



Staff Report

Coalville City
Community Development Director

To: Coalville City Council and Mayor
From: Don Sargent, Community Development Director
Date of Meeting: July 26, 2022
Re: Red Hills Ranch MPD/ Phase 1 Preliminary Plan Application
Action: Work Session

Red Hills Ranch – MPD/Phase 1 Preliminary Plan

REQUEST

The purpose of this work session is to continue the review and discussion of the proposed MPD and Phase 1 Preliminary Plan for the Red Hills Ranch Development (formerly known as the Parley Brown property).

BACKGROUND

Property Location: The property is approximately located at 800 South Main Street (Hoytsville Road) and includes several parcels on both the east and west side of Main Street as shown on the Aerial Context Exhibit in Attachment A.

Current Zoning/Applicable Code Provisions: The property is in the Agricultural (AG), Residential Agricultural (R-5), Low Density Residential (R-1), Medium Density Residential (R-2), and High Density Residential (R-4) Zone Districts as shown on the Existing Zoning Map Exhibit in Attachment B.

The project is subject to an annexation agreement, MPD and subdivision provisions of the development code including Title 8, Chapters 2,4 & 6 and Title 10, Chapters 3 & 12.

Adjacent Parcels:

North - Agriculture Fields/Residential
South - Agriculture Fields/Residential
East - Agricultural Fields
West - Rail Trail, I-80

Development Application Review

The applicant, Ivory Homes, is proposing 349 total units of residential single-family lots and townhomes by applying the density bonus provisions in Section 8-6-070:C of the development code.

Phase 1 of the proposed MPD includes 7.86 acres and 31 single-family lots. Attachment C includes the overall MPD Concept Plan for the development.

In 2001 Coalville City annexed and rezoned the project property. On December 19, 2001, the City entered into an annexation agreement setting forth provisions for development of the property. Attachment D includes the 2001 Annexation Agreement for reference.

The applicant, Ivory Development, is applying for a Master Planned Development (MPD) for the property as required by the annexation agreement. The size of the overall property is approximately 248 acres. The approved base density for the property as indicated in the annexation agreement is 284 units plus any density bonuses available under the development code.

On September 20, 2021, the Planning Commission reviewed the concept plan for the MPD and authorized the applicant to proceed with the MPD and preliminary plan for Phase 1 of the development.

On March 21, 2022, the Planning Commission conducted a work session on the initial MPD, and preliminary plan set for Phase 1 of the development and directed the applicant to provide additional information to address the requirements of the annexation agreement and development code.

Staff reviewed an expanded information submittal and determined the MPD, and Phase 1 Preliminary Plan Application was complete on April 7, 2022.

On April 18, 2022, the Planning Commission conducted a work session and public hearing on the expanded preliminary plan set with supporting documentation for the project as required by the development code. The expanded preliminary plan set can be accessed from the following Dropbox link:

https://www.dropbox.com/sh/40iwdwc7c2rigzd/AAyGI5_-AiGmNo38iUXydxja?dl=0

On May 16, 2022, the Planning Commission conducted an additional works session on the MPD and Phase 1 Preliminary Plat and directed the applicant to address a list of project review items, questions, and concerns.

On June 20, 2022, the Planning Commission conducted an additional public hearing and addressed a list of items, concerns, and questions with the applicant. It was the decision of the Planning Commission to recommended approval of the MPD and Phase 1 Preliminary Subdivision Plan to the City Council with the following conditions:

1. Side yard setbacks for single family dwelling lots shall be a minimum of 12 feet.
2. Side yard setbacks for townhome units shall be a minimum of 8 feet.
3. The applicant shall identify and propose a new source of culinary water to serve the development for review and approval by the city as required by the annexation agreement and development code.
4. Left and right turn lanes with acceleration and deceleration lanes shall be required for the development access points off Main Street (Hoytsville Road).
5. The applicant shall pave the rail trail to 100 South in Coalville.

On June 27, 2022, the City Council held a work session to review and discuss the proposed development and recommendation from the Planning Commission. The City Council provided additional direction to the applicant in preparation for a public hearing on the project.

On July 11th, the City Council conducted a public hearing on the project. It was the decision of the City Council to schedule the project on their July 26th work session agenda for additional review and discussion in preparation for a continued public hearing and possible action at their August 8th City Council Meeting

ANALYSIS

City Council Review

June 27, 2022, Work Session - Additional direction was provided to the applicant on the development proposal included the following:

1. Side yard setbacks for single family dwelling lots and townhome units shall be 12-feet.
2. The applicant shall identify and propose a new source of culinary and secondary water to serve the development with associated water rights for review and approval by the city as required by the annexation agreement and development code.
3. Left and right turn lanes with acceleration and deceleration lanes shall be required for the development access points off Main Street (Hoytsville Road).
4. The applicant shall pave the rail trail to 100 South in Coalville.
5. The applicant shall provide a park to serve the development lots/units on the west side of Main Street (Hoytsville Road).
6. The applicant shall provide a bus stop and staging area in the development on the east loop road off Main Street (Hoytsville Road).
7. Twenty-nine (29) affordable housing units or 8% of the proposed project shall be provided and interspersed throughout the development.
8. The applicant shall provide an affordable housing program for review and approval by the City Council (see Attachment E for Affordable Housing Program Information).

July 11, 2022, Public Hearing - The City Council identified the following items that needed additional review and discussion and requested the project to be scheduled on their July 26, 2022, Work Session meeting agenda:

1. *Work force housing eligibility priority*
2. *Minimum lot size*
3. *Side yard setback variations*
4. *Secondary water requirements*
5. *Culinary water requirements*

Other project items may also be reviewed and discussed at the work session meeting.

MPD/Preliminary Plan Information

The preliminary plan set of the development application includes the following information which was reviewed and discussed with the Planning Commission on April 18, May 16, and June 20, 2022. The City Council also reviewed and discussed the information on June 27, 2022:

1. Sensitive Lands Analysis

2. Preliminary Landscape and Irrigation Plan
3. Storm Drainage Plan
4. Preliminary Lighting and Signing Plan
5. Preliminary Grading Plan
6. Trails, Park, and Open Space Plan
7. Phasing and Timing Plan
8. Wildlife Habitat and Endangered Species Study
9. Right to Farm Analysis
10. Fiscal Impact Statement
11. Visual Analysis
12. Proposed Affordable Housing Plan
13. Traffic Impact Analysis
14. Draft Development Agreement Outline
15. Utility Impact Analysis

The applicant is proposing the following development components for the MPD and has provided responses to the required criteria and findings addressing Sections 8-6-060 and 8-6-080 of the development code for the City Council review and consideration:

1. Density Bonus – Red Hill is required to provide a base total of 36.8 acres of open space (14.9%) for the overall development. The site plan is proposing 154.4 Acres (62.3%) of open space, which exceeds the minimum requirement. This additional open space, as allowed thru the MPD application process, is proposed to be utilized to obtain a Density Bonus of 62 units. The maximum overall project density with the maximum bonus is 396 units. Red Hill is currently proposing 349 units (287 base units + 62 bonus units).
2. Reduced Lot Sizes - As part of this MPD application, Red Hill requests a reduction to the overall minimum lot size (minimum 0.10 acre) proposing to generate the following overall project improvements:
 - a. Improves the development site design.
 - b. Results in the clustering of buildings or lots.
 - c. Preserves contiguous open land and natural resources.
 - d. Provides efficiency of infrastructure.
 - e. Produces unique product type development.
3. Reduced Setbacks - As part of this MPD application, Red Hill requested a reduction to the required lot setbacks proposing to generate the following overall project improvements:
 - a. Results in the clustering of buildings or lots.
 - b. Preserves contiguous open land and natural resources.
 - c. Produces unique product type development.

Water Rights and Water System: Section 10 the Annexation Agreement sets forth the requirements of the developer to provide sufficient water rights to serve the development. Section 11 of the Annexation Agreement sets forth the requirements of the developer to provide new water sources (wet water) and design and construct the water systems to serve the development with culinary and secondary water. The applicant met with the City Council on March 28, 2022, to discuss possible options for providing water source(s).

The applicant is exploring options for addressing the water requirements of the annexation agreement and development code for review and consideration.

Sewer Service: Pursuant to Section 8-4-070 of the Development Code, an impact analysis was prepared by the applicant that addresses the sewer service demand required for the proposed

development, and the sewer disposal capacity available to serve the project from existing City sewer system and plant facilities. The Preliminary Plan Set includes a Utility Impact Analysis.

The City Engineer and Public Works Director has been working with the applicant in addressing the impact analysis for providing sewer service to the development.

Traffic Impacts: Pursuant to Section 8-4-040 of the development code no development application may be approved which causes a reduction in the level of service for any existing road below level of service "C" for City roads and intersections and a level of service "D" for state roads. "Level of service" is as defined by the transportation research board, highway capacity manual (special report 209, 1985). A traffic impact study has been provided by the applicant. Section 12 of the Annexation agreement also addressed the requirement for a traffic study.

The Planning Commission and City Council discussed the need for left and right turn lanes with deceleration and acceleration lanes at the access entrances to the development and the applicant indicated they would consider the turn lanes as requested. The City Engineer has also reviewed the traffic study and provided similar comments on the traffic impacts of the project.

Development Agreement: A Development Agreement between the Developer and Coalville City will need to be executed with the final plat approval of Phase I to set forth the terms of the MPD approval, describe the developer obligations, and ensure the proposed infrastructure and other standards and requirements for the project will be provided by the developer as represented.

The applicant has provided an outline of a proposed development agreement in the preliminary plan set.

Required Review Process

The MPD and Phase 1 Preliminary Plan application process includes the review, public hearing, and recommendation by the Planning Commission and the review, public hearing, and action by the City Council.

RECOMMENDATION

Staff recommends the City Council continues the review and discussion of the proposed MPD and Phase 1 Preliminary Plan and provide any additional direction to Staff and/or the applicant regarding the project for a continued public hearing and possible action at the August 8th City Council Meeting with findings of fact, conclusions of law, and conditions of approval.

Attachments:

- A.** Aerial Context Exhibit
- B.** Existing Zoning Map Exhibit
- C.** MPD Concept Plan
- D.** 2001 Annexation Agreement
- E.** Affordable Housing Program Information

ATTACHMENT A

RED HILLS



CITY HALL
MAIN STREET

NORTH SUMMIT
HIGH SCHOOL

RED HILLS

HOBSON LANE

INTERSTATE 80

WEBER
RIVER

HORTSVILLE ROAD



RED HILLS



ZONING SUMMARY

AGRICULTURAL (AG)	93.63 ACRES
RESIDENTIAL AGRICULTURAL (RA)	53.06 ACRES
RESIDENTIAL 1 (R-1)	29.01 ACRES
RESIDENTIAL 2 (R-2)	21.34 ACRES
RESIDENTIAL 4 (R-4)	50.82 ACRES
TOTAL	247.86 ACRES

ZONE
RA
5.39 ACRES

ZONE
R-1
29.01 ACRES

ZONE
AG
61.77 ACRES

ZONE
R-4
50.82 ACRES

ZONE
RA
47.67 ACRES

ZONE
AG
31.86 ACRES

ZONE
R-2
16.69 ACRES

ZONE
R-2
4.65 ACRES

RED HILLS



0 100 200 400 600
SCALE: 1"=200'

349
TOTAL
UNITS

- 59 ALLEY LOADED TOWNHOMES
- 30 43'-48" WIDE ALLEY LOADED SINGLE FAMILY LOT
- 55 58'-55" WIDE ALLEY AND FRONT LOADED SINGLE FAMILY LOT
- 100 60'-68" WIDE SINGLE FAMILY LOT
- 42 75'-80" WIDE SINGLE FAMILY LOT
- 63 95' ± WIDE SINGLE FAMILY LOT

LANDSCAPED BUFFER AND DETENTION AREA SETBACK TO INTERSTATE

INTERSTATE 80

NOT STABLE ROAD

ROAD SETBACK TO ADJACENT PROPERTIES

RECREATION PARK

POCKET PARK

POCKET PARK

COMMUNITY TRAIL SYSTEM

COMMUNITY TRAIL BUS/BIKE DESTINATIONS

COMMUNITY TRAIL ACCESS POINTS

SECONDARY ACCESS ROAD / TRAIL

FORMALITY TRAIL AND AMPHITHEATRE (POCKET TRAIL)

POCKET PARK

OVERALL CONCEPT PLAN
Map Date: September 14, 2021

ATTACHMENT D

When Recorded, please return to:
City Recorder
Coalville City Municipal Corporation
10 North Main Street
P. O. Box 188
Coalville, Utah 84017

ANNEXATION AGREEMENT FOR THE J. PARLEY AND VERA BROWN PROPERTY

This Annexation Agreement is made by and between Coalville City Municipal Corporation (the "City") and Cumming Investment Company, L.C., a Wyoming limited liability company (hereafter referred to as "Petitioner") to set forth the terms and conditions under which Coalville City will annex land owned by Petitioner into the corporate limits of Coalville City and extend municipal services to that property. Coalville City's approval for annexation has been granted subject to the acquisition of title to the property by Petitioner and the execution and delivery of this agreement by the parties hereto. In consideration of Coalville City's agreement to annex Petitioner's property and in consideration of the mutual promises contained herein, the parties agree that the terms and conditions of annexation shall be as follows:

1. **Property** – The property to be annexed is approximately 250.99 acres, depicted on Exhibit A and more fully described in Exhibit B, and incorporated herein by reference (hereafter referred to as the "Property").
2. **Zoning** – The property to be annexed shall be zoned consistent with the criteria of the existing zone classifications within the City. The zone district classifications(s) of the annexed property shall be as described and depicted on Exhibit A.
3. **Master Plan Approval** – The Planning Commission and City Council shall approve a Master Planned Development (MPD) for the property following the execution of this agreement according to the provisions of the Coalville City Development Code. The density, road and lot locations, open space, trails and other parameters of development of the Property shall be addressed during the Master Plan development (MPD) approval process.
4. **Density** – The total residential density consistent with the zoning classifications allowed for the entire Property at the time of annexation, as set forth on the zoning map attached hereto as Exhibit "A", shall not exceed 284 units plus any density bonuses available under the Coalville City Development Code. Notwithstanding the density associated with the zoning classifications, the density may be relocated to allow clustering and other

design features that will encourage open space as part of the MPD approval process. The density, road and lot locations, open space, trails, and other parameters of development within the project area shall be consistent with this agreement and the MPD approval.

5. **Trails** – Petitioners agree to submit a trails plan and to construct and dedicate trails and trail easements to the reasonable satisfaction of the City as a condition precedent to MPD approval for the Property. The trails plan shall include a connection from the Property to the Rails-to-Trails.
6. **Open Space/Recreation** – The MPD shall feature designed open space on the prime agricultural lands within the view corridor along Hoytsville Road and other critical and sensitive lands of the Property according to the provisions of the Coalville City Development Code and General Plan. Other recreational amenities such as parks, playgrounds and similar facilities will also be required as part of the MPD approval for the Property and will be commensurate with the demand created by the MPD.
 - A. Use Restrictions and Preservation. The open space areas of the Property shall be subject to deed restriction which will ensure the perpetual preservation of the open space and shall restrict the uses of the private open space parcels. The use restrictions shall be reviewed and approved by the City prior to the final approval of any subdivision plat for the Property and deed restrictions shall be recorded prior to or at the time of filing and recording of each subdivision plat. CC&R's for the Property shall be reviewed and approved by the City and shall further restrict the use of the Private Open Space.
 - B. Maintenance. Open space and recreational amenities shall be maintained by a homeowners association or other entity holding fee title to the Property.
7. **Affordable Housing** – The Petitioner shall work with the City to provide affordable housing, as part of the MPD or at the discretion of the City shall pay a fee in lieu of the obligation to construct affordable housing on site. If the Petitioner pays a fee in lieu of its affordable housing obligation, the fee amount shall be sufficient to provide necessary affordable housing elsewhere in the City at an appropriate location consistent with the goals, objectives and policies of the General Plan.
8. **Roads and Road Design** - All streets, roads and trails within the project Property area shall be public and public access may not be obstructed. All roads shall be constructed to the City Engineering Standards and Specifications.

9. **Sanitary Sewer** – Alignment of the sanitary sewer shall be determined as a part of the MPD approval process for the Property. The preferred alignment will result in the least visual impact and site disturbance.
10. **Water Rights.** Petitioner agrees that as a condition to final approval of the Master Plan Development, Petitioner shall be required to reserve sufficient water rights to supply the requirements of the Development. Petitioner shall submit evidence of ownership of sufficient water rights prior to final approval of the Master Plan Development. Contemporaneous with final approval of each phase of the Development contemplated by the Master Plan Development, Petitioner shall convey to the City, free of all liens and encumbrances, the water rights required to serve the municipal and irrigation water requirements of that phase. If the water right requirements for either culinary or irrigation or both purposes cannot be met by water rights acquired by Petitioner with the Property, then Petitioner may meet the shortfall by providing Weber Basin Water Conservancy District water, so long as either the Developer or homeowners association and property owners of the Development are and remain responsible for any additional and ongoing costs created by use of that water for the Development, including fees, costs and lease payments due Weber Basin. Additionally, should the City have surplus culinary water rights available, it may, in its sole discretion, provide such water rights to meet all or part of the culinary needs of the Development upon the Developer's payment to the City of the reasonable value of such water rights. In such event, the "in lieu payment" shall satisfy the Developer's obligation to furnish culinary water to the extent the City shall provide and the Developer shall pay for the same. Petitioner with the cooperation of the City shall undertake the burden and expense of all change applications required to convert water rights to the City's municipal use and for changing the points of diversion, nature of use and place of use of those rights as shall be reasonably required by the City. Petitioner shall be responsible for all administrative and legal expenses incurred in acquiring final approval of such change applications. The City, however, shall bear the expenses related to its role as a cooperative partner in the change application process. Final development approval for each phase of the Development shall be subject to final approval of all such change applications necessary to serve that phase and the running of all administrative and judicial appeal periods related to those approvals. Upon the City's determination of the nature and quantity of water rights required for each phase of the Development, Petitioner may in its discretion, tender water rights sufficient in quantity to water rights and uses required by the Development, but whose current use is different from the actual uses necessitated by the Development, and the City in its discretion may accept such rights in satisfaction of the water rights requirement for that Development phase. The City shall not accept any water right which is not approved for diversion from a fully developed water source approved by the Utah Division of Water Rights, and, where necessary, by the Utah Division of Drinking Water, such as a well or spring owned by or to be conveyed to the

City and which source is capable of delivering the water to be conveyed to the City. If the Petitioner fails to comply with the water rights requirements of this paragraph regarding any phase of the Development, the City may withhold all future development or building permits from that phase and any remaining phases of the Development until the Petitioner complies.

11. Water System. The water system, culinary and pressurized secondary, for the entire Development shall be designed and constructed in accordance with plans and specifications approved by the City, and by any regulatory authority having jurisdiction. As a condition to final approval of each phase of the Master Plan Development approval process, Petitioner shall, at its expense and in accordance with the design approved for the entire Development, construct all the necessary elements for the fully functioning water system required for that phase of the Development, including but not limited to any required water source(s) such as a well or spring, necessary storage tanks and reservoirs, a water storage tank, pump stations, culinary and irrigation transmission and distribution lines and necessary appurtenances thereto. Petitioner shall be required to pay for necessary enlargements, extensions, or expansions of existing infrastructure within the City's culinary water system necessary to serve the Master Plan Development. Upon completion of the system to the satisfaction of the City engineer, Petitioner shall convey the facilities to the City and dedicate appropriate easements for the same. As further consideration, Petitioner agrees to investigate and research a filtering and/or treatment system for the existing Brown Well on the property to produce acceptable water quality to serve the residents of the annexed property and other residents of Coalville City. Petitioner shall not be required to provide water sources in excess of the requirements of the development or to bear expenses related to any such excess. The property is subject to the terms of an agreement entitled "Right-of-Way Agreement (J. Parley Brown Well)" dated August 26, 1993 entered into between William Gary Brown, Trustee, as "Grantor" and Coalville City, as "Grantee" which agreement conveys to the Grantee certain rights of way and easements for a roadway, well site and pipeline and as consideration for the grants, provides for payment of certain monies and for the providing of certain water service to the Grantee. It is contemplated by the Petitioner herein that it has or shall secure from William Gary Brown, Trustee, an assignment of the Grantors rights under said agreement so as to be entitled to the benefit of Grantor's rights thereunder. As building permits are issued for each dwelling unit within the Master Plan Development, the lot owner, except as otherwise provided by the above referenced agreement of August 26, 1993, shall pay Coalville City the water connection fees as required by the Coalville City ordinances then in effect.

12. Off-site Infrastructure Expansion and Extension -- The Petitioners shall be responsible for the cost and installation of any enlargements, extensions or expansions of the City's existing infrastructure for municipal water, secondary

water and sewer systems as shall be required to serve the MPD, together with any cost or expense which may be incurred for the expansion of utilities services, including telephone, gas and other utilities resulting from the necessity to serve the MPD. The City, at its sole discretion may up-size infrastructure systems to provide for additional capacity above and beyond the requirements of the annexed property. The City shall be responsible for all additional costs incurred as a result of such up-sizing of infrastructure facilities. The Petitioner shall prepare a traffic impact study for Hoytsville Road to determine mitigation measures that will need to be applied to off-set any traffic impacts generated by the annexation and associated MPD for the Property. The Petitioner/Developer will be required to construct any required turning lanes, signing and other mitigation measures to off-set traffic impact to Hoytsville Road.

- 13. Phasing and Timing** - All proposed development of the MPD shall be timed and sequenced concurrent with the availability and capacity of the City and other public entities to serve the Property including but not limited to police and fire protection, schools, roads, water, sewer, libraries and recreational facilities. As part of the MPD approval process the Petitioner shall be required to complete an infrastructure impact and fiscal impact analysis to determine the projected impacts on the public services and economic base of the City, and propose mitigating measures to offset any associated impacts.
- 14. Preliminary and Final Plats** – Preliminary and final plats for the Property shall follow a normal thorough planning process in accordance with the conditions of approval of the MPD with this Agreement and the Coalville City Development code.
- 15. Planning Review Fees** – Petitioner is responsible for all MPD subdivision engineering, construction, inspection and other applicable fees required by the City at the time of application.
- 16. Impact and Building Fees** – Lot owners of the Property shall pay all generally applicable impact, building permit, and plan check fees or other applicable fees due for construction on the annexed land at the time of application or prior to issuance of building permits.
- 17. Acceptance of Public Improvements** – Petitioner shall offer to dedicate, convey and transfer to Coalville City title to all required roads, and other infrastructure, together with any necessary easements and appurtenances, upon petitioner's fulfillment of all Code requirements and Coalville City's final approval of construction.
- 18. Snow Removal and Storage** – The Developer is responsible to remove or provide for the removal of snow from public streets within each phase of the project until 50% of the lots of such phase have been improved by the

construction of houses on those lots as evidenced by the Coalville City's issuance of Certificates of Occupancy for dwelling units.

- 19. Governing Law** – The Petitioner will hold harmless, indemnify and defend the City, Mayor, members of the City Council and the employees, agents and contractors and the heirs, personal representatives, successors and assigns of each of them (collectively "Indemnified Parties") from and against all liabilities, penalties, costs, losses, damages, expenses, causes of action, claims, demands or judgments, including, without limitation, reasonable attorney's fees arising from or in any way connected with drilling wells, diverting water from existing uses, transforming water from irrigation companies, interrupting the established uses of water and any other detriment to water or water users adjacent to or around the subject property.
- 20. Compliance with Municipal and State Law** – Petitioners and their agents shall be required to comply with all of the requirements of the Coalville City Development Code and all other municipal ordinances and regulations pertaining to the Property and to the development of the same, and with all applicable laws, rules and regulations of the State of Utah and of its departments and agencies.
- 21. Full Agreement** – This agreement contains the full and complete agreement of the parties regarding the Annexation. There are no other agreements in regard to the annexation of the Property. This agreement may be amended only by a written instrument signed by all parties hereto.

DATED this 19 day of December, 2001.

ATTEST:

Rebecca Richman
City Recorder

COALVILLE CITY MUNICIPAL
CORPORATION,

by

Marilyn W. Johnson
Its Mayor

CUMMING INVESTMENT
COMPANY, L.C., a Wyoming
Limited Liability Company,

by

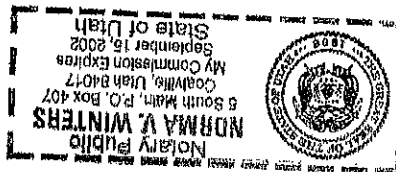
[Signature]
Its Managing Member

STATE OF UTAH)
: ss.
COUNTY OF SUMMIT)

On the 19th day of December, 2001, personally appeared before me, MERLYN JOHNSON and REBECCA RICHINS, who being duly sworn did say, each for themselves, that he the said Merlyn Johnson is the Mayor, and she the said Rebecca Richins, is the City Recorder of Coalville City, and that the within and foregoing instrument was signed on behalf of said Municipal Corporation by authority of a Resolution of its City Council and they duly acknowledged to me that the said Municipal Corporation executed the same and that the seal affixed is the seal of said Municipal Corporation.

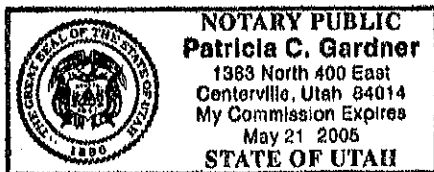
Norma V. Winters
NOTARY PUBLIC
Residing at: Coalville

My Commission Expires:
9-15-2002



STATE OF UTAH)
: ss.
COUNTY OF Davis)

The foregoing instrument was acknowledged before me this 11 day of January 2002 December, 2001, by Ian M. Cumming, Managing Member of CUMMING INVESTMENT COMPANY, L.C.,



My Commission Expires:
May 21, 2005

Patricia C. Gardner
NOTARY PUBLIC
Residing at: 1363 North 400 East
Centerville, UT

APPROVED AS TO FORM:

Coalville City Attorney

Attorney for Cumming Investment
Company, L.C.

ATTACHMENT E

Red Hills Affordable housing Priority and priority level ranking (provided by Council Member Rowser)

Priority 1

1. Coalville City Employees
2. North Summit Fire District Fire Suppression employees
3. North Summit School District Teachers
4. Summit County, law enforcement, and 911 dispatch employees
5. Utah Highway Patrol Troopers
6. Park City Fire District (Summit County EMS employees only)

Priority 2

1. Any current Coalville City resident that is a first-time home buyer
2. Summit County, non-law enforcement employees
3. North Summit Fire District non-suppression employees
4. North Summit School District non-teaching employees

Priority 3

1. Any current North Summit School District resident that is a first-time home buyer
2. Employees of any other government agency within Summit County
3. General Public

Have targeted advertising to each priority level for a 2-month period when new affordable housing is coming on the market, with an application deadline for the priority level.

If all 3 priority levels have been gone through and affordable units are still available general applications will be received and prioritized on a first come first served basis.

Utah Workforce Housing Priority Benefits

In addition to priority access, we are giving these new homebuyers the lowest possible pricing.



Stainless steel side by side refrigerator and blinds.



\$2,000 towards closing costs or options.



Full yard landscaping as designed by Ivory Homes.



Two 1 1/2" caliper trees in park strip or front yard.



Sprinkler system as designed by Ivory Homes.

Requirements

- Additional benefits listed above only available for buyers financing their purchase using Momentum Loans.
- All participants' eligibility must be confirmed by Momentum Loans.
- Homes must be owner occupied and shall not be rented or sold for a period of two years after closing.
- No outside realtors or outside commissions paid.

View our Utah Workforce Priority Homes



Gabler's Grove Cottages - Magna



Broadview Shores Cottages - Provo



Overland Cottages - Eagle Mountain



Haven Parkway Cottages - West Haven

Affordable Housing

As Utah's Number One Homebuilder, we are committed to making Utah the national leader in solutions to housing affordability and look forward to working with Coalville City to providing attainable and affordable housing.

Since 2018, our Utah Workforce Housing Priority has provided nearly 500 homes for Utah's most critical workforce and are expanding that effort to partner with cities. Last year, we collaborated with South Jordan City on deed-restricted for-purchase homes for police officers, teachers, and other city employees and look forward to a similar effort in Coalville.

We're Showing Our Thanks for Your Vital Work

Introducing Utah Workforce Housing Priority

Ivory Homes is committed to ensuring that Utahns can afford to call our state home. As Utah's Number One Homebuilder, we want to make a real impact on the lives of the people who help make our community great. Ivory Homes is setting aside homesites, outside of any government requirement, to provide housing affordability opportunities to our most vital workforce.

Types of Professions that Qualify for Utah Workforce Priority Housing?

An individual must only meet one of the following criteria to qualify. If your profession isn't listed, give us a call. We want to help you find the perfect home. [Have Additional Questions?](#)



First Time Homebuyers



First Responders



Teachers



Construction & Trade



Veterans & Military



Nurses



Police officers



Public Employees

Number of families we've helped through the Utah Workforce Housing Priority Program

479