



Staff Report

Coalville City
Community Development Director

To: Coalville City Planning Commission
From: Don Sargent, Community Development Director
Date of Meeting: July 17, 2023
Re: Fairview Estates Phase 2 Subdivision Preliminary Plat and Phase 1 Plat Amendment
Action: Continued Public Hearing and Possible Recommendation

Fairview Estates Phase 2 Subdivision Preliminary Plat and Phase 1 Plat Amendment

REQUEST

Review, discuss, conduct a continued public hearing, and possibly recommend approval of a preliminary plat for the proposed Phase 2 Fairview Subdivision and Plat amendment for Phase 1 of the existing Fairview Subdivision.

BACKGROUND

Property Location and Description: The project is located on Dobbs Drive and includes the existing Phase 1 of the Fairview Estates Subdivision and Parcel CT-330-A as shown on the Aerial Map as Attachment A.

The proposed updated subdivision for Phase 2 includes 4 single-family lots and a 50-foot-wide public access right-of-way on 2.08 acres. The subdivision plat amendment for Phase 1 includes the transfer of 2 attached multi-family units to the Phase 2 subdivision property.

Prior Approvals: A rezone of the overall Fairview Estates property was approved by the City Council on February 26, 2018. A condition of approval of the rezone stated that prior to approval of more than 24 lots/units accessing Dobbs Drive the applicant would be required to construct a bridge across Chalk Creek to provide a second access to the development. Attachment B includes the approved city council meeting minutes (motion highlighted for reference).

The existing Phase 1 of the subdivision includes 22 lots/units that access from Dodds Drive as shown on the attached Aerial Map. The recorded plat is included as Attachment C showing the proposed amendment area.

Current Zoning/Applicable Code Provisions: The property is in the High Density Residential (R-4) Zone, which provides for 4 lots/units per acre. The property is eligible for the proposed density of 4 lots as shown on the proposed Fairview Phase 2 Subdivision Preliminary Plat as Attachment D.

The project is subject to the subdivision provisions of the development code including Title 8: Chapters 2 and Title 10: Chapters 3 & 12. The project also requires a plat amendment of the recorded Phase 1 Subdivision Plat.

Adjacent Parcels/Uses:

North – Chalk Creek/Residential

West – Residential/Mobile Home Park

South – Residential

East – Dobbs Drive/Residential

Planning Commission Review: On June 20, 2023 the Planning Commission conducted a public hearing on the project and provided comments to the applicant for continued refinement of the proposal for a continued public hearing on July 17, 2023.

ANALYSIS

Items for Review and Discussion

- A. Sidewalk – An existing sidewalk is located along Dobbs Drive that was constructed as part of Phase 1 of the development. The sidewalk section along the frontage of the Phase 2 property will need to be installed for the subdivision.

The final plat and construction drawings for Phase 2 will need to include the construction of the sidewalk.

- B. Access – The Fairview Estates development is accessed off Dodds Drive. As noted above under Prior Approvals, a condition of approval for the property rezone required the applicant to construct a bridge across Chalk Creek to provide a second access to the development if more than 24 lots/units accessed Dobbs Drive. Currently 22 lots/units require access from Dobbs Drive. The applicant is proposing 2 additional lots for a total of 24 lots accessing Dobbs Drive.

As the current application(s) reflect no more than 24 total lots/units accessing Dobbs Drive, the bridge across Chalk Creek is not required to be constructed at this time.

- C. Utilities – Utilities for Phase 1 are proposed to be connected from existing main lines and power and gas lines within the Dobbs Drive right-of-way.

All proposed new utility service connections should be shown in the construction drawings for Phase 2.

- D. Setbacks – The proposed lot and unit configurations provides for compliance with the required 20-foot front setback, 12-foot side and rear setbacks and 100-foot stream corridor setback.

All setbacks are shown on the proposed preliminary plat.

- E. Fire Protection – The applicant will need to submit the proposed subdivision plat to the North Summit Fire District for review and approval.

The closest fire hydrant to Phase 2 property should be shown on the final plat with distance to the lots noted.

- F. Water Service - The applicant is proposing to pay the fee-in-lieu of dedicating water to serve the subdivision with culinary and secondary water and is requesting service connections for 4 single-family dwelling lots.

The applicant will need to execute the City Water Service Agreement and pay the fee-in-lieu of dedicating water shares to the city as approved by the City Council.

Required Review Process

The review and approval process for a preliminary subdivision plat and plat amendment includes the review, and public hearing by both the Planning Commission and City Council.

RECOMMENDATION

Staff recommends the Planning Commission review, discuss, conduct a continued public hearing, and address the issues noted above or other items identified at the meeting with Staff and the applicant. The Planning Commission may also consider recommending approval of Phase 2 Preliminary Subdivision Plat, and Phase 1 Plat Amendment to the City Council with applicable conditions addressing the proposed project. Possible conditions of approval may include the following:

1. The final plat and construction drawings for Phase 2 shall include the construction of a sidewalk along the frontage of Dobbs Drive.
2. All proposed new utility service connections shall be shown in the construction drawings for Phase 2.
3. The applicant shall submit the proposed subdivision plat to the North Summit Fire District for review and approval.
4. The closest fire hydrant to Phase 2 property shall be shown on the subdivision plat with distance to the lots noted.
5. The applicant shall execute the City Water Service Agreement and pay the fee-in-lieu of dedicating water shares to the city as approved by the City Council.

As an alternative action, the Planning Commission may provide direction to Staff and/or the applicant regarding the proposed project for continued review and consideration at a subsequent meeting.

Attachments:

- A.** Aerial Map
- B.** Approved 2/26/2018 City Council Meeting Minutes
- C.** Recorded Phase 1 Fairview Estates Subdivision Plat
- D.** Proposed Phase 2 Fairview Estates Preliminary Subdivision Plat and Phase 1 Plat Amendment

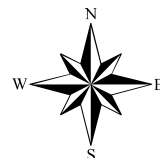


Aerial Map

Summit County Parcel Viewer Application

Printed on: 6/13/2023

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

ATTACHMENT B

Chalk Creek Estates/
Farview Estates
— Bridge —

Page 3 of 11
Coalville City Council
February 26, 2018

what the next step would be. Mayor Johnson stated they would take the comments and come back with a final plan at another public hearing.

Mayor Johnson closed the public hearing at 6:35 P.M.

Councilmember Cody Blonquist questioned where the existing storm drain was located. Derek Moss stated it was on the North side and then a pipe went across the street. He stated they were trying to determine if the existing pipe would handle the flow from the subdivision and would decide the design when they had all the information. Councilmember Arlin Judd questioned where the sidewalk would be located. Don Sargent stated they were proposing to continue the sidewalk from the Northern property line all the way to the Southern property line. They would also have sidewalk in the subdivision on both sides of the road. Councilmember Cody Blonquist questioned who would be responsible to maintain the common area including the Black Willow sign. Don Sargent stated the subdivision would be responsible for that. Derek Moss read from the Staff report (Exhibit B) and stated they recommended approval with the sidewalk along the front of the subdivision.

A motion was made by Councilmember Adrienne Anson to approve the Preliminary Plan for the Black Willow Subdivision. Councilmember Arlin Judd seconded the motion. All Ayes. Motion Carried.

Roll Call:

Councilmember Judd – Aye
Councilmember Anson – Aye
Councilmember Robbins – Aye
Councilmember Rowser – Aye
Councilmember Blonquist – Aye

Item B – Public Hearing: Consideration And Possible Approval Of A Zone Amendment From R-2 to R-4 Zone, CT-330-A And CT-330-1, 340 East 100 South And 359 East 100 South – Courtney Richins:

Councilmember Tyler Rowser disclosed he was related to Courtney Richins and was recusing himself from this discussion.

Courtney Richins stated he was proposing a Zone change from R-2 to R-4 for higher density. He showed the map (Exhibit C) and stated the neighboring property was R-4 even though it had the density of an R-8 and he felt the re-Zone to R-4 would step right in place. He stated they were proposing the offer of establishing another access by putting in a bridge to connect to the subdivision on the other side. He stated the County had purchased the property for the rodeo arena and the connection from Chalk Creek to Border Station road would be a good improvement for everyone. Courtney Richins stated

he had received approval from Chris Boyer to allow the bridge to connect to his property. He stated if the property stayed as R-2, they wouldn't have to put in the bridge for a second access. He stated they were already Zoned for 24 lots and they would just put them in with a cul-de-sac on their property. He stated to make it worth putting in the bridge; they would have to have the higher density. Courtney stated if they put the bridge in, it would connect to the Chalk Creek Subdivision and the County Property so there would be three ways to access the property on the North side. He stated right now all of the traffic would hit Chalk Creek Road. Courtney Richins stated the current Zoning approved the property for 24 units and he would agree to put the bridge in at 25 units instead of 30 units which was allowed on one egress. He stated two lots would come off of Border Station Road which would be considered a different egress. Courtney Richins stated they were proposing to put in Town Homes next to the mobile home park and single family lots for the rest of the property. Councilmember Arlin Judd stated he had a hard time jumping from R-4 on one side and then to R-1 on the other side. He stated he didn't think that was a good exchange. Derek Moss stated when they considered the proposal they felt it was a good transition from the higher density of the mobile home park to the lower impact property. He stated technically the mobile home park had the density of R-8 and the medium Zone of R-4 would fit. Derek stated the consideration was the bridge and the road and that was a huge benefit to the City. He stated if the Council felt it was a good exchange they should vote for the increased density, but if they didn't, then they should vote against it. Derek Moss stated the Planning Commission recommended approval with the condition of the bridge being provided prior to the approval of more than 24 units.

Mayor Trever Johnson opened the public hearing at 6:54 P.M.

Debbie Robinson – City Resident

Debbie Robinson stated she had concerns with this because of the narrow road. Border Station Road was very narrow and wasn't wide enough. She stated she had another concern that there wasn't any sidewalks in this area and if they were going to put in that much density, if it was changed to R-4, which she hoped it didn't, then sidewalks needed to be put in for the pedestrians. Debbie Robinson stated if a bridge went in, the bridge could back up the flood waters and make it questionable on the flood areas. She stated there were a lot of developments going in and questioned if there was enough water to handle them all. She questioned if there would be enough water for the 40 plus on her side of the Creek and now Black Willow if they allowed this to go to R-4. She stated she had lived here a long time and didn't want to run out of water.

Tonja Hanson – City Resident

Tonja Hanson stated this was a tough decision. She questioned if they should gamble and play their hand with this or wait. She stated she didn't know the answer, but she did know she was concerned about the 42 homes behind her house going out on Chalk Creek

Road with nowhere else to go. This was a safety hazard that needed to be taken into consideration. She stated she had talked about this before. If that took the safety concern off of Chalk Creek Road, she guessed she was okay with the increased density although she really didn't love the idea. Ms. Hanson questioned what the City would be getting besides the bridge and the increased tax base. She questioned if there were any other amenities the Developer was bringing to the community for the increased density. She questioned if there would be trails because this was a lot of density. She stated they should consider what else was in it for the City and the citizens.

Dusty France -- Planning Commission Member

Dusty France stated he had a couple of comments regarding the potential bridge and road. He stated he wasn't for or against the increased density, but with 10 acres at an R-2 they would only be capable of 20 lots. He stated he was for the bridge and access and thought it would be very important for the City. However he did have concerns about putting the cart before the horse. He stated right now it was being proposed without any promise of it being built. It was mentioned the City could put one in if they wanted to which was not the trade-off. Mr. France stated he understood Mr. Richins was partnered with the landowner on the North, but not on Chris Boyer's land and even though the City was being offered a right-of-way for a road to exist, there wasn't anything in place to say Chris Boyer would allow the bridge to go in. He stated he had seen plans for a road to connect to 50 North, but there wasn't anything saying there would be a road here. Mayor Trevor Johnson verified there had to be another egress to build above 30 units. Derek Moss stated it was being questioned if the City could be left without a bridge or a bridge to nowhere and the answer was yes. Dusty France stated that was his concern. Right now they could build 19 homes and there wasn't anything to guarantee it happening. Courtney Richins stated the way it was now they could come in for permission to build 24 units. He stated the City didn't buy an easement through this property and since they didn't do that, he was proposing to give the City the easement and a bridge in exchange for the increased density. Dusty France disagreed and stated that wasn't necessarily true. He stated if they didn't get their density, they would just build 19 homes with a cul-de-sac and no opportunity for a bridge. He questioned what the City got if they approved it unconditionally with just an easement. Councilmember Cody Blonquist stated the egress had to go somewhere. He stated without the egress they couldn't build the homes. Dusty France stated with the R-2 Zone they couldn't get 30 homes there. He stated there needed to be some type of agreement with the other property owner to say it was allowed. Derek Moss stated they already had the agreement in place. The condition would force them to put in the bridge. Dusty France stated he would actually reduce the number of homes that could be built without having the bridge built. He stated he would like to see something more permanent and would like the Council to consider that. He stated they should have something in writing otherwise it could be a road to nowhere.

Mayor Trevor Johnson closed the public hearing at 7:08 P.M.

Councilmember Adrienne Anson questioned if they would be selling or renting the Town Homes. Courtney Richins stated they hadn't decided yet, but they may do both. Councilmember Rodney Robbins questioned if the Council allowed the Zone change if they could make them put the bridge in and get permission to finish the road too. Derek Moss stated that wasn't part of it now, but they couldn't build more than 30 units without another egress which was really being proposed as nothing over 24 units without the bridge being put in. He stated they could put the bridge in and do 30 units and then have to connect the roads to build 31 plus units. He stated if the Council wanted to add on that they wanted the road to be completed, they could do that as a condition of the re-Zone. He stated from the discussions he had with the Developer, they had the desire to put the road in for this development and the Chalk Creek Estates development. Sheldon Smith stated they could do 24 homes without doing anything; they would put the bridge in with the road to get the additional density. The Mayor and Council discussed the density options for the property. Councilmember Arlin Judd questioned if the City had standards for building a bridge. Derek Moss stated yes, they would have to follow the City standards.

A motion was made by Councilmember Rodney Robbins to approve the Zone change from R-2 to R-4 for CT-330-A and CT-330-1, 349 East 100 South and 359 East 100 South with the Planning Commission's recommendation along with after 24 units the Developer would have to put in the bridge and a road for a second egress.

Councilmember Cody Blonquist seconded the motion. The Ayes won the vote. Motion Carried.

Roll Call:

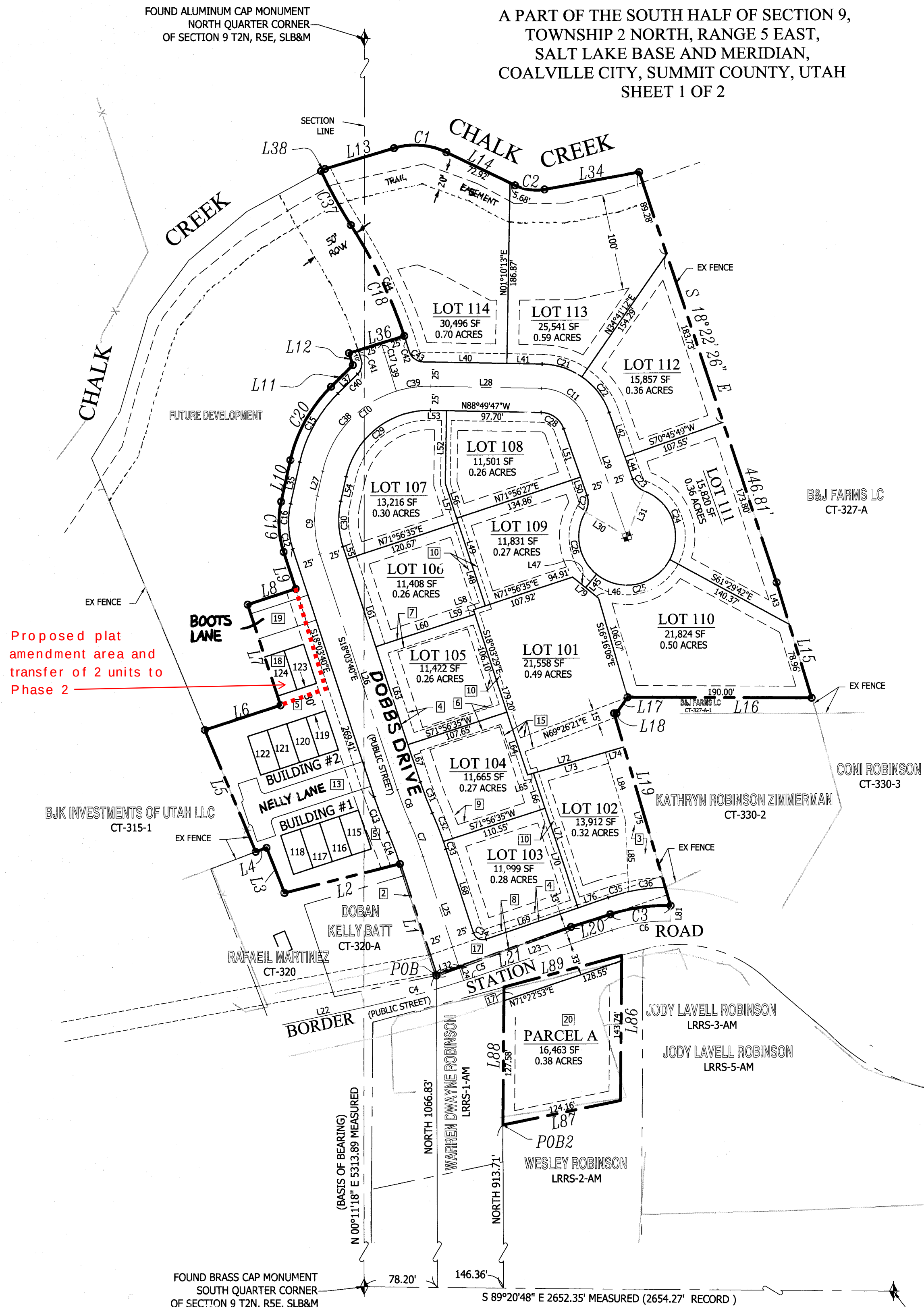
Councilmember Judd – Aye
Councilmember Anson – Nay
Councilmember Robbins – Aye
Councilmember Rowser – Recuse
Councilmember Blonquist – Aye

Item C – Discussion And Possible Approval Of New Planning Commission And Board Of Adjustment Members:

Mayor Trevor Johnson stated there were two seats up on the Planning Commission and there were four applicants. He stated they were Walter Yates, Dusty France, Isaac Rackliffe, and Shoat Roath. He stated a couple of the Planning Commission members had requested for Dusty France to remain on the board and he would like to see him appointed. He recommended for Walter Yates to be moved to the Board Of Adjustments which had two positions open with two alternate positions. Mayor Johnson stated he appreciated anyone that was willing to serve. The Council voted for the two open positions on the Planning Commission.

FAIRVIEW SUBDIVISION PHASE 1

A PART OF THE SOUTH HALF OF SECTION 9,
TOWNSHIP 2 NORTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN,
COALVILLE CITY, SUMMIT COUNTY, UTAH
SHEET 1 OF 2



LINE	BEARING	LENGTH
L1	N 17°59'43\"	120.50
L2	S 76°07'19\"	123.00
L3	N 21°37'12\"	50.00
L4	S 69°40'35\"	11.96
L5	N 22°21'52\"	136.81
L6	N 71°57'44\"	82.31
L7	N 18°02'16\"	108.83
L8	N 71°57'44\"	52.23
L9	N 18°03'40\"	40.06
L10	N 12°46'14\"	43.64
L11	N 45°29'05\"	31.60
L12	N 17°48'08\"	13.03
L13	N 73°23'52\"	74.61
L14	S 64°11'59\"	78.60
L15	S 16°46'44\"	123.98
L16	N 89°38'05\"	190.00
L17	S 34°47'44\"	20.13
L18	N 89°38'05\"	2.54
L19	S 16°08'05\"	207.58
L20	S 72°21'26\"	42.71
L21	N 70°22'36\"	147.72
L22	N 18°02'16\"	86.75
L23	N 71°22'53\"	150.16
L24	S 72°21'26\"	14.52
L25	N 17°59'43\"	119.79
L26	N 18°03'40\"	255.62
L27	N 12°46'14\"	25.97
L28	S 88°49'47\"	114.44
L29	S 19°14'11\"	126.55

LINE	BEARING	LENGTH
L30	S 59°14'30\"	50.00
L31	N 20°46'08\"	50.00
L32	N 70°22'36\"	25.01
L33	S 18°02'16\"	13.50
L34	N 79°54'46\"	99.32
L35	S 12°46'14\"	43.64
L36	N 72°45'11\"	60.00
L37	S 45°29'05\"	28.52
L38	N 61°35'04\"	4.56
L39	S 17°13'08\"	41.77
L40	N 88°49'47\"	86.60
L41	S 88°49'47\"	36.43
L42	S 19°14'11\"	48.68
L43	S 16°46'44\"	45.01
L44	S 19°14'11\"	24.25
L45	N 39°20'45\"	17.83
L46	S 50°39'15\"	17.29
L47	S 50°39'15\"	17.29
L48	S 18°03'25\"	90.32
L49	S 18°03'25\"	95.00
L50	N 19°14'11\"	19.93
L51	N 19°14'11\"	53.00
L52	N 01°10'13\"	75.17
L53	N 88°49'47\"	16.74
L54	S 12°46'14\"	25.97
L55	S 18°03'40\"	13.52
L56	N 18°03'25\"	37.27
L57	S 18°03'25\"	41.95
L58	N 71°56'35\"	13.00
L59	N 18°03'29\"	4.74

LINE	BEARING	LENGTH
L60	N 71°56'35\"	107.66
L61	S 18°03'40\"	95.05
L62	S 71°57'44\"	20.00
L63	S 18°03'40\"	106.10
L64	S 18°03'29\"	68.37
L65	N 73°51'55\"	6.25
L66	S 18°03'25\"	38.50
L67	S 18°03'40\"	40.95
L68	S 17°59'43\"	91.00
L69	N 71°22'53\"	100.48
L70	N 18°03'25\"	108.21
L71	S 18°03'25\"	146.71
L72	N 73°51'55\"	103.62
L73	N 73°51'55\"	77.36
L74	N 73°51'55\"	20.00
L75	S 16°08'05\"	171.38
L76	N 71°22'53\"	33.02
L77	N 18°02'16\"	16.50
L78	N 18°02'16\"	25.00
L79	S 50°39'15\"	34.57
L80	N 18°02'16\"	16.50
L81	N 01°40'28\"	15.93
L82	N 71°57'44\"	20.00
L83	S 18°02'16\"	13.50
L84	S 16°08'05\"	73.49
L85	S 02°31'33\"	74.09
L86	S 00°37'57\"	149.21
L87	S 78°26'11\"	124.16
L88	N 00°37'57\"	141.75
L89	N 75°07'03\"	125.95

NUMBERED NOTES

- STREET A IS A PUBLIC STREET
- EXISTING FENCE
- INGRESS / EGRESS & PUBLIC UTILITY AND DRAINAGE EASEMENT IN FAVOR OF LOT 1
- 10' PUBLIC UTILITY AND DRAINAGE EASEMENT TYPICAL ALONG PRIVATE LOT FRONTAGE
- COMMON AREA / PUBLIC UTILITY AND DRAINAGE EASEMENT
- 20' PUBLIC UTILITY AND DRAINAGE EASEMENT
- 10' PRIVATE SECONDARY WATER EASEMENT IN FAVOR OF LOT 1
- EXISTING 20' SANITARY SEWER EASEMENT
- PRIVATE LOT SETBACK LINE
- TYPICAL SETBACKS
- FRONT: 20 FEET
- STREET SIDE: 20 FEET
- INTERIOR SIDE: 12 FEET
- REAR: 12 FEET
- 10' DRAINAGE EASEMENT
- 5' DRAINAGE EASEMENT
- 20' WATER LINE EASEMENT
- PRIVATE LANE SEE SHEET 2 FOR ADDITIONAL INFO.
- STORM DRAINAGE AND ACCESS EASEMENT
- 15' PUBLIC UTILITY AND DRAINAGE EASEMENT
- INGRESS EGRESS EASEMENT
- 17' STREET DEDICATION
- BUILDING #3
- 19' LANE #2 - SEE SHEET 2 FOR ADDITIONAL INFORMATION
- UNDEVELOPABLE AGRICULTURAL PARCEL

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
- PURDE PUBLIC UTILITY & DRAINAGE EASEMENT
- SET 5/8\"
- REBAR WITH AN ORANGE PLASTIC CAP, OR NAIL & WASHER STAMPED PINNACLE ENG. & LAND SURV.
- RIGHT OF WAY

PINNACLE
Engineering & Land Surveying, Inc.
337 WEST GORDON AVE. #3
LAYTON, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

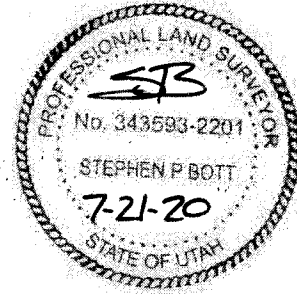
SURVEYOR'S CERTIFICATE

I, STEPHEN P. BOIT, 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 PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS
FAIRVIEW SUBDIVISION PHASE 1
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

BOUNDARY DESCRIPTION

BEGINNING AT AN EXISTING FENCE CORNER, SAID POINT BEING ON THE NORTH LINE OF BORDER STATION ROAD BY RECORD, SAID POINT BEING LOCATED SOUTH 89°20'48\"

ALSO BEGINNING AT A POINT LOCATED SOUTH 89°20'47\"



Stephen P. Boit
STEPHEN P. BOIT
LICENSE NO. 343593-2201
7-21-2020
DATE

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 PLAT AND NAME SAID TRACT OF LAND

FAIRVIEW SUBDIVISION PHASE 1

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 THOROUGHFARES 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, AND HEREBY DEDICATE, GRANT, AND CONVEY TO THE FAIRVIEW SUBDIVISION HOMEOWNERS ASSOCIATION THE COMMON AREAS AS SHOWN HEREON.

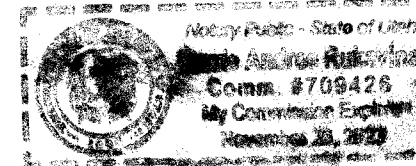
THE UNDERSIGNED HEREBY CERTIFY THAT THIS SUBDIVISION HAS MET THE ALL THE REQUIREMENTS OF COALVILLE CITY ORDINANCES.

SIGNED THE 27 DAY OF July, 2020
Matt Slate
MATT SLATE
Courtney Richins
COURTNEY RICHINS
Daniel Richins
DANIEL RICHINS Member-Manager

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SUMMIT
ON THE 27 DAY OF July, A.D., 2020, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, MATT SLATE, DANIEL RICHINS AND COURTNEY RICHINS, THE SIGNERS OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 11/26/23
Steve Underwood
NOTARY PUBLIC



RESIDING IN *Summit County, UT*
FAIRVIEW SUBDIVISION PHASE 1
A PART OF THE SOUTH HALF OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN, COALVILLE CITY, SUMMIT COUNTY, UTAH

SUMMIT COUNTY RECORDER

ENTRY NO. *114094* FEE PAID *\$10.00* FILED FOR RECORD AND
RECORDED THIS *4th* DAY OF *September* 2020 AT *4:41 PM*
BOOK *114* OF OFFICIAL RECORDS PAGE *1*
Rhonda James Recorder
SUMMIT COUNTY RECORDER
BY *Rhonda James Recorder*
DEPUTY RECORDER

ROCKY MOUNTAIN POWER

APPROVED THIS 21 DAY OF July, 2020,
BY A REPRESENTATIVE OF ROCKY MOUNTAIN POWER.
Aaron Turner
ROCKY MOUNTAIN POWER REPRESENTATIVE

DOMINION ENERGY

APPROVED THIS 21 DAY OF July, 2020,
BY A REPRESENTATIVE OF DOMINION ENERGY.
WST
DOMINION ENERGY REPRESENTATIVE

CITY ATTORNEY'S APPROVAL

APPROVED THIS 1st DAY OF Sept, 2020,
BY THE COALVILLE CITY ATTORNEY.
Shelley K. Brown
COALVILLE CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS 27 DAY OF August, 2020
BY THE COALVILLE CITY PLANNING COMMISSION.
Quinn Vernon
CHAIRMAN, COALVILLE CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

I HEARBY CERTIFY THAT THIS OFFICE HAS EXAMINED THE PLAT AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE. SIGNED THIS 4th DAY OF August, 2020.
Shirley Nelson
COALVILLE CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED THIS 31st DAY OF August, 2020
BY THE COALVILLE CITY COUNCIL.
Nathaniel Shivers
COALVILLE CITY RECORDER COALVILLE CITY MAYOR

ALL INFORMATION SHOWN HEREON IS NOT FINAL OR APPROVED WITHOUT THE GOVERNING AGENCY(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.

