



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: Rivers Edge/Wilde Property MPD – Preliminary Plan
Action: Review and Discussion - Work Session

River's Edge/Wilde Property MPD Preliminary Plans

REQUEST

The purpose of this work session is to introduce 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 work session only (public comment will be taken at a future noticed public hearing). No action is requested at this meeting.

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/HC) Zone District and 4.51 acres in the Agricultural (AG-20) Zone District.

The applicant, Courtney Richins, 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 69 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 75 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 69 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 a visual impact simulation of the proposed Wilde Property development as viewed from the I-80 entry corridor of the city.

Attachment E includes the proposed preliminary site plan for the Wilde Property.

The complete 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

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.
- March 18, 2024: Planning Commission continued the review and discussion of the completed updated and revised preliminary plan package and forwarded a recommendation of approval to the City Council with findings and conditions.

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 Recommendation: The following findings and conditions were included in the Planning Commission's approval recommendation to the City Council:

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.
7. The pickleball court currently shown on the northeast park space of the site plan shall be relocated to the southwest open space/park area.
8. The applicant shall include playground equipment in an appropriate park space as an amenity for the multi-family use of the development.
9. Five street trees shall be transferred from Street A to the west end of the property to provide visual buffer, shade and edge to the park area and open space.

Culinary Water, Secondary Water, and Sanitary Sewer Service:

The applicant is proposing to pay the fee-in-lieu of dedicating water shares to serve the previously approved and vested 36 multi-family units for Phase 1 of the development. These 36 units have been accounted for as obligated ERC's in the ERC Status Reports.

All remaining units and uses are subject to the recently updated water service provisions in Section 8-4-060:B.2 of the development code which requires a developer to either dedicate sufficient water rights to the City to serve the proposed development or "pay a fee in lieu" in accordance with the City's duly adopted ordinances, resolutions, policies and/or water dedication agreements. There are currently 730 Equivalent Residential Connections (ERC's) available in the City.

The payment of "fee-in lieu" option for culinary water associated with a major development/subdivision is at the discretion of the City Council, based on the following:

- a. Available water capacity, distribution, and storage in the City's system to serve the proposed development.
- b. Location of the proposed development in proximity to existing water distribution main lines.
- c. Proposed infrastructure constructed and paid for by the developer to serve the project.
- d. Developer or Applicant providing all water shares associated with the property or other water rights within Coalville City prior to being eligible for the payment of fee-in-lieu.

All secondary water connections for the development will require a transfer of water shares. No "fee-in-lieu" is allowed for secondary water service.

The development will be connected to the city sanitary sewer system. There are currently 180 sewer connections (ERU'S) available in the City.

Staff Review: Staff is in the process of coordinating final details of the preliminary plans with the applicant addressing the conditions of approval by the Planning Commission and other required final details of the project. *Attachment F* includes the most recent city engineer and public works director review memo for the project. *Attachment G* includes the most recent community development director review matrix for the project.

Required Review Process

The project required the following applications to be 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 applications 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 City Council review and discuss the proposed development and provide any feedback and comment to the applicant and Staff in preparation for scheduling a public hearing on the project.

Attachments:

- A.** Aerial Context Map
- B.** River's Edge Previously Approved CUP Site Plan
- C.** River's Edge Proposed Preliminary Subdivision Site Plan
- D.** Visual Impact Simulations
- E.** Wilde Property Preliminary Site Plan
- F.** City Engineer/Public Works Director Review Memo
- G.** City Community Development Director Review Matrix



1 in = 376 feet

Aerial Context Map

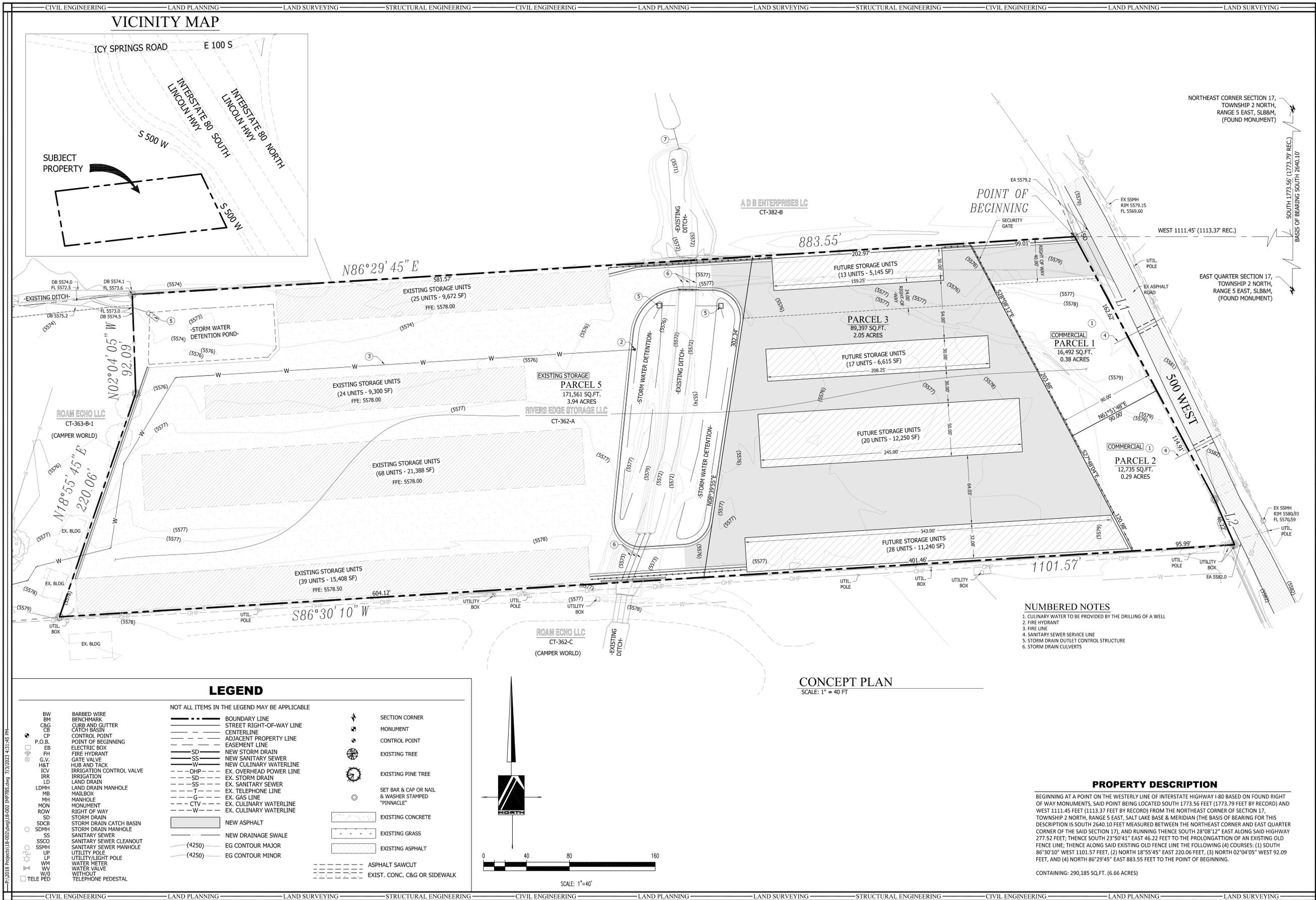
Summit County Parcel Viewer Application

Printed on: 6/15/2023

Imagery courtesy of Google

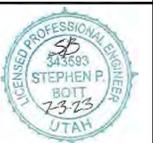


This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information and data obtained from various sources, including Summit County which is not responsible for its accuracy or timeliness.



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327 West Gordon Ave #3
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

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



| REVISION | DATE | BY |
|----------|------|----|
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| | | |
| | | |

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

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VIEW LOOKING NORTHEAST
FROM NORTHBOUND I-80

EXISTING WAREHOUSE
/ SOUTH OF SITE



NORTHBOUND I-80

VIEW LOOKING SOUTHEAST
FROM SOUTHBOUND I-80



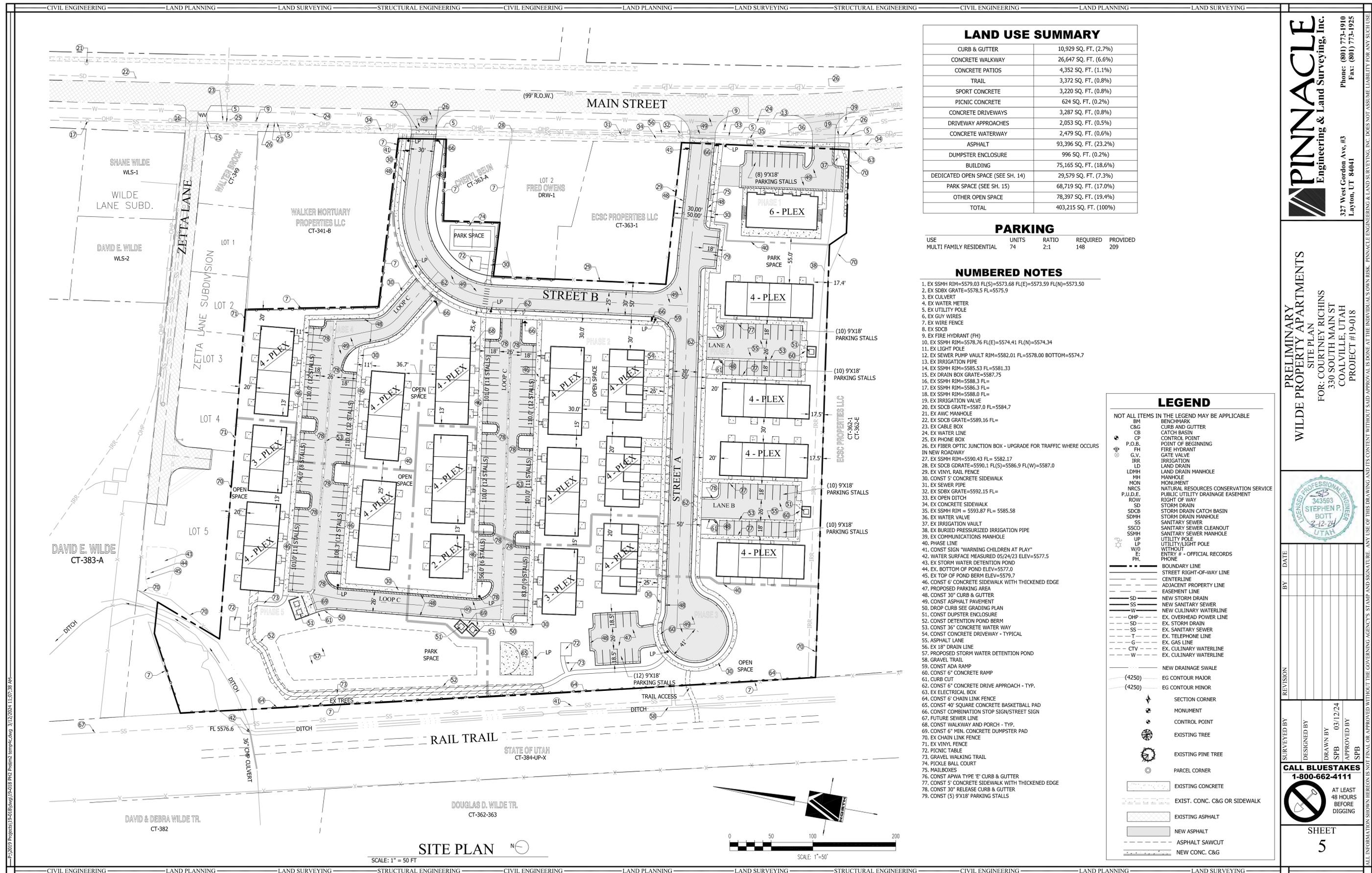
SOUTHBOUND I-80

VIEW LOOKING EAST FROM
SOUTHBOUND I-80



NORTHBOUND I-80

SOUTHBOUND I-80



LAND USE SUMMARY

| | |
|-----------------------------------|------------------------|
| CURB & GUTTER | 10,929 SQ. FT. (2.7%) |
| CONCRETE WALKWAY | 26,647 SQ. FT. (6.6%) |
| CONCRETE PATIOS | 4,352 SQ. FT. (1.1%) |
| TRAIL | 3,372 SQ. FT. (0.8%) |
| SPORT CONCRETE | 3,220 SQ. FT. (0.8%) |
| PICNIC CONCRETE | 624 SQ. FT. (0.2%) |
| CONCRETE DRIVEWAYS | 3,287 SQ. FT. (0.8%) |
| DRIVEWAY APPROACHES | 2,053 SQ. FT. (0.5%) |
| CONCRETE WATERWAY | 2,479 SQ. FT. (0.6%) |
| ASPHALT | 93,396 SQ. FT. (23.2%) |
| DUMPSTER ENCLOSURE | 996 SQ. FT. (0.2%) |
| BUILDING | 75,165 SQ. FT. (18.6%) |
| DEDICATED OPEN SPACE (SEE SH. 14) | 29,579 SQ. FT. (7.3%) |
| PARK SPACE (SEE SH. 15) | 68,719 SQ. FT. (17.0%) |
| OTHER OPEN SPACE | 78,397 SQ. FT. (19.4%) |
| TOTAL | 403,215 SQ. FT. (100%) |

PARKING

| USE | UNITS | RATIO | REQUIRED | PROVIDED |
|--------------------------|-------|-------|----------|----------|
| MULTI FAMILY RESIDENTIAL | 74 | 2:1 | 148 | 209 |

- ### NUMBERED NOTES
- EX SSMH RIM=5579.03 FL(S)=5573.68 FL(E)=5573.59 FL(N)=5573.50
 - EX SDCB GRATE=5578.5 FL=5575.9
 - EX CULVERT
 - EX WATER METER
 - EX UTILITY POLE
 - EX GUY WIRES
 - EX WIRE FENCE
 - EX SDCB
 - EX FIRE HYDRANT (FH)
 - EX SSMH RIM=5578.76 FL(E)=5574.41 FL(N)=5574.34
 - EX LIGHT POLE
 - EX SEWER PUMP VAULT RIM=5582.01 FL=5578.00 BOTTOM=5574.7
 - EX IRRIGATION PIPE
 - EX SSMH RIM=5585.53 FL=5581.33
 - EX DRAIN BOX GRATE=5587.75
 - EX SSMH RIM=5588.3 FL=
 - EX SSMH RIM=5588.3 FL=
 - EX SSMH RIM=5588.0 FL=
 - EX IRRIGATION VALVE
 - EX SDCB GRATE=5587.0 FL=5584.7
 - EX AWC MANHOLE
 - EX SDCB GRATE=5589.16 FL=
 - EX CABLE BOX
 - EX WATER LINE
 - EX PHONE BOX
 - EX FIBER OPTIC JUNCTION BOX - UPGRADE FOR TRAFFIC WHERE OCCURS IN NEW ROADWAY
 - EX SSMH RIM=5590.43 FL= 5582.17
 - EX SDCB GRATE=5590.1 FL(S)=5586.9 FL(W)=5587.0
 - EX CONCRETE SIDEWALK
 - EX SSMH RIM = 5593.87 FL = 5585.58
 - EX WATER VALVE
 - EX IRRIGATION VAULT
 - EX BURIED PRESSURIZED IRRIGATION PIPE
 - EX COMMUNICATIONS MANHOLE
 - PHASE LINE
 - CONST SIGN "WARNING CHILDREN AT PLAY"
 - WATER SURFACE MEASURED 05/24/23 ELEV=5577.5
 - EX STORM WATER DETENTION POND
 - EX. BOTTOM OF POND ELEV=5577.0
 - EX TOP OF POND BERM ELEV=5579.7
 - CONST 6" CONCRETE SIDEWALK WITH THICKENED EDGE
 - PROPOSED PARKING AREA
 - CONST 30" CURB & GUTTER
 - CONST ASPHALT PAVEMENT
 - DROP CURB SEE GRADING PLAN
 - CONST DUMPSTER ENCLOSURE
 - CONST DETENTION POND BERM
 - CONST 36" CONCRETE WATER WAY
 - CONST CONCRETE DRIVEWAY - TYPICAL
 - ASPHALT LANE
 - EX 18" DRAIN LINE
 - PROPOSED STORM WATER DETENTION POND
 - CONST ADA RAMP
 - CONST 6" CONCRETE RAMP
 - CURB CUT
 - CONST 6" CONCRETE DRIVE APPROACH - TYP.
 - EX ELECTRICAL BOX
 - CONST 6" CHAIN LINK FENCE
 - CONST 40" SQUARE CONCRETE BASKETBALL PAD
 - CONST COMBINATION STOP SIGN/STREET SIGN
 - FUTURE SEWER LINE
 - CONST WALKWAY AND PORCH - TYP.
 - CONST 6" MIN. CONCRETE DUMPSTER PAD
 - EX CHAIN LINK FENCE
 - EX VINYL FENCE
 - PICNIC TABLE
 - GRAVEL WALKING TRAIL
 - PICKLE BALL COURT
 - MAILBOXES
 - CONST APWA TYPE 'E' CURB & GUTTER
 - CONST 5" CONCRETE SIDEWALK WITH THICKENED EDGE
 - CONST 30" RELEASE CURB & GUTTER
 - CONST (5) 9'X18" PARKING STALLS

LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

- BM BENCHMARK
- C&G CURB AND GUTTER
- CB CATCH BASIN
- CP CONTROL POINT
- P.O.B. POINT OF BEGINNING
- FH FIRE HYDRANT
- G.V. GATE VALVE
- IRR IRRIGATION
- LD LAND DRAIN
- LDMH LAND DRAIN MANHOLE
- MH MANHOLE
- MON MONUMENT
- NRCS NATURAL RESOURCES CONSERVATION SERVICE
- P.U.D.E. PUBLIC UTILITY DRAINAGE SERVICE
- 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 LIGHT POLE
- W/O WITHOUT
- PH ENTRY # - OFFICIAL RECORDS
- PHONE
- BOUNDARY LINE
- STREET RIGHT-OF-WAY LINE
- CENTERLINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- SD NEW STORM DRAIN
- SS NEW SANITARY SEWER
- W NEW CULINARY WATERLINE
- OHP EX. OVERHEAD POWER LINE
- SD EX. STORM DRAIN
- SS EX. SANITARY SEWER
- T EX. TELEPHONE LINE
- G EX. GAS LINE
- CTV EX. CULINARY WATERLINE
- W EX. CULINARY WATERLINE
- NEW DRAINAGE SWALE
- EG(4250) EG CONTOUR MAJOR
- EG(4250) EG CONTOUR MINOR
- SECTION CORNER
- MONUMENT
- CONTROL POINT
- EXISTING TREE
- EXISTING PINE TREE
- PARCEL CORNER
- EXISTING CONCRETE
- EXIST. CONC. C&G OR SIDEWALK
- EXISTING ASPHALT
- NEW ASPHALT
- ASPHALT SAWCUT
- NEW CONC. C&G

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Fax: (801) 773-1925

PRELIMINARY
WILDE PROPERTY APARTMENTS
SITE PLAN
FOR: COURTNEY RICHINS
330 SOUTH MAIN ST
COALVILLE, UTAH
PROJECT #19-018

| DATE | BY | REVISION |
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| | | |
| | | |
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SPB 03/12/24

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MEMORANDUM

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

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.

ATTACHMENT G

Rivers Edge/Wilde Property MPD

03.18.24 Preliminary Plan Set - CDD Review

| SHEET | COMMENTS |
|-------------|--|
| 2 | Irrigation cross-ditch easement to be shown on plats |
| 2 and 17 | Chain link fencing to be black vinyl coated |
| 2 | Side walks to be 5-feet wide |
| 2 | Need to update ERU and ERC calculations based on 68 units |
| 4 | Correct PWD signature block title on plat |
| 5 | All park space area uses to be identified and shown on plan |
| 13 and 14 | Landscape (trees) screening needed on west end of units in park and open space areas |
| 15 | Calculated open space areas to be useable and meaningful open space (not fragments) |
| 15 | Park areas 2 and 4 uses to be identified and shown on plan |
| 16 | Need light pole at end of park parking lot |
| 16 | Consider development name identification monument signs at both entrances |
| 19 | Park space and trail connection to rail trail to be constructed with Phase 1 |
| Other Items | Preliminary typical building elevations to be provided |
| | Trail connection to frontage road to be explored and identified on plans |
| | Need to include and show AG -20 Parcel CT-362-363 (4.51 acres) as part of MPD |
| | Need recordable plat with signature blocks and survey information for River's Edge Subdivision |
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