



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

J-U-B FAMILY OF COMPANIES

STAFF REPORT

DATE: June 17, 2021
TO: Coalville City Planning Commission
CC: Mayor Trevor Johnson; Zane DeWeese, Public Works Director; Sheldon Smith, City Attorney
FROM: Paul Taylor, P.E., City Engineer
SUBJECT: Cliffview Subdivision

Application Information:

Decisions to be Made: The Planning Commission may take action on this proposed Preliminary/Final Plat to recommend approval; recommend approval with conditions; or recommend denial.

Property Location: This parcel is located at 116 N Industrial Park Road, Parcel No. CT-293, and contains 0.75 acres

Current Zoning/Applicable Codes: This property is located in an R-4 Zone. The subdivision is considered as a Minor Subdivision (Concept Plan and Final Plat are combined into one application). Applicable Ordinances include: Title 8, Chapters 1, 2, 3, 4, and 5; Title 10 Chapter 13.

Staff Comments:

Plat Comments

There are a few things that need to be added/modified on the plat. They include:

1. An easement needs to be shown for the existing overhead utility line
2. All existing buildings need to be added to the plat and labeled. Distances from building corners to lot lines should also be given
3. The name and address of the owners of record needs to be added

4. The driveway to Lot 2 needs to be labeled and the line type needs to be added to the legend
5. It should be noted if the driveway to Lot 2 is intended to be shared by other Lots or if the other lots are intended to have access directly on Industrial Road.
6. The right-of-way for the driveway to Lot 2 needs to be labeled and the line type needs to be added to the legend

Missing Items

There should be a site plan showing:

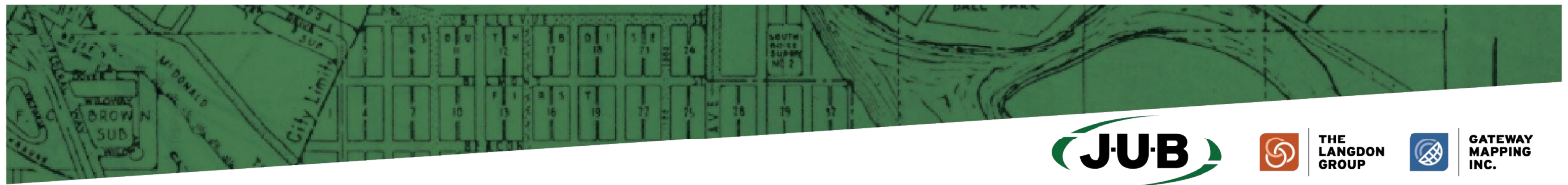
1. Existing utilities
2. Existing topography
3. Proposed utility service lines
4. Proposed utility connection points to existing utilities
5. Proposed improvements along existing streets, curb and gutter, sidewalk, etc...

Additional Comments

This proposed subdivision meets all the technical requirements of the ordinances. Title 8 Chapter 4 Section 040 states:

6. *All driveways must provide a NSFD approved turnaround for emergency vehicles where the driveway meets the building pad, and every two hundred feet (200') when longer driveways occur.*
7. *Driveways more than two hundred feet (200') and less than twenty feet (20') wide must be provided with turnouts. Driveway turnouts must be an all-weather road surface, ten feet (10') wide and thirty feet (30') long. Driveway turnouts to be located as required by NSFD.*

This proposed driveway does not include a turnaround. The Fire Marshall has provided an email stating that he is OK with what is proposed. If a turnaround would be added it could impact the building pad sizes severely and possibly make it so one or more of the lots may not really be buildable. This proposed driveway is 20' wide and the Fire Marshall has approved it.



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Comment of Note

It should be noted that this subdivision qualifies as a minor subdivision. The Concept Plan and the Final Plat may be considered simultaneously for a Minor Subdivision at the request of the developer. This application has not made that request, but it is felt that the developer may not have realized he has that option. If the developer would like to shorten the process, he can resubmit with all the required items needed for a Final Plat and things could be moved forward based on that modified request.

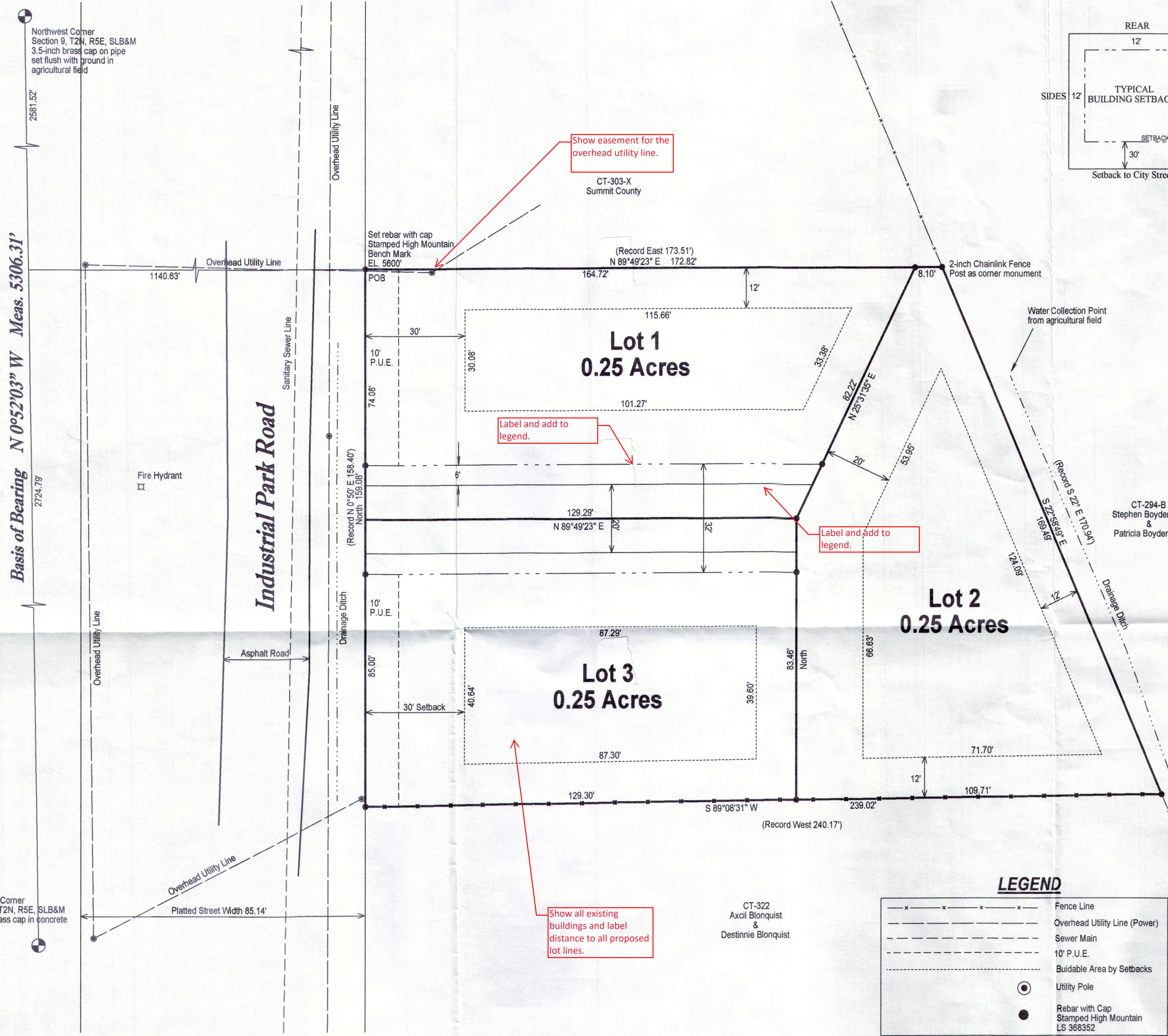
Recommendation:

Where this is a concept plan application, we recommend that the application be recommended for approval with the condition that the items listed above be corrected prior to resubmittal.

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



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 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, 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. ALL LOTS SHOWN ARE FOR SINGLE FAMILY DWELLINGS.
3. 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.

LEGEND

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

DOMINION ENERGY
Approved and accepted this _____ day of _____, 20____.
By: _____
Title: _____

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 HEREFTER TO BE KNOWN AS "CLIFFVIEW SUBDIVISION" AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

May 20, 2021
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°49'23" 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 _____

PUBLIC SAFETY ANSWERING POINT APPROVAL Approved this _____ day, of _____, 20____. Jeff Ward GIS Coordinator/Addressing Authority	ROCKY MOUNTAIN POWER Approved and Accepted this _____ day of _____, 20____. ROCKY MOUNTAIN POWER BY: _____	NORTH SUMMIT FIRE DISTRICT Approved and Accepted this _____ day of _____, 20____. FIRE DISTRICT BY: _____	CITY PUBLIC WORKS DEPARTMENT Approved and Accepted this _____ day of _____, 20____. BY: _____ Director	ATTORNEYS CERTIFICATE 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	COUNTY RECORDER STATE of UTAH COUNTY SUMMIT Recorded and filed at the request of Date: _____ Time: _____ Entry # _____ Fee: _____ COUNTY RECORDER
PREPARED BY: HIGH MOUNTAIN SURVEYING, LLC P.O. Box 445 1325 S. Hoytsville Road Coalville, Utah 84017 435-336-4210	CITY COUNCIL APPROVAL 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 _____	CITY PLANNING COMMISSION Approved and accepted by the Coalville City Planning Commission this _____ day of _____, 20____. CHAIR _____	CITY ENGINEER 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		