



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: 421 E Chalk Creek Road - Proposed Rasmussen Farms Rezone
Action: Public Hearing and Possible Action

Rasmussen Farms Property Rezone Public Hearing

REQUEST

The purpose of this public hearing is to continue the review and discussion of the proposed Rasmussen Farms Rezone and Concept Subdivision, receive public comment, and consider an action on the project.

This agenda item is scheduled for a public hearing and possible recommendation to the City Council.

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. The R-1 Zone allows 1 lot/acre, and the R-2 Zone allows 2 lots/Acre.

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.

On December 15, 2025, the Planning Commission conducted a work session on the proposed project and directed Staff to schedule a public hearing and include several other surrounding properties in the rezone that are consistent with the R-2 Zone (less than 1-acre in size).

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 has reviewed the project information and verified that the minimum requirements of the development code may be met with several revisions to the proposed zone amendment and subdivision concept plan:

- The proposed rezone appears to be consistent with the General Plan:
 - The project complements and is consistent with surrounding development patterns and density with edge of town development (Community Vision Goal 1, Objective 1).
 - Existing city infrastructure is available in the immediate vicinity to serve the project (Land Use Goal 1, Objective 1).
 - The development includes residential housing that meets the needs of the community (Moderate Income Housing Goal 1, Objective 1).
- The subdivision plan will require several revisions for compliance with the development code with the subsequent Master Planned Development (MPD) and Preliminary Subdivision Plan review process:
 - Include second (emergency) access for the property.
 - Adjust lot line configurations to accommodate the steep slopes on Lot 5 of the subdivision.
 - Verify that all lots can meet the 100-foot frontage requirements along a public street.
 - Other possible revisions as determined necessary for code compliance.

The purpose of the public hearing is to receive comment and input from the public on the proposed rezone of the properties and determine if the required Standards for Decision are satisfied for approval.

Required Review Process

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

RECOMMENDATION

Staff recommends the Planning Commission review, discuss, conduct a public hearing regarding the proposed rezone and subdivision concept plan for a possible recommendation to the City Council with findings.

Attachments:

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



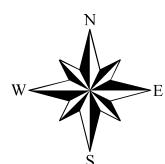
Summit County, Sources: Esri, Maxar, Earthstar Geographics, and the GIS User Community



Aerial Map

Summit County Parcel Viewer Application
Printed on: 4/16/2025
Imagery courtesy of Google

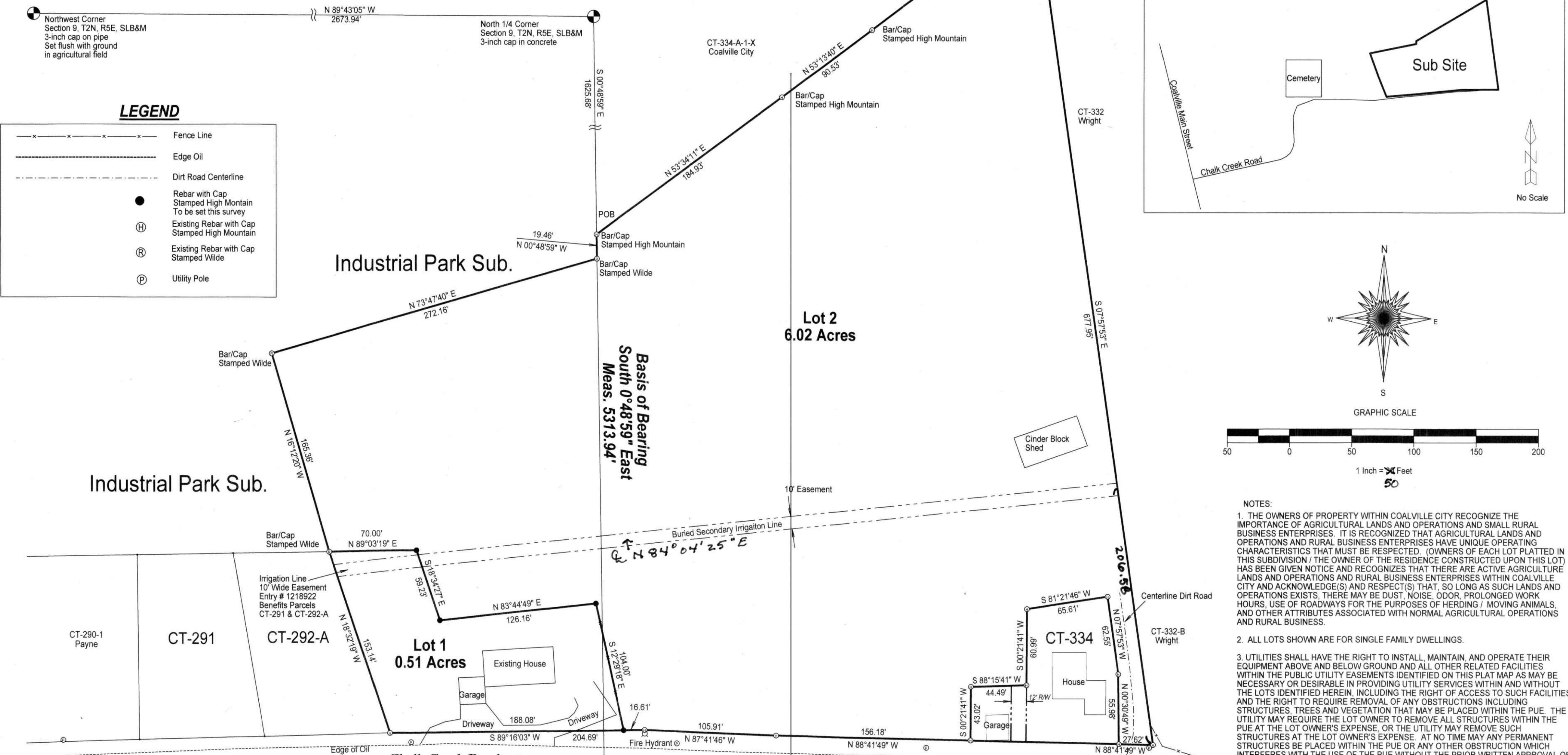
1 in = 376 feet



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



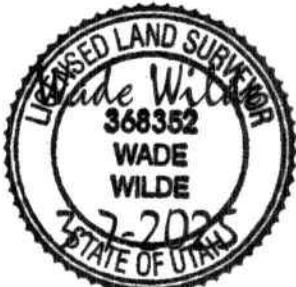
PUBLIC SAFETY ANSWERING POINT APPROVAL	ROCKY MOUNTAIN POWER	NORTH SUMMIT FIRE DISTRICT	CITY PUBLIC WORKS DEPARTMENT
Approved this 1st day of May, 2025. <i>[Signature]</i> Jeff Ward GIS Coordinator/Addressing Authority	Approved and Accepted this 1st day of May, 2025. ROCKY MOUNTAIN POWER BY: <i>[Signature]</i>	Approved and Accepted this 1st day of May, 2025. NORTH SUMMIT FIRE DISTRICT BY: <i>[Signature]</i>	Approved and Accepted this 1st day of May, 2025. BY: <i>[Signature]</i>
PREPARED BY:	COMMUNITY DEVELOPMENT DIRECTOR	CITY PLANNING COMMISSION	CITY ENGINEER
HIGH MOUNTAIN SURVEYING, LLC P.O. Box 445 1325 S. Hoytville 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 7th day of May, 2025. <i>[Signature]</i> Community Development Director	Approved and accepted by the Coalville City Planning Commission this 6th day of May, 2025. CNAIR <i>[Signature]</i>	I hereby certify that this Office has examined the Plat and is correct in accordance with information on file in this office. signed this 7 day of May, 2025, <i>[Signature]</i> CHRISTIAN P THOMAS COALVILLE CITY ENGINEER
ATTORNEYS CERTIFICATE	COUNTY RECORDER		
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. <i>[Signature]</i> SHELDON SMITH COALVILLE CITY ATTORNEY	STATE OF UTAH COUNTY SUMMIT Recorded and filed at the request of BRADLEY RAY VERNON Date: 5/16/2025 Time: 11:37 AM Entry # 12345-21 Fee: \$54.00 DUSTY STALBY - DEPUTY COUNTY RECORDER		

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 **Veron Ranch Subdivision**

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

March 7, 2025
Date

[Signature]
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 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 84.93 feet to a rebar with cap stamped High Mountain; thence North 53°34'11" East 194.93 feet to a rebar with cap stamped High Mountain; thence North 52°59'10" East 166.22 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 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 156.36 feet along said boundary to a rebar with cap stamped Wilde; thence North 00°48'59" West 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 HERON 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, *[Signature]* HAVE HEREUNTO SET *[Signature]* ON THIS *[Signature]* DAY OF APRIL A.D. 2025.

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

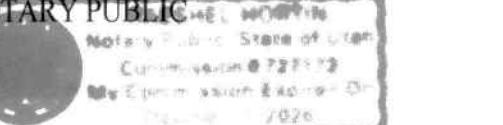
STATE OF UTAH
COUNTY OF SUMMIT

BRADLEY RAY VERNON PERSONALLY APPEARED BEFORE ME THIS *[Signature]* DAY OF April, 2025, THE FOLLOWING:

WHO ACKNOWLEDGED TO ME THAT *[Signature]* HE EXECUTED THE ABOVE OWNERS DEDICATION.

MY COMMISSION EXPIRES *[Signature]*

RESIDING IN *[Signature]*

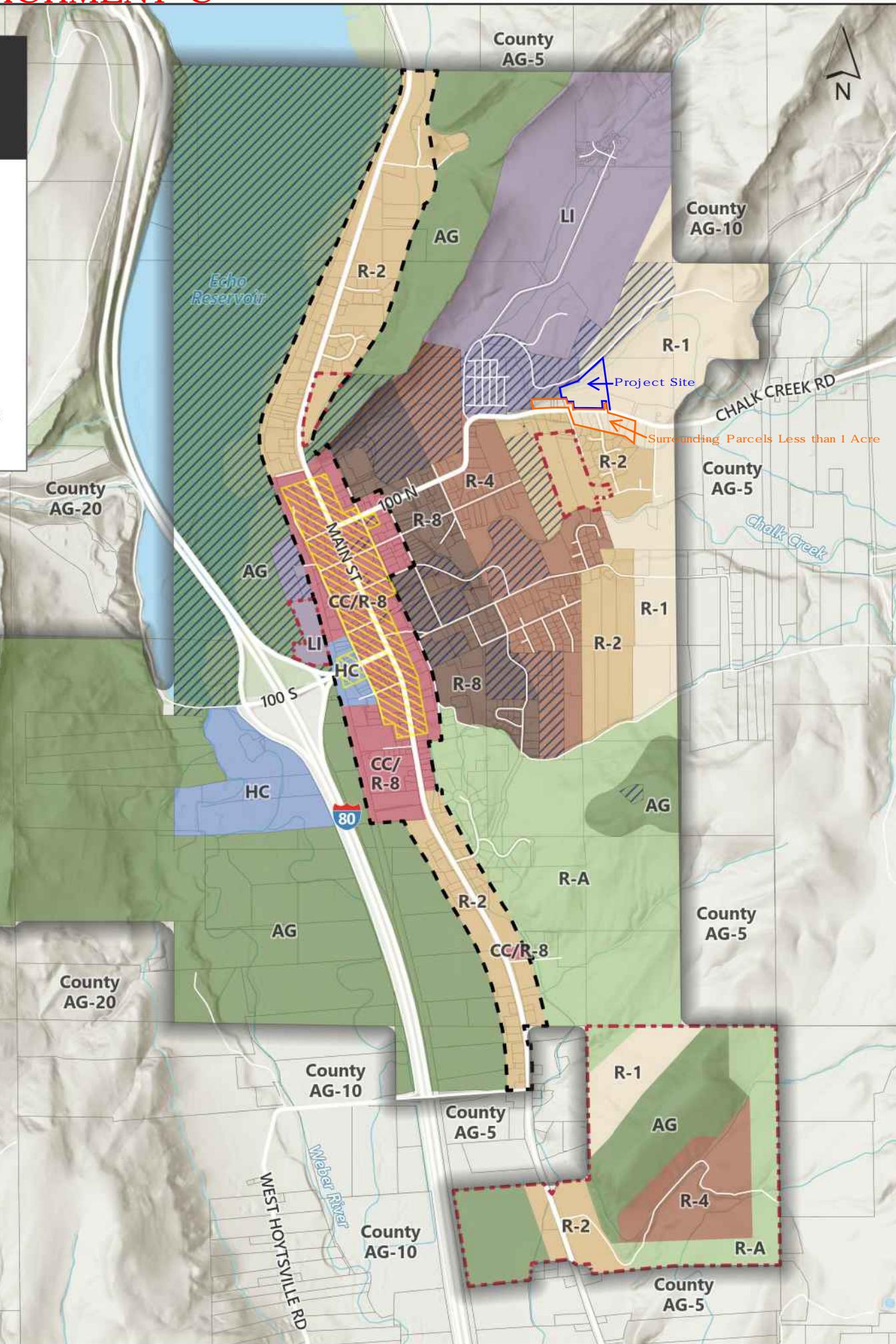
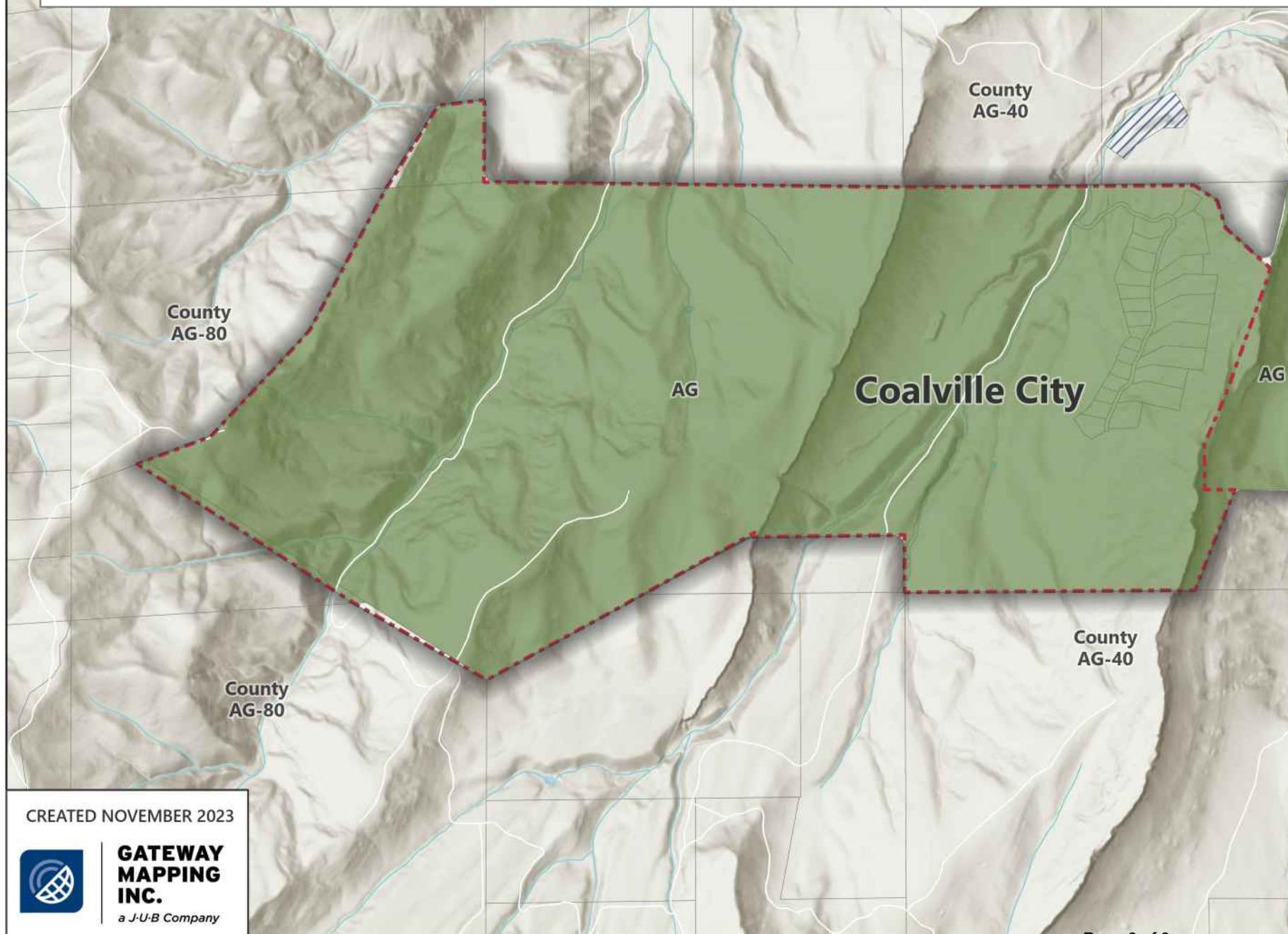


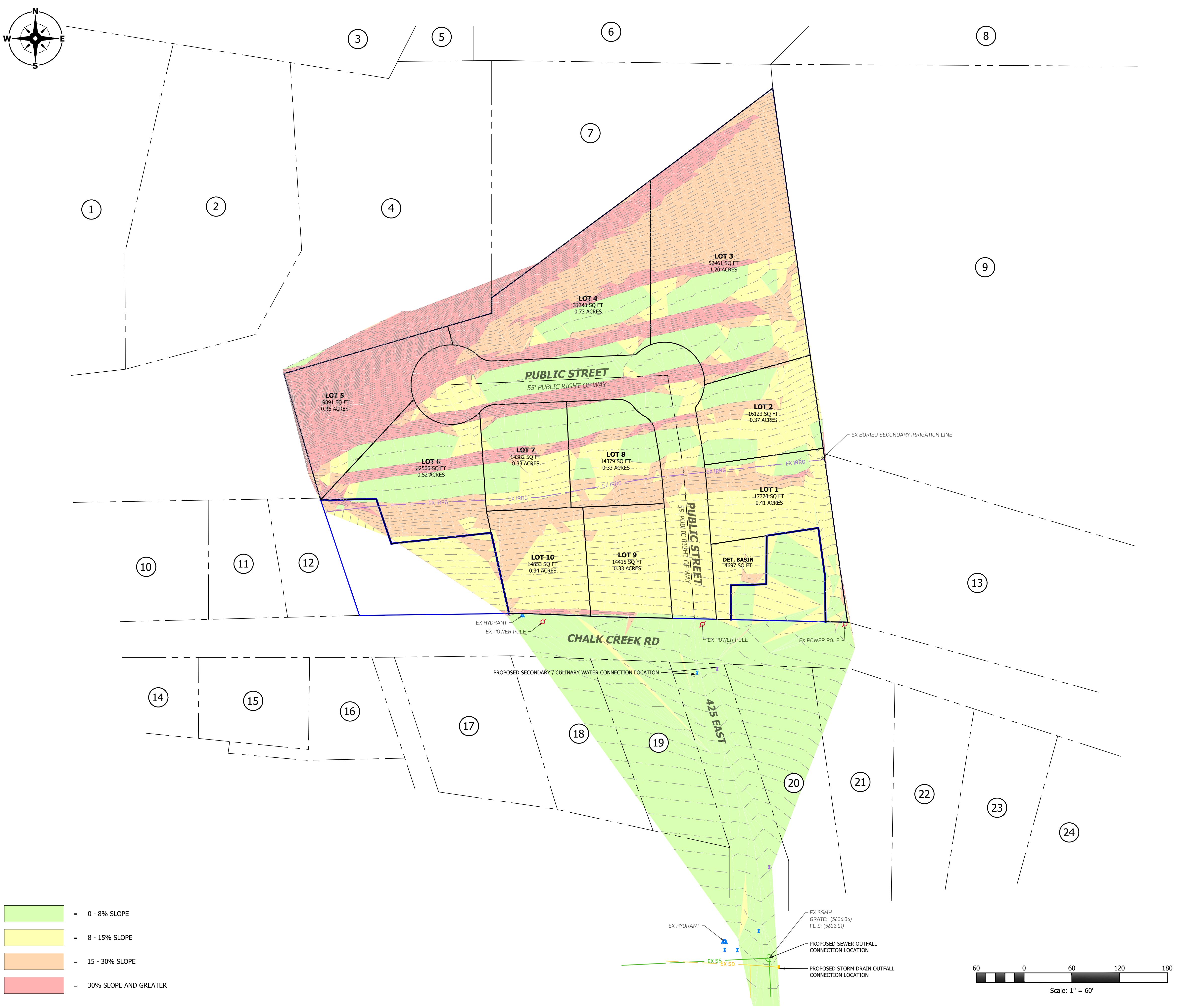
Zoning Map



A horizontal number line starting at 0 and ending at 0.5. There is a tick mark at 0.25. Below the line, the word "Miles" is written.

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)		





CONCEPT PLAN

C1.00

HUNT DAY
ENGINEERING
345 ANTELOPE DRIVE, STE 200
SYRACUSE, UT 84075
PH: 801.664.4724
EM: THOMAS@HUNTDAY.CO

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

VERIFY SCALES

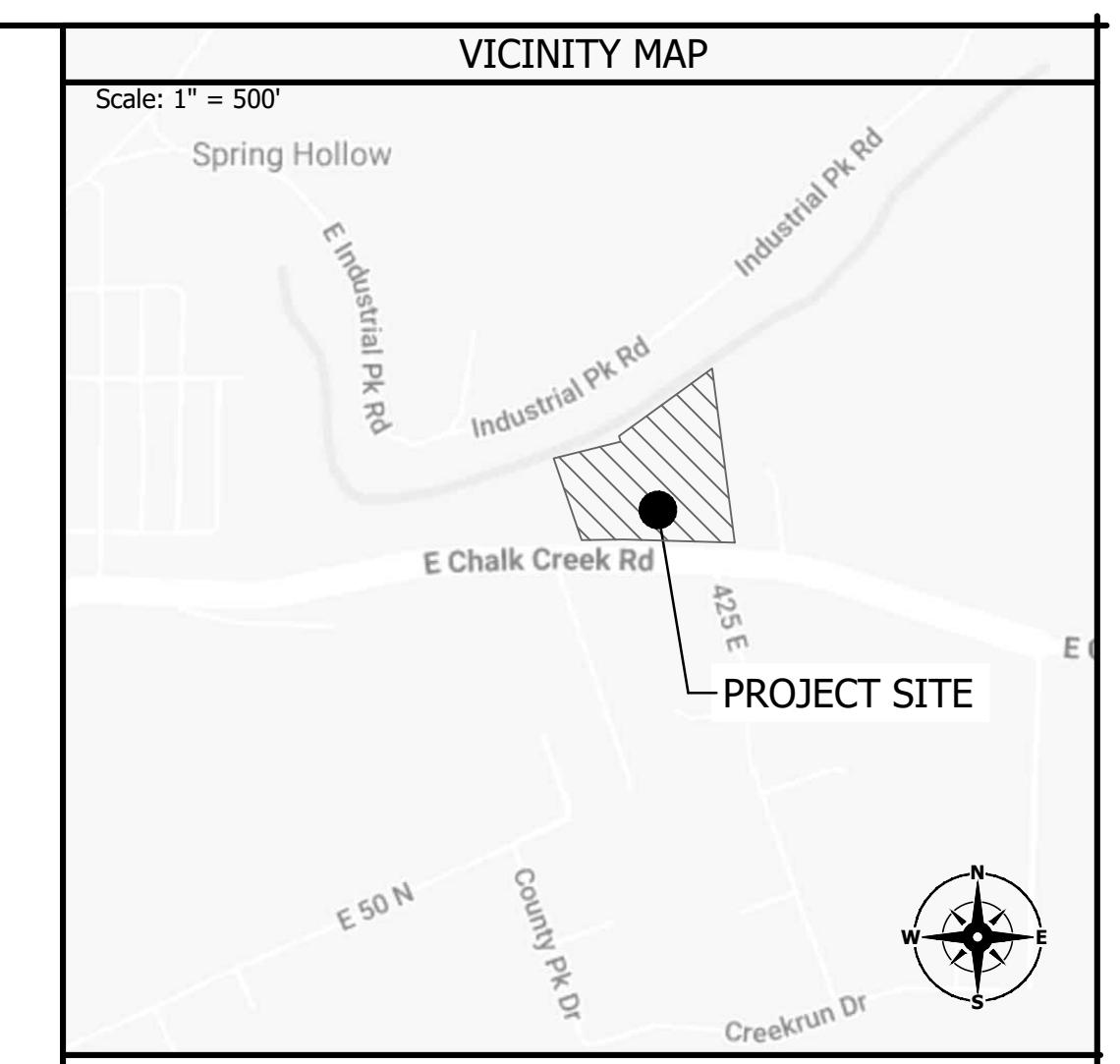
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT INFO.

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

SHEET TITLE

SHEET NO.



PROJECT TITLE

REVISIONS

REV. DATE

DESCRIPTION

BY

LEGEND	
	S.L. COUNTY MONUMENT AS NOTED
	SET REBAR AND CAP
	BOUNDARY LINE
	LOT LINE
	ADJACENT PARCEL

LEGAL DESCRIPTION

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 ALONG 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°44'49" 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°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°44'49" WEST 156.18 FEET ALONG SAID LINE; THENCE NORTH 89°16'03" 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

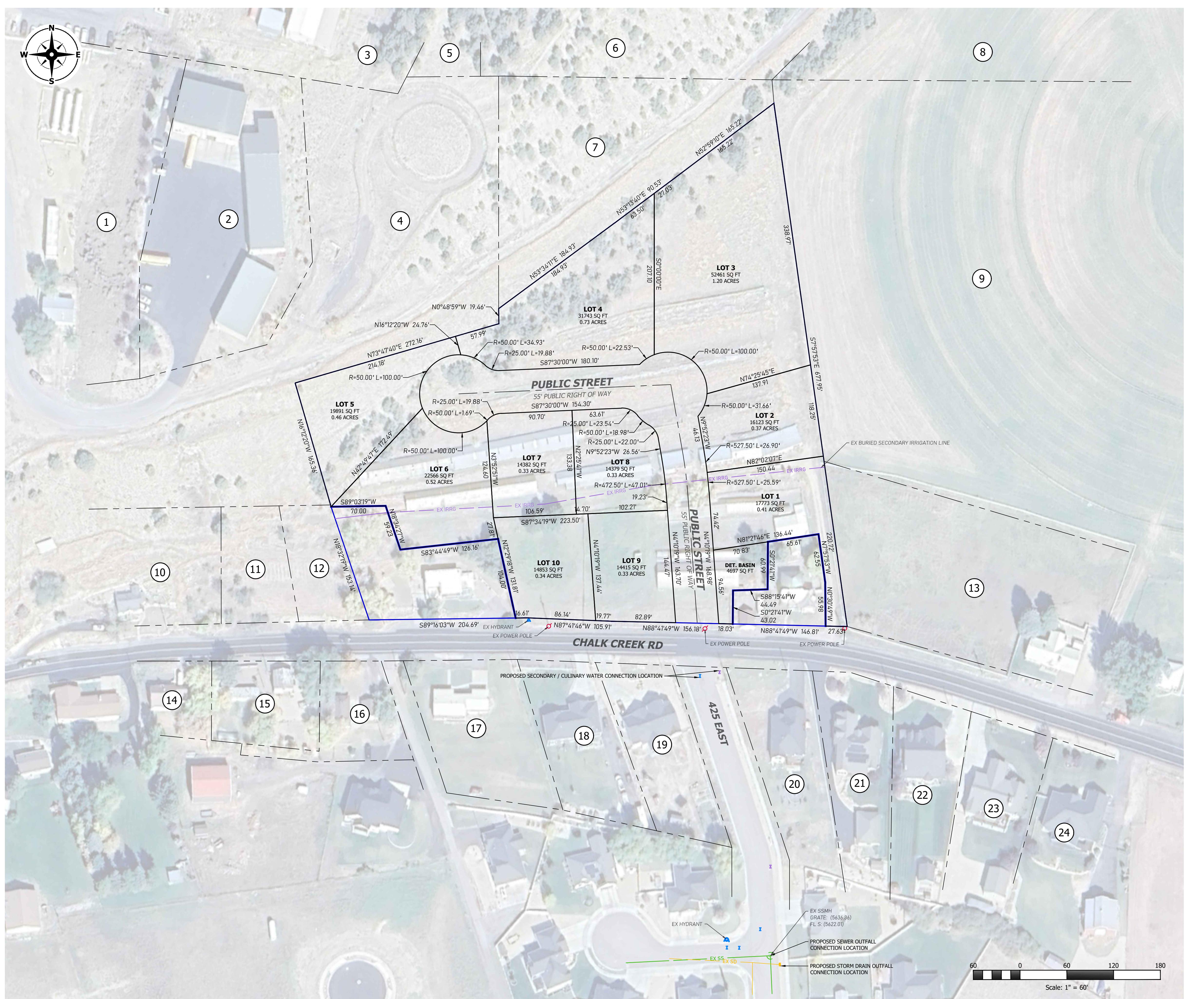
ADJACENT PROPERTY OWNERS

1. CT-301-X-IMP-1 | UTAH LP GAS | 1001 WARRENVILLE RD STE 350, LILLE, 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
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-313 | 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 84017-9728
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
20. DVS-7-AM | EVANS TAYLOR LYN H/W (JT) | 446 E CHALK CREEK RD, COALVILLE, UT 84017
21. DVS-6-AM | BARENBRUGGE MICHAEL H/W (JT) | P.O. BOX 667, COALVILLE, UT 84017
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
DENSITY: 1.48 LOTS / ACRE

SHEET NO.



VICINITY MAP			
<p>Scale: 1" = 500'</p> <p>Spring Hollow</p> <p>E Industrial Pk Rd</p> <p>Industrial Pk Rd</p> <p>E Chalk Creek Rd</p> <p>PROJECT SITE</p>			
<p>LEGEND</p> <ul style="list-style-type: none"> ♦ S.L. COUNTY MONUMENT AS NOTED SET REBAR AND CAP BOUNDARY LINE LOT LINE ADJACENT PARCEL 			
<p>LEGAL DESCRIPTION</p> <p>BEGINNING AT A POINT SOUTH 0°48'59" EAST 1625.68 FEET ALONG THE QUARTER SECTION LINE FROM THE 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; THENCE NORTH 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°21'46" WEST 65.61 FEET; THENCE SOUTH 00°21'41" 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.</p> <p>CONTAINING 6.53 ACRES</p>			
<p>ADJACENT PROPERTY OWNERS</p> <ol style="list-style-type: none"> CT-301-X-IMP-1 UTAH LP GAS 1001 WARRENVILLE RD STE 350, LILLE, IL 60532 IP-3-X NORTH SUMMIT SCHOOL DISTRICT BOARD OF ED PO BOX 497, COALVILLE, UT 84017-0497 CT-301-B FLARE CONSTRUCTION LLC PO BOX 130, COALVILLE, UT 84017 IP-1-X COALVILLE CITY PO BOX 188, COALVILLE, UT 84017-0188 CT-301-X COALVILLE CITY PO BOX 188, COALVILLE, UT 84017-0188 CT-333-X COALVILLE CITY PO BOX 188, COALVILLE, UT 84017-0188 CT-334-A-1-X COALVILLE CITY PO BOX 188, COALVILLE, UT 84017-0188 CT-332-D WRIGHT DENNIS K PO BOX 104, COALVILLE, UT 84017 CT-332 WRIGHT DENNIS K PO BOX 104, COALVILLE, UT 84017 CT-290-1 PAYNE ALEXANDRA SONIA-ARMSTRONG (JT) 353 E CHALK CREEK RD, COALVILLE, UT 84017 CT-291 TORRES ADRIANA K AGUIRRE 662 MAPLE DR, PARK CITY, UT 84098 CT-292-A AMCAST LLC PO BOX 891, COALVILLE, UT 84017 CT-312 WRIGHT DENNIS K PO BOX 104, COALVILLE, UT 84017 CT-312 PETERSEN JENNA W/H (JT) 356 E CHALK CREEK RD, COALVILLE, UT 84017 CT-313-A EDGEL IKE 364 E CHALK CREEK RD, COALVILLE, UT 84017-9728 SIXPNTZ-2 BENJAMIN ROD PENTZ (ROD) AND KELLEY HESS PENTZ TRUST 380 E CHALK CREEK RD, COALVILLE, UT 84017 CT-305-A CLARK ERIC LEVI TRUSTEE 392 E CHALK CREEK RD, COALVILLE, UT 84017 DVS-9-AM HARMON DOUG H/W (JT) 408 E CHALK CREEK RD, COALVILLE, UT 84017 DVS-8-AM STEPHENS DUSTIN H/W (JT) 412 E CHALK CREEK RD, COALVILLE, UT 84017 DVS-7-AM EVANS TAYLOR LYN H/W (JT) 446 E CHALK CREEK RD, COALVILLE, UT 84017 DVS-6-AM BARENBRUGGE MICHAEL H/W (JT) P.O. BOX 667, COALVILLE, UT 84017 DVS-5-AM BLONQUIST GARY BEN H/W (JT) PO BOX 202, COALVILLE, UT 84017 DVS-4-AM BLONQUIST CODY E H/W (JT) PO BOX 292, COALVILLE, UT 84017 DVS-3-AM HANSON HAROLD C III TRUSTEE 462 E CHALK CREEK RD, COALVILLE, UT 84017-9404 			
<p>VERIFY SCALES</p> <p>BAR IS ONE INCH ON ORIGINAL DRAWING 0 1"</p> <p>IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY</p>			
<p>PROJECT INFO.</p> <p>Engineer: T. HUNT Drawn: R. HATFIELD Date: 08 / 22 / 2025 Proj. No.: 188 - 01</p>			
<p>SHEET TITLE</p>			
<p>CONCEPT PLAN</p>			
<p>DEVELOPMENT SUMMARY</p>			
<p>LOCATION: COALVILLE CITY, SUMMIT COUNTY CURRENT ZONING: R-1, LOW DENSITY RESIDENTIAL PROP. ZONING: R-2, MEDIUM DENSITY RESIDENTIAL INTENDED USE: SINGLE-FAMILY</p>			
<p>PARCEL AREA: 284,669 SF DENSITY: 1.48 LOTS / ACRE</p>			
<p>SHEET NO.: C1.00</p>			

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 proposing 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.