



Staff Report

Coalville City
Project Coordinator

To: Coalville City Council and Mayor
From: Don Sargent, City Project Coordinator
Date of Meeting: December 27, 2021
Re: Lakeside Subdivision Final Plat
Action: Public Hearing and Possible Approval

Lakeside Subdivision Final Plat

REQUEST

The purpose of this public hearing is to review, discuss and possibly take action on the final plat for the proposed 3-lot Lakeside Subdivision.

BACKGROUND

The subdivision property is located at 401 North Main Street. The property is zoned Medium Density Residential (R-2) which provides for 2 lots per acre. The subdivision property includes 1.85 acres and is therefore eligible for 3 lots as proposed.

The proposed Lakeside Subdivision is a re-subdivision of the existing Amended Lazy "S" Subdivision. The Amended Lazy "S" Subdivision Plat is included as Attachment A for reference. The proposed Lakeside Subdivision comprises Lot 1 and Parcel "A" of the Amended Lazy "S" Subdivision. The proposed Lakeside Subdivision Plat is included as Attachment B.

On November 15, 2021, the Planning Commission conducted a public hearing and unanimously recommended approval of the final plat to the City Council. No comment from the public was voiced at the hearing. The approval recommendation included the condition to address the required sidewalk along the frontage of the subdivision property.

ANALYSIS

All required information is shown on the subdivision plat including existing and proposed public utility easements, fire hydrant locations, existing utility lines that will serve the development, setbacks, driveway access and other miscellaneous platting information.

The inclusion of Parcel "A" into Lot 3 of the Lakeside Subdivision clarifies and establishes the building right status of the property.

A 5-foot sidewalk is required along the frontage of the subdivision property per Section 8-4-080 of the development code. The sidewalk is to be constructed in accordance with the Coalville City Engineering Standards and Specifications.

As there are not any adjoining sidewalks to the property and it is unknown when future lot owners will build homes on the lots, the applicant has indicated they are considering paying a fee in-lieu-of constructing the sidewalk in the amount of the current construction cost to install the sidewalk. The city would then construct the sidewalk at the time when development occurs

in the subdivision or when an adjoining sidewalk is installed. The other options for addressing the sidewalk include constructing the sidewalk prior to occupancy of the first home built on a lot or entering into an Improvement Deferral Agreement with the City to construct the sidewalk at a later date.

Required Review Process

According to the Section 8-2-030 of the development code, any prior approved subdivision seeking to subdivide further lots (re-subdivision) is classified as a major subdivision. The review and approval process for a major subdivision is review, public hearing, and recommendation of the Planning Commission and approval by the City Council on both the preliminary and final plat for the subdivision.

RECOMMENDATION

Staff recommends the City Council review, discuss, conduct a public hearing, and consider approving the final subdivision plat with the following condition:

1. *The applicant shall address the required sidewalk along the frontage of the subdivision by one of the following options:*
 - a. *Post a performance guarantee and construct the sidewalk prior to occupancy of the first home built on a lot.*
 - b. *Enter into an Improvement Deferral Agreement with the city to construct the sidewalk at a later day, as agreed upon by the City.*
 - c. *Pay a fee in-lieu-of constructing the sidewalk in the amount of the current construction cost to install the sidewalk. The fee in-lieu-of shall be paid prior to recordation of the final plat.*

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

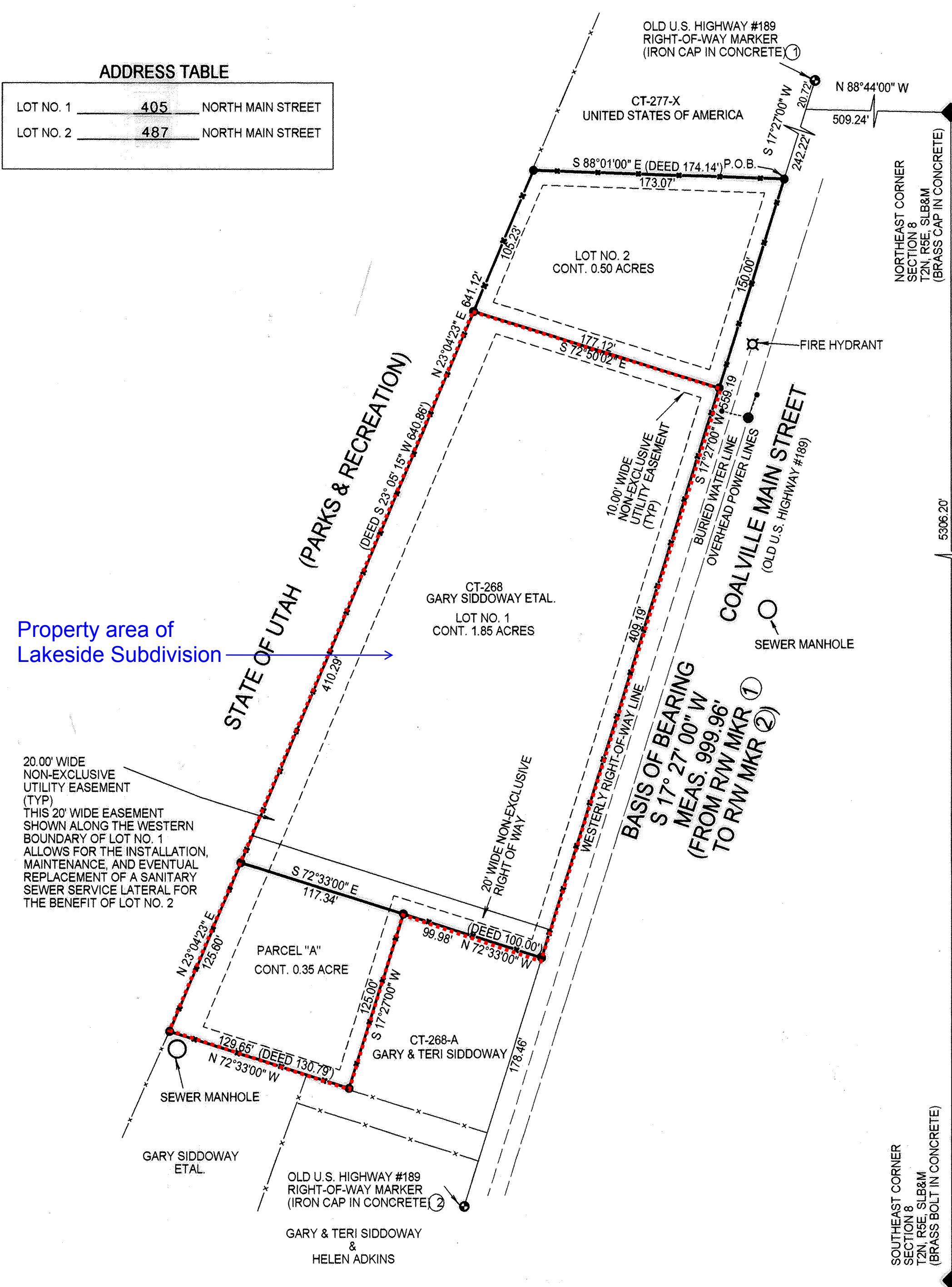
Attachments:

- A.** Amended Lazy "S" Subdivision Plat
- B.** Lakeside Final Subdivision Plat

AMENDED LAZY "S" SUBDIVISION

SHEET 1 OF 1. LOCATED IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN
COALVILLE, SUMMIT COUNTY UTAH

ADDRESS TABLE

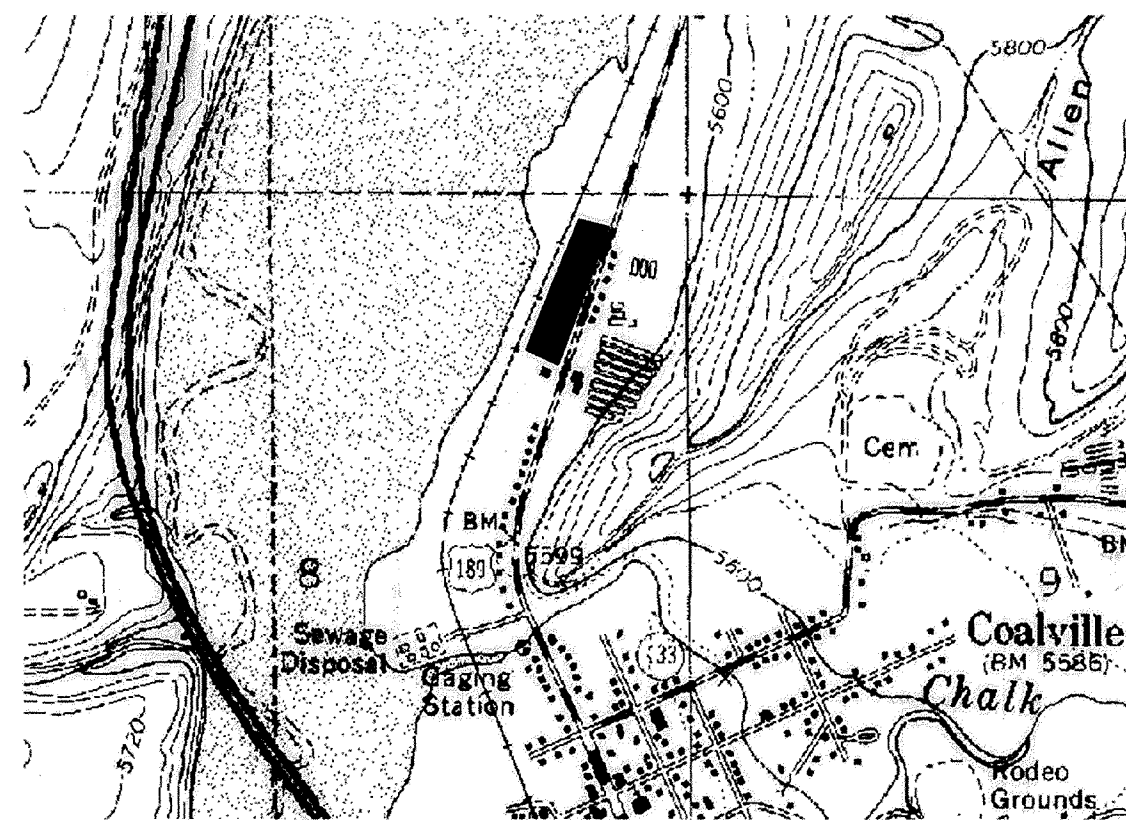
LOT NO. 1 405 NORTH MAIN STREET
LOT NO. 2 487 NORTH MAIN STREET

NOTE: PARCEL "A" (0.36 ACRE) SUBDIVIDED FROM LOT 1 OF THE SUBDIVISION WAS CREATED FOR AGRICULTURE AND OWNERSHIP PURPOSES ONLY AND DOES NOT INCLUDE A RESIDENTIAL DEVELOPMENT RIGHT.

LEGEND

	NON-EXCLUSIVE UTILITY EASEMENT
	FENCE LINE
	BURIED WATER LINE
	OVERHEAD POWER LINES
	SET 5/8" REBAR & CAP STAMPED L.S. 163839
	POWER POLE
	SEWER MANHOLE
	FIRE HYDRANT

VICINITY MAP



SURVEYORS CERTIFICATE

I, KENT C. WILDE, DO CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 163839, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS THE AMENDED LAZY "S" SUBDIVISION AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

JUNE 11, 2004



BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS N 88° 44' 00" W 509.24 FEET AND S 17° 27' 00" W 242.22 FEET FROM THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN (SAID POINT BEING LOCATED AT AN EXISTING FENCE CORNER ON THE WESTERLY RIGHT-OF-WAY LINE OF COALVILLE MAIN STREET, FORMERLY KNOWN AS OLD U.S. HIGHWAY NO. 189) AND RUNNING THENCE S 17° 27' 00" W 559.19 FEET, ALONG SAID RIGHT-OF-WAY LINE TO A CHAIN LINK FENCE LINE, THENCE N 72° 33' 00" W 99.98 FEET, ALONG SAID FENCE LINE, THENCE S 17° 27' 00" W 125.00 FEET, ALONG SAID FENCE LINE TO AN EXISTING FENCE LINE, THENCE N 72° 33' 00" W 129.65 FEET, ALONG SAID FENCE LINE TO THE EASTERLY RIGHT-OF-WAY LINE OF THE STATE OF UTAH PARKS AND RECREATION, THENCE N 23° 04' 23" E 641.12 FEET, ALONG SAID RIGHT-OF-WAY LINE TO AN EXISTING FENCE LINE, THENCE S 88° 01' 00" E 173.07 FEET, ALONG SAID FENCE LINE TO THE POINT OF BEGINNING.

CONTAINING 2.70 ACRES

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDARY OF THE UNITED STATE OF AMERICA PROPERTY.

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS THE AMENDED LAZY "S" SUBDIVISION DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF _____ HAVE HEREUNTO SET _____ THIS _____ DAY OF _____ A.D. 20 ____

Gary L. Siddoway
Teri A. Siddoway
Helen Adkins

McKenzie Pace
Colby K. Pace

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SUMMITPERSONALLY APPEARED BEFORE ME THIS 10th DAY OF July, 20 04 THE FOLLOWING:

Gary L. Siddoway *McKenzie Pace*
Teri A. Siddoway *Helen Adkins* *Colby K. Pace*

WHO ACKNOWLEDGED TO ME THAT they EXECUTED THE ABOVE OWNERS DEDICATION.MY COMMISSION EXPIRES 11-7-04RESIDING IN Wanship, Utah

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 _____

SUMMIT COUNTY ENVIRONMENTAL HEALTH

Approved and Accepted
this 10th day of May, 20 04.
DEPARTMENT OF ENVIRONMENTAL HEALTH
BY: _____

UTAH POWER & LIGHT

Approved and Accepted
this 10th day of May, 20 04.
UTAH POWER & LIGHT
BY: _____

NORTH SUMMIT FIRE DISTRICT

Approved and Accepted
this 12th day of Aug, 20 04.
FIRE DISTRICT
BY: _____All lots within this subdivision
must meet all building permit
requirements at the time of
building permit issuance.

LEGEND

[0000] INDICATES STREET ADDRESS
AS SHOWN ON THE PLAT.
TWO NUMBERS INDICATES
THAT EITHER MAY BE USED.

PREPARED BY:

WILDE LAND SURVEYING, INC.
1290 S. HOYTSTVILLE ROAD
HOYTSTVILLE, UT 84017
(435) 336-4210

SIDDOWAY GARY AMENDED PCS. 5/2004

CITY COUNCIL APPROVAL

Presented to the Coalville City Council
this 10th day of May, 20 04.
at which time this record of survey was approved.

Howard Madson
MAYOR

Grace Carlson
CITY RECORDER

CITY PLANNING COMMISSION

Approved and accepted by the
Coalville City Planning Commission
this 12th day of Aug, 20 04.

Anna Bonham
CHAIR

CITY ENGINEER

I hereby certify that this office has examined this plat and it is
correct in accordance with information on file in this office on
this 25th day of AUGUST, 20 04.

Paul E. Burnham
COALVILLE CITY ENGINEER

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.

James E. Johnson
COALVILLE CITY ATTORNEY

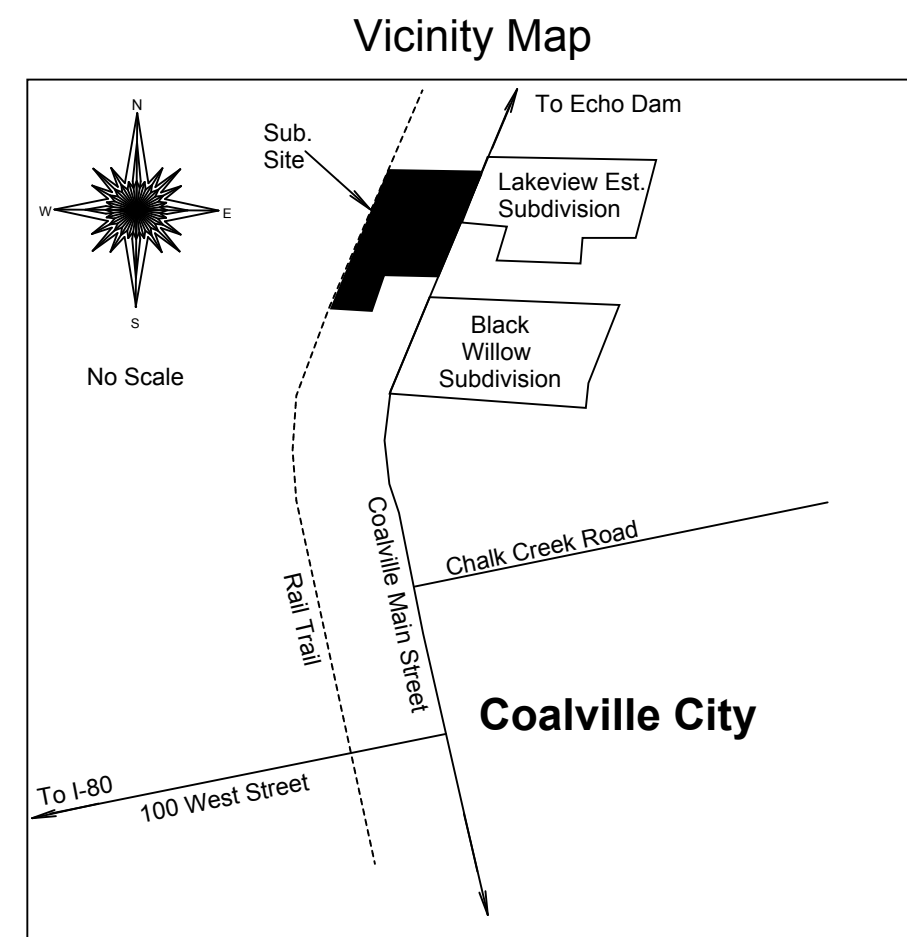
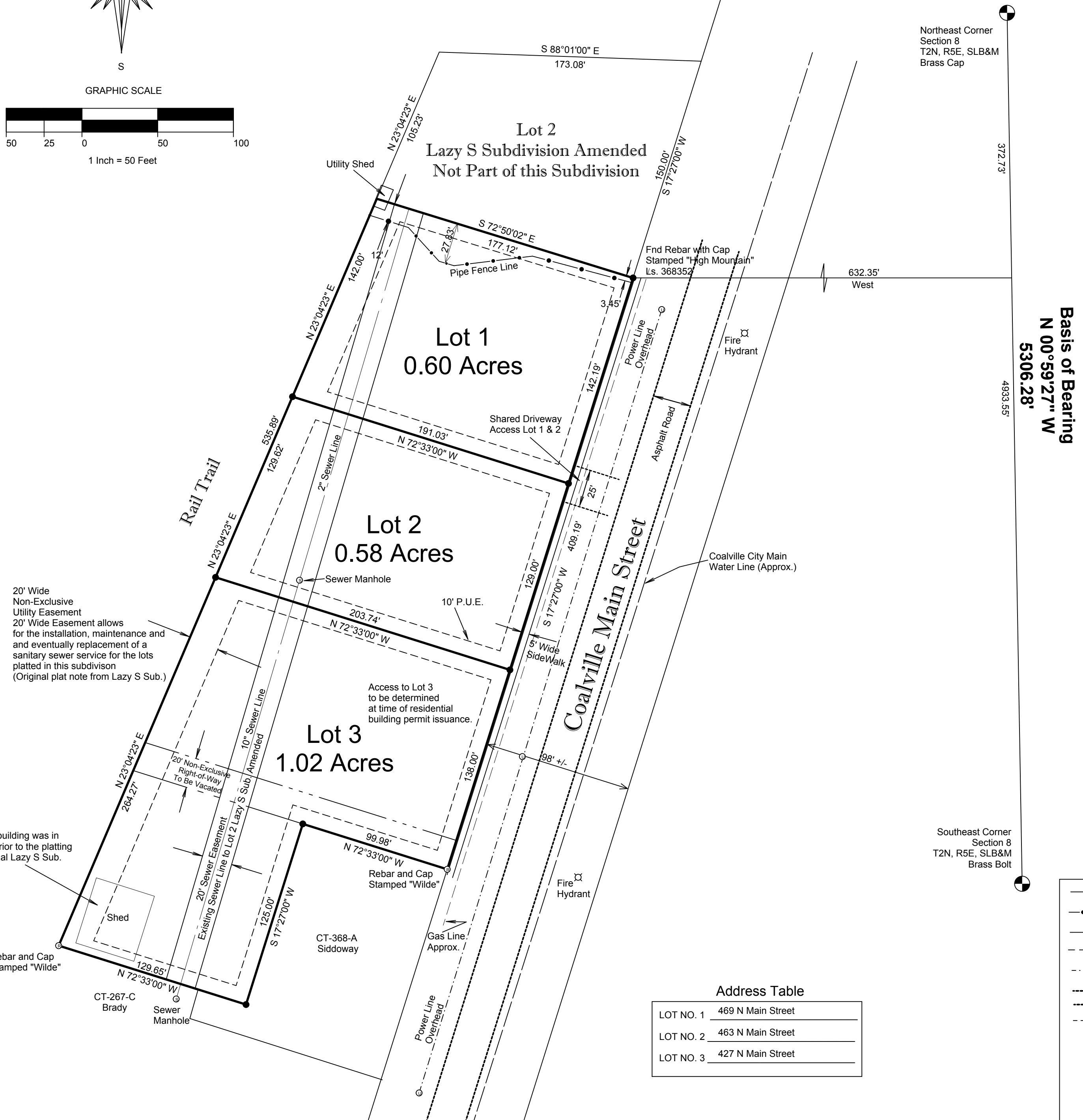
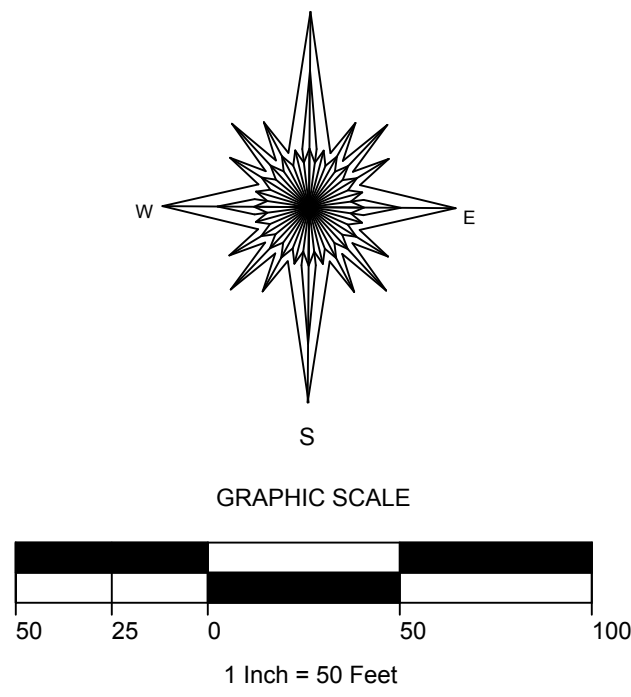
COUNTY RECORDER

STATE of UTAH COUNTY SUMMIT
Recorded and filed at the request of
Gary L. Siddoway
Date: 12-06-2004 Time: 9:31 A.M.
Entry # 718995 Fee: \$33.00
Daniel Bowen Deputy
COUNTY RECORDER

#718995

LAKE SIDE SUBDIVISION

Located in the Northeast 1/4 of Section 8, Township 2 North, Range 5 East, Salt Lake Base and Meridian.
Coalville, Summit County, Utah



NOTES:

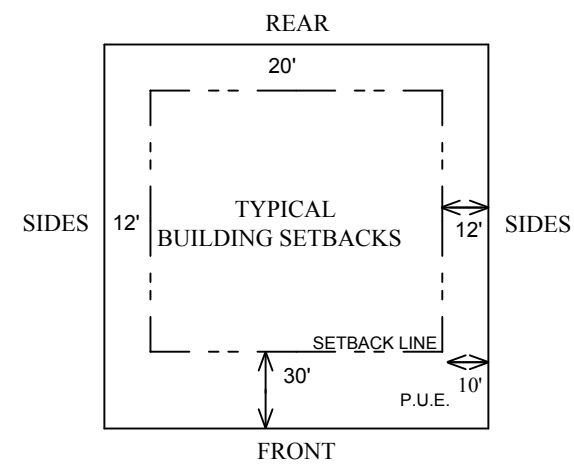
1. THE OWNERS OF PROPERTY WITHIN COALVILLE CITY RECOGNIZE THE IMPORTANCE OF AGRICULTURAL LANDS AND OPERATIONS AND SMALL RURAL BUSINESS ENTERPRISES. IT IS RECOGNIZED THAT AGRICULTURAL LANDS AND OPERATIONS AND RURAL BUSINESS ENTERPRISES HAVE UNIQUE OPERATING CHARACTERISTICS THAT DIFFER FROM OTHER TYPES OF BUSINESS OPERATIONS. 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 RESPECTS THAT, SO LONG AS SUCH LANDS AND OPERATIONS EXISTS, THERE SHALL BE NO PROHIBITION OF THE USE OF THE LOT FOR ANY OF 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.

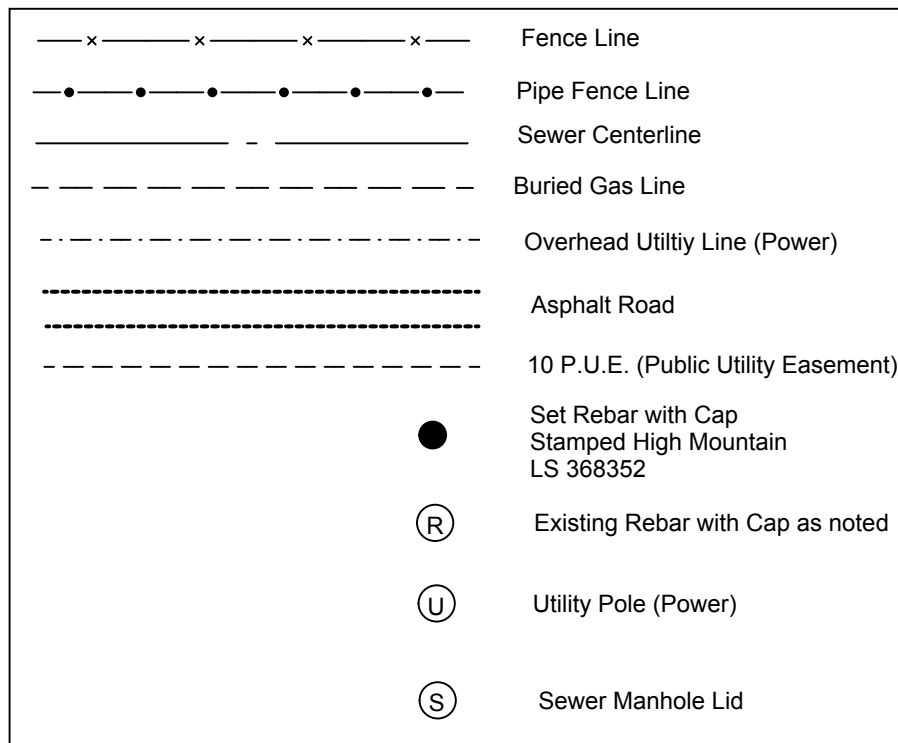
3. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR FACILITIES ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY TO MAINTAIN AND OPERATE THE UTILITY SYSTEMS WITHOUT THE RIGHTS IDENTIFIED HEREIN, 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 SHALL HAVE THE RIGHT TO REMOVE ANY OBSTRUCTIONS 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 COULD INTERFERE WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

4. THE 20 FOOT NON-EXCLUSIVE RIGHT OF WAY SHOWN ON THIS PLAT IS BEING VACATED THROUGH THIS PLAT DEDICATION. THE RIGHT OF WAY WAS INTENDED TO PROVIDE ACCESS TO PARCEL A OF THE LAZY S SUBDIVISION AMENDED AND IS NOW BEING INCORPORATED INTO LOT 3 OF THIS PLAT.

5. ACTUAL CONSTRUCTED SEWER LINE SHOWN ON THIS PLAT CARRIES A 20 EASEMENT, HOWEVER OWNERS OF LOTS 1-3 RETAIN THE OPTION AT THEIR EXPENSE TO RELOCATE SAID SEWER LINE TO THE PUBLIC UTILITY EASEMENT SHOWN ALONG THE WESTERLY LINE OF THIS SUBDIVISION. ANY NEW SEWER LINE CONSTRUCTION WILL BE PERMITTED AND BUILT TO COALVILLE CITY STANDARDS.



LEGEND



DOMINION ENERGY

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

DOMINION ENERGY
By:

Title:

PUBLIC SAFETY ANSWERING POINT APPROVAL		ROCKY MOUNTAIN POWER		NORTH SUMMIT FIRE DISTRICT		CITY PUBLIC WORKS DEPARTMENT		BY: _____ AUTHORIZED OFFICIAL THE FOREGOING CONSENT TO RECORD WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20 _____. BY: _____ MY COMMISSION EXPIRES _____ NOTARY PUBLIC RESIDING IN _____			
Approved this _____ day, of _____, 20 _____. Jeff Ward GIS Coordinator/Addressing Authority		Approved and Accepted this _____ day of _____, 20 _____. ROCKY MOUNTAIN POWER BY: _____		Approved and Accepted this _____ day of _____, 20 _____. _____ FIRE DISTRICT BY: _____		Approved and Accepted this _____ day of _____, 20 _____. BY: _____ Director					
PREPARED BY:		CITY COUNCIL APPROVAL		CITY PLANNING COMMISSION		CITY ENGINEER		ATTORNEYS CERTIFICATE		COUNTY RECORDER	
HIGH MOUNTAIN SURVEYING, LLC P.O. Box 445 1325 S. Hoytsville Road Coalville, Utah 84017 435-336-4210		This is to certify that this Plat and Dedication of this Plat were duly approved and accepted by the City Council of Coalville, Summit County, Utah this _____ day of _____, 20 _____. _____ MAYOR CITY RECORDER		Approved and accepted by the Coalville City Planning Commission this _____ day of _____, 20 _____. _____ CHAIR		I hereby certify that this Office has examined the Plat and is correct in accordance with information on file in this office. signed this _____ day of _____, 20 _____. _____ COALVILLE CITY ENGINEER		I have examined the proposed plat of this subdivision and in my opinion it conforms with the ordinances applicable thereto and now in force and effect. _____ COALVILLE CITY ATTORNEY		STATE of UTAH COUNTY SUMMIT Recorded and filed at the request of _____ Date: _____ Time: _____ Entry # _____ Fee: _____ COUNTY RECORDER	

Lakeside Subdivision Local 2021

Proj. No. 1055-20