



Staff Report

Coalville City
Community Development Director

To: Coalville City Council and Mayor
From: Don Sargent, Community Development Director
Date of Meeting: July 14, 2025
Re: Larry H. Miller (LHM) Group (Hidden Meadow) Annexation Petition
Action: Acceptance Consideration to Proceed with Protest Period and Public Hearing

Larry H. Miller Group (LHM) (Hidden Meadow) Annexation Petition

REQUEST

Continue the review and discussion of the annexation petition for completeness and compliance with City and State Code requirements for possible acceptance and moving forward with the protest period and public hearing process.

BACKGROUND

An annexation petition was filed with the City by Cameron Jackson representing LHM Group for Parcels NS-492, NS-496, and NS-495-496-A comprising 316.34 acres. Attachment A includes an aerial location map showing the annexation area in red outline. As shown in Attachment B the petition area is located within the city annexation declaration boundary and is adjacent to the existing city limit line. Attachment C includes an annexation plat of the property.

The property is currently in the Eastern Summit County Ag/Grazing-5 Zone (1 unit/5 acres) with a portion in the AG/Grazing-10 Zone (1 unit/10 acres). The City Future Land Use Map identifies the Residential Agricultural (RA) Zone (1 unit/5 acres) for the property.

On October 28, 2024, December 9, 2025, January 13, 2025, April 14, 2025, and June 23, 2025 the petitioner presented and discussed the proposed annexation with the City Council.

At the request of the city council a public open house was conducted by the petitioner on May 13, 2025 to inform the public about the proposed project and receive informal comment and input.

ANALYSIS

The petitioner has provided additional information for review and discussion at the meeting and is prepared to address any additional questions by the city council. The information can be accessed in advance of the meeting from the following Dropbox links:

<https://www.dropbox.com/scl/fi/6w5k01am9mulabgg7fzv7/2025-04-09-14-Coalville-City-Council-Mtg.pdf?rlkey=lp2y2ut7gx5u39ntcd81b0dbu&dl=0>

<https://www.dropbox.com/scl/fo/rwp7gebisonur5j1w1zr1/AEtXShuhMFa-mnI55I5pCCU?rlkey=wbaxm7cz5jbnrzahsyrrw8jyza&dl=0>

According to the steps identified in the City Annexation Petition Packet, the applicant and city staff have completed the verification of the annexation petition. The required notice of intent has been filed and mailed by the county to all entities/property owners within 300 ft of the proposed annexation area.

The next step in the annexation process is consideration of acceptance of the annexation petition by the City Council for further review, required protest period, and a public hearing prior to approving or denying the annexation.

The Council is not giving final approval or denial of the annexation at this time, so the Council can accept the petition for further consideration and keep the ability to request additional property details, proposed community benefit package, and require an annexation agreement from the applicant before approving the actual annexation.

If the City Council accepts the petition, it will be certified within 30 days. The City Recorder will then deliver a copy of the certification (determination of compliance with state code) and public notice to the City Council, Summit County Clerk, and Planning Commission and any special districts that may be affected by the annexation. This begins the 30-day protest period. If no protests are received, the petition will be placed on the Council agenda for a public hearing and possible vote to either grant or deny the annexation.

Annexation Petition Requirements Summary

In accordance with Utah State Code 10-2-402, the property meets the requirement of a proposed annexation, which are:

- (i) Be a contiguous area.
- (ii) Be contiguous to Coalville City.
- (iii) Not leave or create an unincorporated island or unincorporated peninsula.
- (iv) Be an area located within the proposed annexation expansion area of Coalville City.

If the annexation is approved by the City Council, the annexation survey and articles of incorporation must be sent to the Utah State Lt. Gov office for review.

Following the receipt of the annexation by the Utah State Lt. Gov office, the applicant may proceed with the submittal of a development application for initial review by the Planning Commission.

Annexation Petition Evaluation

According to the Development Code and General Plan, the City should evaluate the following criteria for consideration of approval of the annexation petition:

- (a) Compliance with all requirements of appropriate State Code provisions.

- (b) The current and potential population of the area, and the current residential densities.
- (c) Land uses proposed in addition to those presently existing.
- (d) The assessed valuation of the current properties or proposed uses.
- (e) The potential demand for various municipal services, especially those requiring any capital improvements.
- (f) Recommendations or comments from other local government jurisdictions regarding the proposal and potential impact of the annexation.
- (g) An accurate map of the proposed annexation area, in addition to that required by State law, showing the boundary of the area and property ownership lines, the topography of the area and major natural features, easements, drainage channels, steep slopes, ridgelines, wooded areas, wetland areas, or high-water table, etc.
- (h) A statement as to how the proposed area, and/or its potential land uses would contribute to the achievement of the goals, objectives, and policies of the General Plan.
- (i) Identification of any special districts or county departments that are currently providing services. If the proposed area receives services that are to be assumed by the City, a statement should be included indicating that steps can be taken to ensure an effective transition in the delivery of services. A timetable for extending services should be included if the City is unable to provide services immediately.

The petitioner has provided and/or addressed these items in the information materials submitted and presented for the proposed annexation.

RECOMMENDATION

Staff recommends the City Council continue the review and discussion of the annexation petition, address any further question or comments with the petitioner and staff and accept the annexation petition to proceed forward with the protest period and public hearing process.

As an alternative action the City Council may request additional information, deny the annexation for cause, or provide input and direction to staff and/or the petitioner for an action at a subsequent meeting.

ATTACHMENTS

- A.** Aerial Annexation Location Map
- B.** City Annexation Declaration/Future Land Use Map
- C.** Annexation Survey Plat



REAL ESTATE

Developer
LHM Real Estate
9350 S. 150 East Ste 140
Sandy, UT 84070
Contact: Mike Flood
801-712-8544

plan type

COALVILLE - Cedar Crest
Summitt County, UT

Annexation Proposal

date

3/31/2025

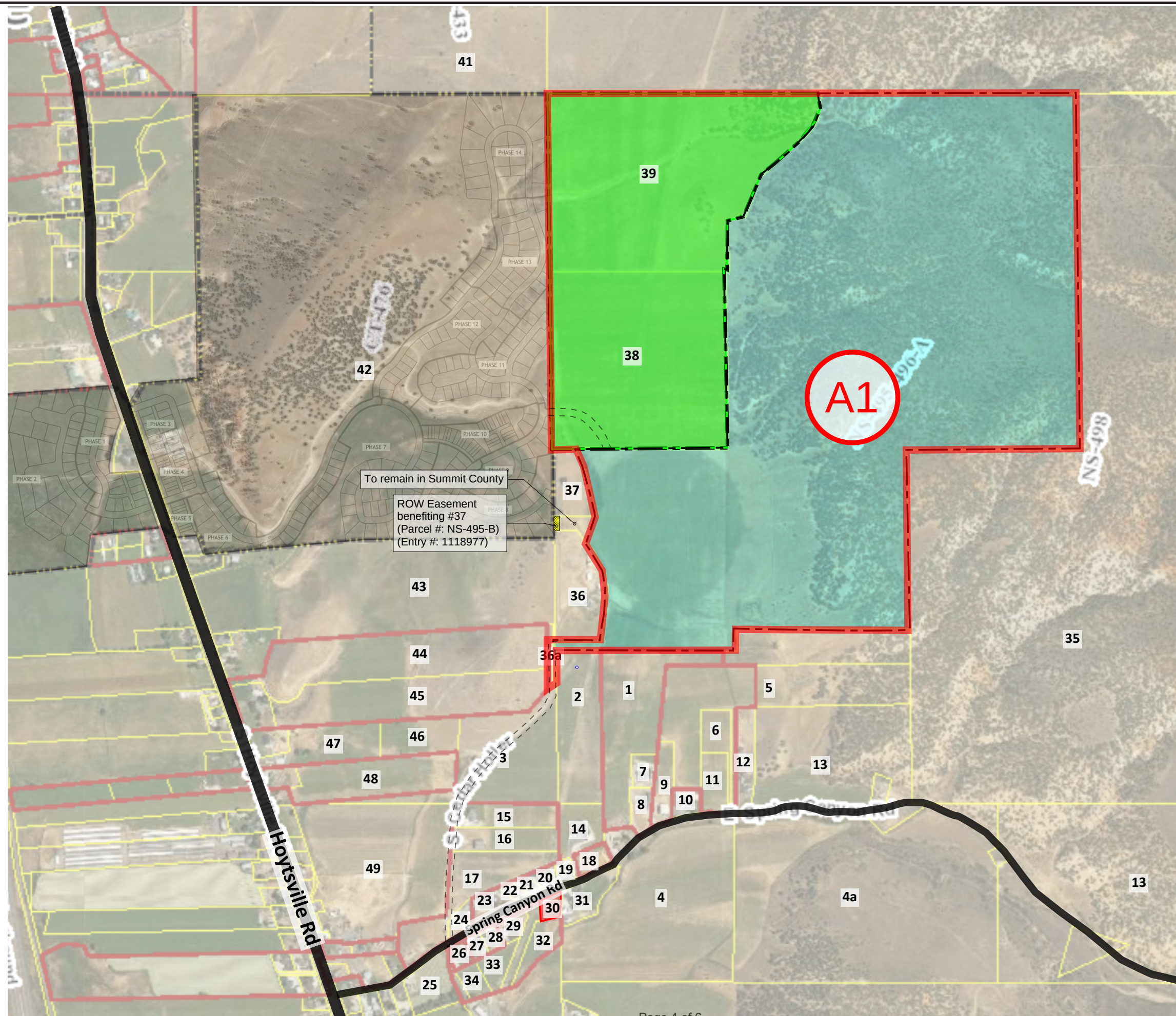
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information

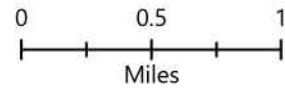
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N.T.S.

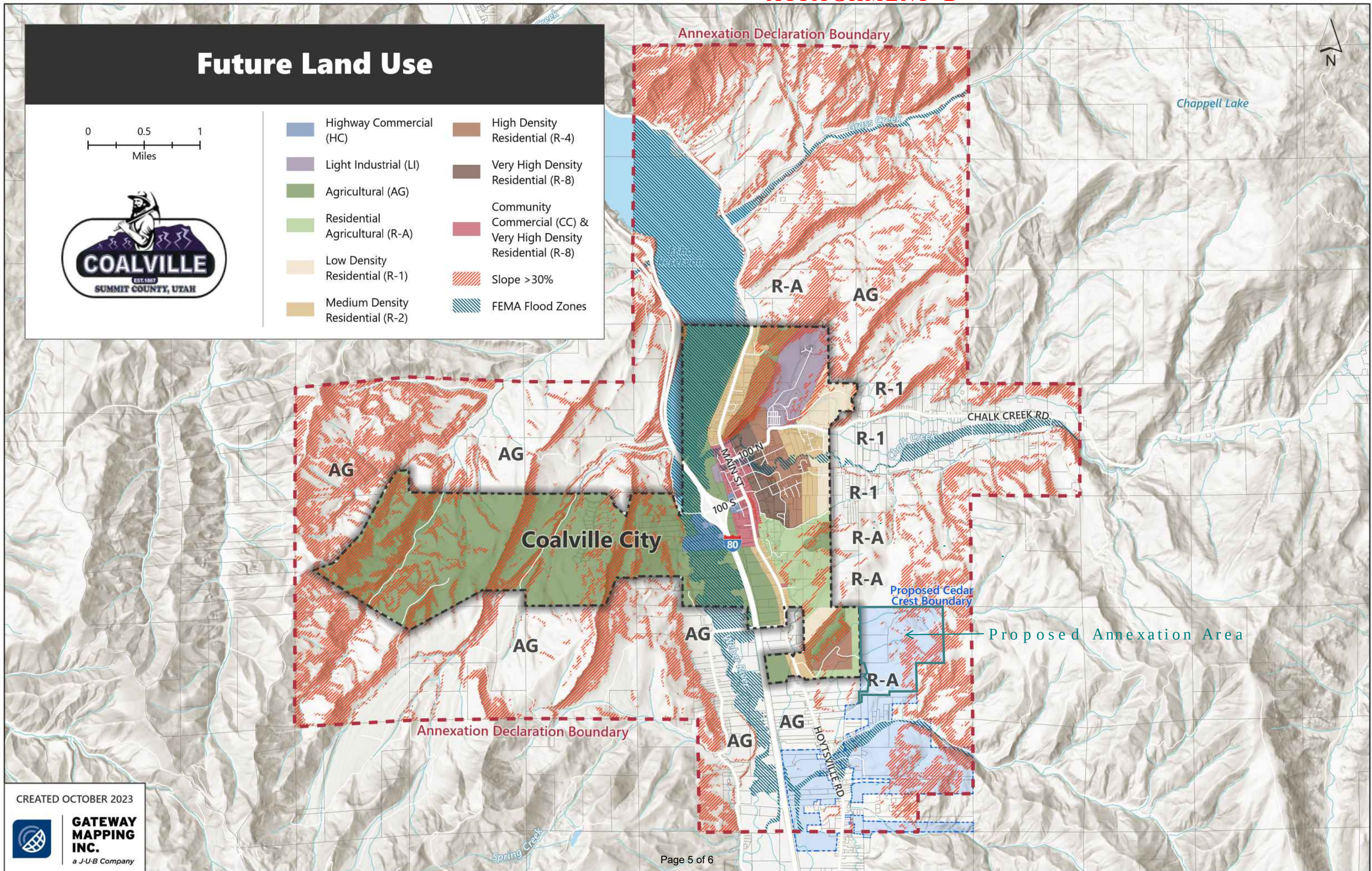
sheet



Future Land Use



- | | |
|----------------------------------|---|
| Highway Commercial (HC) | High Density Residential (R-4) |
| Light Industrial (LI) | Very High Density Residential (R-8) |
| Agricultural (AG) | Community Commercial (CC) & Very High Density Residential (R-8) |
| Residential Agricultural (R-A) | Slope >30% |
| Low Density Residential (R-1) | FEMA Flood Zones |
| Medium Density Residential (R-2) | |



CREATED OCTOBER 2023



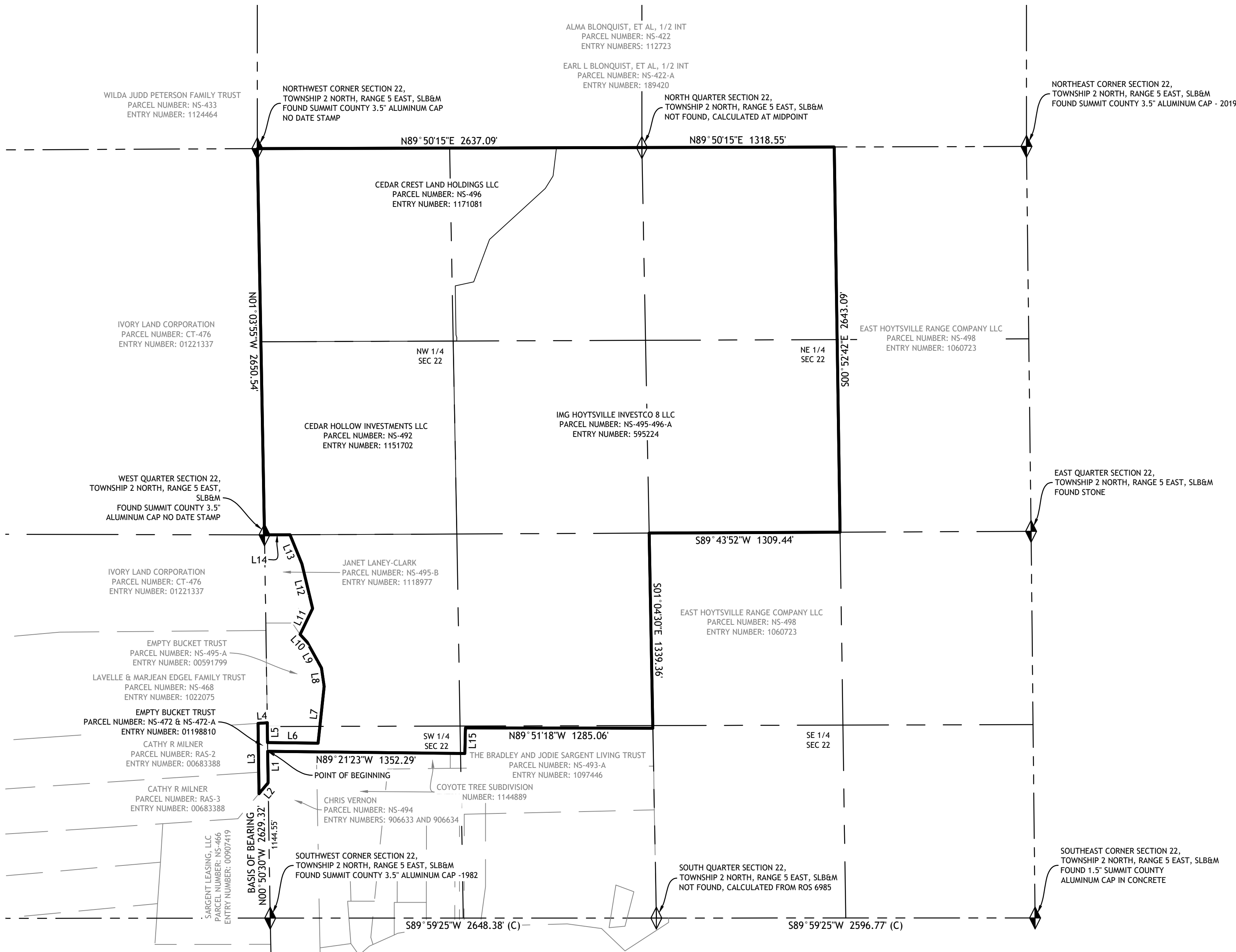
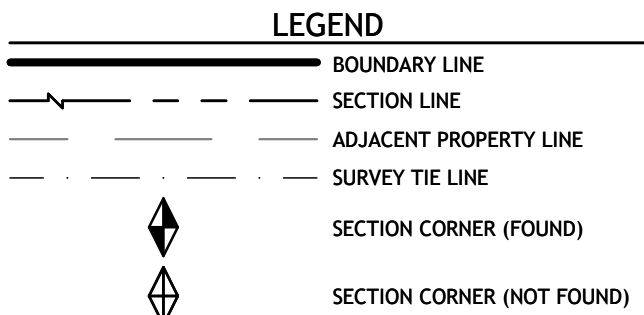
**GATEWAY
MAPPING
INC.**
a J-U-B Company

PLAT OF ADDITION TO THE CORPORATE
LIMITS OF COALVILLE CITY

ORDINANCE NO. _____

NS-495-496-A, NS-496, NS-492 and NS-472/NS-472-A

PART OF OF SECTION 22 AND
THE SOUTHEAST QUARTER OF SECTION 21,
TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN,
SUMMIT COUNTY, UTAH
MARCH 2025



LINE TABLE		
LINE	LENGTH	BEARING
L1	216.33	S00°50'30"E
L2	97.10	S40°07'17"W
L3	482.14	N00°49'46"W
L4	63.64	N86°14'29"E
L5	135.71	S00°50'30"E
L6	345.93	S89°21'23"E
L7	390.68	N06°09'35"E
L8	127.98	N08°10'24"W
L9	203.52	N28°52'56"W
L10	71.47	N42°57'58"W
L11	198.16	N25°50'14"E
L12	314.00	N13°33'18"W
L13	215.99	N22°06'46"W
L14	175.01	S89°43'52"W
L15	176.34	S01°08'15"W

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 SHOWN HEREON THIS PLAT OF ADDITION TO THE CORPORATE LIMITS OF COALVILLE CITY, SUMMIT COUNTY, UTAH AND THAT IT HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID SUBDIVISION, BASED ON DATA COMPILED FROM RECORDS IN THE SUMMIT COUNTY RECORDERS OFFICE. MONUMENTS HAVE BEEN FOUND OR PLACED REPRESENTED ON THIS PLAT.

COALVILLE CITY APPROVALS

THIS IS TO CERTIFY THAT WE, THE CITY COUNCIL OF COALVILLE CITY, SUMMIT COUNTY, UTAH HAVE RECEIVED A PETITION SIGNED BY A MAJORITY OF THE OWNERS AND THE OWNERS OF AT LEAST ON THIRD IN VALUE OF REAL PROPERTY SHOWN, REQUESTING THAT SAID AREAS BE ANNEXED TO THE CITY OF COALVILLE, UTAH AND THAT A COPY OF THE ORDINANCE OR RESOLUTION HAS BEEN PREPARED FOR FILING HEREWITH IN ACCORDANCE WITH THE PROVISIONS OF UTAH CODE ANNOTATED SEC. 10-2-425 AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE AREA AS SHOWN ON THIS FINAL LOCAL ENTITY PLAT AS A PART OF SAID CITY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2025.

APPROVED: _____ MAYOR
_____ CITY RECORDER

NARRATIVE

THIS ANNEXATION PLAT WAS REQUESTED BY IMG HOYTSVILLE INVESTCO 8 LLC FOR THE PURPOSE OF ANNEXING THESE PARCELS INTO THE CORPORATE LIMITS OF COALVILLE CITY. NO PROPERTY CORNERS WERE MONUMENTED.

SUMMIT COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE SUMMIT COUNTY SURVEYOR'S OFFICE HAVE REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE SUMMIT COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS _____ DAY OF _____, 2025.

SUMMIT COUNTY SURVEYOR
RECORD OF SURVEY # _____

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 22, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, SAID POINT BEING N00°50'30"W 1144.55 FEET ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 22, AND RUNNING THENCE ALONG SAID WEST LINE S00°50'30"E 216.33 FEET; THENCE LEAVING SAID WEST LINE S40°07'17"W 97.10 FEET; THENCE N00°49'46"W 482.14 FEET; THENCE N86°14'29"E 63.64 FEET TO SAID WEST LINE; THENCE ALONG SAID WEST LINE S00°50'30"E 135.71 FEET; THENCE S89°21'23"E 345.93 FEET; THENCE N06°09'35"E 390.68 FEET; THENCE N08°10'24"W 127.98 FEET; THENCE N28°52'56"W 203.52 FEET; THENCE N42°57'58"W 71.47 FEET; THENCE N25°50'14"E 198.16 FEET; THENCE N13°33'18"W 314.00 FEET; THENCE N22°06'46"W 215.99 FEET; THENCE S89°43'52"W 175.01 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 22; THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22 N01°03'55"W 2650.54 FEET TO THE NORTHWEST CORNER OF SAID SECTION 22; THENCE ALONG THE NORTH LINE OF THE NORTHWEST CORNER OF SAID SECTION 22 N89°50'15"E 2637.09 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 22; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22 N89°50'15"E 1318.55 FEET; THENCE S00°52'42"E 2643.09 FEET; THENCE S89°43'52"W 1309.44 FEET; THENCE S01°04'30"E 1339.36 FEET; THENCE N89°51'18"W 1285.06 FEET; THENCE S01°08'15"W 176.34 FEET; THENCE N89°21'23"W 1352.29 FEET TO THE POINT OF BEGINNING. CONTAINS 316.42 ACRES IN AREA



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



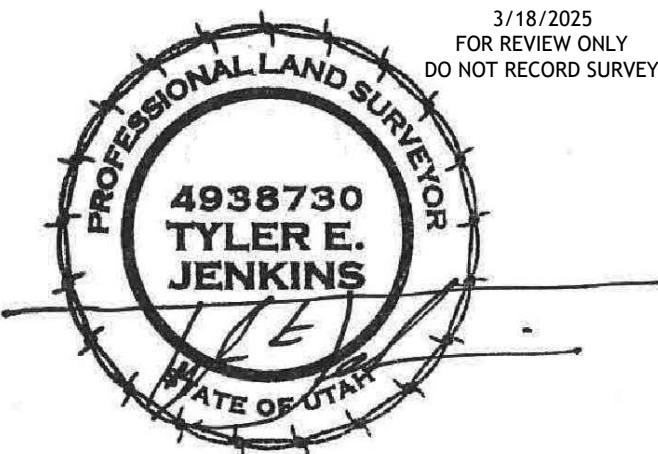
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CLIENT:

IMG HOYTSVILLE
INVESTCO 8 LLC

LOCATION:

PLAT OF ADDITION TO THE CORPORATE
LIMITS OF COALVILLE CITY
NS-495-496-A, NS-496, NS-492 and NS-472/NS-472-A
PART OF SECTION 22 AND
THE SOUTHEAST QUARTER OF SECTION 21,
TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN



ANNEXATION PLAT

DRAWN BY: _____ TEL
REVIEWED BY: _____ JRB
REVISIONS: _____
No. DATE REMARKS

DATE: MARCH 2025

SHEET NUMBER:

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