



Staff Report

Coalville City
Community Development Director

To: Coalville City Planning Commission
From: Don Sargent, Community Development Director
Date of Meeting: January 20, 2026
Re: Cliff View Subdivision Final Plat Recordation Extension Request
Action: Possible Approval

Cliff View Subdivision Final Plat Recordation Extension Request

REQUEST

Review, discuss, and possibly approve an extension to record the attached final subdivision plat for the Cliff View Subdivision.

BACKGROUND

Section 29-060:H of the development code provides for a written request to be submitted to the Planning Commission prior to the 1-year expiration of a subdivision plat for a one-time extension of up to six (6) months to record a final subdivision plat.

The Cliff View Final Subdivision Plat was approved on January 21, 2025 and therefore expires one-year from that date on January 21, 2026 unless an extension is granted.

ANALYSIS

The applicants Cade and Amber Sargent have submitted the following extension request for consideration by the Planning Commission: *We would like an extension on our subdivision due to not being able to remove tenants from the home that Coalville City is requiring us to demolish.*

The Planning Commission may grant such an extension where good cause can be shown. "Good Cause" generally denotes adequate or substantial grounds or reason to take a certain action, or to fail to take an action prescribed by the code. In this case why the subdivision plat cannot be recorded within the required 1-year time frame. The Planning Commission shall determine whether a particular fact or facts presented by the applicant amount to a good cause.

RECOMMENDATION

Staff recommends the Planning Commission review and consider the extension request for possible approval.

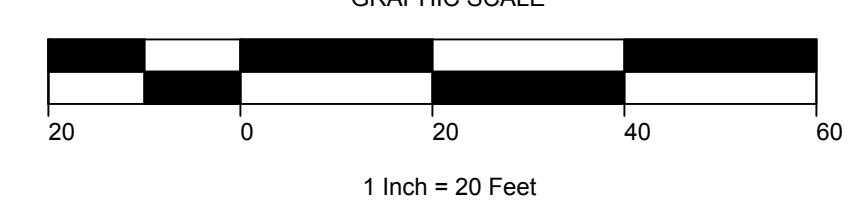
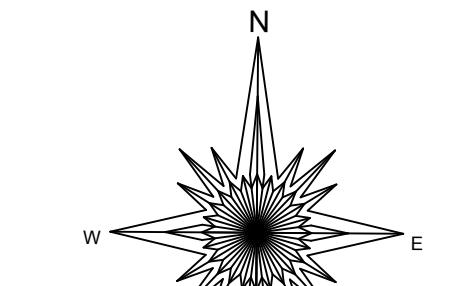
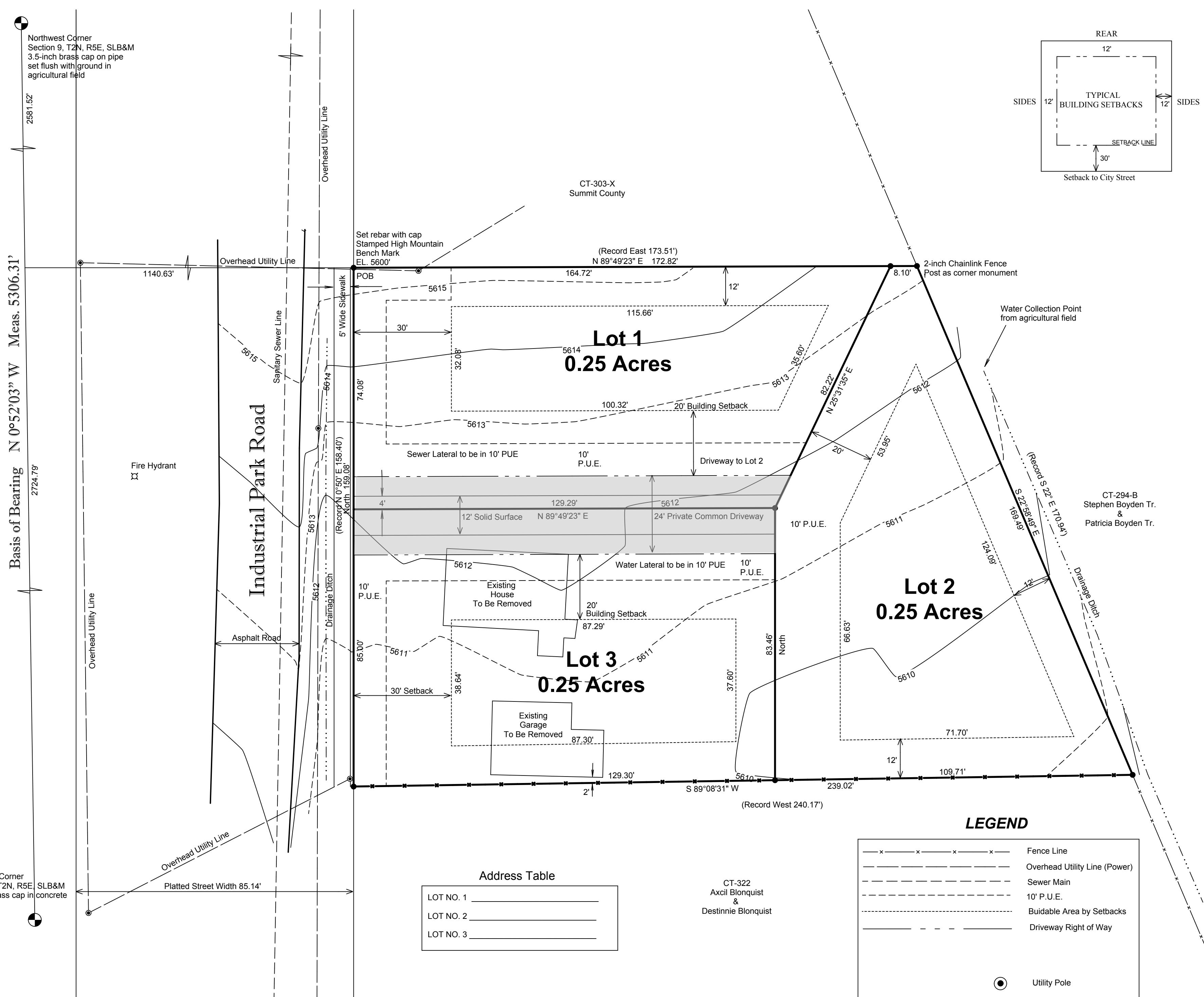
ATTACHMENTS

A. Cliff View Subdivision Final Plat

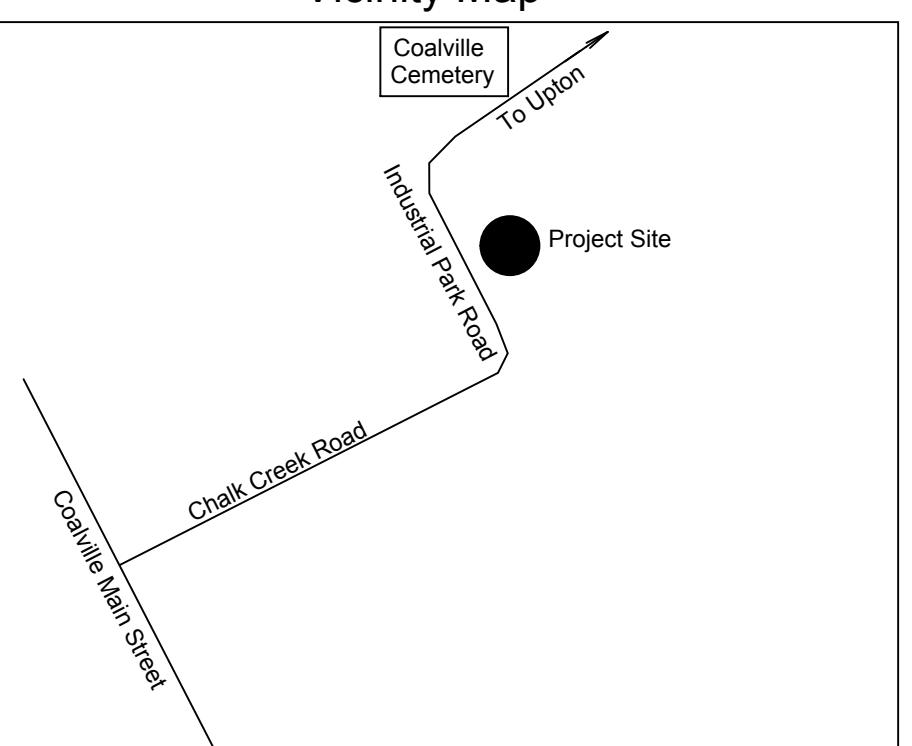
CLIFFVIEW SUBDIVISION

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

Coalville, Summit County, Utah



Vicinity Map



NOTES:

1. THE OWNERS OF PROPERTY WITHIN COALVILLE CITY RECOGNIZE THE IMPORTANCE OF AGRICULTURAL LANDS AND OPERATIONS AND SMALL RURAL BUSINESS ENTERPRISES. IT IS RECOGNIZED THAT AGRICULTURAL LANDS AND OPERATIONS AND RURAL BUSINESS ENTERPRISES HAVE DISTINCT CHARACTERISTICS THAT MUST BE RESPECTED. OWNERS OF EACH LOT PLATTED IN THIS SUBDIVISION / THE OWNER OF THE RESIDENCE CONSTRUCTED UPON THIS LOT HAS BEEN GIVEN NOTICE AND RECOGNIZES THAT THERE ARE ACTIVE AGRICULTURE LANDS AND OPERATIONS AND RURAL BUSINESS ENTERPRISES WITHIN COALVILLE CITY AND ACKNOWLEDGE(S) AND RESPECT(S) THAT, SO LONG AS SUCH LANDS AND OPERATIONS EXISTS, THERE MAY BE DUST, NOISE, ODOR, PROLONGED WORK HOURS, USE OF ROADWAYS FOR THE PURPOSES OF HERDING / MOVING ANIMALS, AND OTHER ATTRIBUTES ASSOCIATED WITH NORMAL AGRICULTURAL OPERATIONS AND RURAL BUSINESS.

2. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REMOVE ANY OBSTRUCTION OR ANOTHER OBSTRUCTION INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF UTILITIES WITH FACILITIES IN THE PUE.

3. LOTS 1, 2 & 3 WILL ACCESS FROM THE PRIVATE DRIVEWAY.

LEGEND

	Fence Line
	Overhead Utility Line (Power)
	Sewer Main
	10' P.U.E.
	Buildable Area by Setbacks
	Driveway Right of Way
	Utility Pole
	Rebar with Cap Stamped High Mountain LS 368352

DOMINION ENERGY

Approved and accepted this _____ day of _____, 20 _____.
DOMINION ENERGY

By: _____
Title: _____

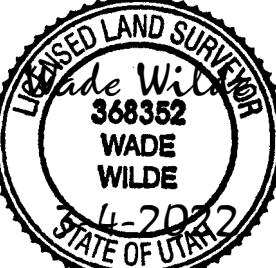
PUBLIC SAFETY ANSWERING POINT APPROVAL	ROCKY MOUNTAIN POWER	NORTH SUMMIT FIRE DISTRICT	CITY PUBLIC WORKS DEPARTMENT		
Approved this _____ day, of _____, 20 _____. Jeff Ward GIS Coordinator/Addressing Authority	Approved and Accepted this _____ day of _____, 20 _____. ROCKY MOUNTAIN POWER BY: _____	Approved and Accepted this _____ day of _____, 20 _____. FIRE DISTRICT BY: _____	Approved and Accepted this _____ day of _____, 20 _____. BY: Director		
PREPARED BY:	CITY COUNCIL APPROVAL	CITY PLANNING COMMISSION	CITY ENGINEER	ATTORNEYS CERTIFICATE	COUNTY RECORDER
HIGH MOUNTAIN SURVEYING, LLC P.O. Box 445 1325 S. Hoytsville Road Coalville, Utah 84017 435-336-4210 Sargent Cade Coalville Subdivision 2021	This is to certify that this Plat and Dedication of this Plat were duly approved and accepted by the City Council of Coalville, Summit County, Utah this _____ day of _____, 20 _____. MAYOR _____ CITY RECORDER _____	Approved and accepted by the Coalville City Planning Commission this _____ day of _____, 20 _____. 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 _____ day of _____, 20 _____. COALVILLE CITY ENGINEER	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. COALVILLE CITY ATTORNEY	STATE of UTAH COUNTY SUMMIT Recorded and filed at the request of _____ Date: _____ Time: _____ Entry # _____ Fee: _____ COUNTY RECORDER

SURVEYORS CERTIFICATE

I, WADE WILDE, DO CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368352, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS "CLIFFVIEW SUBDIVISION" AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

March 4, 2022
Date

Wade Wilde
Wade Wilde



BOUNDARY DESCRIPTION

A portion of land located in the West Half of Section 9, Township 2 North, Range 5 East, Salt Lake Base and Meridian and having a Basis of Bearing taken as North 0°52'03" West between the Southwest Corner and the Northwest Corner of said Section 9, described as follows:

Beginning at a point North 0°52'03" West 2724.79 feet and East 1140.63 feet from the Southwest Corner of Section 9, Township 2 North, Range 5 East, Salt Lake Base and Meridian, and running thence North 89°42'23" East 172.82 feet along a fence line being the southerly line of parcel CT-303-X; thence South 22°58'49" East 169.49 feet along a fence line being the westerly line of parcel CT-294-B; thence South 89°08'31" West 239.02 feet along a fence line being the northerly line of parcel CT-322; thence North 159.08 feet along the easterly line of Industrial Road to the point of beginning.

Containing 0.75 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 "CLIFFVIEW 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, HAVE HEREUNTO SET THIS DAY OF A.D. 20 _____.

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SUMMIT

PERSONALLY APPEARED BEFORE ME THIS DAY OF _____, 20 _____. THE FOLLOWING:

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

MY COMMISSION EXPIRES _____ NOTARY PUBLIC
RESIDING IN _____

CONSENT TO RECORD

STATE OF UTAH
COUNTY OF SUMMIT

THE UNDERSIGNED LIEN HOLDER HEREBY CONSENTS TO THE RECORDATION OF THIS PLAT.

BY: AUTHORIZED OFFICIAL

THE FOREGOING CONSENT TO RECORD WAS ACKNOWLEDGED BEFORE ME THIS DAY OF _____, 20 _____. BY: _____

MY COMMISSION EXPIRES _____ NOTARY PUBLIC
RESIDING IN _____