



Staff Report

Coalville City
Community Development Director

To: Coalville City Planning Commission
From: Don Sargent, Community Development Director
Date of Meeting: December 15, 2025
Re: 421 E Chalk Creek Road - Proposed Rasmussen Farms Rezone Concept Plan
Action: Initial Review and Discussion - Work Session

Rasmussen Farms Property Rezone Concept Plan

REQUEST

The purpose of this work session is to introduce a proposed Rezone and Concept Subdivision Plan to the Planning Commission.

This item is scheduled for work session discussion only. No action is requested at this time.

BACKGROUND

The Rasmussen Farms Property is located at 421 E Chalk Creek Road including 6.02 acres as shown on the Aerial Map as Attachment A. The property comprises Lot 2 of the Vernon Ranch Subdivision which was approved by the Planning Commission on April 21, 2025. Attachment B includes the recorded plat for the Vernon Ranch Subdivision for reference.

The property is currently in the Low Density Residential (R-1) Zone District as shown on the city zoning map as Attachment C. The applicant is proposing a rezone of the property to the Medium Density Residential (R-2) Zone.

Attachment D includes a property slope map of the property for reference.

The property owner, Double R Construction (Riley Rasmussen) and applicant Terry Diston has submitted a concept site plan for a proposed subdivision development associated with the rezone as Attachment E. The proposed subdivision includes ten (10) single family dwelling lots with an average lot size of approximately 0.60 acres per lot.

Attachment F includes the applicants Statement of Reason for the proposed rezone.

ANALYSIS

Per Chapter 3 of the development code, a zone amendment requires a recommendation by the Planning Commission and approval by the City Council. The following Standards for Decision are to be considered with a proposed zone amendment:

1. Is the amendment consistent with the goals, objectives, and policies of the General Plan.

2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property.
3. Whether the proposed amendment is consistent with the standards of any applicable overlay zone.
4. Will the proposed amendment adversely affect adjacent property; and
5. The adequacy of facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

Staff is in the process of reviewing the project information and verifying that the requirements of the development code are met with the proposed zone amendment and subdivision concept plan application. The purpose of this work session is to allow the applicant to introduce the project to the Planning Commission and receive any initial feedback and comment.

The initial items for discussion may include, but not be limited to the following:

1. Consistency of the proposed rezone with the required Standards for Decision.
2. Steep slopes on the property (sensitive lands).
3. Vehicle access and circulation (2 points of access requirement).
4. Lot frontage distance along a public road (100-foot minimum requirement).
5. Master Plan Development (MPD) applicability (MPD required for zone amendment).

Required Review Process

The concept plan application process includes an informal review with the Staff and Planning Commission. A formal public hearing is then required to receive input from the public and verify the required standards and findings for a recommendation to the City Council.

RECOMMENDATION

Staff recommends the Planning Commission review, discuss, and provide direction to Staff and/or the applicant regarding the proposed rezone and subdivision concept plan for continued review, public hearing and recommendation consideration at a subsequent meeting.

Attachments:

- A.** Aerial Map
- B.** Recorded Vernon Ranch Subdivision
- C.** City Zoning Map
- D.** Property Slope Map
- E.** Subdivision Concept Plan
- F.** Applicants Statement of Reason



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

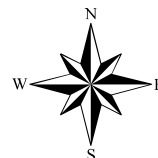


Aerial Map

Summit County Parcel Viewer Application

Printed on: 4/16/2025

Imagery courtesy of Google

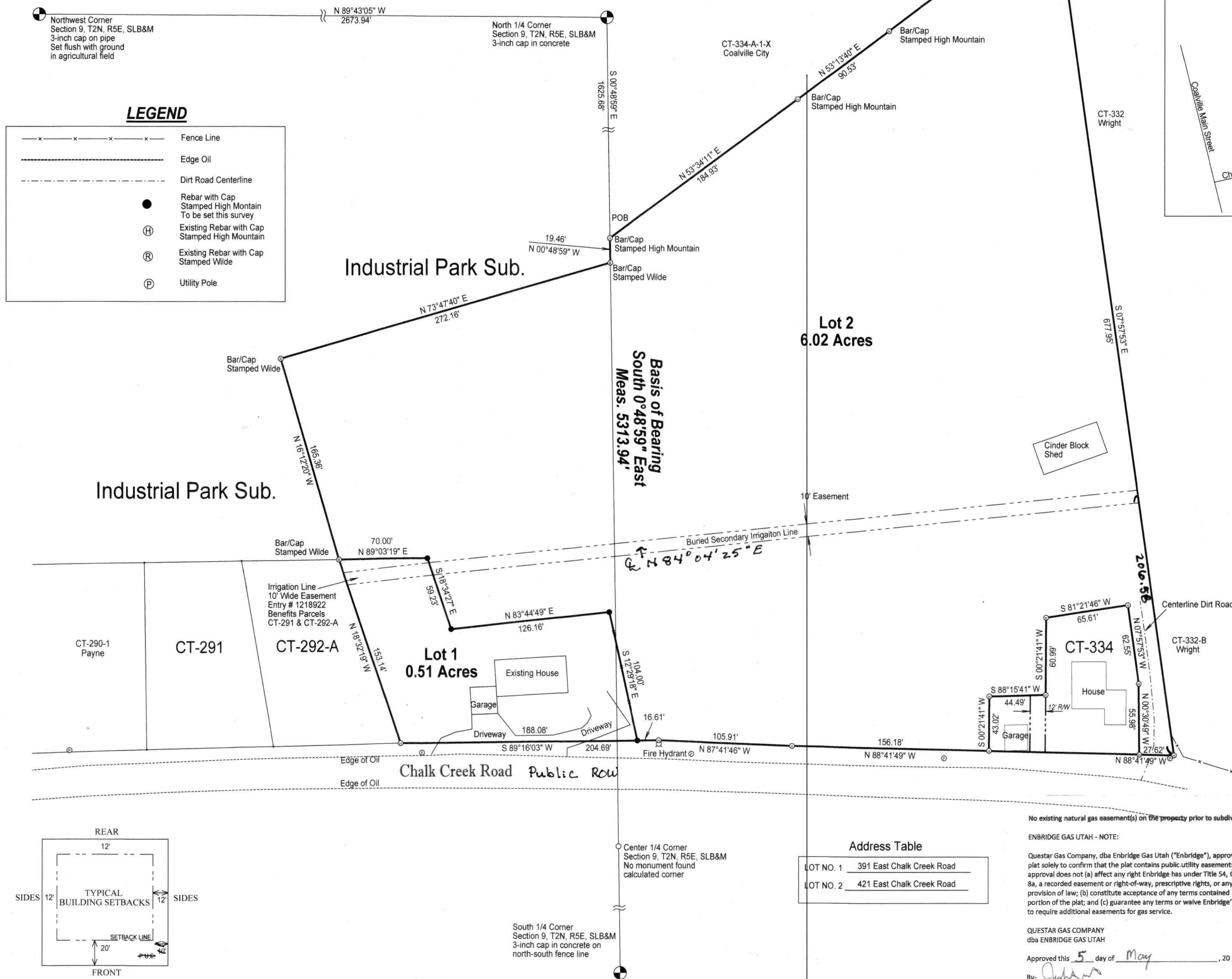


1 in = 376 feet

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.

VERNON RANCH SUBDIVISION

Located in the North Half of Section 9, Township 2 North, Range 5 East, Salt Lake Base and Meridian.
Coalville, Summit County, Utah



SURVEYORS CERTIFICATE

I, Wade Wilde do hereby certify that I am a Registered Professional Land Surveyor holding certificate No. 368352 as prescribed by the laws of the State of Utah, in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I further certify that I have completed a survey and have referenced a record of survey map of the existing property boundaries in accordance with Section 17-23-17, Utah Code, and have verified the boundary locations and have placed monuments as represented on that plat. I do certify that by authority of the owners, I have subdivided said property into lots and streets hereafter to be known as Vernon Ranch Subdivision.

Record of Survey Reference File No. S-11486, dated 2/2/2024

March 7, 2025
Date

Wade Wilde
Wade Wilde



BOUNDARY DESCRIPTION

A tract of land located in the North Half of Section 9, Township 2 North, Range 5 East, Salt Lake Base and Meridian and having a Basis of Bearing taken as South 0°48'59" East between the North 1/4 Corner and the South 1/4 Corner of said Section 9, described as follows:

Beginning at a point South 0°48'59" East 1625.68 feet along the quarter section line from the North 1/4 Corner of Section 9, Township 2 North, Range 5 East, Salt Lake Base and Meridian, which point being a rebar with cap stamped High Mountain; and running thence North 53°34'11" East 184.93 feet to a rebar with cap stamped High Mountain; thence North 53°13'40" East 90.53 feet to a rebar with cap stamped High Mountain; thence North 52°59'10" East 165.22 feet to a rebar with cap stamped High Mountain on the westerly line of Parcel CT-332; thence South 07°57'53" East 677.95 feet along said line also being a fence line to the northerly line of Chalk Creek Road; thence North 88°41'49" West 27.62 feet along said line; thence North 00°30'49" West 55.98 feet; thence North 07°57'53" West 62.55 feet; thence South 81°21'48" West 55.81 feet; thence South 00°21'41" West 60.99 feet; thence South 88°15'41" West 44.49 feet; thence South 00°21'41" West 43.02 feet to the northerly line of Chalk Creek Road; thence North 88°41'49" West 156.18 feet along said line; thence North 87°41'46" West 105.91 feet along said line; thence South 89°16'03" West 204.69 feet along said line; thence North 18°32'19" West 153.14 feet to a rebar and cap stamped Wilde on the boundary line of Industrial Park Subdivision; thence North 16°12'20" West 165.36 feet along said boundary to a rebar with cap stamped Wilde; thence North 73°47'40" East 272.16 feet along said line to a rebar with cap stamped Wilde; thence North 00°48'59" West 19.46 feet to the point of beginning.

Containing 6.53 Acres

OWNERS DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREON 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 "VERNON RANCH 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, I HAVE HEREUNTO SET ON THIS 24 DAY OF APRIL, A.D. 2026.

Bradley Ray Vernon, Personal Representative of the Estate of Dean Lamar Vernon

[Signature]
Bradley Ray Vernon, Personal Representative of the Estate of Dean Lamar Vernon

ACKNOWLEDGEMENT

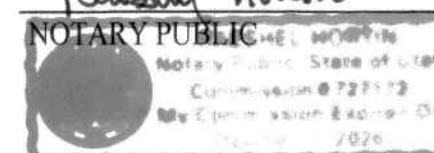
STATE OF UTAH
COUNTY OF SUMMIT

BRADLEY RAY VERNON PERSONALLY APPEARED BEFORE ME THIS 24 DAY OF April, 2026 THE FOLLOWING:

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

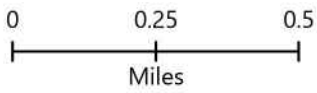
MY COMMISSION EXPIRES October 11, 2026

RESIDING IN Coalville, Utah 84017



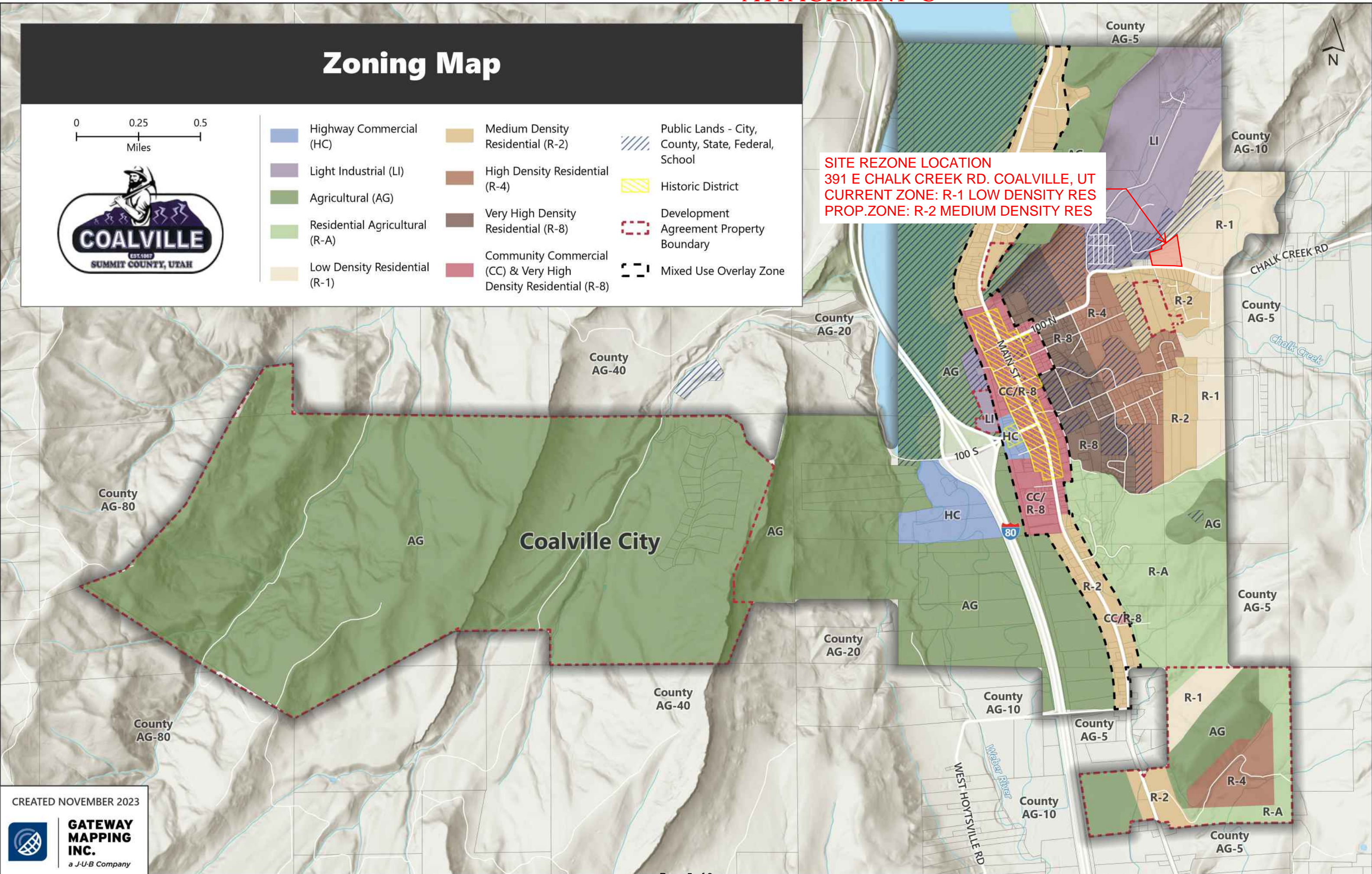
PUBLIC SAFETY ANSWERING POINT APPROVAL	ROCKY MOUNTAIN POWER	NORTH SUMMIT FIRE DISTRICT	CITY PUBLIC WORKS DEPARTMENT	ATTORNEYS CERTIFICATE	COUNTY RECORDER
Approved this <u>1st</u> day of <u>May</u> , 20 <u>25</u> . <u>[Signature]</u> Jeff Ward GIS Coordinator/Addressing Authority	Approved and Accepted this <u>1st</u> day of <u>May</u> , 20 <u>25</u> . ROCKY MOUNTAIN POWER BY: <u>[Signature]</u>	Approved and Accepted this <u>1st</u> day of <u>May</u> , 20 <u>25</u> . North Summit Fire District BY: <u>[Signature]</u> FIRE MARSHAL	Approved and Accepted this <u>3rd</u> day of <u>May</u> , 20 <u>25</u> . BY: <u>[Signature]</u> Director	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. <u>[Signature]</u> COALVILLE CITY ATTORNEY	STATE of UTAH COUNTY SUMMIT Recorded and filed at the request of <u>BRADLEY RAY VERNON</u> Date: <u>5/16/2025</u> Time: <u>11:37 AM</u> Entry # <u>1235621</u> Fee: <u>\$54.00</u> <u>[Signature]</u> - DEPUTY COUNTY RECORDER
PREPARED BY:	COMMUNITY DEVELOPMENT DIRECTOR	CITY PLANNING COMMISSION	CITY ENGINEER		
HIGH MOUNTAIN SURVEYING, LLC P.O. Box 445 1325 S. Hoytsville Road Coalville, Utah 84017 435-336-4210 VERNON RANCH SUBDIVISION SPC 2025	This is to certify that this Plat and Dedication of this Plat were duly approved and accepted by the Community Development Director of Coalville, Summit County, Utah this <u>4th</u> day of <u>May</u> , 20 <u>25</u> . <u>[Signature]</u> Community Development Director	Approved and accepted by the Coalville City Planning Commission this <u>6</u> day of <u>May</u> , 20 <u>25</u> . <u>[Signature]</u> 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 <u>7</u> day of <u>May</u> , 20 <u>25</u> . <u>[Signature]</u> COALVILLE CITY ENGINEER		

Zoning Map



- | | | |
|--------------------------------|---|---|
| Highway Commercial (HC) | Medium Density Residential (R-2) | Public Lands - City, County, State, Federal, School |
| Light Industrial (LI) | High Density Residential (R-4) | Historic District |
| Agricultural (AG) | Very High Density Residential (R-8) | Development Agreement Property Boundary |
| Residential Agricultural (R-A) | Community Commercial (CC) & Very High Density Residential (R-8) | Mixed Use Overlay Zone |
| Low Density Residential (R-1) | | |

SITE REZONE LOCATION
391 E CHALK CREEK RD. COALVILLE, UT
CURRENT ZONE: R-1 LOW DENSITY RES
PROP.ZONE: R-2 MEDIUM DENSITY RES



CREATED NOVEMBER 2023



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

PROJECT TITLE

**391 E CHALK CREEK RD
COALVILLE, UT**


LOCATED IN THE NORTH HALF OF SECTION 9,
TOWNSHIP 2N, RANGE 5E, SL BASE AND MERIDIAN

REVISIONS

REV.	DATE	DESCRIPTION	BY
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SEAL

VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING
0  1"
IF NOT ONE INCH ON THIS SHEET, ADJUST
SCALES ACCORDINGLY

PROJECT INFO.

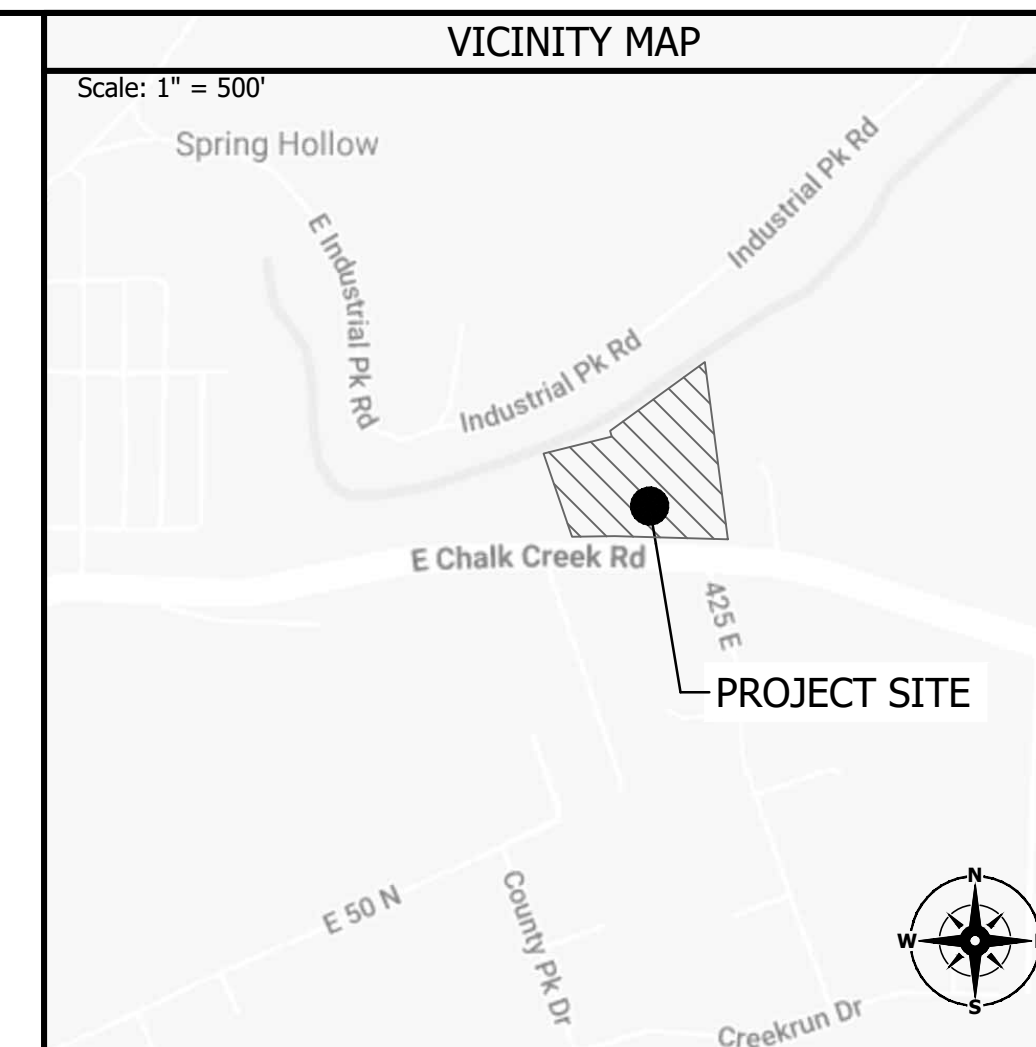
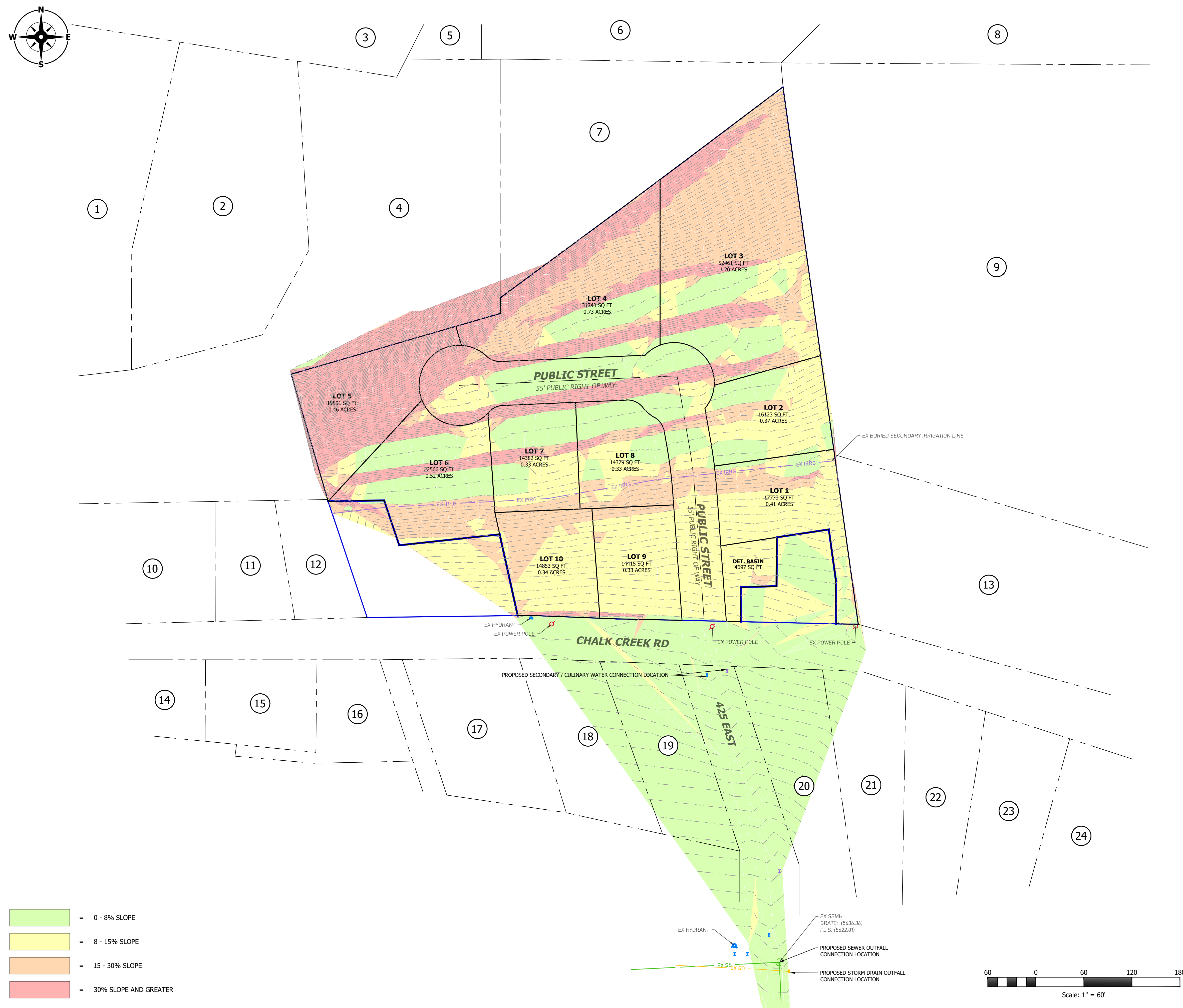
Engineer:	T. HUNT
Drawn:	R. HATFIELD
Date:	08 / 22 / 2025
Proj. No.	188 - 01

SHEET TITLE

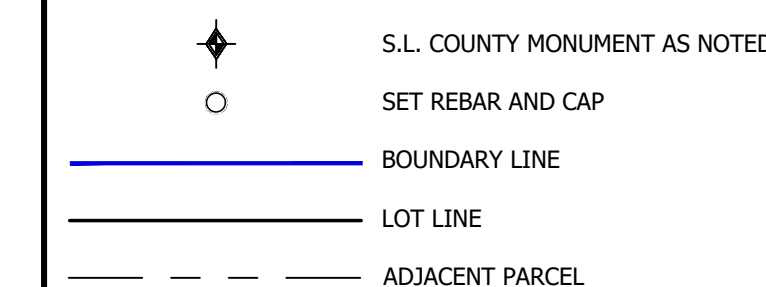
CONCEPT PLAN

SHEET NO.

C1.00



LEGEND



LEGAL DESCRIPTION

BEGINNING AT A POINT SOUTH 08°45'59" EAST 1625.68 FEET ALONG THE QUARTER SECTION LINE FROM THE NORTH 1/4 CORNER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WHICH POINT BEING A REBAR WITH CAP STAMPED HIGH MOUNTAIN; AND RUNNING THENCE NORTH 53°34'11" EAST 184.93 FEET TO A REBAR WITH CAP STAMPED HIGH MOUNTAIN; THENCE NORTH 53°13'40" EAST 90.53 FEET TO A REBAR WITH CAP STAMPED HIGH MOUNTAIN; THENCE NORTH 52°01'42" EAST 22.65 FEET TO A REBAR WITH CAP STAMPED HIGH MOUNTAIN ON THE WESTERLY LINE OF PARCEL CT-332; THENCE SOUTH 07°57'53" EAST 67.95 FEET ALONG SAID LINE ALSO BEING A FENCE LINE TO THE NORTHERLY LINE OF CHALK CREEK ROAD; THENCE NORTH 88°41'49" WEST 27.62 FEET ALONG SAID LINE; THENCE NORTH 00°30'49" WEST 55.98 FEET; THENCE NORTH 07°57'53" WEST 62.55 FEET; THENCE SOUTH 81°21'46" WEST 65.61 FEET; THENCE SOUTH 00°21'41" WEST 60.99 FEET; THENCE SOUTH 88°41'49" WEST 105.91 FEET ALONG SAID LINE; THENCE 00°21'41" WEST 43.02 FEET TO THE NORTHERLY LINE OF CHALK CREEK ROAD; THENCE NORTH 88°41'49" WEST 156.18 FEET ALONG SAID LINE; THENCE NORTH 87°41'46" WEST 105.91 FEET ALONG SAID LINE; THENCE SOUTH 89°16'03" WEST 204.69 FEET ALONG SAID LINE; THENCE NORTH 18°32'19" WEST 153.14 FEET TO A REBAR AND CAP STAMPED WILDE ON THE BOUNDARY LINE OF INDUSTRIAL PARK SUBDIVISION; THENCE NORTH 18°32'19" WEST 153.14 FEET TO A REBAR AND CAP STAMPED WILDE WITH CAP STAMPED WILDE; THENCE NORTH 73°47'40" EAST 272.16 FEET ALONG SAID LINE TO A REBAR WITH CAP STAMPED WILDE; THENCE NORTH 00°48'59" WEST 19.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.53 ACRES

ADJACENT PROPERTY OWNERS (#)

1. CT-301-X-IMP-1 | UTAH LP GAS | 1001 WARRENVILLE RD STE 350, LISLE, IL 60532
2. IP-3-X | NORTH SUMMIT SCHOOL DISTRICT BOARD OF ED | PO BOX 497, COALVILLE, UT 84017-0497
3. CT-301-B | FLARE CONSTRUCTION LLC | PO BOX 130, COALVILLE, UT 84017-0130
4. IP-1-X | COALVILLE CITY | PO BOX 188, COALVILLE, UT 84017-0188
5. CT-301-X | COALVILLE CITY | PO BOX 188, COALVILLE, UT 84017-0188
6. CT-333-X | COALVILLE CITY | PO BOX 188, COALVILLE, UT 84017-0188
7. CT-334-A-1-X | COALVILLE CITY | PO BOX 188, COALVILLE, UT 84017-0188
8. CT-332-D | WRIGHT DENNIS K | PO BOX 104, COALVILLE, UT 84017
9. CT-332 | WRIGHT DENNIS K | PO BOX 104, COALVILLE, UT 84017
10. CT-290-1 | PAYNE ALEXANDRA SONIA-ARMSTRONG (JT) | 353 E CHALK CREEK RD, COALVILLE, UT 84017
11. CT-291 | TORRES ADRIANA K AGUIRRE | 662 MAPLE DR, PARK CITY, UT 84098
12. CT-292-A | AMCAST LLC | PO BOX 891, COALVILLE, UT 84017
13. CT-332-B | WRIGHT DENNIS K | PO BOX 104, COALVILLE, UT 84017
14. CT-312 | PETERSEN JENNA W/H (JT) | 356 E CHALK CREEK RD, COALVILLE, UT 84017
15. CT-313-A | EDGEL IKE | 364 E CHALK CREEK RD, COALVILLE, UT 84017-9721
16. SIXPNTZ-2 | BENJAMIN ROD PENTZ (ROD) AND KELLEY HESS PENTZ TRUST 380 E CHALK CREEK RD, COALVILLE, UT 84017
17. CT-305-A | CLARK ERIC LEVI TRUSTEE | 392 E CHALK CREEK RD, COALVILLE, UT 84017
18. DVS-9-AM | HARMON DOUG H/W (JT) | 408 E CHALK CREEK RD, COALVILLE, UT 84017
19. DVS-8-AM | STEPHENS DUSTIN H/W (JT) | 412 E CHALK CREEK RD, COALVILLE, UT 84017
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22. DVS-5-AM | BLONQUIST GARY BEN H/W (JT) | PO BOX 202, COALVILLE, UT 84017
23. DVS-4-AM | BLONQUIST CODY E H/W (JT) | PO BOX 292, COALVILLE, UT 84017
24. DVS-3-AM | HANSON HAROLD C III TRUSTEE | 462 E CHALK CREEK RD, COALVILLE, UT 84017-9404

DEVELOPMENT SUMMARY

LOCATION:	COALVILLE CITY, SUMMIT COUNTY	
CURRENT ZONING:	R-1, LOW DENSITY RESIDENTIAL	
PROP. ZONING:	R-2, MEDIUM DENSITY RESIDENTIAL	
INTENDED USE:	SINGLE-FAMILY	
PARCEL AREA:	284,669 SF	6.77 AC
DENSITY:	1.48 LOTS / ACRE	



VICINITY MAP

Scale: 1" = 500'

PROJECT SITE

LEGEND

S.L. COUNTY MONUMENT AS NOTED

SET REBAR AND CAP

BOUNDARY LINE

LOT LINE

ADJACENT PARCEL

LEGAL DESCRIPTION

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5. CT-301-X | COALVILLE CITY | PO BOX 188, COALVILLE, UT 84017-0188

6. CT-333-X | COALVILLE CITY | PO BOX 188, COALVILLE, UT 84017-0188

7. CT-334-A-1-X | COALVILLE CITY | PO BOX 188, COALVILLE, UT 84017-0188

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R-1, LOW DENSITY RESIDENTIAL

PROP. ZONING:

R-2, MEDIUM DENSITY RESIDENTIAL

INTENDED USE:

SINGLE-FAMILY

PARCEL AREA:

284,669 SF6.77 AC

DENSITY:

1.48 LOTS / ACRE

VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING

0 1" 1"

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT INFO.

Engineer:

T. HUNT

Drawn:

R. HATFIELD

Date:

08 / 22 / 2025

Proj. No.

188 - 01

SHEET TITLE

CONCEPT PLAN

SHEET NO.

C1.00

RASMUSSEN FARMS SUBDIVISION
391 E CHALK CREEK RD
COALVILLE, UT
LOCATED IN THE NORTH HALF OF SECTION 9,
TOWNSHIP 2N, RANGE 5E, SL BASE AND MERIDIAN

REVISIONS	DESCRIPTION	BY

SEAL

VERIFY SCALES

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0 1" 1"

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Drawn:

R. HATFIELD

Date:

08 / 22 / 2025

Proj. No.

188 - 01

SHEET TITLE

CONCEPT PLAN

SHEET NO.

C1.00

ATTACHMENT F

Coalville City GENERAL PLAN/ZONING MAP/DEVELOPMENT CODE AMENDMENT Application

4. Statement of reason, evidence, or basis for the General Plan/Development Code/Zoning Map Amendment:

- Property is surrounded by R2 density zoning on multiple sides & light industrial on the other. We are purposing an amendment to R2 zoning on this parcel. These existing parcels have already moved the old overlay further east up Chalk Creek and north to the border of this lot. This would match the current east line of R2 parcels that Coalville has already in place. With all utilities and storm water drains located in line with the proposed though street. This would allow a clear line of R2 zoning on the Coalville east boundary. With the size of the intersection on Chalk Creek Road Coalville would have a place for future traffic control (round about or Traffic light) of "Welcome To " signs if desired. This lot and proposed amount of lots would comply with all current Coalville standards and codes.

7. Any other information that might be helpful to the City in reviewing the proposed amendment including:

- Rezoning this would allow a multigenerational family of this community to have 6 lots rather than the 5 currently allowed. These 6 lots are for the children of these two families. For generations this family has been involved in most all aspects of our community and continue to be. They are applying for a rezone to give their children a future opportunity to be able to live and be involved in this great community same as they have for so many years.