  
UTAH

REVISION	DATE	BY

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**







## MEMORANDUM

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**DATE:** March 13, 2024 ( Updated from 9/14/23 and 12/19/23)  
**TO:** Coalville City Planning Commission  
**CC:** Don Sargent, Sheldon Smith, Kyle Clark, RaeShel Hortin  
**FROM:** Chris Thomsen  
**SUBJECT:** Wilde Property Apartments Development Review

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*This memo is revised from a previous memo, additional are given in italics. 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 December 14, 2023 reviewing construction drawings:*

- 1) *Add easements or PUE to Plat for all city infrastructure.*
- 2) *Complete. Add 10' PUE around Lot 1 and 2 on plat*
- 3) *Complete. On Sheets 8 thru add water info.*
- 4) *Update drawings to show minimum storm drain pipe size 15 inch.*
- 5) *Complete. Sheet 5 road labels do not match sheet 6*
- 6) *Complete. Label fire hydrant end of Street A on Sheet 6*
- 7) *Complete. Call out water valves on Sheet 6*
- 8) *Complete. Call out stop signs on Sheet 6*
- 9) *Complete. Call out Children at plan signs on Sheet 6*
- 10) *Complete. Call out street name signs on Sheet 6*
- 11) *On Sheets 5 and 6 verify that labels match call outs.*
  - a) *Call out all waterline bends and call out what angle the bends are*
  - b) *Label 87 in near the intersection of Street A and Street B should be 67*
  - c) *Label 40 West of 6-plex appears to be wrong label*
  - d) *Label 59 near parking lot on the end of Street A need to be moved to the end of storm drain line.*
  - e) *Label all of the dumpster enclosers add enclosure for 6-plex*
- 12) *On Sheets 5 and 6 remove labels from subdivision to the North*
- 13) *Provide storm drain inlets at each entrance.*
  - i) *Extend storm drain from existing in front of lot 2 to the North end of Street B*
  - ii) *Extend storm drain from existing storm drain north of Street A to the south to the end of the project*
- 14) *Provide sheets with plan and profile of streets*
- 15) *Show typical road and sidewalk sections*



- 16) *Show the secondary water system on the plans.*
- 17) *Address sewer design if there is no sewer in Rail Trail.*

*Below are comments from September 14, 2023 from reviewing preliminary drawings:*

- 1) Please provide a water meter for each unit.
  - a) *6 plex only show 1 meter*
- 2) *Complete.* Please provide a traffic study.
- 3) Please provide storm drain inlets at each entrance.
  - a) *Extend storm drain from existing in front of lot 2 to the North end of Street B*
  - b) *Extend storm drain from existing storm drain north of Street A to the south to the end of the project*
- 4) Please provide valves on each branch of water line tees.
  - a) *Add valve to fire hydrant at the end of Street A*
  - b) *Add valve and hot tap to 8 in water line serving 6 plex*
- 5) *Complete.* Please provide a fire hydrant at the end of Street A and along Main Street.
- 6) *Complete* Please show the secondary water system on the plans.
- 7) *Complete* Please specify which roads are public and private.
- 8) *Complete* Please provide storm drain inlets in parking areas and in waterway locations.
- 9) *Complete* Please provide stop signs at all intersections of parking areas with main roadways.
- 10) *Complete* Please provide a warning sign for “Children at Play” at each entrance.
- 11) *Complete* Please provide signage at intersections for street names.
- 12) *Complete* Please provide light poles at each entrance and parking areas.



VIEW LOOKING NORTHEAST  
FROM NORTHBOUND I-80

ATTACHMENT F

EXISTING WAREHOUSE  
/ SOUTH OF SITE



NORTHBOUND I-80



VIEW LOOKING SOUTHEAST  
FROM SOUTHBOUND I-80



SOUTHBOUND I-80



VIEW LOOKING EAST FROM  
SOUTHBOUND I-80



NORTHBOUND I-80

SOUTHBOUND I-80