



Staff Report

Coalville City
Community Development Director

To: Coalville City Planning Commission
From: Don Sargent, Community Development Director
Date of Meeting: May 15, 2023
Re: Shane Wilde Property Rezone - Initial Review
Action: Review and Discussion - Work Session

Shane Wilde Property Rezone – Initial Review

REQUEST

The purpose of this work session is to introduce a proposed property rezone to the Planning Commission.

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

BACKGROUND

The proposed property rezone is located off Icy Springs Road as shown on the Aerial Map as Attachment A. The property is currently in the Agriculture (AG-20) Zone District in includes approximately 26 acres on Parcels CT-382-A-2, CT-440, CT 282-A and CT-363-B.

The applicant, Shane Wilde, has submitted a zone map amendment application and is proposing a rezone of the property to the adjacent Highway Commercial (HC) Zone District. The city zoning map with the property identified is included as Attachment B. At this time there are no specific uses proposed or site plans prepared for the property. Boundary line adjustments of the parcels were recently recorded for the property as shown on the survey map included as Attachment C.

ANALYSIS

In accordance with Section 10-3-080:E of the development code the following standards for Decision are to be considered for a zone map amendment:

1. Is the amendment consistent with the goals, objectives, and policies of the General Plan.
2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property.
3. Whether the proposed amendment is consistent with the standards of any applicable overlay zone.

4. Will the proposed amendment adversely affect adjacent property; and
5. The adequacy of facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

City Staff is in the process of reviewing the proposed zone map amendment and verifying that the required findings of the development code have been met with the application. The purpose of this work session is to allow the applicant to introduce the project to the Planning Commission and receive any initial feedback and comment.

The initial items for discussion may include, but not be limited to the following:

1. Steep slopes and wetlands on the property (sensitive lands requirements).
2. Vehicle access and circulation (traffic requirements).
3. Proposed uses, density and configuration (concept site plan requirements).
4. Water, sewer, and stormwater drainage plans (infrastructure requirements).

Required Review Process

The Zone Amendment application process includes a review and public hearing by both the Planning Commission and City Council.

RECOMMENDATION

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

Attachments:

- A.** Aerial Map
- B.** City Zoning Map
- C.** Parcel Boundary Adjustments Survey Map



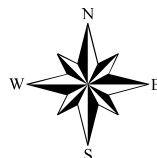
1 in = 752 feet

Aerial Map

Summit County Parcel Viewer Application

Printed on: 5/10/2023

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.

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



Subject Property →

