

MINUTES
COALVILLE CITY
PLANNING COMMISSION MEETING

MONDAY, NOVEMBER 21, 2022
COALVILLE CITY HALL
COUNCIL CHAMBERS
10 NORTH MAIN STREET
COALVILLE, UT 84017

In Attendance:

Mayor and Commissioners Present: Mayor Mark Marsh, Chair: Tonja Hanson, Vice-Chair: Jeff White, Tim Bristow

Regrets: Stefanie Bowen and Brandon Brady

Staff Present: Community Development Director, Don Sargent; Public Works Director, Zane DeWeese; City Treasurer, RaeShel Hortin; City Recorder, Jessika O'Brien

Item 1- Roll Call

A quorum was present.

Item 2- Pledge of Allegiance

Chair, Tonja Hanson led the Pledge of Allegiance.

WORK SESSION

Item 3B - Review and Discussion: Lazy J Boat Rental, Storage, and Repair Final Site Plan and Construction Drawings, 62 W. Center Street (Parcel CT-375)

Applicant: Jim Boyden

Community Development Director Don Sargent reviewed the Staff Report (Exhibit A). Don stated that the staff has reviewed the plan set and determined the drawings are generally consistent with the MPD approval for the development. Staff recommends the Planning Commission to review and discuss the final site plan and construction drawings and provide staff and/or the applicant direction in preparation for a subsequent public hearing on the application.

Jim Boyden, the applicant, stated that they have done a final survey that will be the survey of record. The layout of the project and the overall numbers are the same as the original concept and preliminary approval. **Chair, Tonja Hanson** asked questions and for clarification regarding the surface material for the project and the water drainage system in which **Jim Boyden** answered questions and stated that the surface area will be paved, and they will stay within the industry and best management guidelines for the drainage

system. **Chair, Tonja Hanson** asked if they needed to add an additional fire hydrant at the location. **Jim Boyden** stated that they will move the current hydrant or put in additional hydrant if needed or asked by the fire department.

Item 3A - Review and Discussion: North Summit Recreation District Plat Amendment and Public Street Vacation, South of Indian Hills Phase 1 & 2, (Parcels IH-3-IH-64-X)

Applicant: North Summit Rec.

Community Development Director Don Sargent shared the background of the application. The proposal is for a plat amendment and street vacation of a portion of Settlers Drive. **Don Sargent** referred the staff report (Exhibit B). He stated that the Planning Commission is to consider the following questions in reviewing street petitions:

1. Is there good cause for the street vacation action?
2. Will the action be detrimental to the public interest, or will any person be materially injured by the proposed vacation?

Staff recommends the Planning Commission review and discuss the proposed plat amendment and street vacation petition with the applicant in preparation for a public hearing at a subsequent meeting.

Ron Boyer, represents the applicant, shared a presentation power point. **Ron Boyer** stated that the NS Recreation District has been given a grant from the RAP Tax Committee for 1.1 Million Dollars and Summit County is also contributing 1.3 Million Dollars for the project. **Ron Boyer** and the **North Summit Recreation Committee** stated that there is such a need for this type of amenity in our community. **Commissioners** asked for clarification of the map and proposed facilities for the project. **Don Sargent** stated that there is a need to address a second access for the project. The current application is non-compliant with the development code. **Derek Peterson, Committee Member**, stated that they need clarification of what is required from the City and the rules that they are playing by. **Don Sargent** clarified the code requirement for second access and the “grandfathered” definition for Coalville City. He stated that he wanted it to be clear that the applicant is obligated to follow the code. Commissioners and applicant had further discussion and questions of the egress and ingress of the project in which **Don Sargent** answered. **Don Sargent** stated that the subdivision plan that was being presented did not meet the code requirements and a solution is needed that gives compliant access and still achieve the District’s improvement project. **Don Sargent** stated that notice to and acknowledgement from the Crittenden’s will be important in moving forward with the project.

Item 4 – Continued Review and Discussion: General Plan Updates

Don Sargent stated that he is currently working on the WORD conversion to get it updated.

Item 5 – Continued Review and Discussion: Zoning Map Updates

Don Sargent reviewed the map that showed that it had been refined and he had updated the language and format. **Don Sargent** asked if commissioners are ready to receive public input in a public hearing in which they all agreed that they are. **Don Sargent** noted that a public hearing will be included on the next Planning Meeting Agenda.

Item 6 – Community Development Director Updates:

Don Sargent reviewed current projects that he is working on with the Commissioners.

Item 7 – Planning Commission Updates

Chair, Tonja Hanson gave her official resignation and stated that this is her last meeting with Coalville City Planning. She is going to be on the Summit County Council.

Item 8 - Review and Possible Approval of Minutes

No minutes to review.

Item 9 – Adjournment

MOTION

*Commissioner Jeff White made motion to adjourn the meeting. Commissioner Tim Bristow seconded the motion. All Ayes
Motion Carried (3-0)*

The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

Vice-Chair Jeff White

Attest:

RaeShel Hortin, City Treasurer