



Staff Report

Coalville City
Community Development Director

To: Coalville City Planning Commission
From: Don Sargent, Community Development Director
Date of Meeting: August 18, 2025
Re: 107 S Main - Proposed Commercial Office Building Concept Plans
Action: Initial Review and Discussion - Work Session

107 S Main – Commercial Office Building Concept Plans

REQUEST

The purpose of this work session is to introduce a proposed Commercial Office Building Concept Plan to the Planning Commission.

This item is scheduled for work session only. No action is requested at this time.

BACKGROUND

The proposed Coalville Commons Development is located at 107 S Main Street including 0.637 acres as shown on the Aerial Map as Attachment A. The property is in the Community Commercial (CC) Zone and Historic Main Street District. A property survey and existing conditions map is attached for reference as Attachment B.

The property owner, Landmarks West (Van Kelly) has submitted a concept site plan, floor plan and building elevations for the proposed development as shown in Attachment C. The project includes a 4-plex commercial building with 7,000 square feet of commercial office space.

ANALYSIS

Per Chapter 8 of the development code, commercial building in the Community Commercial (CC) Zone smaller than 25,000 square feet require a Low Impact Permit (LIP). A low impact permit is an administrative process requiring staff review and approval for projects comply with the development evaluation standards and general regulations of the Code.

An option in the LIP process is the review of the proposed development by the Planning Commission for comment and input or public hearing if determined necessary to address potential issues or impacts.

Staff is in the process of reviewing the project information and verifying that the requirements of the development code have been met with the concept plan application. The purpose of this work session is to allow the applicant to introduce the project to the Planning Commission and receive any initial feedback and comment.

The initial items for discussion may include, but not be limited to the following:

1. Steep slopes on the property (sensitive lands)
2. Vehicle Parking and circulation (on and off-street parking requirements)
3. Historic design of the proposed buildings (Historic District Guidelines)

Required Review Process

The concept plan application process includes an informal review with the Staff and Planning Commission. A final site plan application is then required to verify the standards and findings for approval of the development.

RECOMMENDATION

Staff recommends the Planning Commission review, discuss, and provide direction to Staff and/or the applicant regarding the proposed concept plan for continued review and approval consideration of a final plan and LIP.

Attachments:

- A.** Aerial Map
- B.** Property Survey and Existing Conditions Map
- C.** Proposed Development Concept Plans

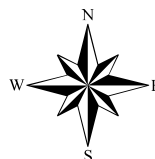


Aerial Map

Summit County Parcel Viewer Application

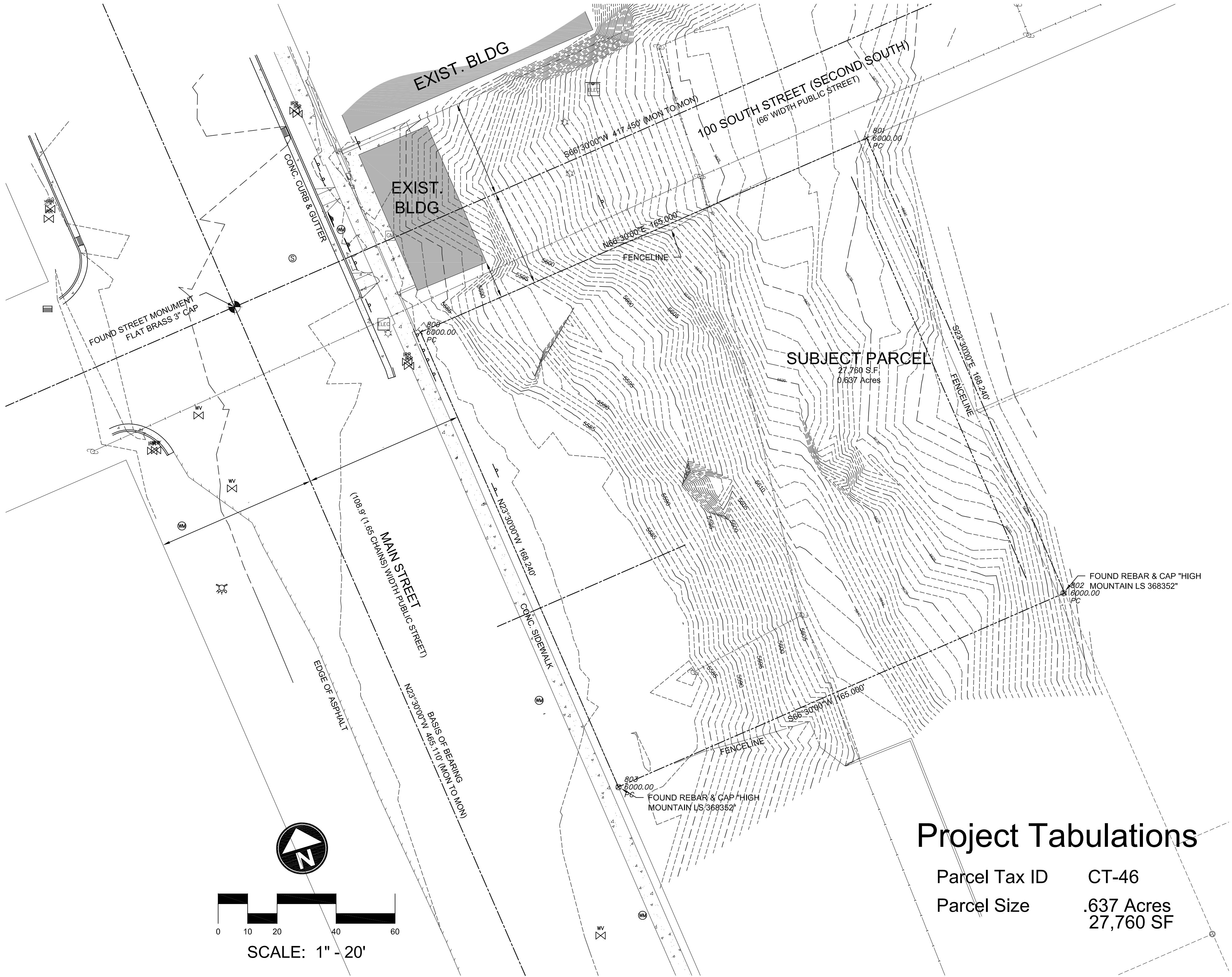
Printed on: 9/12/2022

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 = 188 feet



Project Tabulations

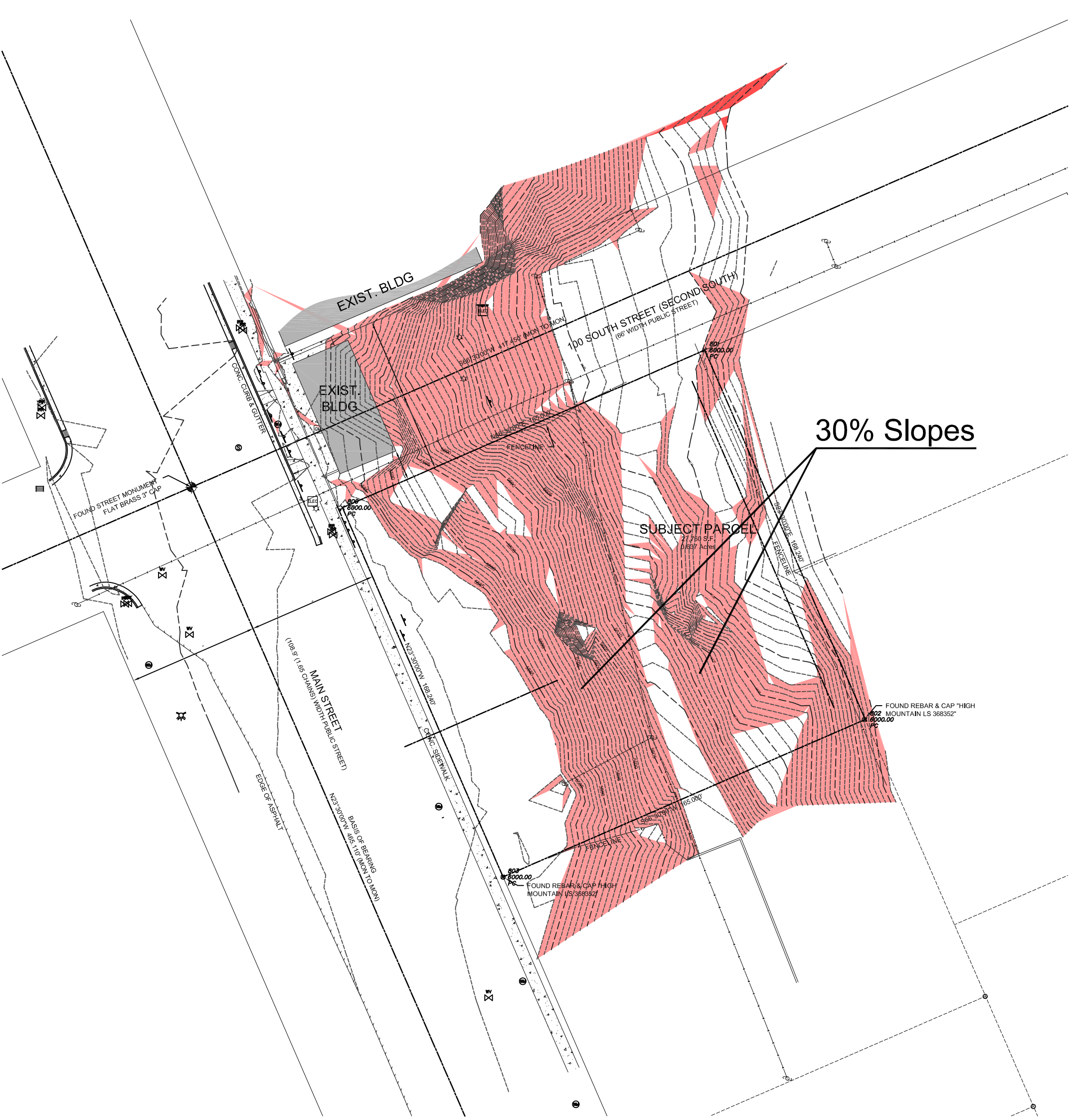
Parcel Tax ID	CT-46
Parcel Size	.637 Acres 27,760 SF

Utah Pro Rentals LLC
4450 N New Lane
Oakley Utah 84055

Coalville Corner
Existing Conditions

107 S Main Street
Coalville, Utah

December 05, 2022

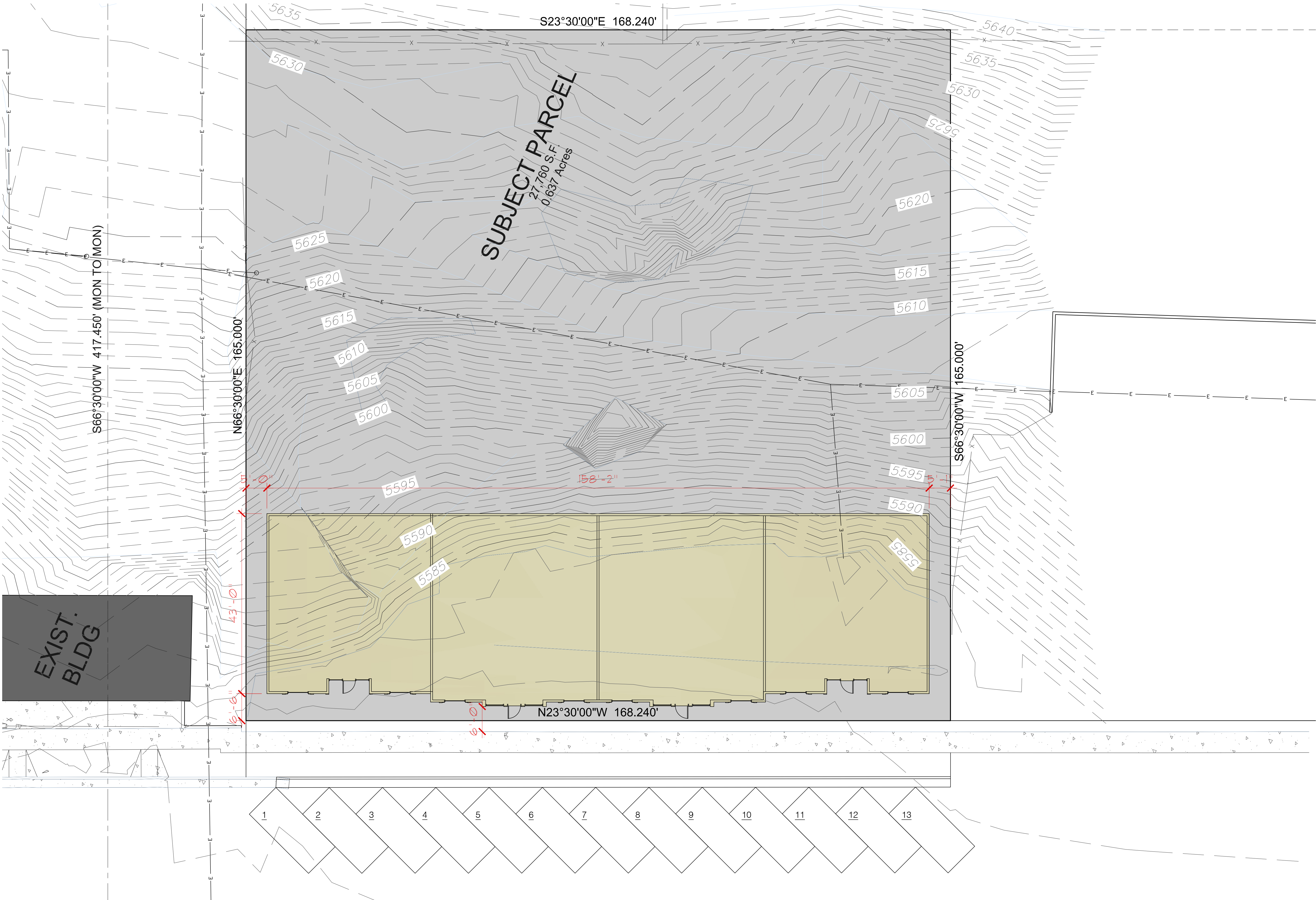


Slope Map
Scale: 1" = 40'

Master Plan Development
Conditional Use Permit



PO Box 683175
Park City, Utah 84068
1750 Sun Peak Drive Suite 100
435.901.3716
peteg@landsolutionspc.biz



PROGRESS SET

PRINTED DATE
07.28.2025

LAYTONDAVIS
ARCHITECTS

2005 EAST 2700 SOUTH | SUITE 200
SALT LAKE CITY, UTAH 84109
P.801.487.0715 | WWW.LAYTONDAVISARCHITECTS.COM

CHRONOLOGY

PROJECT NO
25.055

DWN BY/ CHK BY
___/___

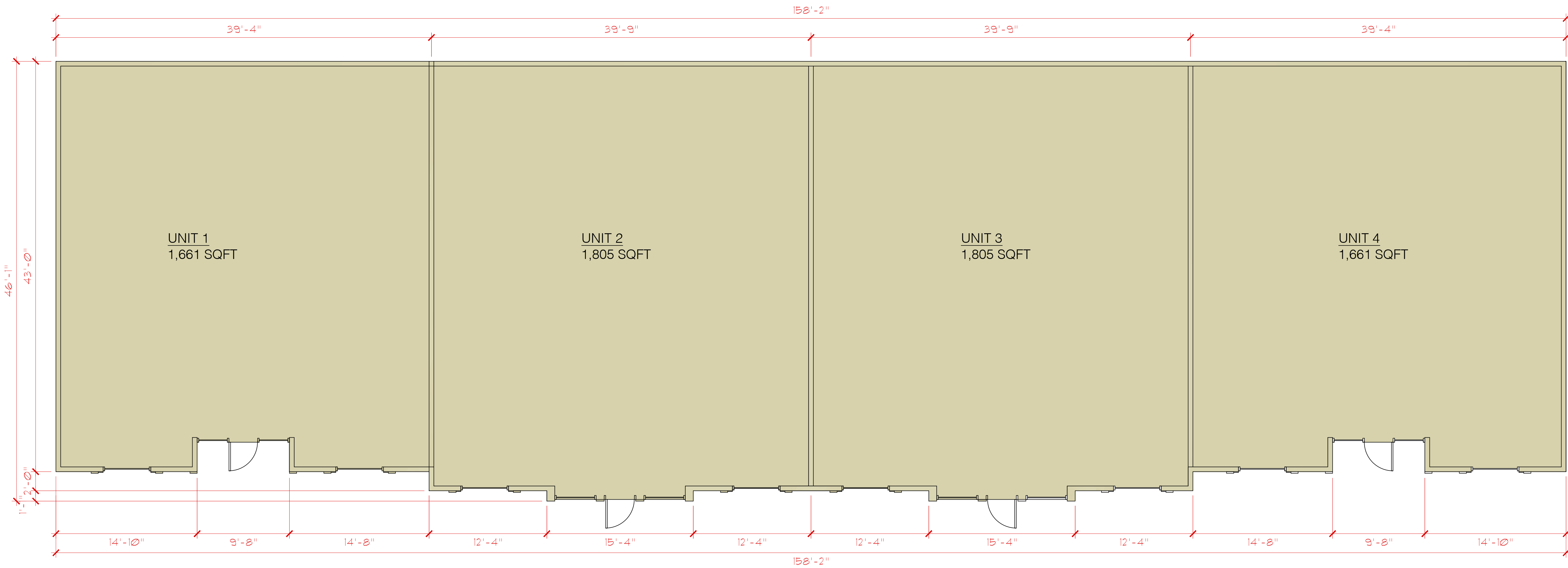
TITLE
ARCHITECTURAL
SITE PLAN

24X36 SHEET #
A001

COALVILLE, UT



2 WEST ELEVATION
A002 SCALE: 3/16"=1'-0"



1 FLOOR PLAN
A002 SCALE: 3/16"=1'-0"

PROGRESS
SET

PRINTED DATE
07.15.2025

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COALVILLE, UT

CHRONOLOGY

PROJECT NO
25.055

DWN BY/ CHK BY
___/___

TITLE
FLOOR PLANS

24X36 SHEET #
A002

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1 WEST ELEVATION - PERSPECTIVE VIEW
A003 SCALE:

PROGRESS
SET

PRINTED DATE
07.15.2025

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COALVILLE, UT

CHRONOLOGY

PROJECT NO
25.055

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/

TITLE
SITE EXTERIOR
ELEVATIONS

24X36 SHEET #
A003

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