



Staff Report

Coalville City
Community Development Director

To: Coalville City Planning Commission
From: Don Sargent, Community Development Director
Date of Meeting: July 21, 2025
Re: Fairview Phase 2 Subdivision Amended Plat
Action: Possible Approval
Process: Administrative

Fairview Phase 2 Subdivision Amended Plat

REQUEST

Review, discuss, and possibly approve a plat amendment for Phase 2 of the Fairview Subdivision addressing multi-family building units, parking, driveway, and street access with construction of a vehicle and pedestrian bridge across Chalk Creek.

BACKGROUND

Property Location and Description: The project is located on Dobbs Drive and includes Parcel CT-330-A (2.08 acres) as shown on the Aerial Map as Attachment A.

Prior Approvals: A rezone of the overall Fairview property was approved by the City Council on February 26, 2018. A condition of approval of the rezone stated that prior to approval of more than 24 lots/units accessing Dobbs Drive the applicant would be required to construct a bridge across Chalk Creek to provide a second access to the development. Attachment B includes the approved 02/26/18 city council meeting minutes (motion highlighted for reference).

The existing Phase 1 of the subdivision includes 22 lots/units that access from Dobbs Drive with 2 lots that access from Border Station Road on a common driveway.

On February 10, 2025 the City Council approved a modified plat including 4 single family lots for phase 2 of the subdivision with construction of a pedestrian bridge. The planning commission and city council also approved a plat amendment for phase 1 of the subdivision adjusting the boundary line around Building #3.

On June 23, 2025, at the applicant's request, the City Council acknowledged the prior approval of the Phase 2 Subdivision Plat including 15 multi-family units with construction of a vehicle bridge and pedestrian access across Chalk Creek.

ANALYSIS

The applicant is requesting an amendment to the phase 2 subdivision plat updating the bridge public road access and building parking areas and driveways in conjunction with the plat amendment approval for phase 1 of the subdivision.

Phase 2 of the original Fairview Subdivision received preliminary plan and final plat approval in 2018. However, the final plat was never recorded. Attachment C includes the original approved Phase 2 subdivision plat.

The City Council acknowledgment of the Phase 2 of the subdivision, included 15 multi-family units with construction of a vehicle and pedestrian bridge across Chalk Creek as originally approved. The following findings and conditions were included with the acknowledgement of the subdivision plat:

Findings:

1. Parcel CT-330-A is 2.08 acres in size and is located in the High Density Residential (R-4) Zone.
2. In 2018 the City Council approved a final plat for Phase 2 of the Fairview Subdivision including 15 multi-family units.
3. Approval of the subdivision plat included a condition that a vehicle bridge be constructed across Chalk Creek by the developer after 24 lots/units in Phase 1 of the Fairview Subdivision.
4. A master plan for the development was not applied for or approved for the project, therefore the timing of the phasing associated with required public improvements was not memorialized.
5. Acknowledging the approved Phase 2 Subdivision Plat for recordation with construction of a bridge across Chalk Creek memorializes the original conditions of approval for the development.

Conditions:

1. The developer shall construct a vehicle bridge, including a walking pathway and asphalt connecting roads on both sides of Chalk Creek to existing streets.
2. Upon approval of the bridge plans, the developer shall purchase all necessary bridge supplies and begin construction of the bridge abutments.
3. The developer shall be responsible for any state or local permitting for the bridge and associated stream alteration and floodplain requirements.
4. The bridge construction shall be warrantied for one year by the Developer.
5. The first townhome building, consisting of five units, may begin construction and can be sold prior to the completion of the bridge. Construction may start on the second townhome building but a certificate of occupancy shall not be issued until the bridge is constructed.
6. The developer shall post a performance bond with the city for any public improvements not constructed prior to building permit issuance of the second townhome building.
7. The applicable culinary water right fee-in-lieu per unit will be applied, current rate is \$12,500. The water right fee shall be paid at the time of building permit issuance.
8. Any water rights associated with the property shall be transferred to the city.
9. The review and inspection fees associated with the building permit or other approvals for the bridge shall be the actual costs billed to the city from the city engineering firm or other city review fees.
10. The developer shall pay for all required signage for the project, including installation costs incurred by the city.

Attachment D includes the proposed amended plat for Phase 2 of the subdivision.

For reference, *Attachment E* includes the approved plans for the Chalk Creek Estates Phase 4 Subdivision showing the road connection for the bridge on the north side of Chalk Creek.

Required Review Process

The current review and approval process for plan amendments addressing note changes, clarifications, or depictions under Development Code Sections 29-020 and 30-030 includes review and approval by the Subdivision Review Committee (SRC)/Planning Commission. According to the code provisions, a public hearing and City Council approval is not required for plan amendments.

RECOMMENDATION

Staff recommends the Planning Commission review and discuss the proposed Fairview Phase 2 Subdivision Plat and consider approving the amended plat with the following findings and conditions:

Findings:

1. The plat amendments are consistent with original approval of the Fairview Phase 2 Subdivision and applicable standards and requirements of the development code.

Conditions:

1. Staff shall coordinate with the applicant on any remaining items required by the development code and engineering standards and specification for the bridge and access road construction drawings prior to recordation of the amended plat.

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

Attachments:

- A.** Aerial Map
- B.** Approved 2/26/2018 City Council Meeting Minutes
- C.** Original Approved Phase 2 Fairview Subdivision Plat
- D.** Applicants Proposal and Updated Subdivision Plat for Phase 2
- E.** Approved Chalk Creek Estates Phase 4 Subdivision Plans

ATTACHMENT A



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



Aerial Map

Summit County Parcel Viewer Application
Printed on: 2/27/2025
Imagery courtesy of Google

1 in = 376 feet



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.

ATTACHMENT B

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Coalville City Council
February 26, 2018

Chalk Creek Estates/
Far View Estates
—Bridge—

what the next step would be. Mayor Johnson stated they would take the comments and come back with a final plan at another public hearing.

Mayor Johnson closed the public hearing at 6:35 P.M.

Councilmember Cody Blonquist questioned where the existing storm drain was located. Derek Moss stated it was on the North side and then a pipe went across the street. He stated they were trying to determine if the existing pipe would handle the flow from the subdivision and would decide the design when they had all the information. Councilmember Arlin Judd questioned where the sidewalk would be located. Don Sargent stated they were proposing to continue the sidewalk from the Northern property line all the way to the Southern property line. They would also have sidewalk in the subdivision on both sides of the road. Councilmember Cody Blonquist questioned who would be responsible to maintain the common area including the Black Willow sign. Don Sargent stated the subdivision would be responsible for that. Derek Moss read from the Staff report (Exhibit B) and stated they recommended approval with the sidewalk along the front of the subdivision.

A motion was made by Councilmember Adrianne Anson to approve the Preliminary Plan for the Black Willow Subdivision. Councilmember Arlin Judd seconded the motion. All Ayes. Motion Carried.

Roll Call:

Councilmember Judd – Aye
Councilmember Anson – Aye
Councilmember Robbins – Aye
Councilmember Rowser – Aye
Councilmember Blonquist – Aye

Item B – Public Hearing: Consideration And Possible Approval Of A Zone Amendment
From R-2 to R-4 Zone, CT-330-A And CT-330-1, 340 East 100 South And 359 East 100
South – Courtney Richins:

Councilmember Tyler Rowser disclosed he was related to Courtney Richins and was recusing himself from this discussion.

Courtney Richins stated he was proposing a Zone change from R-2 to R-4 for higher density. He showed the map (Exhibit C) and stated the neighboring property was R-4 even though it had the density of an R-8 and he felt the re-Zone to R-4 would step right in place. He stated they were proposing the offer of establishing another access by putting in a bridge to connect to the subdivision on the other side. He stated the County had purchased the property for the rodeo arena and the connection from Chalk Creek to Border Station road would be a good improvement for everyone. Courtney Richins stated

he had received approval from Chris Boyer to allow the bridge to connect to his property. He stated if the property stayed as R-2, they wouldn't have to put in the bridge for a second access. He stated they were already Zoned for 24 lots and they would just put them in with a cul-de-sac on their property. He stated to make it worth putting in the bridge; they would have to have the higher density. Courtney stated if they put the bridge in, it would connect to the Chalk Creek Subdivision and the County Property so there would be three ways to access the property on the North side. He stated right now all of the traffic would hit Chalk Creek Road. Courtney Richins stated the current Zoning approved the property for 24 units and he would agree to put the bridge in at 25 units instead of 30 units which was allowed on one egress. He stated two lots would come off of Border Station Road which would be considered a different egress. Courtney Richins stated they were proposing to put in Town Homes next to the mobile home park and single family lots for the rest of the property. Councilmember Arlin Judd stated he had a hard time jumping from R-4 on one side and then to R-1 on the other side. He stated he didn't think that was a good exchange. Derek Moss stated when they considered the proposal they felt it was a good transition from the higher density of the mobile home park to the lower impact property. He stated technically the mobile home park had the density of R-8 and the medium Zone of R-4 would fit. Derek stated the consideration was the bridge and the road and that was a huge benefit to the City. He stated if the Council felt it was a good exchange they should vote for the increased density, but if they didn't, then they should vote against it. Derek Moss stated the Planning Commission recommended approval with the condition of the bridge being provided prior to the approval of more than 24 units.

Mayor Trevor Johnson opened the public hearing at 6:54 P.M.

Debbie Robinson – City Resident

Debbie Robinson stated she had concerns with this because of the narrow road. Border Station Road was very narrow and wasn't wide enough. She stated she had another concern that there wasn't any sidewalks in this area and if they were going to put in that much density, if it was changed to R-4, which she hoped it didn't, then sidewalks needed to be put in for the pedestrians. Debbie Robinson stated if a bridge went in, the bridge could back up the flood waters and make it questionable on the flood areas. She stated there were a lot of developments going in and questioned if there was enough water to handle them all. She questioned if there would be enough water for the 40 plus on her side of the Creek and now Black Willow if they allowed this to go to R-4. She stated she had lived here a long time and didn't want to run out of water.

Tonja Hanson – City Resident

Tonja Hanson stated this was a tough decision. She questioned if they should gamble and play their hand with this or wait. She stated she didn't know the answer, but she did know she was concerned about the 42 homes behind her house going out on Chalk Creek

Road with nowhere else to go. This was a safety hazard that needed to be taken into consideration. She stated she had talked about this before. If that took the safety concern off of Chalk Creek Road, she guessed she was okay with the increased density although she really didn't love the idea. Ms. Hanson questioned what the City would be getting besides the bridge and the increased tax base. She questioned if there were any other amenities the Developer was bringing to the community for the increased density. She questioned if there would be trails because this was a lot of density. She stated they should consider what else was in it for the City and the citizens.

Dusty France – Planning Commission Member

Dusty France stated he had a couple of comments regarding the potential bridge and road. He stated he wasn't for or against the increased density, but with 10 acres at an R-2 they would only be capable of 20 lots. He stated he was for the bridge and access and thought it would be very important for the City. However he did have concerns about putting the cart before the horse. He stated right now it was being proposed without any promise of it being built. It was mentioned the City could put one in if they wanted to which was not the trade-off. Mr. France stated he understood Mr. Richins was partnered with the landowner on the North, but not on Chris Boyer's land and even though the City was being offered a right-of-way for a road to exist, there wasn't anything in place to say Chris Boyer would allow the bridge to go in. He stated he had seen plans for a road to connect to 50 North, but there wasn't anything saying there would be a road here. Mayor Trever Johnson verified there had to be another egress to build above 30 units. Derek Moss stated it was being questioned if the City could be left without a bridge or a bridge to nowhere and the answer was yes. Dusty France stated that was his concern. Right now they could build 19 homes and there wasn't anything to guarantee it happening. Courtney Richins stated the way it was now they could come in for permission to build 24 units. He stated the City didn't buy an easement through this property and since they didn't do that, he was proposing to give the City the easement and a bridge in exchange for the increased density. Dusty France disagreed and stated that wasn't necessarily true. He stated if they didn't get their density, they would just build 19 homes with a cul-de-sac and no opportunity for a bridge. He questioned what the City got if they approved it unconditionally with just an easement. Councilmember Cody Blonquist stated the egress had to go somewhere. He stated without the egress they couldn't build the homes. Dusty France stated with the R-2 Zone they couldn't get 30 homes there. He stated there needed to be some type of agreement with the other property owner to say it was allowed. Derek Moss stated they already had the agreement in place. The condition would force them to put in the bridge. Dusty France stated he would actually reduce the number of homes that could be built without having the bridge built. He stated he would like to see something more permanent and would like the Council to consider that. He stated they should have something in writing otherwise it could be a road to nowhere.

Mayor Trever Johnson closed the public hearing at 7:08 P.M.

Councilmember Adrianne Anson questioned if they would be selling or renting the Town Homes. Courtney Richins stated they hadn't decided yet, but they may do both. Councilmember Rodney Robbins questioned if the Council allowed the Zone change if they could make them put the bridge in and get permission to finish the road too. Derek Moss stated that wasn't part of it now, but they couldn't build more than 30 units without another egress which was really being proposed as nothing over 24 units without the bridge being put in. He stated they could put the bridge in and do 30 units and then have to connect the roads to build 31 plus units. He stated if the Council wanted to add on that they wanted the road to be completed, they could do that as a condition of the re-Zone. He stated from the discussions he had with the Developer, they had the desire to put the road in for this development and the Chalk Creek Estates development. Sheldon Smith stated they could do 24 homes without doing anything; they would put the bridge in with the road to get the additional density. The Mayor and Council discussed the density options for the property. Councilmember Arlin Judd questioned if the City had standards for building a bridge. Derek Moss stated yes, they would have to follow the City standards.

A motion was made by Councilmember Rodney Robbins to approve the Zone change from R-2 to R-4 for CT-330-A and CT-330-1, 349 East 100 South and 359 East 100 South with the Planning Commission's recommendation along with after 24 units the Developer would have to put in the bridge and a road for a second egress.

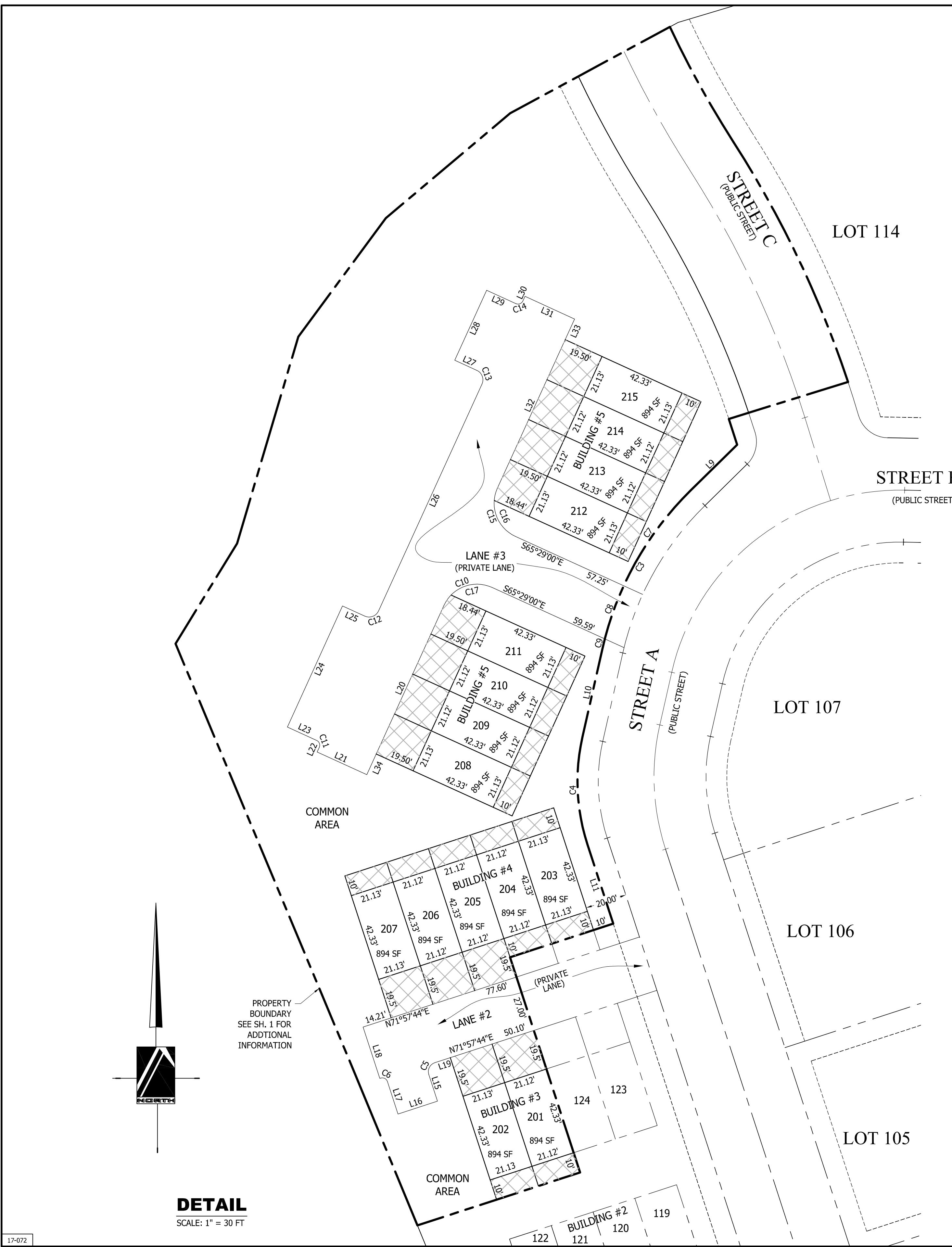
Councilmember Cody Blonquist seconded the motion. The Ayes won the vote. Motion Carried.

Roll Call:

Councilmember Judd – Aye
Councilmember Anson – Nay
Councilmember Robbins – Aye
Councilmember Rowser – Recuse
Councilmember Blonquist – Aye

Item C – Discussion And Possible Approval Of New Planning Commission And Board Of Adjustment Members:

Mayor Trevor Johnson stated there were two seats up on the Planning Commission and there were four applicants. He stated they were Walter Yates, Dusty France, Isaac Rackliffe, and Shoat Roath. He stated a couple of the Planning Commission members had requested for Dusty France to remain on the board and he would like to see him appointed. He recommended for Walter Yates to be moved to the Board Of Adjustments which had two positions open with two alternate positions. Mayor Johnson stated he appreciated anyone that was willing to serve. The Council voted for the two open positions on the Planning Commission.



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH. BEARING
C1	63.54	487.00	7°28'32"	63.50	S 28°55'16"
C2	127.99	513.00	14°17'42"	127.66	N 25°30'41"
C3	87.93	154.00	32°42'51"	86.74	S 29°07'39"
C4	52.47	97.50	30°49'54"	51.84	S 02°38'43"
C5	7.07	4.50	90°00'00"	6.36	S 26°57'44"
C6	4.45	2.54	100°23'20"	3.91	N 68°13'56"
C7	56.11	154.00	20°52'29"	55.80	S 35°02'51"
C8	27.14	154.00	10°05'46"	27.10	S 19°33'44"
C9	4.69	154.00	1°44'37"	4.69	S 13°38'32"
C10	27.49	17.50	90°00'00"	24.75	S 69°31'00"
C11	3.93	2.50	90°00'00"	3.54	N 20°32'10"
C12	7.85	5.00	89°56'50"	7.07	N 69°29'25"
C13	7.85	5.00	89°56'50"	7.07	N 20°27'25"
C14	3.93	2.50	90°00'00"	3.54	N 69°34'10"
C15	27.49	17.50	90°00'00"	24.75	S 20°29'00"
C16	21.36	17.50	69°56'56"	20.06	S 30°30'32"
C17	21.36	17.50	69°56'56"	20.06	S 79°32'32"
C18	121.27	488.00	14°14'16"	120.95	N 25°32'24"
C19	65.39	512.00	7°19'03"	65.35	S 29°00'01"
C20	67.24	537.00	7°10'28"	67.20	S 29°04'18"
C21	114.54	463.00	14°10'28"	114.25	N 25°34'18"

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 31°34'11" E	56.56
L2	N 16°29'43" E	63.78
L3	N 16°29'43" E	39.90
L4	N 36°24'50" E	70.91
L5	N 49°51'44" E	78.26
L6	N 61°35'04" E	87.33
L7	S 72°45'11" W	60.00
L8	S 17°48'08" E	13.03
L9	S 45°29'05" W	31.60
L10	S 12°46'14" W	43.64
L11	S 18°03'40" E	40.06
L12	S 71°57'44" W	52.23
L13	S 18°02'16" E	108.83
L14	S 71°57'44" W	82.31
L15	S 18°02'16" E	13.50
L16	S 71°57'44" W	20.00
L17	N 18°02'16" W	16.50
L18	N 18°02'16" W	26.00
L19	N 71°57'44" E	7.85
L20	S 24°31'00" W	89.42
L21	N 65°32'10" W	26.22
L22	N 24°27'50" E	2.50
L23	N 65°32'10" W	15.50
L24	N 24°27'50" E	64.00
L25	S 65°32'10" E	11.79
L26	N 24°31'00" E	119.91
L27	N 65°25'50" W	11.69
L28	N 24°27'50" E	37.00
L29	S 65°25'50" E	15.50
L30	N 24°34'10" E	2.50
L31	S 65°25'50" E	26.22
L32	S 24°31'00" W	89.42
L33	N 24°31'00" E	10.92
L34	N 24°31'00" E	10.92

LEGEND

— PROPERTY LINE

— LOT LINE

— CENTER / SECTION LINE

— STREET RIGHT-OF-WAY LINE

— EASEMENT LINE

— ADJACENT PROPERTY LINE

 NEW CENTERLINE MONUMENT

 SECTION CORNER

PU&DE PUBLIC UTILITY & DRAINAGE EASEMENT

○ SET 5/8" REBAR WITH AN ORANGE PLASTIC CAP, OR NAIL & WASHER STAMPED PINNACLE ENG. & LAND SURV.

 LIMITED COMMON AREA

FAIRVIEW SUBDIVISION PHASE 2
PART OF THE SOUTH HALF OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 5
EAST, SALT LAKE BASE AND MERIDIAN, COALVILLE CITY,
SUMMIT COUNTY, UTAH

SUMMIT COUNTY, UTAH

SUMMIT COUNTY RECORDER

Proposal to the City Council for Bridge Construction and Plat Approval
Acknowledgment

Introduction I appreciate the opportunity to revisit discussions regarding the proposed driving bridge and associated Phase 2 Plat Approval matters. I acknowledge that there was a misunderstanding in 2018 regarding the timeframe and the details for the need to record the plat. To move forward efficiently and collaboratively, I propose the following terms to facilitate development while ensuring alignment with the City's interests. For starters, there are currently two units already recorded that are part of the first building associated with the plat. A rezone of the property was initially considered to make the project work, but upon further thought, reverting to exactly what was originally approved seems to make the prospect feasible. Please note that moving forward to considering this matter should not be understood to replace or nullify the recently approved subdivision of four single family homes along with the walking bridge. The City has expressed an ongoing interest in the driving bridge so I wanted to propose how that could be accomplished. Herein, Courtney Richins, CAR Enterprises, shall be known as "Developer"

Terms and Conditions:

1. Construction of Bridge

- If Developer can receive the original density (15 units) associated with the 2018 approved Phase 2 Plat, Developer will construct the bridge, including a walking pathway and construct the asphalt connecting roads on both sides of Chalk Creek.
- If Developer has to construct the road on the Chalk Creek Estates (North) side of the creek, Developer will bond for the construction of that portion.
- The bond will remain in place for as long as needed.

2. Water Impact Fees

- A water right fee of \$12,500 per unit will be applied. Developer is willing to pay this rate but is requesting that the water right fee remain throughout the entire project. The water right fee will be paid at the time of building permitting.
- The review and inspection fees associated with the Building Permit approval for the bridge shall be the actual costs billed to the city from the city engineering firm.

3. Townhome Construction

- The first townhome building, consisting of five units, will begin construction and can be sold prior to the completion of the bridge.
- The Developer also requests to begin construction and sell the second building before completing the bridge. Finishing the first two buildings makes the installation of the asphalt surface that will go between the buildings less intrusive and more efficient.

4. Bridge Warranty and Construction Misc

- Upon approval, the Developer will purchase all necessary bridge supplies and begin the abutments.
- The bridge will be warrantied for one year by the Developer.
- A fair and reasonable timeline will be established for the construction of the bridge, ensuring efficient completion.
- The City will be responsible for all signage. Developer will pay for the signage, but the City is responsible for acquiring and installing it.

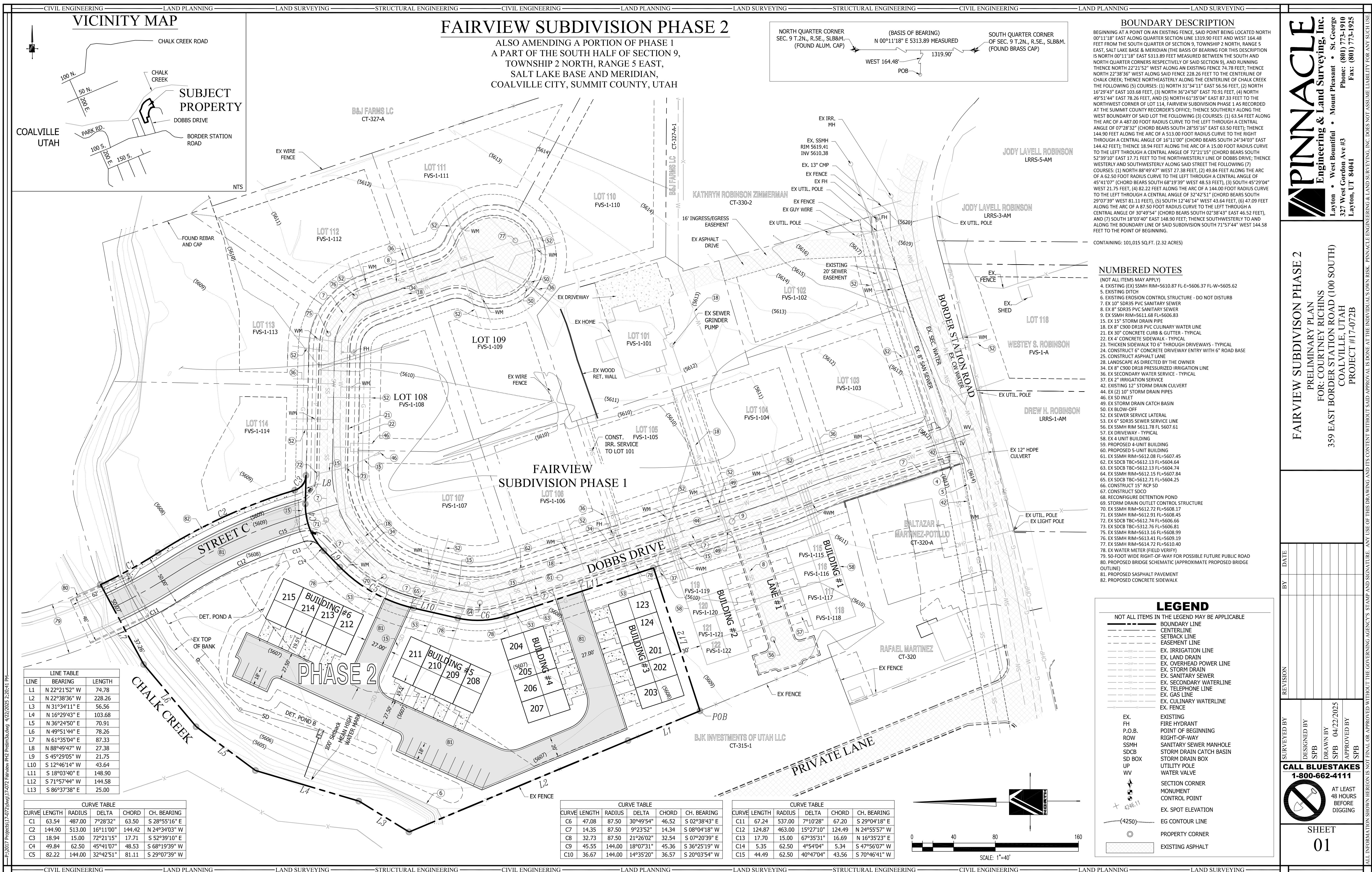
5. Property Management and Community Interests

- The townhome buildings will be managed by a homeowner's association (HOA) company.
- The HOA will be structured to protect the interests of the City, property owners, and neighboring communities.
- Monthly dues will be required from owners to maintain the integrity and management of the development.
- The association will maintain the grounds, trash, and exterior of the units.

I trust that these conditions align with the City's development goals while accommodating the necessary adjustments for a successful project. I look forward to working together to ensure responsible growth and infrastructure improvements.

Thank you for your time and consideration.

Sincerely, Courtney Richins



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