

Coalville City Planning Commission
Regular Meeting
Held On
May 17, 2021
In Person and Virtual

Chair Linda Vernon called the meeting to order at 6:00 P.M.

PLANNING COMMISSION MEMBERS PRESENT:

Chair: Tonja Hanson

Commissioners:

Tim Bristow, Jeff White, Linda Vernon

Ashley Lewis (Virtual)

CITY STAFF PRESENT:

Don Sargent, Consultant

Paul Taylor, Engineer/Community Development

Zane DeWeese, Public Works Director(Virtual)

Nachele Sargent, City Recorder

PUBLIC IN ATTENDANCE:

Cheryl Godfrey, JoAnn Rees, Margarita Richins

Virtual: Camellia Robbins

Item 1 – Roll Call:

A quorum was present.

Item 2 – Pledge of Allegiance:

Chair Tonja Hanson led the Commissioners, Staff, and Public in the Pledge of Allegiance.

Item 3 –Continued Review And Possible Recommendation – Ordinance No. 2021-3 Parks, Trails, And Open Space Update Amendments To The Development Code And Master Plan:

Don Sargent referred to the Staff report (Exhibit A) and gave an overview for the public and Commissioners and stated from the last meeting the biggest issue was trails crossing private property. The Staff and Commissioners discussed the Staff report and mapping including:

- The clarification was added that the trails shown on the map were conceptual and would not be required to be installed until the property was considered for development.
- A rational nexus between development impact and a connecting trail system would need to be shown and they were planned and approved on a conceptual basis.
- Proposed: Only require an easement through the property if there wasn't a connecting trail on the adjoining property.

- 1 • The trail classifications needed to be added to the construction specifications.
- 2 • The Commissioners discussed what would be defined as development and the
- 3 equity issue of who would have to pay and who wouldn't. Don Sargent stated the
- 4 City used to charge an impact fee for parks and trails and questioned if the City
- 5 should consider having a trail fund that people would pay into. Impact fees would
- 6 have to be used within six years and to have it reinstated would require a new
- 7 analysis. The fees need to be pro-rated so an individual home wouldn't pay as
- 8 much as a developer. All major permitted uses should be assessed a fee or required
- 9 to put in a trail i.e., conditional use permits, commercial projects, and minor
- 10 subdivisions.
- 11 • The term "development" is defined in the Code and a different term like "trail
- 12 development" would need to be added and defined. The Planning Commission
- 13 requested for Don Sargent to clarify and add that language as a "trail
- 14 development".
- 15 • Proposed: A minor subdivision would be required to dedicate an easement and a
- 16 major subdivision would be required to dedicate an easement and construct the
- 17 trail.
- 18 • Proposed: A single lot would have to dedicate an easement and a minor/major
- 19 subdivision would have to dedicate an easement and construct the trail.
- 20 • A lot of funding and grant money was available to help fund and improve the trails
- 21 and the City hasn't taken advantage of those resources.

22 Don Sargent stated he would update the terminology and bring it back for review at the
23 next meeting.

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25 **Item 4 – Continued Work Session – Use Chart And Definitions Update Amendments to**
26 **The Development Code:**

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28 Don Sargent referred to the Staff report (Exhibit B) for the Use chart and Definition list. He
29 stated this was the first time they had all the uses listed together with all the different zone
30 districts. He referred to the bullet points and stated that was the goal of this update. He
31 stated they would start with the Agriculture zone use chart. The Staff and Commissioners
32 discussed the Use chart and definitions and completed a rough draft of the Agriculture
33 Uses and Definitions.

- 34 • Accessory building and accessory structures needed to be combined in the
- 35 definition and use the word "structures" with the accessory building definition.
- 36 • Eliminate accessory buildings customarily associated with traditional agricultural
- 37 operations.
- 38 • Separate the categories of buildings and uses.
- 39 • Anything that was not a domesticated farm animal would be an animal specialty
- 40 including aviaries and apiaries and would be a conditional use. Dog Kennels would

- 1 also be included as a conditional use. The Planning Commission decided a
2 definition for animal specialties needed to be researched.
- 3 • Educational Services needed to be removed. There was no definition.
 - 4 • Equestrian Facilities needed to be a conditional use because of the size and impact
5 to the area and it needed to be defined.
 - 6 • Remove Farm Animal keeping. This was part of the agriculture definition.
 - 7 • Remove Farm Industry.
 - 8 • Add a "business license required" for Fruit and Vegetable stands on owner's
9 premise.
 - 10 • Need to add Farmers Market as a conditional use.
 - 11 • Recreational Activities needed to be a conditional use and defined. It also needed
12 to be tied to noise and light. Private Parks should be removed. Don Sargent stated
13 he would research private recreational activity.
 - 14 • Public Uses and Quasi-Public uses should be combined, and the definition reviewed.
 - 15 • Remove "Small" from domesticated animals or review definition.
 - 16 • Reviewed and discussed the definition of Recreational Facilities. Recreational
17 Facilities needed to be a conditional use and recreation and resort needed to be
18 defined. The Planning Commission decided a resort zone should be created and
19 defined and this would be discussed when they reviewed the zoning map. The
20 Agricultural definition needed to be reviewed to allow other uses. The Planning
21 Commission requested for Don Sargent to research this item for more
22 consideration.
 - 23 • Seasonal Uses needed to be removed. There wasn't a definition.
 - 24 • Veterinary Clinics needed to be a conditional use.
 - 25 • Cluster Subdivisions needed to be removed.
 - 26 • Educational Services private needed to be removed as it was part of the School use.
- 27 The Planning Commissioners continued to review the uses from the other zones to see if
28 they needed to be part of the Agricultural Zone.
- 29 • Boarding Houses, Cemeteries, Dog Kennels, Dude/Guest Ranch, Bed and Breakfast
30 Inn, Parking Lot incidental to a use, Public Utility installations, Commercial
31 Campgrounds/RV Parks, Private Schools, Mortuaries, Onsite Manager/Caretaker,
32 Fertilizer Manufacturer, Radio/TV Towers, Campgrounds, Kennels, should be
33 conditional uses.
 - 34 • Restaurants/Cafes needed to be reviewed for farm-to-table type use or associated
35 with Agricultural. Specialty Retail Stores needed to be reviewed to determine how
36 to list if associated with Agriculture.
 - 37 • Typical Domesticated Animals, Temporary buildings incidental to construction,
38 should be allowed uses.
 - 39 • Recreational uses needed to be discussed further.
 - 40 • Remove Non-depository Institution and Rehabilitation Treatment Center.

- The Planning Commissioners requested for Don Sargent to determine Class A and B Beer Outlets.

Don Sargent stated he would make the updates reviewed tonight.

Item 5 – Consultant Updates:

Don Sargent stated the Wohali project would be going back to the Council next week for review and possible approval. He stated they were finalizing the provisions of the Development Agreement.

Paul Taylor informed the Planning Commissioners a Developer was looking at moving forward with project for the Brown property that was annexed into the City. He stated the Developer had a Development Agreement from 20 years ago that would allow them to do 349 residential units. He stated they were in the process of doing their due diligence to see what it would take to make the project happen. He stated he would keep them posted on any decisions made.

Item 6 – Planning Commission Updates:

There were no Planning Commission updates tonight.

Item 7 – Review And Possible Approval Of Minutes:

The Commissioners reviewed the minutes of the April 19, 2021 meeting.

A motion was made by Commissioner Jeff White to approve the minutes of April 19, 2021, as amended. Commissioner Linda Vernon seconded the motion. All Ayes. Motion Carried.

Item 8 – Adjournment:

A motion was made by Commissioner Tim Bristow to adjourn the meeting. Commissioner Jeff White seconded the motion. All ayes. Motion Carried.

The meeting adjourned at 9:08 P.M.

Chair Tonja Hanson

1 Attest:

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Nachele D. Sargent, City Recorder

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