



# Staff Report

Coalville City  
Community Development Director

To: Coalville City Council and Mayor  
From: Don Sargent, Community Development Director  
Date of Meeting: February 23, 2023  
Re: Chalk Creek Estates Phase 4 - MPD Subdivision Final Plat and CD's  
Action: Work Session

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## Chalk Creek Estates Phase 4 – MPD Subdivision Final Plat/CD's

### REQUEST

The purpose of this work session is to review and discuss the proposed MPD Subdivision Final Plat and Construction Drawings (CD's) for Phase 4 of the Chalk Creek Estates Development.

This item is scheduled for work session only (public comment will be taken at a future noticed public hearing on March 13, 2023). No action is requested at this time.

### BACKGROUND

The proposed Phase 4 subdivision of the Chalk Creek Estates Development is located off Chalk Creek Road as shown on the Aerial Map as Attachment A.

The overall Chalk Creek Estates Development approval history is as follows:

- The final subdivision plat for Phase 1 was approved and recorded in 2018 which is immediately east of the currently proposed Phase 4 Subdivision.
- Phase 2 of the Development received final plat was approved in 2019 and is pending recordation of the plat.
- Phase 3 of the Development received preliminary plat approval in 2017, however, the effective period of the preliminary plat approval expired and will require a new application to be submitted.

Attachment B includes a schematic of the overall phasing plan of the development for reference.

The property owner, Boyer Investments (Chris Boyer) represented by Dirk Rockhill, CDS Drafting and Design, submitted a final subdivision plat and CD's application for the Phase 4 property. The proposed Phase 4 subdivision includes 11.34 acres with 22 single-family lots as shown on the final subdivision plat as Attachment C. The complete final plan set can be accessed from the following Dropbox link:

<https://www.dropbox.com/s/y2mqvjf7btydxpk/Final%20Construction%20Drawings%20Phase%204.pdf?dl=0>

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

On July 11, 2022, the City Council approved the MPD, and preliminary subdivision plat for Phase 4. On September 19, 2022, the Planning Commission recommended approval of the MPD, final Subdivision plat, and construction drawings to the City Council with several conditions.

## **ANALYSIS**

The September 19, 2022 Planning Commission's recommendation on the proposed MPD, final subdivision plat, and construction drawings included the following conditions of approval:

1. The following note shall be added to the plat to put lot owners on notice that existing farming operations may occur in the surrounding area: *"Lot owners of each lot platted in this subdivision and the owner of the residence constructed on a lot have/has been given notice and recognizes that there are active agriculture lands and operations in the surrounding area and acknowledges and accepts that, so long as such lands and operations exist, there may be dust, noise, odor, prolonged work hours, use of roadways for the purposes of herding/moving animals, and other attributes associated with normal agricultural operations"*.
2. The applicant shall be responsible for the installation and/or construction and on-going maintenance of private recreational improvements for the direct benefit of the development on the park space identified as Parcel A on the subdivision plat as required by Section 8-4-080:A of the Development Code. The park improvements shall include 4 picnic tables on 3 concrete pads (it was determined that the proposed dog park be eliminated). The applicant shall provide the proposed park area square footage for verification.
3. As required by Section 8-4-080:B of the Development Code and the Parks, Trails and Open Space Master Plan, the applicant shall construct a Class III Multi-Purpose Trail along Chalk Creek as shown on the subdivision plan exhibit presented at the meeting. The trail shall include a minimum 20-foot easement, 8-foot-wide paved pedestrian/bike trail and 4-foot-wide soft surface horse trail and be located no closer than the historic water line to Chalk Creek. The connection proposed by the developer from the subdivision sidewalk system to the Class 3 III trail to remain.
4. All required ADA ramps in the subdivision shall be "directional".
5. The applicant shall submit a subdivision lighting and signing plan for review and approval.
6. The applicant shall provide a subdivision landscaping and irrigation plan for review and approval.
7. The applicant shall address the attached City Engineer and Public Works Director review comments.
8. The applicant shall submit the final plat set to the North Summit Fire District for review and approval.

The applicant provided responses to each of the Planning Commission's conditions of approval in a letter to the City Council included as *Attachment D*. Staff is prepared to answer questions

or address the responses by the applicant in advance of, or during the City Council work session discussion on this item.

For reference at the work session, the following attachments include development code provisions and master plan documents and plans.

Attachment E - Park, Trails, and Open Space provisions, Section 8-4-080 of the Development Code.

Attachment F - Parks, Trails, and Open Space Master Plan.

Attachment G - Street Signs, Landscaping, and Roadway Lighting requirements of the development code.

The applicant is proposing to pay the fee-in-lieu of dedicating water to serve the subdivision.

#### Required Review Process

The MPD and final subdivision plat application process includes a review and public hearing by both the Planning Commission and City Council.

### **RECOMMENDATION**

Staff recommends the City Council review, discuss, and provide direction to staff and/or the applicant regarding the proposed final subdivision plat and construction drawings for preparation of a possible action at a subsequent meeting.

#### **Attachments:**

- A.** Aerial Map
- B.** Schematic Phasing Plan
- C.** Subdivision Final Plan Set
- D.** Applicant Responses
- E.** 8-4-080: Parks, Trails, and Open Space Provisions
- F.** Parks, Trails, and Open Space Master Plan
- G.** Street Signs, Landscaping, and Roadway Lighting requirements

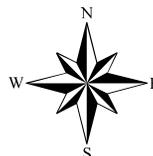


# Aerial Map

Summit County Parcel Viewer Application

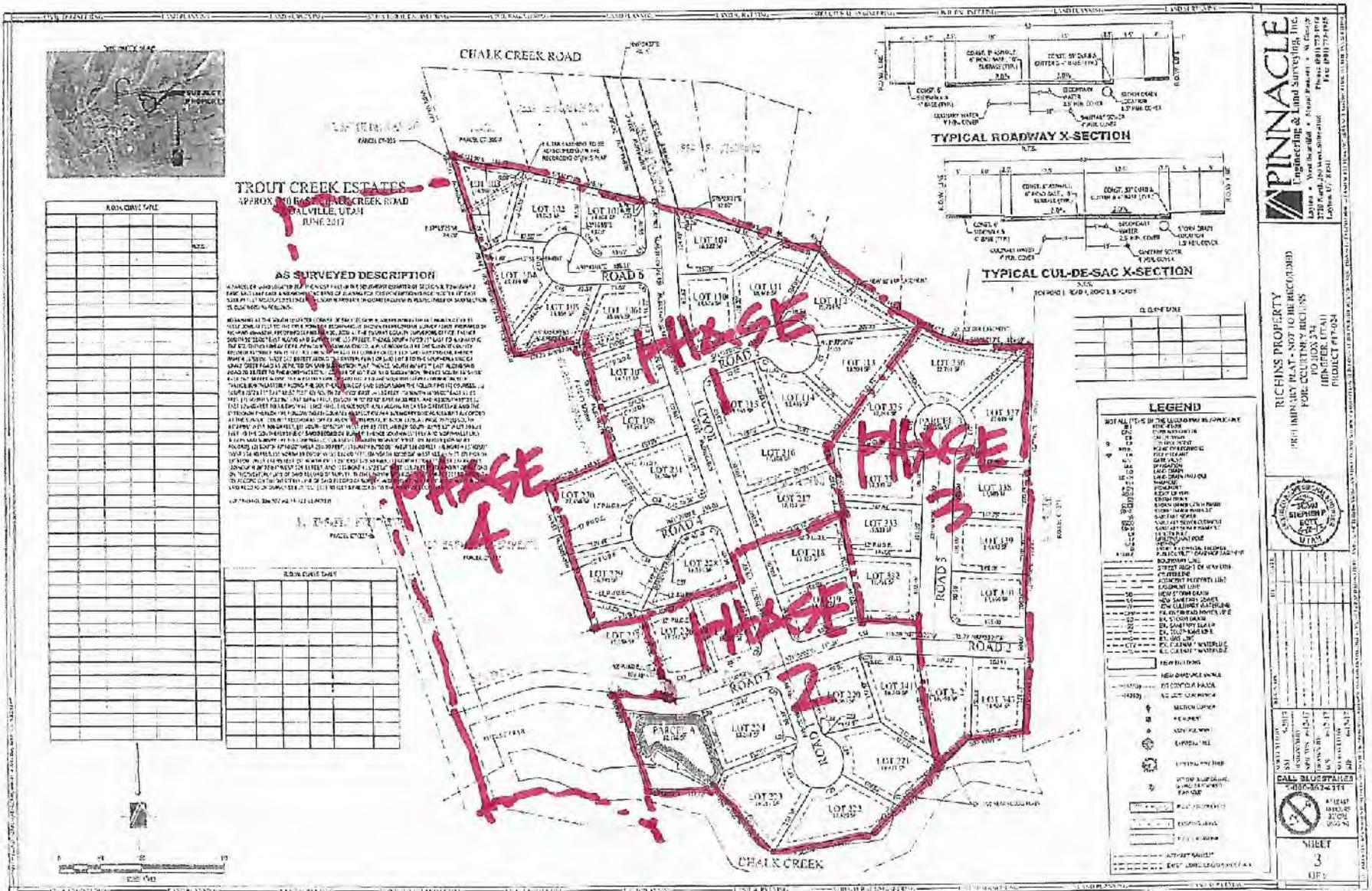
Printed on: 5/10/2022

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.

1 in = 752 feet



**PINNACLE**  
 Engineering & Land Surveying, Inc.  
 1000 West 1000 South, Suite 100  
 Salt Lake City, UT 84119  
 Phone: (801) 466-1111  
 Fax: (801) 466-1112

RICHINS PROPERTY  
 PROJECT: TROUT CREEK ESTATES  
 PREPARED BY: J. RICHINS  
 DATE: JUNE 2017  
 PRODUCT: PLOT PLAN



**DATE** \_\_\_\_\_  
**SCALE** \_\_\_\_\_  
**SHEET** 3  
**OF** 3

# CHALK CREEK ESTATES PHASE 4

A PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, COALVILLE CITY, SUMMIT COUNTY, UTAH

## SURVEYOR'S CERTIFICATE

I, STEPHEN P. BOTT DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 343593-2201 AS PRESCRIBED UNDER 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 PLAN AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

**CHALK CREEK ESTATES PHASE 4**  
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAN. I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

## BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 9, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN (THE BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH 00°11'18" EAST 5313.89 FEET MEASURED BETWEEN THE SOUTH AND NORTH QUARTER CORNER S RESPECTIVELY OF SAID SECTION 9), DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 110, CHALK CREEK ESTATES PHASE 1, AS RECORDED AT THE SUMMIT COUNTY RECORDERS OFFICE, SAID POINT BEING LOCATED NORTH 00°11'18" EAST ALONG QUARTER SECTION LINE 2440.53 FEET AND EAST 91.59 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 9, AND RUNNING THENCE SOUTH 18°30'00" EAST ALONG THE WESTERLY LINE OF SAID SUBDIVISION 217.63 FEET AND SOUTH 75°49'54" EAST 103.79 FEET; THENCE SOUTH 14°22'54" EAST 140.73 FEET; THENCE NORTH 83°22'27" WEST 85.34 FEET; THENCE SOUTH 18°30'00" EAST 199.35 FEET TO THE CENTER OF CHALK CREEK; THENCE WESTERLY ALONG THE CENTER OF CHALK CREEK THE FOLLOWING (8) COURSES: (1) SOUTH 79°54'46" WEST 92.00 FEET, (2) 31.32 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 35°53'24" (CHORD BEARS NORTH 82°08'41" WEST 30.81 FEET), (3) NORTH 64°11'59" WEST 78.60 FEET, (4) 55.50 FEET ALONG THE ARC OF A 75.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 42°23'56" (CHORD BEARS NORTH 85°24'10" WEST 54.24 FEET), (5) SOUTH 73°23'52" WEST 74.61 FEET, (6) SOUTH 61°35'04" WEST 91.88 FEET, (7) SOUTH 49°51'44" WEST 78.26 FEET, (8) SOUTH 51°16'40" WEST 40.55 FEET TO THE SOUTHEAST CORNER OF BOSWELL SUBDIVISION. A PLAN RECORDED AT THE SUMMIT COUNTY RECORDERS OFFICE; THENCE NORTH 18°06'00" WEST ALONG THE EASTERLY LINE OF SAID SUBDIVISION 1177.11 FEET; THENCE NORTH 16°13'12" WEST 41.22 FEET TO AN EXISTING FENCE CORNER; THENCE EASTERLY ALONG AN EXISTING FENCE THE FOLLOWING (4) COURSES: (1) NORTH 80°51'40" EAST 189.04 FEET, (2) SOUTH 13°24'12" EAST 25.25 FEET, (3) NORTH 83°21'30" EAST 254.35 FEET, AND (4) NORTH 80°01'16" EAST 70.39 FEET TO AN EXISTING FENCE CORNER; THENCE SOUTHERLY ALONG AN EXISTING FENCE SOUTH 17°17'26" EAST 157.05 FEET, SOUTH 16°51'42" EAST 191.40 FEET, AND SOUTH 17°39'42" EAST 221.31 FEET TO THE POINT OF BEGINNING.

CONTAINING: 581,149 SQ.FT. (13.34 ACRES)

DATE \_\_\_\_\_  
STEPHEN P. BOTT  
LICENSE NO. 343593-2201

## OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS, AS SHOWN ON THIS PLAN AND NAME SAID TRACT OF LAND **CHALK CREEK ESTATES PHASE 4**

AND HEREBY DEDICATE, GRANT AND CONVEY TO COALVILLE CITY, SUMMIT COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THROUGHFARES FOREVER, AND ALSO DEDICATE TO COALVILLE CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES, AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE, AS MAY BE AUTHORIZED BY COALVILLE CITY.

THE UNDERSIGNED HEREBY CERTIFY THAT THIS SUBDIVISION HAS MET THE ALL THE REQUIREMENTS OF COALVILLE CITY ORDINANCES.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

## ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF SUMMIT

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SUMMIT IN SAID STATE OF UTAH, THE SIGNER ( ) OF THE ABOVE OWNER'S DEDICATION, \_\_\_\_\_ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC  
RESIDING IN SUMMIT COUNTY

## CHALK CREEK ESTATES PHASE 4

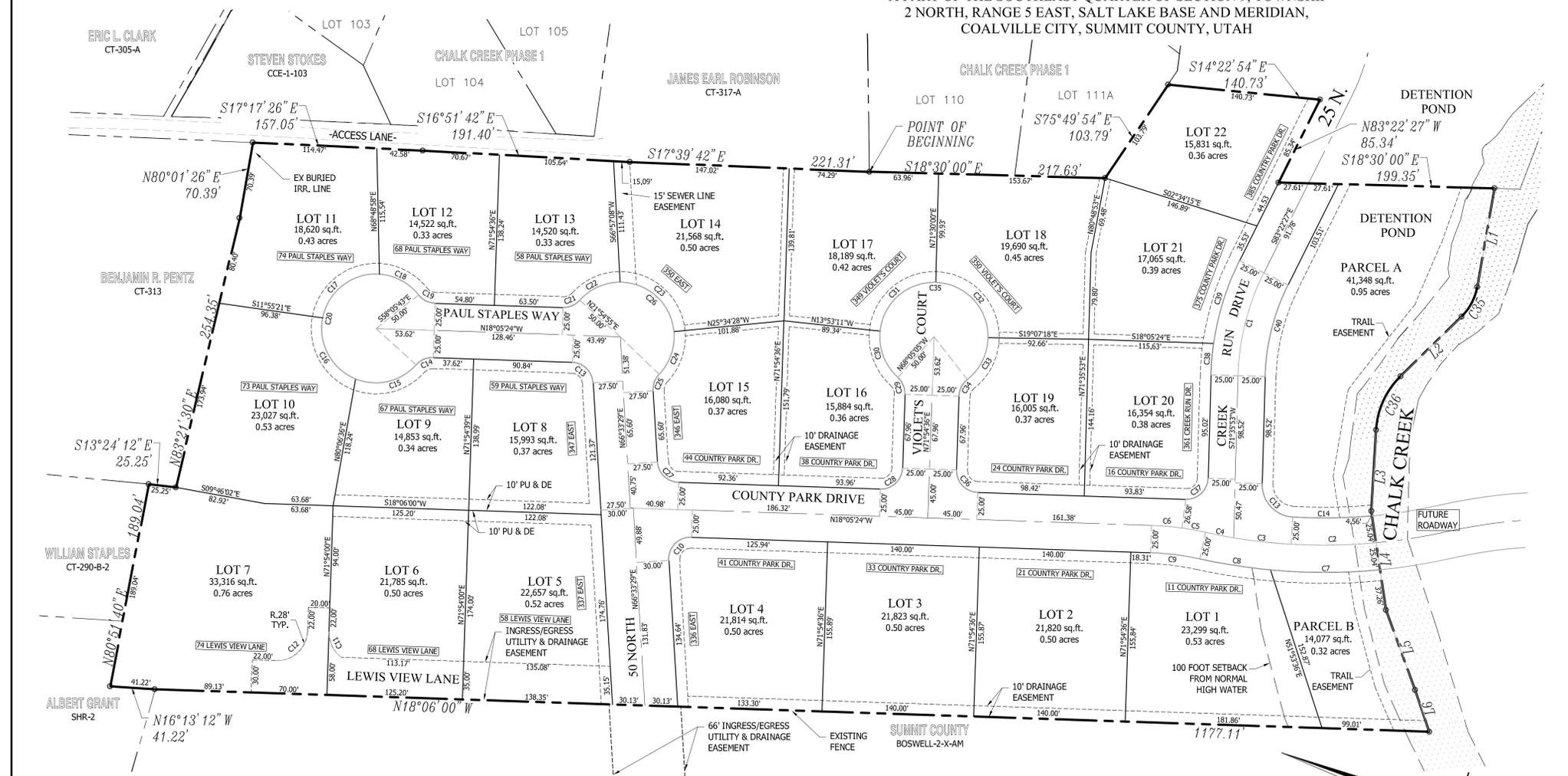
A PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, COALVILLE CITY, SUMMIT COUNTY, UTAH

### SUMMIT COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_ FILED FOR RECORD AND RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS PAGE \_\_\_\_\_

SUMMIT COUNTY RECORDER

BY: \_\_\_\_\_ DEPUTY RECORDER



### LEGEND

- PROPERTY LINE
- - - LOT LINE
- - - CENTER / SECTION LINE
- - - STREET RIGHT-OF-WAY LINE
- - - EASEMENT LINE
- - - ADJACENT PROPERTY LINE
- NEW CENTERLINE MONUMENT
- ◆ SECTION CORNER
- POB POINT OF BEGINNING
- PU&DE PUBLIC UTILITY & DRAINAGE EASEMENT
- BOUNDARY CORNER

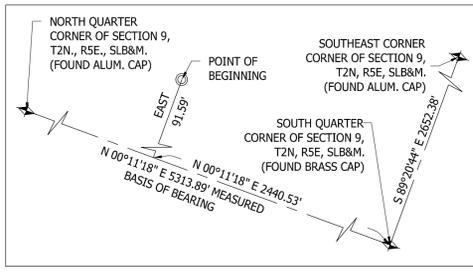
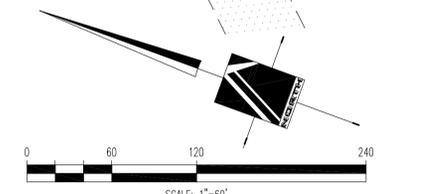
CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CH. BEARING
C1	98.28	225.00	25°01'41"	97.50 S 84°06'43" W
C2	78.49	512.00	8°47'02"	78.42 S 20°56'58" E
C3	53.44	512.00	5°58'51"	53.42 S 13°34'02" E
C4	26.49	512.00	2°57'50"	26.48 S 09°05'41" E
C5	23.02	276.39	4°46'18"	23.01 N 09°49'23" W
C6	28.20	275.00	5°52'30"	28.19 N 15°09'09" W
C7	101.21	537.00	10°47'54"	101.06 S 20°05'07" E
C8	66.29	537.00	7°04'24"	66.25 S 11°08'58" E
C9	45.71	250.00	10°28'38"	45.65 N 12°51'05" W
C10	33.28	20.00	95°21'07"	29.57 N 65°45'57" W
C11	26.99	28.00	55°13'41"	25.96 S 44°17'09" W
C12	43.98	28.00	90°00'00"	39.60 S 63°06'00" E
C13	29.55	20.00	84°38'53"	26.93 N 24°14'03" E
C14	17.45	20.00	49°59'41"	16.90 N 43°05'15" W
C15	62.16	50.00	71°13'40"	58.23 S 32°28'15" E
C16	68.15	50.00	78°05'44"	63.00 S 42°11'27" W
C17	71.82	50.00	82°17'53"	65.80 N 57°36'44" W
C18	42.21	50.00	48°22'05"	40.97 N 07°43'15" E
C19	17.45	20.00	49°59'41"	16.90 S 06°54'27" W
C20	244.34	50.00	279°59'23"	64.29 S 71°54'36" W

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH. BEARING
C21	17.45	20.00	49°59'41"	16.90 S 43°05'15" E	
C22	41.75	50.00	47°50'50"	40.55 N 44°09'40" W	
C23	73.92	50.00	84°42'22"	67.37 N 22°06'56" E	
C24	43.04	50.00	49°19'11"	41.72 N 89°07'43" E	
C25	16.49	20.00	47°13'49"	16.02 N 89°49'36" W	
C26	158.71	50.00	181°52'24"	99.99 N 22°51'07" E	
C27	29.55	20.00	84°38'53"	26.93 S 24°14'03" W	
C28	31.42	20.00	90°00'00"	28.28 S 63°05'24" E	
C29	17.45	20.00	49°59'41"	16.90 N 46°54'45" E	
C30	47.30	50.00	54°11'54"	45.55 S 49°00'52" W	
C31	74.87	50.00	85°47'47"	68.07 N 60°59'17" W	
C32	77.63	50.00	88°57'08"	70.06 N 26°23'10" E	
C33	44.54	50.00	51°02'33"	43.08 S 83°36'59" W	
C34	17.45	20.00	49°59'41"	16.90 N 83°05'33" W	
C35	244.34	50.00	279°59'23"	64.29 N 18°05'24" W	
C36	31.42	20.00	90°00'00"	28.28 S 26°54'36" W	
C37	31.52	20.00	90°18'43"	28.36 S 63°14'46" E	
C38	29.08	250.00	6°39'49"	29.06 S 74°55'48" W	
C39	80.13	250.00	18°21'51"	79.79 S 87°26'38" W	
C40	87.36	200.00	25°01'41"	86.67 S 84°06'43" W	

### NOTES:

- BUILDABLE ENVELOPES:  
FRONT SETBACK 20 FT  
STREET SIDE YARD SETBACK 20 FT  
SIDE YARD SETBACK 12 FT  
REAR YARD SETBACK 12 FT
- EASEMENT FOR POSSIBLE TYPE 1 OR TYPE 2 FUTURE 15 FOOT WIDE TRAIL PER THE SEPTEMBER 9, 2019 APPROVAL IN FAVOR OF COALVILLE CITY. CITY TO BEAR ALL RESPONSIBILITY FOR HYGIENE, IMPROVEMENTS, LANDSCAPING, MAINTENANCE, SECURITY, AND PRIVACY FENCING.
- LOT OWNERS OF EACH LOT PLATTED IN PHASE 4 OF THE CHALK CREEK SUBDIVISION, ARE TO BE GIVEN NOTICE AND RECOGNIZE THAT THERE ARE ACTIVE AGRICULTURE LANDS AND OPERATIONS IN THE SURROUNDING AREAS AND SO LONG AS SUCH LANDS AND OPERATIONS EXIST THERE MAY BE DUST, NOISE, ODOR, PROLONGED WORK HOURS, USE OF ROADWAYS FOR THE PURPOSES OF HERDING/MOVING ANIMALS, AND OTHER ATTRIBUTES ASSOCIATED WITH NORMAL AGRICULTURAL OPERATIONS.

LINE	BEARING	LENGTH
L1	S 79°54'46" W	92.00
L2	N 64°11'59" W	78.60
L3	S 73°23'52" W	74.61
L4	S 61°35'04" W	91.88
L5	S 49°51'44" W	78.26
L6	S 51°16'40" W	40.55



**PINNACLE**  
Engineering & Land Surveying, Inc.  
337 WEST GORDON AVE. #3 LAYTON, UT 84041  
Phone: (801) 773-0910 Fax: (801) 773-1925

**ROCKY MOUNTAIN POWER**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY A REPRESENTATIVE OF ROCKY MOUNTAIN POWER.  
ROCKY MOUNTAIN POWER REPRESENTATIVE

**DOMINION ENERGY**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY A REPRESENTATIVE OF DOMINION ENERGY.  
DOMINION ENERGY REPRESENTATIVE

**CITY ATTORNEY'S APPROVAL**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY THE COALVILLE CITY ATTORNEY.  
COALVILLE CITY ATTORNEY

**PLANNING COMMISSION APPROVAL**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY THE COALVILLE CITY PLANNING COMMISSION.  
CHAIRMAN, COALVILLE CITY PLANNING COMMISSION

**CITY ENGINEER'S APPROVAL**  
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THE PLAN AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
COALVILLE CITY ENGINEER

**CITY COUNCIL APPROVAL**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY THE COALVILLE CITY COUNCIL.  
COALVILLE CITY RECORDER COALVILLE CITY MAYOR

ALL INFORMATION SHOWN HEREON IS NOT FINAL OR APPROVED WITHOUT THE GOVERNING AGENCY(S)'S STAMP AND SIGNATURE. ANY USE OF THIS DRAWING AND ITS CONTENT WITHOUT SAID APPROVAL IS DONE AT THE INDIVIDUAL'S OWN RISK. PINNACLE ENGINEERING & LAND SURVEYING, INC. DOES NOT ASSUME LIABILITY FOR ANY SUCH USE.

To the Coalville City Council,

We last met with the Coalville City Planning Commission on September 19, 2022, at which time it was the decision of the Planning Commission to recommend approval of the MPD, final subdivision plat and construction drawings for Chalk Creek Estates Phase 4 to the City Council with the following conditions. Conditions and our response to each condition is listed below.

Condition 1. The following note shall be added to the plat to put lot owners on notice that existing farming operations may occur in the surrounding area: “Lot owners of each lot platted in this subdivision and the owner of the residence constructed on a lot have/has been given notice and recognizes that there are active agricultural lands and operations in the surrounding areas and acknowledges and accepts that, so long as such lands and operations exist, there may be dust, odor, prolonged work hours, use of roadways for the purposes of herding/moving animals, and other attributes associated with normal agricultural operations”.

Response: “Lot owners of each lot platted in Phase 4 of the Chalk Creek Estates Subdivision, are to be given notice and recognize that there are active agricultural lands and operations in the surrounding areas and so long as such lands and operations exist there may be dust, noise, odor, prolonged work hours, use of roadways for the purpose of herding/moving animals, and other attributes associated with normal agricultural operations.” (Final construction drawings-Sheet 3-Note 3)

Condition 2. The applicant shall be responsible for the installation and/or construction and on-going maintenance of private recreational improvements for the direct benefit of the development on the park space identified as Parcel A on the subdivision plat as required by Section 8-4-080 of the Development Code. The park improvements shall include 4 picnic tables on 3 concrete pads (it was determined that the proposed dog park be eliminated). The applicant shall provide the proposed park area square footage for verification.

Response: We are planning to install and/or construct the following recreational improvements on the park space identified as Parcel A.

- (2) 13'x16' concrete pads with (1) picnic table per pad and 5' wide connecting walkways. (Final construction drawings-Sheet 4-Note #40)
- (1) 22'x16' concrete pad with (2) picnic tables and a 5' wide connecting walkway. (Final construction drawings-Sheet 4-Note #61)
- The square footage of Parcel A is 41,348 sq'.

*We are proposing to dedicate Parcel A to Coalville City for public use. (Title 8-4-080:A2)*

- Parcel A is in a unique/very public location and would be a nice resource and benefit to our community.
  - The existing city sidewalks in Phases 1 & 2, are already being regularly used by Coalville City residents who do not live in Phases 1 & 2. This kind of use will only increase as the sidewalks are extended through Phase 4 and they tie into the existing city sidewalk system.
  - The city sidewalks in Phase 4 pass right by the picnic table areas. The picnic table areas are very accessible from the city sidewalks.
  - In addition to the city sidewalks that pass by Parcel A, there is a future public trail that would go right through the middle of it. The picnic table areas would also benefit the trail system and enhance the experience of trail users.
- Everything that we're proposing would be at no cost to Coalville City and would require no regular maintenance by Coalville City. (Final construction drawings-Sheet 4-Phased Landscaping & Irrigation Plan Notes)
- Parcel A would provide an area for possible snow storage for Coalville City.

Condition 3. As required by Section 8-4-080:B of the Development Code and the Parks, Trails, and Open Space Master Plan, the applicant shall construct a Class III Multi-purpose Trail along Chalk Creek as shown on the subdivision plan exhibit presented at the meeting. The trail shall include a minimum 20-foot easement, 8-foot-wide paved pedestrian/bike trail and 4-foot-wide soft surface horse trail and be located no closer than the historic water line to Chalk Creek. The connection proposed by the developer from the subdivision sidewalk system to the Class 3 III trail to remain.

Response:

-Parcel A

- *We would like to propose installing a “Class II” trail through Parcel A instead of a “Class III” trail.*
  - We are concerned about horses going up into “Parcel A” because the trail doesn’t lead anywhere. We need to clearly define the parameters of where riders can go otherwise, they’ll end up riding on the sidewalks, roads, xeriscape areas, etc. The east end of Parcel B would make an ideal starting and stopping point for horse riding. There’s enough room for multiple riders to get on/off their horses or to turn around. We have plans to install a hitching post in this area for riders to utilize.
- *We would also like to propose that we adjust the location of the trail that goes through Parcel A so it ties into the city sidewalk system as shown on the Final Construction Drawings.* (Final Construction Drawings-Sheet 4-Note #45)
  - Because a trail is not going to extend up through Phase 2 at this time, it would make the trail going through Parcel A a lot more usable if it tied into the city sidewalk system.
  - A R.O.W. for a possible future trail will remain. (Final Construction Drawings-Sheet 4-Note #50)
- *We would also like to propose upgrading the 8-foot-wide trail that runs through Parcel A from “asphalt” to “concrete”.* (Final Construction Drawings-Sheet 4-Note #45)
  - *Upgrading the 8-foot-wide trail to concrete would create a concrete boarder around the picnic table areas which would enhance the look and flow of the recreational improvements in this area.*  
A concrete trail will last a lot longer and require less future maintenance and care.

-Parcel B

- Parcel B would remain a “Class III” trail but would serve as a starting and stopping point for the horse trail as described above.
- *We’d like to propose that we pay a fee “in lieu” of installing the “Class III” trail through Parcel B when we develop Phase 4.*
  - Summit County does not have a schedule for when they will move the fairgrounds across the river and improve their parcel which is to the west of Phase 4. If we install the “Class III” trail through Parcel B when we develop Phase 4, it will sit unused and take on a lot of unwanted wear until the County develops their parcel and installs the connecting section of “Class III” trail.

- If the “Class III” trail which goes through Parcel B and the County’s property are installed at the same time, they’ll tie together perfectly and look correct, they’ll be on the same maintenance schedule, and reduce waste.

Condition 4. All required ADA ramps in the subdivision shall be “directional”.

Response: The ADA ramps have been updated to a “directional” type ramp. (Final construction drawings-sheet 4)

Condition 5. The applicant shall submit a subdivision lighting and signing plan for review and approval.

Response:

- Lighting Plan: (Final Construction Drawings-Sheet 4-Street Lighting Notes)

1. Install streetlights per Coalville City standards as near as possible to the indicated locations. (Final Construction Drawings-Sheet 4-Note #57). (Title 10-5-060:E1)
2. The top of the light fixture will not exceed 14’ above finished grade. (Title 10-5-060:E1)
3. All light fixtures will be full cut-off type fixtures. (Title 10-5-060:E1)
4. Light fixtures color temperature will not exceed 4,000K. (Title 10-5-060:E1)

-Signage plan: (Final construction drawings-Sheet 4-Signage Plan Notes)

1. Street and stop signs will be installed per plan location and per Coalville City Standards. (Final construction drawings-Sheet 4-Note #58 & #59) (Title 8-4-040:K)
2. Individual property addresses will be visibly posted on the front of each home. (Title 8-4-040:K)

Condition 6. The applicant shall provide a subdivision landscaping and irrigation plan for review and approval.

Response: Final construction drawings-Sheet 4-Phased Landscaping & Irrigation Plan Notes.

1. Each property owner will be required to landscape their front yard and park strip areas within the first year of closing on their home.

- a. Trees shall be planted at the rate of at least one (1) tree per thirty (30) feet along a public street. Trees shall be 1.5-2” caliper in size. (Title 8-4-040:V)  
*We would like to discuss this code in more detail.*
  - b. All park strip areas will be landscaped with grass.
  - c. All landscaped areas to be watered using automatic sprinkling/irrigation systems.
2. To preserve the existing natural environment/scenery of the areas within Parcels A & B, no trees will be planted. (Title 8-4-040:W/Variance)
  3. Parcel A:
    - a. The park strip area along Parcel A will be xeriscape with contractor grade landscaping fabric and 3-6” diameter fractured rock.
    - b. The area within Parcel A will remain naturally vegetated. Reseed as needed with a native grass mix “bio-meadow” or equivalent as directed by the developer.
    - c. A culinary water service line will be provided to Parcel A for future use.
    - d. A secondary water service line will be provided to Parcel A for future use.
  4. Parcel B:
    - a. The area within Parcel B will remain naturally vegetated. Reseed as needed with a native grass mix “bio-meadow” or equivalent as directed by the developer.
    - b. A secondary water service line will be provided to Parcel B for future use.

Condition 7: The applicant shall address the attached City Engineer and Public Works Director review comments.

Response: All of the comments have been addressed. Please refer to the attached document “JUB Engineering”.

Condition 8: The applicant shall submit the final plat set to the North Summit Fire District for review and approval.

Response: The final plat has been approved by the North Summit Fire District. Please refer to the attached document “NSFD Approval Letter”.

Additional items that we would like to discuss and clarify with the City Council:

Landscaping/Tree Quantities (Title 8-4-040-V)

The code currently reads, “trees shall be planted at the rate of at least one (1) tree per thirty (30) feet along a public street. We are concerned that this spacing is too dense. We are concerned about the potential negative impact these many trees could have on safety, maintenance, and maintaining/preserving the natural environment.

Water Development

We are planning to pay a “fee in lieu” for each acre foot of water for all lot in phase 4.

**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

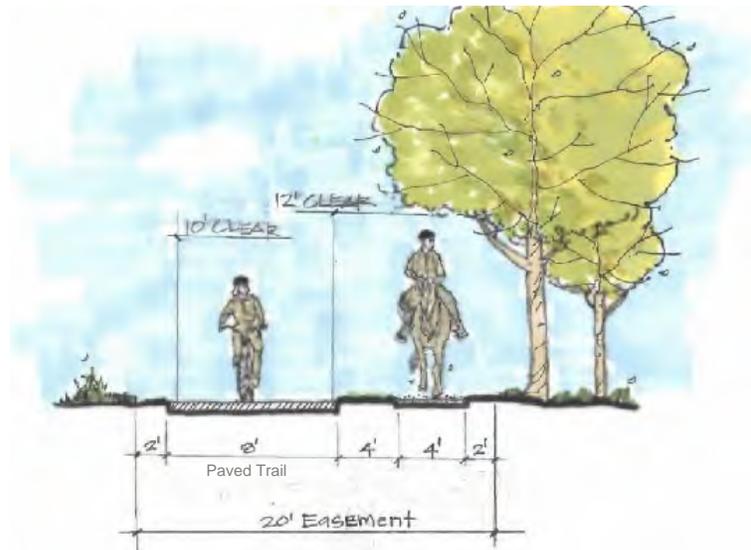
## Class I – Natural Trail



## Class II – Improved Trail

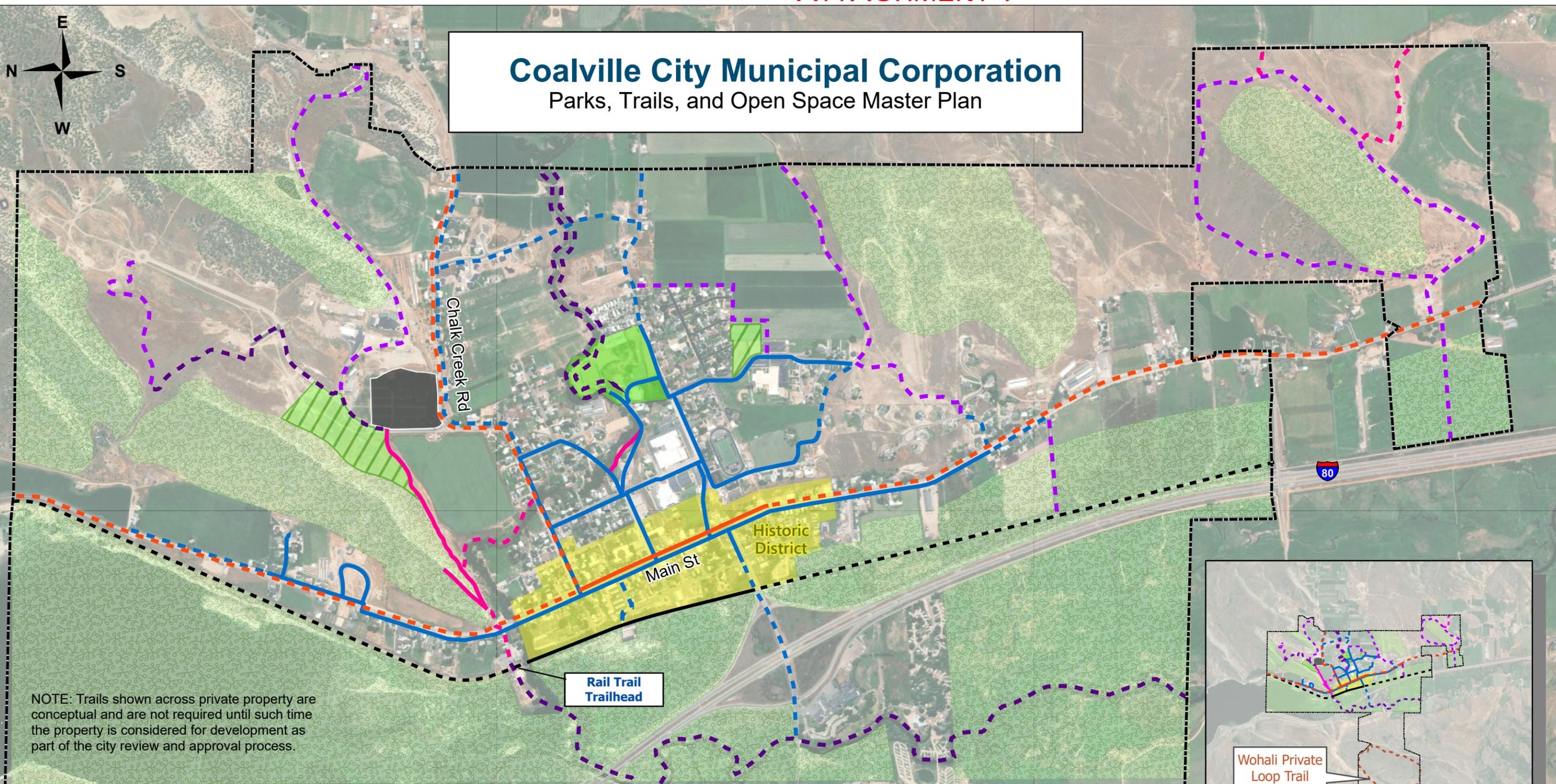


### Class III – Multi-Use Trail



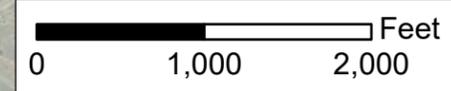
# Coalville City Municipal Corporation

## Parks, Trails, and Open Space Master Plan



NOTE: Trails shown across private property are conceptual and are not required until such time the property is considered for development as part of the city review and approval process.

Legend		
<b>Trails</b>	<b>Rails to Trails</b>	<b>Parks</b>
Existing Class 1	Asphalt	Developed
Future Class 1	Gravel	Undeveloped
Future Class 2	<b>Bike Lanes</b>	<b>Other</b>
Future Class 3	Existing Bike Route	Cemetery
Existing Sidewalk Trail	Future Bike Lane	Open Space
Future Sidewalk Trail		Coalville City Boundary
Future Private Trail		Historic District



November 10, 2021

2. Bridges of primary benefit to the applicant, as determined by the City Council, shall be constructed at the full expense of the applicant without reimbursement from the City. The sharing of expense for the construction of bridges not of primary benefit to the applicant as determined by the City Council will be fixed by special agreement between the City Council and the applicant.

## **K. Traffic Control and Street Signage:**

1. All roads will be designated with road names, and signs will be installed at each major road intersection. All lots and/or homesites will be visibly signed with street addresses and numbered as such or at the beginning of the driveway. Emergency access roads shall also be clearly identified.

2. The applicant shall erect or post acceptable guarantees ensuring placement of road and street signs required by the City Engineer. All signs shall be installed before issuance of a building permit for any residence on the streets approved. Street signs shall be designed according to City Specifications and Construction Standards.

3. All roads shall be named or numbered in accordance with the City's addressing system and road identification signs in accordance with City standards and specifications. All permitted structures for residential, commercial and industrial uses shall post addresses prior to occupancy.

4. The developer shall be responsible for the expense of constructing and placing traffic control signs, as follows:

a. Stop signs shall be placed at all intersections of arterial and collector streets or as determined by the City Engineer.

b. Yield signs shall be required at the intersection of all other streets and roads when determined appropriate by the City Engineer.

## **L. Road Maintenance:**

1. Snow Removal and Road Maintenance:

a. Snow removal and road maintenance on private roads will be the responsibility of the respective homeowners' association and/or homeowners and will be noted as such on the recorded plat.

2. Maintenance Cost:

a. Roads intended to be owned and maintained by the City will not be accepted for such purposes until adequate tax revenues accrue to the City from the development to pay the cost of all related road maintenance services for the

**Q. Road and Street Names.**

The City Council shall approve names for all roads and streets at the time of final approval. Names shall be sufficiently different in sound and in spelling from other road names in Coalville to eliminate confusion. A Street which is or is planned as a continuation of an existing road shall bear the same name.

**R. Street and Parking Lot Lighting.**

Installation of street and parking lot lights shall be in accordance with Title 10: Chapter 5.

**S. Reserve or Protection Strips.**

The creation of reserve or protection strips shall not be permitted adjacent to a proposed street for the purpose to deny access from adjacent property to the street.

**T. Excess Right-of-Way.**

Right-of-way widths in excess of the standards referenced in these regulations shall be required whenever, due to topography, additional width is necessary to provide adequate cut and fill slopes. Such slopes shall not be more than 3:1 grade, unless specifically approved by the City.

**U. Road Dedications and Reservations.**

Where a subdivision borders an existing narrow road or when the General Plan or Streets Master Plan indicates plans for realignment or widening a road that would require use of some of the land in the subdivision, the applicant may be required to improve and dedicate such areas for widening or realignment of such roads.

**V. Landscaping.**

Trees shall be planted at the rate of at least one (1) tree per thirty (30) feet along a public street. The trees shall be 1 ½ - 2" caliper in size. If appropriate, trees may be planted in clusters to create a more natural affect. All landscape park strips shall contain grass or other ground cover acceptable to the City Council as recommended by the Planning Commission and shall be sufficiently irrigated. Shrubs, flower beds, bark mulch and other appropriate ground cover is highly encouraged, specifically native and drought resistant species. All landscaped areas shall be maintained using a sprinkler and/or irrigation system which is capable of being engaged automatically on a regular basis. The applicant shall provide appropriate guarantee on landscaping for a minimum of one (1) year survival as part of the Construction Performance Guarantee of the overall project.

**W. Variance.**

When circumstances peculiar to the property exist, or if it is in the best interest of preserving the natural environment and when approved by the applicable public agencies, a variance to these road, street or driveway standards may be granted by the City. No Variance shall be given if the hardship has been self-imposed. All Variance Proceedings shall follow the procedures set forth in this title.

3. All pole mounted parking lot lights shall be set back from property lines a distance equal to two (2) times the height of the pole.
4. Pole mounted fixtures shall be limited to two (2) light sources per pole.
5. Spot lighting of parking lots from a building, pole or other structure is prohibited.
6. On parking lots greater than one-fourth (1/4) acre in size, programmable full cut-off fixtures shall be used. These fixtures shall be dimmable and paired with motion sensors that are incorporated into the lighting system. Commercial businesses located within the Highway (HC) Zone are exempt from this requirement.

**D. Walkway/Pathway Lighting:** All pathway pole top fixtures shall not be mounted higher than ten feet (10') above Finished Grade directly below the fixture, as measured to the top of the fixture.

#### **E. Roadway Lighting:**

1. Residential Street Lighting shall not exceed fourteen feet (14') above Finished Grade to the top of the fixture. All residential streetlights shall utilize lamp types that are full cut-off with correlated color temperature not exceeding 4,000 degrees kelvin.
2. Major Roadway lighting, including arterial and collector roads, shall not exceed twenty feet (20') above Finish Grade to the top of the fixture. All major roadway lighting fixtures shall utilize lamp types that are full cut-off with correlated color temperature not exceeding 5,000 degrees kelvin.

#### **F. Gas Station Canopy Lighting:**

1. Lighting levels of gasoline station canopies shall be limited to illuminating the activities taking place under the canopy, not to attract attention to the business.
2. Gas station canopies may be illuminated provided all light fixtures are mounted on the undersurface of the canopy and all light fixtures are full cut-off. The undersurface of the canopy shall be a nonreflective material and non-gloss color.
3. Under gas station canopy lighting shall be exempt and not included in the total outdoor light output calculation for the property in which the canopy is located.