



# Staff Report

Coalville City  
Community Development Director

To: Coalville City Planning Commission  
From: Don Sargent, Community Development Director  
Date of Meeting: August 15, 2022  
Re: Zoning Map Updates  
Action: Work Session

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## Zoning Map Updates

**REQUEST:** Review and discuss possible updates to the Zoning Map of the City. This item is scheduled for a continued work session to identify and discuss needed updates to the zone districts of the map.

**BACKGROUND:** The City Council directed Staff and the Planning Commission to address updates to the City Zoning Map.

Attachment A includes the existing Zoning Map of the City for review.

Attachment B includes the 2019 Annexation Declaration Map of the City for reference.

Attachment C includes the 2012 Future Land Use Map of the City for reference.

**ANALYSIS:** As identified and discussed with review of development applications, several zone districts of the City Zoning Map appear to be out of date and need to be revised consistent with the development code, surrounding county zoned properties, and the general direction of City growth and development. The last update to the zoning map was in 2019 with the addition of the Wohali annexation property. Prior to that, the zoning map has not been updated since 2008.

Staff has added the zone district letters to each colored zone for easier identification as requested by the Planning Commission. The adjacent county zoning was also added to the map for reference.

**RECOMMENDATION:** Staff recommends the Planning Commission continue the review and discussion of the zoning map, identify needed updates, and provide Staff direction in revising the zone districts for continued review and discussion.

## ATTACHMENTS

- A. Existing Zoning Map
- B. 2019 Annexation Declaration Map
- C. 2012 Future Land Use Map

# Zoning Map

## Coalville City, UT

November 2021

0

1,700

3,400

Feet



**JUB**  
J-U-B ENGINEERS, INC.



THE LANGDON GROUP  
a J-U-B Company



GATEWAY MAPPING INC.  
a J-U-B Company

OTHER J-U-B COMPANIES

 Community Commercial (CC)

 Highway Commercial (HC)

 Light Industrial (LI)

 Agricultural (AG)

 Residential Agricultural (R-A)

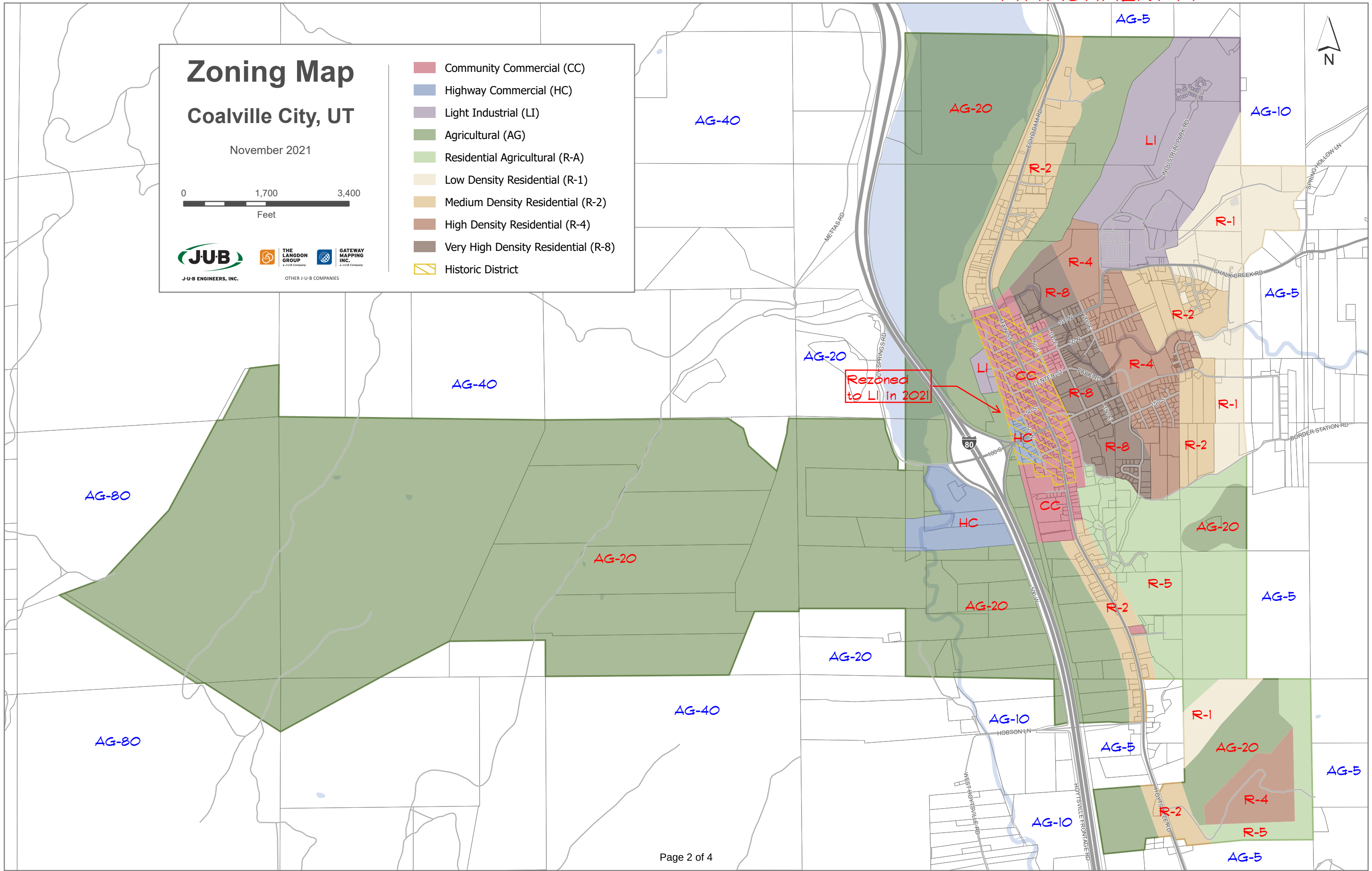
 Low Density Residential (R-1)

 Medium Density Residential (R-2)

 High Density Residential (R-4)

 Very High Density Residential (R-8)

 Historic District

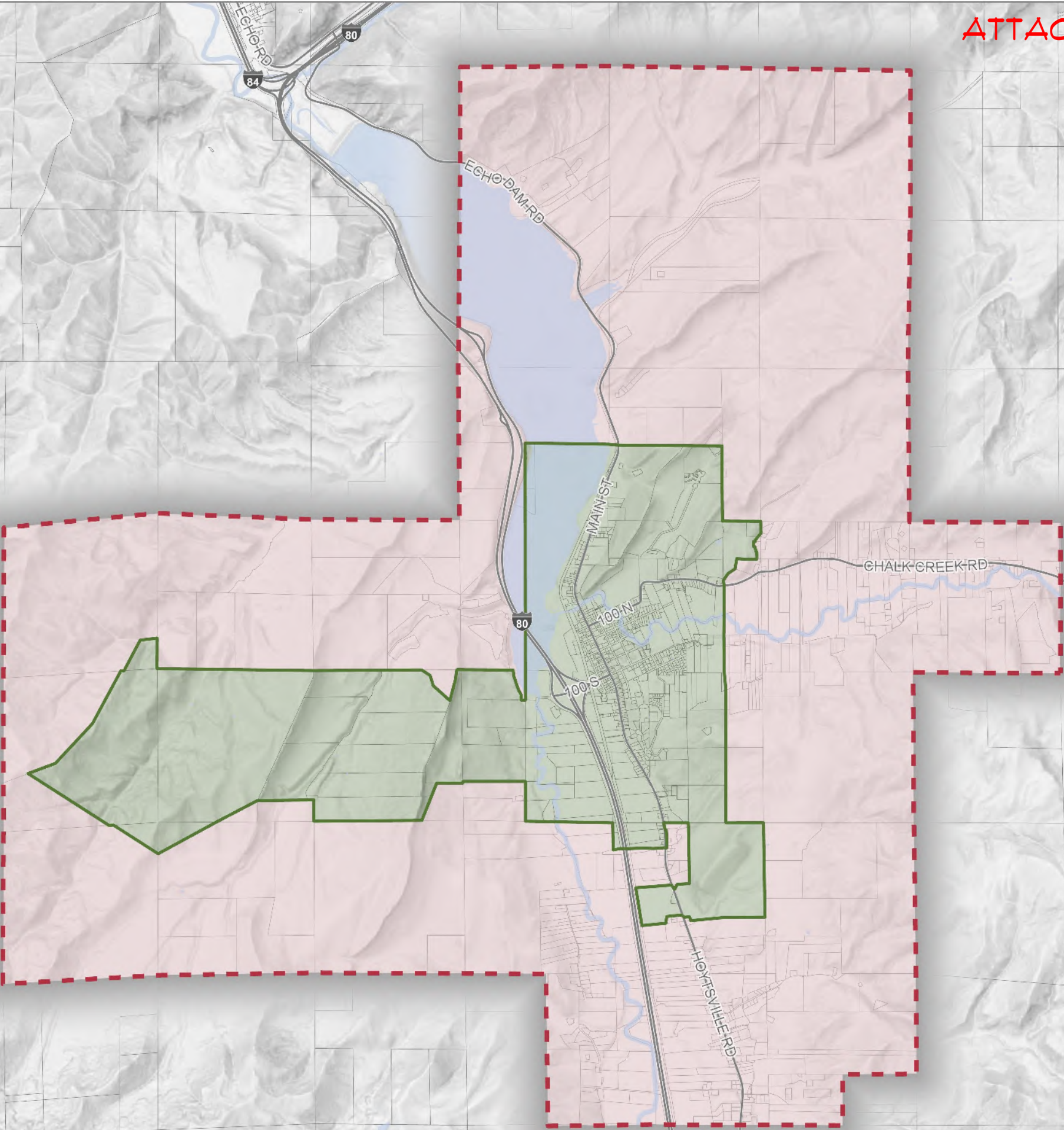
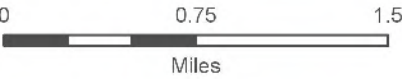


# Annexation Declaration Boundary

Coalville City, UT

January 2019

-  Annexation  
Declaration  
Boundary
-  Coalville City



# ATTACHMENT C

