



Staff Report

Coalville City
Community Development Director

To: Coalville City Council and Mayor
From: Don Sargent, Community Development Director
Date of Meeting: April 22, 2024
Re: Rivers Edge/Wilde Property MPD – Preliminary Plan
Action: Continued Review and Possible Approval
Note: *Italicized text denotes new information from previous staff report*

River's Edge/Wilde Property MPD Preliminary Plans

REQUEST

Continue the review and discussion and possibly approve 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 possible approval.

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/ffsi0w1k0o151jltxi73/UPDATED-WildePropertyApartments_Plan-Set-040424.pdf?rlkey=amcmi7xp451uxbrogwvnv2hho&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.

City Council Review:

- March 25, 2024: City Council conducted a work session on the proposed project and provided the following comment and input:
 1. The remaining attached Staff items of the preliminary plans for the project shall be addressed by the applicant and verified by Staff for compliance with the development code.
 2. The pickleball court currently shown on the northeast park space shall be relocated to the southwest open space/park area.
 3. The applicant shall include playground equipment in an appropriate park space (behind the 6-plex) as an amenity for the multi-family use of the development.
 4. A minimum of 5 street trees shall be transferred from Street A to the west end of the property to provide additional visual buffer of the multi-family buildings and shade/edge to the park area and open space.
 5. Vegetative and other screening (fence) shall be placed along the front of the storage units on the River's Edge property.

Other comments and concerns voiced by the City Council included the following and should be further addressed:

1. Roto-milled asphalt being allowed for storage unit use on the River's Edge property.
2. The proposed 5-year timeframe on the conversion of the Rivers Edge commercial lots to storage use.
3. Trash dumpster locations for multi-family development.
4. Trail connection through the agriculture open space Parcel CT- 362-363 and the I-80 tunnel to 500 West Frontage Road is important.

- *April 8, 2024: City Council conducted a public hearing on the proposed project and provided the following direction to the applicant for continued review, discussion, and possible approval:*
 1. *Revise the River's Edge Subdivision Site Plan with the following redlined items shown in Attachment C:*
 - a. *Driveway entrance to storage units to be asphalt pavement.*
 - b. *Reduce R.O.W of driveway to 32 feet wide to increase Parcel 1 acreage.*
 - c. *Show proposed tree screening planting along frontage of 500 West.*
 - d. *Reduce south storage unit building size and expand Parcel 2 acreage.*

The City Council also did not want a 5-year timeframe on the conversion of the Rivers Edge commercial lots to storage use.

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.

The following conditions were address in the 04/08/24 updated preliminary plan set:

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 continue the review and discussion of the proposed development and determine if the preliminary plan package with the redline revisions of the River's Edge Site Plan is sufficient for approval.

If the City Council decides to approve the MPD preliminary plans, Staff recommends the Planning Commission findings and conditions be included in the motion. Staff also recommends the additional conditions of approval:

1. *The remaining Staff items of the preliminary plans for the project shall be addressed by the applicant and verified by Staff for compliance with the development code.*
2. *Trash dumpster locations for multi-family development shall be further reviewed by Staff.*
3. *The trail connection through the agriculture open space Parcel CT- 362-363 and the I-80 tunnel to 500 West Frontage Road shall continue to be explored and addressed with the project final plans.*

As an alternative action the City Council may provide direction to the applicant or staff regarding the development applications for continued review and possible approval 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 *with Redlined Revisions*
- 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

ATTACHMENT A

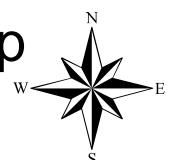


Aerial Context Map

Summit County Parcel Viewer Application

Printed on: 6/15/2023

Imagery courtesy of Google



1 in = 376 feet

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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Required Asphalt Pavement

Existing Roto-Mill to Remain

LEGEND

SITE & UTILITY PLAN

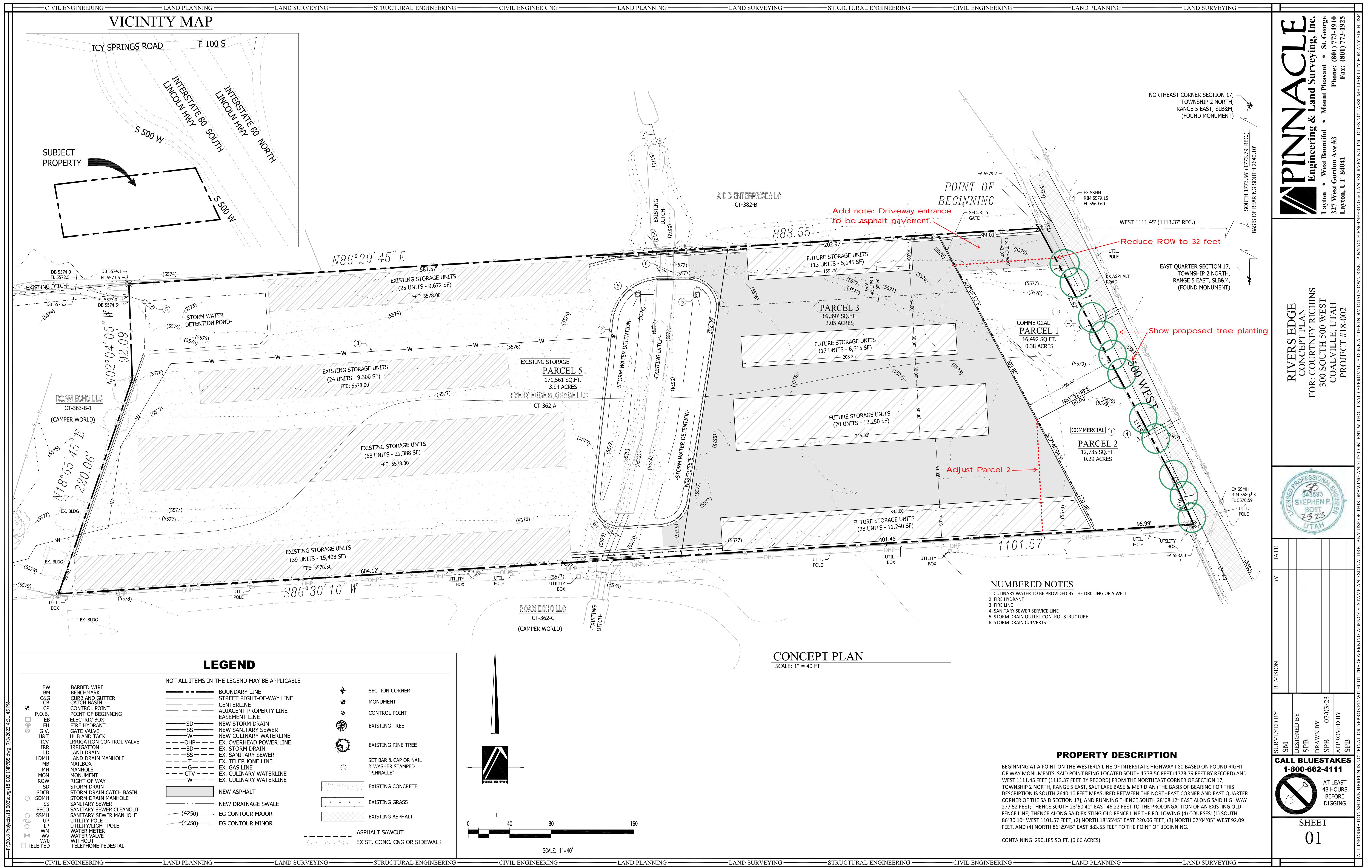
KEYED NOTES

CALL BLUESTAKES
1-800-662-4111

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

PINNACLE Engineering & Land Surveying, Inc.
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VIEW LOOKING NORTHEAST
FROM NORTHBOUND I-80

ATTACHMENT D

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

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 encloser 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