



# Staff Report

Coalville City  
Community Development Director

To: Coalville City Planning Commission  
From: Don Sargent, Community Development Director  
Date of Meeting: April 15, 2024  
Re: Lakeside Subdivision Plat Amendment (utility easement relocation)  
Action: Possible Recommendation

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## Lakeside Subdivision Plat Amendment

### REQUEST

Review, discuss and consider recommending approval of a plat amendment of the Lakeside Subdivision to relocate a portion of a utility easement across Lot 3.

### BACKGROUND

The subdivision property is located at 401 North Main Street and includes 3 lots as shown on the Aerial Map as *Attachment A*. The City Council approved the subdivision on November 15, 2021 which was recorded on April 8, 2022. *Attachment B* includes a copy of the recorded plat.

The recorded plat includes a 20-foot-wide sewer utility easement that crosses all three lots in the subdivision. Note 5 on the subdivision plat states that the existing sewer line and associated 20-foot-wide easement may be relocated to the westerly boundary line of the subdivision at the option of the lot owners.

Last year the owner of Lot 3 and applicant, Jason Moore, relocated the sewer line to the utility easement along the west boundary line of the subdivision and is now requesting the easement across Lot 3 to be vacated.

### ANALYSIS

*Attachment C* includes the proposed amended subdivision plat showing the relocation of the sewer line and vacation of the existing easement. The sewer line was relocated and installed to city engineering standards and specifications. The portion of the existing sewer line and associated easement crossing Lots 1 and 2 remain and is not changing with the plat amendment.

The platted utility easement along the westerly subdivision boundary where the sewer line was relocation is twenty feet wide. The applicant installed a new sewer manhole with the sewer line relocation as shown on the amended plat.

### Required Review Process

According to Chapter 03-030 of the development code, subdivision plat amendments that do not involve any new lots or streets require the review and recommendation by the Planning Commission and a public hearing and approval by the City Council.

## **RECOMMENDATION**

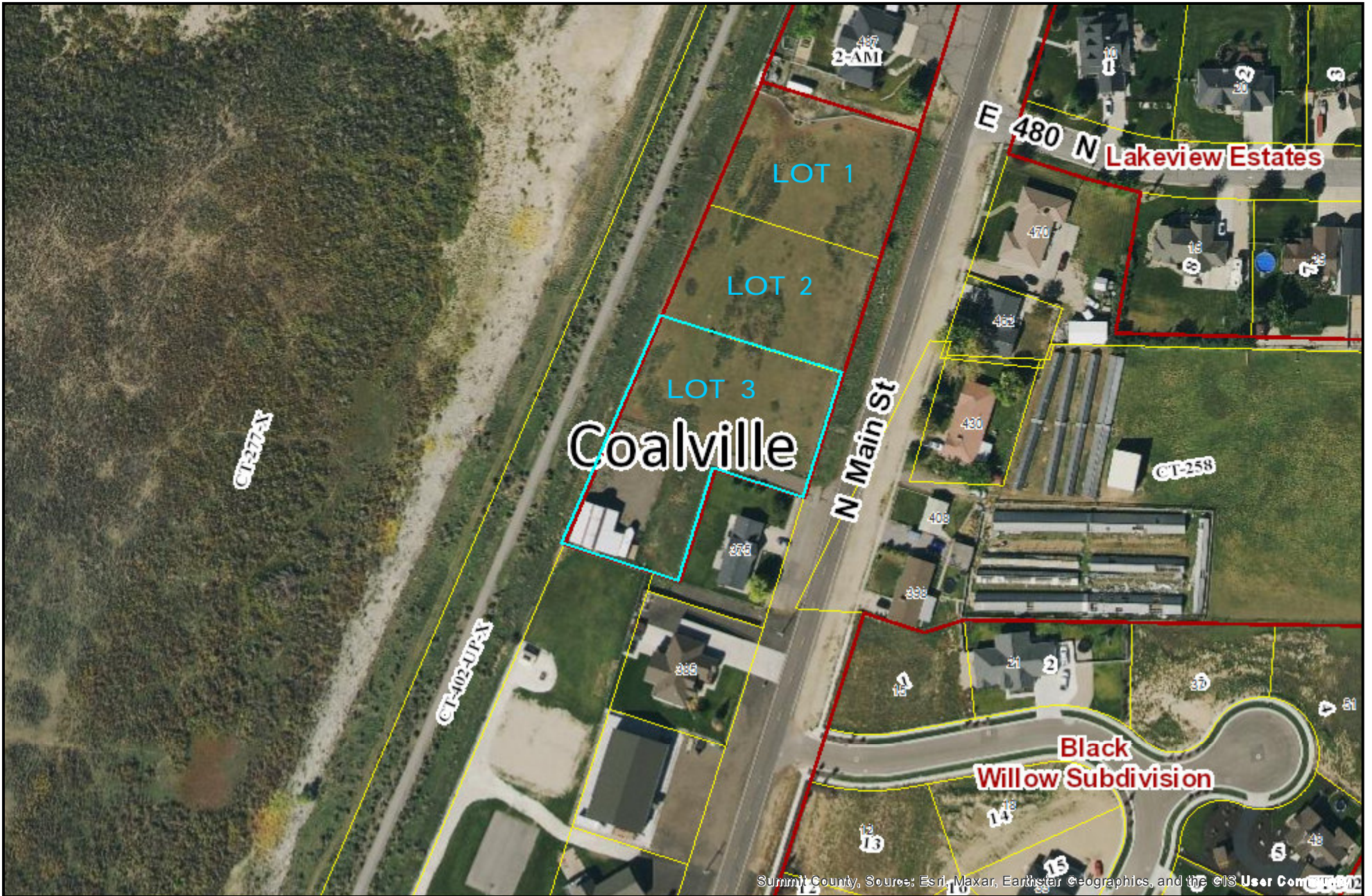
Staff recommends the Planning Commission review, discuss, and consider recommending approval of the Lakeside Subdivision Plat Amendment to the City Council with the following condition:

1. Any remaining items of the subdivision plat amendment shall be addressed by the applicant and verified by Staff for compliance with the development code prior to City Council review and approval.

As an alternative action, the Planning Commission may provide additional direction to Staff and/or the applicant regarding the proposed plat amendment for continued review and consideration at a subsequent meeting.

### **Attachments:**

- A.** Aerial Map
- B.** Recorded Lakeside Subdivision Plat
- C.** Proposed Lakeside Subdivision Amended Plat



Summit County, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

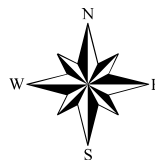


# LAKESID-3

Summit County Parcel Viewer Application

Printed on: 4/10/2024

Imagery courtesy of Google

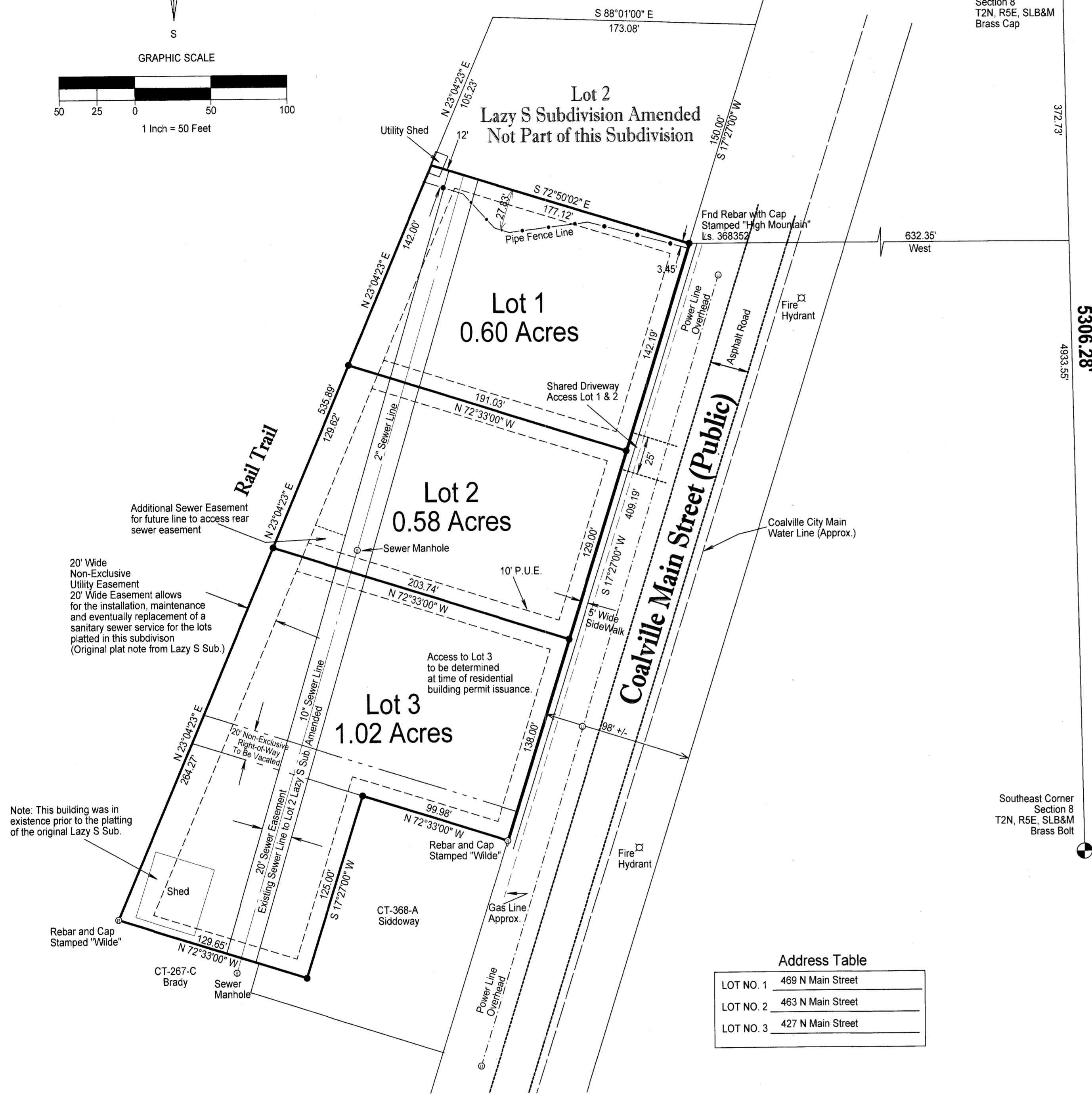
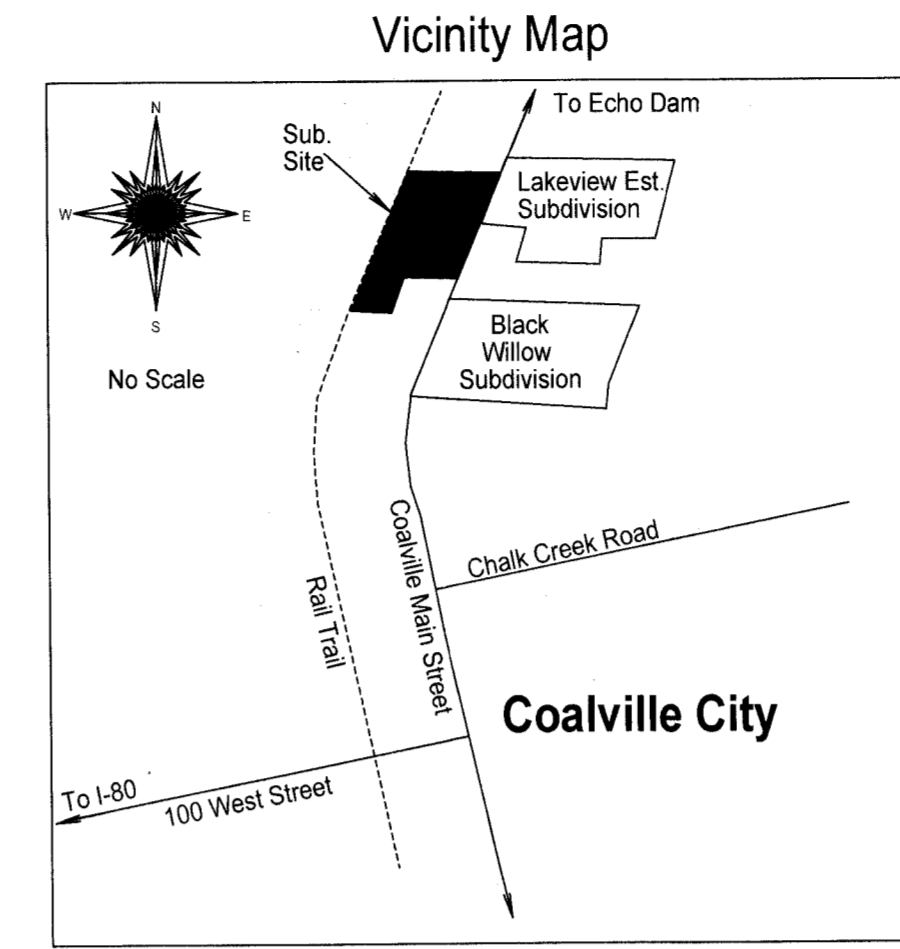
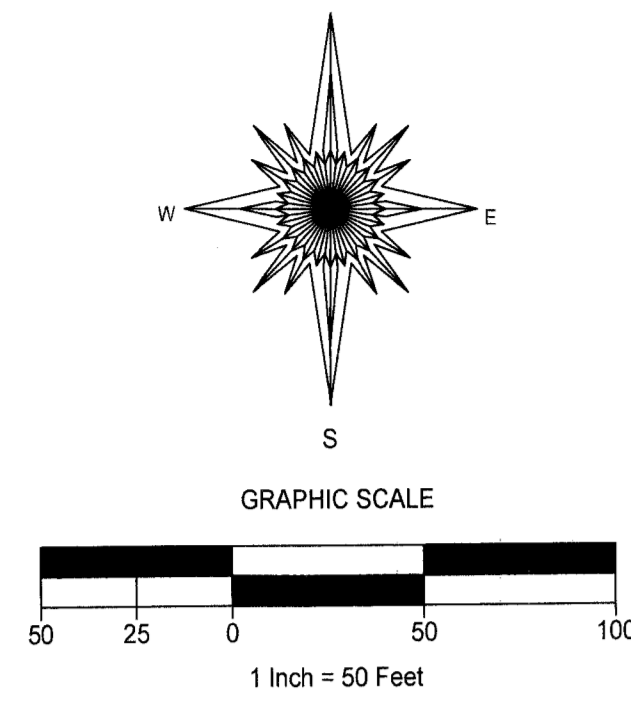


This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information and data obtained from various sources, including Summit County which is not responsible for its accuracy or timeliness.

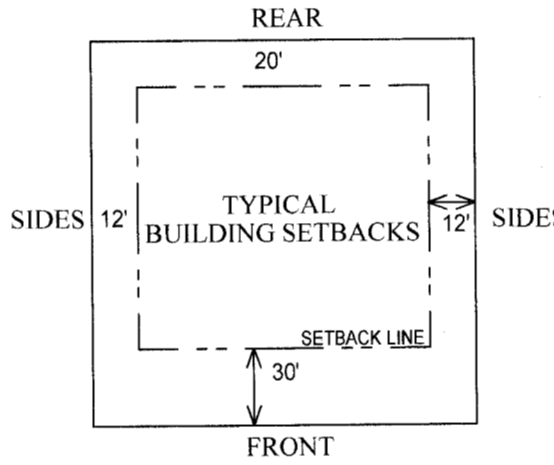
1 in = 188 feet

# LAKESIDE SUBDIVISION

Located in the Northeast 1/4 of Section 8, Township 2 North, Range 5 East, Salt Lake Base and Meridian.  
Coalville, Summit County, Utah



Basis of Bearing  
N 00°59'27" W  
5306.28'



### LEGEND

- Fence Line
- - - Pipe Fence Line
- Sewer Centerline
- Buried Gas Line
- Overhead Utility Line (Power)
- Asphalt Road
- 10 P.U.E. (Public Utility Easement)
- Set Rebar with Cap Stamped High Mountain LS 368352
- Ⓡ Existing Rebar with Cap as noted
- Ⓤ Utility Pole (Power)
- Ⓢ Sewer Manhole Lid

- NOTES:
- 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 AGRICULTURE LANDS AND OPERATIONS AND RURAL BUSINESS ENTERPRISES WITHIN COALVILLE CITY AND ACKNOWLEDGES (S) AND RESPECTS 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.
  - ALL LOTS SHOWN ARE FOR SINGLE FAMILY DWELLINGS.
  - 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 AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT 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.
  - THE 20 FOOT NON-EXCLUSIVE RIGHT OF WAY SHOWN ON THIS PLAT IS BEING VACATED THROUGH THIS PLAT DEDICATION. THE RIGHT OF WAY WAS INTENDED TO PROVIDE ACCESS TO PARCEL A OF THE LAZY S SUBDIVISION AMENDED AND IS NOW BEING INCORPORATED INTO LOT 3 OF THIS PLAT.
  - ACTUAL CONSTRUCTED SEWER LINE SHOWN ON THIS PLAT CARRIES A 20' EASEMENT. HOWEVER OWNERS OF LOTS 1-3 RETAIN THE OPTION AT THEIR EXPENSE TO RELOCATE SAID SEWER LINE TO THE PUBLIC UTILITY EASEMENT SHOWN ALONG THE WESTERLY LINE OF THIS SUBDIVISION. ANY NEW SEWER LINE CONSTRUCTION WILL BE PERMITTED AND BUILT TO COALVILLE CITY STANDARDS.
  - A SIDEWALK SHALL BE INSTALLED ALONG THE FRONTAGE OF EACH LOT BY THE LOT OWNER IN ACCORDANCE WITH COALVILLE CITY ENGINEERING STANDARDS AND SPECIFICATIONS PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY.

### DOMINION ENERGY

Questar Gas Company, d/b/a Dominion Energy Utah, hereby approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth in the Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 801-368-6332.

### QUESTAR GAS COMPANY

d/b/a DOMINION ENERGY UTAH

Approved and accepted this 10 day of Feb, 2022  
 DOMINION ENERGY  
 By: WTS  
 Title: Permit Spec

### SURVEYORS CERTIFICATE

I, WADE WILDE, DO CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368352, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS "LAKESIDE SUBDIVISION" AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

February 7, 2022  
Date

Wade Wilde  
Wade Wilde



### BOUNDARY DESCRIPTION

All of Lot 1 and Parcel A of the Amended Lazy "S" Subdivision, according to the official thereof on file and of record in the office of the Summit County Recorder dated December 6, 2004.  
2.20 Acres

### OWNERS DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN ON THIS PLAT AND NAME THE SAID TRACT LAKESIDE SUBDIVISION AND HEREBY DEDICATE, GRANT AND CONVEY TO COALVILLE CITY, SUMMIT COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO COALVILLE CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY COALVILLE CITY.

IN WITNESS WHEREOF HAVE HEREUNTO SET THIS 14 DAY OF February A.D. 2022.

By: Jason Thomas Moore

Jason Thomas Moore

By: Lindsay Lee Moore

By: Teri A. Siddoway

By: Teri A. Siddoway

### ACKNOWLEDGEMENT

STATE OF UTAH  
COUNTY OF SUMMIT

PERSONALLY APPEARED BEFORE ME THIS 14 DAY OF February, 2022 THE FOLLOWING: Jason Moore  
Lindsay Moore  
Teri Siddoway

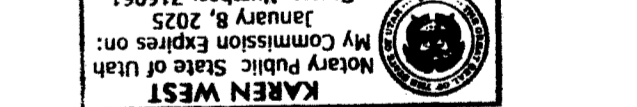
WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE ABOVE OWNERS DEDICATION.

MY COMMISSION EXPIRES January 8, 2025

RESIDING IN Summit Co. Utah

By: Karen West

NOTARY PUBLIC



### CONSENT TO RECORD

STATE OF UTAH  
COUNTY OF SUMMIT

THE UNDERSIGNED LIEN HOLDER HEREBY CONSENTS TO THE RECORDATION OF THIS PLAT.

BY: \_\_\_\_\_  
AUTHORIZED OFFICIAL

THE FOREGOING CONSENT TO RECORD WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY: \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

RESIDING IN \_\_\_\_\_

PUBLIC SAFETY ANSWERING POINT APPROVAL  
Approved this 9th day of February, 2022.  
By: Jeff Ward  
Jeff Ward GIS Coordinator/Addressing Authority

ROCKY MOUNTAIN POWER  
Approved and Accepted this 10th day of Feb, 2022.  
ROCKY MOUNTAIN POWER  
BY: \_\_\_\_\_

NORTH SUMMIT FIRE DISTRICT  
Approved and Accepted this 14th day of Feb, 2022.  
BY: Sharon FIRE DISTRICT

CITY PUBLIC WORKS DEPARTMENT  
Approved and Accepted this 9th day of March, 2022.  
BY: H. Z... Director

ATTOENYS 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 effect.  
By: Sheldon  
COALVILLE CITY ATTORNEY

COUNTY RECORDER  
STATE OF UTAH COUNTY SUMMIT  
Recorded and filed at the request of  
TERRY SIDDOWAY  
Date: 4/10/2022 Time: 11:00 AM  
Entry # 0186837 Fee: 450.00  
Robert Regan  
COUNTY RECORDER

PREPARED BY:  
HIGH MOUNTAIN SURVEYING, LLC  
P.O. Box 445  
1325 S. Hoytville Road  
Coalville, Utah 84017  
435-336-4210  
Lakeside Subdivision Local 2021 Proj. No. 1055-20

CITY COUNCIL APPROVAL  
This is to certify that this Plat and Dedication of this Plat were duly approved and accepted by the City Council of Coalville, Summit County, Utah this 9th day of March, 2022.  
By: Sheldon MAYOR  
By: Robert Regan CITY RECORDER

CITY PLANNING COMMISSION  
Approved and accepted by the Coalville City Planning Commission this 28th day of Feb, 2022.  
By: Trina B. H... CHAIR

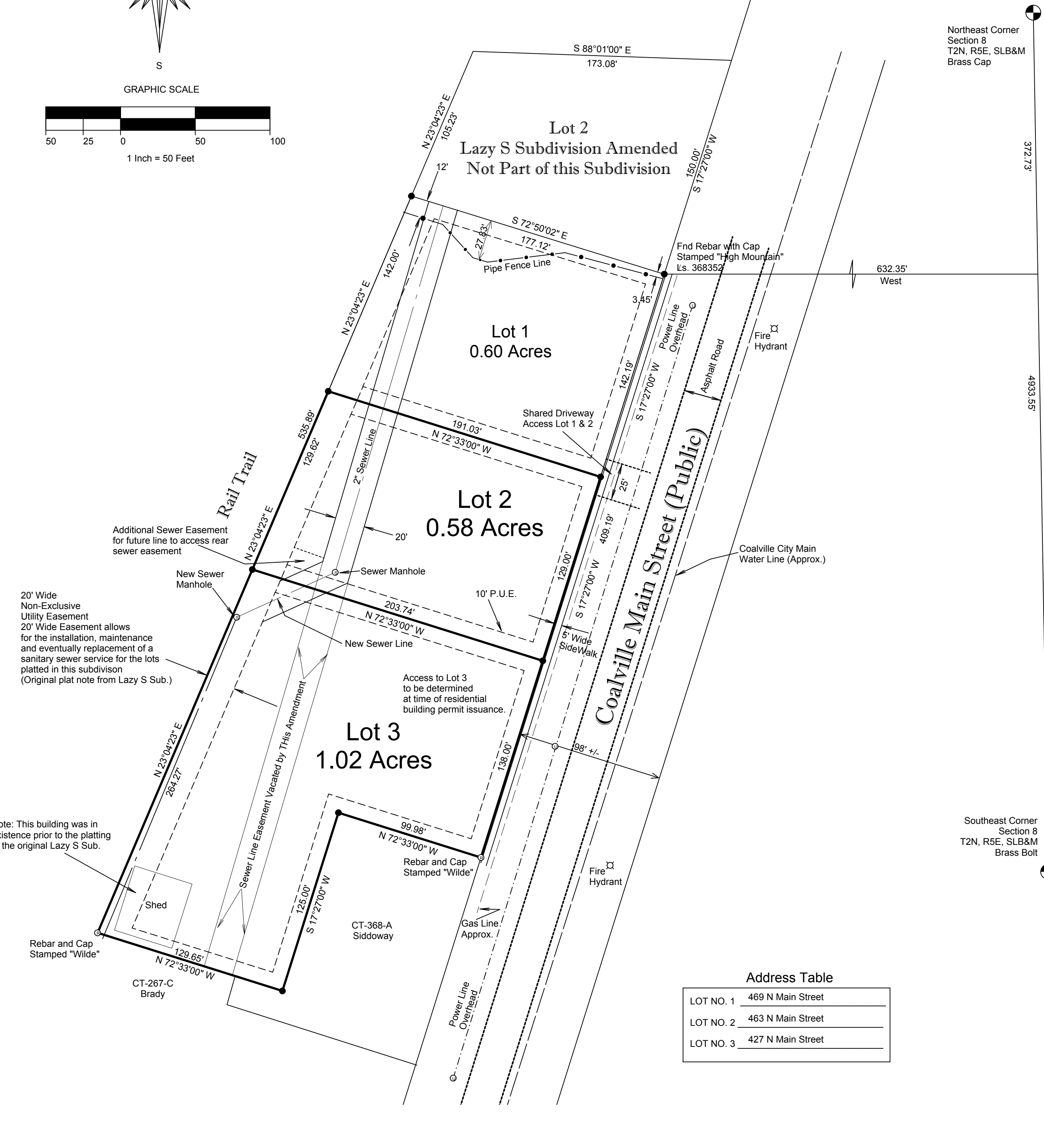
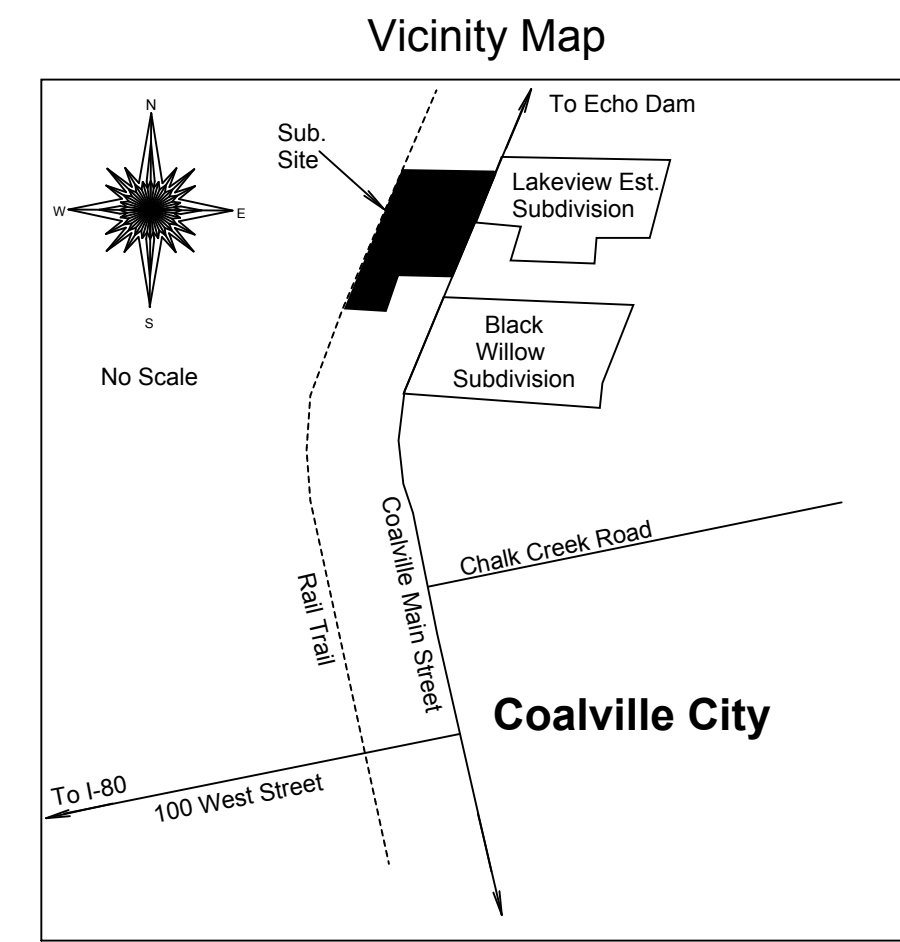
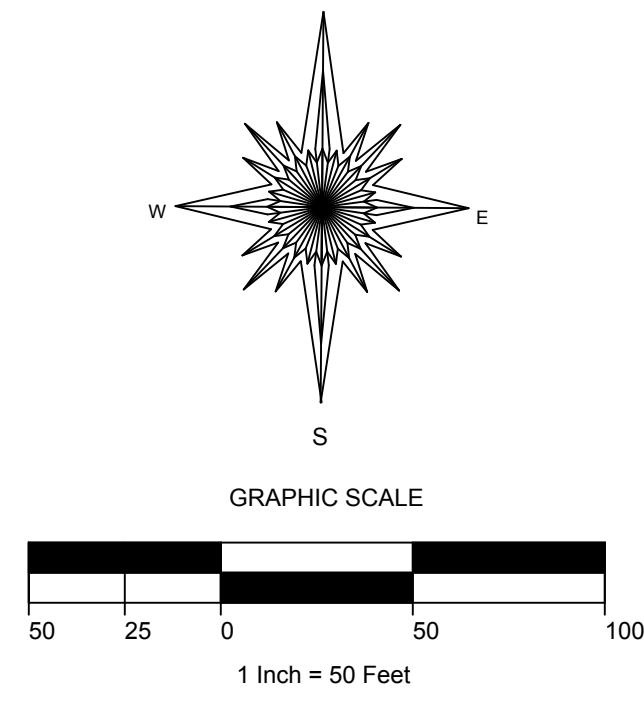
CITY ENGINEER  
I hereby certify that this Office has examined the Plat and is correct in accordance with information on file in this office.  
signed this 14 day of March, 2022.  
By: Christian P. Thompson  
COALVILLE CITY ENGINEER

ATTOENYS 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 effect.  
By: Sheldon  
COALVILLE CITY ATTORNEY

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TERRY SIDDOWAY  
Date: 4/10/2022 Time: 11:00 AM  
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LAKESIDE SUBDIVISION

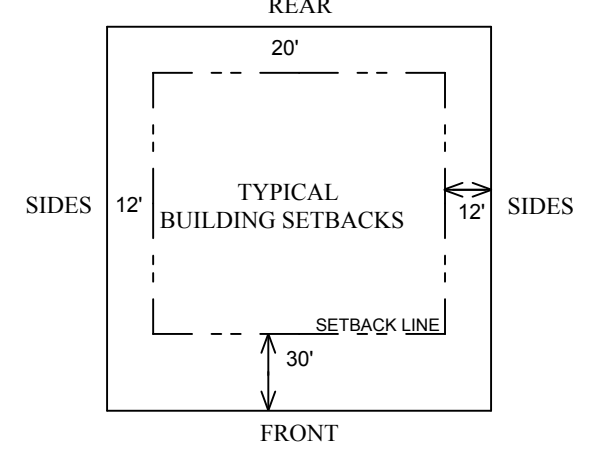
# LAKESIDE SUBDIVISION AMENDED

Located in the Northeast 1/4 of Section 8, Township 2 North, Range 5 East, Salt Lake Base and Meridian.  
Coalville, Summit County, Utah



LOT NO. 1	469 N Main Street
LOT NO. 2	463 N Main Street
LOT NO. 3	427 N Main Street

	Fence Line
	Pipe Fence Line
	Sewer Centerline
	Buried Gas Line
	Overhead Utility Line (Power)
	Asphalt Road
	10' P.U.E. (Public Utility Easement)
	Set Rebar with Cap Stamped High Mountain LS 368352
	Existing Rebar with Cap as noted
	Utility Pole (Power)
	Sewer Manhole Lid



**NOTES:**

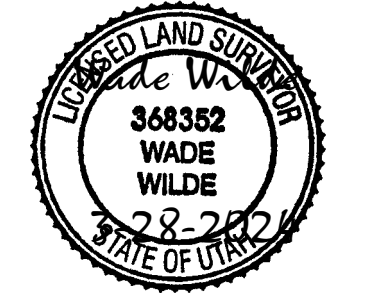
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## SURVEYORS CERTIFICATE

I, WADE WILDE, DO CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368352, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS "LAKESIDE SUBDIVISION AMENDED" AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

March 28, 2024  
Date

Wade Wilde  
Wade Wilde



## BOUNDARY DESCRIPTION

All of Lots 2 & 3, Lakeside Subdivision, according to the official thereof on file and of record in the office of the Summit County Recorder dated April 8, 2022.

2.20 Acres

## Plat Amendment Purpose

This amendment is for the purpose of relocating the sewer line easement on Lots 2 & 3. The new alignment starts at the existing manhole on Lot 2 and runs southwesterly to a new sewer manhole lying within the existing 20 foot easement.

## OWNERS DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN ON THIS PLAT AND NAME THE SAID TRACT LAKESIDE SUBDIVISION AMENDED AND HEREBY DEDICATE, GRANT AND CONVEY TO COALVILLE CITY, SUMMIT COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO COALVILLE CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY COALVILLE CITY.

IN WITNESS WHEREOF \_\_\_\_\_ HAVE HEREUNTO SET \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_.

By: Jason Thomas Moore  
By: Lindsay Lee Moore  
By: Teri A. Siddoway  
By: Gary Glen Siddoway

## ACKNOWLEDGEMENT

STATE OF UTAH  
COUNTY OF SUMMIT  
PERSONALLY APPEARED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ THE FOLLOWING:

WHO ACKNOWLEDGED TO ME THAT \_\_\_\_\_ HE \_\_\_\_\_ EXECUTED THE ABOVE OWNERS DEDICATION.  
MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC  
RESIDING IN \_\_\_\_\_

## CONSENT TO RECORD

STATE OF UTAH  
COUNTY OF SUMMIT  
THE UNDERSIGNED LIEN HOLDER HEREBY CONSENTS TO THE RECORDATION OF THIS PLAT.  
BY: \_\_\_\_\_ AUTHORIZED OFFICIAL  
THE FOREGOING CONSENT TO RECORD WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY: \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC  
RESIDING IN \_\_\_\_\_

PUBLIC SAFETY ANSWERING POINT APPROVAL		CITY PUBLIC WORKS DEPARTMENT	
Approved this _____ day of _____, 20____ Jeff Ward GIS Coordinator/Addressing Authority		Approved and Accepted this _____ day of _____, 20____ BY: _____ Director	
PREPARED BY:	CITY COUNCIL APPROVAL	CITY PLANNING COMMISSION	CITY ENGINEER
HIGH MOUNTAIN SURVEYING, LLC P.O. Box 445 1325 S. Hoytsville Road Coalville, Utah 84017 435-336-4210 Lakeside Subdivision Local 2021 Proj. No. 1055-20	This is to certify that this Plat and Dedication of this Plat were duly approved and accepted by the City Council of Coalville, Summit County, Utah this _____ day of _____, 20____. MAYOR _____ CITY RECORDER _____	Approved and accepted by the Coalville City Planning Commission this _____ day of _____, 20____. CHAIR _____	I hereby certify that this Office has examined the Plat and is correct in accordance with information on file in this office. signed this _____ day of _____, 20____. COALVILLE CITY ENGINEER _____
			ATTORNEYS 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 effect. COALVILLE CITY ATTORNEY _____
			COUNTY RECORDER
			STATE of UTAH COUNTY SUMMIT Recorded and filed at the request of _____ Date: _____ Time: _____ Entry # _____ Fee: _____ COUNTY RECORDER _____