



Staff Report

Coalville City
Community Development Director

To: Coalville City Council and Mayor
From: Don Sargent, Community Development Director
Date of Meeting: March 25, 2024
Re: Coalville Main Street Revitalization and Connectivity Plan
Action: Continued Review, Discussion and Possible Acceptance

Coalville Main Street Revitalization and Connectivity Plan

REQUEST

Continue the review and discussion of the final draft of the Main Street Revitalization Plan, provide comment and input and possibly consider acceptance of the plan.

BACKGROUND

Last year the City engaged in an effort with Mountainland Association of Governments (MAG) through a TAG Program grant to retain a consultant team to prepare a study of Main Street for a recommended revitalization plan for the downtown area. Public engagement efforts for the study included an online survey, walking tours, and open houses.

The purpose of the plan is to identify specific action items for strategic investments in transportation infrastructure and economic revitalization along Main Street, while emphasizing connections of the downtown area with outlining neighborhoods and amenities. The plan is intended to facilitate the planning, budgeting, and financing opportunities and guide economic revitalization efforts of Downtown Main Street.

The plan is also intended to implement and support the goals, policies, and objectives of the recently updated City General Plan. Attachment A includes an overview of the plan as an advisory document providing recommendations for consideration in creating an action plan and capital improvement program for revitalizing main street.

The final draft plan can be accessed from the following link: <https://kimley-horn.securevdr.com/public/share/web-sff10e661c7e14aefb19e26338ff137ba>

RECOMMENDATION

Staff recommends the City Council continue the review and discussion of the Main Street Revitalization Plan, provide input to the consultant team and Staff, and possibly consider acceptance of the plan with any updates or revisions.

Attachment A: Main Street Plan Overview

Making Main Street

Coalville Main Street Revitalization and Connectivity Plan



Project Background



Funding Source
Mountainland Association of
Governments (MAG)



Day to Day Project Manager
Coalville City

- April 24, 2023 - RFP Released
- May 24, 2023 - Submissions
- June 15, 2023 – Kimley-Horn Selected & Contracted

Making Main Street Plan

Making Main Street your plan...

Objective

... to identify specific action items for strategic investments in transportation infrastructure and economic revitalization along Main Street...



Making Main Street Plan

Supports...

Coalville City GENERAL PLAN



Adopted May 24, 2012
Updated October 10, 2023



Coalville General Plan

Vision Statement

*“To be a vibrant and **economically sustainable community** with diverse and conscious growth centered on its rural roots, open land, honoring its unique heritage, while continuing the legacy of being family oriented with friendly **connected neighborhoods**, creating an inviting place to visit, live, work and recreate.”*



General Plan Vision Goals

Goal 1: Be a beautiful rural community based on its history of agriculture, open space, and recreation.

Objective 1

Preserve Coalville's Rural Heritage

Policy 1 - New growth and development must be compatible with the heritage, culture and the rural, small-town character of the City.

Policy 2 - Infill and edge of town development is encouraged to preserve the rural, small-town character of the community.

Policy 3 - Land development should be organized in clustered patterns.

Objective 2

Maintain Agriculture, Open Space, and Recreational Opportunities

Policy 1 - Preserve a farming-friendly community that encourages long-term agricultural success.

Policy 2 - New development should have minimal visual impacts on viewsheds, hillsides and riparian areas.

Policy 3 - Recreational opportunities for boating, biking, hiking, and camping should be expanded and enhanced throughout the community and surrounding areas.

 Making Main Street Plan Supports City Pursuits



General Plan Vision Goals

Goal 1: Be a beautiful rural community based on its history of agriculture, open space, and recreation.

Implementation

- Regularly review city ordinances to ensure rural-based land uses and lifestyles are encouraged and maintained.
- Regularly review design guidelines which will further guide new development towards the desired rural, small-town character of the community.
- Encourage infill development within the City that compliments existing uses and structures.
- Create significant open space areas made up of agricultural lands and sensitive lands (slopes, ridge lines, view corridors, wetland/riparian corridors, etc.).
- Work closely with the North Summit Recreation District in developing a recreation plan that identifies different types of recreation opportunities, where they would be best suited to occur, and how those locations and opportunities can be enhanced.

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General Plan Vision Goals

Goal 2: Provide high quality amenities and opportunities for Coalville's residents and visitors.

Objective 1 Provide amenities and opportunities for residents and visitors.
Policy 1 - Increased coordination with Summit County to retain and enhance civic services within Coalville.
Policy 2 - Parks, trails, and recreation areas impacts should be a consideration of all development proposals.
Policy 3 - Development impacts on community services and mitigation should be a major consideration of the development approval process.
Policy 4 - Pursue funding sources to enhance existing amenities.
Policy 5 - Create an economic development plan that encourages new employment opportunities within the community.
Policy 6 - Work with existing businesses to enhance economic sustainability and growth opportunities.

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General Plan Vision Goals

Goal 2: Provide high quality amenities and opportunities for Coalville's residents and visitors.

Implementation

- Regularly update public facilities and capital improvement plans.
- Regularly update the parks, trails and open space master plan that identifies needs and priorities for the community.
- Implement an economic development plan that will encourage new employment opportunities and economic vitality within the community.
- Identify well planned commercial and light industrial areas that have necessary utilities and transportation facilities in place.
- Encourage the development of a downtown advisory board that works with the city and business owners to promote and enhance existing businesses.
- Explore and provide opportunities for public transit and transportation to and from Coalville with connections to outlining community centers.

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What does this Plan do?

- Gathers **community feedback** in one place
- Inventories **existing conditions**
- Identifies **conceptual** transportation infrastructure that could enhance economic development
- Starts the conversation for **future projects**
 - Provides estimated budgets, timeframes and potential grants to pursue



What doesn't this Plan do?

- Amend development regulations in place
- Require the City complete all projects
- **Detailed project design** specific to parcel by parcel conditions



Plan Production Timeline

Engagement



ONLINE
SURVEY

120 Respondents
AUG 2023 – OCT 2023



EXISTING
CONDITIONS
ANALYSIS

OCT 2023



STAKEHOLDER
TOUR

3 Walking Tours
OCT 2023



COMMUNITY
OPEN HOUSE



IDEAS AND
SOLUTIONS

NOV 2023



What Accepting the Plan Means

- City acceptance of the plan helps to implement the General Plan

Coalville City GENERAL PLAN



Adopted May 24, 2012
Updated October 10, 2023



Why Acceptance Matters

- Most grants require a Capital Improvement Plan/Study like this be completed before they will give money to prepare detailed design plans

