

Coalville City Planning Commission
Regular Meeting
Held On
July 19, 2021
In Person and Virtual

Chair Tonja Hanson 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

CITY STAFF PRESENT:

Don Sargent, Consultant
Paul Taylor, Engineer/Community Development
Zane DeWeese, Public Works Director (Virtual)
Nachele Sargent, City Recorder

PUBLIC IN ATTENDANCE:

Axcil Blonquist, Destinnie Blonquist,
Stefanie Bowen, Cade Sargent
Virtual: Camellia Robbins, Jack
Walkenhorst

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 – Public Hearing: Review, Receive Comment And Possible Recommendation Of
The Cliffview Subdivision Final Plan:**

Paul Taylor stated Cade Sargent had submitted plans for a minor subdivision at 116 N Industrial Park Road and the Planning Commission had reviewed the Concept plan at the last meeting. He referred to the Staff report (Exhibit A) and stated the application was for three lots on .75 acres. Paul stated there was an existing utility in the Northeast corner and a utility easement needed to be added to the plat. He stated the addresses of the property owners also needed to be added to the plat. He stated there was an existing home on lot #3 which they planned to use as a rental home right now. The shared driveway would need to be widened and improved when they were ready to build on that lot. Commissioner Linda Vernon questioned if they would be required to put a sidewalk in along Industrial Park Road. Paul Taylor stated that had not been indicated on the plat. He stated the curb and gutter wasn't required to be shown on the plat. He stated that type of information would be on the construction drawings. Commissioner Linda Vernon

1 questioned if the construction drawings should be provided showing the sidewalk before
2 they took any action. Paul Taylor stated they could wait until the construction drawings
3 had been submitted if that was the direction they wanted to go.

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5 Chair Tonja Hanson opened the public hearing at 6:07 P.M.

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7 There was no public comment.

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9 Chair Tonja Hanson closed the public hearing at 6:08 P.M.

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11 Chair Tonja Hanson stated she would like to see the final construction drawings before
12 making a decision. She questioned if a note would be added to the final plat stating the
13 shared driveway would need to be widened and the plat amended before the third home
14 could be built. Paul stated there was a note on the plat about the shared driveway, but it
15 did not address specifically the need to widen the drive or amend the plat for the third
16 home. He stated it was up to Staff to keep that in mind to have that happen. Chair Tonja
17 Hanson stated people come and go and that would be difficult to track. Commissioner
18 Linda Vernon questioned if it could be required to be added to the plat. Don Sargent
19 stated they couldn't require that to be added to the plat because it complied with the Code
20 as it was being presented for approval now. Commissioner Ashley Lewis stated he was
21 concerned about the sidewalk to nowhere. Paul Taylor stated it was a requirement of the
22 ordinance and they had to start somewhere. He stated it was difficult to ask the Developer
23 to come back later and install a sidewalk. He stated they could require them to put it in
24 front of both lots. Don Sargent stated this was something they had been reviewing and
25 had just recommended to the Council. He stated the old Code stated that sidewalks should
26 be included in the dedicated right-of-way along all roads. He stated it hasn't always been
27 enforced and the Code wasn't very clear, but the updates they were making would take
28 care of that. Commissioner Linda Vernon stated Industrial Park Road was an existing road
29 so a sidewalk should be required. The Commissioner's discussed waiting for the
30 construction drawings before making a decision.

31
32 **A motion was made by Commissioner Linda Vernon to continue the decision for**
33 **recommendation to the Council for Cliffview Subdivision Final Plat approval until they**
34 **received the construction drawings and would be discussed at the next meeting.**
35 **Commissioner Tim Bristow seconded the motion. All Ayes. Motion Carried.**

36
37 Paul Taylor verified the Commissioner's wanted to see the sidewalk, curb, and gutter on
38 the construction drawings. The Commissioner's stated they would like to see all of those
39 items on the drawings.

40
41 **Item 4 – Continued Work Session – Use Chart And Definitions Update Amendments to**
42 **The Development Code:**

1
2 Commissioner Linda Vernon stated she was concerned they were making decisions based
3 on the Zoning map. She stated she felt they needed to concentrate on the use and if it
4 should be included in the Zone and not where the property was located on the map. Chair
5 Tonja Hanson agreed and stated there may be opportunities for property to be annexed.
6 Don Sargent stated as they continued through the process they would look at modifying
7 the Zoning map too. He stated they should concentrate on the use for the Zone, and they
8 may need to remove old uses and bring in new ones which would happen as they made it
9 through all the Zones. He stated it was a fluid back and forth process and this was just the
10 first level of review. He stated they may want to do a joint meeting with the City Council
11 when they got closer to the end review. Don Sargent referred to the Staff report (Exhibit B)
12 for the Use chart and Definition list. He stated he had removed some of the redundancies,
13 grouped some uses, and added two new uses as discussed. He requested for them to keep
14 in mind the AG and RA zones as they went through this review. Don read the existing
15 definition for the R-1 zone (Exhibit C).

- 16 • Animal Specialties - Conditional
- 17 • Equestrian Facilities – The Commissioners discussed if there would be a big enough
18 parcel to do this type of Facility. The R-1 could be up to a ten-acre parcel, but it
19 needed to be compatible with an adjoining one-acre parcel. Conditional
- 20 • Removed Farm Animal Keeping and Farm Industry.
- 21 • Farmers Market – Low impact for RA and R1. The Low Impact process/permit
22 needed to be added and would be a Staff review only. It would be a permanent use
23 instead of a temporary use.
- 24 • Fruit & Vegetable – Allowed with a business license required.
- 25 • Home Occupations – Minor, Allowed. Major, Conditional. May need to be review
26 again at a later date as a low impact.
- 27 • Household Pets – Questioned if a number needed to be assigned. Don would
28 continue to research.. Needed to be able to address a dog or cat that had a litter.
- 29 • Private Parks - Removed as a duplicate use.
- 30 • Public Parks – A park would typically need a few acres. Low Impact to have a review
31 process.
- 32 • Quasi-Public Park – Low Impact
- 33 • Domesticated Farm Animals –Suggested only allowing so many animals per acre.
34 The number of animals allowed per acre was already determined with the Code in
35 the Zone District. - Allowed
- 36 • Recreational Facilities or Uses – Need to revise the definition. Conditional
- 37 • Residential Care Facilities – Subject to Utah Code.
- 38 • Veterinary Clinics – Conditional
- 39 • Communications Substations – Conditional
- 40 • Boarding Houses – Conditional
- 41 • Cemetery – Conditional

- 1 • Dog Kennels – Removed as a duplicate use.
- 2 • Dude Ranch – Conditional
- 3 • Typical Domesticated Farm Animals – Removed as a duplicate use.
- 4 • Dwelling Two Family - Conditional
- 5 • Dwelling Multi-Family – Not Allowed
- 6 • Commercial Smaller than 25,000 – Conditional
- 7 • Commercial Larger than 25,000 – Conditional
- 8 • Temporary Buildings Incidental to Construction – Allowed
- 9 • Auto Fuel Service Station – Combined the uses for any automobile service. – Not
- 10 Allowed
- 11 • Automobile Dealership – Change RA to Not Allowed, R1 Not Allowed
- 12 • Car Wash – Change RA to Not Allowed, R1 Not Allowed
- 13 • Parking Lot Incidental to Use on Premise – Remove Use
- 14 • Parking Lot Not Incidental to Use on Premise – This could be someone using their
- 15 field for parking for an event. Change AG and RA to Temporary, R1 Temporary
- 16 • Assisted Living Center – Conditional
- 17 • Single and Multi- Family Dwellings Within Historic District – Not Allowed or add an
- 18 asterisk that it was not applicable.
- 19 • Homeless Shelter – Generally the homeless needed access to amenities by walking
- 20 or public transportation. – Change RA to Not Allowed, R1 Not Allowed
- 21 • Change RA to Not Allowed, R1 Not Allowed.
- 22 • Hotel/Motel – Change RA to Not Allowed, R1 Not Allowed. Commissioner Ashley
- 23 Lewis questioned if a developer would start with a Zone Change for this type of
- 24 project. Don Sargent stated possibly, or they could do a mixed-use development
- 25 around the Motel/Hotel. He stated it would depend on where they were going to
- 26 put it.
- 27 • Nursing Home – Conditional
- 28 • Protective Housing and Residential for Elderly – Removed as duplicate use.
- 29 • Residential Facility for Disability – Remove and combine as a duplicate use.
- 30 • Single or Multi-Family Located in same as Principle Commercial Use – Change RA to
- 31 Not Allowed, R1 Not Allowed
- 32 • Transitional or Protective – They gave the example of the Peace House. –
- 33 Conditional
- 34 • College, private or public – Conditional
- 35 • Essential Services – Removed as duplicate.
- 36 • Public Utility Installations – Conditional
- 37 • Schools – Conditional
- 38 • Athletic Health Fitness – Conditional
- 39 • Commercial Campgrounds/RV Parks – Discussed if it was located on a ten-acre
- 40 parcel, then it would need to be compatible with residential use. – Not Allowed

- 1 • Recreation uses were combined.
- 2 • Miniature Golf – Remove and combine with recreation.
- 3 • Sexually Oriented Business – Not Allowed
- 4 • Social Club, Billiard, Pool – Not Allowed
- 5 • Commercial Swimming Pool – Conditional
- 6 • Skating Rink – Conditional
- 7 • Indoor Theater – Change RA to Not Allowed, R1 Not Allowed
- 8 • Pawn Shop – Change RA to Not Allowed, R1 Not Allowed
- 9 • Pet Shop, Pet Grooming – Remove and combine with commercial retail.
- 10 • Restaurants – It's hard to find any commercial space. Conditional
- 11 • Distillery, Agri-Business – Someone could change their old barn to a restaurant.
- 12 Conditional
- 13 • Shopping Center – Change RA to Not Allowed, R1 Not Allowed
- 14 • Sporting Goods – Remove and combine with Retail
- 15 • State Liquor Store – Change RA to Not Allowed, R1 Not Allowed
- 16 • Professional Services – Need to define. Change RA to Not Allowed, R1 Not Allowed
- 17 • Mortuary – Conditional
- 18 • Rental Equipment – This would be a primary use shop. Change RA to Not Allowed,
- 19 R1 Not Allowed
- 20 • Storage Facilities – Not Allowed
- 21 • Freight Transportation – Not Allowed
- 22 • Park & Ride Facilities – Change RA to Not Allowed, R1 Not Allowed
- 23 • Bus or Taxi – Not Allowed
- 24 • Towing Service – Change RA to Not Allowed, R1 Not Allowed
- 25 • Truck Stop – Not Allowed
- 26 • Onsite Manager – Need to look at definition. A farmer or agri-business may need to
- 27 have workers living on-site. Change Ag to Conditional, R1 Conditional
- 28 • Processing & Manufacturing – Not Allowed
- 29 • Cement Mortar – Not Allowed
- 30 • Construction of building to be moved off premise – Not Allowed
- 31 • Fertilizer & Soil Conditioner – Not Allowed
- 32 • Foundry & Casting – Not Allowed
- 33 • Food Manufacturing – Not Allowed
- 34 • Radio Tower – Conditional
- 35 • Building Materials Yard – Change RA to Not Allowed, R1 Not Allowed
- 36 • Radio Station – Change RA to Not Allowed, R1 Not Allowed
- 37 • Pest Exterminator – Change RA to Not Allowed, R1 Not Allowed
- 38 • Coal, Fuel, Wood – Not Allowed
- 39 • RV/Boat Storage – Not Allowed
- 40 • Junk/Salvage Yard – Not Allowed

- Warehouse – Not Allowed
- Airport/Helipad – Not Allowed
- Bus Terminal - Not Allowed
- Freight/Trucking Terminal – Not Allowed
- “U-Haul” – Not Allowed
- Terminal, Parking/Maintenance Facility – Not Allowed
- Commercial Retail Use – Need to define. Review at the next meeting.
- Commercial Service Uses – Need to define. Review at the next meeting.

Don stated he would make those changes and bring them for review at the next meeting.

Item 5 – Consultant Updates:

Don Sargent stated the City Council work session for the Parks, Trails, And Open Space meeting had been cancelled and rescheduled for July 26, 2021.

Don Sargent stated the Wohali Development Agreement had been signed and recorded. He stated Wohali Partners LLC were working on getting the Final Plat ready along with their bond and construction drawings. Paul Taylor stated they were almost finished approving the construction drawings. Don Sargent stated when those items were completed they would be able to have the pre-construction meeting and move forward. He stated Wohali had been holding some real estate tours and taking lot reservations. Don and Paul stated a lot of work had been done to make sure the City was protected.

Item 6 – Planner/Engineer Updates:

Paul Taylor stated there was another three-lot subdivision that had been submitted for review. He stated it would probably be on the next agenda.

Paul Taylor stated he had only been working part time and was in the process of retiring. He stated he needed to focus on other things in his life right now and he would continue to work part time until the end of the year.

Item 7 – Planning Commission Updates:

There were not Planning Commission updates tonight.

Item 8 – Review And Possible Approval Of Minutes:

The Commissioners reviewed the minutes of the June 21, 2021 meeting.

1 **A motion was made by Commissioner Jeff White to approve the minutes of June 21,**
2 **2021, as amended. Commissioner Linda Vernon seconded the motion. All Ayes. Motion**
3 **Carried.**

4
5 **Item 9 – Adjournment:**

6
7 **A motion was made by Commissioner Ashley Lewis to adjourn the meeting.**
8 **Commissioner Jeff White seconded the motion. All ayes. Motion Carried.**

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10 The meeting adjourned at 8:00 P.M.

11
12
13
14 _____
15 Chair Tonja Hanson

16
17 Attest:

18
19 _____
20 Nachele D. Sargent, City Recorder