



Staff Report

Coalville City
Community Development Director

To: Coalville City Planning Commission
From: Don Sargent, Community Development Director
Date of Meeting: December 19, 2022
Re: Coalville Corner- Preliminary Plans
Action: Work Session

Coalville Corner – Preliminary Plans

REQUEST

The purpose of this work session is to review and discuss the proposed preliminary plans for proposed Coalville Corner Mixed Use Development.

This item is scheduled for a work session only (public comment will be taken at a future noticed public hearing). No action is requested at this time.

BACKGROUND

The proposed Coalville Corner Development is located at 107 S Main Street as shown on the Aerial Map as *Attachment A*. The property is in the Community Commercial (CC) Zone and Historic Main Street District. An Existing Conditions Map of the property is attached for reference as *Attachment B*.

The property owner, Utah Pro Rentals, LLC (Justin Harding) represented by Pete Gillwald, Land Solutions, has submitted a preliminary site plan and conditional use application for the development. The proposed project includes 0.637 acres with 2,400 square feet of office space, 4 apartments and 1 townhome.

Attachment C includes the proposed project site plan.

Attachment D includes the proposed project landscape plan.

Attachment E includes the proposed project building elevations.

ANALYSIS

The proposed project is a mixed-use commercial and multi-family development. A Low Impact Permit Application is required for the commercial building use and a Conditional Use Permit/Preliminary Site Plan Application is required for the multi-family attached units in accordance with the Zone District Use Table and Sections 10-3-120 and 10-3-130 of the development code.

The applicant is proposing first floor commercial use with upper floor multi-family use in the northern side of the building with first floor parking and upper floor multi-family use and a single townhome in the southern side of the building.

Staff is in the process of reviewing the project preliminary information and verifying the requirements of the development code have been met with the low impact, conditional use and associated preliminary site plan requirements of the development code. The purpose of this work session is to allow the applicant to discuss the project with the Planning Commission, answer any questions and receive any feed-back and comment.

Items for discussion may include, but are not limited to the following:

1. Steep slopes on the property (sensitive lands)
2. Vehicle Parking and circulation (on and off-street parking requirements)
3. Historic design of the proposed buildings (Historic District Guidelines)

Required Review Process

The low impact and conditional use application process for this proposed development includes a review and public hearing by both the Planning Commission and City Council.

RECOMMENDATION

Staff recommends the Planning Commission review, discuss, and provide direction to Staff and/or the applicant regarding the proposed project for continued review and a public hearing at a subsequent meeting.

Attachments:

- A.** Aerial Map
- B.** Existing Conditions Map
- C.** Preliminary Site Plan
- D.** Preliminary Landscape Plan
- E.** Preliminary Building Elevations

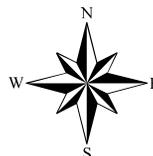


Aerial Map

Summit County Parcel Viewer Application

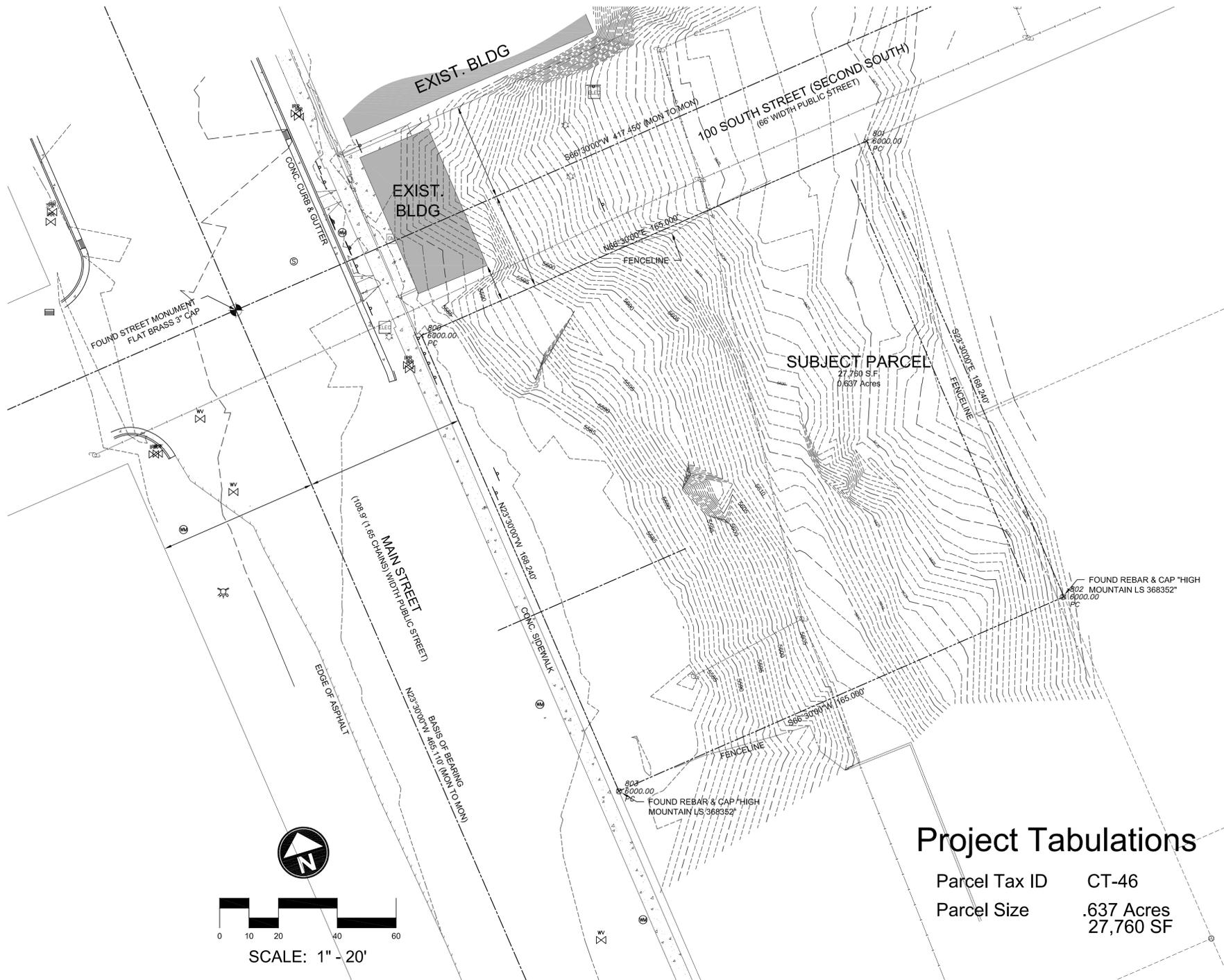
Printed on: 9/12/2022

Imagery courtesy of Google



This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information and data obtained from various sources, including Summit County which is not responsible for its accuracy or timeliness.

1 in = 188 feet



Project Tabulations

Parcel Tax ID	CT-46
Parcel Size	.637 Acres 27,760 SF



**Master Plan Development
Conditional Use Permit**

Utah Pro Rentals LLC
4450 N New Lane
Oakley Utah 84055

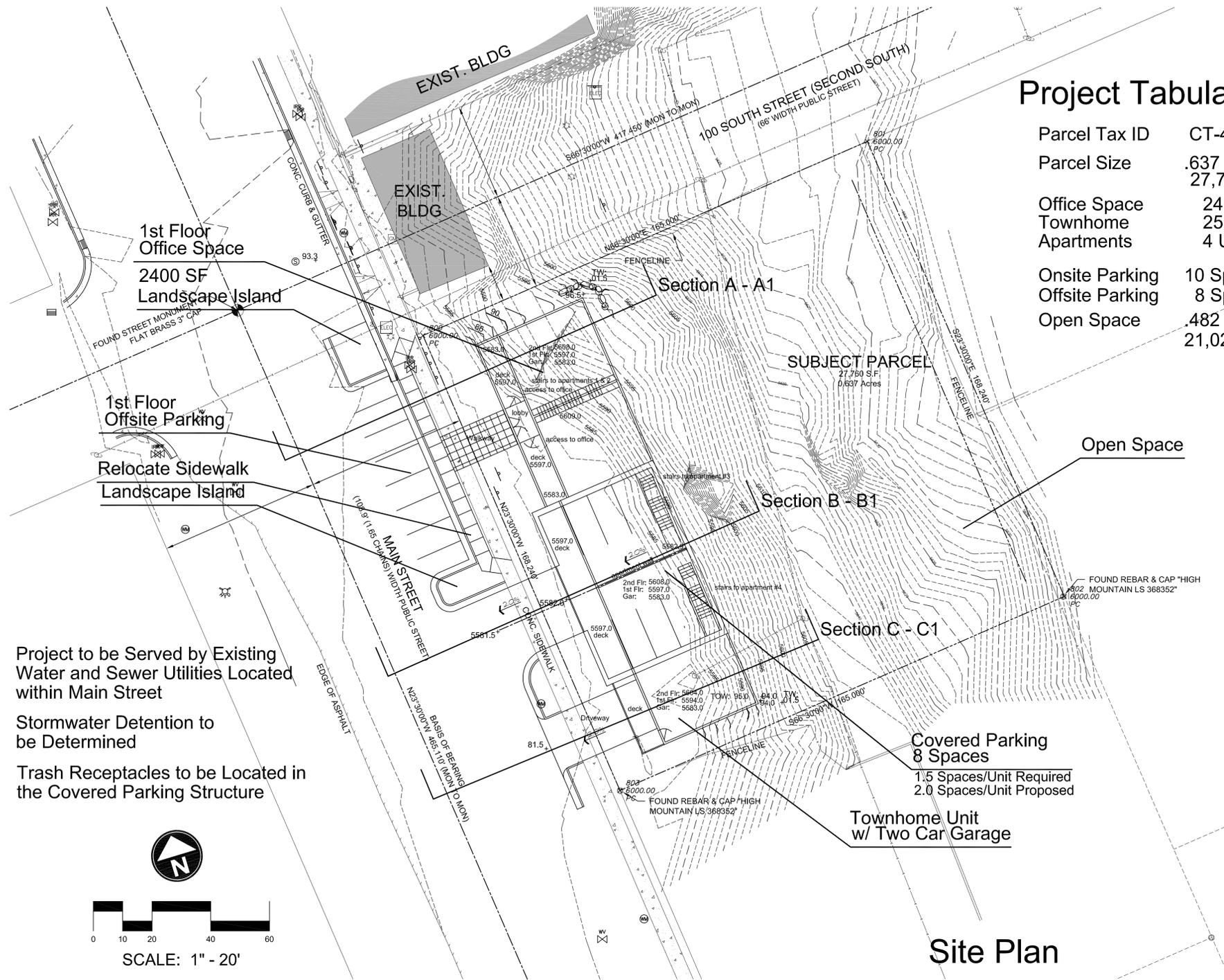
**Coalville Corner
Existing Conditions**

107 S Main Street
Coalville, Utah

December 05, 2022



PO Box 683175
Park City, Utah 84068
1750 Sun Peak Drive Suite 100
435.901.3716
peteg@landsolutionspc.biz



Project Tabulations

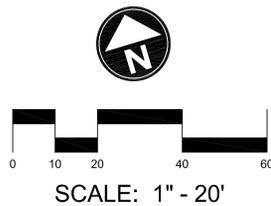
Parcel Tax ID	CT-46
Parcel Size	.637 Acres 27,760 SF
Office Space	2400 SF
Townhome	2500 SF
Apartments	4 Units
Onsite Parking	10 Spaces
Offsite Parking	8 Spaces
Open Space	.482 Acres 21,027 SF



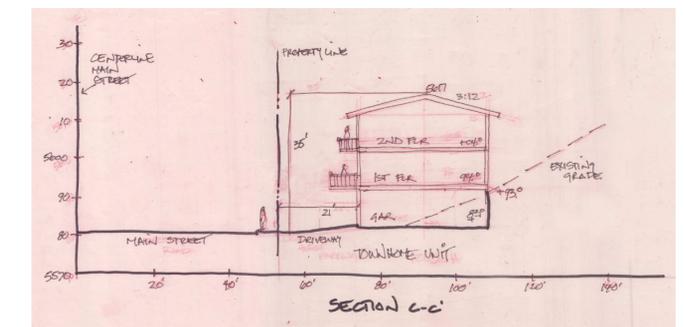
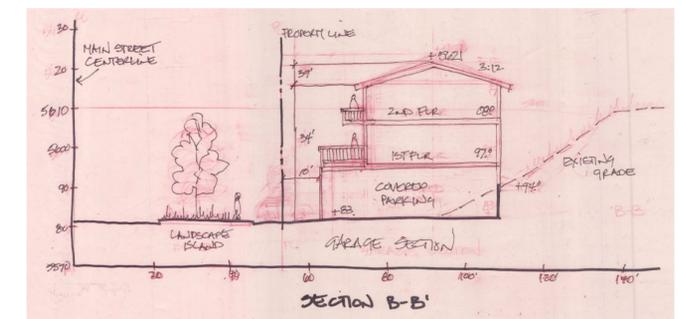
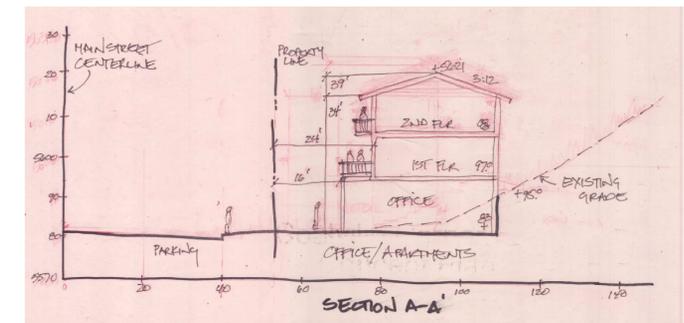
Project to be Served by Existing Water and Sewer Utilities Located within Main Street

Stormwater Detention to be Determined

Trash Receptacles to be Located in the Covered Parking Structure



Site Plan



Utah Pro Rentals LLC
4450 N New Lane
Oakley Utah 84055

Coalville Corner Site Preliminary Plan

107 S Main Street
Coalville, Utah

December 05, 2022



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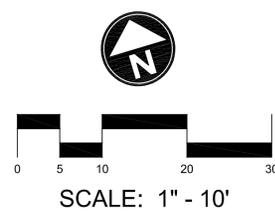
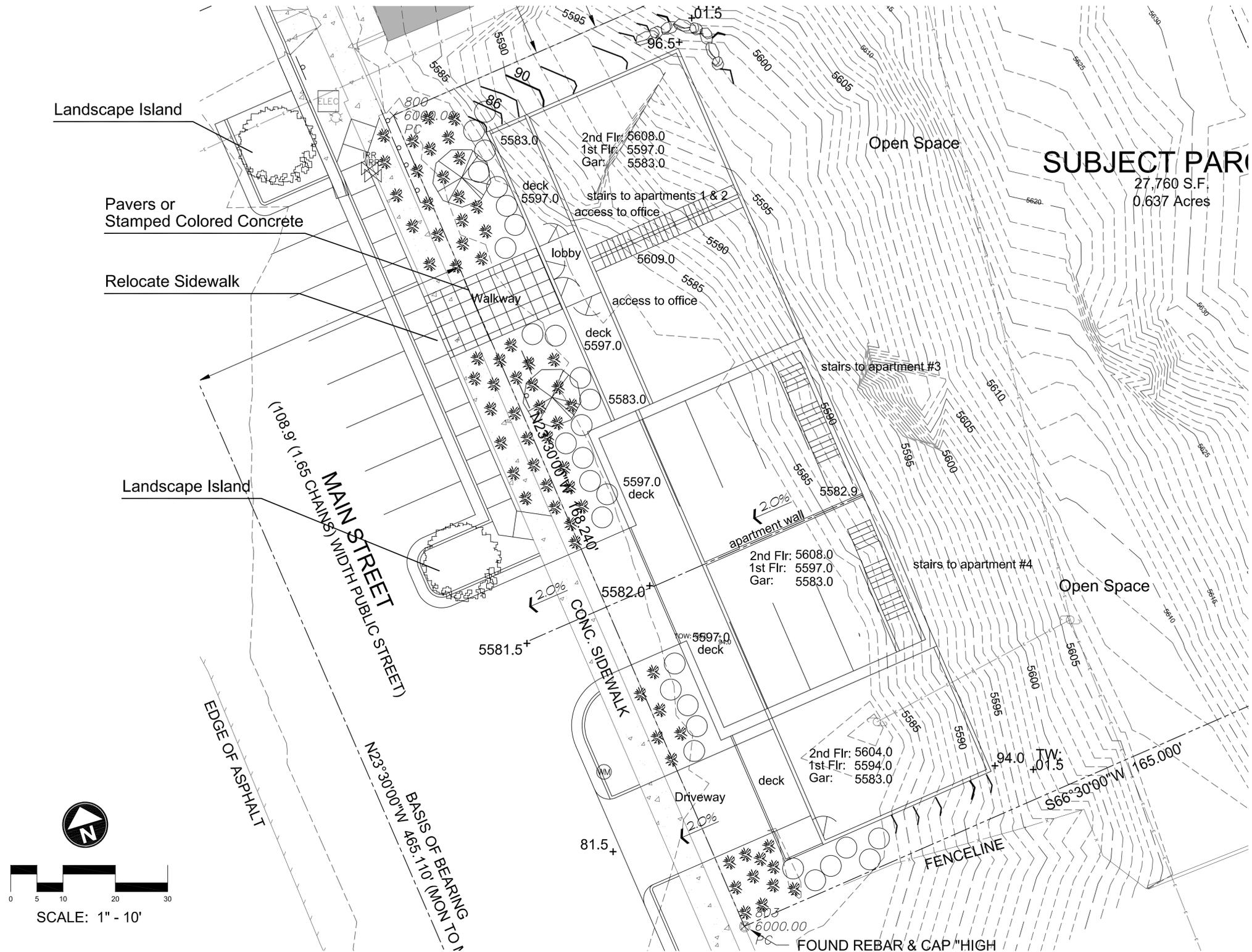
Legend

-  Canopy Trees
-  Ornamental Trees
-  Evergreen Trees
-  Shrubs
-  Ornamental Grasses

SUGGESTED PLANT LIST

DECIDUOUS TREES	MIN. SIZE 1" CAL.
AMUR MAPLE ROCKY MTN. MAPLE BIGTOOTH MAPLE NETLEAF HACKBERRY QUAKING ASPEN MAYDAY TREE CHOKECHERRY	ACER GINNALA ACER GLABRUM ACER GRANDIDENTATUM CELTIS RETICULATA POPULUS TREMULOIDES PRUNUS PADUS PRUNUS VIRGINIANA
SHRUBS	5 GAL. CONT.
GREENLEAF MANZANITA MOUNTAIN LILAC MOUNTAIN MAHOGANY RUBBER RABBITBRUSH MOUNTAIN SPRAY MOUNTAIN LOVER MOUNTAIN NINEBARK WESTERN SANDCHERRY ALPINE CURRANT GOLDEN CURRANT WOODS ROSE DORR'S SAGE SNOWBERRY	ARCTOSTAPHYLOS PATULA CEANOTHUS VELUTINUS CERCOCARPUS MONTANUS CHRYSOETHAMNUS NAUSEOSUS HOLODISCUS DUMOSA PACHISTIMA MYRSINITES PHYSOGLYPHUS MONOGYNUS PRUNUS BESSEYI RIBES ALPINUM RIBES AUREUM ROSA WOODSII SALVIA DORRII SYMPHORICARPUS ALBA
SEEDED AREAS	
HARD FESCUE	35%
SHEEP FESCUE	25%
CHEWING FESCUE	20%
ROCKY MTN PENSTEMON	10%
BLUE FAX	5%
YARROW	5%
SEED AT RATE OF 40LBS./ACRE	

- ALL DISTURBED AREAS NOT COVERED BY PAVEMENT OR BUILDING TO BE RESEED WITH NATIVE GRASS/WILDFLOWER MIX AS NOTED.
- ALL PLANT MATERIAL SHALL BE MULCHED WITH MINIMUM 3" SHREDDED BARK MULCH. AREAS INDICATED AS PERENNIAL PLANTING AREAS SHALL ALSO BE MULCHED.
- SEEDING AREAS ON SLOPES GREATER THAN 3:1 ASPECT SHALL BE PLANTED AS SOD AND NOT AS HYDROSEED. AS A BID ALTERNATE, ALL SEEDING AREAS MAY BE INSTALLED AS SOD UTILIZING THE SAME SEED MIX OR ACCEPTABLE ALTERNATE.
- FINAL PLANT LOCATION TO BE DETERMINED IN THE FIELD.
- IRRIGATION SYSTEM IS TO BE DESIGN BUILD. CONTRACTOR TO PROVIDE DESIGN PRIOR TO COMMENCEMENT OF WORK TO INSURE ADEQUACY OF COVERAGE.
 - IRRIGATION SYSTEM TO BE COMPRISED OF THREE SEPARATE SYSTEMS.
 - ALL TREES AND SHRUBS TO BE DRIP IRRIGATED OR UTILIZE A BUBBLER TYPE CONFIGURATION.
 - ALL WILDFLOWER SOD AREAS TO UTILIZE NETAFIN SYSTEM OR EQUIVALENT.
 - ALL NATIVE GRASS AREAS TO UTILIZE POP UP SPRAY HEADS. SYSTEM IS INTENDED TO PROVIDE ADEQUATE MOISTURE FOR SEED GERMINATION AND IRRIGATION DURING DRY SPELLS.



Coalville Corner Concept Landscape Plan

Utah Pro Rentals LLC
4450 N New Lane
Oakley Utah 84055

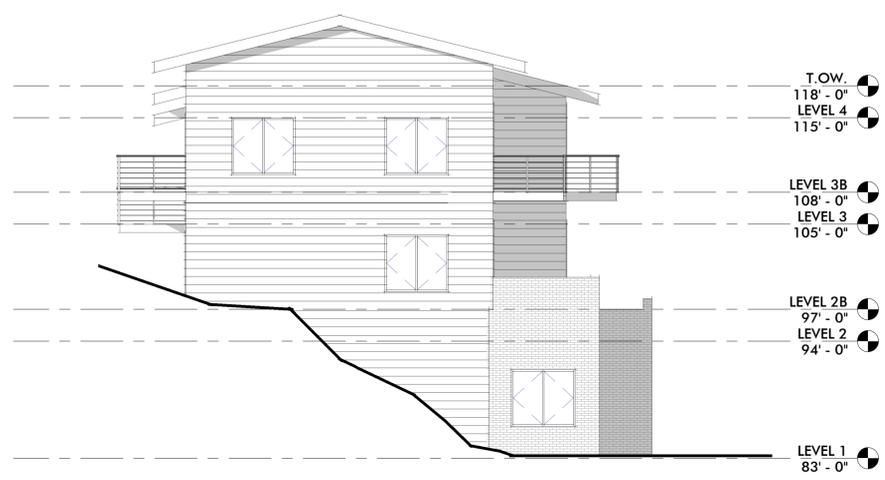
107 S Main Street
Coalville, Utah

December 05, 2022



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the concepts, ideas, drawings and specifications herein are an original unpublished work and the property of WOW Atelier, LLC and shall not be used on any other work, do not scale drawings, all conditions shall be verified on site, discrepancies shall be brought to the attention of the architect before proceeding.
plot date: 12/16/2022 9:10:09 AM



3 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



4 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



2 REAR ELEVATION
SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

WOW

PRELIMINARY
NOT FOR
PERMIT OR
CONSTRUCTION

CIVIL: EVERGREEN ENGINEERING
STRUCTURAL: JARRAIT ENGINEERING
MECHANICAL:
ELECTRICAL:
LANDSCAPE:
INTERIOR:

coalville corner
APARTMENTS
ADDRESS
CITY, STATE, ZIP

PROJECT #:
2100XX
ISSUE DATE:
DATE
ISSUE
REVISIONS

ELEVATIONS
AE-201
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