



# 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: Red Hill Ranch MPD Phase 2 Preliminary Subdivision Plat  
Action: Review, Discussion, and Possible Approval

---

## Red Hill Ranch MPD Phase 2 Preliminary Subdivision Plat

### REQUEST

Review, discuss, and possibly approve the Phase 2 Preliminary Subdivision Plat for the Red Hill Ranch Master Planned Development.

### BACKGROUND

#### Property Location

The Red Hill MPD property is located at approximately 800 South Main Street (Hoytsville Road) and includes several parcels on both the east and west side of Main Street as shown on the Vicinity Map as *Attachment A*.

#### MPD Approval

The Red Hill MPD was approved by the City Council on August 8, 2022. The ratification of the Findings of Fact, Conclusions of Law, and Conditions of Approval, included as *Attachment B*, for the overall development occurred on September 13, 2022. The overall MPD includes 349 total units (290 single-family dwelling lots and 59 townhome units) on 248 acres. The overall MPD phasing plan is included as *Attachment C* for reference.

#### Phase 1 Final Plat Approval

The final subdivision plat for Phase 1 of the MPD was approved on November 12, 2024 and is currently under construction. Phase 1 includes 31 Lots on 7.86 acres.

#### Proposed Phase 2 Preliminary Plat

The applicant, Skylar Tolbert with Ivory Homes, has applied for preliminary subdivision plat approval for Phase 2 of the MPD. Phase 2 includes 29 single-family lots on 28.59 acres as shown in the preliminary plan set as *Attachment D*.

## **ANALYSIS**

Staff has reviewed the preliminary plan set and found it to be in general compliance with the MPD and development code. Further details of preliminary plan drawings will be coordinated with the applicant to ensure the drawings comply with the Red Hills Ranch MPD Conditions of Approval, Development Code, and City Engineering Standards and Specifications.

Additional construction drawing details will be submitted by the applicant with the final subdivision plat application which will be addressed with the Planning Commission prior to approval.

### **Required Review Process**

The current review and approval process under the updated development code Sections 29-020 and 30-030 for a preliminary subdivision plat within an approved MPD includes review and approval by the Planning Commission. A public hearing is not required for preliminary subdivision plat approval if the plat is compliant with the MPD, and applicable standards of the development code.

## **RECOMMENDATION**

Staff recommends the Planning Commission review and discuss the Red Hill Ranch Phase 2 Preliminary Subdivision Plat and consider approving the project with the following condition:

1. Staff shall finalize the review and verification of the preliminary plat drawing details of Phase 2 for compliance with the MPD approval, city development code and engineering standards and specifications.

As an alternative action the Planning Commission may provide input and direction to the applicant and staff on the project for continued review and discussion at a subsequent meeting prior to considering approval.

### **Attachments:**

- A.** Aerial Vicinity Map
- B.** Red Hill Ranch MPD Findings of Fact, Conclusions of Law, and Conditions of Approval
- C.** Red Hill Ranch Overall Phasing Plan
- D.** Phase 2 Preliminary Subdivision Plan Set



RED HILL RANCH MPD



**VICINITY MAP**  
1" = 300'

# ATTACHMENT B

*Approved by the City Council 09/13/2022*

## RED HILLS RANCH MPD/PHASE 1 PRELIMINARY PLAN

The following are findings of fact, conclusions of law and conditions of approval for the MPD and Phase I Preliminary Plan application for the Red Hills Ranch Development by the City Council for Coalville City ("City").

### **Findings of Fact:**

1. In 2001 the City annexed and rezoned the project property, formerly known as the Parley Brown property, and on December 19, 2001, the City entered into an Annexation Agreement (**Exhibit 1**) setting forth provisions for development of the property.
2. The property rezone included the Agricultural (AG), Residential Agricultural (R-5), Low Density Residential (R-1), Medium Density Residential (R-2), and High Density Residential (R-4) Zone Districts in the City.
3. The owner of the Red Hills Ranch Property, American Investment Company (Ivory Homes), ("Applicant") applied for a Master Planned Development (**MPD**) and Phase 1 Preliminary Plan on March 15, 2022, for the Red Hills Ranch Property.
4. The Red Hills Ranch MPD and Phase 1 Preliminary Plan Application proposed additional dwelling units above base density of the zone districts under the density bonus provisions of Section 8-6-070:C of the Development code as contemplated by Item 4 of the Annexation Agreement.
5. The maximum potential total number of dwelling units (single-family lots, and townhomes) allowed on the Red Hills Property per the annexation agreement, including the open space density bonus permitted under the Development Code is 396 dwelling units. The applicant proposed and was approved for a total of 349 dwelling units.
6. In accordance with the MPD preliminary plans, the applicant has agreed to 290 single-family dwelling lots and 59 townhome units for a total of 349 units of density for the MPD.
7. The Planning Commission reviewed and discussed the MPD and Phase 1 Preliminary Plan in work sessions beginning on March 21, 2022.
8. On April 7, 2022, the City determined that the MPD and Phase 1 Preliminary Plan application was complete and included all required information.
9. The Applicant submitted responses to the City Staff, Planning Commission and public comments addressing questions regarding the MPD and Phase 1 Preliminary Plan for the development.

10. The Applicant's responses were reviewed by the City Staff and the Planning Commission who expressed several observations and questions to the Applicant, each of which were addressed in the work sessions.
11. Following public hearings on April 18, 2022, May 16, 2022, and June 20, 2022, the Planning Commission recommended approval of the MPD and Phase 1 Preliminary Plan to the City Council on June 20, 2022.
12. The City Council reviewed and discussed the MPD and Phase 1 Preliminary Plan in work sessions beginning on June 27, 2022.
13. Following public hearings on July 11, 2022, and August 8, 2022, the City Council approved the Red Hills Ranch MPD and Phase 1 Preliminary Plan on August 8, 2022, as a land use decision confirmed in these findings of fact, conclusions of law and conditions of approval.

**Conclusion of Law:**

1. The proposed development is being processed as an MPD as required by the City Development Code for this type of development, which is intended to produce superior project design through development provisions consistent with the goals of the City's General Plan, existing zoning ordinances and the Annexation Agreement for the property.
2. The MPD and Phase 1 Preliminary Plan were determined to comply with the applicable Development Code standards.
3. No new zone district or rezone will result from MPD and Phase 1 Preliminary Plan, and the approval of the MPD and Phase 1 Preliminary Plan is a land use decision by the City Council, acting as the land use authority implementing existing law.
4. The specific land uses and project elements described in the MPD, and set forth in the development agreement, including ranges of dwelling units and various recreation park facilities and other concurrent permitted and supporting facilities and accessory uses, are consistent with the Development Code.
5. The MPD, as conditioned below, satisfies the required findings in Section 8-6-080 of the Development Code with evidence that supports the conclusions for the City to approve a Master Planned Development. In that regard, the City Council makes the following conclusions:
  - a. The MPD site design integrates well into the natural terrain, minimize excessive site grading, and protects and preserves surrounding natural areas.
  - b. The MPD makes suitable provisions for the protection, preservation, and enhancement of wildlife habitat, watercourses, riparian areas, drainage areas, wooded areas, steep terrain and similar natural features and sensitive lands,

including, but not limited to clustering development to preserve open space, sensitive lands, and wildlife habitat, while avoiding development within areas of steep terrain. **[8-6-080(B)]**

c. The MPD takes adjacent land uses into consideration and mitigates potential impacts, including but not limited to flooding, erosion, subsidence, sloping of the soil or other dangers and nuisances, through careful site planning. Integration of connectivity with adjacent properties, as applicable, has also been considered and provided. **[8-6-080(C)]**

d. The MPD has direct vehicular access from suitable a public road satisfying the requirements of the City Engineering and Development Code, as conditioned below, and fire district standards, including, Main Street (Hoytsville Road). **[8-6-080(D)]**

e. The MPD site plan shows secondary points of access on Main Street and emergency connections to adjoining properties that will be verified for the satisfaction of the required authorities prior to final approval of the development phases. **[8-6-080(E)]**

f. All roads/streets within the MPD follow the natural contours of the site wherever possible to minimize the amount of grading and balance cut and fill. **[8-6-080(F)]**

g. Existing or proposed utility and public services shall be adequate to support the MPD at normal service levels and will be designed in a manner to avoid adverse impacts on existing adjacent land uses, public services, and utility resources. **[8-6-080(G)]**

h. The proposed structures within the MPD are located on reasonably developable portions of the site as determined by the site analysis and sensitive lands determinations. The open areas within the MPD are designed so that existing significant vegetation can be maintained to the greatest degree possible. **[8-6-080(H)]**

i. The MPD includes adequate internal vehicular and pedestrian/bicycle circulation in accordance with the principles of the City Transportation Trails Master Plan. **[8-6-080(I)]**

j. The MPD includes adequate and designated areas for snow removal and snow storage. **[8-6-080(J)]**

k. All exterior lighting within the MPD shall be downward directed and fully shielded in compliance with the City Outdoor Lighting Standards. **[8-6-080(K)]**

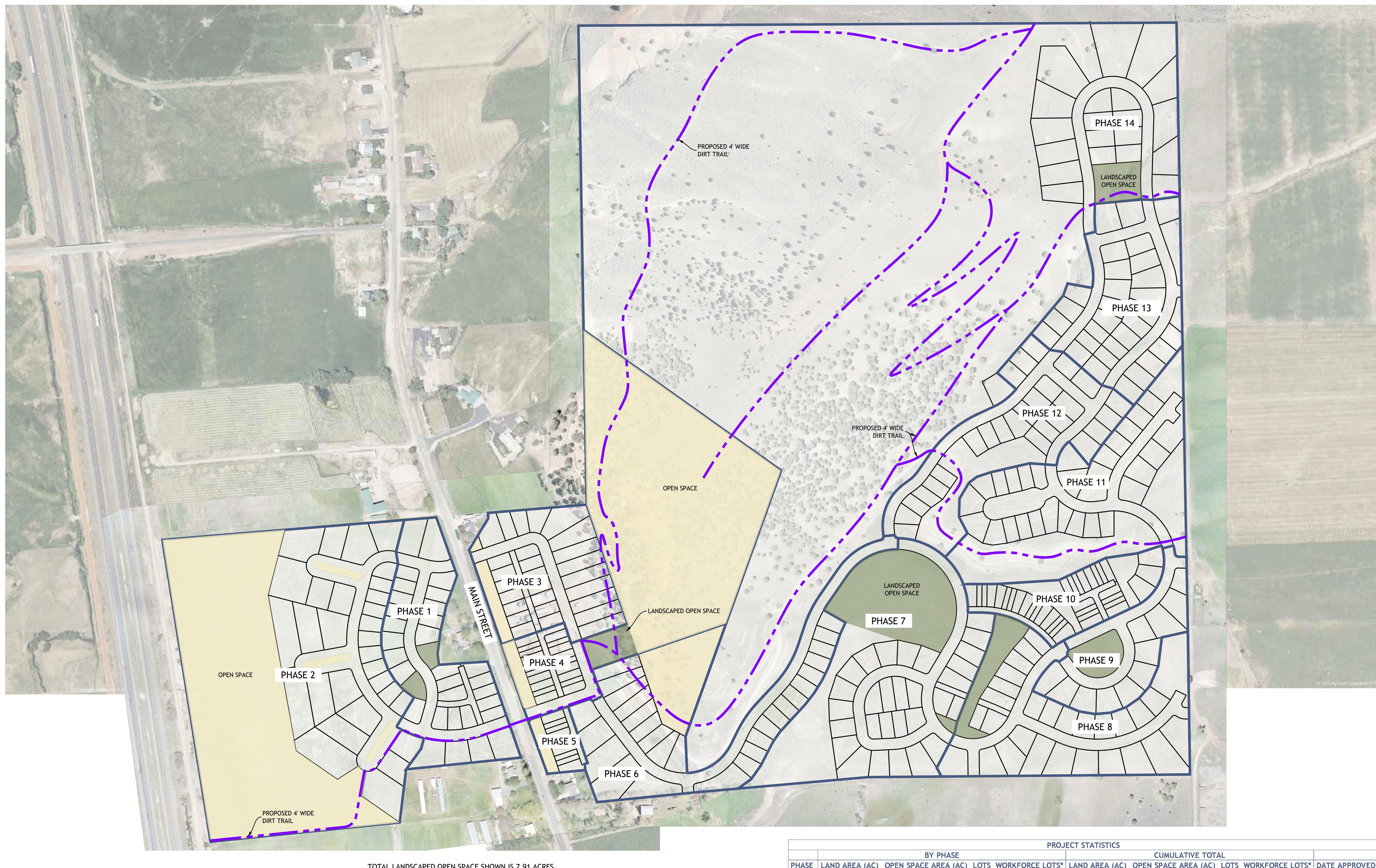
- I. The MPD, as conditioned, complies with all the requirements of Chapter 8 of the City Subdivision Ordinance. **[8-6-080(L)]**
  - m. The MPD, as conditioned, is consistent with the City General Plan. **[8-6-080(M)]**
  - n. The Planning Commission conducted the required public hearing on the MPD and Phase 1 Preliminary Plan on April 18, 2022, with additional public hearings on May 16, 2022, and June 20, 2022. On July 11, 2022, the City Council conducted the required public hearing on the MPD and Phase 1 Preliminary Plan with an additional public hearing on August 8, 2022. **[8-6-080(N)]**
6. The City Council additionally concludes that the setbacks, lot size requirements and parking requirements noted in the below Conditions of Approval improve the project site design, result in the clustering of buildings and lots, preserve contiguous open land and natural resources, provide efficiency of infrastructure, and produce a unique product type project.

**Conditions of Approval:**

1. Side yard setbacks for single family dwelling lots shall be a total of 24-feet for each lot with a minimum 6-foot setback as varied for home placement and site conditions. The primary reason for allowing varied setbacks is to provide better site design options for home locations on the lots and to maintain a non-linear, non-repetitive rural design for the development. Also, permitting varied setbacks was part of the negotiations between the City and the Applicant for the developer to pave the rail trail from the Red Hills property trail connection to 100 South.
2. Side yard setbacks for townhome units shall be a minimum of 8-feet.
3. The applicant shall identify, propose and construct a new source of culinary water to serve the development with associated water rights, wet water, storage facilities, telemetry systems, distribution, and service transmission lines, for review and approval by the City as required by the annexation agreement and development code. The water system shall be constructed and operable to city and state engineering standards and specifications prior to submittal of any building permit application for a residential unit.
4. The applicant shall identify and pay for and cause to be made available to the development new irrigation water sources independent of the City Secondary Water System. The Master Developer shall construct required infrastructure and pay for all water rates and costs associated with providing and maintaining a secondary water system for the project.
5. Left and right turn lanes with acceleration and deceleration lanes shall be required for all development access points off Main Street (Hoytsville Road).
6. The applicant shall pave the rail trail from the project property to 100 South.

7. The applicant shall provide the parks as approved and shown on the MPD and Phase 1 Preliminary Plan to serve the development.
8. The minimum lot size for all single-family lots shall be 1/8 acre (5,445 square feet).
9. The applicant shall provide a bus stop and staging area as determined by the applicant and school district in the development on the east loop road off Main Street (Hoytsville Road).
10. Twenty-eight (28) workforce housing units (8%) of 349 units of the proposed project shall be provided and interspersed throughout the development and accounted for in each phase of the development as further specified in the development agreement.
11. The applicant shall provide specific provisions and final draft of a workforce housing program for review and approval by the City Council prior to approval of the final subdivision plat for Phase 1 of the development.
12. In accordance with Section 8-6-050 of the Development Code, the MPD shall terminate if Phase I of the final plat is not approved and recorded within three (3) years of the approval of the MPD, approved on August 8, 2022.
13. A development agreement, consistent with the MPD, these Findings, Conclusions, Conditions of Approval, the Annexation Agreement, and the Development Code, between the Applicant and the City is a condition precedent to the final plat approval and recording of the Phase I plat of the MPD.
14. The covenants, restrictions, and other provisions of the development agreement shall run with the land and be binding upon all present and future owners of any portion of the Red Hills Property in the MPD.
15. The development agreement shall implement the MPD provisions and reflect the uses and densities allowed by the MPD and shall be reviewed by the City Staff, City Council, and executed by the mayor as an executive act on behalf of the City and an authorized representative of the Master Developer.
16. The approved 349 dwelling units (290 single-family dwelling lots and 59 townhome units) in the MPD shall be detailed in the development agreement. The specific location of the units shall be determined in project phase plat applications, consistent with the MPD, development agreement, and preliminary plans.
17. The final configuration and design of concurrent permitted and supporting facilities and accessory uses shall be determined in subsequent project phase plat applications.
18. Expansion parcels surrounding and adjacent to the project site may be included within the MPD during the build-out period of the project subject to the processes and standards set forth in the development agreement and the Development Code.
19. The Master Developer shall prepare and submit an annual report for review by the City Council confirming the number of dwelling units that have been developed within the MPD along with other structures and improvements.

20. Residential development and accessory structures shall require front yard setbacks, side yard setbacks and rear yard setbacks of at least, respectively, 20 feet, 12 feet (except for varied setbacks of single-family lots) and 12 feet.
21. Maximum building heights for residential development and accessory structures shall be 35 feet.
22. In addition to the parking requirements set forth in Section 8-6-060 of the Development Code, the applicant shall incorporate shared parking areas to preserve contiguous open land and provide efficiency of parking infrastructure where possible.
23. The development agreement shall reference the standards for the design, configuration, maintenance, and performance of all public and private designated roads within the MPD.
24. The main collector roadways to their intersections with Main Street (Hoytsville Road) shall be constructed to City standards prior to occupancy of any residential unit, support facility or accessory structure as required with any applicable project phase.
25. The MPD shall provide a total of approximately 154.0 acres (62.1%) of the 247.86 acres Red Hills Ranch property in open space. Open space shall be guaranteed by deed restrictions, recorded covenants and/or conservation easement(s).
26. Details of open space protection and/or dedication shall be identified with each phase during the preliminary and final plat or site plan review and approval process, consistent with the development agreement.
27. The MPD phasing plan shall be incorporated in the development agreement. The phasing and timing of infrastructure, required to be installed by the Master Developer, within and outside of the MPD shall be specified in the development agreement.
28. The development review process for all project phases within the MPD, including building envelope review, shall be described within the development agreement.
29. A single Master Developer (or Master Developer transferee) shall be maintained throughout the build-out period of the MPD as set forth in the development agreement.
30. A Storm Water System Drainage Plan for the MPD shall be prepared by the Master Developer and reviewed and approved by the City prior to final plat approval of Phase I.
31. Right to Farm provisions shall be verified by the City prior to final plat approval of Phase I.
32. The development agreement shall include provisions confirming the MPD's requirements that Master Developer shall be responsible for on-site and off-site improvements required for the Red Hills Ranch Property.
33. Secondary and emergency access of each phase of the development shall be verified for satisfaction of the required authorities prior to final approval of any development phase of MPD.



| PHASE | BY PHASE       |                      |      |                 | CUMULATIVE TOTAL |                      |      |                 | DATE APPROVED |
|-------|----------------|----------------------|------|-----------------|------------------|----------------------|------|-----------------|---------------|
|       | LAND AREA (AC) | OPEN SPACE AREA (AC) | LOTS | WORKFORCE LOTS* | LAND AREA (AC)   | OPEN SPACE AREA (AC) | LOTS | WORKFORCE LOTS* |               |
| 1     | 7.91           | 0.39                 | 31   | 2               | 7.91             | 0.39                 | 31   | 2               |               |
| 2     | 28.59          | 15.87                | 29   | 1               | 36.50            |                      | 60   |                 |               |
| 3     | 7.02           | 0.55                 | 27   | 2               | 43.52            |                      | 87   |                 |               |
| 4     | 20.34          | 18.08                | 19   | 7               | 63.86            |                      | 106  |                 |               |
| 5     | 1.16           | 0.33                 | 8    | 4               | 65.02            |                      | 114  |                 |               |
| 6     | 11.39          | 2.24                 | 28   | 1               | 76.41            |                      | 142  |                 |               |
| 7     | 15.39          |                      | 29   | 1               | 91.80            |                      | 171  |                 |               |
| 8     | 10.90          |                      | 28   | 0               | 102.70           |                      | 199  |                 |               |
| 9     | 5.07           |                      | 10   | 0               | 107.77           |                      | 209  |                 |               |
| 10    | 4.26           |                      | 35   | 10              | 112.03           |                      | 244  |                 |               |
| 11    | 13.06          |                      | 30   |                 | 125.09           |                      | 274  |                 |               |
| 12    | 8.92           |                      | 25   |                 | 134.01           |                      | 299  |                 |               |
| 13    | 8.67           |                      | 30   |                 | 142.68           |                      | 329  |                 |               |
| 14    | 105.18         |                      | 20   |                 | 247.86           |                      | 349  |                 |               |

\*WORKFORCE LOTS SHOWN ARE A MINIMUM COMMITMENT BY PHASE UNTIL THE REQUIRED 28 UNITS ARE REACHED.



**NOTES:**

1. All sanitary sewer improvements shall conform with the standards and specifications of Coalville City.
2. All culinary water improvements shall conform with the standards and specifications of Coalville City.
3. All secondary water improvements shall conform with the standards and specifications of Coalville City and the North Summit Pressurized Irrigation Company.
4. All improvements in the public right of way shall conform with the standards and specifications of Coalville City.
5. Street sign installation shall conform to MUTCD and Coalville City standards.
6. All private improvements shall conform to APWA standards and specifications.
7. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.

#### IMPROVEMENT PLAN ACCEPTANCE

City Engineer / Date

**APPROVED FOR CONSTRUCTION:**  
These plans are valid for construction only with the signature of the design engineer on the line below.

Approved \_\_\_\_\_ Date \_\_\_\_\_



#### Red Hill Phase 1

##### Overall Phasing Plan

**PROJECT:**  
DRAWN BY: KMW  
REVIEWED BY: NMM  
REVISIONS:  
No. DATE REMARKS

DATE: November 06, 2024

SHEET NUMBER: O-8

## RED HILL PHASE 2

COALVILLE CITY, UTAH



2815 East 3300 South, Salt Lake City, UT 84109  
(801) 305-4670 www.edmpartners.com

APPLICANT:  
Ivory Development  
978 East Woodoak Lane  
Salt Lake City, UT 84117  
801-747-7000



Utah's Number One Homebuilder

## NOTES:

1. All sanitary sewer improvements shall conform with the standards and specifications of Coalville City.
2. All culinary water improvements shall conform with the standards and specifications of Coalville City.
3. All secondary water improvements shall conform with the standards and specifications of Coalville City and the North Summit Pressurized Irrigation Company.
4. All improvements in the public right of way shall conform with the standards and specifications of Coalville City.
5. Street sign installation shall conform to MUTCD and Coalville City standards.
6. All private improvements shall conform to APWA standards and specifications.
7. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.

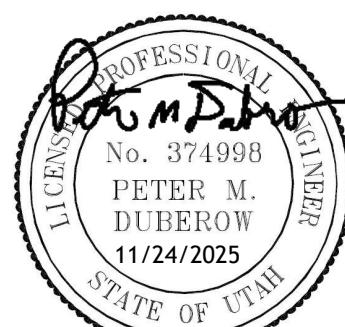
## IMPROVEMENT PLAN ACCEPTANCE

The improvement plans for this development have been reviewed by the City Engineer for general conformance with Coalville City Engineering Standards and Construction Specifications. This set of drawings shall be used for construction of the required improvements. The developer's engineer, whose stamp is on these drawings is responsible for the accuracy of the design and related field information. This Plan acceptance shall in no means be construed to indicate City responsibility for design. The construction contractor is responsible for dimensions, fabrication process, techniques, coordination with other trades and utilities, and the satisfactory performances of the work.

City Engineer \_\_\_\_\_ Date \_\_\_\_\_

APPROVED FOR CONSTRUCTION:  
These plans are valid for construction only with the signature of the design engineer on the line below.

Approved \_\_\_\_\_ Date \_\_\_\_\_



## Red Hill Phase 2

## Title Sheet

PROJECT:  
DRAWN BY: BAG  
REVIEWED BY: PMD  
REVISIONS:  
No. DATE REMARKS

DATE: November 21, 2025

SHEET NUMBER:

O-1



VICINITY MAP  
1" = 300'

GEOTECHNICAL STUDY  
A SITE SPECIFIC GEOTECHNICAL STUDY HAS BEEN PREPARED FOR THIS PROJECT BY IGES. THE REPORT IS DATED JUNE 25, 2021, AND WAS PREPARED BY JARED K. WILLIAMS, PE. IT IS IDENTIFIED BY IGES PROJECT NUMBER 02058-159. THE REQUIREMENTS OUTLINED IN THIS STUDY SHALL BE FOLLOWED ON THIS PROJECT.

| SHEET INDEX |                         |
|-------------|-------------------------|
| 0-1         | TITLE SHEET             |
| --          | SUBDIVISION PLAT        |
| 0-3         | SITE PLAN               |
| 0-4         | UTILITY PLAN            |
| 0-5         | GRADING & DRAINAGE PLAN |

| LEGEND |                              |
|--------|------------------------------|
|        | SDR 35 SANITARY SEWER        |
|        | EXISTING SANITARY SEWER      |
|        | SANITARY SEWER MANHOLE       |
|        | PVC C-900 WATER LINE         |
|        | EXISTING WATER LINE          |
|        | WATER VALVE, TEE & BEND      |
|        | FIRE HYDRANT                 |
|        | EXISTING FIRE HYDRANT        |
|        | PVC C-900 SEC. WATER LINE    |
|        | EXISTING IRRIGATION LINE     |
|        | SEC. WATER VALVE, TEE & BEND |
|        | PROPOSED STREET LIGHT        |
|        | EXISTING OVERHEAD UTILITY    |
|        | RCP CL III STORM DRAIN       |
|        | EXISTING STORM DRAIN         |
|        | SD COMBOBOX, CB & CO         |
|        | EXISTING MAJOR CONTOUR       |
|        | EXISTING MINOR CONTOUR       |
|        | PROPOSED MAJOR CONTOUR       |
|        | PROPOSED MINOR CONTOUR       |

BENCHMARK  
THE PROJECT BENCHMARK IS A FOUND SUMMIT COUNTY 3.5" ALUMINUM CAP - 2002 MARKING THE NORTH QUARTER CORNER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 5 EAST, SLB&M. BENCH MARK ELEVATION = 5672.49'

# RED HILL PHASE 2 SUBDIVISION

LOCATED IN THE NW QUARTER, AND SW QUARTER OF SECTION 21,  
TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN  
COALVILLE, SUMMIT COUNTY, UTAH



VICINITY MAP  
NOT TO SCALE

## LEGEND

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- CENTERLINE / MONUMENT LINE
- ADJACENT PROPERTY LINE
- SURVEY TIE LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- ◆ SECTION CORNER (FOUND)
- ◆ CALCULATED SECTION CORNER (NOT FOUND)
- ◆ ROAD MONUMENT
- ◆ MONUMENT TO BE SET
- ◆ SANITARY SEWER EASEMENT

| CURVE TABLE |            |        |                 |              |
|-------------|------------|--------|-----------------|--------------|
| CURVE       | ARC LENGTH | RADIUS | CHORD DIRECTION | CHORD LENGTH |
| C1          | 130.92     | 450.00 | S67°17'29"E     | 130.46       |
| C2          | 157.08     | 100.00 | S59°24'51"W     | 141.42       |
| C3          | 182.65     | 425.00 | S2°06'07"W      | 181.25       |
| C4          | 340.54     | 425.00 | S33°09'52"E     | 331.50       |
| C5          | 544.24     | 425.00 | S22°16'16"E     | 507.81       |
| C6          | 544.24     | 425.00 | S22°16'16"E     | 507.81       |
| C7          | 117.81     | 75.00  | N59°24'51"E     | 106.07       |
| C8          | 62.22      | 400.00 | N9°57'28"E      | 62.16        |
| C9          | 75.00      | 400.00 | N0°07'47"E      | 74.89        |
| C10         | 75.00      | 400.00 | N10°36'48"W     | 74.89        |
| C11         | 75.00      | 400.00 | N21°21'22"W     | 74.89        |
| C12         | 75.00      | 400.00 | N32°05'57"W     | 74.89        |
| C13         | 75.03      | 400.18 | N42°50'40"W     | 74.92        |
| C14         | 74.97      | 399.82 | N53°35'15"W     | 74.86        |
| C15         | 75.06      | 125.00 | S87°12'45"W     | 73.93        |
| C16         | 103.15     | 125.00 | S46°22'15"W     | 100.25       |
| C17         | 21.38      | 15.00  | S63°34'20"W     | 19.62        |
| C18         | 13.62      | 15.00  | N49°34'33"W     | 13.16        |
| C19         | 55.46      | 50.00  | N55°20'39"W     | 52.66        |
| C20         | 68.47      | 50.00  | S53°38'44"W     | 63.25        |
| C21         | 68.47      | 50.00  | S24°49'03"E     | 63.25        |
| C22         | 55.46      | 50.00  | S84°10'21"E     | 52.66        |
| C23         | 13.62      | 15.00  | N78°24'15"E     | 13.16        |
| C24         | 23.56      | 15.00  | S30°35'09"E     | 21.21        |
| C25         | 11.14      | 450.00 | S13°42'18"W     | 11.14        |
| C26         | 143.50     | 450.00 | S3°51'38"W      | 142.90       |
| C27         | 22.27      | 15.00  | S37°15'27"W     | 20.28        |
| C28         | 13.62      | 15.00  | S74°12'00"E     | 13.16        |
| C29         | 55.46      | 50.00  | S79°58'06"E     | 52.66        |
| C30         | 68.47      | 50.00  | S29°01'17"W     | 63.25        |
| C31         | 68.47      | 50.00  | S49°26'30"E     | 63.25        |
| C32         | 55.46      | 50.00  | S59°32'54"W     | 52.66        |
| C33         | 13.62      | 15.00  | N53°46'48"E     | 13.16        |
| C34         | 22.27      | 15.00  | S57°40'39"E     | 20.28        |
| C35         | 141.53     | 450.00 | S24°09'17"E     | 140.94       |
| C36         | 141.53     | 450.00 | S42°10'27"E     | 140.94       |
| C37         | 22.27      | 15.00  | S8°39'05"E      | 20.28        |
| C38         | 13.62      | 15.00  | N59°53'28"E     | 13.16        |
| C39         | 55.46      | 50.00  | S54°07'22"W     | 52.66        |
| C40         | 47.90      | 50.00  | S5°05'54"E      | 46.09        |
| C41         | 41.15      | 50.00  | N56°07'08"W     | 40.00        |
| C42         | 47.90      | 50.00  | N72°51'38"E     | 46.09        |
| C43         | 55.46      | 50.00  | S13°38'23"W     | 52.66        |
| C44         | 13.62      | 15.00  | N7°52'16"E      | 13.16        |
| C45         | 22.27      | 15.00  | N76°24'50"E     | 20.28        |
| C46         | 16.47      | 450.00 | S60°00'18"E     | 16.47        |
| C47         | 114.45     | 450.00 | S68°20'23"E     | 114.14       |
| C48         | 247.87     | 50.00  | S14°24'51"W     | 61.54        |
| C49         | 20.58      | 50.00  | S2°37'30"W      | 20.43        |
| C50         | 247.87     | 50.00  | N10°12'36"W     | 61.54        |
| C51         | 20.15      | 50.00  | S53°46'55"E     | 20.02        |
| C52         | 247.87     | 50.00  | S56°07'08"E     | 61.54        |
| C53         | 67.05      | 52.00  | S47°14'23"W     | 62.50        |
| C54         | 87.67      | 68.00  | S47°14'23"W     | 81.73        |

## NARRATIVE:

THIS SUBDIVISION PLAT WAS PREPARED AT THE REQUEST OF IVORY DEVELOPMENT FOR THE PURPOSE OF SUBDIVIDING LAND KNOWN BY THE SUMMIT COUNTY ASSESSOR AS PARCEL NUMBERS CT-482-F INTO LOTS AS SHOWN HEREON.

## BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS THE UTAH STATE PLANE COORDINATE SYSTEM NAD83 NORTH ZONE-4301, AS DETERMINED BY GPS OBSERVATIONS FROM THE UTAH REFERENCE NETWORK (TURN) GPS, MEASURING SOUTH 89°51'50" EAST BETWEEN A FOUND SUMMIT COUNTY ALUMINUM CAP MONUMENTING THE WEST QUARTER CORNER OF SECTION 21 AND A FOUND SUMMIT COUNTY ALUMINUM CAP MONUMENTING THE EAST QUARTER CORNER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN.

## GENERAL NOTES:

- 1/8" x 24" REBAR WITH BLUE SURVEY CAP MARKED EDM WILL BE SET AT ALL REAR LOT CORNERS.
2. A COPPER RIVET WILL BE SET AS AN OFFSET AS THE PROPERTY LINE EXTENDED IN THE BACK OF THE CURB.
3. PARCEL A AND PARCEL B ARE COMMON SPACE TO BE MAINTAINED BY THE RED HILL HOME OWNERS ASSOCIATION.
4. PARCEL B INCLUDES A BLANKET EASEMENT FOR STORM WATER MANAGEMENT AND DETENTION.
5. 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 UNIQUE OPERATING 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, ODOUR, PROLONGED WORK HOURS, USE OF ROADWAYS FOR THE PURPOSES OF HERDING / MOVING ANIMALS, AND OTHER ATTRIBUTES ASSOCIATED WITH NORMAL AGRICULTURAL OPERATIONS AND RURAL BUSINESS.
6. ALL LOTS SHOWN ARE FOR SINGLE FAMILY DWELLINGS.
7. 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 REQUIRE REMOVAL OF ANY OBSTRUCTIONS 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 THE UTILITIES WITH FACILITIES IN THE PUE.
8. THE SIDE YARD SETBACKS ARE 6' MINIMUM AND 24' TOTAL.
9. THE FRONT YARD SETBACKS ARE 20' EXCEPT ON HOYTSVILLE ROAD WHICH ARE 30'.
10. THE REAR YARD SETBACKS ARE 12'.

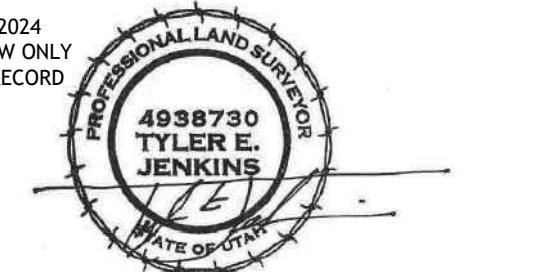
## LINE TABLE

| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| L1   | 58.73  | S10°52'40"W |
| L2   | 56.17  | S00°07'47"W |
| L3   | 56.17  | S10°36'48"E |
| L4   | 56.17  | S21°21'22"E |
| L5   | 56.17  | S32°05'57"E |
| L6   | 56.19  | S42°50'32"E |
| L7   | 56.14  | S53°35'24"E |
| L8   | 47.27  | S14°22'27"W |

|  |  |   |
|--|--|---|
| CITY COMMUNITY<br>DEVELOPMENT DIRECTOR   | OWNER / DEVELOPER  |   |
|  | APPROVED   | ACCEPTED THIS<br>DAY<br>OF _____, 20_____, BY THE COALVILLE CITY<br>COMMUNITY DEVELOPMENT DIRECTOR. |
| SIGNED   | DATE   |   |
| IVORY DEVELOPMENT, LLC<br>978 EAST WOODOAK LANE<br>SALT LAKE CITY, UTAH 84117        |  |   |
| CITY ENGINEER  |  |   |
| ATTORNEY'S CERTIFICATE   |  |   |
| PUBLIC SAFETY ANSWERING POINT<br>APPROVAL  |  |   |
| APPROVED   | ACCEPTED THIS<br>DAY<br>OF _____, 20_____, BY THE GIS<br>COORDINATOR / ADDRESSING AUTHORITY. | SIGNED  |
| COALVILLE CITY ATTORNEY  |  | DATE  |
| COALVILLE CITY ENGINEER  |  | DATE  |
| COALVILLE CITY RECORDER  |  | DATE  |
| EDM<br>Partners LLC  |  |   |
| 2815 East 3300 South, Salt Lake City, UT 84109<br>(801) 305-4670 www.edmpartners.com |  |   |

**SURVEYOR'S CERTIFICATE**  
I, TYLER E. JENKINS, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO.4938730 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS PLAT; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY; AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

**RED HILL PHASE 2 SUBDIVISION**  
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND.



## BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST BOUNDARY LINE OF PARCEL #CT-486-UP-X SAID POINT BEING S89°51'50" E 1021.56 FEET AND S00°00'00"E 961.81 FEET FROM THE WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG THE EAST BOUNDARY LINE OF SAID PARCEL THE FOLLOWING ON (1) COURSE: 1.) N09°03'58"W 1344.09 FEET TO A POINT WHICH IS THE SOUTHWEST BOUNDARY CORNER OF LOT 2 LOST CREEK SUBDIVISION RECORDED AS ENTRY #50653 AT THE SUMMIT COUNTY RECORDER'S OFFICE; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 2 THE FOLLOWING ONE (1) COURSE: 1.) N85°17'11"E 1066.25 FEET; THENCE S14°24'51"W 144.17 FEET; THENCE S00°33'54"E 54.72 FEET; THENCE S14°24'51"W 251.48 FEET; THENCE S10°52'40"W 58.73 FEET; THENCE S00°07'47"W 56.17 FEET; THENCE S10°36'48"E 56.17 FEET; THENCE S21°21'22"E 56.17 FEET; THENCE S32°05'57"E 56.17 FEET; THENCE S42°50'32"E 56.19 FEET; THENCE S53°35'24"E 56.14 FEET; THENCE S31°02'36"W 150.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 450.00 FEET, A DISTANCE OF 130.92 FEET, A CHORD DIRECTION OF S67°17'29"E, AND A CHORD DISTANCE OF 130.46 FEET; THENCE S14°22'27"W 47.27 FEET; THENCE S14°02'01"W 112.56 FEET TO A POINT THAT IS THE NORTHWEST CORNER OF LOT 4 OF TWO PINE SUBDIVISION RECORDED AS ENTRY #664149 AT THE SUMMIT COUNTY RECORDER'S OFFICE; THENCE ALONG THE WEST BOUNDARY LINE OF SAID SUBDIVISION THE FOLLOWING ONE (1) COURSE: 1.) S06°54'10"W 235.55 FEET TO A POINT ON THE NORTH BOUNDARY OF PARCEL #NS-468-D; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID PARCEL AND PARCEL #NS-468 THE FOLLOWING ONE (1) COURSE: 1.) S84°10'35"W 835.33 FEET TO THE POINT OF BEGINNING.

CONTAINS 28.59 ACRES IN AREA, 29 LOTS AND 2 PARCELS

## OWNER'S DEDICATION

I/WE, THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN HEREON TO BE HEREAFTER KNOWN AS:

## RED HILL PHASE 2 SUBDIVISION

AND DO HEREBY DEDIC

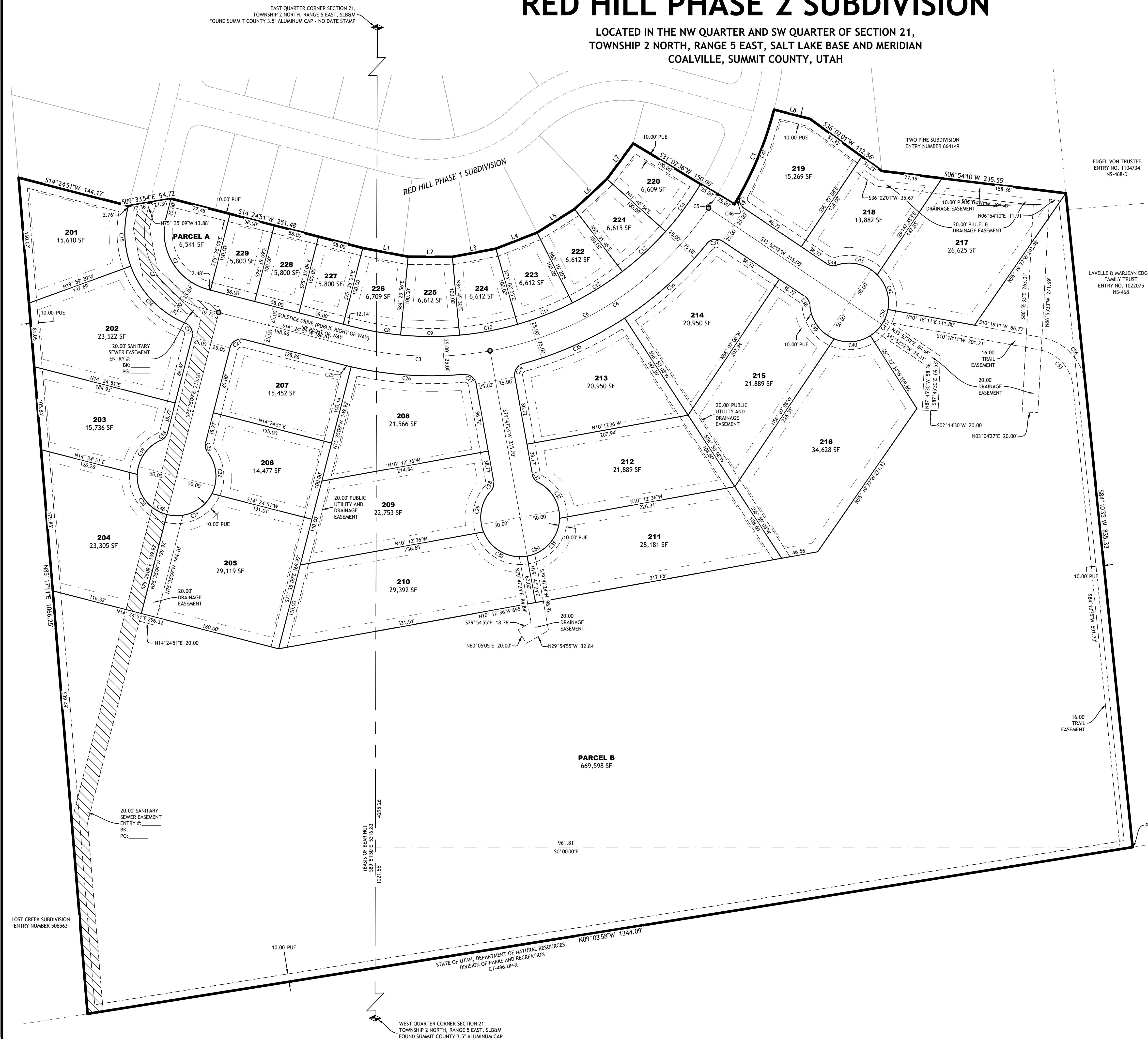
# RED HILL PHASE 2 SUBDIVISION

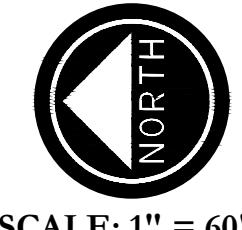


SCALE: 1"=60'

0 30 60 120 180

LOCATED IN THE NW QUARTER AND SW QUARTER OF SECTION 21,  
TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN  
COALVILLE, SUMMIT COUNTY, UTAH





SCALE: 1" = 60'

0 30 60 120 180

APPLICANT:  
Ivory Development  
978 East Woodoak Lane  
Salt Lake City, UT 84117  
801-747-7000

**IVORYHOMES**  
Utah's Number One Homebuilder

NOTES:

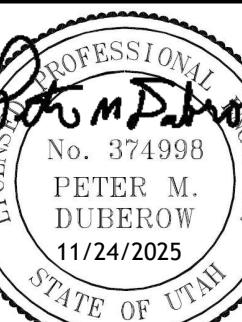
1. All sanitary sewer improvements shall conform with the standards and specifications of Coalville City.
2. All culinary water improvements shall conform with the standards and specifications of Coalville City.
3. All secondary water improvements shall conform with the standards and specifications of Coalville City and the North Summit Pressurized Irrigation Company.
4. All improvements in the public right of way shall conform with the standards and specifications of Coalville City.
5. Street sign installation shall conform to MUTCD and Coalville City standards.
6. All private improvements shall conform to APWA standards and specifications.
7. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.

**IMPROVEMENT PLAN ACCEPTANCE**

City Engineer / Date

**APPROVED FOR CONSTRUCTION:**  
These plans are valid for construction only with the signature of the design engineer on the line below.

Approved Date



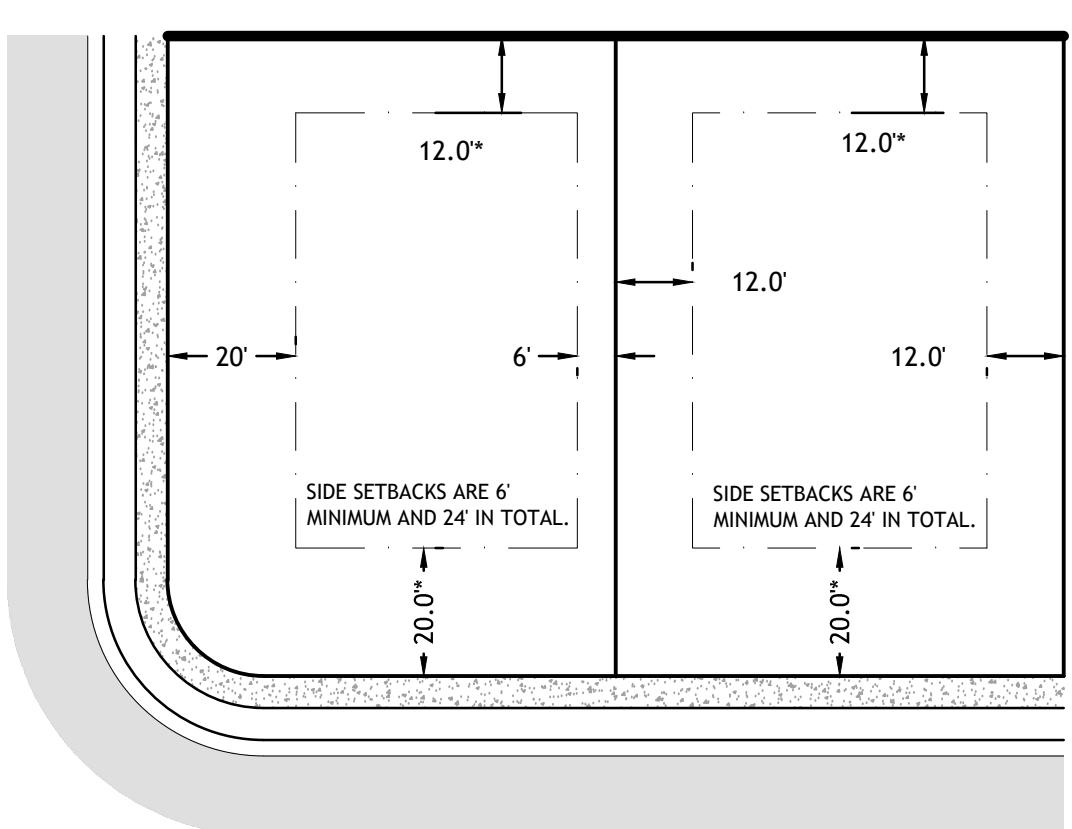
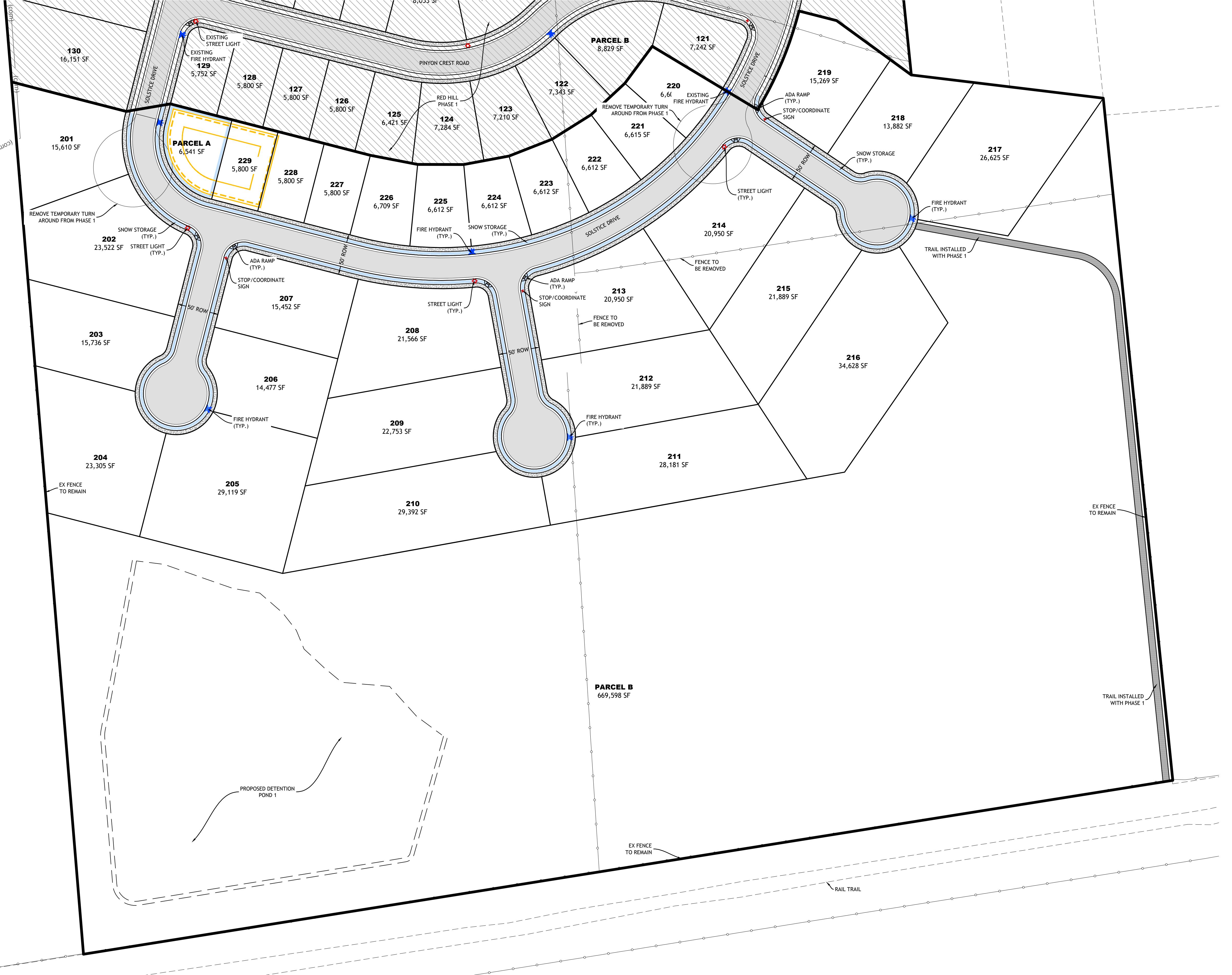
**Red Hill Phase 2**

**Site Plan**

**PROJECT:**  
DRAWN BY: BAG  
REVIEWED BY: PMD  
REVISIONS: No. DATE REMARKS

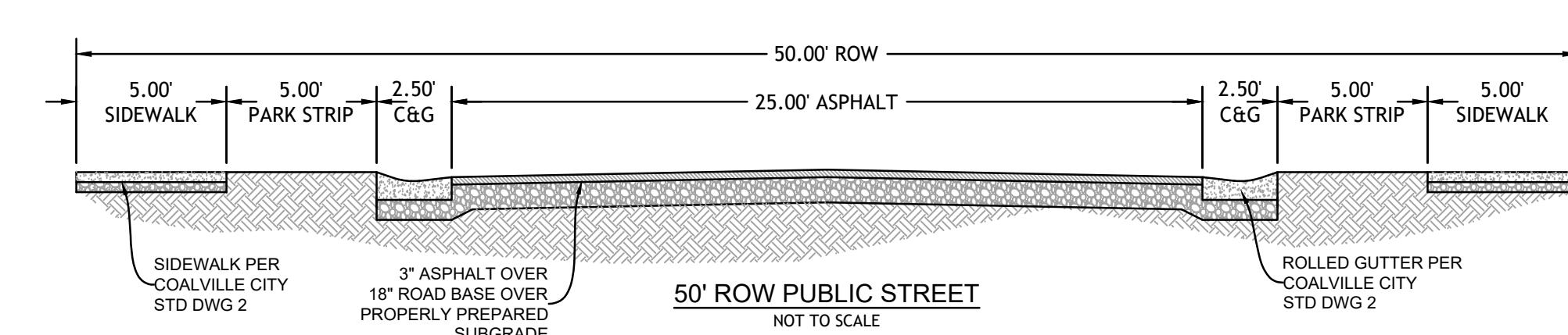
**DATE:** November 21, 2025

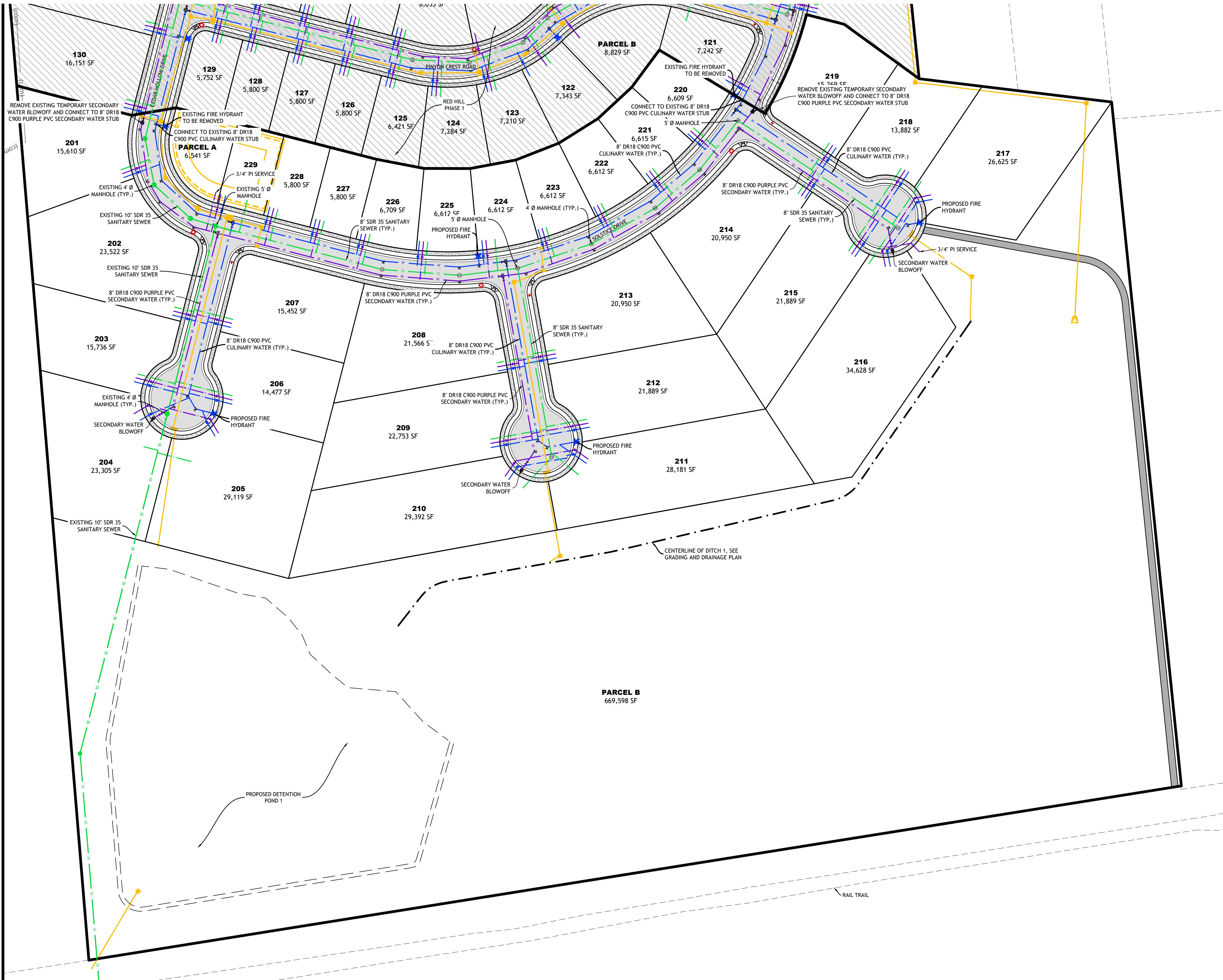
**SHEET NUMBER:** O-3



\*30 ON HOYTSVILLE ROAD

TYPICAL SINGLE FAMILY SETBACKS  
NOT TO SCALE







**EDM**  
Partners

2815 East 3300 South, Salt Lake City, UT 84109  
(801) 305-4670 [www.edmpartners.com](http://www.edmpartners.com)



SCALE: 1" = 60'

0 30 60 120 180

**APPLICANT:**  
Ivory Development  
978 East Woodoak Lane  
Salt Lake City, UT 84117  
801-747-7000

**IVORYHOMES**  
Utah's Number One Homebuilder

**NOTES:**

- All sanitary sewer improvements shall conform with the standards and specifications of Coalville City.
- All culinary water improvements shall conform with the standards and specifications of Coalville City.
- All secondary water improvements shall conform with the standards and specifications of Coalville City and the North Summit Pressurized Irrigation Company.
- All improvements in the public right of way shall conform with the standards and specifications of Coalville City.
- Street sign installation shall conform to MUTCD and Coalville City standards.
- All private improvements shall conform to APWA standards and specifications.
- Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.

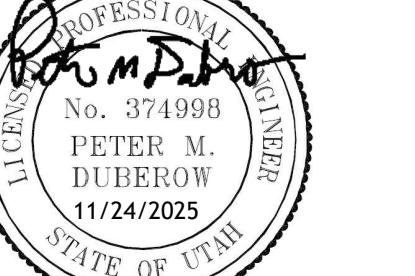
---

**IMPROVEMENT PLAN ACCEPTANCE**

|                      |  |
|----------------------|--|
| City Engineer / Date |  |
|----------------------|--|

**APPROVED FOR CONSTRUCTION:**  
These plans are valid for construction only with the signature of the design engineer on the line below.

|          |      |
|----------|------|
| Approved | Date |
|----------|------|



PETER M. DUBEROW  
No. 374998  
11/24/2025

---

**Red Hill Phase 2**

---

**Utility Plan**

---

**PROJECT:**  
DRAWN BY: BAG  
REVIEWED BY: PMD  
REVISIONS: No. DATE REMARKS

---

**DATE:** November 21, 2025

**SHEET NUMBER:** O-4

