



Staff Report

Coalville City
Community Development Director

To: Coalville City Council and Mayor
From: Don Sargent, Community Development Director
Date of Meeting: February 9, 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.

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.

Current Zoning

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.

Proposed Development Concept Plan

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.

Planning Commission Review

On December 15, 2025 the Planning Commission held a work session on the proposed rezone, conducted a public hearing on January 20, 2026 and recommended approval of the zone amendment to the City Council.

City Council Review

On January 27, 2026, the City Council conducted a work session on the proposed project and directed Staff to schedule a public hearing and include other surrounding properties in the rezone that are consistent with the R-2 Zone (less than 1-acre in size).

ANALYSIS

Zone Amendment Standards for Decision

A decision to amend the zoning map is a matter committed to the discretion of the Legislative Body (City Council) and is not controlled by any one standard. According to Chapter 3 of the development code, the Planning Commission and City Council is to consider 5 factors in making a zone amendment decision.

On December 15, 2025, the Planning Commission determined the rezone was consistent with the required factors as supported by the following findings:

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

2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property.

The project is adjacent to existing City infrastructure services as well as other residential uses. The project will provide similar types of residential uses as the adjacent uses and will result in converting non-conforming parcels and lots to a conforming status under the requested zone district.

3. Whether the proposed amendment is consistent with the standards of any applicable overlay zone.

No overlay Zone exists for the project. The project will follow all required zone standards and city ordinances for the rezone request to the R-2 Zone.

4. Will the proposed amendment adversely affect adjacent property; and

Adjacent properties should not be adversely impacted due to the compatibility of proposed residential uses and buffer areas along the project perimeter adjacent to existing agricultural land. The development will have all activities internalized and utilizes an existing public roadway for access.

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, wastewater, and refuse collection.

The project is located at the edge of existing developed areas and therefore has access to all necessary public facilities.

Concept Plan Review

The Planning Commission also reviewed the concept subdivision plan information and verified that the minimum requirements of the development code would be satisfied subject to the following:

- The subdivision plan will require several revisions for compliance with the development code in the review of the subsequent Master Planned Development (MPD) and Preliminary Subdivision Plan 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.
 - Provide verification of water rights/shares to serve the proposed development with culinary and secondary water.
 - Other possible revisions or information as determined necessary for code compliance.

Animal Rights

The question of animal rights on whether the rezone of the properties would affect the amount of domesticated farm animals allowed was reviewed, discussed, and acknowledged by the Planning Commission and City Council. According to Attachment G Development Code Chapter 27, Section 26-050: Farm Animal Point System, the amount of farm animals allowed on a given property is based on acreage rather than a R-1 or R-2 zoning designation.

Required Review Process

The rezone and concept plan application process includes review with the Staff and Planning Commission. A formal public hearing is then required by both the Planning Commission and City Council prior to an action. An MPD and Development Agreement application will be required as the development moves forward in the review process with a preliminary development plan.

It is important to note that in accordance with Section 33-050:C of the development code, an MPD associated with a rezone is required to commence construction within three (3) years of the date of the City Council MPD approval. If the required construction commencement has not taken place in the prescribed timeframe, the MPD shall expire, and the zone shall revert to the previous zone designation.

RECOMMENDATION

Staff recommends the City Council review, discuss, conduct a public hearing regarding the proposed rezone and subdivision concept plan for a possible action.

As an alternative action, the City Council may provide additional direction to Staff and/or the applicant regarding the zone amendment and concept plan for continued review and consideration at a subsequent meeting.

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
- G.** Development Code Chapter 27, Section 26-050



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

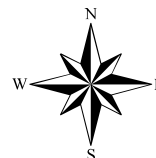


Aerial Map

Summit County Parcel Viewer Application

Printed on: 4/16/2025

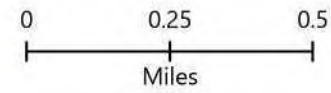
Imagery courtesy of Google



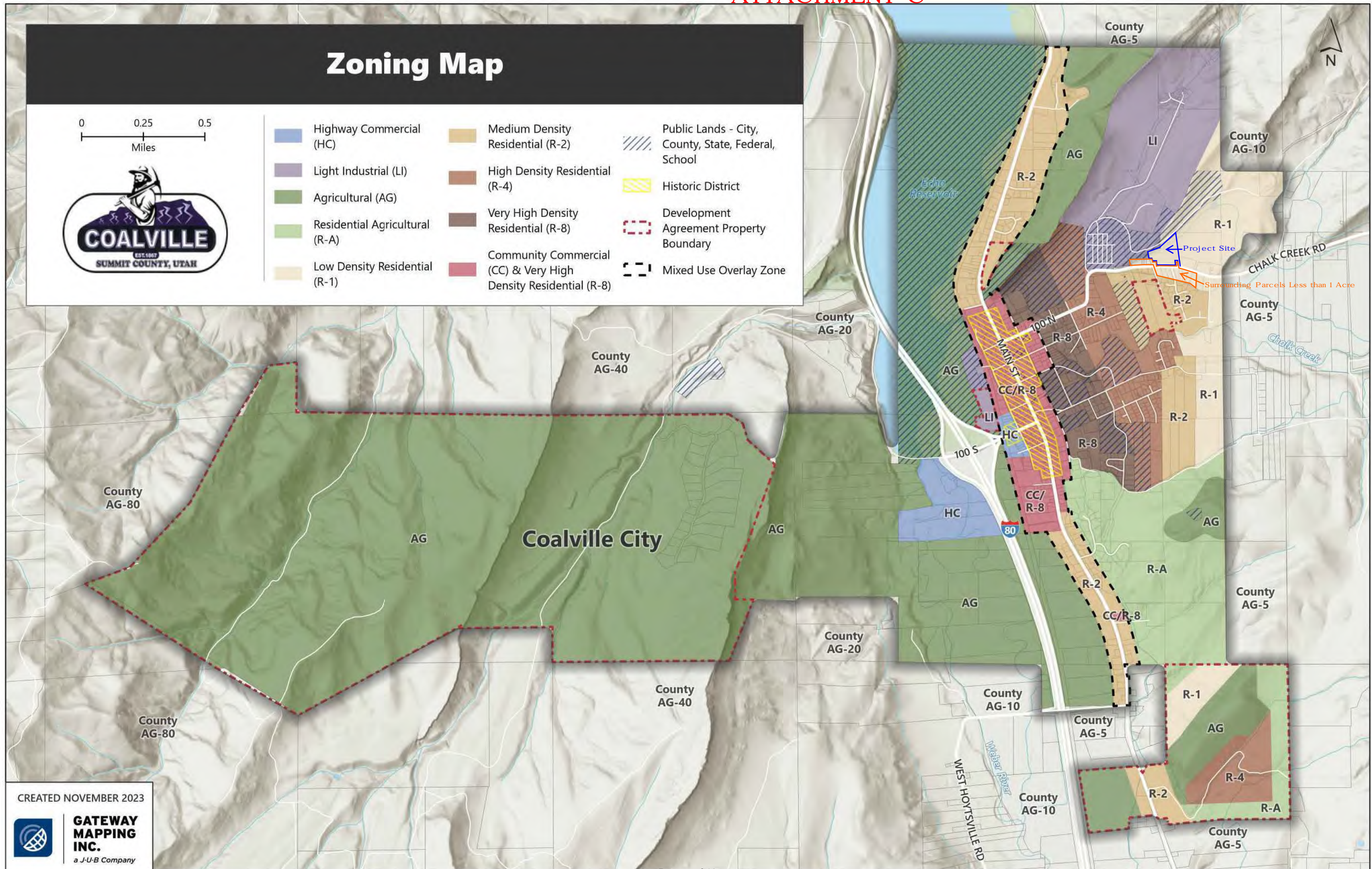
1 in = 376 feet

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.

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) | | |



CREATED NOVEMBER 2023



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

**3391 E CHALK CREEK RD
COALVILLE, UT**

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

PROJECT TITLE

REVISIONS


89

DESCRIPTION

REV	DATE
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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.

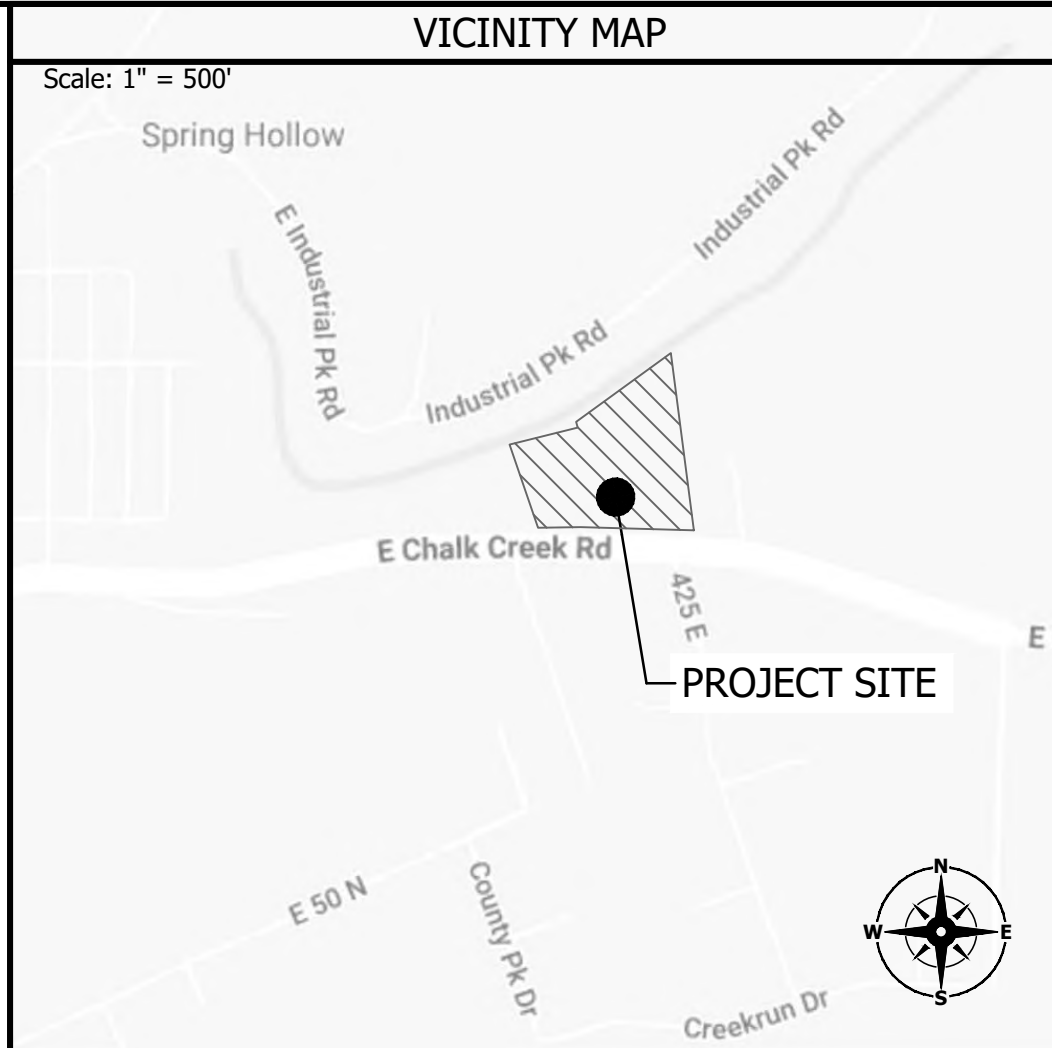
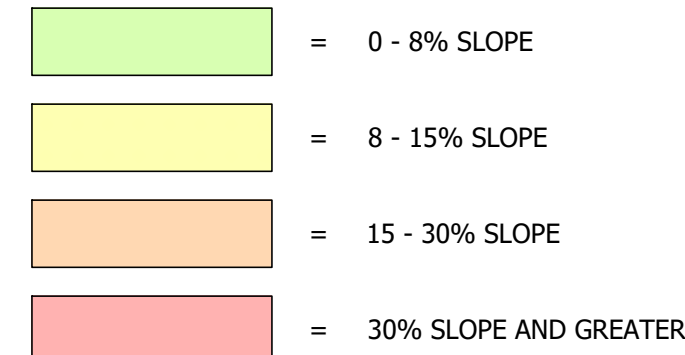
Engineer: T. HUNT
 Drawn: R. HATFIELD
 Date: 08 / 22 / 2025
 Proj. No. 188 - 01

SHEET TITLE

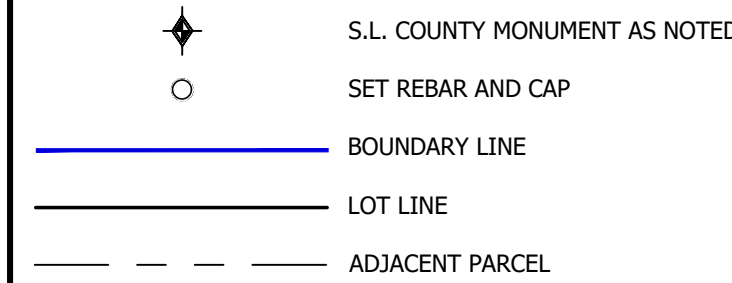
CONCEPT PLAN

SHEET NO.

C1.00



LEGEND



LEGAL DESCRIPTION

BEGINNING AT A POINT SOUTH 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 LOW MOUNTAIN; THENCE SOUTH 89°53'53" 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 88°41'49" WEST 65.18 FEET; THENCE SOUTH 88°41'49" WEST 50.99 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 QUARTER SECTION LINE; THENCE SOUTH 89°16'03" WEST 16.22" WEST 185.36 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, LISLE, IL 60332
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-312 | PETERSEN JENNA W/H (JT) | 356 E CHALK CREEK RD, COALVILLE, UT 84017
15. CT-313-A | EDGEL KEI | 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-9-B-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	6.77 AC
DENSITY:	1.48 LOTS / ACRE	

RASMUSSEN FARMS SUBDIVISION

**391 E CHALK CREEK RD
COALVILLE IIT**

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

PROJECT TITLE

REVISIONS

BY

DESCRIPTION

REV. DATE.

SEAL

VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING

0 1"

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SCALES ACCORDINGLY

PROPOSED TABLE

PROJECT INFO.

Engineer: T. HUNT
Drawn: B. HATEFIELD

Date: 08 / 22 / 2025
Proj. No. 188 - 01

SHEET TITLE

CONCEPT

PLAN

PLAN

SHEET NO. _____

C1 00

01.00

CONCLUSIONS



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.

Chapter 26

RIGHT TO FARM PROVISIONS

26-010: Purpose**26-020: Impact Analysis****26-030: Applicability****26-040: Factors Considered****26-050: Farm Animal Point System****26-010: PURPOSE**

As the City is an agricultural community and because the City Council places a high value on the protection and preservation of agricultural land uses, the City has adopted the following right to farm provisions:

26-020: IMPACT ANALYSIS

All subdivisions and master planned developments that:

1) border an agricultural area; or 2) contain within them an agricultural or irrigation rights-of-way or easements; or 3) will contain agricultural open space or preservation, shall have additional requirements imposed upon the developer in the form of an impact analysis to be reviewed and implemented as part of the conditional use process, MPD review process or subdivision process. This impact analysis shall be used to determine the impact on associated farming and/or livestock operations affected by the development and implement mitigation measures for the development to alleviate conflicts with affected agricultural operations.

26-030: APPLICABILITY

The developer is responsible for the performance of the analysis with the input and review by the City. The planning commission and developer shall use the following review guidelines or issues in determining the impact on farming operations of the development and will apply appropriate conditions during the approval process to ensure that the farm or ranch affected is assured a right to farm without undue burden of residential or commercial growth and complaints by neighbors. All rights to farm are preserved to the best ability of the City, taking into consideration practical land use applications and private property rights and concerns.

26-040: FACTORS CONSIDERED

The following factors shall be used as guidelines or issues in the preparation and review of the agricultural impact analysis. Mitigation measures may be required as permit conditions, restrictive covenants, or agreements:

1. Protection of irrigation access and maintenance of ditches and canals.

2. Safety and protection of the public from ditches, canals, ponds and drainage systems.
3. Livestock movement corridor protections and safety concerns.
4. Fencing safety (i.e., electrical, barbed wire) and design.
5. Private property protection issues.
6. Hunting protection, access and livestock safety concerns.
7. Protection of farm equipment ingress and egress.
8. Erosion and soil protection and conservation concerns.
9. Drainage of the subdivision and designs to minimize the discharge or impact on agricultural lands and soils.
10. Noxious weeds, pests and pet (dog) controls in the development.
11. Provisions, acknowledgments, and understandings by new property owners (including hold harmless agreements, if necessary) that farm work hours run late and begin early, and that farm operations may contribute to noises and odors.
12. Screening provisions and landscaping designs to reduce noise or visual impact on surrounding or conflicting land uses.
13. Any other provisions or concerns that the City deems necessary to protect the right to farm on adjoining or appurtenant properties.

26-050: FARM ANIMAL POINT SYSTEM

Farm animals. Livestock, fowl, and other animals (excluding household pets) may, where permitted, be kept, bred, and maintained according to the following point system:

- A. Animals may total 50 points per one-half acre of ground used solely for their care and keeping.
- B. Animals shall be worth the following points:
 1. Chickens, pigeons, pheasants, and other similar birds: 2 points each.
 2. Rabbits, chinchillas, and other similar animals: 5 points each.
 3. Geese, ducks, peafowl, turkey, and other similar birds: 10 points each.
 4. Sheep, goats, llamas, calves, foals, and other similar sized animals: 25 points each.
 5. Horses, cattle, and other similar sized animals: 40 points each.
 6. The keeping of swine will be allowed only to a maximum of four animals.

7. For the purpose of this point system, an animal and one offspring shall be considered to be one animal until six months after the birth of the offspring.
- C. Any building, structure or corral in which livestock is kept must be at least 100 feet from any existing dwelling on a neighboring lot or parcel or 50 feet from side and rear property lines, whichever is greater. This restriction does not include open pasturing on a temporary or seasonal basis.
- D. Nothing herein shall be construed as authorizing the keeping of inherently dangerous animals capable of inflicting harm or endangering the health and safety of any person or property.
- E. Existing farm animal uses are classified as existing legal non-conforming uses and are allowed and may continue but cannot be expanded per Chapter 4 herein.

Note: Farm animals are not allowed in the Very High Residential (R-8), Community Commercial (CC), and Highway Commercial (HC) Zones of the City.