



Staff Report

Coalville City
Community Development Director

To: Coalville City Planning Commission
From: Don Sargent, Community Development Director
Date of Meeting: June 20, 2022
Re: Chalk Creek Estates Phase 4 –
Proposed MPD Subdivision Preliminary Plat
Action: Public Hearing and Possible Recommendation

Chalk Creek Estates Phase 4 – MPD Subdivision Preliminary Plan

REQUEST

The purpose of this public hearing is to continue the review, discussion, receive public comment and possibly make a recommendation on the proposed MPD Subdivision Preliminary Plan for Phase 4 of the Chalk Creek Estates development.

BACKGROUND

The proposed Phase 4 of the Chalk Creek Estates Subdivision is located off Chalk Creek Road as shown on the Aerial Map as Attachment A. Phase 1 of the Chalk Creek Estates development was recorded in 2018 which is immediately east of the proposed Phase 4 Subdivision.

The property owner, Boyer Investments (Chris Boyer) represented by Dirk Rockhill has submitted a preliminary subdivision application for the property. The proposed subdivision includes 11.34 acres with 22 single-family lots and a 0.95-acre park as shown on the preliminary plan as Attachment B.

On May 16, 2022, the Planning Commission reviewed the concept plan for the subdivision and asked the applicant to address the following questions/comments with the preliminary plat application:

1. What improvements are proposed for the park space?
2. Please verify the minimum required park area of 871 square feet per lot.
3. What is the proposed width, surface treatment, and easement area for the proposed trail (walking path)?
4. Please provide any previous documentation or decision by the city council for water service of the development.

ANALYSIS

The applicant has provided responses to the questions and comments by the Planning Commission. The applicant responses are included as Attachment C.

Staff is requesting discussion with the Planning Commission on the applicant responses.
Attachment D includes the Park, Trails, and Open Space provisions of the development code for reference.

As the proposed subdivision includes 6 or more lots or units it is classified as a Master Planned Development (MPD) in accordance with Section 8-6-020 of the development code.

Required Review Process

The MPD preliminary plan application process includes a review and public hearing by both the Planning Commission and City Council.

RECOMMENDATION

Staff recommends the Planning Commission review, discuss, conduct a public hearing, and consider making a recommendation on the MPD and Preliminary Subdivision Plat to the City Council.

As an alternative action the Planning Commission may provide direction to Staff and/or the applicant regarding the proposed MPD and Preliminary Plat for continued review and consideration at a subsequent meeting.

Attachments:

- A.** Aerial Map
- B.** Subdivision Preliminary Plan
- C.** Applicant Responses
- D.** 8-4-080: Parks, Trails, and open Space Provisions



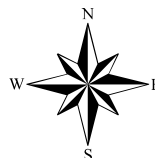
1 in = 752 feet

Aerial Map

Summit County Parcel Viewer Application

Printed on: 5/10/2022

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.

CIVIL ENGINEERING

LAND PLANNING

LAND SURVEYING

STRUCTURAL ENGINEERING

CIVIL ENGINEERING

LAND PLANNING

LAND SURVEYING

STRUCTURAL ENGINEERING

CIVIL ENGINEERING

LAND PLANNING

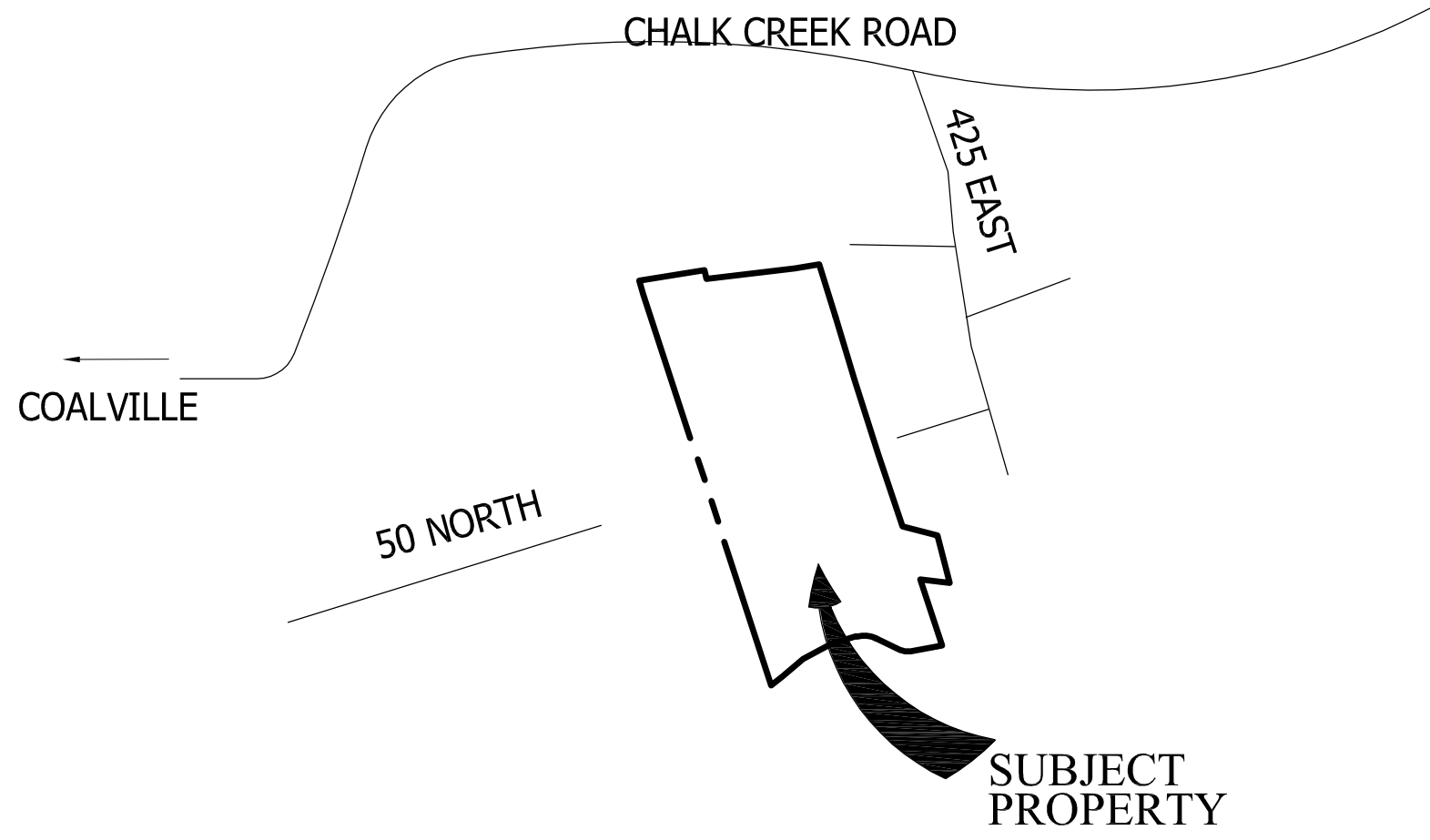
LAND SURVEYING

CHALK CREEK ESTATES PHASE 4

APPROX. 360 EAST 50 NORTH

COALVILLE, UTAH

VICINITY MAP



CHALK CREEK ROAD

425 EAST

50 NORTH

COALVILLE

SUBJECT PROPERTY

NOT TO SCALE

GENERAL NOTES

1) ALL WORK WITHIN THE COALVILLE CITY RIGHT OF WAY SHALL CONFORM TO THE COALVILLE CITY STANDARDS & SPECIFICATIONS.

2) ALL WORK PERFORMED ON COALVILLE CITY OWNED UTILITES & CONNECTIONS THERETO SHALL CONFORM TO THE COALVILLE CITY STANDARDS & SPECIFICATIONS.

3) CONTRACTOR SHALL OBTAIN AND REVIEW A COPY OF ALL OF THE ABOVE MENTIONED STANDARDS AND SPECIFICATIONS.

4) THESE PLANS CALL FOR BUT ARE NOT DESIGN DRAWINGS FOR THE RELOCATION, AND/OR REMOVAL OF EXISTING DRY UTILITIES INFRASTRUCTURE. DESIGN DRAWINGS FOR SAID RELOCATIONS AND REMOVALS SHALL BE BY OTHERS.

5) CALL BLUESTAKES 48 HOURS PRIOR TO DIGGING.

6) CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING MANHOLES AND OTHER UTILITIES BEFORE BUILDING OR STAKING ANY UTILITY LINES.

7) BENCHMARK IS: (NGS E161 BRIDGE ELEV=5589.56) THE LOCAL BENCHMARK IS THE SANITARY SEWER MANHOLE RIM LOCATED AT THE SOUTHWESTERLY CORNER OF THE PROPERTY. ELEVATION =5610.93


DEVELOPER

CHRIS BOYER

BOX 743, COALVILLE, UT 84017

TEL: 801-244-8017

ENGINEER / SURVEYOR



Engineering & Land Surveying, Inc.

327 WEST GORDON AVE. #3

LAYTON, UT 84041

Phone: (801) 773-1910

Fax: (801) 719-6738

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS: OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

TRAFFIC CONTROL & SAFETY NOTES

TRAFFIC CONTROL PLAN FOR WORK WITHIN UDOT RIGHT OF WAY MUST MEET UDOT STANDARDS & SPECIFICATIONS

1. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT STATE OF UTAH DEPARTMENT OF TRANSPORTATION MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES, AND THE CURRENT COALVILLE CITY STANDARD DRAWING, AND SHALL BE APPROVED BY THE ENGINEER PRIOR TO ANY WORK.

2. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE CITY TRAFFIC ENGINEER, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.

3. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.

4. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE CITY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.

5. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.

6. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.

GOVERNING AGENCIES

CITY

COALVILLE CITY
10 NORTH MAIN
PO BOX 188, COALVILLE, UT 84017
PHONE: 435-336-5981
FAX: 435-336-2062

TRANSPORTATION

COALVILLE CITY ENGINEER
SHANE MC FARLAND
466 N. KAYS DR., KAYSVILLE, UT 84037
PHONE: 801-547-0393

FIRE INSPECTION

COALVILLE CITY
10 NORTH MAIN
PO BOX 188, COALVILLE, UT 84017
PHONE: 435-336-5981
FAX: 435-336-2062

SEWER

COALVILLE CITY
10 NORTH MAIN
PO BOX 188, COALVILLE, UT 84017
PHONE: 435-336-5981
FAX: 435-336-2062

STORM DRAIN

COALVILLE CITY
10 NORTH MAIN
PO BOX 188, COALVILLE, UT 84017
PHONE: 435-336-5981
FAX: 435-336-2062

CULINARY WATER

COALVILLE CITY
10 NORTH MAIN
PO BOX 188, COALVILLE, UT 84017
PHONE: 435-336-5981
FAX: 435-336-2062

SECONDARY WATER

COALVILLE CITY
10 NORTH MAIN
PO BOX 188, COALVILLE, UT 84017
PHONE: 435-336-5981
FAX: 435-336-2062

POWER

ROCKY MOUNTAIN POWER
SALT LAKE CITY, UT
ED ZIEBER 801-543-3017

NATURAL GAS

QUESTAR CORPORATION
180 EAST 100 SOUTH
SALT LAKE CITY, UT 84145
MIKE DAVIS 801-395-6806

TELEPHONE

QWEST CORPORATION
1425 WEST 3100 SOUTH
SALT LAKE CITY, UT 84119
GARY WEAVER: 801-626-5380

IRRIGATION WATER

COALVILLE CITY
10 NORTH MAIN
PO BOX 188, COALVILLE, UT 84017
PHONE: 435-336-5981
FAX: 435-336-2062

CABLE

COMCAST CABLE CORPORATION
9602 SOUTH 300 WEST
SANDY, UT 84070
PHONE: 885-782-1061

DRAWING INDEX

1 COVER

2 EXISTING CONDITIONS

3 PRELIMINARY SITE & UTILITY PLAN

4 PRELIMINARY DRAINAGE PLAN

BOYER PROPERTY


COVER SHEET

CHRIS BOYER

APPROX. 360 EAST 50 NORTH

COALVILLE, UTAH

PROJECT #17-024F



SURVEYED BY

DESIGNED BY

DRAWN BY

APPROVED BY

1-800-662-4111

AT LEAST 48 HOURS BEFORE DIGGING

SHEET

1

CIVIL ENGINEERING

LAND PLANNING

LAND SURVEYING

STRUCTURAL ENGINEERING

CIVIL ENGINEERING

LAND PLANNING

LAND SURVEYING

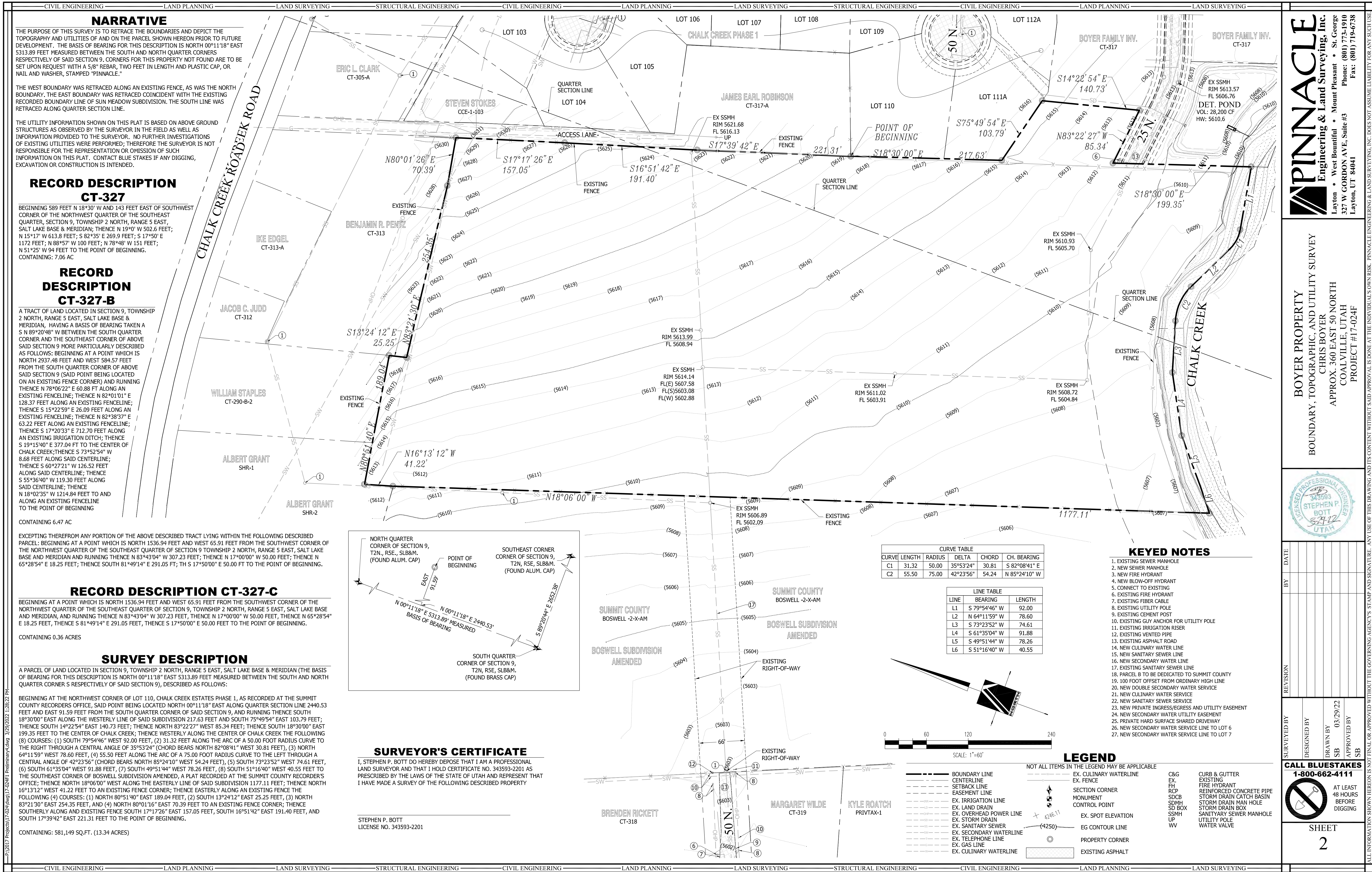
STRUCTURAL ENGINEERING

CIVIL ENGINEERING

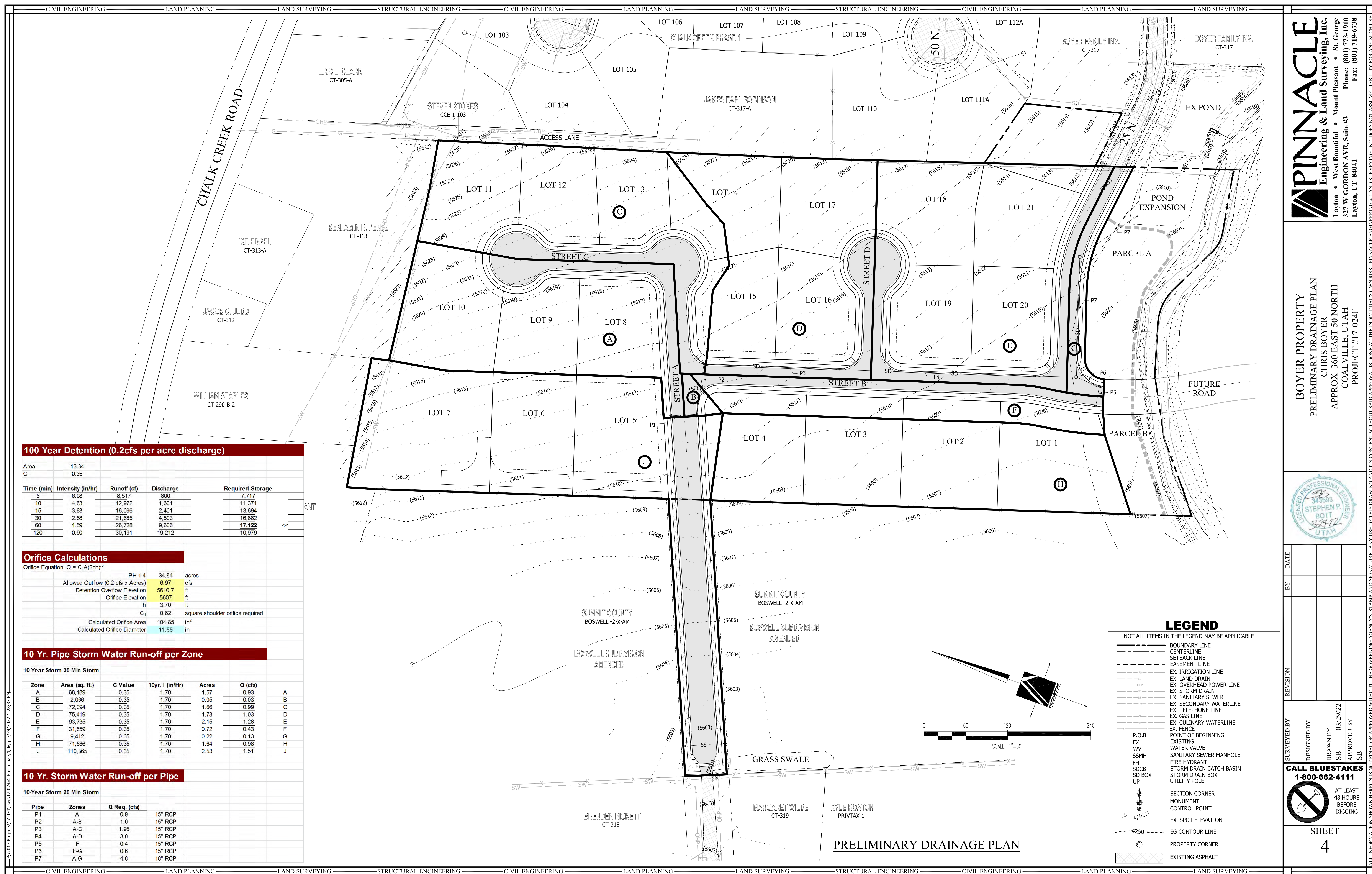
LAND PLANNING

LAND SURVEYING

Page 4 of 15







CDS, LLC

Drafting & Design

1627 NO SR 32

P.O. Box 572

Kamas, Utah 84036

Office (435) 640.2328

Email cdsplans@allwest.net

6.2.22

Don,

Thanks for the preliminary review of the CHALK CREEK ESTATES – Phase 4. Please find below responses to conclusions at meeting.

1- IMPROVEMENTS PROPOSED FOR PARK SPACE

It is the developer's intent to provide parcel A, which consists of 0.95 acres and is adjacent to the area designated for a walking trail, to be deeded to Coalville city, for the use of Coalville city, for the construction of a park, or for the use of open space. It is not the developer's intention to construct, maintain or be liable for the public use of that property.

The developer is planning to keep Parcel A and B as open space. The developer is not planning to provide any improvements for the open space, but they are open to discussing possible options for the eventual use and purpose of the open space.

The developer has agreed to provide a ROW to Coalville City for a potential/future walking trail through Phase 4.

2- PARK AREA

22 lots x 871 = 19,162 sq ft. Proposed "open space" equals parcel A 41,348 sq ft., and parcel B 12,552 sq.ft. for a total of 53,900

3- WALKING PATH

It is the developer's intent to provide a ROW, to be dedicated to Coalville city, for the use of Coalville city, for the construction, maintenance, and public use of a walking trail. It is not the developer's intention to construct, maintain or be liable for the public use of that property.

The developer did provide a ROW to Coalville City through Phase 2 for a potential/future walking trail. The developer also agreed to a ROW through Phase 4 for a potential/future walking trail when the ROW for Phase 2 was provided. Coalville City assumed all responsibility for the planning, construction, maintenance, security, liability, etc. for any potential/future walking trail through the provided ROW.

It is the developer's understanding that these same conditions that applied to Phase 2 would also apply to Phase 4.

4- WATER DEVELOPMENT

It is the developer's understanding, that Coalville City has allowed for the purchase of water for each home for Phase 1 and 2 for \$5,000.00 each and assume that option is still available for phase 4. Please let us know if this option is not available.

For Phase 1 and 2 the developer was required to provide (1) acre-foot of water per lot. The acre-foot requirements could be satisfied with Middle Chalk Creek Shares, other shares of irrigation water, current culinary connections, payment of a "fee in lieu" of five thousand dollar (\$5,000) per acre foot of water, and/or a combination of share transfers and payment of "fee in lieu".

Developer chose to pay a "fee in lieu" of five thousand dollars (\$5,000) per acre foot of water for all lots in Phase 1 and 2 which they had ownership of.

It is the developer's understanding that Coalville City still allows for the same options that were available for Phase 1 and 2 and would like to use a combination of their Middle Chalk Creek Shares and pay a "fee in lieu" of five thousand dollars (\$5,000) per acre foot of water for all the lots in Phase 4.

thanks

I can be reached at 435-640-2328, or cdsplans@allwest.net

Dirk Rockhill
CDS,LLc

8-4-080: PARKS, TRAILS and OPEN SPACE: All required parks, trails/sidewalks and open space are subject to approval of the City Council consistent with the Coalville City Parks, Trails and Open Space Master Plan and the applicable Coalville City Engineering Standards and Construction Specifications, incorporated herein by reference. All required open space shall be provided by the developer and all required park and trail/sidewalk improvements shall be constructed and paid for by the developer.

A. Parks. All developments including residential subdivisions, master planned developments and commercial or industrial projects require land to be reserved, and improvements installed for parks and playgrounds or other recreation purposes in locations identified in the Coalville City Parks, Trails, and Open Space Master Plan. Each reservation shall be of suitable size, dimension, topography, and general character, have adequate access, and benefit the development and surrounding residents. The area shall be shown on the subdivision plat or development site plan. The developer shall also be required to install improvements to the recreation areas which directly benefit the development. All improvements shall be built to City specifications.

Payment of a fee to the City in lieu of reserving land and installing improvements may be considered in unique circumstances, as determined by the City Council, including property location, lack of access or need for parks or other recreational facilities. The fee-in-lieu amount shall be determined from a cost estimate of reserving the required land and installing the associated improvements.

1. Required Park Area. The number of acres to be reserved using level of service standard of five (5) acres per one thousand residents or typically five (5) acres per two hundred fifty (250) dwelling and other units or lots. This calculation equates to eight hundred seventy-one (871) square feet per single family dwelling unit or 3,000 square feet of an equivalent residential unit (ERU) for all other units including but not limited to rental units and commercial or industrial buildings.
2. Dedication of Recreation Areas. The developer shall dedicate all recreation areas and facilities to the City as a condition of final subdivision plat or development site plan approval. If the applicant provides recreational facilities solely for the use of the residents of the development, the facilities shall be privately maintained by the development and not dedicated to the City.

3. Easement Area or Fee-in-Lieu of Provisions. In certain circumstances, such as property location, land characteristics, existing surrounding recreational areas and facilities, or other factors the City Council determines to be applicable, dedicated easement areas or payment of a fees-in-lieu may be preferable to on-site land reservations for parks and recreational facilities.
4. Minimum Size of Park Areas and Recreational Facilities. In general, land reserved in all subdivisions or other developments for recreation purposes shall have an area of at least one (1) acre. When the proposed area would create less than one acre, the City Council may require that the recreation area be located at a suitable place on the edge of the development so that additional land may be added at the time adjacent land is developed, in no case shall an area of less than one quarter (1/4) acre be reserved for recreation purposes This smaller amount will be accepted only when it is on the edge of the subdivision or when the City Council determines that the reduced size will result in a functional and usable recreation site.
5. Recreation Sites. Land reserved for recreation purposes shall be of a character and location suitable for use as a playground, play field, trails or for other recreational purposes, and shall be relatively level and dry; and shall be improved by the developer to the City standards. Such improvements shall be included in the performance guarantee for the development. All land to be reserved for dedication to the City for park and recreational purposes shall be approved by the City Council.
6. Additional Recreational Areas or Open Space Reserved. The provisions of this section are minimum standards. None of the paragraphs above shall be construed as prohibiting a developer from reserving land for recreational or open space purposes in addition to the requirements of this section.

B. Trails and Sidewalks. Trails and sidewalks shall promote the expansion of the Coalville City trail and sidewalk network as illustrated on the City Parks, Trails and Open Space Master Plan. All subdivisions, master planned developments and commercial developments shall be designed with trail or sidewalk linkages to the Chalk Creek Corridor, Rails-to-Trail, Historic Main Street trail and sidewalk systems or other areas as applicable. An impact analysis shall be prepared by the developer addressing existing and future trail and sidewalk needs and opportunities.

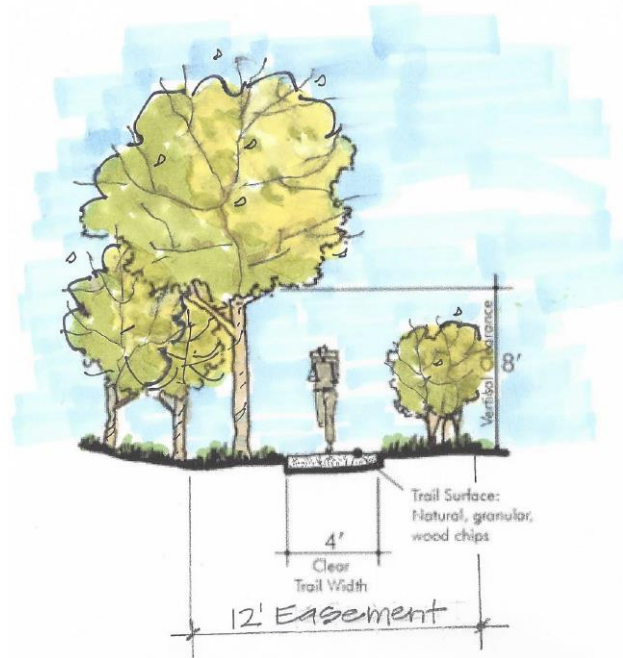
1. Required Sidewalks and Trails. The Coalville City Trails, Parks and Open Space Master Plan shows the existing and proposed future trails and sidewalks in the city. The future trails and sidewalks shown on the master plan are conceptual and are not required to be constructed until such time the property is considered for development. The final alignment, easement dedication, level of improvement (classification) and construction of all sidewalks and trails shall be determined at the time of subdivision review of the property. All sidewalks and trails are to be non-motorized and dedicated for public use. An easement and construction of the associated sidewalk or trail classification shall be required with all major subdivision and master planned development (MPD) applications. Per Section 10-3-200 of the Code, sidewalk and trail requirements shall be based on the “rough proportionality” of the sidewalk or trail with the associated impact of the development. Only an easement for the sidewalk or associated trail classification shall be required for a property being considered for a minor subdivision application. However, construction of a sidewalk or trail may be required for a minor subdivision if the property is located along an existing public street and the City Council determines the sidewalk or trail is necessary for safety.
2. Location. Trails and sidewalks are to be generally located as shown on the trails master plan and shall provide a link to schools, recreation facilities, Historic Main Street, parks, other development areas and significant natural features, such as Chalk Creek, the Weber River, Echo Reservoir, ridgelines, rock outcroppings, cliffs, densely vegetated areas, and other similar features. In most cases trails separated from the road right of way are preferable. Sidewalks shall be located within the dedicated non-pavement right-of-way of all roads unless an alternate location has been specifically approved by the City Council. Preferably the sidewalks should be separated from the travel lane by a park strip.
3. Design Standards. Trails shall be related appropriately to topography, require a minimum of site disturbance, permit efficient drainage, and provide safe access. Walking and hiking trails, bike paths, and horse trails shall be provided by the developer consistent with the City Parks, Trails and Open Space Master Plan, the General Plan and the Engineering Standards and Construction Specifications as determined through the project review process.
4. Construction Standards. Trails and sidewalks shall be built to applicable City standards and specifications based on the classification of trail or sidewalk being constructed as identified on the Coalville City Trails, Parks and Open Land Master Plan. Easements for the applicable trail classification shall be

dedicated for trails (see Typical Trail Classifications and Standards). Trails and sidewalks shall be constructed at the time of road construction, unless the City Council determines otherwise through the development review process, in which performance security shall be required pursuant to the Code for all trail and sidewalk improvements. Sidewalks shall, at a minimum, be constructed of concrete at least four (4) inches thick, and six (6) inches thick through driveway approaches, and not less than five (5) feet in width.

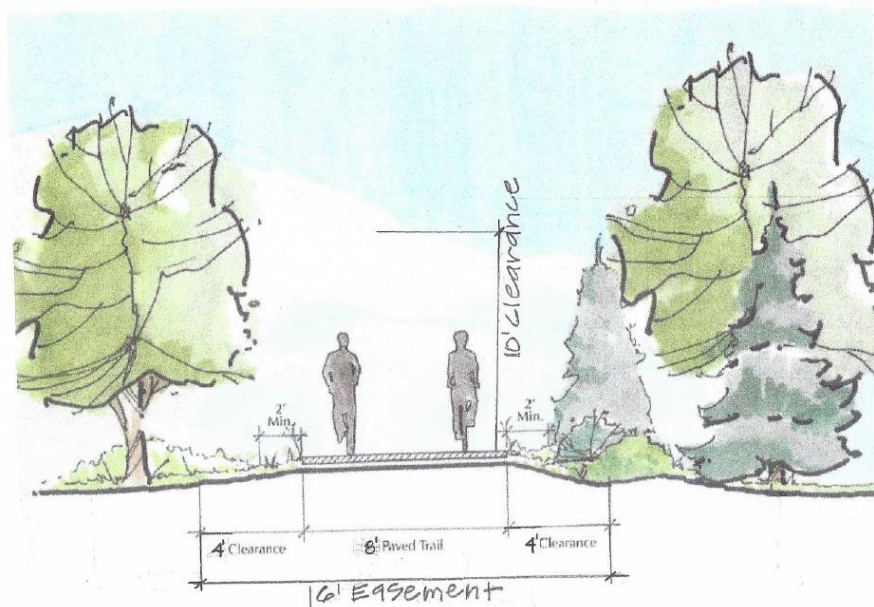
- C. Open Land.** All Master Planned Developments (MPD), as set-forth in Title 8-6 shall provide and deed restrict open land that is left natural, undeveloped, or unimproved (except recreational areas) for public or private purposes. A base percentage amount of deed restricted open land is required for development within each zone district in accordance with Section 8-6-060:B of the Code.

Typical Trail Classifications and Standards

Class I – Natural Trail



Class II – Improved Trail



Class III – Multi-Use Trail

