



# Staff Report

Coalville City  
Community Development Director

To: Coalville City Council and Mayor  
From: Don Sargent, Community Development Director  
Date of Meeting: April 10, 2023  
Re: Wilda's No. 2 Subdivision Final Plat  
Action: Possible Approval

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## Wilda's No. 2 Minor Subdivision Final Plat

### REQUEST

Review, discuss, and possibly approve the final plat for the proposed Wilda's No. 2 Minor Subdivision. The proposed subdivision is a re-subdivision of Lot 1 of the existing Wilda Subdivision.

### BACKGROUND

The purpose of the subdivision is to further divide the property for two (2) additional single-family dwelling lots. The project is classified as a Minor Subdivision (5 or less lots) and is scheduled for final plat approval consideration.

Property Location: The proposed subdivision property is located at 663 S Main Street, and includes 3.99 acres as shown on the Aerial Map as *Attachment A* and the existing Wilda's Subdivision Plat as *Attachment B*.

Current Zoning/Applicable Code Provisions: The property is in the Medium Density Residential (R-2) Zone, which provides for 2 lots per acre and the Agricultural (AG) Zone which provides 1 lot per 20 acres. *Attachment C* includes a cropped zoning map of the property for reference.

The property (Lot 1 of Wilda's Subdivision) includes approximately 1.8 acres in the R-2 Zone and is therefore eligible for 3 lots including the existing and proposed lots for a total of 3 dwelling units as shown on the updated Wilda's No. 2 Subdivision Final Plat as *Attachment D*. The remaining acreage of Lot 1 and Parcel A is not eligible for further subdivision development.

The project is subject to the subdivision provisions of the development code including Title 8: Chapters 2 and Title 10: Chapters 3 & 12.

Adjacent Parcels/Uses:

North – Residential  
West – Main Street/Residential  
South – Agriculture  
East – Agriculture

## Required Review Process

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

Planning Commission Recommendation: On March 20, 2023, the Planning Commission reviewed, discussed, and conducted a public hearing on the project and recommended approval of the final subdivision plat to the City Council with conditions.

## **ANALYSIS**

The Planning Commission recommendation included the following conditions:

1. The private driveway shall be revised to the minimum standard of 24-foot right-of-way with 12-foot drivable surface to address the narrow connection point at the Main Street right-of-way.
2. The proposed city water service line connection to the lots to be shown on the final plat.
3. The proposed city secondary water service line connection to the lots to be shown on the final plat.
4. All proposed private utility service line extensions easements (PUE) to be a minimum 10 feet in width.
5. The applicant shall submit a storm drainage plan for the subdivision showing storm drainage ditches and flow direction on the final plat.
6. Power and gas utility connections to the lots to be shown on the final plat.
7. The existing agricultural sheds/buildings and home on Lot 1 of the final plat to be shown and labeled or noted for reference.
8. The applicant shall submit the final plat to the NSFD for review and approval.
9. The note on the plat identifying Parcel A as future development to be deleted.
10. The proposed lot line adjustment between Parcel CT-358-B and Lot 1 to be reflected on the final plat.

The applicant has addressed the conditions of approval as reflected on the attached updated final subdivision plat (*Attachment D*).

## Other Items for Review

- A. Setbacks – The proposed lot configuration provides for compliance with the required 20-foot front setback to a private common driveway and 12-foot side and rear setbacks. All setbacks are shown on the final plat as required on other recent subdivision plats. The existing adjacent agricultural sheds/buildings shown on the final plat are located 3 feet from the property line as allowed for an accessory structure less than 16 feet in height.
- B. Fire Protection – The applicant will need to submit the updated plat to the North Summit Fire District (NSFD) for final review and approval prior to recordation of the plat. The closest fire hydrant to the property is shown on the final plat.

- C. Further Development Eligibility of Lot 1 – As the proposed re-subdivision of Lot 1 includes 2 additional lots on approximately 1.8 acres in the R-2 Zone, the remaining acreage of Lot 1 and Parcel A is not eligible for further subdivision development.
- D. The applicant is proposing to pay the fee-in-lieu of dedicating water to serve the subdivision and is requesting service connections for 2 lots. There are currently 1,256 available Equivalent Residential Connections (ERC's) in the City.

## **RECOMMENDATION**

Staff recommends the City Council review, discuss, and consider approving the final subdivision plat with the following conditions addressing the items noted above or other requirements identified at the meeting:

1. The applicant shall submit the final plat to the NSFD for final review and approval prior to recordation.
2. The remaining acreage of Lot 1 and Parcel A is not eligible for further subdivision development.
3. The applicant shall execute a city water agreement for culinary and secondary water service for the development prior to recordation of the final subdivision plat.
4. Installation of meters shall be required on existing and new secondary water service connections for the subdivision.
5. Staff shall verify the final plat details for compliance with the development code and engineering standards and specifications prior to recordation.

As an alternative action, the City Council may provide additional direction to Staff and/or the applicant regarding the proposed final plat for continued review and consideration at a subsequent meeting.

## **Attachments:**

- A.** Aerial Map
- B.** Existing Wilda's Subdivision Recorded Plat
- C.** Cropped Zoning Map
- D.** Updated Proposed Wilda's No. 2 Subdivision Final Plat



Summit County, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

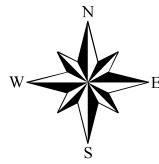


# Aerial Map

Summit County Parcel Viewer Application

Printed on: 3/13/2023

Imagery courtesy of Google



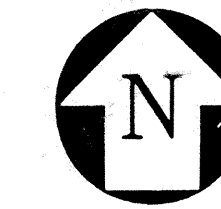
This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information and data obtained from various sources, including Summit County which is not responsible for its accuracy or timeliness.

1 in = 376 feet

# WILDA'S SUBDIVISION

LOCATED IN SECTION 16, TOWNSHIP 2 N, RANGE 5 EAST, SALT LAKE BASE & MERIDAIN.

SHEET 1 OF 1



SCALE: 1" = 50.00 FEET

**SURVEYORS CERTIFICATE**  
 I, Kent C. Wilde, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 163839, as prescribed under the 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 plat and described hereon, and have subdivided said tract of land into lots and streets hereafter to be known as **WILDA'S SUBDIVISION** and that same has been correctly surveyed and staked on the ground as shown on this plat.

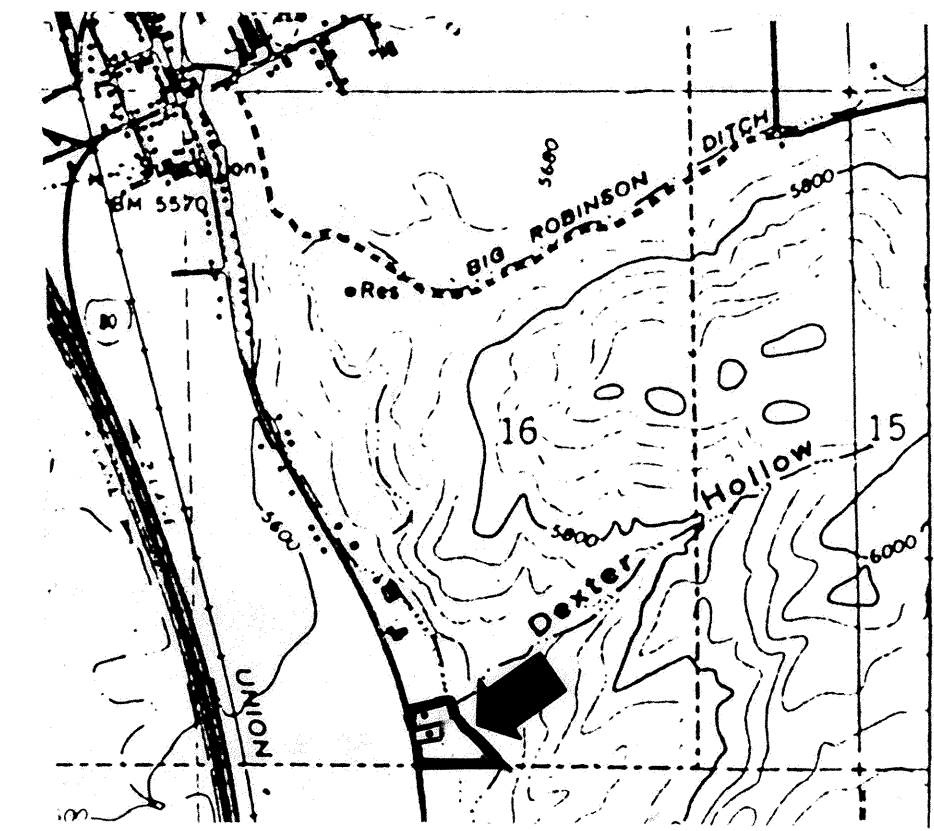
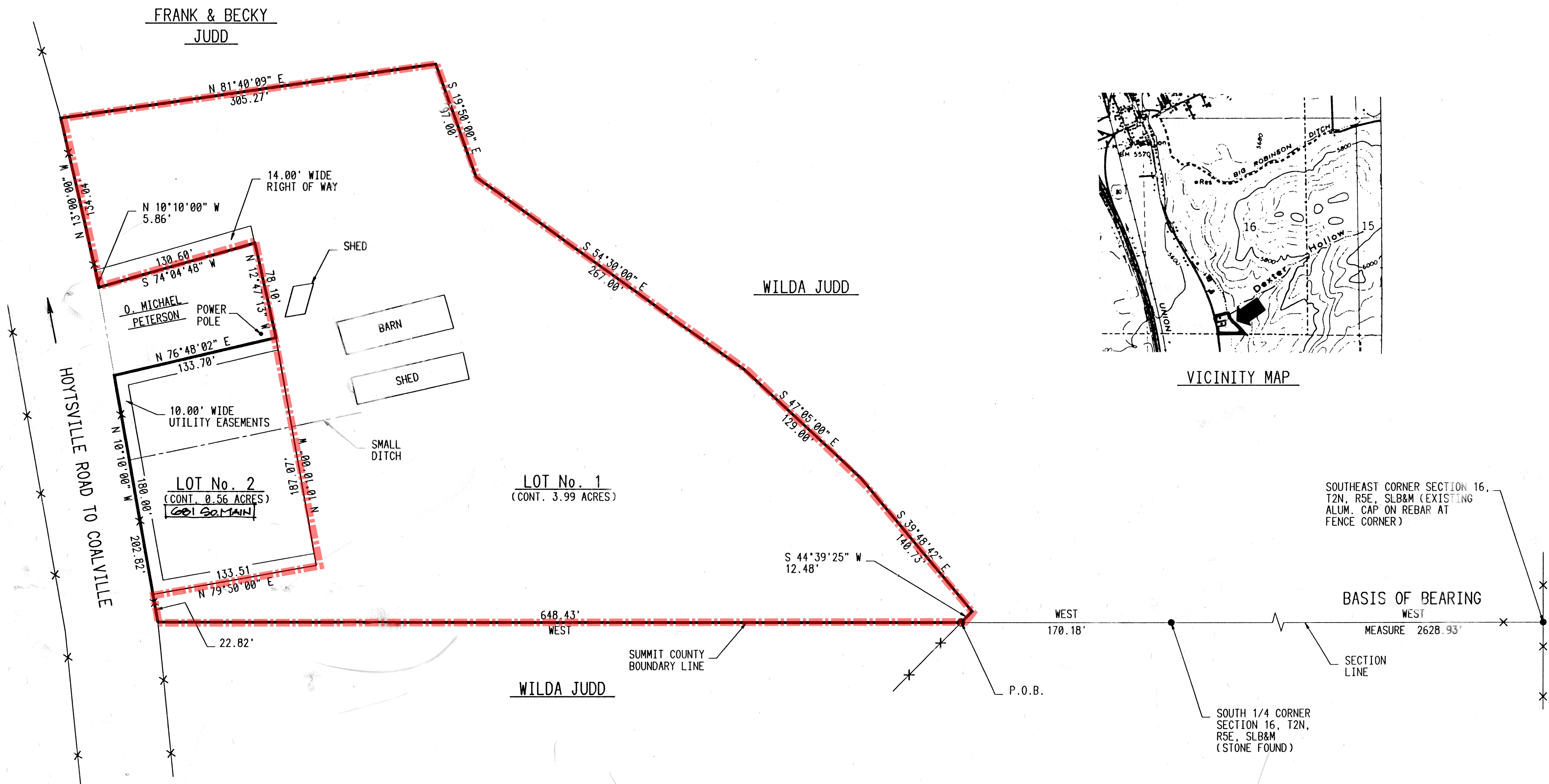
OCT. 24, 1996  
 DATE:

KENT C. WILDE, L.L.S.



**BOUNDARY DESCRIPTION**

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN. DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT WHICH IS WEST 170.18 FEET FROM THE SOUTH 1/4 CORNER OF ABOVE SAID SECTION 16 (SAID POINT BEING ON AN EXISTING FENCE LINE) AND RUNNING THENCE WEST 648.43 FEET TO THE EASTERLY RIGHT OF WAY LINE OF HOYTSTVILLE ROAD, THENCE N 10°10'00" W 202.82 FEET ALONG SAID RIGHT OF WAY LINE, THENCE N 76°48'02" E 133.70 FEET, THENCE N 12°47'13" W 78.10 FEET, THENCE S 74°04'48" W 130.60 FEET, THENCE N 10°10'00" W 5.86 FEET, THENCE N 13°00'00" W 134.04 FEET, THENCE N 81°40'09" E 305.27 FEET, THENCE S 19°50'00" E 97.00 FEET, THENCE S 54°30'00" E 267.00 FEET, THENCE S 47°05'00" E 129.00 FEET, THENCE S 39°48'42" E 140.73 FEET TO AN EXISTING FENCE CORNER, THENCE S 44°39'25" W 12.48 FEET ALONG AN EXISTING FENCE LINE TO THE POINT OF BEGINNING.  
 CONTAINING 4.55 ACRES



VICINITY MAP

SOUTHEAST CORNER SECTION 16, T2N, R5E, SLB&M (EXISTING ALUM. CAP ON REBAR AT FENCE CORNER)

BASIS OF BEARING WEST MEASURE 2628.93'

SOUTH 1/4 CORNER SECTION 16, T2N, R5E, SLB&M (STONE FOUND)

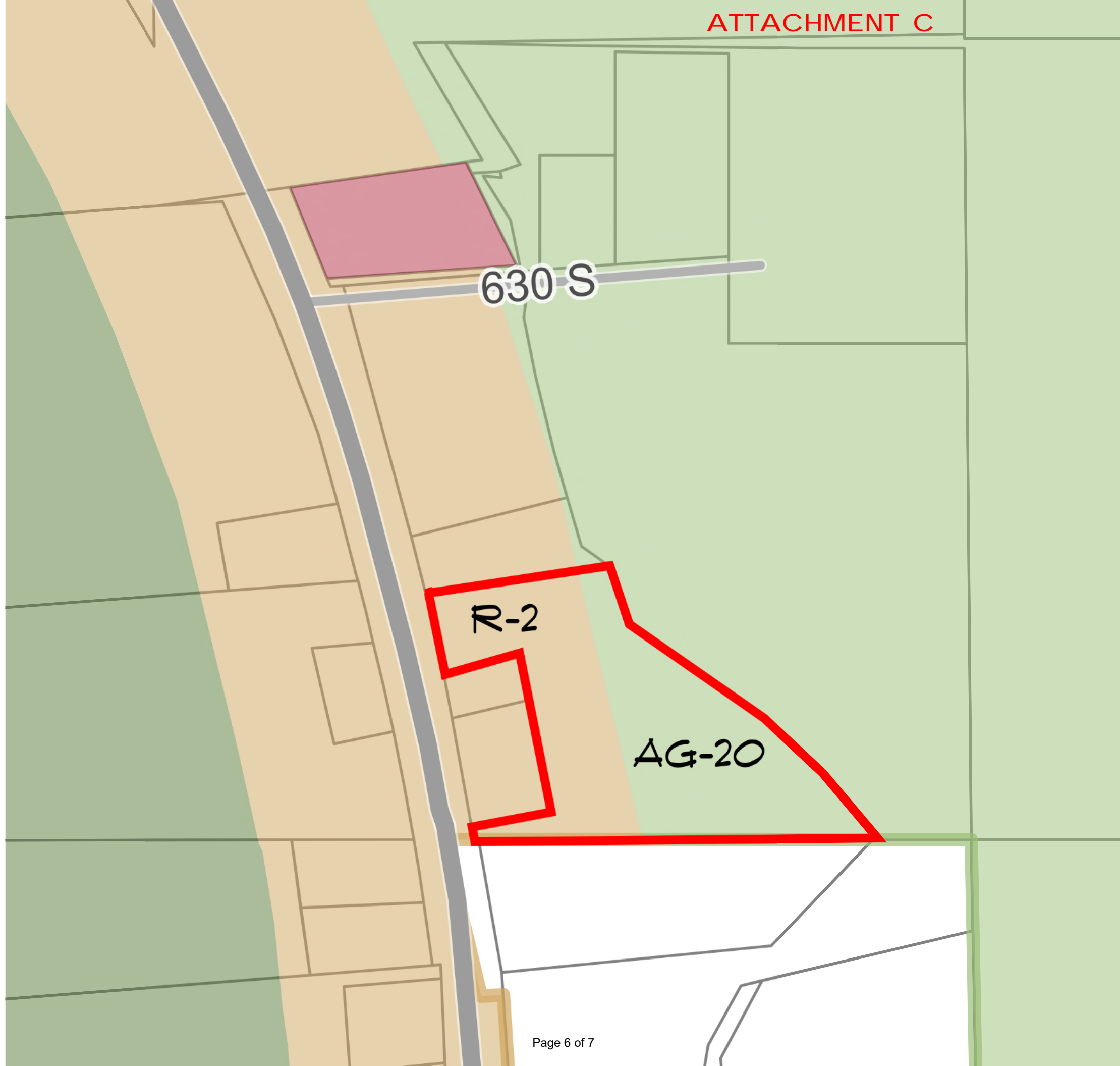
**OWNERS DEDICATION**  
 Know all men by these presents that we, all of the undersigned owner(s) of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the **WILDA'S SUBDIVISION** do hereby dedicate for perpetual use of the public all parcels of land shown on this as intended for public use.  
 In witness whereof I have hereunto set MY Hand this 31<sup>st</sup> day of October, A.D. 1996.  
Wilda Judd Peterson

**ACKNOWLEDGEMENT**  
 STATE OF UTAH  
 County of Summit  
 Personally appeared before me this 31<sup>st</sup> day of October, 1996 the following:  
Wilda Judd Peterson  
 who acknowledged to me that he executed the above owners dedication.  
 MY COMMISSION EXPIRES 01-03-2000  
 RESIDING IN Coalville, UTAH  
Maria S. Clark  
 NOTARY PUBLIC

**CONSENT TO RECORD**  
 STATE OF UTAH  
 County of Summit  
 The undersigned lien holder hereby consents to the recordation of this plat.  
 By: \_\_\_\_\_  
 Authorized official  
 The foregoing consent to record was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_. By: \_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_  
 RESIDING IN \_\_\_\_\_  
 NOTARY PUBLIC

**CITY PUBLIC WORK DEPARTMENT**  
 Approved and Accepted  
 this 26 day of Oct, 1996.  
 By: Deborah Moore  
 DIRECTOR

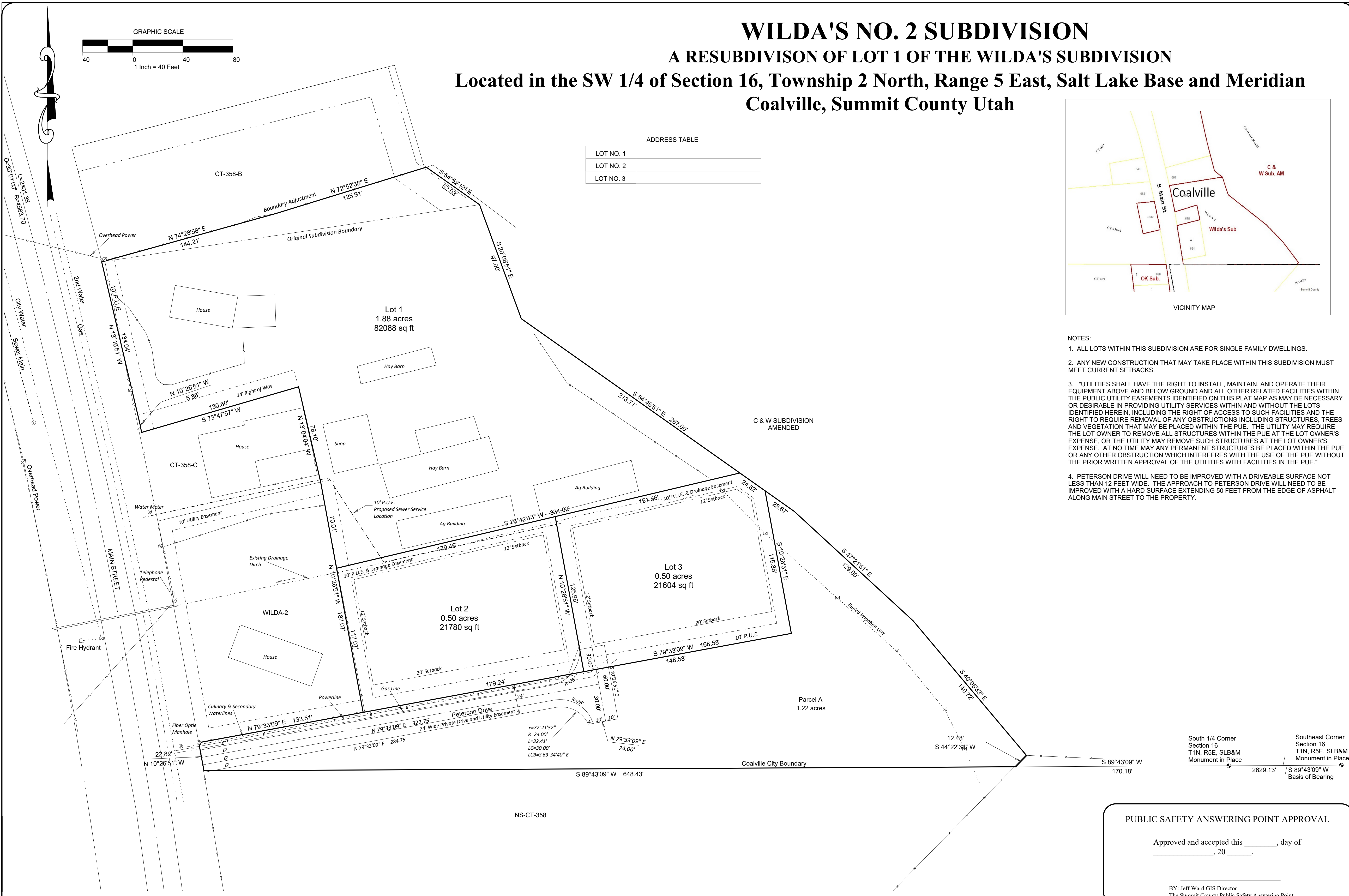
<p><b>SUMMIT COUNTY ENVIRONMENTAL HEALTH</b>                  Approved and Accepted                  this <u>25<sup>th</sup></u> day of <u>October</u>, 19<u>96</u>.                  DEPARTMENT OF ENVIRONMENTAL HEALTH                  By: <u>Sybil J. Jensen</u></p>	<p><b>UTAH POWER &amp; LIGHT</b>                  Approved and Accepted                  this <u>28<sup>th</sup></u> day of <u>October</u>, 19<u>96</u>.                  UTAH POWER &amp; LIGHT                  By: <u>Neil Blongust</u></p>	<p><b>NORTH SUMMIT FIRE DISTRICT</b>                  Approved and Accepted                  this <u>25</u> day of <u>Oct</u>, 19<u>96</u>.                  FIRE DISTRICT                  By: <u>Theresa Moore</u></p>	<p>Coalville City has an ordinance which restricts the occupancy of buildings within this development. Accordingly, it is unlawful to occupy a building located within this development without first having obtained a certificate of occupancy issued by the building inspector.</p>	<p><b>LEGEND</b>                  0000 INDICATES STREET ADDRESS AS SHOWN ON THE PLAT. TWO NUMBERS INDICATES THAT EITHER MAY BE USED.</p>	<p><b>CITY PUBLIC WORK DEPARTMENT</b>                  Approved and Accepted                  this <u>26</u> day of <u>Oct</u>, 19<u>96</u>.                  By: <u>Deborah Moore</u>                  DIRECTOR</p>
<p><b>PREPARED BY:</b>                  B &amp; W LAND SURVEYING                  1290 S. HOYTS. RD.                  HOYTSTVILLE, UT. 84017                  (801) 336-2592</p>	<p><b>CITY ENGINEER</b>                  Approved and accepted by the Coalville City Engineer                  this _____ day of _____, 19____                  DATE _____ CITY ENGINEER</p>	<p><b>CITY PLANNING COMMISSION</b>                  Approved and accepted by the Coalville City Planning Commission                  this <u>4<sup>th</sup></u> day of <u>November</u>, 19<u>96</u>.  <u>Alan Spriggs</u>                  CHAIR</p>	<p><b>APPROVAL AND ACCEPTANCE</b>                  Presented to the Coalville City Council this <u>12</u> day of <u>November</u>, 19<u>96</u>, at which time this subdivision was approved and accepted.  <u>Maria Clark</u>                  ATTEST: CITY RECORDER  <u>Merlyn W. Johnson</u>                  MAYOR</p>	<p><b>APPROVAL AS TO FORM</b>                  Approved as to form this <u>12<sup>th</sup></u> day of <u>November</u>, 19<u>96</u>.                  By: <u>Deborah Moore</u>                  CITY ATTORNEY</p>	<p><b>COUNTY RECORDER</b>                  STATE OF UTAH COUNTY OF SUMMIT                  Recorded and filed at the request of  <u>LuAnn DOWARD</u>                  Date: <u>11-15-96</u> Time: <u>08:50 AM</u>                  Entry # <u>466982</u> Fee: <u>\$ 32.00</u>  <u>Deborah Moore</u>                  COUNTY RECORDER</p>



630 S

R-2

AG-20



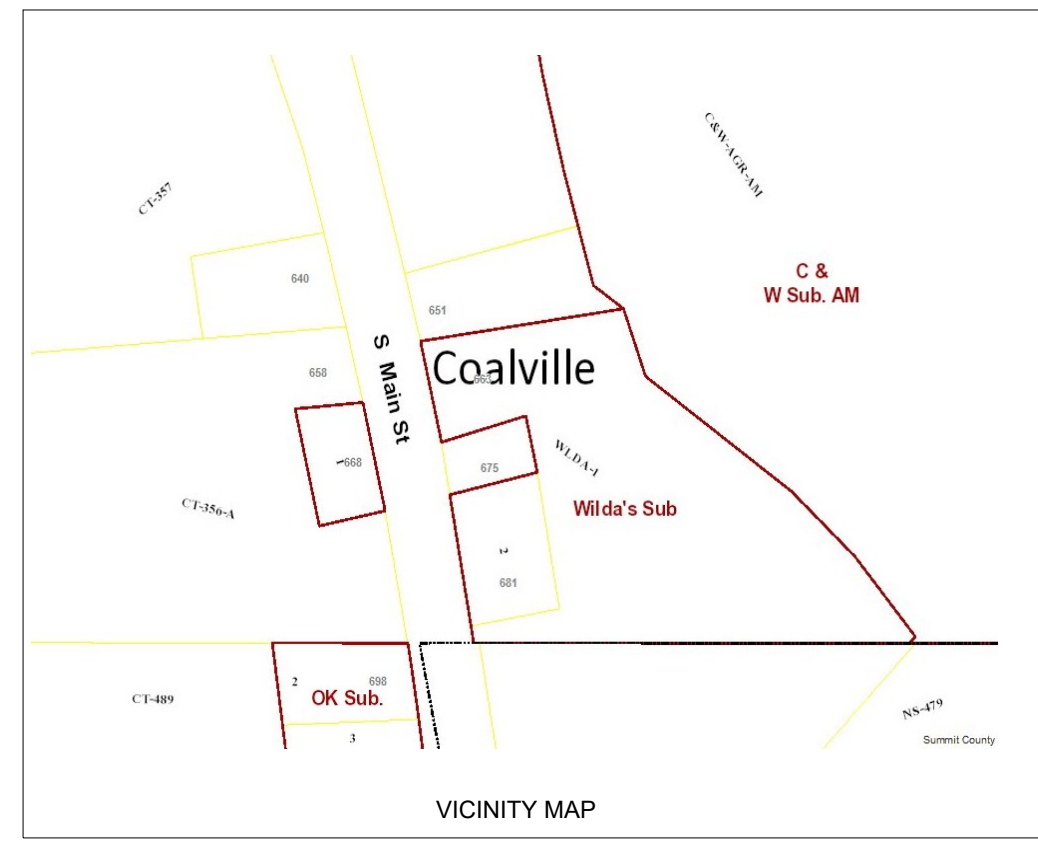
# WILDA'S NO. 2 SUBDIVISION

## A RESUBDIVISION OF LOT 1 OF THE WILDA'S SUBDIVISION

Located in the SW 1/4 of Section 16, Township 2 North, Range 5 East, Salt Lake Base and Meridian  
Coalville, Summit County Utah

ADDRESS TABLE

LOT NO. 1	
LOT NO. 2	
LOT NO. 3	



- NOTES:
- ALL LOTS WITHIN THIS SUBDIVISION ARE FOR SINGLE FAMILY DWELLINGS.
  - ANY NEW CONSTRUCTION THAT MAY TAKE PLACE WITHIN THIS SUBDIVISION MUST MEET CURRENT SETBACKS.
  - UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.
  - PETERSON DRIVE WILL NEED TO BE IMPROVED WITH A DRIVEABLE SURFACE NOT LESS THAN 12 FEET WIDE. THE APPROACH TO PETERSON DRIVE WILL NEED TO BE IMPROVED WITH A HARD SURFACE EXTENDING 50 FEET FROM THE EDGE OF ASPHALT ALONG MAIN STREET TO THE PROPERTY.

Surveyor Certificate

I, Paul Ferry, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah and that I hold certificate number 368358 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I further certify that I have completed a survey of the property described on this plat in accordance with Section 17-23-17, Utah Code, and have verified measurements shown, and have subdivided said property into lots and streets hereafter to be known as the WILDA'S NO. 2 SUBDIVISION and that the same has been surveyed and monuments have been placed on the ground as shown hereon.



Boundary Description

All of Lot 1 of the Wilda's Subdivision and a portion of Parcel CT-356-B, being part of the Southwest 1/4 of Section 16, Township 2 North, Range 5 East, Salt Lake Base and Meridian having a Basis of Bearing matching the Utah North State Plane Coordinate System (NAD 83) described as follows:

Beginning at a point which is South 89°43'09" West 170.18 feet along an extension of the the being the south line of the Southeast 1/4 of said Section 16 and running thence South 89°43'09" West 648.43 feet along the southerly line of Wilda's Subdivision; thence North 10°26'51" West 22.82 feet to a point common to Lot 2 of Wilda's Subdivision; thence North 79°33'09" East 133.51 feet along said Lot 2; thence North 10°26'51" West 187.07 feet along said Lot 2; thence North 13°04'04" West 78.10 feet; thence South 10°26'51" West 130.60 feet; thence North 10°26'51" West 5.86 feet; thence North 13°16'51" West 134.04 feet to the northwest corner of Wilda's Subdivision; thence North 74°28'58" East 144.21 feet along an existing line of fence; thence North 72°52'38" East 125.91 feet along an existing line of fence more or less to a point on the C & W Subdivision Amended; thence South 54°52'12" East 52.03 feet to the northeast corner of Wilda's Subdivision; remaining courses are along said Wilda's Subdivision, thence South 20°06'51" East 97.00 feet; thence South 54°46'51" East 267.00 feet; thence South 47°21'51" East 129.00 feet; thence South 40°05'33" East 140.72 feet; thence South 44°22'34" West 12.48 feet to the POINT OF BEGINNING; said described tract containing 4.10 Acres, more or less.

Owner Dedication

Know by all men by these presents that the WILDA JUDD PETERSON FAMILY TRUST, DATED DECEMBER 13, 2019, owner(s) of the above described tract of land, having caused same to be subdivided into lots and a parcel to be hereafter known as the WILDA'S NO. 2 SUBDIVISION do hereby dedicate to Coalville City, for perpetual use of the public all parcels of land shown on this plat as intended for public use.

In witness whereof \_\_\_\_\_ have hereunto set \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20 \_\_\_\_\_

Wilda Judd Peterson, Trustee \_\_\_\_\_

Acknowledgement

STATE OF UTAH  
COUNTY OF SUMMIT  
Personally appeared before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_ the following:

Wilda Judd Peterson, Trustee of the Wilda Judd Peterson Family Trust dated December 13, 2019,

Who acknowledged to me that \_\_\_\_\_ he \_\_\_\_\_ executed the above OWNERS DEDICATION.

My commission expires: \_\_\_\_\_  
Residing in: \_\_\_\_\_

Notary Public \_\_\_\_\_

Consent to Record

STATE OF UTAH  
COUNTY OF SUMMIT  
The undersigned lien holder hereby consents to the recordation of the plat.

By: \_\_\_\_\_

The foregoing CONSENT TO RECORD was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_. By: \_\_\_\_\_

My commission expires: \_\_\_\_\_  
Residing in: \_\_\_\_\_ Notary Public \_\_\_\_\_

PUBLIC SAFETY ANSWERING POINT APPROVAL

Approved and accepted this \_\_\_\_\_, day of \_\_\_\_\_, 20 \_\_\_\_\_.  
By: Jeff Ward GIS Director  
The Summit County Public Safety Answering Point

SUMMIT COUNTY HEALTH DEPARTMENT

Approved and accepted this \_\_\_\_\_, day of \_\_\_\_\_, 20 \_\_\_\_\_.  
SUMMIT COUNTY HEALTH DEPARTMENT  
By: \_\_\_\_\_

PUBLIC WORKS DIRECTOR

Approved and accepted this \_\_\_\_\_, day of \_\_\_\_\_, 20 \_\_\_\_\_.  
By: \_\_\_\_\_

ROCKY MOUNTAIN POWER

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

DOMINION ENERGY

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

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.  
Domination Energy Company  
By: \_\_\_\_\_  
Title: \_\_\_\_\_

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

MAYOR

This is to certify that this Plat and Dedication of this Plat were duly approved and accepted by the City Council of Coalville, Summit County, Utah this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.  
\_\_\_\_\_  
Mayor

City Recorder \_\_\_\_\_

CITY PLANNING COMMISSION

Approved and accepted by the Coalville City Planning Commission this \_\_\_\_\_, day of \_\_\_\_\_, 20 \_\_\_\_\_.  
\_\_\_\_\_  
Chair

CITY ENGINEER

I hereby certify that I have carefully investigated the lines of survey of the foregoing plat and legal descriptions of the land embraced therein and find them to be correct and to agree with the lines and monuments on record in this office. Signed this \_\_\_\_\_, day of \_\_\_\_\_, 20 \_\_\_\_\_.  
\_\_\_\_\_  
Coalville City Engineer

NORTH SUMMIT FIRE DISTRICT

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

ATTORNEY CERTIFICATE

I have examined the proposed plat of this Subdivision and in my opinion it conforms with the ordinances applicable thereto and now in force and effect.  
\_\_\_\_\_  
Coalville City Attorney

COUNTY RECORDER

STATE OF UTAH COUNTY SUMMIT  
Recorded and filed at the request of \_\_\_\_\_  
Date: \_\_\_\_\_ Time: \_\_\_\_\_  
Entry # \_\_\_\_\_ Fee: \_\_\_\_\_  
\_\_\_\_\_  
County Recorder