



Staff Report

Coalville City
Community Development Director

To: Coalville City Council and Mayor
From: Don Sargent, Community Development Director
Date of Meeting: November 12, 2024
Re: Red Hills Ranch MPD Phase 1 Final Plat and Construction Drawings
Action: Update Review, Discussion, and Possible Approval

Red Hills Ranch MPD Phase 1 Final Subdivision Plat and Construction Drawings

REQUEST

Review and discuss the updated Phase 1 Final Subdivision Plat and Construction Drawings for the Red Hills Ranch Master Planned Development (formerly known as the Parley Brown property).

This item is scheduled for review, discussion, and possible approval.

BACKGROUND

Property Location

The Red Hills Ranch MPD property is located at approximately 800 South Main Street (Hoytsville Road) and includes several parcels on both the east and west side of Main Street as shown on the Vicinity Map in Attachment A.

MPD and Phase 1 Preliminary Plat Approval

The Red Hills MPD and Phase 1 Preliminary Plat was approved by the City Council on August 8, 2022. The ratification of the Findings of Fact, Conclusions of Law, and Conditions of Approval, included as Attachment B, for the overall development occurred on September 13, 2022. The overall MPD includes 349 total units (290 single-family dwelling lots and 59 townhome units) on 248 acres.

Phase 1 Final Plat and Construction Drawings

The applicant, Skylar Tolbert with Ivory Homes, applied for final subdivision plat and construction drawings approval for Phase 1 of the MPD. Phase 1 includes 31 single-family lots on 7.86 acres.

Planning Commission Review

On August 21, 2023, the Planning Commission conducted an initial public hearing on the Red Hills Phase 1 Final Plat and Construction Drawings. The Planning Commission continued the public hearing to a subsequent meeting for verification that the MPD Conditions of Approval, final plat application, and development code and engineering standards and specifications were addressed. In addition, off-site sewer and water service needed to be explored for review and consideration.

The Planning Commission reviewed and discussed an updated plan set for the project at their meeting on May 20, 2024, and directed staff to schedule a public hearing for continued review of the project after the applicant addressed the outstanding items for a possible recommendation.

On June 17, 2024, the Planning Commission conducted a second public hearing on an updated plan set for the project and forwarded a unanimous recommendation of approval on the Phase 1 Final Plat and Construction Drawings to the City Council.

City Council Review

On August 12, 2024 the City Council conducted a public hearing on the Phase 1 Final Plat and Construction Drawings. It was the decision of the council to table an action on the project until the applicant provided additional information and addressed several items.

ANALYSIS

The City Council requested the following items to be addressed prior to approval consideration of the project:

1. Applicable off-site water and sewer pipe sizing and cost to the city for any upsizing of the associated infrastructure (the following link addresses this item: [Water and SS Memo](#)).
2. Submittal of a draft workforce housing program for review and approval by the City Council (*Attachment C* includes a workforce house brochure to be presented by the applicant with more details at the meeting).
3. Submittal of NSFD approval of the subdivision prior to City Council approval of the final plat (the applicant has submitted NSFD approval).

In addition, the applicant is to include the following items with the construction drawings to be reviewed and verified by Staff:

- Street lighting poles and fixtures cut-sheet details showing full cut-off and downward lighting.
- Sidewalk along Main Street (Hoytsville Road) abutting the subdivision to be shown and installed by the developer.

The applicant has been working on all the items above and will present additional information at the meeting for city council review and consideration.

The latest plan set for the project can be accessed from the following link: [Red Hill 1 Plans](#)

Further details of the final plat and construction drawings details will need to be coordinated with the applicant to ensure the drawings comply with the Red Hills Ranch MPD Conditions of Approval, Development Code, and City Engineering Standards and Specifications.

Water and Sewer Service

Condition 3 of the MPD approval requires the applicant to provide a new source of culinary water to serve the development. The proposed options for providing both water and sewer service to the project are included in the following link: [SS Memo Update](#)

Development Agreement: A Development Agreement between the Developer and Coalville City will need to be executed prior to recordation of the final plat that sets forth the terms of the MPD approval, describe the developer obligations, and ensure the proposed infrastructure and other standards and requirements for the project will be provided by the developer as represented.

RECOMMENDATION

Staff recommends the City Council review and discuss the Red Hills Ranch Phase 1 Final Plat and Construction Drawings, the applicant's responses to the outstanding items and consider approving the project with the following conditions:

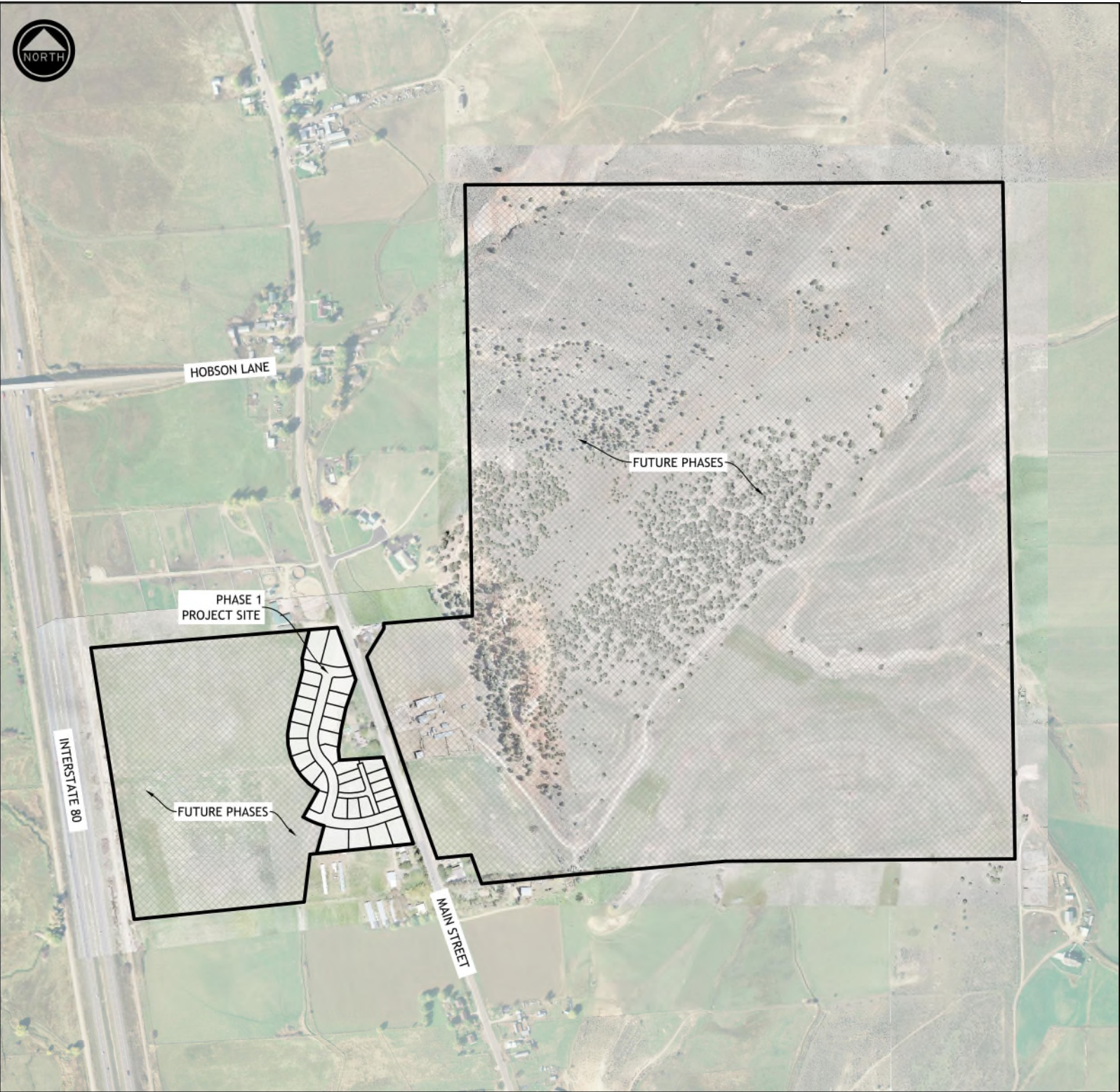
1. Staff shall finalize the review and verification of the final plat and construction drawing details for Phase 1 for compliance with the MPD approval, the city development code and engineering standards and specifications, and annexation agreement.
2. The applicant shall submit a draft development agreement for the MPD for Staff review and City Council approval prior to recordation of the subdivision plat (MPD COA #13).
3. Secondary water for the development to be provided by the applicant independent of the city secondary water system (MPD COA #4).
4. A final draft of the workforce housing program to be provided for review and approval by the City Council with approval of the development agreement.
5. Applicant to address the 30-foot and 20-foot setback requirements from public and private roads per (MPD COA #20) and applicable development code requirements.
6. Street trees, park space landscaping, and trail connection to rail-to-trail installation to be the general responsibility of the developer as required by the development code and addressed in the development agreement.
7. Applicant to address open space required for each phase of the MPD in the development agreement.
8. Overall fencing plan for the MPD to be addressed in the development agreement.
9. Class I Trail connection to rail-to-trail to include minimum 12-foot easement and be shown or noted on the final subdivision plat.
10. Designated snow storage areas to be highlighted on Sheet 0-3 of the improvement plans and be approved by public works director.
11. Street lighting poles and fixtures cut-sheet details to be provided showing full cut-off and downward lighting.
12. Sidewalk along Main Street (Hoytsville Road) abutting the subdivision to be shown on the construction drawing and be installed by the developer.

As an alternative action the City Council may provide input and direction to the applicant and staff on the project for continued review and discussion at a subsequent meeting prior to considering approval.

Attachments:

- A.** Vicinity Map
- B.** Red Hills Ranch MPD Findings of Fact, Conclusions of Law, and Conditions of Approval
- C.** Workforce Housing Brochure

ATTACHMENT A



VICINITY MAP

1" = 300'

RED HILLS RANCH MPD/PHASE 1 PRELIMINARY PLAN

The following are findings of fact, conclusions of law and conditions of approval for the MPD and Phase I Preliminary Plan application for the Red Hills Ranch Development by the City Council for Coalville City ("**City**").

Findings of Fact:

1. In 2001 the City annexed and rezoned the project property, formerly known as the Parley Brown property, and on December 19, 2001, the City entered into an Annexation Agreement (**Exhibit 1**) setting forth provisions for development of the property.
2. The property rezone included the Agricultural (AG), Residential Agricultural (R-5), Low Density Residential (R-1), Medium Density Residential (R-2), and High Density Residential (R-4) Zone Districts in the City.
3. The owner of the Red Hills Ranch Property, American Investment Company (Ivory Homes), ("**Applicant**") applied for a Master Planned Development (**MPD**) and Phase 1 Preliminary Plan on March 15, 2022, for the Red Hills Ranch Property.
4. The Red Hills Ranch MPD and Phase 1 Preliminary Plan Application proposed additional dwelling units above base density of the zone districts under the density bonus provisions of Section 8-6-070:C of the Development code as contemplated by Item 4 of the Annexation Agreement.
5. The maximum potential total number of dwelling units (single-family lots, and townhomes) allowed on the Red Hills Property per the annexation agreement, including the open space density bonus permitted under the Development Code is 396 dwelling units. The applicant proposed and was approved for a total of 349 dwelling units.
6. In accordance with the MPD preliminary plans, the applicant has agreed to 290 single-family dwelling lots and 59 townhome units for a total of 349 units of density for the MPD.
7. The Planning Commission reviewed and discussed the MPD and Phase 1 Preliminary Plan in work sessions beginning on March 21, 2022.
8. On April 7, 2022, the City determined that the MPD and Phase 1 Preliminary Plan application was complete and included all required information.
9. The Applicant submitted responses to the City Staff, Planning Commission and public comments addressing questions regarding the MPD and Phase 1 Preliminary Plan for the development.

10. The Applicant's responses were reviewed by the City Staff and the Planning Commission who expressed several observations and questions to the Applicant, each of which were addressed in the work sessions.
11. Following public hearings on April 18, 2022, May 16, 2022, and June 20, 2022, the Planning Commission recommended approval of the MPD and Phase 1 Preliminary Plan to the City Council on June 20, 2022.
12. The City Council reviewed and discussed the MPD and Phase 1 Preliminary Plan in work sessions beginning on June 27, 2022.
13. Following public hearings on July 11, 2022, and August 8, 2022, the City Council approved the Red Hills Ranch MPD and Phase 1 Preliminary Plan on August 8, 2022, as a land use decision confirmed in these findings of fact, conclusions of law and conditions of approval.

Conclusion of Law:

1. The proposed development is being processed as an MPD as required by the City Development Code for this type of development, which is intended to produce superior project design through development provisions consistent with the goals of the City's General Plan, existing zoning ordinances and the Annexation Agreement for the property.
2. The MPD and Phase 1 Preliminary Plan were determined to comply with the applicable Development Code standards.
3. No new zone district or rezone will result from MPD and Phase 1 Preliminary Plan, and the approval of the MPD and Phase 1 Preliminary Plan is a land use decision by the City Council, acting as the land use authority implementing existing law.
4. The specific land uses and project elements described in the MPD, and set forth in the development agreement, including ranges of dwelling units and various recreation park facilities and other concurrent permitted and supporting facilities and accessory uses, are consistent with the Development Code.
5. The MPD, as conditioned below, satisfies the required findings in Section 8-6-080 of the Development Code with evidence that supports the conclusions for the City to approve a Master Planned Development. In that regard, the City Council makes the following conclusions:
 - a. The MPD site design integrates well into the natural terrain, minimize excessive site grading, and protects and preserves surrounding natural areas.
[8-6080(A)]
 - b. The MPD makes suitable provisions for the protection, preservation, and enhancement of wildlife habitat, watercourses, riparian areas, drainage areas, wooded areas, steep terrain and similar natural features and sensitive lands,

including, but not limited to clustering development to preserve open space, sensitive lands, and wildlife habitat, while avoiding development within areas of steep terrain. **[8-6-080(B)]**

c. The MPD takes adjacent land uses into consideration and mitigates potential impacts, including but not limited to flooding, erosion, subsidence, sloping of the soil or other dangers and nuisances, through careful site planning. Integration of connectivity with adjacent properties, as applicable, has also been considered and provided. **[8-6-080(C)]**

d. The MPD has direct vehicular access from suitable a public road satisfying the requirements of the City Engineering and Development Code, as conditioned below, and fire district standards, including, Main Street (Hoytsville Road). **[8-6-080(D)]**

e. The MPD site plan shows secondary points of access on Main Street and emergency connections to adjoining properties that will be verified for the satisfaction of the required authorities prior to final approval of the development phases. **[8-6-080(E)]**

f. All roads/streets within the MPD follow the natural contours of the site wherever possible to minimize the amount of grading and balance cut and fill. **[8-6080(F)]**

g. Existing or proposed utility and public services shall be adequate to support the MPD at normal service levels and will be designed in a manner to avoid adverse impacts on existing adjacent land uses, public services, and utility resources. **[8-6080(G)]**

h. The proposed structures within the MPD are located on reasonably developable portions of the site as determined by the site analysis and sensitive lands determinations. The open areas within the MPD are designed so that existing significant vegetation can be maintained to the greatest degree possible. **[8-6080(H)]**

i. The MPD includes adequate internal vehicular and pedestrian/bicycle circulation in accordance with the principles of the City Transportation Trails Master Plan. **[8-6-080(I)]**

j. The MPD includes adequate and designated areas for snow removal and snow storage. **[8-6-080(J)]**

k. All exterior lighting within the MPD shall be downward directed and fully shielded in compliance with the City Outdoor Lighting Standards. **[8-6-080(K)]**

l. The MPD, as conditioned, complies with all the requirements of Chapter 8 of the City Subdivision Ordinance. **[8-6-080(L)]**

m. The MPD, as conditioned, is consistent with the City General Plan. **[8-6-080(M)]**

n. The Planning Commission conducted the required public hearing on the MPD and Phase 1 Preliminary Plan on April 18, 2022, with additional public hearings on May 16, 2022, and June 20, 2022. On July 11, 2022, the City Council conducted the required public hearing on the MPD and Phase 1 Preliminary Plan with an additional public hearing on August 8, 2022. **[8-6-080(N)]**

6. The City Council additionally concludes that the setbacks, lot size requirements and parking requirements noted in the below Conditions of Approval improve the project site design, result in the clustering of buildings and lots, preserve contiguous open land and natural resources, provide efficiency of infrastructure, and produce a unique product type project.

Conditions of Approval:

1. Side yard setbacks for single family dwelling lots shall be a total of 24-feet for each lot with a minimum 6-foot setback as varied for home placement and site conditions. The primary reason for allowing varied setbacks is to provide better site design options for home locations on the lots and to maintain a non-linear, non-repetitive rural design for the development. Also, permitting varied setbacks was part of the negotiations between the City and the Applicant for the developer to pave the rail trail from the Red Hills property trail connection to 100 South.
2. Side yard setbacks for townhome units shall be a minimum of 8-feet.
3. The applicant shall identify, propose and construct a new source of culinary water to serve the development with associated water rights, wet water, storage facilities, telemetry systems, distribution, and service transmission lines, for review and approval by the City as required by the annexation agreement and development code. The water system shall be constructed and operable to city and state engineering standards and specifications prior to submittal of any building permit application for a residential unit.
4. The applicant shall identify and pay for and cause to be made available to the development new irrigation water sources independent of the City Secondary Water System. The Master Developer shall construct required infrastructure and pay for all water rates and costs associated with providing and maintaining a secondary water system for the project.
5. Left and right turn lanes with acceleration and deceleration lanes shall be required for all development access points off Main Street (Hoytsville Road).
6. The applicant shall pave the rail trail from the project property to 100 South.

7. The applicant shall provide the parks as approved and shown on the MPD and Phase 1 Preliminary Plan to serve the development.
8. The minimum lot size for all single-family lots shall be 1/8 acre (5,445 square feet).
9. The applicant shall provide a bus stop and staging area as determined by the applicant and school district in the development on the east loop road off Main Street (Hoytsville Road).
10. Twenty-eight (28) workforce housing units (8%) of 349 units of the proposed project shall be provided and interspersed throughout the development and accounted for in each phase of the development as further specified in the development agreement.
11. The applicant shall provide specific provisions and final draft of a workforce housing program for review and approval by the City Council prior to approval of the final subdivision plat for Phase 1 of the development.
12. In accordance with Section 8-6-050 of the Development Code, the MPD shall terminate if Phase I of the final plat is not approved and recorded within three (3) years of the approval of the MPD, approved on August 8, 2022.
13. A development agreement, consistent with the MPD, these Findings, Conclusions, Conditions of Approval, the Annexation Agreement, and the Development Code, between the Applicant and the City is a condition precedent to the final plat approval and recording of the Phase I plat of the MPD.
14. The covenants, restrictions, and other provisions of the development agreement shall run with the land and be binding upon all present and future owners of any portion of the Red Hills Property in the MPD.
15. The development agreement shall implement the MPD provisions and reflect the uses and densities allowed by the MPD and shall be reviewed by the City Staff, City Council, and executed by the mayor as an executive act on behalf of the City and an authorized representative of the Master Developer.
16. The approved 349 dwelling units (290 single-family dwelling lots and 59 townhome units) in the MPD shall be detailed in the development agreement. The specific location of the units shall be determined in project phase plat applications, consistent with the MPD, development agreement, and preliminary plans.
17. The final configuration and design of concurrent permitted and supporting facilities and accessory uses shall be determined in subsequent project phase plat applications.
18. Expansion parcels surrounding and adjacent to the project site may be included within the MPD during the build-out period of the project subject to the processes and standards set forth in the development agreement and the Development Code.
19. The Master Developer shall prepare and submit an annual report for review by the City Council confirming the number of dwelling units that have been developed within the MPD along with other structures and improvements.

20. Residential development and accessory structures shall require front yard setbacks, side yard setbacks and rear yard setbacks of at least, respectively, 20 feet, 12 feet (except for varied setbacks of single-family lots) and 12 feet.
21. Maximum building heights for residential development and accessory structures shall be 35 feet.
22. In addition to the parking requirements set forth in Section 8-6-060 of the Development Code, the applicant shall incorporate shared parking areas to preserve contiguous open land and provide efficiency of parking infrastructure where possible.
23. The development agreement shall reference the standards for the design, configuration, maintenance, and performance of all public and private designated roads within the MPD.
24. The main collector roadways to their intersections with Main Street (Hoytsville Road) shall be constructed to City standards prior to occupancy of any residential unit, support facility or accessory structure as required with any applicable project phase.
25. The MPD shall provide a total of approximately 154.0 acres (62.1%) of the 247.86 acres Red Hills Ranch property in open space. Open space shall be guaranteed by deed restrictions, recorded covenants and/or conservation easement(s).
26. Details of open space protection and/or dedication shall be identified with each phase during the preliminary and final plat or site plan review and approval process, consistent with the development agreement.
27. The MPD phasing plan shall be incorporated in the development agreement. The phasing and timing of infrastructure, required to be installed by the Master Developer, within and outside of the MPD shall be specified in the development agreement.
28. The development review process for all project phases within the MPD, including building envelope review, shall be described within the development agreement.
29. A single Master Developer (or Master Developer transferee) shall be maintained throughout the build-out period of the MPD as set forth in the development agreement.
30. A Storm Water System Drainage Plan for the MPD shall be prepared by the Master Developer and reviewed and approved by the City prior to final plat approval of Phase I.
31. Right to Farm provisions shall be verified by the City prior to final plat approval of Phase I.
32. The development agreement shall include provisions confirming the MPD's requirements that Master Developer shall be responsible for on-site and off-site improvements required for the Red Hills Ranch Property.
33. Secondary and emergency access of each phase of the development shall be verified for satisfaction of the required authorities prior to final approval of any development phase of MPD.

Homes For Heroes



UTAH WORKFORCE
HOUSING PRIORITY



Our Thanks to our Vital Workers

Ivory Homes is committed to ensuring that Utahans can afford to call our state home. As Utah's Number One Homebuilder, we want to make a real impact on the lives of the people who help make our community great. Ivory Homes is setting aside homesites, outside of any government requirement, to provide housing affordability opportunities to our most vital workforce.

Who Qualifies?

- 1ST Time Homebuyers
- First Responders
- Veterans & Military
- Police Officers
- Teachers
- Construction & Trade
- Nurses
- Public Employees



Stainless Steel Side-by-Side
Fridge & Blinds



\$2000 Towards
Closing Costs



Full Yard Landscaping
as designed by Ivory Homes



2 1/2" Calipers Trees
In Front Yard or Park Strip



Sprinkler System
as designed by Ivory Homes



NEARLY 600 FAMILIES

Helped through the Ivory Home's Utah Workforce Housing priority program,
and we want to help even more!



Up To \$25,000 Down-payment for Law Enforcement

The State of Utah has made available an interest-free, forgivable grant to Utah Law Enforcement and Correctional Officers for the purpose of purchasing a home in Utah.

If you are employed full time as a law enforcement officer, Utah Housing will give you a grant up to 3.5% of the purchase price of your first home (\$25,000 cap). This can be used towards down payment, closing costs, etc. A portion of the grant will be forgiven each year the borrower is employed in law enforcement and occupies the home.

Workforce Housing Locations

Designated Workforce pricing or Workforce Housing discounts available at the following locations:

- A. Haven Parkway Towns in West Haven
- B. Gabler's Grove Cottages in Magna
- C. Scenic Slopes Cottages in Grantsville
- D. Sagewood Village Cottages in Stansbury
- E. Sequoia Cottages in West Jordan
- F. Murray Heights Towns in Murray
- G. Coyote Ridge Towns in Heber



PARTNERS IN AFFORDABILITY: SOUTH JORDAN CITY

South Jordan City and Ivory Homes collaborated on a project to provide affordable workforce housing for city and local school district employees.

The Bingham Court Workforce Partnership included innovative zoning and infrastructure cost sharing to allow for deed-restricted, affordable homes for frontline workers. This comes as demand for housing and affordability challenges in Utah are at an unprecedented level.



"Buying a workforce home at a subsidized rate is a huge blessing to our family," Joshua Timothy, a South Jordan City employee said. "We would not be able to buy a home for our growing family for many more years without the program that Ivory Homes and the city has put into place. Being able to live, play and work in the same community is something that we have always wanted for our children."

We want to partner with you to build more workforce housing!



30,000

TREES INITIATIVE

To celebrate 30 years as Utah's #1 Homebuilder, Ivory Homes committed to planting 30,000 trees in partnership with the Clark and Christine Ivory Foundation, TreeUtah, and UCAIR. As part of this initiative, 20,000 trees will be gifted to communities across the state while 10,000 trees will be planted in new and existing Ivory Homes' communities.

11,000 TREES

Thus far, 11,000 trees have been planted across Utah. Partner with us on a tree planting in your community in 2023!

Ivory Homes is a proud supporter of UCAIR. We're working to make every home Ivory builds as efficient, affordable, and sustainable as we can for Utahans.

- #1 HERs rated builder in Utah.
- All newly built homes are EV ready.
- Ivory Homes are 15% more efficient than our competitors.



WATER WISE HOMES

In the face of a historic water drought, Ivory Homes is committed to water conservation. We recognize the importance of creating sustainable and Utah friendly water techniques in the many communities we build, helping both our homebuyers save money but our community save water

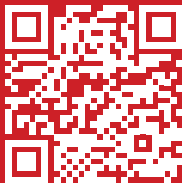
Since 2020, Ivory Homes has been the leading homebuilder for water conservation by implementing water-wise landscaping through our Ivory Green initiative. By the end of 2022, the more than 1,600 homes now with water-wise landscaping will save an astounding 150 million gallons of water versus traditional landscaping.

- NEW 2023: Every Ivory Homes will now include a Smart Sprinkler Controller to ensure your home is as smart with water as possible.
- Each Ivory Home has waterwise appliances such as toilets, faucets, and dishwashers to help further reduce water use and costs.
- Ivory Homes is a founding supporter of the Utah Water Ways initiative, Slow the Flow program and water district rebate supporter.

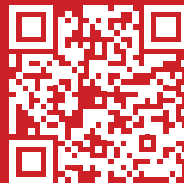




Learn more at IvoryHomes.com



Workforce Housing



Water Conservation



30,000 Trees Initiative