

## Staff Report

Community Development Director

To: Coalville City Planning Commission

From: Don Sargent, Community Development Director

Date of Meeting: October 20, 2025

Re: 107 S Main - Proposed Commercial Office Building Final Plans
Action: Review, Discussion, and Possible Approval of Low Impact Permit

### 107 S Main - Commercial Office Building Final Plans

### **REQUEST**

Continue the review of the proposed 107 S Main Commercial Office Building with final plans and construction drawings for possible approval of a low impact permit.

### **BACKGROUND**

The proposed Coalville Commons Development is located at 107 S Main Street including 0.637 acres as shown on the Aerial Map as <u>Attachment A</u>. The project includes a 4-plex commercial building with 7,000 square feet of commercial office space. 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 <u>Attachment B</u>.

The property owner, Landmarks West (Van Kelly) submitted a concept site and building plans for the proposed development, which the Planning Commission reviewed on August 18, 2025. The Planning Commission authorized the applicant to proceed with final site plans and construction drawings for review and approval. <u>Attachment C</u> includes site and landscape plans with building floor plans and elevations.

### **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 that 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 has reviewed the project information and verified that the minimum requirements of the development code can be met with the proposed low impact permit application. The purpose of this meeting is to review and discuss the plan options and determine if the following required findings for low impact permit approval are satisfied with the proposed plans:

- 1. The use conforms to all applicable requirements of the development code and State and Federal regulations.
- 2. The use is consistent with the goals and policies of the General Plan.
- 3. The use is not detrimental to public health, safety, and welfare.
- 4. The use is appropriately located with respect to public facilities and services.
- 5. The natural topography, ridgelines, soils, critical areas, watercourses, and vegetation shall be preserved where possible through careful site planning and design of access routes, circulation areas, buildings and other structures, parking areas, utilities, drainage facilities and other features.

Staff will be prepared to address these or other review criteria regarding the project as requested at the meeting.

### Required Review Process

The low impact permit application process includes review by Staff for a determination of sufficiency and compliance with the code with ratification by the Planning Commission.

### **RECOMMENDATION**

Staff recommends the Planning Commission review, discuss, and address any items with Staff and/or the applicant regarding the proposed project for possible approval consideration of a low impact permit with the following condition:

1. The applicant shall apply for and receive a building permit from the city prior to any construction or site disturbance.

As an alternative action the Planning Commission may determine whether potential issues may arise, or additional comment is needed, and direct staff to schedule a public hearing on the proposed development.

#### **Attachments:**

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

PO Box 188 10 North Main Street Coalville, UT 84017 435.336.5981 <a href="mailto:cityhall@coalvillecity.org">cityhall@coalvillecity.org</a> www.coalvillecity.org

### ATTACHMENT A





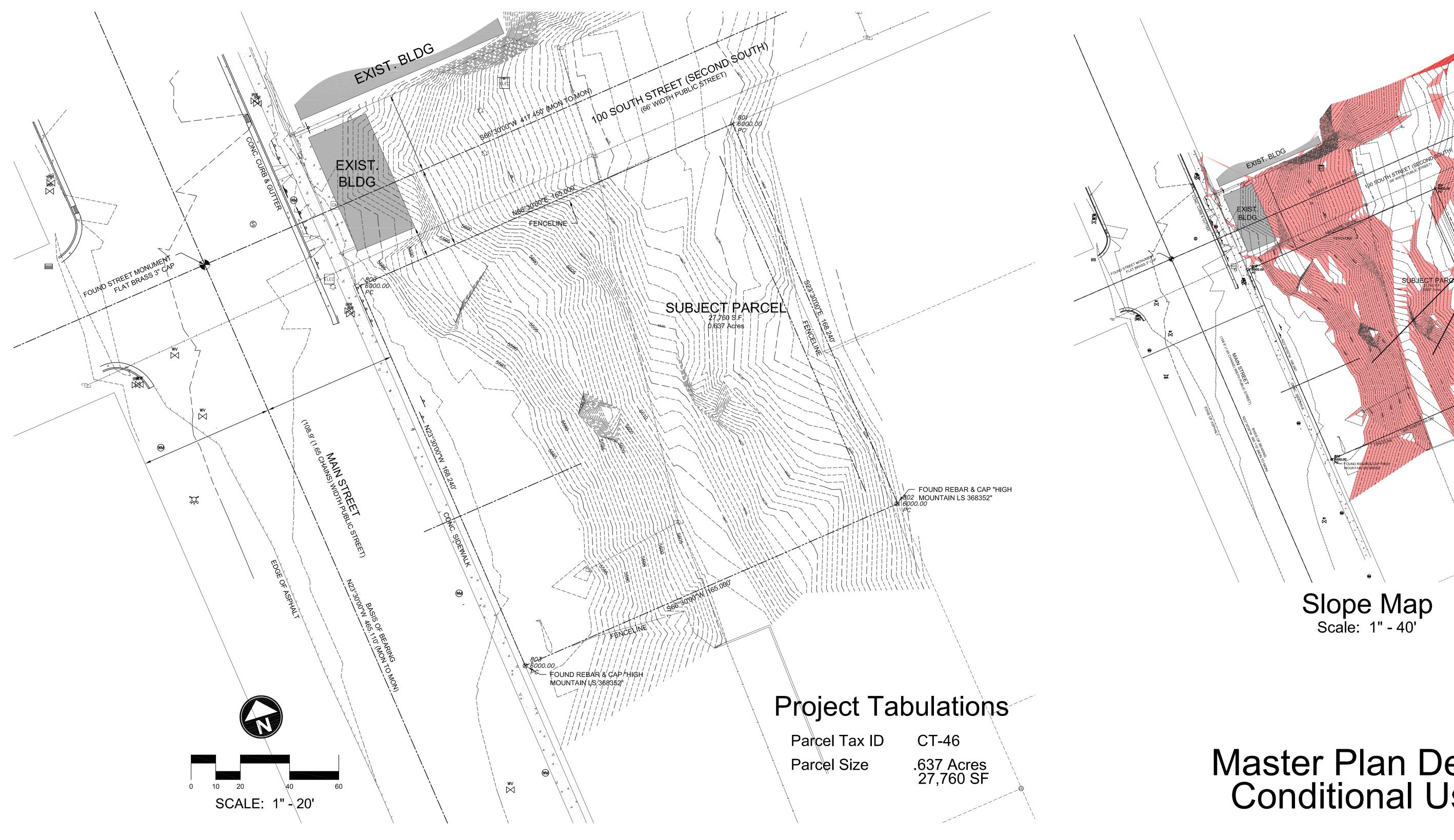
1 in = 188 feet

## **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.



Utah Pro Rentals LLc 4450 N New Lane Oakley Utah 84055

Coalville Corner **Existing Conditions** 

107 S Main Street Coalville, Utah

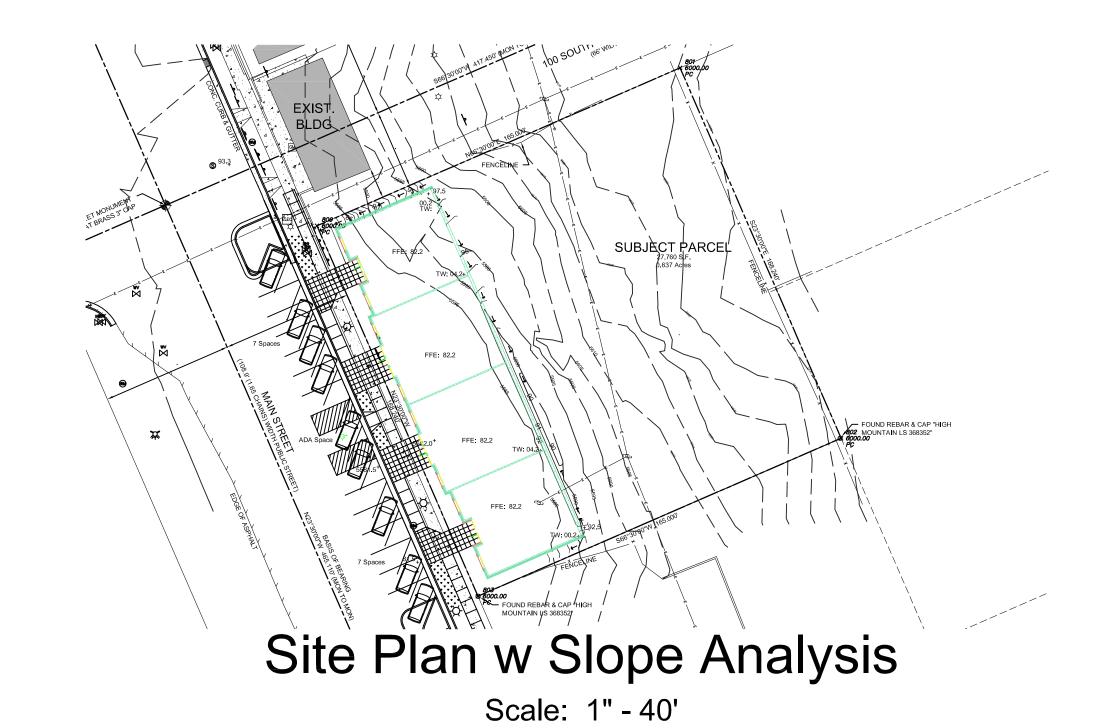
December 05, 2022





30% Slopes

1750 Sun Peak Drive Suite 100



Coalville Site Preliminary Plan

ATTACHMENT C

107 S Main Street Coalville, Utah



PLANNING & DESIGN

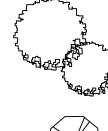
PO Box 683175 Park City, Utah 84068 1750 Sun Peak Drive Suite 100 435.901.3716 peteg@landsolutionspc.biz

# Coalville Concept Landscape Plan

107 S Main Street Coalville, Utah

September 25, 2025

# Legend



Canopy Trees



**Ornamental Trees** 



**Evergreen Trees** 



Shrubs



Ornamental Grasses

## SUGGESTED PLANT LIST

## **DECIDUOUS TREES**

AMUR MAPLE
ROCKY MTN. MAPLE
BIGTOOTH MAPLE
NETLEAF HACKBERRY
QUAKING ASPEN
MAYDAY TREE
CHOKECHERRY

MIN. SIZE 1" CAL.

ACER GINNALA

ACER GLABRUM

ACER GRANDIDENTATUM

CELTIS RETICULATA

POPULUS TREMULOIDES

PRUNUS PADUS

PRUNUS VIRGINIANA

## SHRUBS

GREENLEAF MANZANITA
MOUNTAIN LILAC
MOUNTAIN MAHOGANY
RUBBER RABBITBRUSH
MOUNTAIN SPRAY
MOUNTAIN LOVER
MOUNTAIN NINEBARK
WESTERN SANDCHERRY
ALPINE CURRANT
GOLDEN CURRANT

## 5 GAL. CONT.

ARCTOSTAPHYLOS PATULA
CEANOTHUS VELUTINUS
CERCOCARPUS MONTANUS
CHRYSOTHAMNUS NAUSEOUS
HOLODISCUS DUMOSA
PACHISTIMA MYRSENITES
PHYSOCARPUS MONOGYNUS
PRUNUS BESSEYI
RIBES ALPINUM
RIBES AUREUM
ROSA WOODSII
SALVIA DORRII
SYMPHORICARPUS ALBA

## SEEDED AREAS

DORR'S SAGE SNOWBERRY

HARD FESCUE 35%
SHEEP FESCUE 25%
CHEWING FESCUE 20%
ROCKY MTN PENSTEMON 10%
BLUE FAX 5%
YARROW 5%

SEED AT RATE OF 40LBS./ACRE

ALL DISTURBED AREAS NOT COVERED BY PAVEMENT OR BUILDING TO BE RESEEDED WITH NATIVE GRASS/WILDFLOWER MIX AS NOTED.

ALL PLANT MATERIAL SHALL BE MULCHED WITH MINIMUM 3" SHREDDED BARK MULCH. AREAS INDICATED AS PERENNIAL PLANTING AREAS SHALL ALSO BE MULCHED.

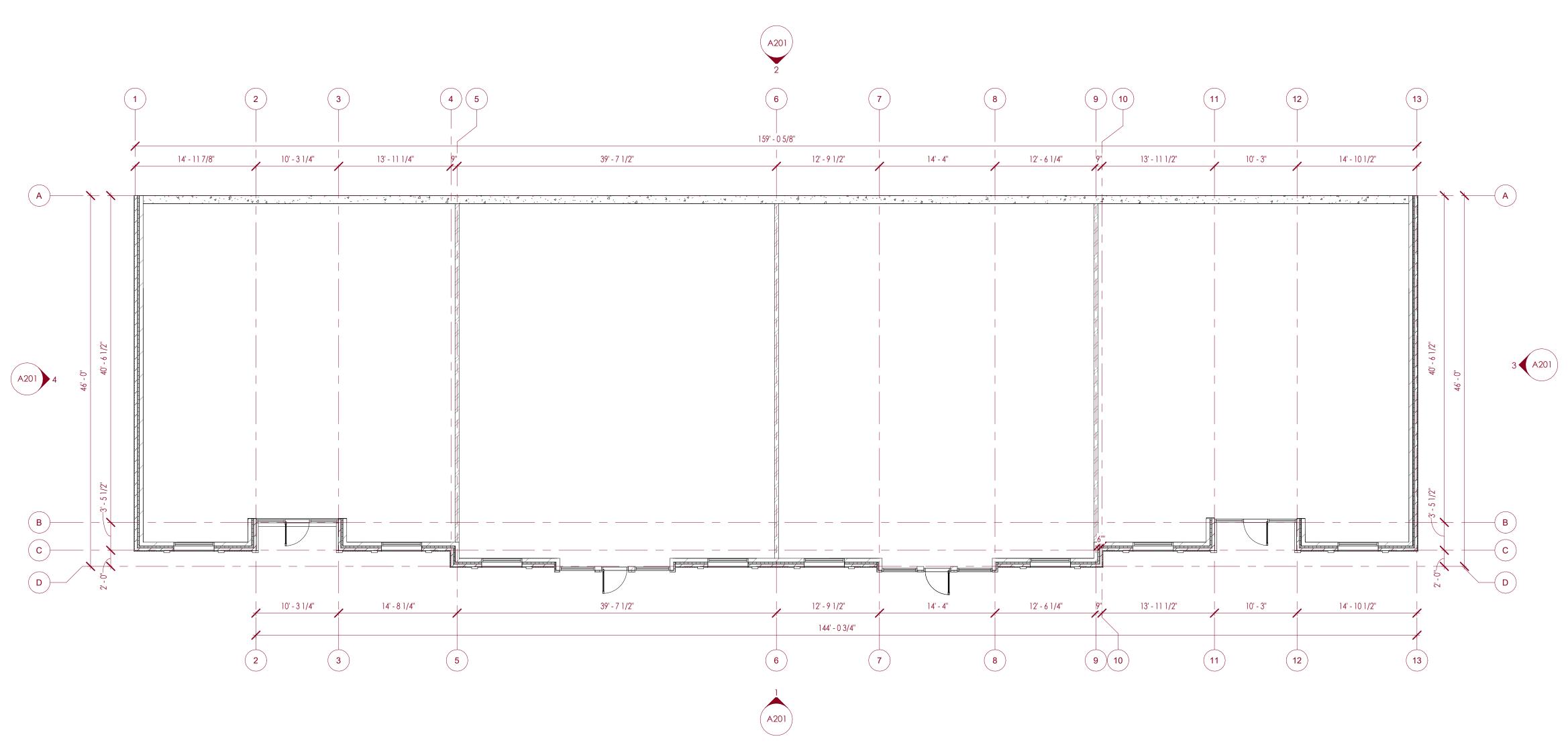
SEEDED AREAS ON SLOPES GREATER THAN 3:1 ASPECT SHALL BE PLANTED AS SOD AND NOT AS HYDROSEED. AS A BID ALTERNATE, ALL SEEDED AREAS MAY BE INSTALLED AS SOD UTILIZING THE SAME SEED MIX OR ACCEPTABLE ALTERNATIVE.

### FINAL PLANT LOCATION TO BE DETERMINED IN THE FIELD.

- 1. IRRIGATION SYSTEM IS TO BE DESIGN BUILD. CONTRACTOR TO PROVIDE DESIGN PRIOR TO COMMENCEMENT OF WORK TO INSURE ADEQUACY OF COVERAGE.
- IRRIGATION SYSTEM TO BE COMPRISED OF THREE SEPARATE SYSTEMS.
   a.) ALL TREES AND SHRUBS TO BE DRIP IRRIGATED OR UTILIZE A BUBBLER TYPE CONFIGURATION.
- b.) ALL WILDFLOWER SOD AREAS TO UTILIZE NETAFIN SYSTEM OR EQUIVALENT.
   c.) ALL NATIVE GRASS AREAS TO UTILIZE POP UP SPRAY HEADS. SYSTEM IS INTENDED TO PROVIDE ADEQUATE MOISTURE FOR SEED GERMINATION AND IRRIGATION DURING DRY SPELLS.



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

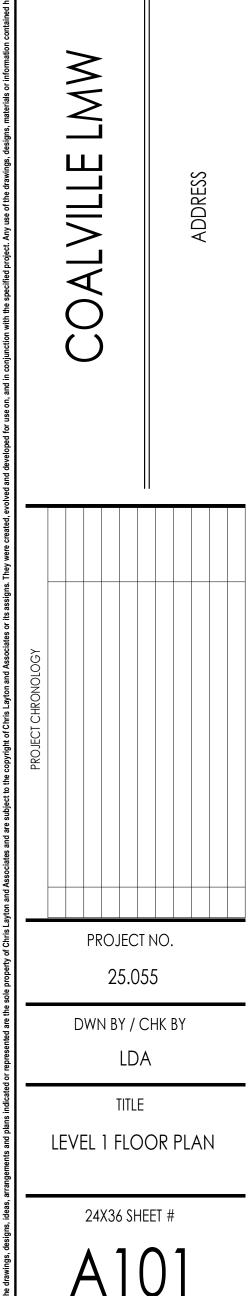






## GENERAL NOTES - FLOOR PLAN REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED DURING CONSTRUCTION AND DEMOLITION 2. FIELD VERIFY EXISTING WALL DIMENSIONS. THE EXACT MEASUREMENTS MAY VARY 3. DIMENSIONS ARE TO FACE OF STUD, FINISH FACE OF EXISTING WALLS, U.N.O. 4. FURNITURE, N.N.C. FOR ILLUSTRATION ONLY 5. ANY WALLS OR WINDOWS NOT LABELED ARE EXISTING 6. ALL DIMENSIONS TO BE V.I.F. 7. ALL ROUGH OPENINGS TO BE VERIFIED IN FIELD. PROPOSED 8. MILLWORK COLOR AND STYLE TO BE DETERMINED BY OWNER COUNTERTOP AT 34" A.F.F. 9. USE 5/8" MOISTURE RESISTANT GYPSUM BOARD ON ALL PRINTED DATE PLUMBED WET WALLS. 10. ALL INTERIOR DRYWALL TO RECEIVE LEVEL 4 SMOOTH FINISH 9/19/2025 10:07:26 AM WITH 90 SQUARE CORNERS. 11. PROVIDE WALL BLOCKING AS REQUIRED FOR WALL MOUNTED FIXTURES AND ACCESSORIES. 12. SEE FINISH PLANS FOR FINISHES, NOT ALL FINISHES IN ELEVATION WILL BE ANNOTATED. DISCREPENCIES IN FINISHES ON INTERIOR ELEVATIONS AND FINISH PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. 13. CONTRACTOR TO VERIFY EXISTING DOORS AND HARDWARE COMPLY WITH THE REQUIREMENTS OF IBC 1010 OR UPDATE AS REQUIRED. 14. FIRE BLOCKING TO BE PROVIDED AT EVERY LEVEL. 15. EQUIPMENT AND APPLIANCES HAVING AND AN IGNITION SOURCE LOCATED IN GARAGES MUST BE ELEVATED 18 INCHES ABOVE THE FLOOR PER IMC 304.3 & IFGC 305.3. **LEGEND** EXISTING WALL TO REMAIN WOOD STUD WALL METAL STUD WALL CONCRETE WALL 1 HR FIRE RATED WALL **WALL NOTES:** 1. USE 5/8" MOISTURE RESISTANT GYPSUM BOARD ON ALL PLUMBED WET WALLS. 2. ALL INTERIOR DRYWALLTO RECEIVE LEVEL 4 SMOOTH FINISH WITH 90 SQUARE CORNERS. 3. ALL INTERIOR WALLS TO RECEIVE SOUND ATTENUATION 4. PROVIDE BLOCKING AS NECESSARY. 5. SEE WALL TYPES FOR WALL CONSTRUCTION WALL TAG LEGEND PARTITION TYPE -----STUD SIZE TOP OF WALL CONDITION -----WALL MODIFIER TOP OF WALL CONDITION ALL WALL ASSEMBLIES EXTENDED TO DECK UNLESS NOTED OTHERWISE - SEE WALL TYPES ON A001. A PARTITION EXTENDS TO B.O. STRUCTURE B PARTITION EXTENDS MIN. 6" ABOVE CEILING GRID C PARTITION EXTENDS TO B.O. CEILING D PARTITION EXTENDS LOWER THAN CEILING, REFER TO WALL DETAIL FOR EXACT HEIGHT E 2'-0" ABOVE FINISHED FLOOR F REFER TO WALL SECTIONS FOR HEIGHT. **PARTITION MODIFIER** ALL WALLS ARE TO HAVE THE FOLLOWING INCLUDED UNLESS NOTED OTHERWISE: • 5/8" GYPSUM BOARD ON FINISH SIDE LEVEL 4 SMOOTH FINISH90 DEGREE CORNER BEAD SOUND ATTENUATION WITH MINERAL WOOL FIRE BLOCKING PER IBC 718.2 5/8" MOISTURE RESISTANT GYPSUM BOARD ON ALL WET a. 1 HOUR FIRE RATED WALL b. 2 HOUR FIRE RATED WALL c. SHEATHING - SEE STRUCTURAL DRAWINGS d. RC CHANNEL **KEYNOTE LEGEND** PROJECT NO. 25.055 DWN BY / CHK BY LDA

WALLS





PERSPECTIVE VIEW

PERSPECTIVE VIEW

MW PROJECT NO. 25.055 DWN BY / CHK BY LDA TITLE **ELEVATIONS** 

24X36 SHEET #

PROPOSED



PROGRESS SET

PRINTED DATE 07.15.2025



COALVILLE, UT

CHRONOLOGY

PROJECT NO 25.055

DWN BY/ CHK BY

TITLE

SITE EXTERIOR ELEVATIONS

24X36 SHEET #