



Staff Report

Coalville City
Community Development Director

To: Coalville City Planning Commission
From: Don Sargent, Community Development Director
Date of Meeting: November 21, 2022
Re: Plat Amendment and Street Vacation Petition – Indian Hills Phase 3
Action: Work Session

Subdivision Plat Amendment and Street Vacation Petition

REQUEST: Review and discuss 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 work session only (public comment will be taken at a future noticed public hearing). No action is requested at this time.

BACKGROUND: The applicant and petitioner, North Summit Recreation District (NSRD), Ron Boyer, filed an application and petition for a plat amendment for a 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 application with supporting information for reference.

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

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

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?

RECOMMENDATION: Staff recommends the Planning Commission review and discuss the proposed plat amendment and street vacation petition with the application/petitioner in preparation for a public hearing at a subsequent meeting.

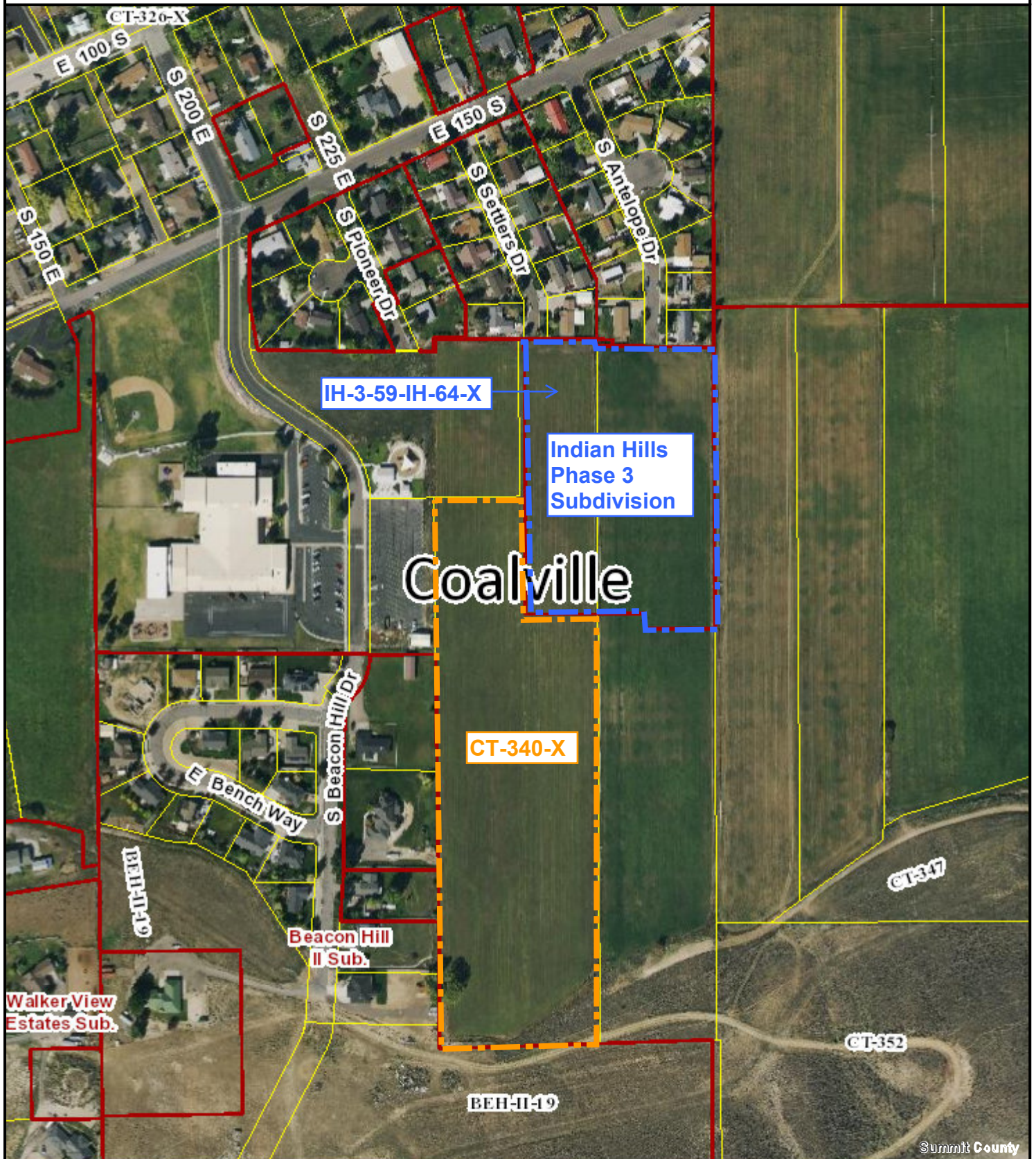
ATTACHMENTS

- A.** Aerial Map
- B.** Subdivision Plat Amendment Application
- C.** Public Street Vacation Application
- D.** Indian Hills Phase 3 Subdivision Plat

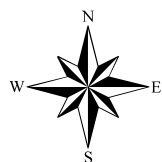
Aerial Map

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.

Update: June 17, 2013



APPLICATION for
Subdivision Amendment within
COALVILLE CITY:

For Office Use Only:

Application Date: _____
 PC Approval Date: _____ CC Approval Date: _____
 Community Development Director Review Date: _____ Initial: _____
 Expiration Date: _____ Denial Date: _____
 Fee Paid: \$ 150.00 + 150.00 Publication 4.00.00 Receipt #: _____
 PD 10/13/2022

Project Name: Subdivision Amendment for IH-3-IH-64-X

Project Address or Area: South of Indian Hills Phase 1 & 2

Name of Owner: North Summit Recreation District

Address of Owner: PO Box 783 Coalville UT 84017

Phone: 435 336 7322 Cell: 801 456 7556
 Email: derrick.peterson@dfcu.com Fax: _____

☐ Check box if same as owner

Name of Applicant: Ron Boyer

Address of Applicant: 60 N Main St, Coalville UT 84017

Phone: 435 336 3143 Cell: 435 659 6836
 Email: rboyer@summitcounty.org Fax: _____

Engineer and/or surveyor of the subdivision: High Mountain Surveying

Address: 1325 S Hoytsville Rd, Coalville UT 84017

Phone: 435 336 4210 Email: wilde3@allwest.net

Check what type of amendment is proposed

- ☐ Adjusting a boundary line between two or more subdivisions
☐ Creating one or more lots in a platted subdivision.
☐ Adjusting public utility lines in a platted subdivision.
☐ Dedication of any land for street or other public purposes in a platted subdivision.

☒ Other: Vacate street and remove building lots

Process of Approval:

This application must first be reviewed by the City staff. Following this review the applicant will be informed of the next available meeting date when the item can be addressed by the Planning Commission. The Staff will make a recommendation to the Planning Commission for consideration, the Planning Commission will make a recommendation, and a public hearing will be held with the City Council being the land use authority to either approve or deny the request.

Application Checklist:

Please include with the application:

- ____ 1. A plan prepared by a qualified engineer or surveyor at an engineers' scale not more than one inch equals one hundred (100) feet, submitted in a digital format as well as three (3) printed copies with sheets numbered in sequence, if more than one sheet is used, on standard twenty-four (24) inch by thirty-six (36) inch paper. Except when permission is expressly granted by the Staff, no preliminary plan hand drawn in pen or pencil shall be accepted. Plan shall be submitted to the City three (3) weeks prior to the scheduled meeting of the Planning Commission for review by the Staff and other appropriate agencies. The plan should include the following:
 - a. The date of the plan, true north arrow, standard scale, and name of the subdivision. The name and address of the owner or owners of land to be subdivided, the name and address of the sub-divider if other than the owner, and the name of the land surveyor.
 - b. The location of property with respect to surrounding property and streets, the names of adjoining streets, and the location of all boundary lines of the property.
 - c. The location of existing streets, easements, water bodies, rivers, streams, and other pertinent features such as swamps, buildings, parks, cemeteries, drainage or irrigation ditches, bridges, or other features as determined by the Staff.
 - d. The location and width of all existing and proposed streets, street names and easements, alleys, trails, and other public ways, and easement and proposed street rights-of-way.
 - e. The location and size of all proposed or existing lots complete with building pads, utility easements, lot numbers, and building setback lines.
 - f. The location and size of all property proposed to be set aside for park or playground use, or other public or private reservations and open space dedications, with designation of the purpose thereof, types, and conditions, if any, of the dedication, preservation or reservation.
 - g. Indication of the use of all lots or parcels whether single-family, two-family, multi-family, agricultural, commercial, industrial, recreation open space, as well as all uses other than those specified that are proposed by the sub-divider.

- h. Explanation of reservations and conservation easements, if any.
 - i. Indication of the nearest location of all existing public and private utilities.
 - j. All information required by the Land Use Authority or Staff after review of the Concept Plan.
- ____ 2. If applicable proposed phasing plan as per Section 8-2-040 of the Subdivision Code.
- ____ 3. Five (5) or more lots or units will require an Impact Analysis on public infrastructure as per Section 10-3-090.
- ____ 4. If applicable a right to farm provision agreement or study, with appropriate deed restrictions or restrictive covenants.
- ____ 5. If requested a sidwell map (with aerial photography and ownership lines) showing the entire area of the proposed subdivision.
- ____ 6. If applicable, a signed, notarized statement of consent from property owner authorizing applicant to act as agent.
- ____ 7. Filing fee of \$500 + Notification and Publication Costs, due at time of application.
- **Note: The fees for reviewing preliminary plats, final plats and site plans cover the cost of reviewing two submittals for each stage in the process. Any additional submittals will be assessed a review fee on an hourly basis at the non-negotiable hourly rate of the City Engineer and City Planner. Review costs can be kept to a minimum if the engineer for the developer is detailed in the original plat and plan preparation, is thoroughly familiar with the subdivision ordinance and associated checklists, and is responsive to the review comments. All review costs associated with each subdivision shall be paid in full prior to approval by the governing body.**

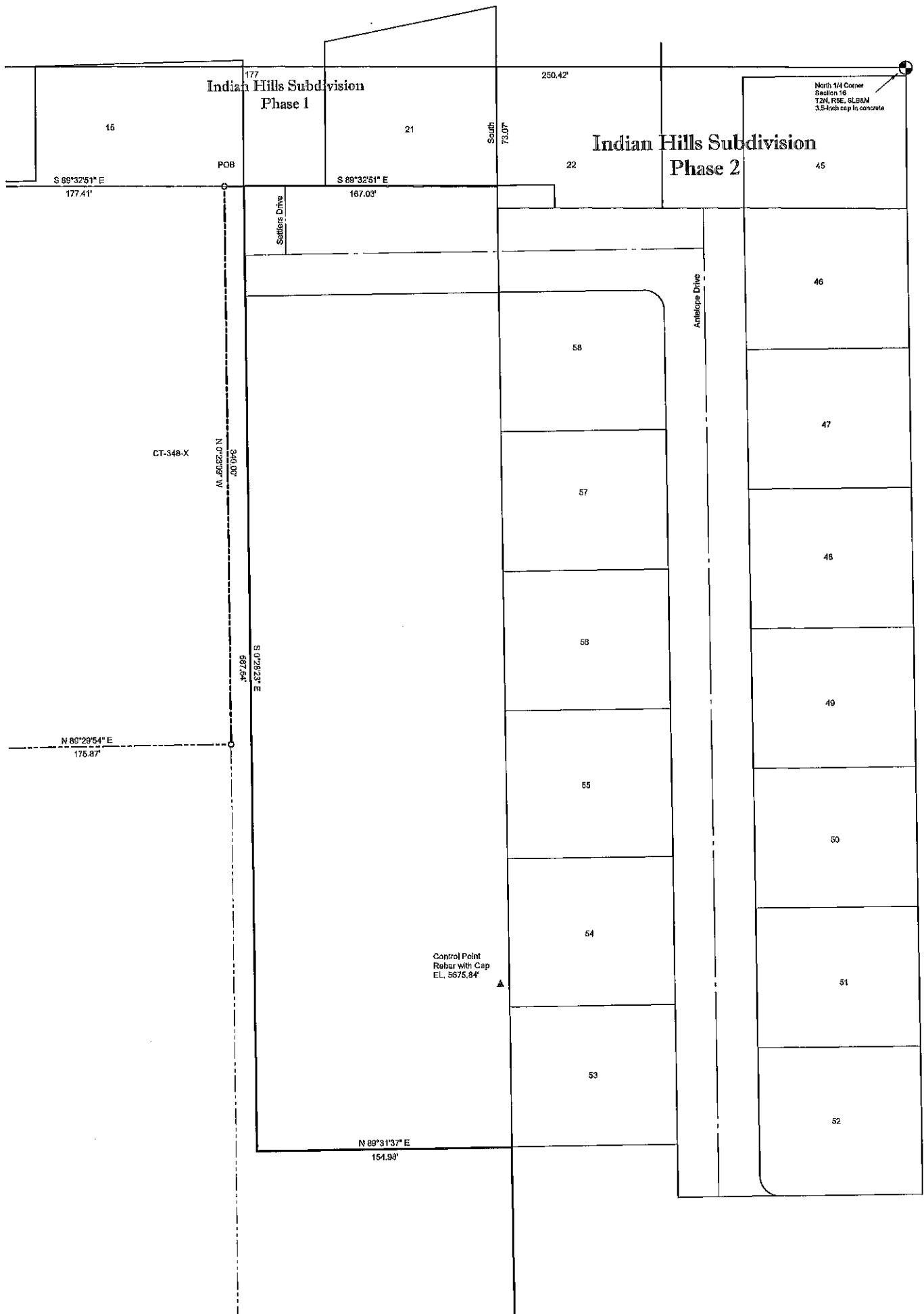
Notice: Additional information may be required by the project planner to ensure adequate information is provided for staff analysis.

All information submitted as part of the application may be copied and made public including professional architectural or engineering drawings which will be made available to decision makers, public and any interested party.

File the complete application at:
Coalville City Hall
10 North Main Street
Coalville, Utah 84017

Signature of Property Owner or Representative:

 Date 10/14/22





Update: July 2021



APPLICATION for
PUBLIC STREET CLOSURE/ VACATION within
 COALVILLE CITY:

For Office Use Only:

Application Date: _____	CC Approval Date: _____
PC Approval Date: _____	Initial: _____
Community Development Director Review Date: _____	Denial Date: _____
Expiration Date: _____	Receipt #: _____
Fee Paid: \$500 + \$50 publication 4650 ⁰⁰ Pd. Card 10/13/22	

Project Name: Beacon Hill Park

Project Address or Area: IH-3-59-IH-64-X

Name of Applicant: North Summit Recreation District

Address of Applicant: PO Box 783 Coalville UT 84017

Phone: 435 336 7233 Cell: _____

Email: _____ Fax: _____

Please include with the application:

____ 1. A letter explaining why you are requesting this street closure. Please include a statement explaining why the street closure is consistent with proposed public policy. If applicant is not a property owner adjacent to the street, please include the applicant's interest in the request.

____ 2. The cost of first class postage for each address within 450 ft. is due at time of application. Please do not provide postage stamps. $42 @ .60 = \$25.20$

____ 3. The name, address and signatures of all owners of property abutting the subject alley who support the petition. You may use the sample petition accompanying this application or provide your own. **Please note that the property owners must sign (not occupants who rent) and the petition must include the signatures of no less than 80 percent of the abutting property owners.**

____ 4. A property ownership map (known as a Sidwell map) showing the area of the subject alley or street vacation and a survey map containing and highlighting the current street/alley that you want to vacate and the property owners on either side that will be requesting the property if it is vacated. **Will not accept hand drawn maps.**

On the map, please provide:

- An overlay of an Arial map to indicate where it is within the City or an electronic file available to the City Engineer in order to overlay the survey.

- b. Highlight the subject alley and indicate with a colored circle or dot, the property owners who support the petition.
- c. Indicate any easements within or near the requested street/alley vacation.
- d. Show building/structures on the properties on either side of the street/alley

____ 5. If applicable, a signed, notarized statement of consent from property owner authorizing applicant to act as an agent.

____ 6. Filing fee of ~~\$400~~, as well as notification and publication fees, due at time of application. *\$500⁰⁰*

Please answer the following questions and have the property owners next to the street or alley that is being vacated sign the petition below. Use an additional sheets if necessary.

Please describe you're proposed use of this property:

The use of property as a result of a street vacation will be for a public park and public facilities operated by North Summit Recreation District.

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

See Attached

Petition to Close a Street

Petitioner:

Address:

Date:

As an owner of property adjacent to the street, I agree to the proposed vacation or closure. I understand that if I have not been paying property taxes for this property and/or my property is a commercial business or a rental property with more than three (3) dwelling units, I will be required to pay fair market value for my half of the alley.

<i>Print Name</i>	<i>Address</i>	<i>Signature</i>	<i>Date</i>

Notice: Additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information submitted as part of the application may be copied and made public including professional architectural or engineering drawings which will be made available to decision makers, public and any interested party.

If you have any questions regarding the requirements of this application, please contact the Community Development Director prior to submitting the petition.

File the complete application at:

Coalville City Hall
10 North Main Street
Coalville, Utah 84017

Signature of Property Owner or Representative: D. R. Date: 10/14/22

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.

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.

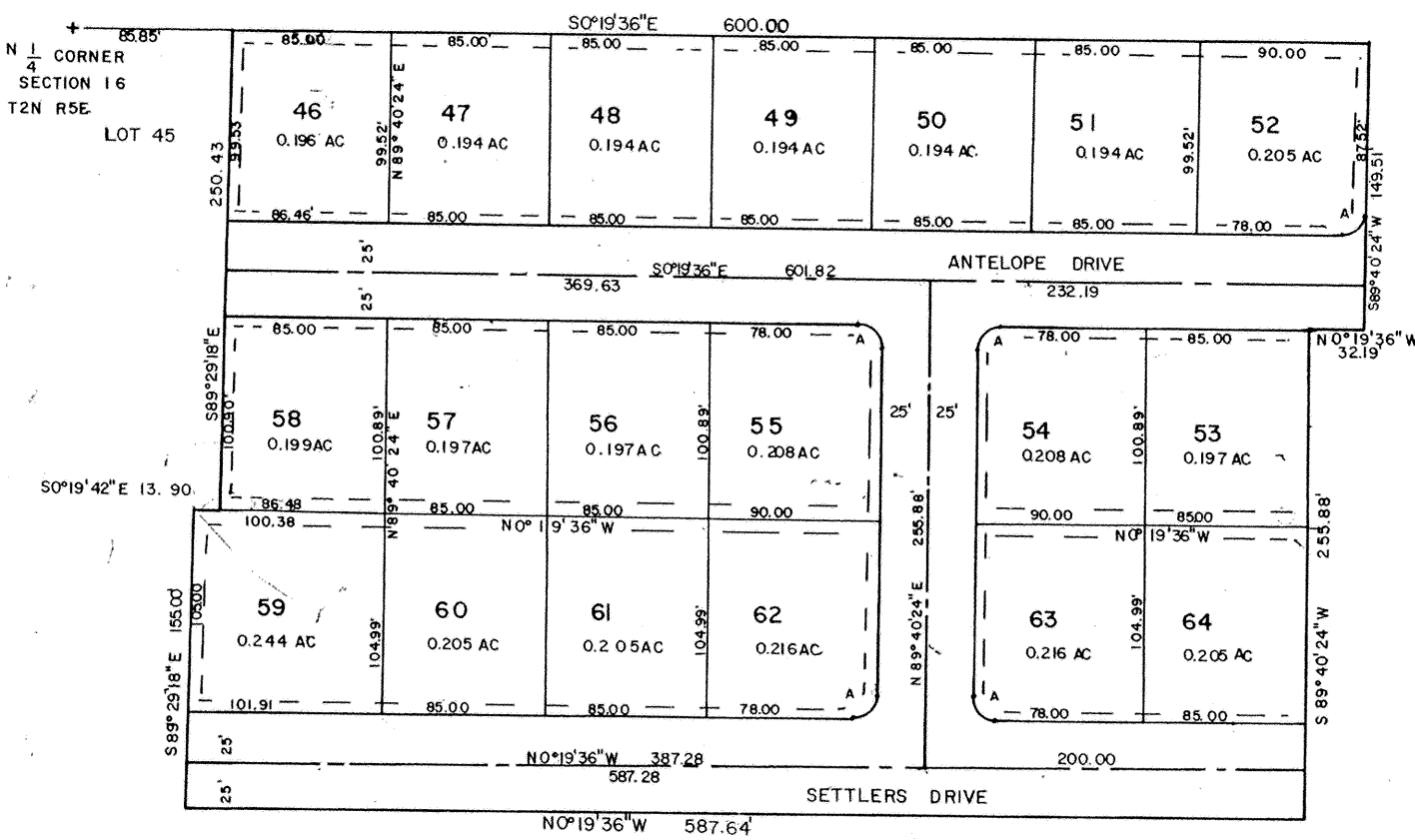
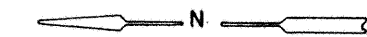
SERIAL # IH-3-LOT#

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 8 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 Δ = 90°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

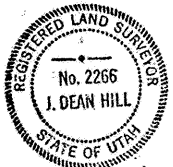
BEGINNING AT THE SOUTHEAST CORNER OF LOT 45, INDIAN HILLS SUBDIVISION PHASE 2, ACCORDING TO THE OFFICIAL PLAT AS RECORDED IN SUMMIT COUNTY, WHICH POINT IS 507'9.36" E 85.89' FROM THE NORTH 1/4 CORNER OF SECTION 16 T2N R5E, SLB 8 M COALVILLE UTAH, AND RUNNING THENCE 507'9.36" E 600.00', THENCE S89°40'24" W 149.5', THENCE N0°19'36" W 32.19', THENCE S89°40'24" W 255.88', THENCE N0°19'36" W 587.64' TO THE SOUTHEAST CORNER OF LOT 15, THENCE S89°29'18" E 155.00', THENCE S0°19'42" E 13.90', THENCE S89°29'18" E 200.43' TO POINT OF BEGINNING CONTAINING 5.483 ACRES

SURVEYOR'S CERTIFICATE

I, 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 HERewith AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS TO HEREFTER 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 HEREFTER 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 17TH DAY OF November 1979

TRIPLE S DEVELOPMENT

Ronald W. Stout
RESIDENT

Gary V. Smith
SECRETARY

ACKNOWLEDGEMENT

STATE OF UTAH SS
COUNTY OF DAVIS

ON THIS 17TH 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 WAS SIGNED 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

Gary V. Smith
RESIDENCE



RECORDER

ENTRY NO. 173269 FEE PAID 12.50 FILED FOR RECORD AND RECORDED THIS 24 DAY OF November 1979 AT 3:05 IN BOOK OF PAGE

Wanda L. Spriggs
RECORDER