



# Staff Report

Coalville City  
Community Development Director

To: Coalville City Council and Mayor  
From: Don Sargent, Community Development Director  
Date of Meeting: January 12, 2026  
Re: Chalk Creek Estates Phase 4 – Acceptance of Public improvements and Release of Performance Cash Bond  
Action: Review, Discussion, and Possible Approval

## **Chalk Creek Estates Phase 4 – Public Improvements and Performance Cash Bond**

### **REQUEST**

Review, discuss, and consider accepting the public improvements and releasing the performance cash bond for the Chalk Creek Estates Phase 4 Subdivision.

### **BACKGROUND**

The Chalk Creek Estates Phase 4 Development is located off Chalk Creek Road as shown on the Aerial Location Map as Attachment A.

On March 13, 2023, the City Council approved the Final Subdivision Plat and Construction Drawings for the project.

The applicant elected to construct the development prior to recording the final subdivision plat which has been on-going over the past two years. The applicant posted a cash bond in the amount of \$326,985.98 which was 20% of the estimated construction costs for the public improvements in the subdivision.

### **ANALYSIS**

Construction of the improvements were generally completed in September 2024 and were inspected for final approval and acceptance in September 2025. The improvements were determined to be substantially complete, and a letter of acceptance recommendation was provided by the city engineer included as Attachment B.

Several minor remaining items were subsequently completed, and the subdivision Mylar plat has been submitted to the city for final review and recordation.

### **RECOMMENDATION**

Staff recommends the City Council consider accepting the public improvements for the Chalk Creek Phase 4 Subdivision and releasing the performance bond.

**Attachments:**

- A** Aerial Location Map
- B** City Engineer Letter of Acceptance Recommendation

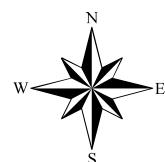
# ATTACHMENT A



## Aerial Map

Summit County Parcel Viewer Application  
Printed on: 5/10/2022  
Imagery courtesy of Google

1 in = 752 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.

THE  
LANGDON  
GROUPGATEWAY  
MAPPING  
INC.

J-U-B FAMILY OF COMPANIES

**MEMORANDUM**

DATE: September 12, 2025  
TO: Mayor Marsh and City Council  
CC: Chris Boyer, Alan Stanford, Kyle Clark, Don Sargent, Chris Thomsen, RaeShel Hortin  
FROM: Greg Williams, EIT, J-U-B Engineers  
SUBJECT: Chalk Creek Phase 4 – Final Acceptance

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Chalk Creek Estates Phase 4 is a newly constructed subdivision located at 360 East and 50 North. The site consists of 22 lots approximately 0.33 – 0.50 acres each to build single family homes.

On Thursday September 11, 2025, a walkthrough was performed on Chalk Creek Estates Phase 4 Subdivision for Final Acceptance. Kyle Clark, Alan Stanford, Chris Thomsen, and Greg Williams were present for the walk through to verify the punch-list items from the substantial completion walkthrough were complete or agreeable.

As of September 12, 2025, J-U-B recommends Mayor and Council give Final Acceptance for Chalk Creek Estates Phase 4 development and that the city will start the operation and maintenance of the roads, sidewalks, culinary system and secondary system to meters, sewer and storm drain system.