



Staff Report

Coalville City
Project Coordinator

To: Coalville City Planning Commission
From: Don Sargent, Community Development Director
Date of Meeting: June 20, 2022
Re: Marvin Richins Subdivision Final Plat – Applicants Albert and Rozella Richins
Action: Possible Recommendation

Marvin Richins Minor Subdivision Final Plat

REQUEST

Continue the review, discussion, and possibly recommend approval of the final plat for the proposed 2-lot Marvin Richins Subdivision. The Subdivision is classified as a Minor Subdivision (5 or less lots). According to the applicants the purpose of the subdivision is to divide the property for ownership purposes. No new development is proposed with the final plat.

BACKGROUND

Property Location: The proposed subdivision parcel is CT-107-A, located at 47 S 100 E as shown on the Aerial Map as Attachment A.

Current Zoning/Applicable Code Provisions: The property is in the Very High Density Residential (R-8) Zone, which provides for 8 lots per acre. The property includes 1.39 acres and is therefore eligible for 2 lots as proposed and shown on the updated Subdivision Final Plat as Attachment B.

The project is subject to the subdivision provisions of the development code including Title 8: Chapters 2 and Title 10: Chapters 3 & 13.

Adjacent Parcels/Uses:

North – East Park Road
East – East Park Road
South – High School
West – Middle School

Planning Commission Review: On May 16, 2022, the Planning Commission reviewed and discussed the subdivision, conducted a public hearing, and continued a recommendation on the project until the road designation of 50 South could be verified.

ANALYSIS

Items for Review

- A. Sidewalk – Per Section 8-4-080 of the development code, a 5-foot sidewalk is required for all new developments along public streets. 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, the Planning Commission will need to determine if a sidewalk is appropriate in this location.

Staff is requesting continued discussion with the Planning Commission on the sidewalk requirement for the subdivision.

- B. Access – The property has historic access off 100 East and 50 South as shown on the attached aerial map. The historic access will be maintained with the subdivision.

The applicant has provided additional information on the road designation of 50 South as a public street. The road designation information is included as Attachment C.

- C. Utilities and Setbacks – The applicant has updated the subdivision plat showing the existing utility service lines and closest fire hydrant locations as requested.

- D. Setbacks – The applicant has updated the subdivision plat showing all required setbacks for each lot as requested. The only existing legal non-conforming setback will be the shop front the setback on Lot 2.

- E. Existing Structures - The applicant has updated the subdivision plat labeling all existing structures "Existing" as requested.

Required Review Process

The review and approval process for a minor subdivision includes the review, public hearing, and recommendation by the Planning Commission. and review and approval of the final subdivision plat by the City Council.

RECOMMENDATION

Staff recommends the Planning Commission review, discuss, and consider recommending approval of the final subdivision plat to the City Council with the following conditions:

1. *The applicant shall address the sidewalk standard, as determined applicable by the Planning Commission, along the frontage of the subdivision by one of the following options:*
 - a. *Construct or pay a fee in-lieu-of constructing any required sidewalk in the amount of the current construction cost to install the sidewalk (the fee in-lieu-of should be paid prior to recordation of the final plat).*

As an alternative action, the Planning Commission 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.** Aerial Parcel Map
- B.** Final Subdivision Plat
- C.** 50 South Road Designation Information



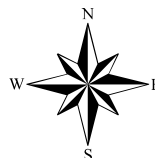
1 in = 94 feet

Richins Property

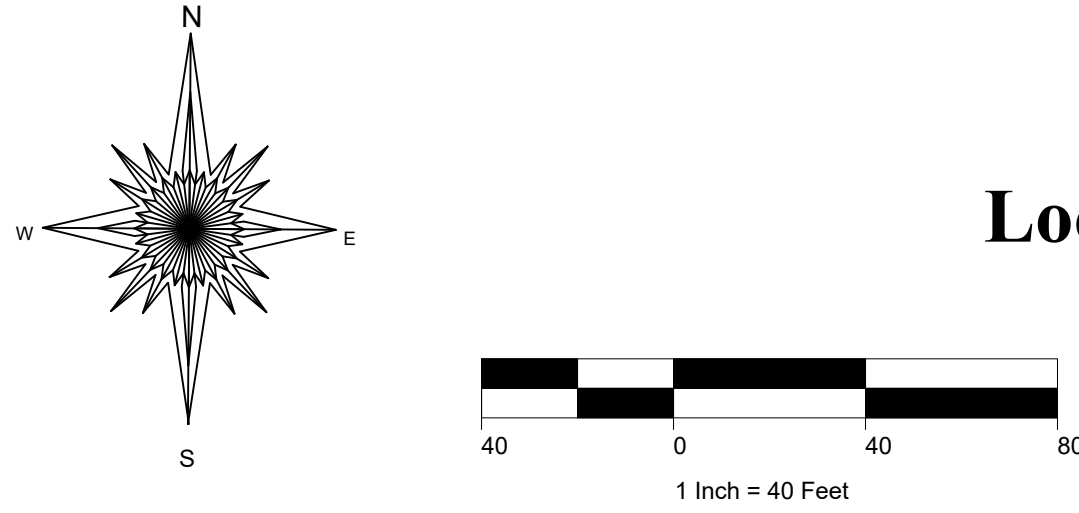
Summit County Parcel Viewer Application

Printed on: 5/9/2022

Imagery courtesy of Google



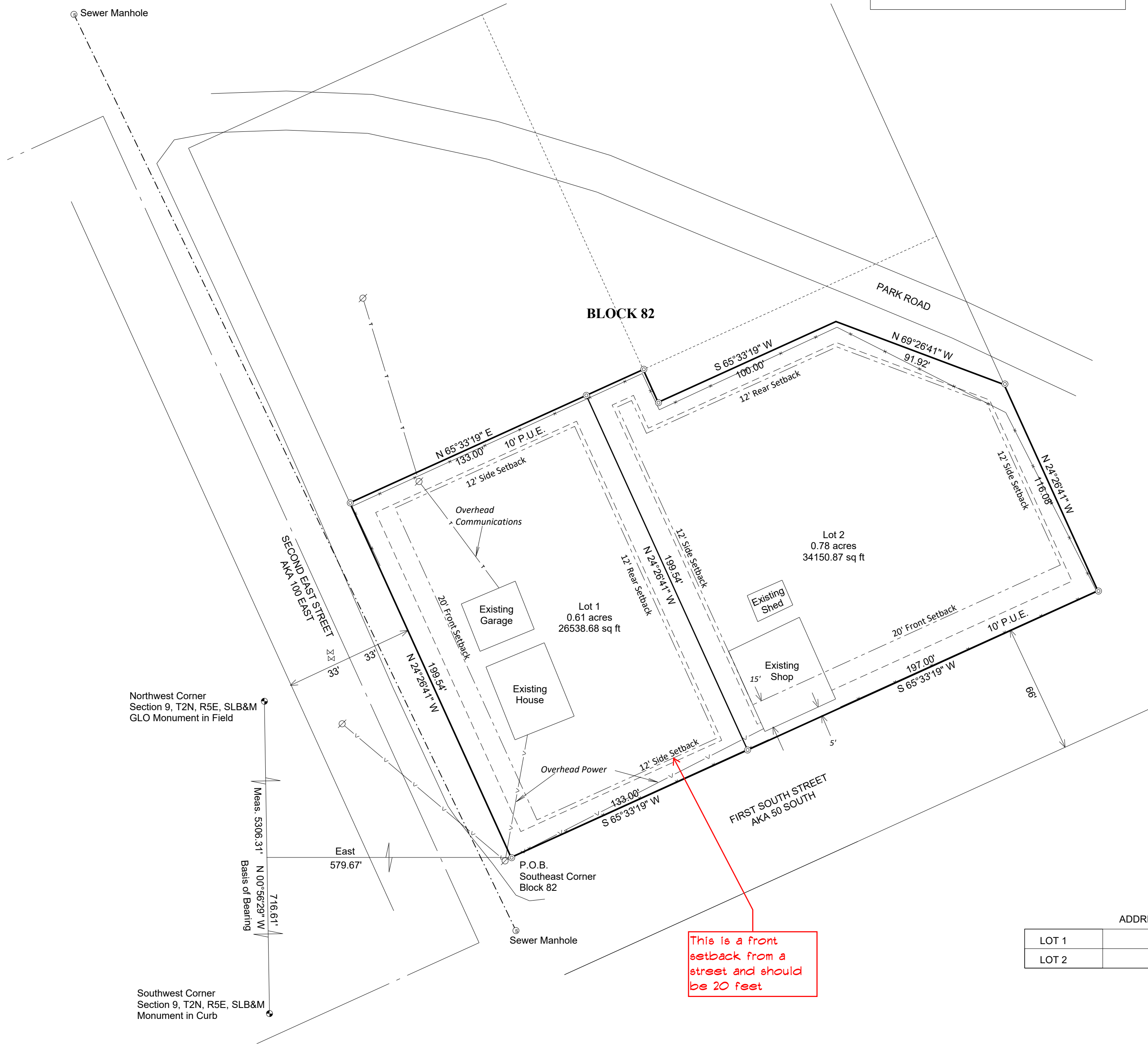
This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information and data obtained from various sources, including Summit County which is not responsible for its accuracy or timeliness.



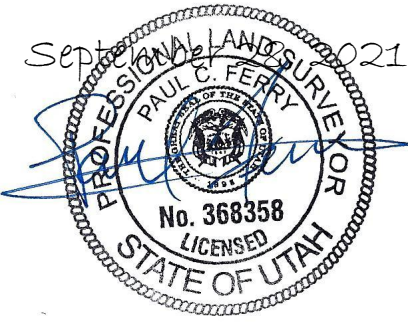
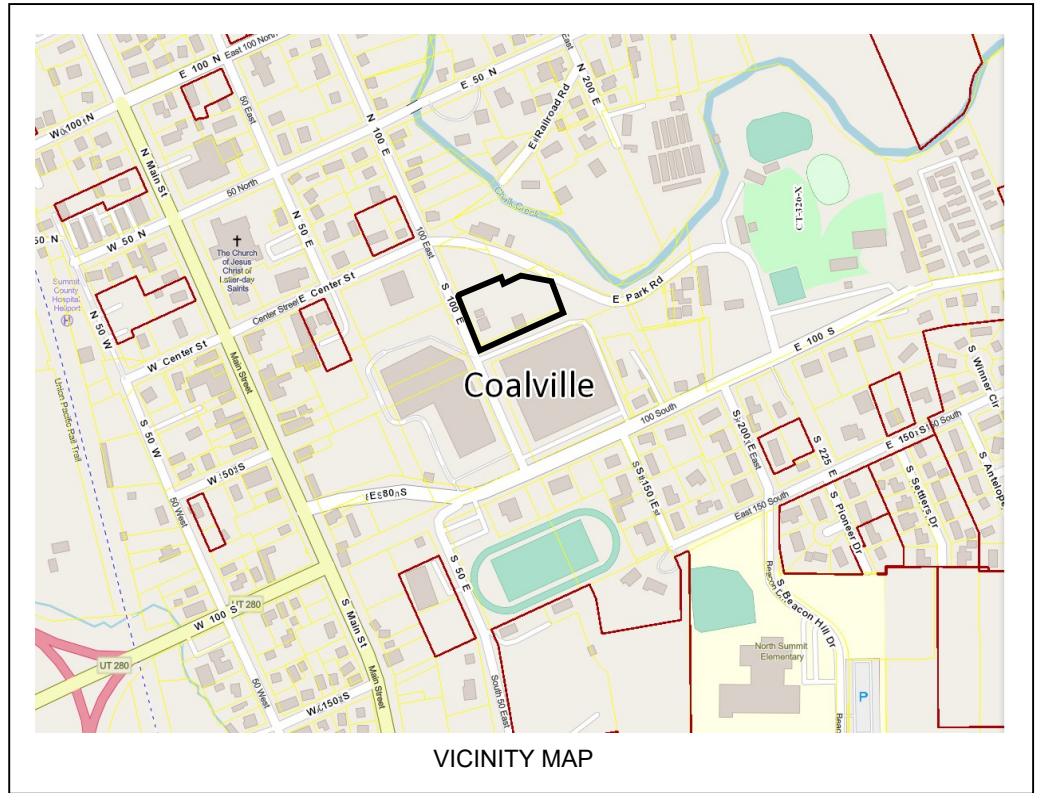
MARVIN RICHINS SUBDIVISION

Located in Section 9, Township 2 North, Range 5 East, Salt Lake Base and Meridian
Coalville, Summit County, Utah

DEVELOPER
ALBERT RICHINS
COALVILLE, UT 84017



ADDRESS TABLE	
LOT 1	
LOT 2	



Surveyor Certificate

I, Paul Ferry, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah and that I hold certificate number 368358 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I further certify that I have completed a survey of the property described on this plat in accordance with Section 17-23-17, Utah Code, and have verified measurements shown, and have subdivided said property into lots and streets hereafter to be known as the MARVIN RICHINS SUBDIVISION and that the same has been surveyed and monuments have been placed on the ground as shown hereon.

Boundary Description

A tract of land being part of Lot 1 and Lot 2 of Block 82 of the Coalville Townsite Survey and having a Basis of Bearing matching the Utah North State Plane Coordinate System (NAD83) described as follows:

Beginning at the Southwest Corner of Block 82, said point being North 00° 56' 29" West 716.61 feet along the Section Line and East 579.67 feet from the Southwest Corner of Section 9, T2N, R5E, SLB&M and running thence North 24°26'41" West 199.54 feet; thence North 65°33'19" East 165.00 feet to the center of said Block; thence South 24°26'41" East 18.46 feet; thence North 65°33'19" East 100.00 feet; thence South 69°26'41" East 91.92 feet to a point on the east line of said block; thence South 24°26'41" East 116.08 feet to the Southeast Corner of said Block; thence South 65°33'19" West 330.00 feet to the POINT OF BEGINNING; said described tract containing 1.39 Acres, more or less.

Owner Dedication

Know by 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 a parcel to be hereafter known as the MARVIN RICHINS SUBDIVISION do hereby dedicate to Coalville City, 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 _____.

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: _____
Residing in: _____ Notary Public

Consent to Record

STATE OF UTAH
COUNTY OF SUMMIT
The undersigned lien holder hereby consents to the recordation of the plat.
By: _____
The foregoing CONSENT to RECORD was acknowledged before me this _____ day of _____, 20 _____. By: _____
My commission expires: _____
Residing in: _____ Notary Public

STATE OF UTAH
COUNTY OF SUMMIT
The undersigned lien holder hereby consents to the recordation of the plat.
By: _____
The foregoing CONSENT to RECORD was acknowledged before me this _____ day of _____, 20 _____. By: _____
My commission expires: _____
Residing in: _____ Notary Public

DOMINION ENERGY

Dominion approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owners Dedication and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy's Right-of-Way department at 1-800-366-8532.
Approved this _____ day of _____, 20 _____.
Dominion Energy Company
By: _____
Title: _____

PUBLIC WORKS DIRECTOR

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

ROCKY MOUNTAIN POWER

Approved and accepted this _____, day of _____, 20 _____.
ROCKY MOUNTAIN POWER
By: _____

HIGH MOUNTAIN
SURVEYING, LLC
P.O. Box 445
1325 South Hoytsville Road
Coalville, Utah 84017
435-336-4210

MAYOR

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 I have carefully investigated the lines of survey of the foregoing plat and legal descriptions of the land embraced therein and find them to be correct and to agree with the lines and monuments on record in this office. Signed this _____, day of _____, 20 _____.

Coalville City Engineer

NORTH SUMMIT FIRE DISTRICT

Approved and accepted this _____, day of _____, 20 _____.
FIRE DISTRICT
By: _____

ATTORNEY 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

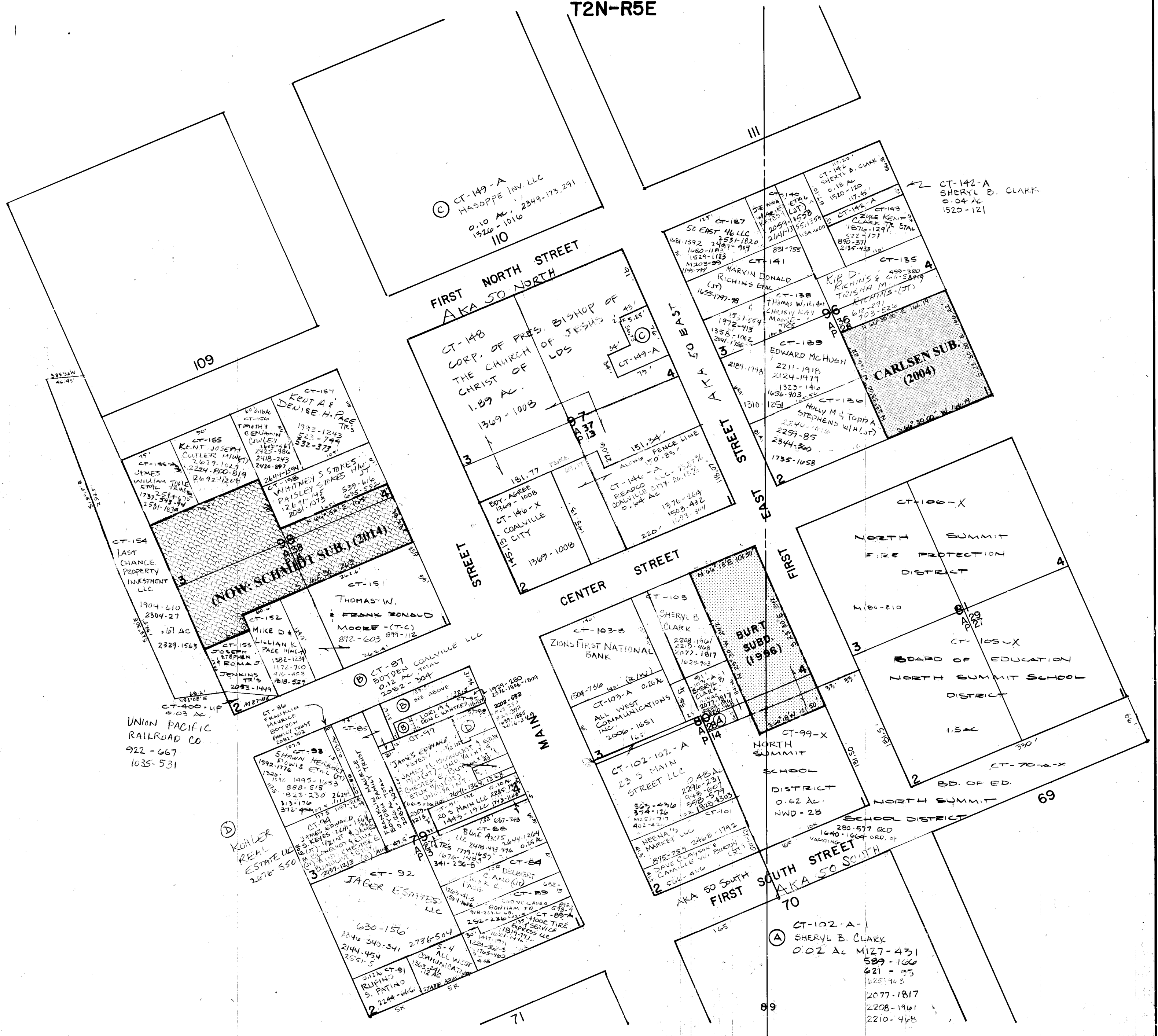
May 24, 2022

Hi Rozella,

As for the City Street, I am attaching two maps. One is for Block 81, the other for Block 82. You can see on these plat maps where the portion of First South Street, next to blocks 80 and 81 were vacated and given a tax id number of CT-70-A-X. I have attached the vacating document that did that. As for the extension of First South Street between your property and the High School (Block 82), I can't find any indicator that it was ever vacated. The recorder maps I'm including simply identify them as City Streets. Let me know if you have any questions.

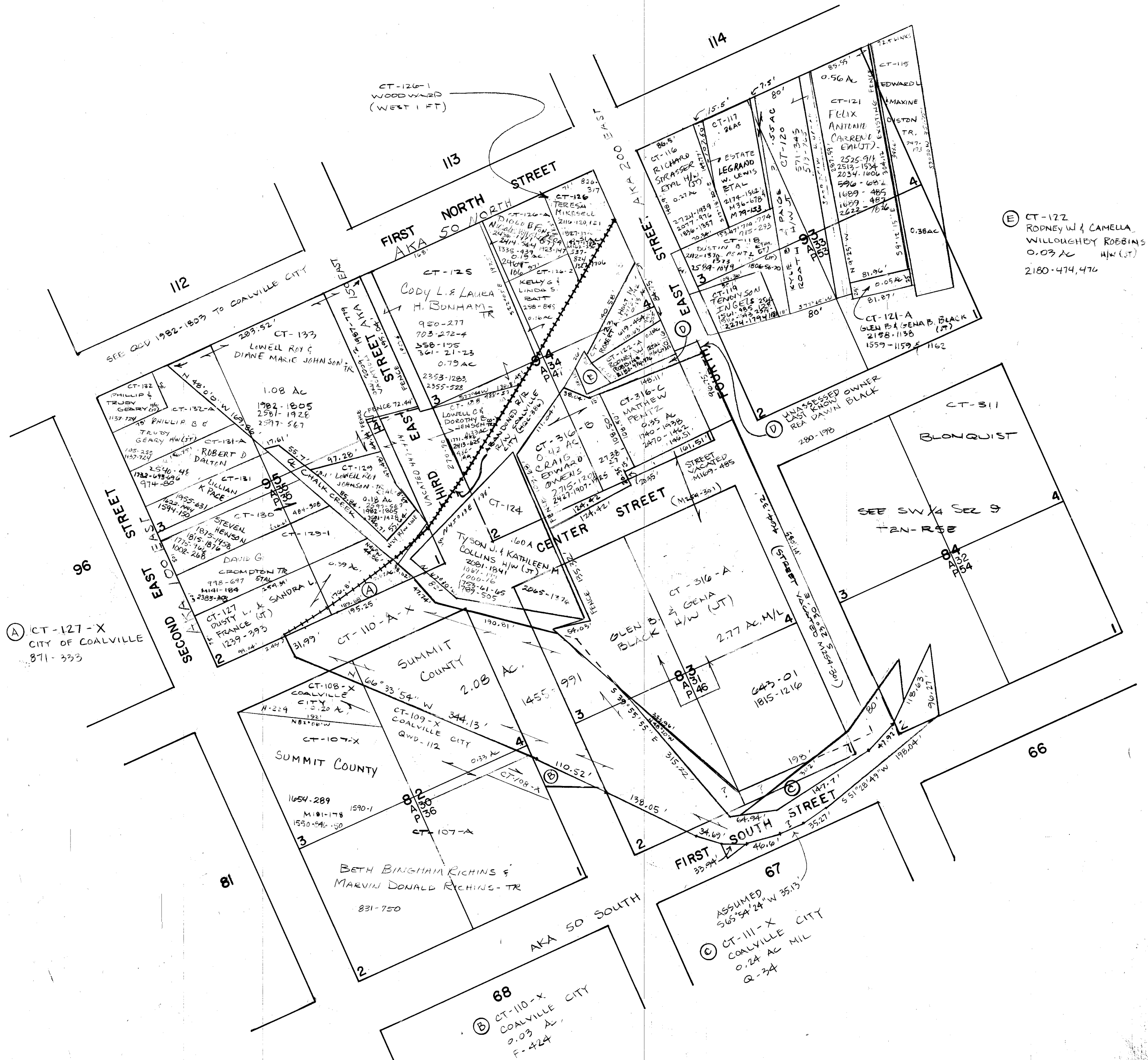
Paul Ferry
High Mountain Surveying
435-336-4210

COALVILLE TOWN PLAT B
BLKS. 79,80,81,96,97,98 SEC 8,9
T2N-R5E



SCALE: 1 IN. = 100 FT.

COALVILLE TOWN PLAT B
BLKS. 82,83,84,93,94,95 T2N-R5E
SEC. 9



SCALE: 1 IN. = 100 FT.

PC Box 198
Coalville, W. Va. 25827

ORDINANCE NO. 2004-2
AN ORDINANCE VACATING PORTIONS OF
FIRST SOUTH STREET AND FIRST EAST STREET
IN THE IMMEDIATE VICINITY OF PROPERTIES OWNED BY
THE BOARD OF EDUCATION OF
THE NORTH SUMMIT SCHOOL DISTRICT

00708164 Bx01640 Pg01664-01665

ALAN SPRIGGS, SUMMIT CO RECORDER
2004 AUG 13 11:48 AM FEE \$1.00 BY GGB
REQUEST: COALVILLE CITY MUNICIPAL CORPOR

WHEREAS, North Summit School District has filed a petition with the City requesting that those portions of First South Street and First East Street, hereinafter described, be vacated; and

WHEREAS, the School District is the owner of all properties abutting those portions of the public streets sought to be vacated and has filed with the City its consent to the vacation of said streets; and

WHEREAS, pursuant to Section 10-8-8.3, UCA 1953 as amended, Notice of Intent to Vacate said streets is not required, in view of the fact that the owners of all property abutting the portion of the street sought to be vacated have petitioned to vacate and filed written consent to such vacation, and

WHEREAS, there is good cause for the vacation of said streets and said vacation will not be detrimental to the general interests of the City of Coalville and the City has the power to vacate said streets under authority set forth in Section 10-8-8.2, UCA 1953 as amended.

NOW THEREFORE, those portions of First South Street and First East Street (known by City street signs as 50 South and 50 East Streets, respectively), hereinafter particularly described are hereby vacated. The description of the streets to be vacated is as follows:

First East Street from its intersection with the southerly line of First South Street and extending northerly a distance of 209 feet, more or less, to an easterly extension of the southerly line of the Burt Subdivision located in Lots 1 and 4 of Block 80, Coalville Town, Plat B.

First South Street commencing 165 feet easterly of the East line of Main Street and extending easterly a distance of 567 feet, more or less, to a southerly extension of the easterly line of Lot 1, Block 81, Coalville Town, Plat B.

Except with respect to that portion of First South Street abutting to the South of Lots 1 and 2, Block 81, Coalville Town Plat B, the vacation is made expressly subject to all existing rights-of-way and easements for all public utilities of any and every description, now located in, on, under or over the confines of the roadways and also subject to the right of the City to hereafter construct, repair, operate, maintain and replace any public

BK1640 PG1664

utility and/or an emergency access if feasible, between main street and 100 East Street (a.k.a. 2nd East Street) within the confines of the roadways vacated. It is further acknowledged that the City reserves a right of entry for the purpose of constructing, maintaining, altering or re-routing of public utilities within the roadways which are vacated, excepting however, that portion of First South Street located immediately adjacent to the South of Lots 1 and 2, Block 81, Coalville Town Plat B. With respect to those portions of First South Street abutting immediately south of Lots 1 and 2, Block 81, Coalville Town Plat B, it is acknowledged that there are no utilities owned or operated by the City presently located within said street, and that no rights of easements for public utilities are reserved in said street, for or on behalf of the city. The vacation of this part of First South Street shall not affect the rights, if any, of any utility other than the City to maintain any existing utility line. If it shall be necessary to re-locate any existing gas line or other utility owned or operated by a utility other than the City, the property owner with the approval of the utility shall be responsible to re-locate such utility without expense to the City.

THIS ORDINANCE SHALL TAKE EFFECT upon publication in the Summit County Bee. **PASSED** by the City Council of Coalville City, Utah this 9, day of August 2004.

ATTEST:


Grace Carlsen, City Recorder


D. Howard Madsen, Mayor

Published in the Summit County Bee:

August 19, 2004

Council Members voting for Ordinance:
All Ayes

<input checked="" type="radio"/>	(N) Ron Boyer
<input checked="" type="radio"/>	(N) William Weston
<input checked="" type="radio"/>	(N) Sheldon Smith
<input checked="" type="radio"/>	(N) Steven Richins

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