

STAFF REPORT

DATE: October 15, 2021
TO: Coalville City Planning Commission
CC: Mayor Trevor Johnson; Zane DeWeese, Public Works Director; Sheldon Smith, City Attorney
FROM: Chris Thomsen, P.E., City Engineer
SUBJECT: Courthouse Hill MPD Application

Application Information:

Decisions to be Made: Possible action.

Property Location: The parcel in question is CT-276, located on the east side of Main Street, just north of Chalk Creek and south of the Black Willow Subdivision.

Current Zoning/Applicable Codes: This property is located in an R-2 Zone. The request is to apply the MPD code and develop an area with dwelling units and associated recreational amenities. Applicable Ordinances include: Title 10, Chapters 3, & 12; Title 8 Chapters 6.

Adjacent Parcels:

East – North Summit School District – over the ridge
South – Coalville City
North – Black Willow Subdivision, Lots 8, 9, and 10
West – Main Street

Staff Comments:

Purpose Statement

The purpose of the request to apply the MPD is to allow cluster development, better utilizing the available property and to provide more open space for recreational purposes. The focus of the development is to build a 2nd Home Community. The concept includes the potential use of

units for nightly rental when not being occupied by the primary owners. The concept does not preclude owners from using the units as their primary residence.

Staff Comments

This proposed development sits on a 6.01 acre site just below the White Cliff Ridge. The property is oblong, with the length being about 3.5 times longer than the width. With its location below the ridge, access to the property is limited to the west side, off Main Street. The narrowness of the property makes it difficult to include any north/south internal roads. The proposed concept generally includes clustering of 12 dwelling units roughly in the middle of the property with open space and parking on the ends.

Proposed recreational amenities include:

- Tennis Court
- Pickleball Court
- Fire Pits
- Bocce Ball Court
- Basketball Court (half)
- Ampitheater
- Volleyball Court
- Sports Field
- Open Space

Lot Size and Density

The proposed density meets the requirements of the R-2 zone. All units appear to be accessible from designated parking areas. Landscaping concepts have been incorporated. The overall development concept seems reasonable and seems to conform with code requirements. The minimum lot size in the R-2 zone is 1/3 of an acre or 14,520 sf. None of the proposed lots meet that standard. However, there is a provision in the MPD that allows the City Council to reduce the lot size to 0.1 acre (4,356 sf) if the proposed lot size:

1. Improves the development site design
2. Results in clustering of buildings or lots
3. Preserves contiguous open land and natural resources
4. Provides efficiency of infrastructure and
5. Produces unique product type development



J-U-B FAMILY OF COMPANIES

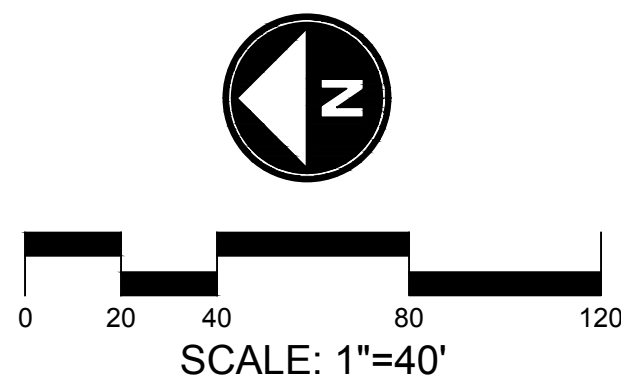
All proposed lots meet the 0.1 acre size. The City Council will need to decide if the above listed requirements are met.

No rezone is being requested. The proposal meets the density requirements for an R-2 Zone. The development seems to be well thought out. Landscaping is being incorporated to beautify and buffer this development from neighboring uses.

Recommendation:

The proposed development meets City Ordinance and it is staff's recommendation that Planning Commission consider a recommendation that council approve proposal.

COURTHOUSE HILL



EXISTING CONDITIONS

COURTHOUSE HILL

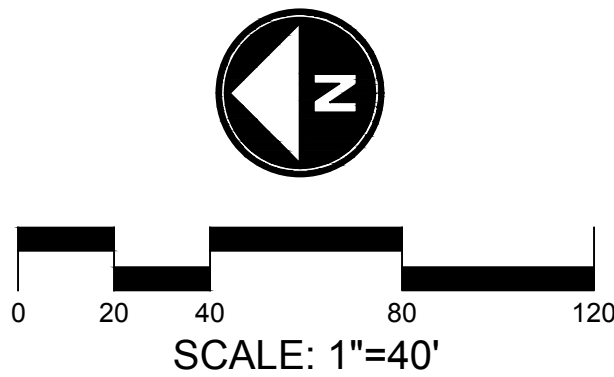
DEVELOPMENT DATA

PROJECT AREA	6 AC
EXISTING ZONING	R-2
ALLOWED DENSITY	12 UNITS
PROPOSED DENSITY	12 UNITS
PROPOSED ADU'S	5 UNITS
REQUIRED PARKING	29 SPACES
PROPOSED PARKING	36 SPACES
PROPOSED TRAILER PARKING	7 SPACES



COURTHOUSE
HILL

GRADING PLAN



COURTHOUSE HILL

UTILITY PLAN

NOTE: SECONDARY IRRIGATION WILL BE PROVIDED TO ALL LOTS AND TO ALL COMMON AREAS FOR LANDSCAPE IRRIGATION



COURTHOUSE HILL

