

Coalville City Planning Commission
Regular Meeting
Held On
September 20, 2021
In Person

Vice Chair Jeff White called the meeting to order at 6:04 P.M.

PLANNING COMMISSION MEMBERS PRESENT: Chair: Tonja Hanson (excused)
Commissioners:
Tim Bristow, Jeff White,
Linda Vernon, Ashley Lewis

CITY STAFF PRESENT:

Don Sargent, Consultant
Chris Thomsen, Engineer/Community Development
Sheldon Smith, City Attorney
Nachele Sargent, City Recorder

PUBLIC IN ATTENDANCE:

Jack Walkenhorst, Tom Rees, Sheryl
Rees, Phil Geary, Jim Boyden, Eric
Langvardt, Margarita Richins, Louise
Willoughby, Rick Brough KPCW, Skylar
Tolbert, Nick Mingo

Item 1 – Roll Call:

A quorum was present.

Item 2 – Pledge of Allegiance:

Vice Chair Jeff White led the Commissioners, Staff, and Public in the Pledge of Allegiance.

Item 3 – Work Session – Wohali MPD Proposed Phase II Preliminary Application, 721 Icy Springs Road:

Don Sargent referred to the Staff report (Exhibit A) and stated Wohali Partners had applied for Phase II of the Wohali projects. He stated this was the preliminary plan application for Phase II which consisted of 181 resort units, 32 lodge/golf house units with amenities, and an 11-hole golf short course. He stated the preliminary plan process included a review and public hearing with both the Planning Commission and City Council. He stated there was a drop box link for the preliminary package. Jim Boyden referred to the site plan (Exhibit B) and stated the project included 181 of the approved 303 nightly units and they would consist of five different sizes. He stated this was the village center of the project. Jim Boyden reviewed the site plan with the Commissioners and stated it would be completed in subphases. He stated the footprint was around 110 total acres with the golf course.

Commissioner Ashley Lewis questioned what had been approved for Phase I. Jim Boyden stated Phase I was 102 residential lots with a final plat for Phase IA for 25 lots. Jim Boyden reviewed the rest of the plan details with the Commissioners including parking, lighting, streets, sidewalks, phasing, grading, erosion control, landscaping that included a natural reseed blend and trees, architectural renderings of the buildings, water/sewer/storm water utility layout, and fire protection. Commissioner Jeff White questioned if the secondary water would remain pressurized during the winter for fire protection. Jim Boyden stated yes. Commissioner Ashley Lewis questioned if they had any concerns for wildland fire issues. Jim Boyden stated they were following best management practices and had received approval from the local Fire District and the Natural Resources Management. He stated they were following the MPD approval they had received last year. The Planning Commission didn't have any input at this point for the plans. Don Sargent stated this project would come back to the Commissioners for a work session and public hearing.

Item 4 – Work Session – Red Rock Ranch Proposed Concept Plan Application, Formerly Parley Brown Property:

Don Sargent referred to the Staff report (Exhibit C) and stated the City had annexed and zoned this property back in 2001 and there was an annexation agreement with provisions for development of the property. He stated Ivory Homes had submitted an MPD Concept plan, Red Hills Ranch, for the property which included 349 residential units and townhomes and it would be a multi-phase project. He stated the process for this project included review and acceptance of the Concept plan by the Planning Commission before moving forward with a preliminary plan which would require a public hearing with the Planning Commission and City Council. Don stated the annexation agreement would be transferred into a development agreement for the project. Skylar Tolbert gave a background of the Ivory Homes business and stated they cared very much about the communities they built in. He stated Ivory Homes had been in business in Utah for 32 years as a homebuilder and had developed approximately 1,500 units last year and projected to do 1,600 units this year and 1700-1800 units next year. He stated Clark Ivory had created the Clark and Christine Ivory Foundation which had committed to planting 30,000 trees inside and outside of Ivory Communities. Eric Langvardt stated the hillside portion of the project was a significant part of the plan design and open space. He reviewed the plans with the Commissioners including the zoning, bonus density, open/green space, Rail Trail connection, the two village plan divided by Hoytsville Road, alley loaded design along the roadway, community club house and park, seven different product types and lot size ranges, future road stubs to the North, removed the building lots planned on the hillside that were part of the original plan, road access plan for the two points of access, 146 acres of open space, planned trails throughout the development, and they were considering 50 units along the East side of Hoytsville Road for Phase I with various types of product. Commissioner Linda Vernon questioned if the Townhomes would be rentals or purchased. Skylar Tolbert stated they hadn't decided yet. Eric Langvardt stated they were focusing on

1 coming up with new designs to fit in with the historic area. Skylar Tolbert stated they
2 would love to have some feedback from the Planning Commission about the concept plan.
3 Commissioner Tim Bristow stated they really needed to know what the public thought and
4 wanted their input. Sheldon Smith stated this was a new thing to everyone, but it was
5 approved back in 2001 which made it a permitted use at this point. There wasn't a lot that
6 could be negotiated and the City needed to work with what was approved back in 2001.
7 Commissioner Linda Vernon stated she thought it looked like a great design and liked the
8 preservation of the natural features along with the parks and trails. She encouraged them
9 to make the Townhomes owner owned instead of rentals as there was a need for
10 affordable housing. Skylar Tolbert stated the annexation agreement did refer to affordable
11 housing and they were mindful of that. Chris Thomsen questioned if Ivory Homes had a
12 program where they retained ownership of rentals and if the CCR's or HAO would give a
13 percentage of what could be rented. Skylar Tolbert stated Ivory Homes did have some
14 apartments and townhomes that they kept sometimes. He stated every project had CCR's
15 that addressed what a homeowner could and couldn't do. He stated they did have some
16 nightly rentals in other locations and some long-term rentals with a minimum one-year
17 contract. The Planning Commission gave the Applicant authorization to proceed with the
18 preliminary plan given the information provided by Sheldon Smith.

19
20 **Item 5 – Continued Work Session – Use Chart And Definitions Update Amendments to**
21 **The Development Code:**

22
23 Don Sargent referred to the Staff report (Exhibit D) and stated he had provided a tracking
24 list of all of the changes so far. He stated he also included a clean version to work with
25 tonight. Don reviewed some updates that had come up after the last meeting regarding
26 multi-family dwellings for R-8 in the Historical District and Commercial as a principal use.
27 The Commissioners changed R-8 to conditional for both uses. The Commissioners decided
28 to only address the Community Commercial and the Highway Commercial zones and
29 reviewed the zoning map.

- 30 • Accessory Structures & Uses – CC, HC allowed.
- 31 • Agriculture – Allowed with asterisk that farm animals were prohibited.
- 32 • Animal Specialties – CC, HC not allowed due to residential use.
- 33 • Apiaries – Add note “as dictated by City ordinance” for CC and HC.
- 34 • Church – CC, HC allowed.
- 35 • Dwelling accessory – CC, HC allowed.
- 36 • Dwelling single family detached – CC, HC allowed.
- 37 • Equestrian Facilities – CC, HC conditional. Don explained the role of zoning was to
38 direct the uses to happen in the way and in the area the City would like them to
39 occur.
- 40 • Farmers Market – CC, HC low impact.
- 41 • Fruit and Vegetable Stand – CC, HC allowed.

- 1 • Home Occupations are addressed in the Code. – CC, HC allowed.
- 2 • Household pets – CC, HC allowed.
- 3 • Nursery/Greenhouse – CC, HC allowed.
- 4 • Public Parks and Quasi Public – CC, HC allowed.
- 5 • Domesticated Farm Animals – CC, HC not allowed.
- 6 • Recreational Facilities or Uses – CC, HC allowed.
- 7 • Residential Care Facilities – CC, HC allowed.
- 8 • Trails and Open Space – CC, HC allowed.
- 9 • Veterinary Clinics – CC, HC allowed.
- 10 • Communications Substations – CC, HC conditional.
- 11 • Boarding Houses – CC, HC conditional.
- 12 • Cemetery – CC, HC not allowed.
- 13 • Dude Ranch – CC not allowed. HC conditional.
- 14 • Bed and Breakfast – CC, HC allowed.
- 15 • Dwelling Two Family – CC, HC conditional.
- 16 • Dwelling Multi-Family – CC, HC conditional.
- 17 • Commercial Smaller than 25,000 – CC, HC allowed.
- 18 • Commercial Larger than 25,000 – CC, HC conditional.
- 19 • Temporary Buildings Incidental to Construction – CC, HC allowed.
- 20 • Auto Fuel Service Station – CC, HC allowed.
- 21 • Automobile Dealership – CC, HC conditional because of lighting, hours of operation,
- 22 etc.
- 23 • Car Wash – CC, HC allowed.
- 24 • Parking Lot Not Incidental to Use on Premise – This could be someone using their
- 25 field for parking for an event. CC, HC conditional.
- 26 • Assisted Living Center:
- 27 • Single and Multi- Family Dwellings Within Historic District – CC, HC conditional.
- 28 • Homeless Shelter – CC, HC conditional.
- 29 • Hotel/Motel – CC, HC allowed.
- 30 • Nursing Home – CC, HC allowed.
- 31 • Single or Multi-Family Located in same as Principle Commercial Use – CC, HC
- 32 conditional.
- 33 • Transitional or Protective – CC, HC conditional.
- 34 • College, private or public – CC, HC allowed.
- 35 • Public Utility Installations – CC, HC allowed.
- 36 • Schools – CC, HC allowed.
- 37 • Athletic Health Fitness – CC, HC conditional because of lighting concerns.
- 38 • Commercial Campgrounds/RV Parks – CC not allowed. HC conditional.
- 39 • Sexually Oriented Business – CC, HC not allowed.
- 40 • Social Club, Billiard, Pool – CC, HC conditional.

- 1 • Commercial Swimming Pool – CC, HC conditional.
- 2 • Skating Rink – CC, HC conditional.
- 3 • Indoor Theater – CC, HC conditional because of lighting, hours, and traffic.
- 4 • Pawn Shop – Remove category and combine with commercial retail.
- 5 • Restaurants – CC, HC conditional.
- 6 • Distillery, Agri-Business – CC, HC conditional.
- 7 • Shopping Center – Remove category and combine with commercial retail.
- 8 • State Liquor Store – CC, HC conditional.
- 9 • Mortuary – CC, HC conditional.
- 10 • Rental Equipment – CC, HC conditional.
- 11 • Storage Facilities – CC, HC conditional.
- 12 • Freight Transportation – CC, HC conditional.
- 13 • Park & Ride Facilities - CC, HC conditional.
- 14 • Bus or Taxi – CC, HC conditional.
- 15 • Towing Service – CC, HC conditional.
- 16 • Truck Stop – CC, HC conditional.
- 17 • Onsite Manager – CC, HC conditional.
- 18 • Processing & Manufacturing – CC, HC not allowed.
- 19 • Cement Mortar – CC, HC not allowed.
- 20 • Construction of building to be moved off premise – CC, HC not allowed.
- 21 • Fertilizer & Soil Conditioner – CC, HC not allowed.
- 22 • Foundry & Casting – CC, HC not allowed.
- 23 • Food Manufacturing – CC, HC not allowed.
- 24 • Radio Tower – CC, HC not allowed.
- 25 • Building Materials Yard – CC, HC not allowed.
- 26 • Radio & Television Station – CC, HC conditional.
- 27 • Pest Exterminator – CC, HC not allowed because of storing chemicals.
- 28 • Coal, Fuel, Wood – CC, HC not allowed.
- 29 • RV/Boat Storage – CC, HC not allowed.
- 30 • Junk/Salvage Yard – CC, HC not allowed.
- 31 • Warehouse – CC, HC not allowed.
- 32 • Airport/Helipad – CC, HC not allowed.
- 33 • Bus Terminal - CC, HC conditional.
- 34 • Freight/Trucking Terminal – CC not allowed. HC conditional.
- 35 • “U-Haul” – CC, HC conditional.
- 36 • Terminal, Parking/Maintenance Facility – The Commissioners read the definition
- 37 and decided to remove this use.
- 38 • Dog Boarding – CC not allowed. HC conditional.
- 39 • Contractor Yard – CC not allowed. HC conditional. CC, HC conditional.
- 40 The Commissioners reviewed the proposed definitions for the three new uses.

- 1 • Add Spa Services to the Professional list.
- 2 • Remove Pest Control from commercial services.
- 3 • Group Sporting Goods, Archery, and Gun Shops together in Commercial Retail.
- 4 The Commissioners determined the following for the new uses.
- 5 • Commercial Retail Use – Ag, RA, R1, R2, R4, R8 not allowed. CC, HC allowed.
- 6 • Commercial Service Uses – Ag, RA, R1, R2, R4, R8 not allowed. CC, HC allowed.
- 7 • Professional Services – Ag, RA, R1, R2, R4, R8 not allowed. CC, HC allowed.

8

9 **Item 6 – Consultant Updates:**

10

11 Don Sargent stated Wohali had started the water intake structure and should be

12 completed in about a month.

13

14 Don Sargent stated there was an option in the Red Rock project annexation agreement to

15 drill a well and bring wet water online. He stated they had a lot of water shares and were

16 still considering the options there. Commissioner Linda Vernon stated she would like to

17 have a new water well. She stated the good thing about the original Wohali application

18 was they were going to drill a deep well and bring water, but now our water would be

19 coming from the Weber River to a treatment plant. She stated it was disappointing.

20

21 **Item 7 – Planner/Engineer Updates:**

22

23 Chris Thomsen stated the Lazy J Boat Rentals, and the Courthouse Hill projects would be

24 coming to the next meeting.

25

26 Chris Thomsen stated the Water Treatment Plant was still moving along. They had poured

27 the footings and foundation.

28

29 Chris Thomsen stated they hoped to be able to start the Sewer Force Main project. It had

30 been on hold for a few years and they were hoping to get it started soon.

31

32 **Item 8 – Planning Commission Updates:**

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34 There were no Planning Commission updates tonight.

35

36 **Item 9 – Review And Possible Approval Of Minutes:**

37

38 The Commissioners reviewed the minutes of the July 19, 2021 and August 16, 2021

39 meeting.

40

1 **A motion was made by Commissioner Linda Vernon to approve the minutes of July 19,**
2 **2021 and August 16, 2021 as written. Commissioner Tim Bristow seconded the motion.**
3 **All Ayes. Motion Carried.**

4
5 **Item 10 – Adjournment:**

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

9
10 The meeting adjourned at 8:14 P.M.

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12
13
14 _____
15 Vice Chair Jeff White

16
17 Attest:

18
19 _____
20 Nachele D. Sargent, City Recorder