



Staff Report

Coalville City
Community Development Director

To: Coalville City Council and Mayor
From: Don Sargent, Community Development Director
Date of Meeting: May 8, 2023
Re: Redlands Minor Subdivision Final Plat
Action: Possible Approval

Redlands Minor Subdivision Final Plat

REQUEST

Review, discuss, and possibly approve the final plat for the proposed Redlands Minor Subdivision. The proposed subdivision is a single-lot split of Parcel CT-202. The purpose of the subdivision is to divide the property into one (1) additional single-family dwelling lot.

BACKGROUND

Property Location: The proposed subdivision property is located at 198 East 100 North, and includes 0.44 acres as shown on the Aerial Map as Attachment A.

Current Zoning/Applicable Code Provisions: The property is in the Very High Density Residential (R-8) Zone, which provides for 8 lots per acre. The project is classified as a Minor Subdivision (5 or less lots).

The property is eligible for the proposed additional lot for a total of 2 dwelling units as shown on the Redlands Subdivision Final Plat as Attachment B.

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 – Chalk Creek Road (100 North)/Residential

West – Residential

South – Residential

East – 200 East/Residential

Planning Commission Review: On April 17, 2023 the Planning Commission reviewed, discussed, conducted public hearing, and recommended approval of the final plat to the City Council with several conditions.

ANALYSIS

Items for Review

The conditions of approval the Planning Commission recommended for the project include the following:

1. The proposed city water, secondary water, and sewer service line connections to the new lot to be shown on the final plat.
2. Power and gas utility connections to the new lot to be shown on the final plat.
3. The closest fire hydrant and distance to the property should be shown on the final plat.
4. The applicant shall submit the final plat to the NSFD for review and approval.
5. Staff shall verify the final plat details for compliance with the development code and engineering standards and specifications prior to recordation of the final plat.
6. A sidewalk along 200 East to be installed or a fee-in-lieu be paid to the City prior to issuance of a certificate of occupancy for a new home on Lot 2 (add note to plat).

The Planning Commission also added a condition of adjusting the lot line between Lot 1 and Lot 2 for a 12-foot setback from the existing garage. However, Staff field verified that the existing garage is detached from the house on Lot 1 and is less than 16-feet in height and therefore is classified as an accessory structure and meets the minimum side yard setback from the property line of 3-feet, which complies with the layout of the lots on the final plat.

The applicant submitted an updated final plat included as Attachment B and obtained NSFD approval of the subdivision which addresses the conditions of approval.

- A. Sidewalk – An existing sidewalk is located along the 100 North frontage of the lot. There is not a sidewalk along the 200 E frontage of the property. According to Section 8-4-080:B.1 of the development code *"only an easement for a sidewalk or associated trail classification shall be required for a property being considered for a minor subdivision. 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"*.

The property abuts the public street right-of-way. A future sidewalk would likely be located within the street right-of-way. Attachment C includes a Street View of the property along 200 East for reference.

- B. Access – The applicant currently accesses the property from 200 East. The new lot would also be accessed from 200 East.
- C. Utilities – Utilities for the new lot are proposed to be connected from existing city main lines and power and gas lines within the public street right-of-way.
- D. Setbacks – The proposed lot configuration provides for compliance with the required 20-foot front setback and 12-foot side and rear setbacks. *All setbacks are shown on the final plat. The existing agricultural sheds/buildings shown on the final plat are to be located 3 feet from the property line as allowed for an accessory structure less than 16 feet in height. The applicant has also indicated they have or are planning on removing some of the structures.*

- E. Culinary and Secondary Water Service – The applicant is proposing to transfer a share from Middle Chalk Creek Irrigation Company to the city for culinary and secondary water service.
- F. Fire Protection – The applicant received approval of the final subdivision plat by the North Summit Fire District.

Required Review Process

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

RECOMMENDATION

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

1. A sidewalk along 200 East to be installed or a fee-in-lieu be paid to the City prior to issuance of a certificate of occupancy for a new home on Lot 2 (add note to plat).
2. The applicant shall execute a city water agreement for culinary water service for the development prior to recordation of the final subdivision plat.
3. Installation of meters shall be required on existing and new secondary water service connections for the subdivision.
4. Staff shall verify the final plat details for compliance with the development code and engineering standards and specifications prior to recordation of the plat.

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

Attachments:

- A.** Aerial Map
- B.** Updated Redlands Subdivision Final Plat
- C.** 200 East Street View of Property



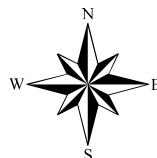
1 in = 188 feet

Aerial Map

Summit County Parcel Viewer Application

Printed on: 3/31/2023

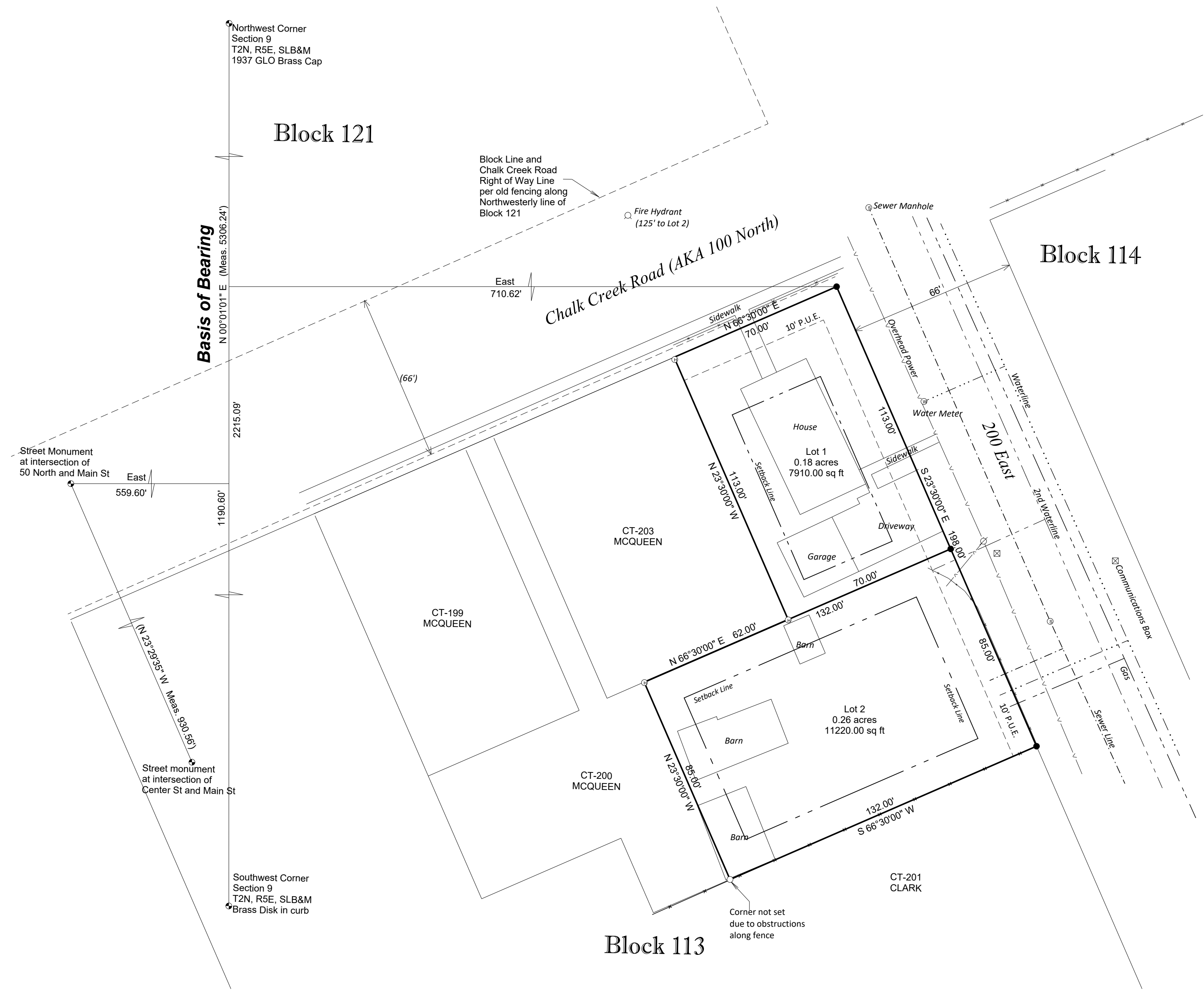
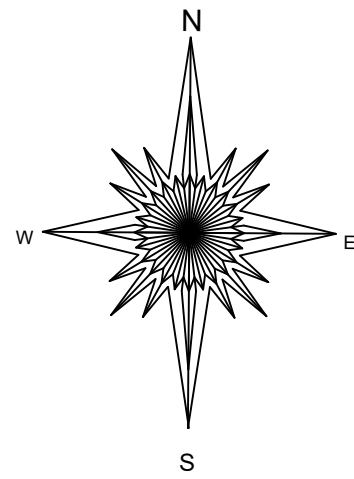
Imagery courtesy of Google



Page 4 of 6

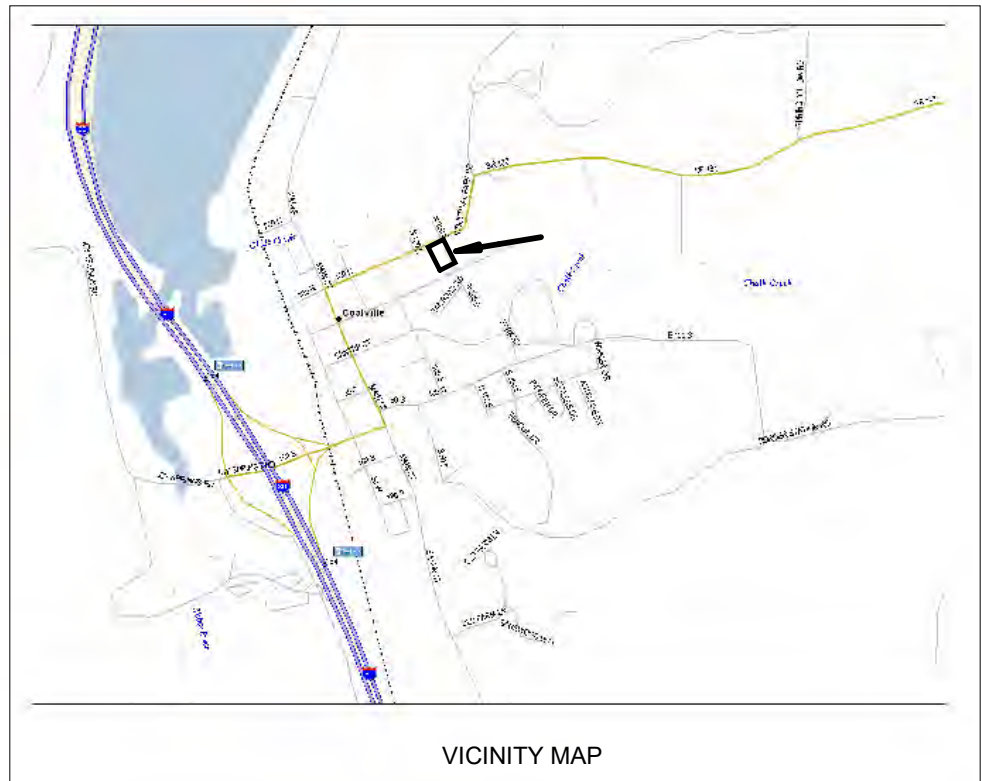
This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information and data obtained from various sources, including Summit County which is not responsible for its accuracy or timeliness.

REDLANDS SUBDIVISION
PART OF LOT 4, BLOCK 113, COALVILLE TOWNSITE
Located in Section 9, Township 2 North, Range 5 East, Salt Lake Base and Meridian
Coalville, Summit County Utah



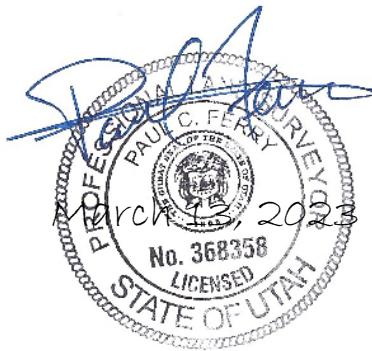
ADDRESS TABLE	
LOT NO. 1	
LOT NO. 2	

- 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. SETBACKS ARE SHOWN FOR THE R-8 ZONE. THIS MAY NECESSITATE THE REMOVAL OF EXISTING NON CONFORMING STRUCTURES ON LOT 2.
 - "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."
 - A SIDEWALK ALONG 200 EAST TO BE INSTALLED OR A FEE-IN-LIEU BE PAID TO THE CITY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR A NEW HOME ON LOT 2.
 - DETACHED GARAGE ON LOT 1 QUALIFIES AS AN ACCESSORY STRUCTURE AND AS SUCH MEETS THE 3 FOOT SETBACK REQUIREMENT FOR ACCESSORY STRUCTURES.



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 REDLANDS SUBDIVISION and that the same has been surveyed and monuments have been placed on the ground as shown hereon.



Boundary Description

Beginning at the Northeast Corner of Lot 4, Block 113, Plat B, Coalville City Survey being North 00°01'01" East 2215.09 feet along the section line and East 710.62 feet from the Southwest Corner of Section 9, Township 2 North, Range 5 East, Salt Lake Base and Meridian and running thence South 23°30'00" East 198.00 feet; thence South 66°30'00" West 132.00 feet; thence North 23°30'00" West 85.00 feet; thence North 66°30'00" East 62.00 feet; thence North 23°30'00" West 113.00 feet; thence North 66°30'00" East 70.00 to the POINT OF BEGINNING containing 19,130 square feet, more or less.

Said property is part of Lot 4, Block 113, Plat B, Coalville City Survey and is situated in the Northwest 1/4 of the Southwest 1/4 of Section 9, Township 2 North, Range 5 East Salt Lake Base and Meridian.

Owner Dedication

Know by 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 a parcel to be hereafter known as the REDLANDS 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 _____.

Acknowledgement

STATE OF UTAH
COUNTY OF SUMMIT

Personally appeared before me this _____ day of _____, 20 _____ the following:

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

DOMINION ENERGY

Dominion Energy approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion 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 Dominion's Right-of-Way department.

Approved this _____ day of _____, 20 _____.

Dominion Energy Company
By: _____
Title: _____

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: _____

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

Street View

200 East

ATTACHMENT C

Legend

