



Staff Report

Coalville City
Community Development Director

To: Coalville City Council and Mayor
From: Don Sargent, Community Development Director
Date of Meeting: August 12, 2024
Re: Moore Subdivision Plat Amendment (re-subdivision/lot addition)
Action: Public Hearing and Possible Approval

Moore Subdivision Plat Amendment

REQUEST

Review, discuss, conduct public hearing and consider approving a proposed plat amendment of the Moore Subdivision to re-subdivide Lot 1 of the plat for an additional lot.

BACKGROUND

The subdivision property is located at approximately 155 S 100 E as shown on the aerial map as Attachment A. The Moore Subdivision Plat was recorded in 2006.

Attachment B includes a copy of the recorded plat.

Attachment C includes an aerial overlay drawing showing the property of the proposed plat amendment.

Attachment D includes the applicants proposed amended survey plat. The new lot would actually be Lot 3 in the subdivision as the subdivision currently includes 2 lots. The proposed new lot is 0.36 acres in size.

On July 15, 2024 the Planning Commission conducted a public hearing and unanimously recommended approval of the subdivision plat amendment to the City Council.

ANALYSIS

The new lot would be accessed from the existing lane (common driveway) in compliance with the access requirements of the development code. The applicant is proposing to connect to existing utility lines within the driveway right-of-way and extend service lines to the new lot.

The majority of the Moore Subdivision property is zoned High Density Residential (R-8) with the portion of the new lot area being zoned Residential Agriculture (R-A). As the existing Lot 1 includes 2 zone districts the new proposed lot will use one (1) development right from the remaining Lot 1 area. Future development of Lot 1 will need to account for the land area and development right (density) used for the new lot, which is noted on the amended plat.

All required setbacks for the new proposed lot are identified and shown on the amended plat. Steep slopes 30% and greater on the proposed lot are also reflected on the amended plat.

The applicant will need to transfer a water share to the city or pay the required fee-in-lieu for culinary water service. Secondary water will be provided by an existing private water company (Robinson Ditch Company) for secondary water service.

The NSFD is in the process of conducting a review of the amended plat and will need to provide the applicant with any comments for approval prior to recordation of the plat.

Required Review Process

According to Chapter 29-030:D of the Development Code, subdivision plat amendments that involve any new lots or streets require review, public hearing, and recommendation by the Planning Commission and a public hearing and approval by the City Council.

RECOMMENDATION

Staff recommends the City Council review, discuss, conduct a public hearing, and consider approving the Moore Subdivision Lot 1 Amended Plat with the following conditions:

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 plat recordation.
2. The applicant shall transfer a water share or pay a fee-in-lieu for culinary water service for the new lot prior to recordation of the plat.
3. Secondary water for the new lot shall be provided by an existing private water company or the applicant shall transfer a water share to the city for secondary water service.
4. The applicant shall obtain NSFD approval of the plat prior to recordation.

As an alternative action, the City Council may provide 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 Moore Subdivision Plat
- C.** Aerial Overlay Drawing
- D.** Proposed Amended Subdivision Plat

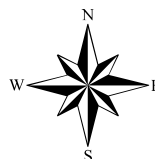


Aerial Map

Summit County Parcel Viewer Application

Printed on: 7/10/2024

Imagery courtesy of Google



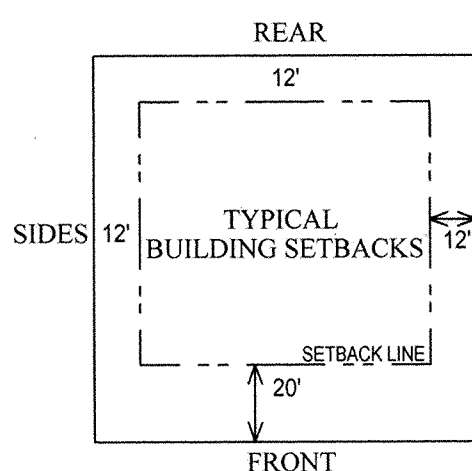
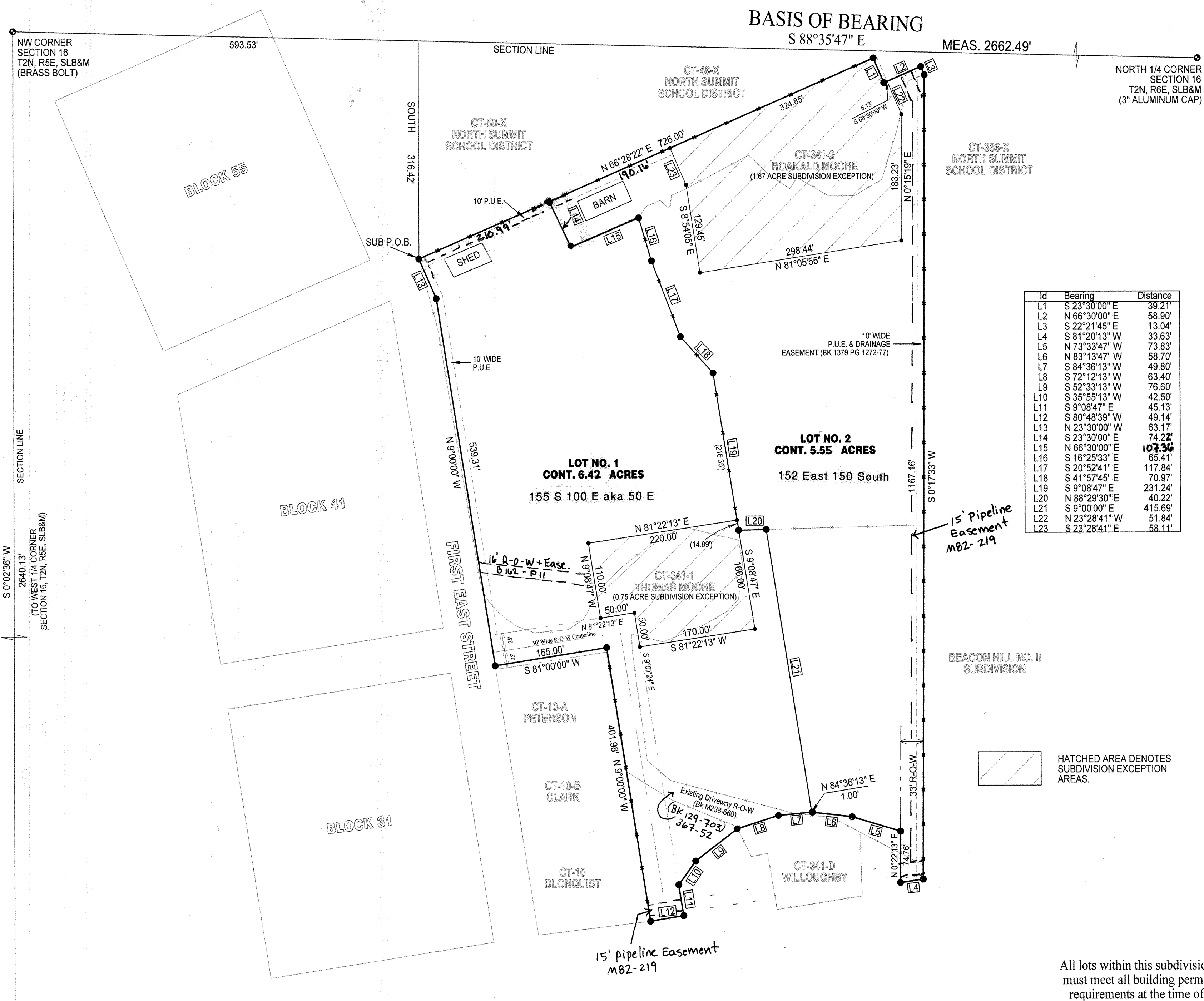
This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information and data obtained from various sources, including Summit County which is not responsible for its accuracy or timeliness.

1 in = 376 feet

MOORE SUBDIVISION

SHEET 1 OF 1

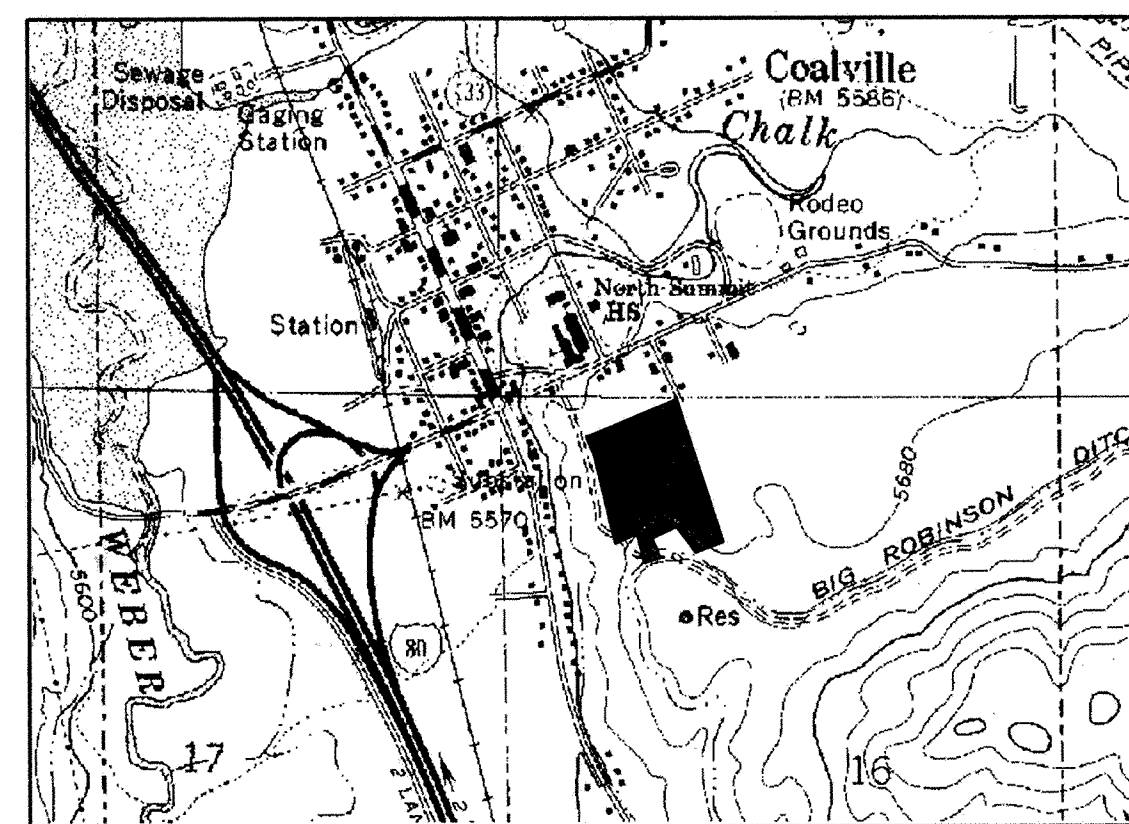
LOCATED IN SECTION 16, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN
COALVILLE, SUMMIT COUNTY UTAH



SCALE: 1" = 100 FEET

OWNER & DEVELOPER:
THOMAS & RONALD MOORE

- 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 BASIS OF BEARING USED FOR THIS SUBDIVISION MATCHES THE COALVILLE TOWNSITE SURVEY BLOCK BEARINGS.
 - SEE BOOK M238 PAGE 660 FOR RIGHT OF WAY DOCUMENTATION ON THIS PLAT.



SURVEYORS CERTIFICATE

I, KENT C. WILDE, DO CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 163839, 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 THE "MOORE SUBDIVISION" AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

JANUARY 31, 2006



BOUNDARY DESCRIPTION

A tract of land located in the NW 1/4 of Section 16, Township 2 North, Range 5 East, Salt Lake Base and Meridian and having a Basis of Bearing taken as S 88° 35' 47" E between the NW Corner and the North 1/4 Corner of said Section 16 Described as follows:

Beginning at a point which is S 88° 35' 47" E 593.53 feet along the Section Line and South 316.42 feet (said point being located on the Easterly Line of First East Street) and running thence N 66° 28' 22" E 726.00 feet along an existing chain link fence line to the Westerly line of 3rd East Street; thence S 23° 30' 00" E 39.21 feet along said Easterly line; thence N 66° 30' 00" E 58.80 feet; thence S 22° 21' 45" E 13.04 feet to a point on an existing fence line; thence S 0° 17' 33" W 1167.16 feet along said fence line; thence S 81° 20' 13" W 33.63 feet; thence N 0° 22' 13" E 74.76 feet; thence N 73° 33' 47" W 73.83 feet; thence N 83° 13' 47" W 58.70 feet; thence S 84° 38' 13" W 49.80 feet; thence S 72° 12' 13" W 63.40 feet; thence S 52° 33' 13" W 76.60 feet; thence S 35° 55' 13" W 42.50 feet; thence S 9° 08' 47" E 45.13 feet; thence S 80° 48' 39" W 49.14 feet; thence N 9° 00' 00" W 401.98 feet along the West line of lots 1 & 4 of Block 30, Plat "B" of the Coalville Townsite Survey to the North line of said Block 30; thence S 81° 00' 00" W 165.00 feet along said line to the NW corner of said Block 30; thence N 9° 00' 00" W 539.31 feet along the Easterly Line of First East Street; thence N 23° 30' 00" W 63.17 feet along said First East Street to the point of beginning.

Less and Excepting Parcel CT-341-1 (0.75 acres) and Parcel CT-341-2 (1.67 acres)

Remaining Subdivision Acreage Containing 11.97 acres

OWNERS DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREOF DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME THE SAID TRACT MOORE SUBDIVISION AND HEREBY DEDICATE, GRANT AND CONVEY TO COALVILLE CITY, SUMMIT COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, 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 11 DAY OF May A.D. 20 06

Ronald Moore
Annette Moore

ACKNOWLEDGEMENT

STATE OF UTAH COUNTY OF SUMMIT

PERSONALLY APPEARED BEFORE ME THIS 11th DAY OF May, 20 06 THE FOLLOWING:

Ronald Moore
Annette Moore

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

MY COMMISSION EXPIRES 3-2-09 *Daniel O'Brien* NOTARY PUBLIC

RESIDING IN Coalville Utah

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:

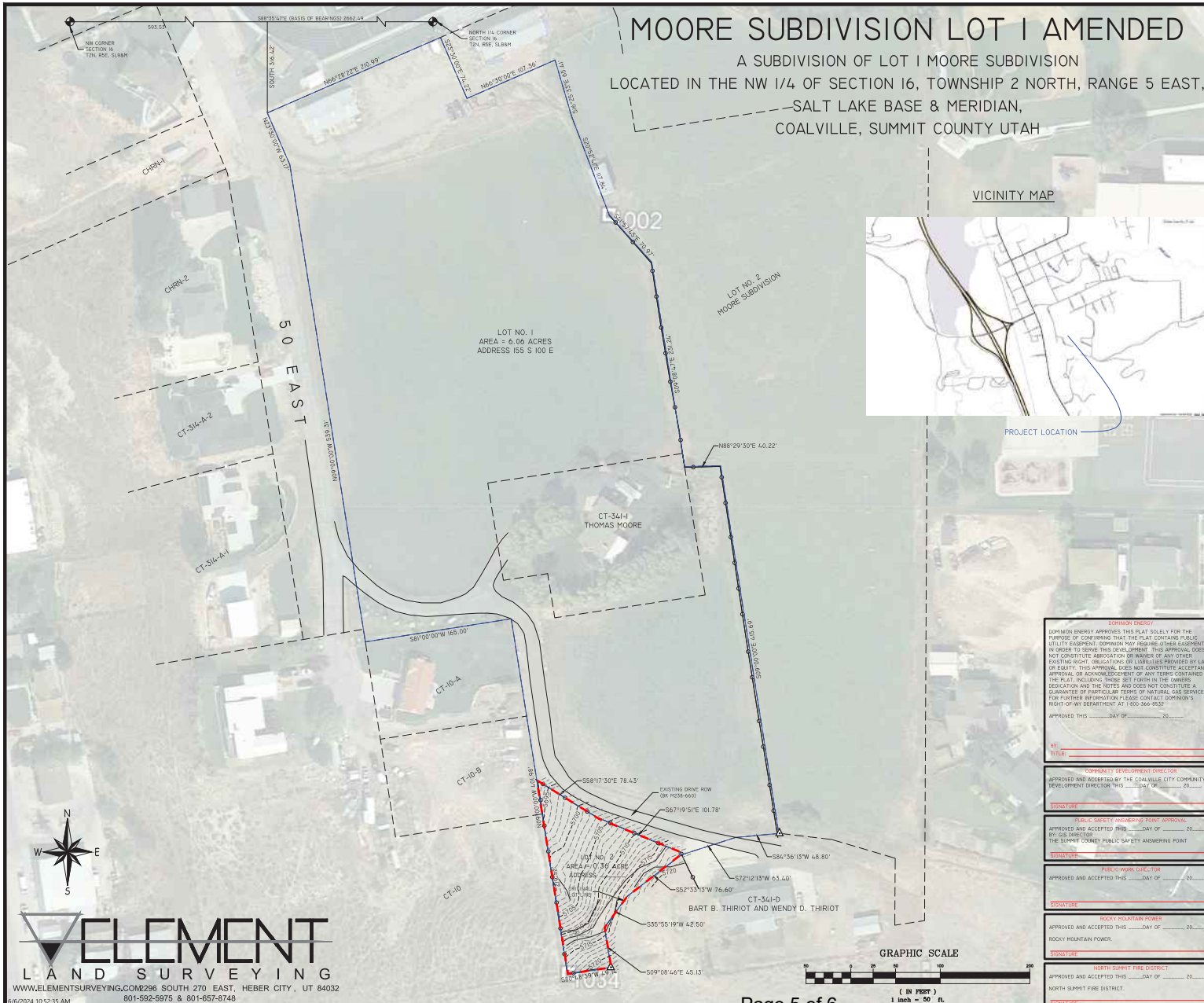
MY COMMISSION EXPIRES NOTARY PUBLIC

RESIDING IN

SUMMIT COUNTY HEALTH DEPARTMENT Approved and Accepted this 6th day of April, 20 06. DEPARTMENT OF HEALTH BY: <i>[Signature]</i>	UTAH POWER & LIGHT Approved and Accepted this 26th day of April, 20 06. UTAH POWER & LIGHT BY: <i>[Signature]</i>	NORTH SUMMIT FIRE DISTRICT Approved and Accepted this 26th day of April, 20 06. North Summit FIRE DISTRICT BY: <i>[Signature]</i>	CITY PUBLIC WORKS DEPARTMENT Approved and Accepted this 18th day of May, 20 06. BY: <i>[Signature]</i> Director	LEGEND [0000] INDICATES STREET ADDRESS AS SHOWN ON THE PLAT. TWO NUMBERS INDICATES THAT EITHER MAY BE USED.	
PREPARED BY: WILDE LAND SURVEYING, INC. 1290 S. HOYTSVILLE ROAD HOYTSVILLE, UT 84017 (435) 336-4210	CITY COUNCIL APPROVAL Presented to the Coalville City Council this 11th day of September 20 06. at which time this record of survey was approved. <i>[Signature]</i> Mayor <i>[Signature]</i> City Recorder	CITY PLANNING COMMISSION Approved and accepted by the Coalville City Planning Commission this 15th day of Sept, 20 06. <i>[Signature]</i> Chair	CITY ENGINEER I hereby certify that I have carefully investigated the lines of survey of the foregoing plat and legal description of the land embraced therein and find them to be correct and to agree with the lines and monuments on record in this office. signed this 23rd day of MAY, 20 06. <i>[Signature]</i> 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. <i>[Signature]</i> COALVILLE CITY ATTORNEY	COUNTY RECORDER STATE OF UTAH COUNTY SUMMIT Recorded and filed at the request of <i>[Signature]</i> Date: 9-28-2006 Time: 14:44 P.M. Entry # 792300 Fee: \$33.00 <i>[Signature]</i> COUNTY RECORDER

MOORE SUBDIVISION LOT 1 AMENDED

A SUBDIVISION OF LOT 1 MOORE SUBDIVISION
LOCATED IN THE NW 1/4 OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 5 EAST,
SALT LAKE BASE & MERIDIAN,
COALVILLE, SUMMIT COUNTY UTAH



BOUNDARY DESCRIPTION	
BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 1 OF THE MOORE SUBDIVISION, SAID POINT BEING 593.53 FEET S88°32'47" E ALONG THE SECTION CORNER AND 316.42 FEET SOUTH FROM THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE N66°22'21" E 219.09 FEET; THENCE S23°30'00" W 74.22 FEET; THENCE N66°30'00" E 107.26; THENCE S16°23'31" E 65.41 FEET; THENCE S20°25'41" E 174.84 FEET; THENCE S41°57'40" E 70.87 FEET; THENCE S09°04'47" E 231.24 FEET; THENCE N88°02'51" E 40.22 FEET; THENCE S09°02'00" E 415.69 FEET; THENCE S84°36'13" W 48.80 FEET; THENCE S72°12'13" W 63.40 FEET; THENCE S32°02'25" W 148.11 FEET; THENCE S80°48'39" W 49.14 FEET; THENCE N09°00'00" W 401.98 FEET; THENCE S81°00'00" W 165.00 FEET; THENCE N09°00'00" W 339.31 FEET TO THE POINT OF BEGINNING. CONTAINING 6.48 ACRES AND 2 LOTS.	
BASIS OF BEARINGS: S88°35'47"E BETWEEN MONUMENTS AS SHOWN HEREIN	
SURVEYOR'S CERTIFICATE	
IN ACCORDANCE WITH SECTION 09-4-405 OF THE UTAH CODE, I, CHAD A. ANDERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 7736356 IN ACCORDANCE WITH TITLE 88, CHAPTER 26, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.	
I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-25-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.	
CHAD A. ANDERSON PROFESSIONAL LAND SURVEYOR	05/24/24 DATE SURVEYOR'S SEAL
OWNER'S DEDICATION	
I, THE UNDERSIGNED OWNER(S) OF THE TRACT(S) OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS THE MOORE SUBDIVISION LOT 1 AMENDED, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.	
IN WITNESS WHEREOF, I HAVE HERETOFORE SET MY HAND THIS _____ DAY OF _____, 20____.	
THE OWNER (OR AGENT)	PRINTED NAME _____ DATE _____
THE OWNER (OR AGENT)	PRINTED NAME _____ DATE _____
ACKNOWLEDGEMENT	
STATE OF _____) S.S.	COUNTY OF _____)
ON THIS _____ DAY OF _____, 20____, I, SAID NOTARY PUBLIC, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF _____, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME.	
NOTARY PUBLIC: _____	
CONSENT TO RECORD	
STATE OF _____) S.S.	COUNTY OF _____)
THE UNDERSIGNED LIEN HOLDER HEREBY CONSENTS TO THE RECORDED OF THE PLAT:	
BY: _____ THE FOREGOING CONSENT TO RECORD WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY: _____	
MY COMMISSION EXPIRES: _____	RESIDING IN: _____ NOTARY PUBLIC
STATE OF _____) S.S.	COUNTY OF _____)
THE UNDERSIGNED LIEN HOLDER HEREBY CONSENTS TO THE RECORDED OF THE PLAT:	
BY: _____ THE FOREGOING CONSENT TO RECORD WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY: _____	
MY COMMISSION EXPIRES: _____	RESIDING IN: _____ NOTARY PUBLIC
STATE OF _____) S.S.	COUNTY OF _____)
PUBLIC WORKS: _____ APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____. SIGNATURE _____ DATE _____	CITY ENGINEER: _____ APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____. SIGNATURE _____ DATE _____
CITY ENGINEER: _____ I HAVE EXAMINED THE PROPOSED PLAT OF THIS SUBDIVISION AND DULY OPINION IT CONFORMS WITH THE ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.	CITY ENGINEER: _____ I HAVE EXAMINED THE PROPOSED PLAT OF THIS SUBDIVISION AND DULY OPINION IT CONFORMS WITH THE ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.
NORTH SUMMIT FIRE DISTRICT APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____. SIGNATURE _____	NORTH SUMMIT FIRE DISTRICT APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____. SIGNATURE _____
RECORDED	

