



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: Zoning Map Updates
Action: Public Hearing and Possible Recommendation

Zoning Map Updates

REQUEST: Continue the review and discussion of updates to the Zoning Map, conduct a public hearing and consider making recommendation on the amendments to the city council.

BACKGROUND: The City Council directed Staff and the Planning Commission to address updates to the City Zoning Map. Four work session have been conducted on the amendments.

Attachment A includes the Zoning Map with updated changes shown to date.

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As identified and discussed with review of development applications, several zone districts of the City Zoning Map are out of date and need to be revised consistent with the development code, surrounding county zoned properties, and the general direction of City growth and development.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

The following updates are included on the attached zoning map and development code text amendments:

1. Mixed-Use overlay zone from the north city limit line to the Escapod manufacturing facility to the south and east off the Main Street corridor.
2. Zone district classification updates from recent property rezoning.
3. Identification of all public properties (city, county, school, state).
4. Mixed-Use Overlay Zone provisions addition to the development code.

RECOMMENDATION: Staff recommends the Planning Commission continue the review and discussion of the zoning map and draft Mixed-Use Overlay provisions, conduct a public hearing, and consider a recommendation to the city council.

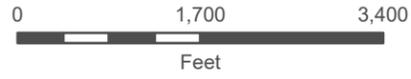
As an alternative action, the Planning Commission may provide additional direction to Staff regarding the zoning map updates for continued review and consideration at a subsequent meeting.

ATTACHMENT(S)

- A. Zoning Map showing Draft Updates
- B. Draft Mixed-Use Overlay Provisions

Zoning Map Coalville City, UT

November 2021



OTHER J-U-B COMPANIES

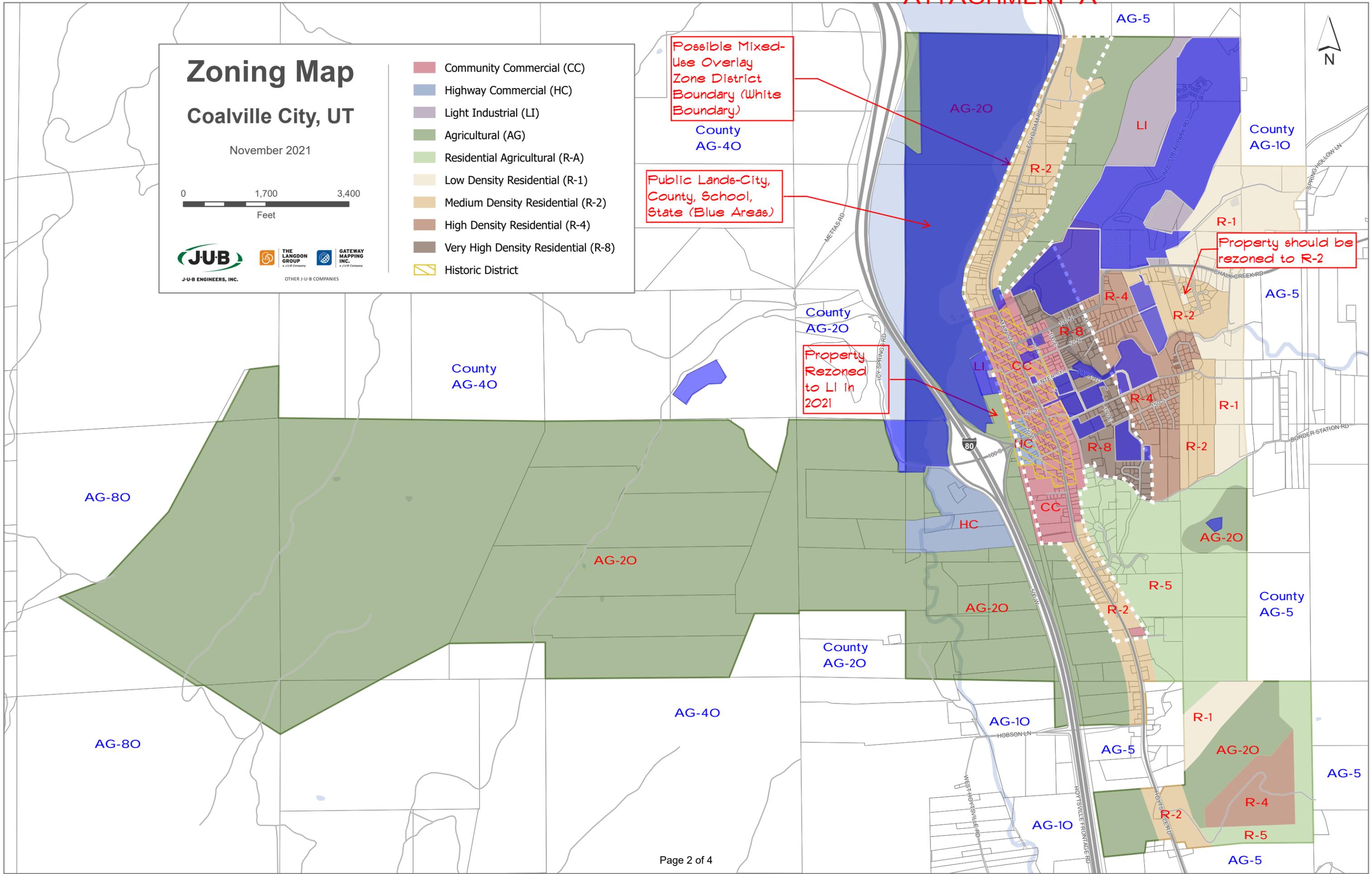
- Community Commercial (CC)
- Highway Commercial (HC)
- Light Industrial (LI)
- Agricultural (AG)
- Residential Agricultural (R-A)
- Low Density Residential (R-1)
- Medium Density Residential (R-2)
- High Density Residential (R-4)
- Very High Density Residential (R-8)
- Historic District

Possible Mixed-Use Overlay Zone District Boundary (White Boundary)

Public Lands-City, County, School, State (Blue Areas)

Property Rezoned to LI in 2021

Property should be rezoned to R-2



Chapter 18

MIXED-USE OVERLAY**10-18-010: Purpose, Scope, and Objectives****10-18-020: Review and Approval Process****10-18-010: PURPOSE, SCOPE, AND OBJECTIVES**

The Mixed-Use Overlay Zone is intended to incentivize cooperation and community design flexibility to establish and revitalize commercial and housing opportunities in Coalville City.

The aim of the Mixed-Use Overlay Zone is to create a comprehensive, community-specific land use and design strategy to address community needs, including but not limited to:

- A. Construction of cost-efficient public and/or private infrastructure (streets, water, and wastewater).
- B. A range of housing opportunities.
- C. Space for local start-up businesses and live-work space.
- D. Local employment opportunities.
- E. Access to:
 - 1. Local shopping,
 - 2. Cafes and restaurants,
 - 3. Offices,
 - 4. Service commercial and light industrial uses,
 - 5. Civic and institutional uses, and
 - 6. Local and regional public transportation.

10-18-020: REVIEW AND APPROVAL PROCESS

The Mixed-Use Overlay Review and Approval Process for a proposed development application includes the following steps:

- A. Initiation: The Mixed-Use Overlay process shall be initiated by the filing of a complete application with Coalville City pursuant to section 10-3-030: General Application Requirements of this title.
- B. Mixed-Use Development Overlay Area Boundary: An initial Mixed-Use Development Overlay area boundary shall be proposed by the applicant(s) and reviewed by the City Council for a determination of initial acceptance. The area boundary may be subsequently modified during the process of developing a plan; however, the area boundary shall not be modified by more than twenty percent (25%) without the review by the City Council.

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- C. Creation of a Mixed-Use Overlay Plan and Zoning Districts:**
1. **Mixed-Use Overlay Review by Planning Commission:** Upon a determination of initial acceptance of a Mixed-Use Overlay area boundary, the City Council shall refer the proposed Mixed-Use Overlay application to the Planning Commission for the specific purpose of developing a proposed plan and zoning districts for the boundary area.
 2. **Mixed-Use Overlay Plan And Zoning Districts:** The Planning Commission shall review the applicants proposed development plan and apply the following criteria for the proposed plan and zoning districts:
 - a. **Land Uses:** A mix of residential uses may be considered, including detached single-family, attached single-family, and multi-family. Mixed-use land-uses may also be considered, including residential, commercial, service commercial, and light industrial.
 - b. **Density:** A proposed zoning district densities shall be based upon sufficient access, circulation, connectivity, water, and wastewater infrastructure.
 - c. **Development Standards:** Requirements for development, including but not limited to minimum lot sizes, building height, setbacks, parking, streets and circulation, community/civic space, and infrastructure.
 - d. **Infrastructure:** Infrastructure implementation including financing and phasing.
- D. Planning Commission Recommendation:** Upon the development plan and zoning districts review per Chapter 3 of this title, and subject to review of the Master Planned Development (MPD) requirements in Chapter 6 and the Zoning Map and Text Amendment requirements in Section 10-3-080 of this title, the Planning Commission shall conduct a public hearing for a recommendation to the City Council.
- E. City Council Review and Action:** The City Council shall review, conduct a public hearing, and take final action on a Mixed-Use Overlay Zone plan and zoning districts pursuant to Chapter 3 of this title. Final action shall include a Council decision to amend the Coalville City General Plan by adding the Mixed-Use Overlay plan to the General Plan and amending the Coalville City Zoning Map to include any new zoning districts intended to implement the plan.