

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: Lazy J Boat Rental Concept Review, Rezone and MPD Application

Application Information:

Decisions to be Made: Possible action.

Property Location: The parcel in question is CT-375, located just west of the rail trail on Center Street. The parcel includes 8.62 acres.

Current Zoning/Applicable Codes: This property is located in an Ag Zone. The request is to rezone to Light Industrial. Applicable Ordinances include: Title 10, Chapters 3, 9 & 17; Title 8 Chapters 6 & 7;

Adjacent Parcels:

North – Water Treatment Plant and Waster Water Treatment Plant – Light Industrial
East – Rail Trail – Community Commercial and Historic Overlay
West – Bureau of Reclamation, Wetlands, - Agricultural Zone
South – UDOT, I-80 ramps

Staff Comments:

Rezone Comments

The request to rezone seems reasonable. The property is bordered on the north by existing light industrial areas with the city's treatment plants. The neighbors to the west and south are both government agencies and will likely never be developed any different than they currently are. On the east is the Rail Trail which provides a buffer to the neighboring Community Commercial



zone. A lot of the properties east of the Rail Trail and on the west side of 50 West are commercial in nature. Near the south end of the parcel there are a couple of residential homes. This seems like a good use for that property and would like result in minimal impacts to the limited neighbors. The request to rezone carries with it the need to apply the MPD Overlay requirements.

Development Concept

Here are some comments we have on the general concept:

- The overall development idea seems to fit this location. The proposed use supports the recreational amenities afforded by nearby Echo Reservoir.
- This type of business seems to fit into the community as a whole, addressing a potential need that currently isn't being met.
- North Summit Fire District will need to be included in the review process and access will need to be provided for emergency access.

Recommendation:

Staff recommends that the Planning Commission listen to public comments in the Public Hearing and make a recommendation to Council on how to proceed on zoning change and development.

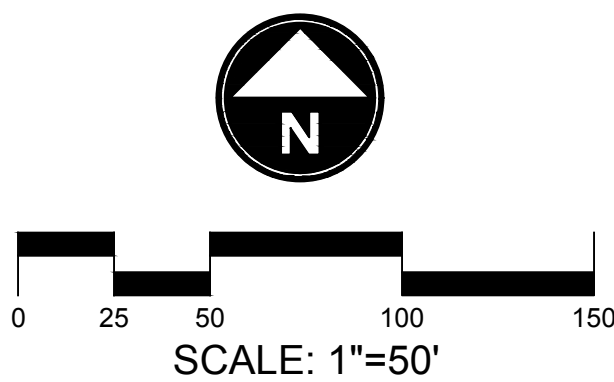
LAZY J BOAT RENTAL AND STORAGE



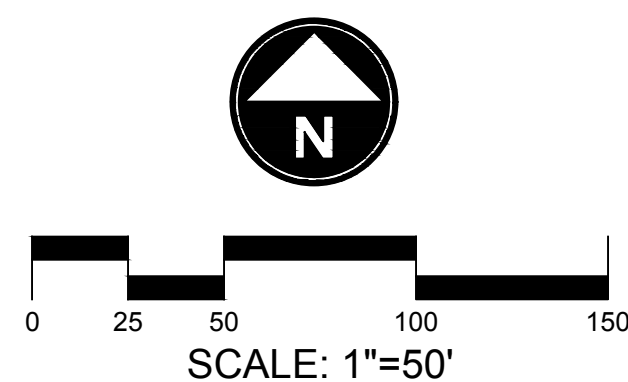
LAZY J BOAT RENTAL AND STORAGE

DEVELOPMENT DATA

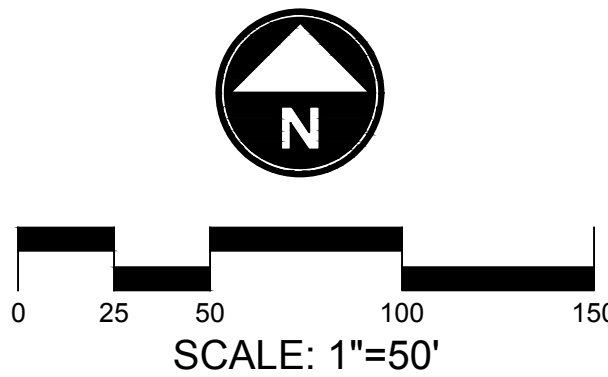
PROJECT AREA	8.60 AC
EXISTING ZONING	AG
PROPOSED USE	74 STORAGE UNITS
PROPOSED SURFACE STORAGE	55 STALLS
PRESERVED AREA	2.69 AC



GRADING PLAN



LAZY J BOAT
RENTAL AND
STORAGE



LAZY J BOAT
RENTAL AND
STORAGE

LANDSCAPE
PLAN

