



Staff Report

Coalville City
Community Development Director

To: Coalville City Planning Commission
From: Don Sargent, Community Development Director
Date of Meeting: December 19, 2022
Re: Plat Amendment and Street Vacation Petition – Indian Hills Phase 3
Action: Public Hearing and Possible Recommendation
Note: *Italicized* text reflects new information from prior staff report

Subdivision Plat Amendment and Street Vacation Petition

REQUEST: *Review, discuss, and conduct a public hearing on a possible amendment to the Indian Hills Phase 3 Subdivision Plat and street vacation of a portion of Settlers' Drive. This item is scheduled for a public hearing and possible recommendation to the city council.*

BACKGROUND: The applicant and petitioner, North Summit Recreation District (NSRD), Ron Boyer, filed an application and petition for a plat amendment and public street vacation associated with Parcels IH-3-59-IH-64 and CT-340-X. The project site is shown on the Aerial Map as Attachment A.

Attachment B includes the plat amendment maps with supporting information.

Attachment C includes the petition for the street vacation request with supporting information.

Attachment D includes the existing recorded subdivision plat for Phase 3 of the Indian Hills Subdivision.

Attachment E includes an updated site plan of the proposed park expansion improvements showing a new street connection with Beacon Hill Drive.

ANALYSIS: Section 2-2030 of the development code identifies the process and procedures for a plat amendment which is essentially the same as the minor subdivision review and approval process.

Section 10-3-180 of the development code identifies the process and procedures for street vacations. The Planning Commission is to consider the following questions in reviewing street vacation petitions:

1. Is there good cause for the street vacation action?
2. Will the action be detrimental to the public interest, or will any person be materially injured by the proposed vacation?

Currently the entire Indian Hills Subdivision is only served with one access which does not comply with development code for emergency access and circulation. As shown on the overlay map included as Attachment F the proposed site plan and new street alignment would provide connections to Pioneer Drive, Settlers Drive and Antelope Drive with Beacon Hill Drive. These connections would provide second access to the existing Indian Hills Subdivision as well as the future Phase 3 lots in compliance with the development code requirements.

RECOMMENDATION: *Staff recommends the Planning Commission review and discuss the proposed plat amendment and street vacation petition, conduct a public hearing, and consider making a recommendation to the City Council on the proposed project. The recommendation should include an action on the plat amendment application and street vacation petition as separate motions with associated findings and conditions as applicable.*

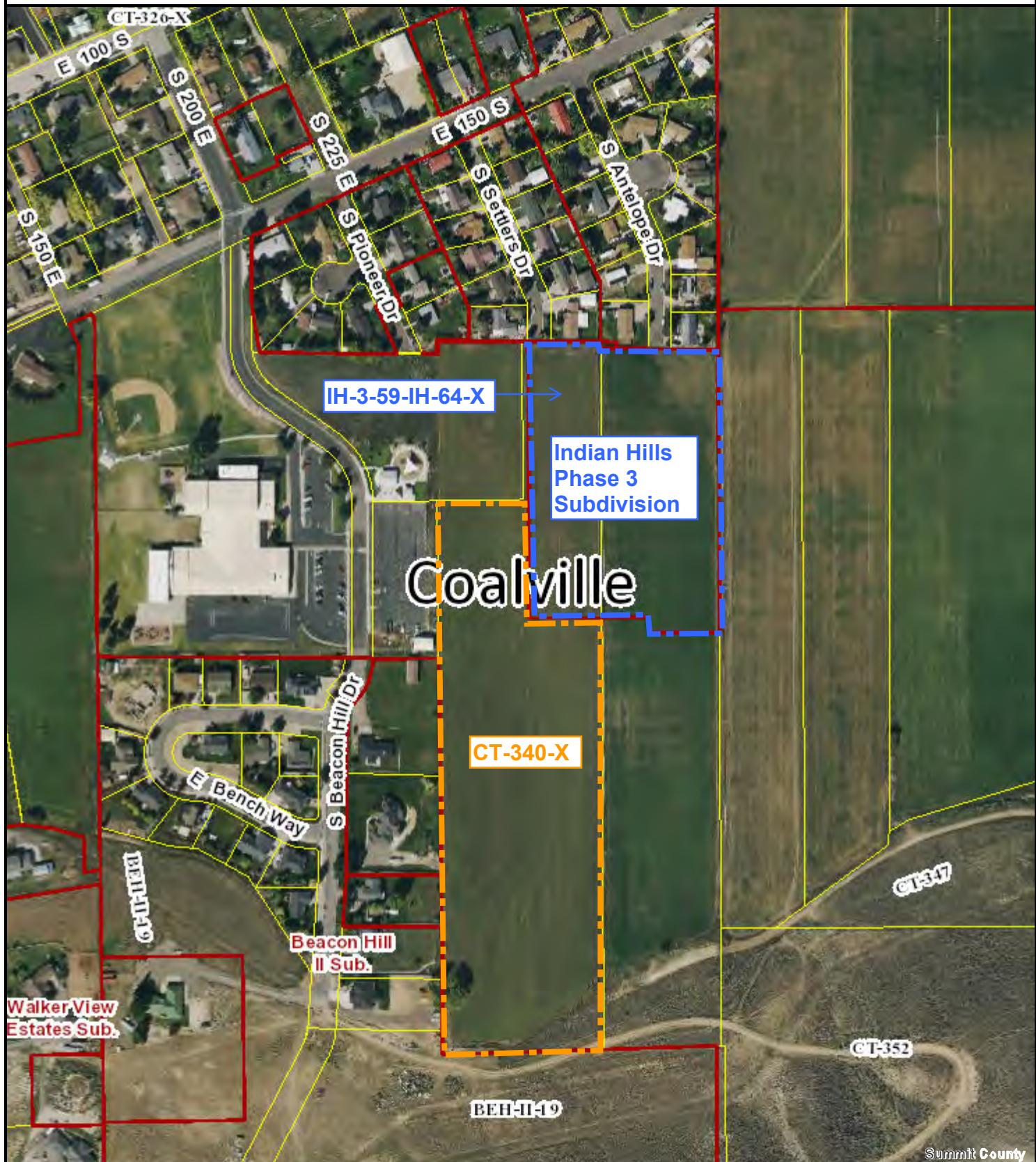
ATTACHMENTS

- A.** Aerial Map
- B.** Subdivision Plat Amendment
- C.** Public Street Vacation
- D.** Indian Hills Phase 3 Subdivision Plat
- E.** Updated Park Expansion Site Plan
- F.** Aerial Context Overlay Map

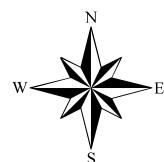
Aerial Map

Summit County Parcel Viewer Application

Printed on: 11/18/2022

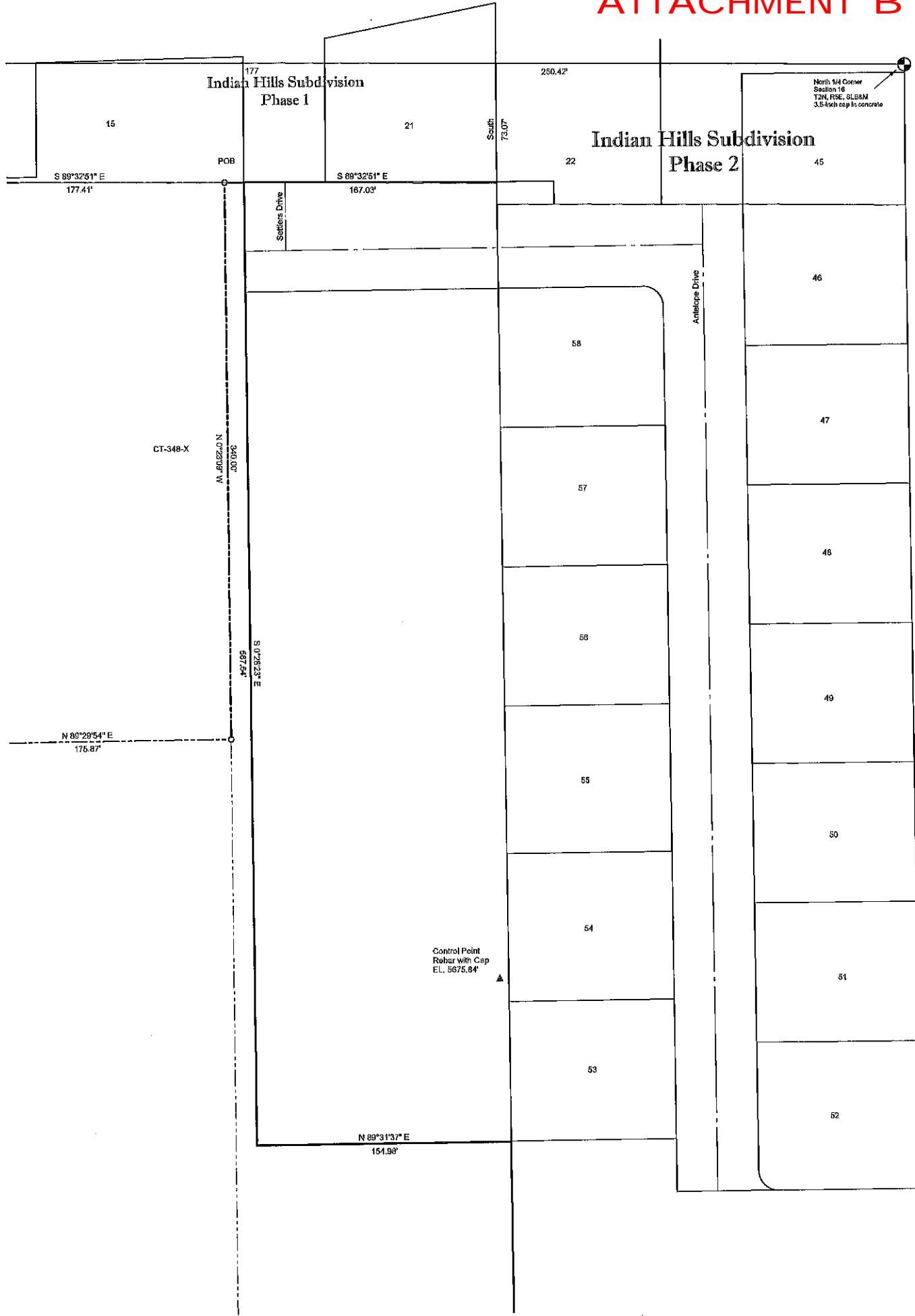


1 in = 376 feet
Imagery courtesy of Google



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.

ATTACHMENT B





ATTACHMENT C

To the attention of Coalville City Council and Coalville City Planning Commission,

North Summit Recreation Special Service District is requesting to vacate 587' of a Settlers Drive and 130' of the cross street from Settlers Drive to Antelope Drive. Both streets are listed on an approved subdivision plat but have not been developed since approval in 1979. The property is currently used for agricultural purposes. The Recreation District has proposed a different cross street between Settlers Drive and Antelope Drive to be at the northern end of the parcel.

The Recreation District is asking for this closure to accommodate the construction of two softball diamonds and a multipurpose field that would be built on IH-3-59-IH-64 and CT-340-X. The initial design could not be constructed without an overlap of the fields on lots 62-64 and a portion of a cross street to Antelope Drive and several feet of Settlers Drive. The Recreation District is also not interested in developing the current building lots on the parcel for housing, which makes the street impractical to develop.

The property IH-3-59-IH-64 and CT-348-X was purchased by North Summit Recreation from North Summit School District in 2013 for \$250,000 for the purpose of athletic fields for the North Summit community. The project has gone in different directions since the original purchase, but in 2022 the Recreation District was awarded a \$1.1 million RAP Recreation grant for the purposes of developing softball fields for the community.

The property on each side of the streets we are asking to vacate is owned by North Summit Recreation District. As of now, the only development around the proposed street vacations have been in place for over 35 years and will not be affected by the streets being vacated. The intent to develop the adjacent property of CT-348-X and CT-340-X as an athletic field has been in the works since 2013. The Recreation District, in partnership with Summit County, does have the funds to complete the project, but it cannot currently progress until the street vacation and subdivision amendment are approved by the Coalville City Council.



1 inch equals 100 feet

proposed right of way vacation

Specifically describe how your proposal meets the standards for approval as stated in the applicable Zoning Ordinance:

The request to vacate the platted street of Settlers Drive on Indian Hills Plat 3 is required for the North Summit Recreation District to fully utilize the property as a public facility. The land was purchased with the intent of being used for public athletic fields, however with a design of fields that would fit on the parcel and adjacent parcels CT-340-X and CT-348-X, it became apparent that the current platted street would interfere with the park development. North Summit Recreation District owns property on both sides of the street that is requested to be vacated.

To leave the street as platted would create a dead end to the outfield of a softball diamond. The Recreation District does not plan on developing the current subdivision for housing and is also applying to amend the subdivision plat for Indian Hills 3 to remove lots 59 through 64. That application also asks to move the platted connector road from Antelope Drive to Settlers Drive to the northern end of the plat.

In accordance with Coalville City Code 10-3-180, the Recreation District maintains that there is good cause for the action, and it would not be detrimental to the public interest. In fact, the action increases the use of the land for public purposes as a public recreation area.

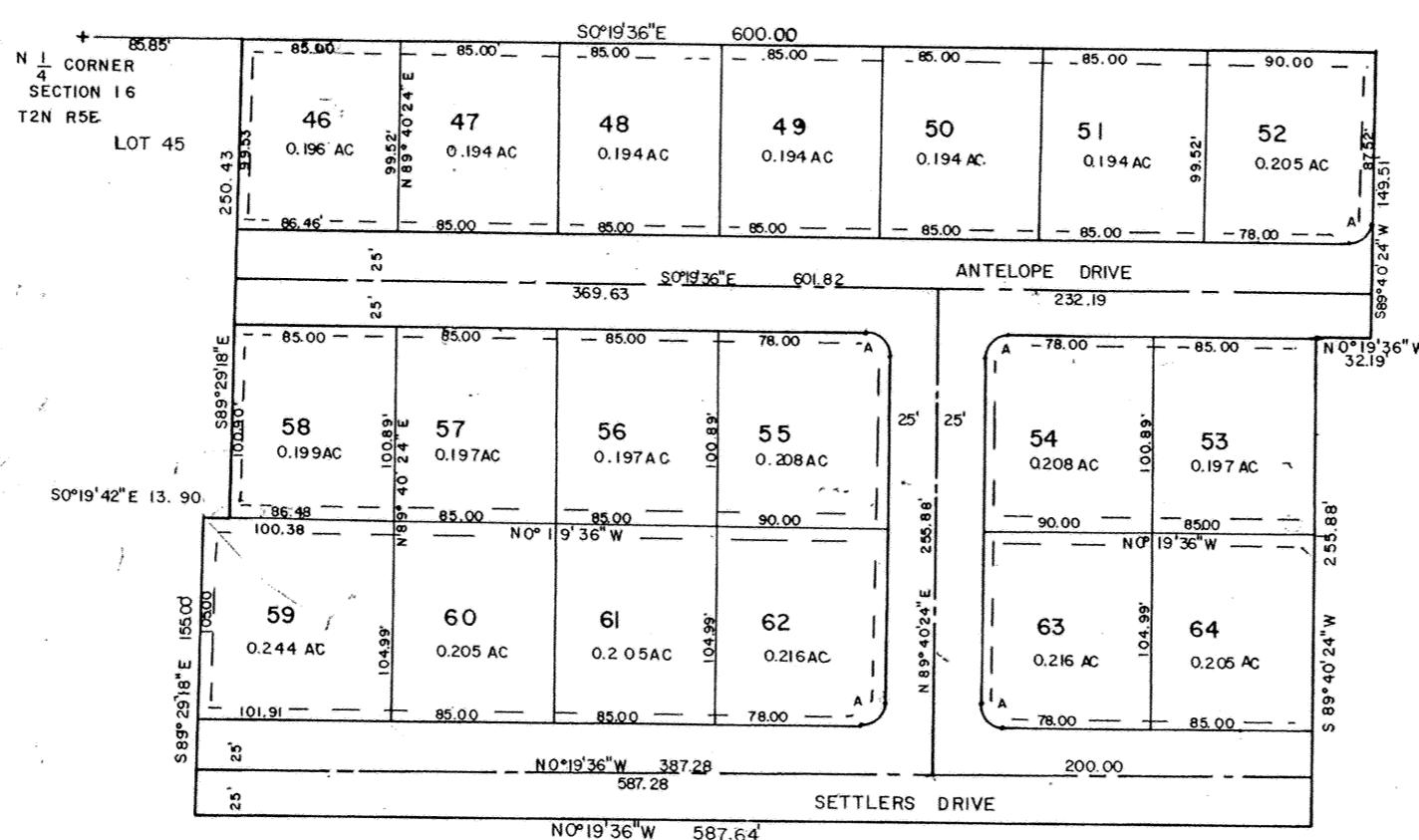
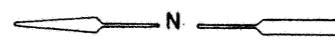
SERIAL # IH-3-LOT#

NOTE: LOTS 46 thru 58 ARE ASSESSED UNDER IH-3-46-58
 LOTS 59 thru 64 ARE ASSESSED UNDER IH-3-59-IH-64-X

INDIAN HILLS SUBDIVISION PLAT 3
 A SUBDIVISION OF PART OF SECTION 16
 T2N R5E SLB & M
 COALVILLE, UTAH

SCALE 1" = 50'

NOVEMBER 1979



NOTE

ALL LOTS HAVE A 5.0' UTILITY EASEMENT ON FRONT LOT LINES
 AND A 7.0' UTILITY, DRAINAGE & IRRIGATION EASEMENT ON
 BACK AND SIDE LOT LINES AS SHOWN

CURVE DATA

A $\Delta = 90^{\circ}00'$
 R = 12.00'
 L = 18.85'

CITY COUNCIL

APPROVED AND ACCEPTED BY THE COALVILLE CITY COUNCIL
 THIS 19th DAY OF November 1979

W. Allen Ball
 COALVILLE CITY MAYOR

BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF LOT 45, INDIAN HILLS SUBDIVISION PHASE 3, ACCORDING TO THE OFFICIAL PLAT AS RECORDED IN SUMMIT COUNTY, WHICH POINT IS S0°19'36"E 85.85' FROM THE NORTH 4 CORNER OF SECTION 16 T2N, R5E, SLB & M, COALVILLE, UTAH, AND RUNNING THENCE S0°19'36"E 100.89' TO THENCE S89°40'24"E 149.51', THENCE N0°19'36"W 32.19', THENCE S89°40'24"E 255.89', THENCE N0°19'36"W 87.64' TO THE SOUTHEAST CORNER OF LOT 15, THENCE S89°29'18"E 155.00', THENCE S0°19'42"E 13.90', THENCE S19°29'18"E 262.43' TO POINT OF BEGINNING
 CONTAINING 5.483 ACRES

SURVEYOR'S CERTIFICATE

J. DEAN HILL, A REGISTERED LAND SURVEYOR, HOLDING CERTIFICATE NO. 2266 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, DO CERTIFY THAT I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN HEREON AND DESCRIBED HEREWITHE AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS INDIAN HILLS SUBDIVISION PLAT 3, AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT

SIGNED THIS 17th DAY OF November 1979

J. Dean Hill
 J. DEAN HILL
 HILLWEST ENGINEERING



OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS INDIAN HILLS SUBDIVISION PHASE 3, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS AS INTENDED FOR PUBLIC USE, AND DO WARRANT DEFEND AND SAVE THE CITY HARMLESS AGAINST EASEMENTS OR OTHER INCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS THIS 19th DAY OF November 1979

Ronald W. Stout
 PRESIDENT

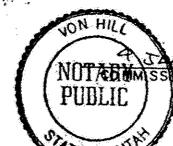
Gary V. Smith
 SECRETARY

ACKNOWLEDGEMENT

STATE OF UTAH SS
 COUNTY OF DAVIS
 ON THIS 19th DAY OF November 1979 PERSONALLY APPEARED BEFORE ME RONALD W. STOUT AND GARY V. SMITH WHO BEING DULY SWORN DID SAY THAT THEY ARE PRESIDENT AND SECRETARY OF TRIPLE S DEVELOPMENT INC A UTAH CORPORATION AND THAT SAID INSTRUMENT WASIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF THE BOARD OF DIRECTORS AND SAID RONALD W. STOUT AND GARY V. SMITH ACKNOWLEDGED THAT SAID CORPORATION EXECUTED THE SAME.

Ronald W. Stout
 NOTARY PUBLIC

Boundary 17-24
 RESIDENCE



RECORDER

ENTRY NO. 173269 FEEPAID 19.50 FILED FOR RECORD AND RECORDED THIS 24 DAY
 OF November 1982 AD AT 3:05 IN BOOK 100 OF PAGE 1

Manda L. Springer
 RECORDER



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ATTACHMENT F

