

Coalville City Planning Commission
Regular Meeting
Held On
August 16, 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 (excused)

CITY STAFF PRESENT:

Don Sargent, Consultant

Chris Thomsen, Engineer/Community Development

Sheldon Smith, City Attorney

Zane DeWeese, Public Works Director (Virtual)

Nachele Sargent, City Recorder

PUBLIC IN ATTENDANCE:

Jason Moore, Lindsay Moore, Kelly

Ovard, Denise Smith, Jim Boyden, Marc

Boyden, Margarita Richins, Doug Porter,

Sheryl Porter, Gary Siddoway, Jay

Stratton, Katie Stratton

Virtual: Camellia Robbins, Jack

Walkenhorst, Ed Woolstenhulme, Lynn

Wood, Tom Rees, Sheryl Rees, Sheryl

Godfrey

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 Lakeside Subdivision Preliminary Plan:**

Jason Moore stated his mother-in-law, Teri Siddoway, was applying to subdivide the field located next to her property. He stated the property had been subdivided before so they had to do the Major subdivision process. Jason stated he owned the barn behind Teri's house and it would now tie into the subdivision as lot #3. He stated they planned to keep the property in the family. He stated lot #1 and #2 would share a driveway and lot #3 would use the current easement for the barn. The Planning Commission verified if they

1 wanted to include the barn property with lot #3. Jason Moore stated they had debated
2 leaving it separate and questioned if it could be amended at a later date. He stated as he
3 thought about it, he would like to keep the barn separate and not part of the subdivision,
4 but would still use the right-of-way for the driveway for lot #3. Sheldon Smith questioned
5 where the sewer easement was located. He stated it would need to be included on the
6 plat. Jason Moore questioned who they would contact to verify the easement and Sheldon
7 Smith stated they could start with the City. Jason stated he thought it was outside of the
8 subdivision boundary but would verify it with his surveyor. Don Sargent stated the plat
9 showed a 20-foot setback off of Main Street and it needed to be a 30-foot setback from the
10 property line. Chris Thomsen referred to the Staff report from Paul Taylor (Exhibit A) and
11 read the items that needed to be addressed. Jason Moore verified the requirement for the
12 curb and sidewalk. The Planning Commission and Don Sargent verified curb and sidewalks
13 were required and needed to be shown on the construction drawing maps along with the
14 utilities. Don Sargent verified this was a Major subdivision and so they had to do the
15 preliminary plan process.

16
17 Chair Tonya Hanson opened the public hearing at 6:20 P.M.

18
19 There were no public comments.

20
21 Chair Tonya Hanson closed the public hearing at 6:21 P.M.

22
23 Commissioner Linda Vernon questioned if they could take action without the construction
24 drawings. She stated she would like to have the sidewalk and curb shown. She stated that
25 was what they had required the last subdivision to provide for approval. Commissioner
26 Tim Bristow agreed and stated where the homes were going to be built didn't need to be
27 shown, but the general subdivision information was needed. Sheldon Smith stated they
28 would also need to submit new plat drawings to reflect the changes for lot #3.

29
30 **A motion was made by Commissioner Linda Vernon to continue the decision for the**
31 **Lakeside Subdivision until a new plat and construction drawings were submitted for**
32 **approval. Commissioner Tim Bristow seconded the motion. All Ayes. Motion carried.**

33
34 **Item 4 – Review And Discussion Of The Courthouse Hill MPD Application:**

35
36 Marc Boyden stated they had applied to develop the property they owned next to the
37 Black Willow subdivision. He stated his brother was Jim Boyden and this project had
38 nothing to do with the Wohali Partners LLC. He stated they were not asking for a rezone
39 and they plan to follow the R-2 Zone requirements. Commissioner Linda Vernon
40 questioned where individuals would park their recreation vehicles. Mr. Boyden stated the
41 parking would just be for the individuals using the area. They had the idea of a family using
42 the area for a family reunion or someone staying long term and they were still open to

1 both ideas. He stated the parking area would not be a camping area. He stated they were
2 planning to own and manage the homes/cabins at this time. Chair Tonja Hanson
3 questioned if the City had any issues with them using these as nightly rentals. Sheldon
4 Smith stated he wasn't aware of any. Commissioner Linda Vernon stated they needed to
5 make sure the sidewalk was along the project. Marc Boyden stated they would tie in the
6 sidewalk and any trails designated. Don Sargent stated this was the concept plan and was
7 just for discussion to let the Planning Commission to know about the project. He stated
8 the details would come with the Preliminary application. Commissioner Tim Bristow
9 questioned what the build out time would be. Marc Boyden stated he wasn't sure at this
10 time, but they would probably build the first two units in the middle and see how the
11 market went. He stated they didn't anticipate taking a long time to complete the project.
12 Chair Tonja Hanson questioned if there was a provision in the Code that required a certain
13 timeline for the project to be completed. Chris Thomsen stated this would have a
14 Development Agreement and there would be provisions for phasing and what would need
15 to be completed with each phase. Chair Tonja Hanson questioned how large the
16 amphitheater would be. Marc Boyden stated it would hold around three dozen people and
17 would just be for the use of the development. Don Sargent referred to the Staff report
18 (Exhibit B) from Paul Taylor and read the conditions he had called out. Jim Boyden stated
19 the requirements listed would be addressed with the preliminary plan. Chair Tonja Hanson
20 questioned how many parking spaces were planned for the project. Marc Boyden stated
21 there were 38 including the trailer parking spaces. Chair Tonja Hanson thanked Mr.
22 Boyden for the information and stated they would watch for the preliminary application.

23
24 **Item 5 – Review And Discussion Of The Lazy J Boat Rental Concept Review, Rezone, And**
25 **MPD Application:**

26
27 Marc Boyden stated this application for his family was for a boat rental, storage, and repair
28 project. He stated it would be located off of Center Street behind in the field where their
29 barn was currently located. He stated they were requesting a rezone for this project from
30 Agriculture to Light Industrial. He stated they would be keeping the barns on the property.
31 Marc Boyden stated there would be 74 units, 67 uncovered parking stalls, and a boat
32 repair/rental garage. Commissioner Linda Vernon questioned how this project would
33 work with the wetlands. Chris Thomsen referred to the Staff report (Exhibit C) stated the
34 National Data Base didn't have any wetlands listed here, but Paul Taylor wanted to be
35 sensitive to wetlands. He stated everybody had different opinions about whether it was a
36 wetland area or not. Sheldon Smith stated they would need to address the wetlands and
37 provide information with the project. Jim Boyden stated the area that was being planned
38 was flat and then it dropped off. He stated the wetland area stopped at the fence line or
39 the yellow dash line on the map. He stated the property abutted the City Wastewater
40 Treatment plant. He stated the City had requested an easement for the Force Main project
41 and they had kept the North end of the property open with parking stalls only to help
42 facilitate that project. He stated they had discussed doing a nursery or landscaping

1 business here at one time, but they hadn't ever gone forward with it. Chair Tonja Hanson
2 questioned how tall the storage units would be. Jim Boyden stated they hadn't been
3 designed yet, but they would follow the Light Industrial Code. Commissioner Jeff White
4 questioned if the units would be one continuous building. Marc Boyden stated that was
5 the plan, but they hadn't completed the design yet. Commissioner Linda Vernon
6 questioned if the plans would note leaving the barn area open or a conservation easement,
7 etc. She stated if they were going to rezone the property she would like it noted that there
8 wouldn't be any other development there. Jim Boyden stated they may want to replace
9 the barns in the future, but they weren't planning anything right now. Sheldon Smith
10 stated at one time Stephen Boyden had looked at putting in like a Flying J and questioned if
11 something like that was still being considered. Jim Boyden stated the access made
12 something like that difficult and they weren't planning anything like that. Chris Thomsen
13 stated if the property was rezoned they would be able to do whatever they wanted with
14 the property under what it was zoned, even if they had noted something else on the plans
15 and so the Commissioners needed to be aware of that. Don Sargent stated they could
16 make that a requirement with the MPD that would state what that rezone would be
17 allowed to do and it would be included with the agreement for the development. Jim
18 Boyden and Marc Boyden stated they would be doing the project simultaneously with the
19 rezone. Don Sargent stated a concept plan was required with a rezone request and if the
20 project didn't go through the property would go back to the original zone. Chair Tonja
21 Hanson stated there was a conservation easement that could be designated for the
22 property and there were benefits to the property owner if they wanted to incorporate
23 something like that. She stated personally she wasn't thrilled with the idea of storage units
24 right at the entrance to the City, but she could see how it would be logical to put it there
25 with what was already in the area. Marc Boyden stated aesthetics mattered to them and
26 they would be committed to that with the project. He stated there was a lot of space to
27 the West that would be left as open space. Chair Tonja Hanson stated they would look
28 forward to seeing what they came back with for the next stage of the process.

29
30 **Item 6 – Discussion Concerning A Business License Application For 4G Construction:**

31
32 Chris Thomsen stated they had received a business license for review for 4G Construction.
33 He stated the location was in a residential zone and the property owner was requesting a
34 license for a contractor's yard associated with the shop that was already on the property.
35 He stated a contractor's yard was only allowed in the Light Industrial zone. Chris stated
36 there were provisions in the Code that allowed for the Land Use Administrator which was
37 Paul Taylor to determine if the use would be compatible with the zone. He stated Paul had
38 requested some input from the Planning Commission for this decision. The Commissioners
39 looked at the map to see where the property was located. Don Sargent stated this
40 property was located across from the Black Willow subdivision and they had already built a
41 shop on the property. He stated this use wasn't listed for the residential zone and they
42 would be addressing the uses as they continued their review. He stated if it was an

1 allowed use they would be required to do a conditional use application, but the use wasn't
2 listed. He stated the use could create noise, dust, equipment idling, etc. which wasn't
3 compatible with the residential zone. Jay Stratton stated he was a neighbor and the shop
4 took up most of the property and he didn't think they would be able to use any of it as a
5 yard. He stated he thought it was just to store his equipment in the shop. Sheldon Smith
6 stated the legal issue was if a construction yard was compatible with the R-2 zone. Chair
7 Tonja Hanson questioned if restrictions could be placed on the business license. Sheldon
8 Smith stated if it was a conditional use they could put the conditions of approval on the
9 application, but it wasn't a conditional use. He stated the Applicant could wait and see
10 what the Planning Commission determined for a construction yard use to see if it would be
11 allowed as a conditional use, but right now it was not compatible with a residential use.
12 Commissioner Jeff White stated he wouldn't have a problem with the business if
13 everything stayed inside the shop, but additional storage and equipment would be an
14 issue. He stated if it could be a conditional use then it would probably work. Chris
15 Thomsen stated he would forward the Planning Commissions comments on to Paul Taylor.

16
17 **Item 7 – Continued Work Session – Use Chart And Definitions Update Amendments to**
18 **The Development Code:**

19
20 Sheldon Smith stated a line item needed to be added for construction yards so everyone
21 would know how they should be addressed. Don Sargent stated they needed to discuss it
22 and decided which zones would be appropriate for the use. The Planning Commission
23 decided they would review the three residential zones at the same time. Don Sargent
24 referred to the Staff report (Exhibit D) and discussed the zoning map with the
25 Commissioners. He stated to keep in mind the Commercial zone reverted to R-8 for
26 residential use, but they didn't need to keep it that way. He stated they could reserve it for
27 commercial use only, but the trend was to have a mix with apartments above a commercial
28 business. He stated they could continue to think about it as they refined the use list.

- 29 • Accessory Structures & Uses - Chair Hanson questioned if there was room for
30 accessory structures in the R-8 zone. Chris Thomsen stated many people had a
31 storage shed or something like that. The Commissioners decided to keep it as
32 allowed.
- 33 • Agriculture – Don read the definition of agricultural. The Commissioners discussed
34 the issue with animals in a residential zone. Don stated there was a purpose
35 statement for each residential zone and stated the R-4 and R-8 stated typical
36 domesticated animals were not allowed. He stated crops were not prohibited in
37 any zone district, but horses and other domesticated farm animals were not
38 allowed some zones. He stated they could refine the definition for agriculture or
39 add a note to clarify that raising a garden would be allowed or everything was
40 allowed except domesticated farm animals. The Commissioners decided to list it as
41 a note that domesticated farm animals were allowed in R-2 and prohibited in R-4
42 and R-8.

- 1 • Animal Specialties – Commissioner Linda Vernon stated she thought an Apiary
2 should go back to having its own line item and not have it grouped with the other
3 animal specialties. She stated they didn't have the same issues as other animals like
4 noise or smell. She stated she didn't think it needed to be a conditional use and
5 there was an ordinance for beekeeping. Chair Tonja Hanson stated kennels had
6 multiple definitions too. She stated a person shouldn't have to have a conditional
7 use to have two dogs in their back yard. Commissioner Linda Vernon stated maybe
8 there should be something for boarding animals or they could refine the definition.
9 Don read the definition for animal specialties. The Commissioners requested for a
10 line item to be added for boarding animals and to put apiaries back to its own line
11 item.
- 12 • Apiaries – Add note "as dictated by City ordinance" for residential zones and change
13 it to be allowed in AG and RA.
- 14 • Kennels Boarding – AG, RA, R-1 conditional. R-2, R-4, R-8 not allowed.
- 15 • Construction Yards – AG, RA conditional. Not Allowed R-1, R-2, R-4, R-8.
- 16 • Equestrian Facilities – R-2, R-4, R-8 not allowed.
- 17 • Farmers Market – R-2, R-4, R-8 low impact. Don explained the Low Impact permit
18 was permanent and was one step below a conditional use. It gave the opportunity
19 for Staff to review the request.
- 20 • Fruit and Vegetable Stand – R-2, R-4, R-8 allowed.
- 21 • Home Occupations are addressed in the Code. Don reviewed the information with
22 the Commissioners. The Commissioners decided to leave it as it was.
- 23 • Household pets – Don discussed the issue of the number of pets allowed. He stated
24 some jurisdictions based it on the square footage of the location. Some allowed
25 kittens or puppies up to 8 weeks. The Commissioners discussed how to regulate
26 this and discussed it would be addressed by complaint and would give a basis for
27 enforcement. They decided to change the maximum number to 5.
- 28 • Nursery/Greenhouse – Don read the definition. R-2, R-4, R-8 allowed for private
29 use only and requested for a note to be added as non-commercial.
- 30 • Public Parks and Quasi Public – R-2, R-4, R-8 low impact.
- 31 • Domesticated Farm Animals – R-2 allowed as per the zone purpose statement. R-4,
32 R-8 not allowed.
- 33 • Recreational Facilities or Uses – This could include skating rinks, pickle ball courts,
34 miniature golf, etc. R-2, R-4, R8 conditional.
- 35 • Residential Care Facilities – Subject to Utah Code. Allowed.
- 36 • Trails and Open Space - R-2, R-4, R8 allowed.
- 37 • Veterinary Clinics – R-2, R-4, R-8 not allowed. There would be a big difference if it
38 was large or small animal, but was usually a commercial business.
- 39 • Communications Substations – R-2, R-4, R-8 not allowed.
- 40 • Boarding Houses – R-2, R-4, R-8 not allowed. Don read the definition. This was
41 more of housing for employees and could be an accessory dwelling.

- 1 • Cemetery – R-2, R-4, R-8 not allowed.
- 2 • Dude Ranch – R-2, R-4, R-8 not allowed.
- 3 • Bed and Breakfast - R-2, R-4, conditional. R-8 allowed. Don read the definition. He
- 4 stated this was more of a nightly rental and associated as a business.
- 5 • Dwelling Two Family - R-2, R-4, R-8 allowed.
- 6 • Dwelling Multi-Family – R-2 not allowed. R-4, R-8 conditional.
- 7 • Commercial Smaller than 25,000 – R-2, R-4, R-8 not allowed. Chair Tonja Hanson
- 8 referred to the business license application for 4G Construction and stated this
- 9 would be the same type of thing. Don stated big buildings in residential zones had
- 10 been an issue.
- 11 • Commercial Larger than 25,000 – R-2, R-4, R-8 not allowed.
- 12 • Temporary Buildings Incidental to Construction – R-2, R-4, R-8 allowed.
- 13 • Auto Fuel Service Station – R-2, R-4, R-8 not allowed.
- 14 • Automobile Dealership – R-2, R-4, R-8 not allowed.
- 15 • Car Wash – R-2, R-4, R-8 not allowed.
- 16 • Parking Lot Not Incidental to Use on Premise – This could be someone using their
- 17 field for parking for an event. R-2, R-4, R-8 temporary.
- 18 • Assisted Living Center – R-2, R-4, R-8 conditional. Change AG to conditional. The
- 19 Commissioners discussed the example of the Family Tree facility in Morgan and
- 20 traffic for employees and delivery trucks could be an issue.
- 21 • Single and Multi- Family Dwellings Within Historic District – R-2, R-4 not applicable.
- 22 R-8 allowed.
- 23 • Homeless Shelter – R-2, R-4, R-8 not allowed.
- 24 • Hotel/Motel – R-2, R-4, R-8 not allowed.
- 25 • Nursing Home – R-2, R-4, R-8 conditional. Change AG to conditional.
- 26 • Single or Multi-Family Located in same as Principle Commercial Use – R-2, R-4, R-8
- 27 not applicable.
- 28 • Transitional or Protective – R-2, R-4, R-8 conditional.
- 29 • College, private or public – R-2, R-4, R-8 conditional.
- 30 • Public Utility Installations – R-2, R-4, R-8 not allowed.
- 31 • Schools – R-2, R-4, R-8 conditional.
- 32 • Athletic Health Fitness – R-2, R-4, R-8 conditional.
- 33 • Commercial Campgrounds/RV Parks – R-2, R-4, R-8 not allowed.
- 34 • Sexually Oriented Business – R-2, R-4, R-8 not allowed.
- 35 • Social Club, Billiard, Pool – R-2, R-4, R-8 not allowed.
- 36 • Commercial Swimming Pool – R-2, R-4, R-8 conditional.
- 37 • Skating Rink – R-2, R-4, R-8 conditional.
- 38 • Indoor Theater – R-2, R-4, R-8 not allowed.
- 39 • Pawn Shop – R-2, R-4, R-8 not allowed.
- 40 • Restaurants – R-2, R-4, R-8 conditional.

- 1 • Distillery, Agri-Business – R-2, R-4, R-8 conditional.
- 2 • Shopping Center – R-2, R-4, R-8 not allowed.
- 3 • State Liquor Store – R-2, R-4, R-8 not allowed.
- 4 • Mortuary – R-2, R-4, R-8 not allowed.
- 5 • Rental Equipment – R-2, R-4, R-8 not allowed.
- 6 • Storage Facilities – R-2, R-4, R-8 not allowed.
- 7 • Freight Transportation – R-2, R-4, R-8 not allowed.
- 8 • Park & Ride Facilities R-2, R-4, R-8 not allowed.
- 9 • Bus or Taxi – R-2, R-4, R-8 not allowed.
- 10 • Towing Service – R-2, R-4, R-8 not allowed.
- 11 • Truck Stop – R-2, R-4, R-8 not allowed.
- 12 • Onsite Manager – R-2, R-4, R-8 not allowed.
- 13 • Processing & Manufacturing – R-2, R-4, R-8 not allowed.
- 14 • Cement Mortar – R-2, R-4, R-8 not allowed.
- 15 • Construction of building to be moved off premise – R-2, R-4, R-8 not allowed.
- 16 • Fertilizer & Soil Conditioner – R-2, R-4, R-8 not allowed.
- 17 • Foundry & Casting – R-2, R-4, R-8 not allowed.
- 18 • Food Manufacturing – R-2, R-4, R-8 not allowed.
- 19 • Radio Tower – R-2, R-4, R-8 not allowed.
- 20 • Building Materials Yard – R-2, R-4, R-8 not allowed.
- 21 • Radio & Television Station - R-2, R-4, R-8 not allowed.
- 22 • Pest Exterminator – R-2, R-4, R-8 not allowed.
- 23 • Coal, Fuel, Wood – R-2, R-4, R-8 not allowed.
- 24 • RV/Boat Storage – R-2, R-4, R-8 not allowed.
- 25 • Junk/Salvage Yard – R-2, R-4, R-8 not allowed.
- 26 • Warehouse – R-2, R-4, R-8 not allowed.
- 27 • Airport/Helipad – R-2, R-4, R-8 not allowed.
- 28 • Bus Terminal - R-2, R-4, R-8 not allowed.
- 29 • Freight/Trucking Terminal – R-2, R-4, R-8 not allowed.
- 30 • “U-Haul” – R-2, R-4, R-8 not allowed.
- 31 • Terminal, Parking/Maintenance Facility – R-2, R-4, R-8 not allowed.
- 32 • Commercial Retail Use – Need to define. Review at the next meeting.
- 33 • Commercial Service Uses – Need to define. Review at the next meeting.
- 34 • Professional Services – Need to define. Review at the next meeting.
- 35 Don stated he would make the changes and bring them for review at the next meeting.
- 36
- 37 **Item 8 – Consultant Updates:**
- 38
- 39 Don Sargent stated the City Council discussed the Parks, Trails, And Open Space and had
- 40 requested for some changes in the language on when the trail requirement would be

triggered for a development and to tie the language to rough proportionality. He stated they were looking at the requirement for a major subdivision, but would still require the easement for minor subdivisions. He stated they requested for the ridge trail to be removed, but to keep the existing trail and to remove the trail through the middle of the NS School property. Don stated they had continued the public hearing to the next meeting.

Item 9 – Planner/Engineer Updates:

Chris Thomsen stated he had met with a Developer that was looking at purchasing the Clair Wilde property at 150 South 50 West and was thinking of doing an office space development.

Chris Thomsen stated the Red Rock Ranch/Parley Brown property had submitted a concept plan for review. Sheldon Smith stated there was a Development Agreement already approved with the property. Chris Thomsen stated there was also property above the Parley Brown property that was interested in annexing into the City.

Item 10 – Planning Commission Updates:

There were no Planning Commission updates tonight.

Item 11 – Review And Possible Approval Of Minutes:

Chair Tonja Hanson requested for the approval of the minutes to be tabled until the next meeting.

Item 12 – Adjournment:

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

The meeting adjourned at 8:35 P.M.

Chair Tonja Hanson

Attest:

Nachele D. Sargent, City Recorder