



# Staff Report

Coalville City  
Community Development Director

To: Coalville City Council and Mayor  
From: Don Sargent, Community Development Director  
Date of Meeting: August 14, 2023  
Re: Red Hills MPD Phase 1 Preliminary Subdivision Plat Approval Extension Request  
Action: Possible Approval

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## Red Hills MPD Phase 1 Preliminary Subdivision Plat Approval Extension Request

### REQUEST

Review, discuss, and possibly approve an extension to the approval of the preliminary subdivision plat for the Red Hills MPD.

### BACKGROUND

Section 8-2-060:E of the development code specifies that the approval of a preliminary subdivision plat/plan shall be effective for a period of 1-year. A written request may be submitted to the City Council prior to expiration of the preliminary subdivision plat/plan for a one-time extension of six months. The City Council can grant such an extension where good cause can be shown.

### ANALYSIS

The Red Hills MPD Phase 1 Preliminary Subdivision is located at approximately 800 South Main Street (Hoytsville Road) as shown on the vicinity map included as [Attachment A](#). The Preliminary Subdivision Plat, included as [Attachment B](#), expired on August 8, 2023 (1-year following city council approval). The development code specifies that a written request may be submitted to the Legislative Body (City Council) prior to expiration of the preliminary subdivision plat approval for a one-time extension of up to six months.

The City Council can grant such extension where good cause can be shown. The code specifies that "Good Cause" generally denotes adequate or substantial grounds or reason to take a certain action, or to fail to take an action prescribed by the code. In this case why a final subdivision plat for Phase 1 cannot be applied for and approved within the required 1-year time frame. The City Council shall determine whether a particular fact or facts presented by

the applicant amount to a good cause compared to other preliminary subdivision plats that have received final plat approval.

The applicant, Ivory Homes (Skylar Tolbert) submitted a formal extension request on July 18, 2023 prior to the expiration of the Red Hills Phase 1 Preliminary Subdivision Plat approval. The extension request included the following for review and consideration by the City Council:

*Considering the progress we have made during the past year, we have prepared and submitted our application and plans for the final approval of Phase 1. Nevertheless, we understand that obtaining the City Council's final approval might not be feasible before the expiration of our current preliminary approval.*

*Therefore, we respectfully request an extension of the preliminary approval to ensure the continuity of this significant endeavor. The extension is essential to accommodate the efforts we have invested in preparing the Phase 1 final plans. To provide you with a clear understanding of the work accomplished thus far, please find below a brief summary of our achievements:*

- 1. Conducted a comprehensive investigation into the feasibility of a culinary water well on the project site, including associated treatment options and alternatives.*
- 2. Collaborated closely with City staff to identify the most viable new water source for Coalville City.*
- 3. Initiated the design process for the sewer trunk line along the Rail Trail, demonstrating our commitment to well-planned and sustainable infrastructure.*
- 4. Engaged with Summit County to identify the necessary road widening requirements for Hoytsville Road, ensuring seamless accessibility for the community.*
- 5. Began the design of the Rail Trail paving, including ½ day of field work physically mapping and the identification of all existing utilities, crossings, etc.*
- 6. Write Development Agreement which will be submitted to the City on or before July 26<sup>th</sup>, 2023.*

*We believe that the progress made in these areas is evidence of our dedication to moving the Red Hill project forward. The extension we seek will provide us with the necessary time to finalize the Phase 1 plans, ensuring that we meet the required standards and regulations.*

*Thank you for considering our request. We eagerly anticipate the opportunity to continue working on this project.*

On July 13, 2023 the applicant submitted a final subdivision plat and construction drawing application for Phase 1 which staff is currently reviewing in preparation for a work session with the Planning Commission on August 21<sup>st</sup>.

## **RECOMMENDATION**

Staff recommends the City Council review and consider approval of a one-time 6-month extension for the Red Hills Phase 1 Preliminary Subdivision Plat (extending the approval date to February 8, 2024).

## **ATTACHMENTS**

- A.** Vicinity Map
- B.** Red Hills Phase 1 Preliminary Subdivision Plat

# RED HILL PHASE 1

COALVILLE CITY, UTAH



2815 East 3300 South, Salt Lake City, UT 84109  
(801) 305-4670 www.edmpartners.com

APPLICANT:

Ivory Development  
978 East Woodoak Lane  
Salt Lake City, UT 84117  
801-747-7000



NOTES:

1. All sanitary sewer improvements shall conform with the standards and specifications of Coalville City.
2. All culinary water improvements shall conform with the standards and specifications of Coalville City.
3. All secondary water improvements shall conform with the standards and specifications of Coalville City.
4. All improvements in the public right of way shall conform with the standards and specifications of Coalville City.
5. All private improvements shall conform to APWA standards and specifications.
6. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.

## PRELIMINARY PLANS

GEOTECHNICAL STUDY

A SITE SPECIFIC GEOTECHNICAL STUDY HAS BEEN PREPARED FOR THIS PROJECT BY IGES. THE REPORT IS DATED JUNE 25, 2021, AND WAS PREPARED BY JARED K. WILLIAMS, PE. IT IS IDENTIFIED BY IGES PROJECT NUMBER 02058-159. THE REQUIREMENTS OUTLINED IN THIS STUDY SHALL BE FOLLOWED ON THIS PROJECT.

SHEET INDEX

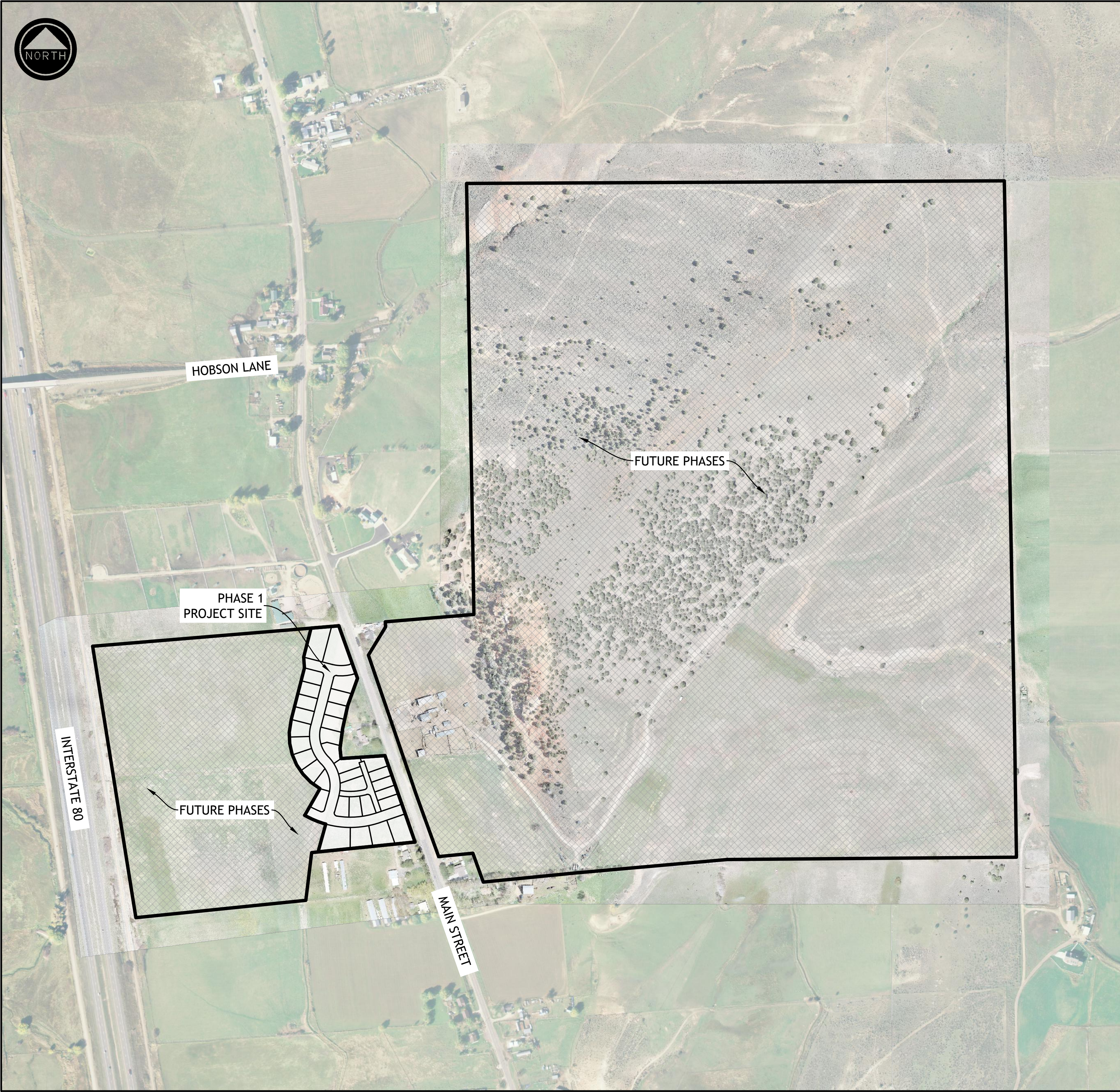
- |     |                                  |
|-----|----------------------------------|
| O-1 | TITLE SHEET                      |
| O-2 | SUBDIVISION PLAT                 |
| O-3 | OVERALL SITE PLAN                |
| O-4 | OVERALL UTILITY PLAN             |
| O-5 | OVERALL GRADING & DRAINAGE PLAN  |
| O-6 | VEGETATIVE COVER MAP             |
| O-7 | SENSITIVE LANDS MAP              |
| O-8 | PHASE 1 PRELIMINARY UTILITY PLAN |
| O-9 | PHASE 1 PRELIMINARY GRADING PLAN |

LEGEND

- |  |                              |
|--|------------------------------|
|  | SDR 35 SANITARY SEWER        |
|  | EXISTING SANITARY SEWER      |
|  | SANITARY SEWER MANHOLE       |
|  | PVC C-900 WATER LINE         |
|  | EXISTING WATER LINE          |
|  | WATER VALVE, TEE & BEND      |
|  | FIRE HYDRANT                 |
|  | EXISTING FIRE HYDRANT        |
|  | PVC C-900 SEC. WATER LINE    |
|  | EXISTING IRRIGATION LINE     |
|  | SEC. WATER VALVE, TEE & BEND |
|  | PROPOSED STREET LIGHT        |
|  | EXISTING OVERHEAD UTILITY    |
|  | RCP CL III STORM DRAIN       |
|  | EXISTING STORM DRAIN         |
|  | SD COMBOBOX, CB & CO         |
|  | PROPOSED UNDER DRAIN         |
|  | EXISTING UNDER DRAIN         |
|  | UNDER DRAIN CLEANOUT         |
|  | EXISTING MAJOR CONTOUR       |
|  | EXISTING MINOR CONTOUR       |
|  | PROPOSED MAJOR CONTOUR       |
|  | PROPOSED MINOR CONTOUR       |

BENCHMARK

THE PROJECT BENCHMARK IS A FOUND SUMMIT COUNTY 3.5" ALUMINUM CAP - 2002 MARKING THE NORTH QUARTER CORNER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 5 EAST, SLB&M. BENCH MARK ELEVATION = 5672.49'



VICINITY MAP  
1" = 300'



### Red Hill Phase 1

Title Sheet

PROJECT:

DRAWN BY:

NMM

REVIEWED BY:

PMD

REVISIONS:

No. DATE

REMARKS

DATE:

April 4, 2022

SHEET NUMBER:

O-1

# RED HILL PHASE 1 SUBDIVISION

LOCATED IN THE NW QUARTER, NE QUARTER, SE QUARTER, AND SW QUARTER OF  
SECTION 21, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN  
COALVILLE, SUMMIT COUNTY, UTAH



**LEGEND**

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- CENTERLINE / MONUMENT LINE
- ADJACENT PROPERTY LINE
- SURVEY TIE LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- SECTION CORNER (FOUND)
- CALCULATED SECTION CORNER (NOT FOUND)
- ROAD MONUMENT
- MONUMENT TO BE SET
- SANITARY SEWER EASEMENT

**NARRATIVE:**  
THIS SUBDIVISION PLAT WAS PREPARED AT THE REQUEST OF IVORY DEVELOPMENT FOR THE PURPOSE OF SUBDIVIDING LAND KNOWN BY THE SUMMIT COUNTY ASSESSOR AS PARCEL NUMBERS CT-482-F INTO LOTS AS SHOWN HEREON.

**BASIS OF BEARING:**

THE BASIS OF BEARING FOR THIS SURVEY IS THE UTAH STATE PLANE COORDINATE SYSTEM NAD83 NORTH ZONE-4301, AS DETERMINED BY GPS OBSERVATIONS FROM THE UTAH REFERENCE NETWORK (TURN) GPS, MEASURING SOUTH 89°51'50" EAST BETWEEN A FOUND SUMMIT COUNTY ALUMINUM CAP MONUMENTING THE WEST QUARTER CORNER OF SECTION 21 AND A FOUND SUMMIT COUNTY ALUMINUM CAP MONUMENTING THE EAST QUARTER CORNER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN.

| CURVE TABLE |        |        |           |              |           |
|-------------|--------|--------|-----------|--------------|-----------|
| CURVE       | LENGTH | RADIUS | DELTA     | CH DIRECTION | CH LENGTH |
| C1          | 112.24 | 450.00 | 14°17'26" | N67°19'23"W  | 111.95    |
| C2          | 114.16 | 200.00 | 32°42'14" | N88°03'44"E  | 112.61    |
| C3          | 179.85 | 175.00 | 58°52'57" | S15°01'38"E  | 172.04    |
| C4          | 183.26 | 175.00 | 60°00'00" | S14°28'06"E  | 175.00    |
| C5          | 167.13 | 175.00 | 54°43'05" | N17°06'34"W  | 160.85    |
| C6          | 16.13  | 175.00 | 5°16'55"  | N12°53'26"E  | 16.13     |
| C7          | 173.61 | 287.00 | 34°39'35" | N88°21'00"E  | 170.98    |
| C8          | 106.00 | 425.00 | 14°17'26" | S67°19'23"E  | 105.73    |
| C9          | 255.99 | 425.00 | 34°30'41" | N88°16'33"E  | 252.14    |
| C10         | 362.00 | 425.00 | 48°48'07" | N84°34'43"W  | 351.15    |
| C11         | 82.39  | 175.00 | 26°58'25" | S89°04'22"E  | 81.63     |
| C12         | 25.42  | 15.00  | 97°05'36" | N28°53'38"E  | 22.48     |
| C13         | 23.56  | 15.00  | 90°00'00" | N30°35'09"W  | 21.21     |
| C14         | 55.80  | 200.00 | 15°59'13" | N6°25'14"E   | 55.62     |

| CURVE TABLE |        |        |           |              |           |
|-------------|--------|--------|-----------|--------------|-----------|
| CURVE       | LENGTH | RADIUS | DELTA     | CH DIRECTION | CH LENGTH |
| C15         | 59.09  | 200.00 | 16°55'42" | N10°02'13"W  | 58.88     |
| C16         | 59.09  | 200.00 | 16°55'42" | N26°57'55"W  | 58.88     |
| C17         | 31.55  | 200.00 | 9°02'20"  | N39°56'56"W  | 31.52     |
| C18         | 28.25  | 150.00 | 10°47'24" | N39°04'24"W  | 28.21     |
| C19         | 116.43 | 150.00 | 44°28'16" | N11°26'34"W  | 113.52    |
| C20         | 12.41  | 150.00 | 4°44'20"  | N13°09'44"E  | 12.40     |
| C21         | 25.12  | 15.00  | 95°57'49" | N63°30'48"E  | 22.29     |
| C22         | 58.13  | 400.00 | 8°19'37"  | S64°20'29"E  | 58.08     |
| C23         | 120.77 | 450.00 | 15°22'37" | N82°09'25"W  | 120.41    |
| C24         | 90.96  | 450.00 | 11°34'52" | S84°21'50"W  | 90.80     |
| C25         | 59.32  | 450.00 | 7°33'12"  | S74°47'49"W  | 59.28     |
| C26         | 23.50  | 15.00  | 89°45'04" | N64°06'15"W  | 21.17     |
| C27         | 23.63  | 15.00  | 90°14'56" | N25°53'45"E  | 21.26     |
| C28         | 68.73  | 400.00 | 9°50'43"  | N76°31'43"E  | 68.65     |

| CURVE TABLE |        |        |           |              |           |
|-------------|--------|--------|-----------|--------------|-----------|
| CURVE       | LENGTH | RADIUS | DELTA     | CH DIRECTION | CH LENGTH |
| C29         | 67.37  | 400.00 | 9°39'00"  | N86°16'34"E  | 67.29     |
| C30         | 59.11  | 400.00 | 8°28'00"  | S84°39'55"E  | 59.06     |
| C31         | 25.12  | 15.00  | 95°57'49" | S32°27'01"E  | 22.29     |
| C32         | 50.57  | 300.00 | 9°39'30"  | N84°04'10"W  | 50.51     |
| C33         | 50.53  | 300.00 | 9°39'00"  | S86°16'34"W  | 50.47     |
| C34         | 36.43  | 300.00 | 6°57'25"  | S77°58'22"W  | 36.40     |
| C35         | 22.65  | 15.00  | 86°31'33" | N62°14'34"W  | 20.56     |
| C36         | 24.67  | 15.00  | 94°13'35" | N28°08'01"E  | 21.98     |
| C37         | 122.07 | 274.00 | 25°31'35" | N88°00'36"E  | 121.07    |
| C38         | 35.25  | 200.00 | 10°05'58" | S1°50'22"W   | 35.21     |
| C39         | 45.69  | 200.00 | 13°05'20" | S9°45'17"E   | 45.59     |
| C40         | 57.37  | 200.00 | 16°26'06" | S24°31'00"E  | 57.17     |
| C41         | 40.96  | 200.00 | 11°44'03" | S38°36'05"E  | 40.89     |
| C42         | 73.61  | 150.00 | 28°07'02" | S30°24'35"E  | 72.87     |

| CURVE TABLE |        |        |           |              |           |
|-------------|--------|--------|-----------|--------------|-----------|
| CURVE       | LENGTH | RADIUS | DELTA     | CH DIRECTION | CH LENGTH |
| C43         | 80.54  | 150.00 | 30°45'55" | S0°58'07"E   | 79.58     |
| C44         | 21.23  | 15.00  | 81°04'49" | S54°57'15"W  | 19.50     |
| C45         | 80.21  | 225.00 | 20°25'31" | S85°16'55"W  | 79.79     |
| C46         | 22.33  | 15.00  | 85°16'40" | N62°17'30"W  | 20.32     |
| C47         | 4.15   | 200.00 | 1°11'19"  | S14°56'14"W  | 4.15      |
| C48         | 4.09   | 400.00 | 0°35'08"  | N71°18'47"E  | 4.09      |
| C49         | 13.01  | 200.00 | 3°43'36"  | N12°28'47"E  | 13.01     |
| C50         | 13.01  | 200.00 | 3°43'38"  | N8°45'10"E   | 13.01     |
| C51         | 31.14  | 200.00 | 8°55'11"  | S80°02'45"E  | 31.10     |
| C52         | 83.02  | 200.00 | 23°47'03" | N83°36'09"E  | 82.43     |

**GENERAL NOTES:**

1. 1/2" x 24" REBAR WITH BLUE SURVEY CAP MARKED EDM WILL BE SET AT ALL REAR LOT CORNERS
2. A COPPER RIVET WILL BE SET AS AN OFFSET AS THE PROPERTY LINE EXTENDED IN THE BACK OF THE CURB.
3. PARCEL A IS COMMON SPACE TO BE MAINTAINED BY THE RED HILL HOME OWNERS' ASSOCIATION.
4. THE OWNERS OF PROPERTY WITHIN COALVILLE CITY RECOGNIZE THE IMPORTANCE OF AGRICULTURAL LANDS AND OPERATIONS AND SMALL RURAL BUSINESS ENTERPRISES. IT IS RECOGNIZED THAT AGRICULTURAL LANDS AND OPERATIONS AND RURAL BUSINESS ENTERPRISES HAVE UNIQUE OPERATING CHARACTERISTICS THAT MUST BE RESPECTED. (OWNERS OF EACH LOT PLATTED IN THIS SUBDIVISION / THE OWNER OF THE RESIDENCE CONSTRUCTED UPON THIS LOT) HAS BEEN GIVEN NOTICE AND RECOGNIZES THAT THERE ARE ACTIVE AGRICULTURAL LANDS AND OPERATIONS AND RURAL BUSINESS ENTERPRISES WITHIN COALVILLE CITY AND ACKNOWLEDGE(S) AND RESPECT(S) THAT, SO LONG AS SUCH LANDS AND OPERATIONS EXISTS, THERE MAY BE DUST, NOISE, ODOR, PROLONGED WORK HOURS, USE OF ROADWAYS FOR THE PURPOSES OF HERDING / MOVING ANIMALS, AND OTHER ATTRIBUTES ASSOCIATED WITH NORMAL AGRICULTURAL OPERATIONS AND RURAL BUSINESS.
5. ALL LOTS SHOWN ARE FOR SINGLE FAMILY DWELLINGS.
6. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

| OWNER / DEVELOPER          |  |      |           |    |  |
|----------------------------|--|------|-----------|----|--|
| IVORY DEVELOPMENT, LLC     |  |      |           |    |  |
| 978 EAST WOODDAK LANE      |  |      |           |    |  |
| SALT LAKE CITY, UTAH 84117 |  |      |           |    |  |
|                            |  |      |           |    |  |
|                            |  |      |           |    |  |
|                            |  |      |           |    |  |
|                            |  |      |           |    |  |
|                            |  |      |           |    |  |
|                            |  | DATE | REVISIONS | BY |  |

| PUBLIC SAFETY ANSWERING POINT APPROVAL                                                               |      |
|------------------------------------------------------------------------------------------------------|------|
| APPROVED AND ACCEPTED THIS ____ DAY OF _____, 20____, BY THE GIS COORDINATOR / ADDRESSING AUTHORITY. |      |
| SIGNED                                                                                               | DATE |



2815 East 3300 South, Salt Lake City, UT 84109  
(801) 305-4670 www.edmpartners.com

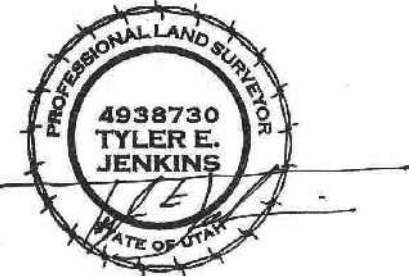
**SURVEYOR'S CERTIFICATE**

I, TYLER E. JENKINS, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO.4938730 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS PLAT; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY; AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

**RED HILL PHASE 1 SUBDIVISION**

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND.

12/28/21  
FOR REVIEW ONLY  
DO NOT RECORD



**BOUNDARY DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS S89°51'50"E 2105.01 FEET AND N00°00'00"E 211.12 FEET FROM THE WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE S19°43'34"W 142.13 FEET; THENCE S12°44'15"W 114.30 FEET; THENCE S07°21'39"W 98.70 FEET; THENCE S06°43'16"E 49.37 FEET; THENCE N86°15'19"E 214.36 FEET; THENCE S19°13'43"E 446.93 FEET; THENCE S84°10'15"W 476.25 FEET; THENCE N15°31'54"E 141.11 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 450.00 FEET, A DISTANCE OF 112.24 FEET, A CHORD DIRECTION OF N67°19'23"W, AND A CHORD DISTANCE OF 111.95 FEET; THENCE N29°49'20"E 150.00 FEET; THENCE N54°55'07"W 55.00 FEET; THENCE N44°24'00"W 55.00 FEET; THENCE N33°52'54"W 55.00 FEET; THENCE N23°21'48"W 55.00 FEET; THENCE N12°50'41"W 55.00 FEET; THENCE N02°19'35"W 55.00 FEET; THENCE N08°59'57"E 63.61 FEET; THENCE N14°24'51"E 260.00 FEET; THENCE N04°36'35"W 52.89 FEET; THENCE N14°24'51"E 145.91 FEET; THENCE N85°17'11"E 136.28 FEET; THENCE S19°39'11"E 272.04 FEET TO THE POINT OF BEGINNING.

CONTAINS 7.86 ACRES IN AREA, 31 LOTS AND 2 PARCELS

**OWNER'S DEDICATION**

I/WE, THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN HEREON TO BE HEREAFTER KNOWN AS:

**RED HILL PHASE 1 SUBDIVISION**

AND DO HEREBY DEDICATE FOR PERPETUAL USE AND DO HEREBY GRANT UNTO EACH PRIVATE UTILITY COMPANY AND PUBLIC UTILITY AGENCY PROVIDING UTILITY SERVICES TO THIS PROJECT, A PERPETUAL NON-EXCLUSIVE EASEMENT IN ALL AREAS SHOWN HEREON INCLUDING THE PUBLIC ROADWAYS TO INSTALL, USE, KEEP, MAINTAIN, REPAIR AND REPLACE AS REQUIRED, UNDERGROUND UTILITY LINES, PIPES AND CONDUITS OF ALL TYPES AND APPURTENANCES THERETO SERVING THIS PROJECT.

NAME: CHRISTOPHER P. GAMVROULAS  
TITLE: PRESIDENT OF IVORY DEVELOPMENT, LLC

**LLC ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_ : SS  
COUNTY OF \_\_\_\_\_ )

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, WHO BEING BY ME DULY SWORN DID SAY THAT THEY ARE THE CHRISTOPHER P. GAMVROULAS, OF IVORY DEVELOPMENT LLC, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS PRESIDENT, AND THEY ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_  
MY COMMISSION NUMBER: \_\_\_\_\_  
RESIDING IN \_\_\_\_\_ COUNTY, \_\_\_\_\_

**RED HILL PHASE 1 SUBDIVISION**

LOCATED IN THE NW QUARTER, NE QUARTER, SE QUARTER, AND SW QUARTER OF  
SECTION 21, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN  
COALVILLE, SUMMIT COUNTY, UTAH

**SHEET 1 OF 1**

**SUMMIT COUNTY RECORDER**

RECORDED # \_\_\_\_\_  
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF:  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
FEE \_\_\_\_\_ SUMMIT COUNTY RECORDER

**CITY PLANNING COMMISSION**  
APPROVED AND ACCEPTED BY THE COALVILLE CITY PLANNING COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

**NORTH SUMMIT FIRE DISTRICT**  
APPROVED AND ACCEPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE NORTH SUMMIT FIRE DISTRICT.

**CITY PUBLIC WORKS DEPARTMENT**  
APPROVED AND ACCEPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE COALVILLE CITY PUBLIC WORKS DEPARTMENT HEALTH.

**CITY COUNCIL APPROVAL**  
THIS IS TO CERTIFY THAT THIS PLAT AND DECLARATION OF THIS PLAT WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF COALVILLE, SUMMIT CO., UTAH THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

**CITY ENGINEER**  
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THE PLAT AND IT IS CORRECT IN ACCORDANCE WITH THE ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.  
COALVILLE CITY ENGINEER DATE

**ATTORNEY'S CERTIFICATE**  
I HAVE EXAMINED THE PROPOSED PLAT OF THIS SUBDIVISION AND IN MY OPINION IT CONFORMS WITH THE ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.  
COALVILLE CITY ATTORNEY DATE