COALVILLE
SUMMIT COUNTY, UTAH

COALVILLE CITY PLANNING COMMISSION
MEETING NOTICE AND AGENDA

Notice is hereby given that the Coalville City Planning Commission will hold its regular Meeting on **Monday, August 21, 2017** at the Coalville City Hall located at 10 North Main Street, Coalville Utah. This meeting will begin at ***6:00 P.M.*** The agenda will be as follows:

1. Roll Call
2. Pledge Of Allegiance
3. **Continued Public Hearing:** Final Subdivision Plan Review Parcel No. CT-317, 43 lots - Courtney Richins And Chris Boyer
4. Review, Discussion, And Possible Approval Of The Summit County Fairgrounds Project Concept Plan – Ron Boyer
5. Community Development Updates
6. Review and Possible Approval of Minutes
7. Adjournment

** Coalville City reserves the right to Change the order of the meeting agenda as needed.*

Dated this 18th day of August, 2017.

Nachele D. Sargent

**In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Hall (435-336-5981) at least three days prior the meeting.

Posted: August 18, 2017 City Hall, Utah State Posting Website

Mayor
Trever Johnson

Council
Adrianne Anson
Cody Blonquist
Arlin Judd
Rodney Robbins
Tyler Rowser

PO Box 188
10 North Main Street
Coalville, UT 84017

P: 435.336.5981
F: 435.336.2062
cityhall@coalvillecity.org
www.coalvillecity.org

Coalville City Planning Commission
Regular Meeting
HELD ON
August 21, 2017
IN THE
CITY HALL

Planning Chair Dusty France called the meeting to order at 6:04 P.M.

Planning Commission Members Present: Planning Chair: Dusty France
Vice Chair: Walter Yates (Excused)
Commissioners: Brice Lucas,
Linda Vernon, Jason Moore
Nathanael Davenport (Excused)

City Staff Present:

Shane McFarland, Community Director
Zane DeWeese, Public Works Director
Nachele Sargent, City Recorder

Public In Attendance:

Courtney Richins, David Vernon, Tyler Rowser, Jack Walkenhorst, Katy LaPay, Tonja Hanson, Jim Robinson, Debbie Robinson, Trever Johnson, Tom Fisher, Ron Boyer, Jill Jones, Kelly Hanson, Doug Clyde

Item 1 – Roll Call:

A quorum was present.

Item 2 – Pledge Of Allegiance:

Chair Dusty France led the Commissioner's, Staff and Public in the Pledge Of Allegiance.

Item 3 – Continued Public Hearing: Final Subdivision Plan Review Parcel No. CT-317, 43 Lots – Courtney Richins And Chris Boyer:

Courtney Richins stated they had made a few changes to the subdivision and was here tonight for final approval for Phase I and Phase II. He stated they were looking at developing 30 lots right now. Courtney stated they hadn't drawn in a park, but had reserved a half acre for Phase II if it was decided it was needed and had changed the trail easement. He stated they had met with Summit County and had received verbal approval to have access to cross the river bridge to reach the Fairgrounds. Courtney

stated they would have gates in the fields that could be opened to have a path to walk on so the kids, etc. wouldn't have to walk on Chalk Creek Road to get to town. Shane McFarland stated the trail easement would be dedicated to the City. Chair Dusty France questioned what Parcel A was. Courtney Richins stated it was the storm detention pond and could be grass with a play area for a park if they decided that was what was wanted. Chair Dusty France stated in his opinion, he didn't think it would work for a playground. Shane McFarland stated it was very common to us an area like this for a playground in a subdivision. He stated this would also be dedicated to the City to maintain. Mayor Trever Johnson stated he had met with Courtney Richins and Tom Fisher with Summit County and was working with them to carve out a piece of land for a playground. He stated Phase II of the County Fairgrounds plan incorporated a playground area, but they didn't plan on building it for another 8-10 years. He stated in the meantime, he had asked the County to desiganate an area in Phase I that could be used for a playground. Mayor Johnson stated he felt the location at the Fairgrounds was better than in the subdivision and where the playground should be. He stated Courtney Richins would be willing to put one in the subdivision if needed. Mayor Johnson stated he was confident there would be a playground somewhere, he just wasn't sure of the location. Commissioner Brice Lucas questioned what the access would be for lot #103 and what the lot frontage was for the lots. Courtney Richins stated lot #103 would be accessed off of the lane and not through the subdivision. Shane McFarland stated each lot had 100 feet frontage, but the cul-de-sacs would be a little different. They would have the 100 feet as the lot opened at the setback line. Chair Dusty France stated he would like to have the trail put in or defined now. He stated he was concerned that someone would fence off the trail area as part of their lot. Shane McFarland stated the trail was scheduled for Phase II and there would be an easement showing the trail. He stated all of the infrastructure and improvements would need to be completed or bonded to be able to proceed with the other Phases. Commissioner Linda Vernon questioned who would decide if the trail was asphalt or dirt, etc. Shane stated it would be discussed and the Commissioner's could weigh in on what they would like to have and also what the public had to say about it.

Chair Dusty France opened the public hearing at 6:35 P.M.

Katy LaPay – City Resident

Katy LaPay questioned if there was a Wetland setback required along the Creek. Shane McFarland questioned if she meant the Flood Plain. Katy LaPay stated she meant a Wetland setback as she had to do one when she built her mother a house in Peoa. She stated it may have changed and knew you could build a bridge over it, but you couldn't build a home near it. She suggested for them to check into it. Katy LaPay

stated she had been in real estate her whole life and one of the ways to let people know about the trail easement and no fencing was to put it in the title report and the subdivision report. She stated the subdivision report would be given to the buyer. It could be spelled out that they could only put a fence so far away and with a certain height. Ms. LaPay stated she didn't think the City Code allowed for a vinyl fence. Niki Sargent stated she would check, but didn't think there was a restriction on the type of material. She stated there were height and setback requirements that would need to be met. Katy LaPay stated she was sure she had to put in a wood fence when they did theirs. She questioned if there would be sidewalks in the subdivision. She stated that was the greatest thing about living where she did on 50 North. There were sidewalks for everyone to walk on. She stated Mrs. Geary was 94 years old and came out and walked on the sidewalk three times a week and all of the kids with young families used the sidewalk and she felt all new subdivisions should have a sidewalk. Shane McFarland stated there would be a five foot sidewalk in the subdivision with a five foot park strip on the main thoroughfares.

Chair Dusty France questioned if they needed to address the issue regarding the wetlands. Shane McFarland stated there wasn't a dedicated Wetland there. Chair France stated there was a recommendation in the Code, Sensitive Lands, regarding streams. Shane stated he would review it.

Tonja Hanson – City Resident

Tonja Hanson stated she understood there wouldn't be another egress until Phase III was developed and stated all of the traffic would be coming out onto Chalk Creek Road. She questioned if anyone had driven up Chalk Creek in the morning and suggested they try it because the sun was in your eyes and you couldn't see. She stated with 20 homes there would be a minimum of 40 cars coming in and out and felt their number one concern should be the safety of the citizens in the area and one egress there was really a problem. She stated she would like them to reconsider allowing that. Ms. Hanson stated she felt they were doing a great job considering the trail space and thanked them for their diligence on making that happen. She stated it would be great to have the Developer put the trail system in before the homes were built so there would be no question where the easement was and where their fencing would be allowed to go. She reminded them again of safety first.

Chair Dusty France questioned if the Council had addressed pushing for two egresses prior to Phase II. Shane McFarland stated he didn't recall them discussing it. Niki Sargent stated they had just followed what the Code allowed which was 30 homes on one egress. She stated they did push for a trail to connect to the Fairgrounds so

people wouldn't have to walk on Chalk Creek Road. Chair France stated he thought Cody Blonquist requested it. Niki stated he wanted a trail through the other fields to connect to the Fairgrounds so kids wouldn't be walking on Chalk Creek Road. Tonja Hanson stated she thought Councilmember Blonquist's motion required two egresses. Niki Sargent referred to the minutes and had Commissioner Linda Vernon read the motion (Exhibit A). Commissioner Jason Moore stated when it was allowed in the Code they really couldn't do anything about it. Shane McFarland stated they could request the Developer to do it, but they couldn't require them to do it.

Chair Dusty France closed the public hearing at 6:45 P.M.

Shane McFarland referred to the Staff report (Exhibit B) and stated Parcel A was the storm water detention and would have to be developed with Phase I. Chair Dusty France referred to the Code under Title 10 Chapter 2 Sensitive Lands Overlay and referred to the setbacks from the high water mark. The Commissioner's continued to discuss the possible issues with the stream corridor and the setbacks for the lots along Chalk Creek. Shane stated he would review the flood plain and have Sheldon Smith review the Code and the options. Courtney Richins stated he was fine with only receiving approval for Phase I until this issue was resolved. He stated he would need to work in Phase II to install the infrastructure and wanted them to be aware of that, but there wouldn't be any building. Commissioner Brice Lucas stated he would like to have something on paper that would show the kids and people had access through the fields to the Fairgrounds. He questioned if there would be any issues with Lot #103 where the ditch had been abandoned. Shane McFarland stated there wouldn't be an issue because the subdivision had a drainage plan. Mayor Trever Johnson stated there wouldn't be an issue with the City where they had a storm drain plan in place.

A motion was made by Commissioner Jason Moore to approve Phase I of the Chalk Creek Estates Subdivision Final Plan with permission to run the infrastructure work through Phase II with the condition of having written permission on file for the access through the fields to the Summit County Fairgrounds. Commissioner Brice Lucas seconded the motion. All Ayes. Motion Carried.

Roll Call:

Commissioner Vernon – Aye
Commissioner Lucas – Aye
Commissioner Moore - Aye
Chair France – Aye

Item 4 – Review, Discussion, And Possible Approval Of The Summit County Fairgrounds Project Concept Plan – Ron Boyer:

Ron Boyer explained the Fairgrounds Phase I Concept Plan (Exhibit C). He stated Phase I would involve demolishing the Quonset Hut, the small restroom next to it, the bowery, and the livestock barns. They would be replaced with a Community Center and four new barns. Mr. Boyer stated the main use of the facilities was for the Summit County Fair, but they would be available for public use the rest of the year. He stated they were requesting approval for the site plan, drainage, parking, and road. Shane referred to the Staff report (Exhibit D) and stated they had everything in place for preliminary approval. He stated they would be following the same process as anyone else, but this was on a larger scale and the purpose of the City was to make sure it met the intent of setbacks, etc. Mayor Trever Johnson stated from the City standpoint, this was a couple of years work and to keep the mindset of being a partner with the County. He stated the City was happy they were keeping the Fairgrounds here and investing in the City. Comissioner Jason Moore stated he thought it was great and it would be an asset to the City. He thanked the County for investing in Coalville. Chair Dusty France stated he liked that they kept an area for the sledding hill. The Commissioners continued to discuss the amenities and the plans for the Fairgrounds.

A motion was made by Commissioner Brice Lucas to approve the preliminary concept plan for Phase I of the Summit County Fairgrounds. Commissioner Jason Moore seconded the motion. All Ayes. Motion Carried.

Commissioner Vernon – Aye
Commissioner Lucas – Aye
Commissioner Moore – Aye
Chair France – Aye

Ron Boyer questioned if it would be possible to have a joint public hearing with the City Council on September 11, 2107 for the Phase I Final Plan. He stated they were anxious to get started on the project as they planned to have it completed in time for the Fair in 2018. Shane McFarland stated he thought they would be able to make that happen.

Item 5 – Community Development Updates:

Shane McFarland stated Derek Moss was working on updating the Conditional and Permitted Uses for the Code and would have something for the Commissioners to review soon.

Shane McFarland stated he would review the Sensitive Lands portion of the Development Code to have the answers available concerning the Chalk Creek Subdivision Phase II area by the creek.

Shane McFarland stated they were still reviewing the Annexation Petition. Chair Dusty France questioned how the Zoning would be handled. He stated some felt the Zone where it connected to the City would continue and others felt it would be Zoned based on the Future Land Use map. Shane stated they were trying to identify the correct way the Zoning would go. He stated there was a 30 day due diligence period and the Zoning was one of the things that needed to be identified. Chair Dusty France stated when the Commissioners completed the Future Land Use Map they didn't identify any Zoning areas. It was just where the border would be. Shane stated he felt it would be prudent for Derek Moss to discuss the Zoning ideas with the Commissioners. The Commissioners continued to discuss the Annexation Petition including Zoning, infrastructure, Pioneer agreements, and services provided.

Commissioner Walter Yates joined the meeting at 7:45.

Commissioner Linda Vernon questioned who would be responsible to put in the irrigation system if the City ended up using Parcel A in the Richins subdivision as a park. Shane McFarland stated Courtney Richins would be responsible to put it in. Commissioner Brice Lucas stated they forgot to question if there would be street lights in the subdivision. Shane stated lighting hadn't been addressed.

Chair Dusty France stated he noticed the Keyes mink shed had been shifted. Shane McFarland stated the Keyes' had excavated the hillside and he had sent a letter to them to tell them to stop work until they had a Geo Tech Engineer review the property and determine if it was safe. They planned to move the shed in sections to the rear of the property. Shane stated he met with them and agreed to let them continue to move the shed and they would have to supply the Geo Tech report to the City. He stated Ben Keyes would like to put three more buildings at the back of the property, but they wouldn't be allowed to move forward until the survey report was finished and they resolved how they would fix the slope they created.

Commissioner Linda Vernon questioned what was happening with the Robertson gym. Shane McFarland stated they had submitted their plans for a building permit and some of the retaining wall was in. He stated the City didn't require a project schedule and had done a lot of work to help them out.

Item 6 – Review And Possible Approval Of Minutes:

The Commissioners reviewed the minutes of the July 17, 2017 meeting.

A motion was made by Commissioner Linda Vernon to approve the minutes of July 17, 2017 as corrected. Commissioner Jason Moore seconded the motion. All Ayes. Motion Carried.

Item 7 – Adjournment:

A motion was made by Commissioner Linda Vernon to adjourn the meeting. Commissioner Jason Moore seconded the motion. All Ayes. Motion Carried.

The meeting adjourned at 8:05 P.M.

_____
Dusty France, Chair

Attest:

_____
Nachele D. Sargent, City Recorder

"Exhibit A"
Planning 8/21/17

whether it was Commercial or Residential. This was a Residential opportunity where someone wanted to come in and spend some money and do a project through phasing which was smart. Additionally, it was hard for a family; especially a starter family, to be able to find a place that was affordable to build and he felt this was a great opportunity for people and a lot of different demographics to take advantage of. Mayor Johnson stated he loved the layout and expected when talking about trails, they would be able to hammer out a resolution. He stated he had expressed to the Planning Commission that he felt the Council was very pro-trail and that would be part of the discussion for final approval, but for now he felt they should ensure to the builder that they wanted to work with them and recommended they approved this plan. The Mayor and Council continued to discuss the preliminary plan including the trail system, the park area, having 30 homes built before a second egress was added, the possible safety issue of no sidewalk or way to go from there to town, and requiring a minimum of a pathway to town.

A motion was made by Councilmember Cody Blonquist to approve the preliminary subdivision design for CT-317-X following the recommendations from the Planning Commission for a trail and potential park and adding a pedestrian access some way through the neighboring parcel toward town. Councilmember Adrianne Anson seconded the motion. All Ayes. Motion Carried.

Item C – Public Hearing: Review, Discussion, and Possible Approval Of The 2016-2017 Budget Amendment and 2017-2018 Budget Resolution 2017-2:

Mayor Trever Johnson stated there weren't any big changes from the tentative budget for the coming year. Tim Rees stated the General Fund usually didn't change much. He stated they had put money in Capital Improvements fund for road projects. He stated they had also budgeted for some employee raises. Tim Rees reviewed the budget (Exhibit E) with the Mayor and Council.

Mayor Trever Johnson opened the public hearing at 8:09 P.M.

There was no public comment.

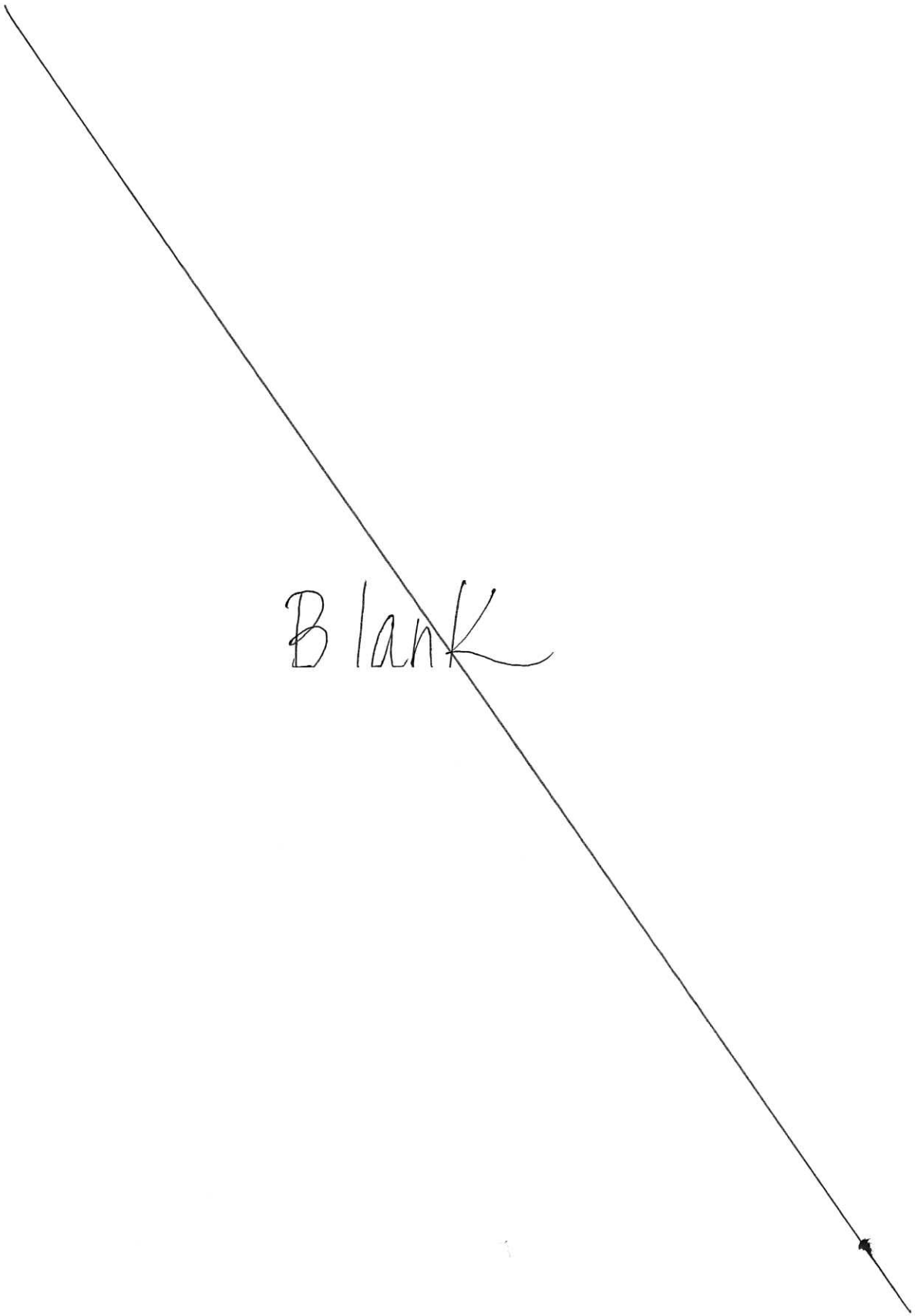
Mayor Trever Johnson closed the public hearing at 8:10 P.M.

A motion was made by Councilmember Rodney Robbins to approve the 2016-2017 Budget Amendment and 2017-2018 Budget Resolution 2017-2. Councilmember Arlin Judd seconded the motion. All Ayes. Motion Carried.

Item D – This item was removed from the agenda and no discussion was held.

Item E – North Summit Mosquito Abatement Information – Bryan Stephens:

Bryan Stephens was not able to attend and this item will be scheduled at a later date.


Blank

"Exhibit B"
Planning 8/21/17

J·U·B COMPANIES | THE LANGDON GROUP | GATEWAY MAPPING INC.

J·U·B ENGINEERS, INC.

DATE: August 18, 2018

TO: Coalville Planning Commission

CC: Mayor Trever Johnson; Zane DeWeese, Public Works Director; Sheldon Smith, City Attorney;

FROM: Shane McFarland P.E., City Engineer
Derek Moss, AICP, City Planner

SUBJECT: Chalk Creek Preliminary Plan (5517002)

Application Information:

Applicant: Courtney Richins and Chris Boyer **Applicant Parcel Number:** CT-317-X

Applicable Ordinances: Title 10 Chapter 12 "R-2 Medium Density Residential"; Title 8 "Subdivision Ordinance"

Decision to be Made: The City Council is the Land Use Authority and is to make the final approval. The planning commission is charged with the decision to either recommend approval, recommend approval with modifications or denial of the proposed preliminary plan. This recommendation is then submitted to the city council.

Approval of the Preliminary Plan by the Planning Commission has been previously granted.

Background: The applicant has submitted an application to subdivide Parcel Number CT-317-X, located at approximately 750 East Chalk Creek Road, Coalville, UT. The existing parcel is 21.02 acres. The purpose of the application is to propose subdividing the existing parcel into 43 parcels, 42 of which are proposed as residential lots, and one parcel (Parcel A) as a storm water retention pond.

The proposed residential lots would range is size from 14,525 sq. ft. (0.33 acres) to 23,039 sq. ft. (0.53 acres). There are currently no existing structures on the property, it is being used as farmland. Access to the proposed subdivision would be via a road constructed from Chalk Creek Road on parcel CT-317-B-X, also owned by the applicant. See notes below regarding corridor preservation in general and access to the subdivision in both the short-term and long-term.

Staff Comments:

<u>Planning</u>

- The subdivision is located in an R-2 zone and shall meet the purpose, density, lot size, and frontage requirements of this zone, which are:
    - to provide areas of the community characterized by medium density single family developments;

- density of two (2) lots per acre;
- minimum lot size of 1/3 acre (14,520 sq. ft.); and,
- lot frontage minimum distance for each residential lot of one hundred (100) feet.
- lots with multiple frontages (e.g. Lot 104) be treated the same as corner lots, which require a setback of twenty (20) feet on ANY lot line adjoining a street, whether as a side or rear yard setback.

Engineering

- Phase 1 and Parcel A Plat:
  - Lot 121 has an incorrect distance on the rear property line
  - Lot 101, 102, and 113 are missing bearing to ensure proper closure
  - Phase 1 boundary description is missing a distance of 118.79'
  - Correction should be coordinate with the city engineer and developer for final signatures
  - Please use the following for the engineers certificate on the plat
    - "I herby certify that this office has examined the plat and it is correct in accordance with the information on file in this office. Signed this____day of _____2017".
- Phase 2 Plat:
  - The cul-de-sac for road 1 seems to have incorrect distances on each side yard
  - Curve data is missing for C9
  - Curves C24 and C25 appear to need updated length for closure
  - Please use the following for the engineers certificate on the plat
    - "I herby certify that this office has examined the plat and it is correct in accordance with the information on file in this office. Signed this____day of _____2017".
- Phase 3 Plat:
  - Lots 334, 333, 341, and 343 are either missing or have incorrect distances
  - Please use the following for the engineers certificate on the plat
    - "I herby certify that this office has examined the plat and it is correct in accordance with the information on file in this office. Signed this____day of _____2017".

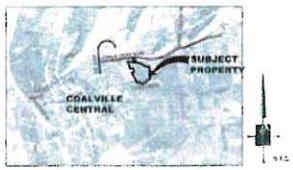
- Street names will need to be coordinated with the city.
- Addresses will need to be coordinated with the city.
- It would be preferred that he grade change for the sewer on sheet 9 happen at a manhole rather that mid length. A Drop manhole should be considered.
- Fire Hydrant Locations still need to be review with the fire marshal
- Only phase 1 can be approved for construction due to egress.
- Neighborhood street lights should be considered by the planning commission.
- Will serve letters will be needed from all utility companies serving this development, including gas, power, culinary water, and secondary water services.
- Once all required revisions have been made and receive the necessary approvals the contractor must submit mylar drawings for final approval and signature.
- All applicable storm water permits are required.
- A bond or escrow account needs to be established by the developer. The amount required should be submitted in the form of an itemized estimate for city review.

If you have any questions feel free to contact us.

CHALK CREEK ESTATES

APPROX. 750 EAST CHALK CREEK ROAD
COALVILLE, UTAH
CURRENT ZONE: R-2

VICINITY MAP



GENERAL NOTES

1) ALL WORK WITHIN THE COALVILLE CITY RIGHT OF WAY SHALL CONFORM TO THE COALVILLE CITY STANDARDS & SPECIFICATIONS.

2) ALL WORK PERFORMED ON COALVILLE CITY OWNED UTILITES & CONNECTIONS THERETO SHALL CONFORM TO THE COALVILLE CITY STANDARDS & SPECIFICATIONS.

3) CONTRACTOR SHALL OBTAIN AND REVIEW A COPY OF ALL OF THE ABOVE MENTIONED STANDARDS AND SPECIFICATIONS.

4) THESE PLANS CALL FOR BUT ARE NOT DESIGN DRAWINGS FOR THE RELOCATION, AND/OR REMOVAL OF EXISTING DRY UTILITIES INFRASTRUCTURE. DESIGN DRAWINGS FOR SAID RELOCATIONS AND REMOVALS SHALL BE BY OTHERS.

5) CALL BLUESTAKES 48 HOURS PRIOR TO DIGGING.

6) CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING MANHOLES AND OTHER UTILITIES BEFORE BUILDING OR STAKING ANY UTILITY LINES.

7) BENCHMARK IS: NGS C161 BRIDGE ELEV = 5589.56. LOCAL BENCHMARK SSMH N 12016.50 E 7268.96, ELEV 5654.48.

DEVELOPER

COURTNEY RICHINS
P.O. BOX 374
HENEFER, UT 84033
TEL: 435-640-3874

ENGINEER / SURVEYOR

PINNACLE
Engineering & Land Surveying, Inc.
327 WEST GORDON AVE. #3
LAYTON, UT 84041
Phone: (801) 773-1910
Fax: (801) 719-6738

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATIONS AND/OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, ON MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR ANY ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS. THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS RESPONSIBILITY SHALL NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

TRAFFIC CONTROL & SAFETY NOTES

TRAFFIC CONTROL PLAN FOR WORK WITHIN (ANY) RIGHT OF WAY MUST MEET MUTCD STANDARDS & SPECIFICATIONS

1. SIGNS, SIGNALS AND OR BARRICADES SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT STATE OF UTAH DEPARTMENT OF TRANSPORTATION MANUAL OF INSTRUCTIONS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES AND THE CURRENT COALVILLE CITY STANDARDS AND SHALL BE APPROVED BY THE ENGINEER PRIOR TO ANY WORK.

2. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE CITY TRAFFIC ENGINEER, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE DEPARTMENT.

3. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR UNIMPEDED TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED TO ALL PROPERTIES ADJACENT TO THE WORK.

4. IF DETOUR OPERATIONS FOR A PERIOD OF TEN CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRES THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF EXISTING STRIPING BY SANDBLASTING, THE DETOUR STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE CITY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.

5. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.

6. TRAFFIC CONTROL DEVICES (CONES) SHALL BE MARKERS VISIBLE AND OPERATIONAL AT ALL TIMES.

GOVERNING AGENCIES

CITY
COALVILLE CITY
10 NO. MAIN
P.O. BOX 188 COALVILLE, UT 84017
PHONE: 435-336-5981
FAX: 435-336-5782

TRANSPORTATION
COALVILLE CITY ENGINEER
SHANE TAYLOR/JONES
90 N MAIN ST, KAMAS, UT 84036
PHONE: (801) 440-5203

FIRE INSPECTION
COALVILLE CITY
10 NO. MAIN
P.O. BOX 188 COALVILLE, UT 84017
PHONE: 435-336-5981
FAX: 435-336-5782

SEWER
COALVILLE CITY
10 NO. MAIN
P.O. BOX 188 COALVILLE, UT 84017
PHONE: 435-336-5981
FAX: 435-336-5782

STORM DRAIN
COALVILLE CITY
10 NO. MAIN
P.O. BOX 188 COALVILLE, UT 84017
PHONE: 435-336-5981
FAX: 435-336-5782

CULINARY WATER
COALVILLE CITY
10 NO. MAIN
P.O. BOX 188 COALVILLE, UT 84017
PHONE: 435-336-5981
FAX: 435-336-5782

SECONDARY WATER
COALVILLE CITY
10 NO. MAIN
P.O. BOX 188 COALVILLE, UT 84017
PHONE: 435-336-5981
FAX: 435-336-5782

POWER
ROCKY MOUNTAIN POWER
5671 SOUTH 3500 WEST
P.O. BOX 26000 SALT LAKE CITY, UT 84126-0000
PHONE: 801-220-2000

NATURAL GAS
QUESTAR CORPORATION
180 EAST 100 SOUTH
SALT LAKE CITY, UT 84145
PHONE: 801-324-5555

TELEPHONE
QWEST CORPORATION
1425 WEST 3425 SOUTH
SALT LAKE CITY, UT 84119
PHONE: 801-626-5300

IRRIGATION WATER
COALVILLE CITY
10 NO. MAIN
P.O. BOX 188 COALVILLE, UT 84017
PHONE: 435-336-5981
FAX: 435-336-5782

CABLE
COMCAST CABLE CORPORATION
9350 SOUTH 300 WEST
SANDY, UT 84070
PHONE: 801-568-1051

DRAWING INDEX

1 COVER SHEET
1.1 PLAT PHASE 1 (SHEET 1 OF 2)
1.2 PLAT PHASE 1 (SHEET 2 OF 2)
2.1 PLAT PHASE 2 (SHEET 1 OF 2)
2.2 PLAT PHASE 2 (SHEET 2 OF 2)
3.1 PLAT PHASE 1 (SHEET 1 OF 2)
3.2 PLAT PHASE 2 (SHEET 2 OF 2)
4.1 BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY
4.2 BTU - DETAIL A
5 GENERAL NOTES
6 OVERALL GRADING & ADDITIOANL STORM DRAIN PLAN
7 OVERALL UTILITY PLAN
8 DRAINAGE AREAS & CALCULATIONS
9 PLAN & PROFILE - FUTURE ROAD 3 STA 5+00 - 10+05.14
10 PLAN & PROFILE - FUTURE ROAD 2 STA 4+45 - 10+25
11 PLAN & PROFILE - FUTURE ROAD 2 STA 10+00 - 14+00
12 PLAN & PROFILE - ROAD 2 STA 14+00 - 18+50
13 PLAN & PROFILE - ROAD 2 STA 18+50 - 22+50
14 PLAN & PROFILE - ROAD 1 STA 0+00 - 4+25
15 PLAN & PROFILE - ROAD 1 STA 4+25 - 8+75
16 PLAN & PROFILE - ROAD 1 STA 8+75 - 12+00
17 PLAN & PROFILE - ROAD 1 STA 12+00 - 14+75
18 PLAN & PROFILE - ROAD 6 STA -0+50 - 3+36.11
19 PLAN & PROFILE - ROAD 5 STA -0+50 - 3+70.50
20 PLAN & PROFILE - ROAD 4 STA -0+50 - 3+50
21 PLAN & PROFILE - ROAD 3 STA 0+00 - 5+50
22 DETENTION POND (PARCEL A)
23 NRCS IRRIGATION LINE RELOCATION & LOT 103
24 STORM WATER POLLUTION PREVENTION PLAN

PINNACLE
Engineering & Land Surveying, Inc.
Layton • 327 W. Gordon Ave. #3 • Layton, UT 84041 • Phone: (801) 773-1910
Mound Phase • 1745 North 1500 West • Lehi, UT 84043 • Phone: (801) 768-1910
Fax: (801) 719-6738

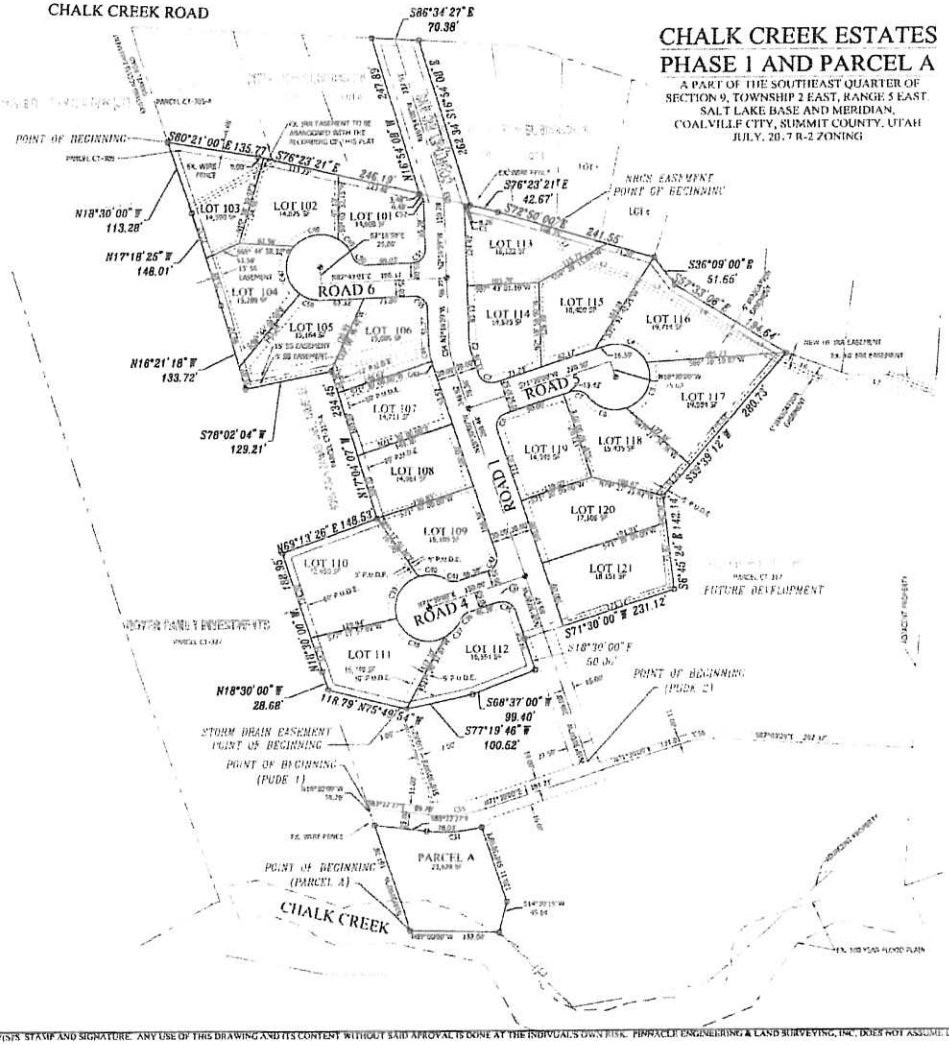
CHALK CREEK ESTATES
TOPOGRAPHIC PLAN
FOR: COURTNEY RICHINS
P.O. BOX 374
HENEFER, UTAH
PROJECT # 17-024

CALL BLUESTAKES
1-800-662-4111
NO SCALE

SHEET
1

CHALK CREEK ESTATES
PHASE 1 AND PARCEL A

A PART OF THE SOUTHEAST QUARTER OF
SECTION 9, TOWNSHIP 2 EAST, RANGE 5 EAST
SALT LAKE BASE AND MERIDIAN,
COALVILLE CITY, SUMMIT COUNTY, UTAH
JULY, 2017 R-2 ZONING



CURVE #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD

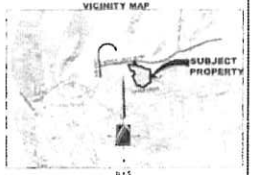
CURVE #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD

Line #	Length	Direction

LEGEND

NOTES:

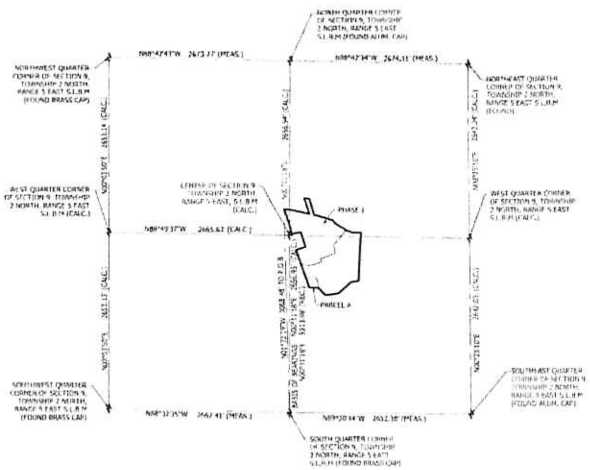
VICINITY MAP



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 APROVAL IS DONE AT THE INDIVUAL'S OWN RISK. PINNACLE ENGINEERING & LAND SURVEYING, INC. DOES NOT ASSUME LIABILITY FOR ANY SUCH USE.

CHALK CREEK ESTATES PHASE 1 AND PARCEL A

A PART OF THE SOUTHEAST QUARTER OF
SECTION 9, TOWNSHIP 2 EAST, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN,
COALVILLE CITY, SUMMIT COUNTY, UTAH
JULY, 2017 R-2 ZONING



SECTION BREAKDOWN DIAGRAM

N.T.S.

PARCEL "A" BOUNDARY DESCRIPTION

[illegible]

WATER, SEWER, AND STORM DRAIN EASEMENT (PUDE 1)

[illegible]

WATER, SEWER, AND STORM DRAIN EASEMENT (PUDE 2)

[illegible]

STORM DRAIN EASEMENT

[illegible]

NRCS EASEMENT

[illegible]

SURVEYOR'S CERTIFICATE

[illegible]

CHALK CREEK ESTATES PHASE 1 AND PARCEL A

[illegible]

PHASE 1 BOUNDARY DESCRIPTION

[illegible]

DATE

STEPHEN J. [illegible]

OWNER'S DEDICATION

[illegible]

CHALK CREEK ESTATES PHASE 1 AND PARCEL A

[illegible]

ACKNOWLEDGMENT

[illegible]

MY COMMISSION EXPIRES ____________ NOTARY PUBLIC

CHALK CREEK ESTATES PHASE 1 AND PARCEL A

PINNACLE

ROCKY MOUNTAIN POWER	QUESTAR GAS COMPANY	NRCS IRRIGATION
APPROVED THIS ____ DAY OF ________, 20___ BY A REPRESENTATIVE OF ROCKY MOUNTAIN POWER	APPROVED THIS ____ DAY OF ________, 20___ BY A REPRESENTATIVE OF QUESTAR GAS COMPANY	APPROVED THIS ____ DAY OF ________, 20___ BY A REPRESENTATIVE OF ROCKY MOUNTAIN POWER
ROCKY MOUNTAIN POWER REPRESENTATIVE	QUESTAR GAS COMPANY REPRESENTATIVE	NRCS IRRIGATION REPRESENTATIVE

CITY ATTORNEY'S APPROVAL	PLANNING COMMISSION APPROVAL	CITY ENGINEER'S APPROVAL	CITY COUNCIL APPROVAL	SUMMIT COUNTY RECORDER
APPROVED THIS ____ DAY OF ________, 20___ BY THE COALVILLE CITY ATTORNEY	APPROVED THIS ____ DAY OF ________, 20___ BY THE COALVILLE CITY PLANNING COMMISSION	APPROVED THIS ____ DAY OF ________, 20___ BY THE COALVILLE CITY ENGINEER	APPROVED THIS ____ DAY OF ________, 20___ BY THE COALVILLE CITY COUNCIL ATTEST:	ENTRY NO. ____ FEE PAID ____ RECORDED THIS ____ DAY OF ____ 20___ AT ____ IN BOOK ____ OF OFFICIAL RECORDS PAGE ____
COALVILLE CITY ATTORNEY	CHAIRMAN, COALVILLE CITY PLANNING COMMISSION	COALVILLE CITY ENGINEER	COALVILLE CITY RECORDER COALVILLE CITY MAYOR	SUMMIT COUNTY RECORDER BY ____ DEPUTY RECORDER

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.

CHALK CREEK ESTATES
PHASE 2

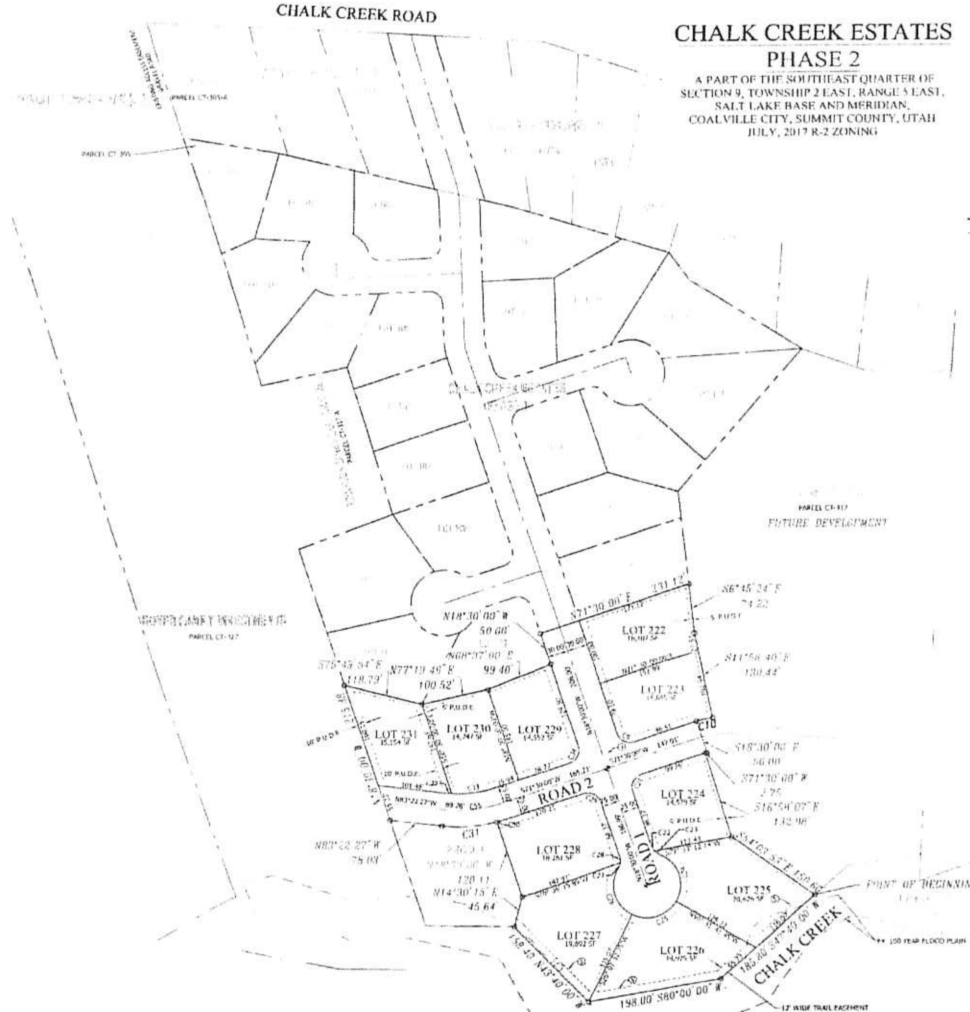
A PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 EAST, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, COALVILLE CITY, SUMMIT COUNTY, UTAH
JULY, 2017 R-2 ZONING

R.O.W. CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD

CL CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD



LEGEND

NOTES:

1. PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE 10 FEET WIDE FROM THE RIGHT OF WAY LINE, 10 FEET WIDE ALONG THE SUBDIVISION BOUNDARY AND 5 FEET WIDE ON SIDE LOTS AS REAR LOTS WHERE SHOWN FOR A TOTAL OF 10 FEET.

2. BUILDABLE AREA ENVELOPES ARE AS FOLLOWS:

20 FOOT FRONT YARD SETBACK
20 FOOT SIDE YARD FOR CORNER LOTS
12 FOOT REAR YARD SETBACK
12 FOOT SIDE YARD SETBACK

3. COUNTY RECORDS: SUMMIT COUNTY PARCEL CT-317

4. BUILDABLE AREA ENVELOPES FOR LOT 225 AND LOT 227 ARE AS FOLLOWS:

LOT 225

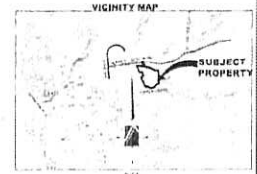
20 FOOT FRONT YARD SETBACK
25 FOOT REAR YARD SETBACK
12 FOOT SIDE YARD SETBACK

LOT 227

20 FOOT FRONT YARD SETBACK
12 FOOT REAR YARD SETBACK
12 FOOT SIDE YARD SETBACK

5. 12' TRAIL EASEMENT. OWNER SHALL NOT OBSTRUCT TRAIL ROUTE.

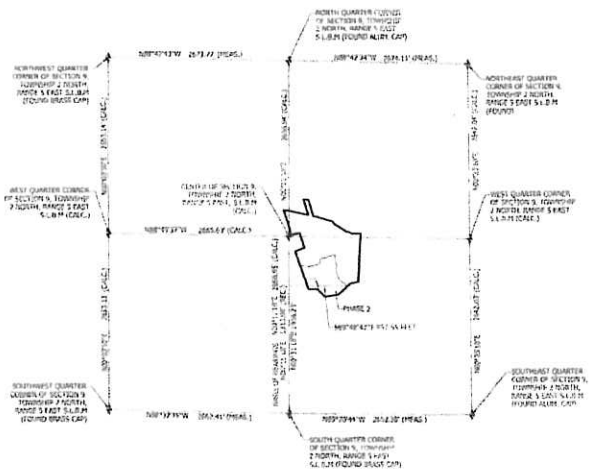
VICINITY MAP



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 APPOVAL IS DONE AT THE INDIVUALS OWN RISK. PINNACLE ENGINEERING & LAND SURVEYING, INC. DOES NOT ASSUME LIABILITY FOR ANY SUCH USE.

CHALK CREEK ESTATES PHASE 2

A PART OF THE SOUTHEAST QUARTER OF
SECTION 9, TOWNSHIP 2 EAST, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN.
COALVILLE CITY, SUMMIT COUNTY, UTAH
JULY, 2017 R-2 ZONING



SECTION BREAKDOWN DIAGRAM

N.T.S.

SURVEYOR'S CERTIFICATE

I, STEPHEN J. HADFIELD, DO HEREBY CERTIFY THAT I HOLD A VALID LICENSE AS A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 7670178 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND THAT THIS PLAT CORRECTLY SHOWS THE BOUNDARIES AND DIMENSIONS OF THE LAND TO BE KNOWN AS:

CHALK CREEK ESTATES PHASE 2

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 THE MINIMUM AREA AND WIDTH REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

DATE

STEPHEN J. HADFIELD
LICENSE NO. 7670178

PHASE 2 BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH BOUNDARY OF CHALK CREEK ESTATES PHASE 1 (SUMMIT COUNTY RECORDER'S OFFICE), SAID POINT BEING NORTH 89°42'44" WEST 1,320.11 FEET ALONG THE SECTION LINE AND SOUTH 0°17'16" WEST 33.00 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 9; AND RUNNING THENCE SOUTH 0°17'16" EAST 1,913.27 FEET; THENCE SOUTH 89°42'44" WEST 1,320.11 FEET; THENCE NORTH 0°17'16" WEST 1,913.27 FEET TO THE SOUTH BOUNDARY OF SAID CHALK CREEK ESTATES PHASE 1; THENCE NORTH 89°42'44" EAST 1,320.11 FEET ALONG SAID SOUTH BOUNDARY TO THE POINT OF BEGINNING.

CONTAINING: 2,526,465 SQ. FT. OR 58.00 ACRES

DATE

STEPHEN J. HADFIELD
LICENSE NO. 7670178

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS AND STREETS, TO BE HEREAFTER KNOWN AS THE SUBDIVISION PLAT AND NAME SAID PLAT AS:

CHALK CREEK ESTATES PHASE 2

AND HEREBY DEDICATE, GRANT AND CONVEY TO COALVILLE CITY, WITHIN WHICH JURISDICTION SAID TRACT OF LAND IS SITUATED, THE ROAD RIGHT-OF-WAYS AS SHOWN HEREON, AND ALSO DEDICATE TO COALVILLE CITY THOSE PORTIONS OF SAID TRACT DESIGNATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY COALVILLE CITY.

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LANDS SUBDIVIDED AND SHOWN ON THIS PLAT.

SIGNED THIS _____ DAY OF _____, 20__.

NAME (PRINT)

ACKNOWLEDGMENT

STATE OF UTAH)
County of Summit)

On the _____ day of _____, 20__, personally appeared before me, the undersigned Notary Public, in and for said County of Summit in said State of Utah, the signer(s) of the above Owner's Dedication who duly acknowledged to me that he/she/they executed the same.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
RESIDING IN SUMMIT COUNTY

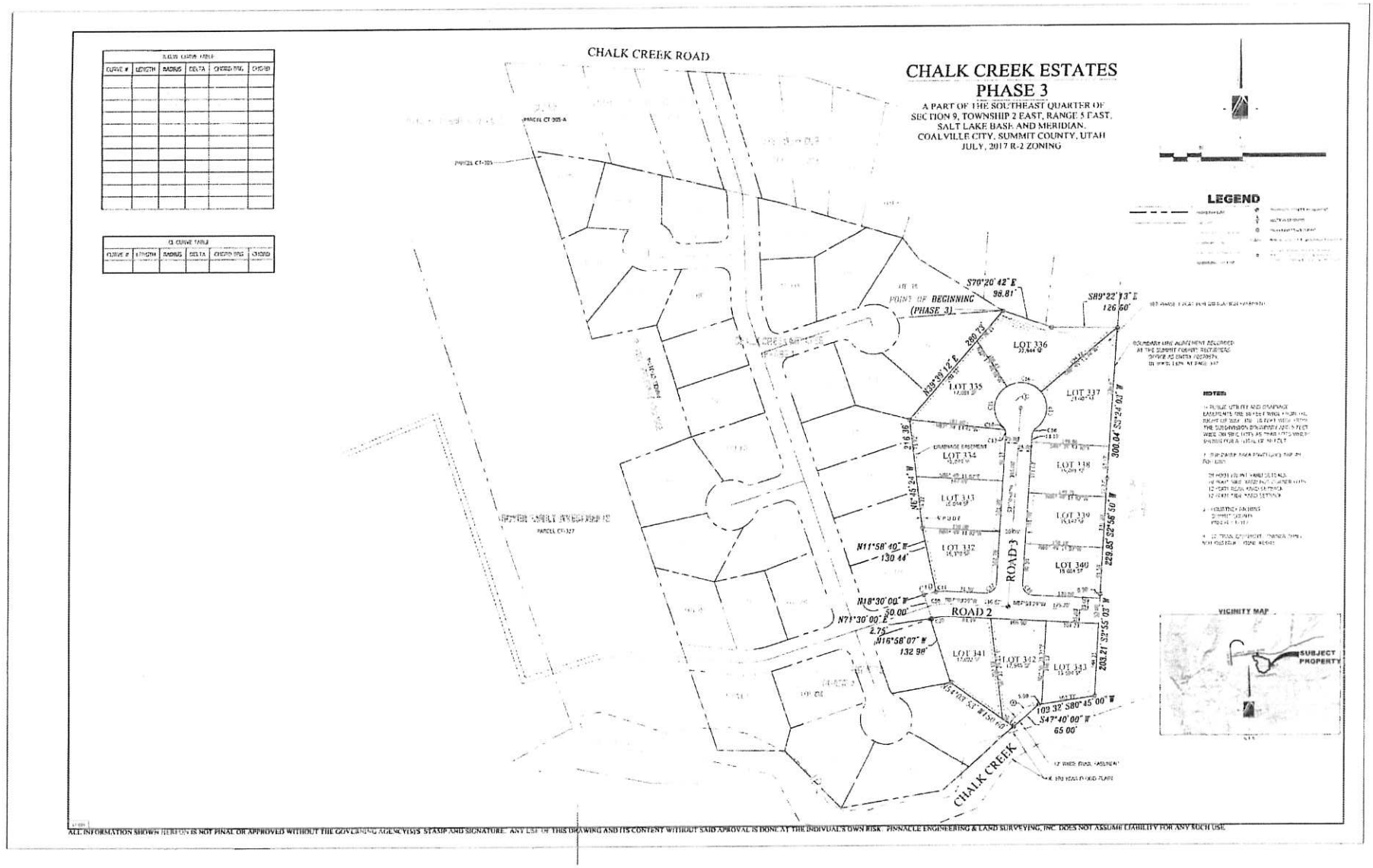
CHALK CREEK ESTATES PHASE 2
A PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 EAST, SALT LAKE BASE AND MERIDIAN, COALVILLE CITY, SUMMIT COUNTY, UTAH

PINNACLE
ENGINEERING & LAND SURVEYING
CLINTON • SO. OGDEN • MT. PLEASANT • ST. GEORGE
127 West Gordon Ave., Suite #2, Layton, UT 84041
Phone: (801) 774-4710
Fax: (801) 774-4715

ROCKY MOUNTAIN POWER	QUESTAR GAS COMPANY
APPROVED THIS ___ DAY OF _____, 20____ BY A REPRESENTATIVE OF ROCKY MOUNTAIN POWER.	APPROVED THIS ___ DAY OF _____, 20____ BY A REPRESENTATIVE OF QUESTAR GAS COMPANY.
ROCKY MOUNTAIN POWER REPRESENTATIVE	QUESTAR GAS COMPANY REPRESENTATIVE

CITY ATTORNEY'S APPROVAL	PLANNING COMMISSION APPROVAL	CITY ENGINEER'S APPROVAL	CITY COUNCIL APPROVAL	SUMMIT COUNTY RECORDER
APPROVED THIS ___ DAY OF _____, 20____ BY THE COALVILLE CITY ATTORNEY	APPROVED THIS ___ DAY OF _____, 20____ BY THE COALVILLE CITY PLANNING COMMISSION	APPROVED THIS ___ DAY OF _____, 20____ BY THE COALVILLE CITY ENGINEER	APPROVED THIS ___ DAY OF _____, 20____ BY THE COALVILLE CITY COUNCIL	ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND RECORDED THIS ___ DAY OF _____, 20__ AT ____ IN BOOK _____ OF OFFICIAL RECORDS PAGE _____
COALVILLE CITY ATTORNEY	CHAIRMAN, COALVILLE CITY PLANNING COMMISSION	COALVILLE CITY ENGINEER	ATTEST: COALVILLE CITY RECORDER / COALVILLE CITY MAYOR	SUMMIT COUNTY RECORDER
				BY: _____ DEPUTY RECORDER

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.



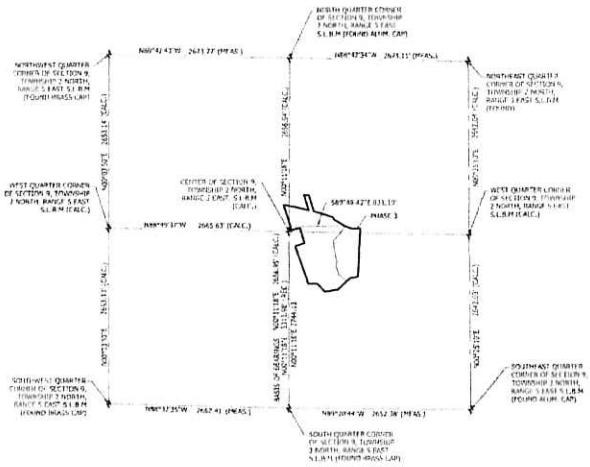
CURVE #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD

CURVE #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD

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.

CHALK CREEK ESTATES PHASE 3

A PART OF THE SOUTHEAST QUARTER OF
SECTION 9, TOWNSHIP 2 EAST, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN,
COALVILLE CITY, SUMMIT COUNTY, UTAH
JULY, 2017 R-2 ZONING



SECTION BREAKDOWN DIAGRAM

N.T.S.

SURVEYOR'S CERTIFICATE

I, STEPHEN J. FARRELL, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 191517 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE 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:

CHALK CREEK ESTATES PHASE 3

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

_____ (DATE)

_____
STEPHEN J. FARRELL
LICENSE NO. 191517

PHASE 3 BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED FOR THE MOST PART IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 EAST, SALT LAKE BASE & MERIDIAN. THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS NORTH 00°12'53" EAST 2658.52 FEET MEASURED BETWEEN THE SOUTH AND NORTH QUARTER CORNERS RESPECTIVELY OF SAID SECTION 9. DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 9, AND RUNNING THENCE NORTH 00°12'53" EAST 2794.33 FEET; SOUTH 89°49'42" EAST 831.13 FEET TO THE TRUE POINT OF BEGINNING SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF SUMMIT POINTE PARKWAY AS SHOWN ON THE PLAT AND RECORDED IN THE SUMMIT COUNTY RECORDER'S OFFICE AND RUNNING THENCE ALONG SAID SURVEY LINE AND COINCIDES WITH THE NORTHEAST CORNER OF LOT 137 CHALK CREEK ESTATES PHASE 2 (I.E.P.A.T.T.O. BE RECORDED) THE FOLLOWING 21 COURSES: (1) SOUTH 70°30'42" EAST 78.82 FEET; (2) SOUTH 49°21'57" EAST 126.40 FEET TO AN EXISTING FENCE LINE; THENCE SOUTHERLY ALONG SAID EXISTING FENCE LINE AND EXTENSION THEREOF THE FOLLOWING (17) COURSES AS SHOWN ON A SURVEY PREPARED BY THE ASSIGNED SURVEYOR OF RECORD AT THE SUMMIT COUNTY RECORDER'S OFFICE: (3) SOUTH 00°10'49" EAST 1329.41 FEET; (4) SOUTH 00°10'49" WEST 130.03 FEET; (5) SOUTH 02°56'26" WEST 204.27 FEET; (6) SOUTH 00°10'49" WEST 130.03 FEET; (7) SOUTH 02°56'26" WEST 204.27 FEET TO THE SOUTHWESTERLY CORNER OF SAID RECORD OF SURVEY THEREOF; (8) SOUTH 49°21'57" EAST ALONG SAID SURVEY THE FOLLOWING (2) COURSES: (1) SOUTH 49°21'57" EAST 1012.52 FEET; (10) 107.01 FEET ALONG THE ARC OF A 1,040.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 40°38'03" WEST AND THE CHORD BEARS SOUTH 46°41'43" EAST 106.96 FEET); (11) SOUTH 43°46'32" EAST 1,135.00 FEET; THENCE LEAVING SAID SURVEY LINE AND EXTENSION THEREOF SOUTH 46°13'28" WEST 153.00 FEET; NORTH 43°46'32" WEST 132.64 FEET; NORTH 71°10'06" EAST 2.25 FEET; NORTH 18°50'00" WEST 62.00 FEET; NORTH 71°10'06" EAST 2.25 FEET; NORTH 18°50'00" WEST 62.00 FEET; THENCE 23.55 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 71°10'06" EAST AND THE CHORD BEARS NORTH 26°09'54" EAST 21.20 FEET); NORTH 17°29'42" WEST 130.64 FEET; NORTH 61°47'34" WEST 236.16 FEET; NORTH 49°36'17" EAST 290.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,101,966 SQ. FT. OR 48.25 ACRES.

OWNER'S DEDICATION

BE IT KNOWN THAT WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS, AS SHOWN ON THIS PLAT AND CAUSE SAID TRACT TO BE HEREAFTER KNOWN AS:

CHALK CREEK ESTATES PHASE 3

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 AREAS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, TO HAVE AND TO HOLD THE SAME FOR THE 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____.

_____
NAME (PRINT)

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 3

PINNACLE	ROCKY MOUNTAIN POWER	QUESTAR GAS COMPANY	NRCS IRRIGATION
LAYTON • ST. GEORGE • MT. PLEASANT • N. ROOSEVELT 215 West Gentile Ave., Layton Phone: (801) 773-1910 Fax: (801) 774-0334	APPROVED THIS ____ DAY OF _____, 20____. BY A REPRESENTATIVE OF ROCKY MOUNTAIN POWER ROCKY MOUNTAIN POWER REPRESENTATIVE	APPROVED THIS ____ DAY OF _____, 20____. BY A REPRESENTATIVE OF QUESTAR GAS COMPANY. QUESTAR GAS COMPANY REPRESENTATIVE	APPROVED THIS ____ DAY OF _____, 20____. BY A REPRESENTATIVE OF ROCKY MOUNTAIN POWER NRCS IRRIGATION REPRESENTATIVE

CITY ATTORNEY'S APPROVAL	PLANNING COMMISSION APPROVAL	CITY ENGINEER'S APPROVAL	CITY COUNCIL APPROVAL	SUMMIT COUNTY RECORDER
APPROVED THIS ____ DAY OF _____, 20____. BY THE COALVILLE CITY ATTORNEY. COALVILLE CITY ATTORNEY	APPROVED THIS ____ DAY OF _____, 20____. BY THE COALVILLE CITY PLANNING COMMISSION. CHAIRMAN, COALVILLE CITY PLANNING COMMISSION	APPROVED THIS ____ DAY OF _____, 20____. BY THE COALVILLE CITY ENGINEER. COALVILLE CITY ENGINEER	APPROVED THIS ____ DAY OF _____, 20____. BY THE COALVILLE CITY COUNCIL. ATTEST: COALVILLE CITY RECORDER COALVILLE CITY MAYOR	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

17-001

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.

"Exhibit C"
Planning 8/21/17

ajc architects

concept plan

number | name	date	sent by
1730.01 | **Summit County Fairgrounds**	Aug 7, 2017	Ryan McMullen

client name	phone	email
Summit County **Ron Boyer** **60 North Main St** **Coalville, UT 84017**	**435.336.3141**	**rboyer@summitcounty.org**

project summary

Proposed plan to execute Phase 1 of the Summit County Fairgrounds Master Plan including a new multi-purpose Community Center and four new Livestock Holding Buildings. The 11,500 sq. ft. Community Center will be programmed with large flexible meeting spaces, conference rooms, support kitchen, outdoor patios, and public restrooms to support year-round events including the County Fair, weddings, dances, reunions, and retreats. The four livestock buildings will feature one 6,250 sq. ft. enclosed building to be utilized as Fairgrounds storage during the off-season. The remaining three Livestock Buildings (2 @ 6,250 sq. ft. / 1 @ 5,000 sq. ft.) will be open-air pavilions for livestock housing / showing during the week-long Summit County Fair. During non-fair events, these buildings will be utilized as rentable outdoor pavilions for public use.

Facilities requiring demolition include the existing multi-purpose Quonset Hut, adjacent detached restroom building, playground equipment, and picnic pavilion. The Livestock area will require demolition of the existing livestock buildings, and a portion of the adjacent softball / baseball diamond. Current intent to retain working use of the fair-grounds grandstand and primary ball-park, tennis and basketball courts, and rodeo grounds.

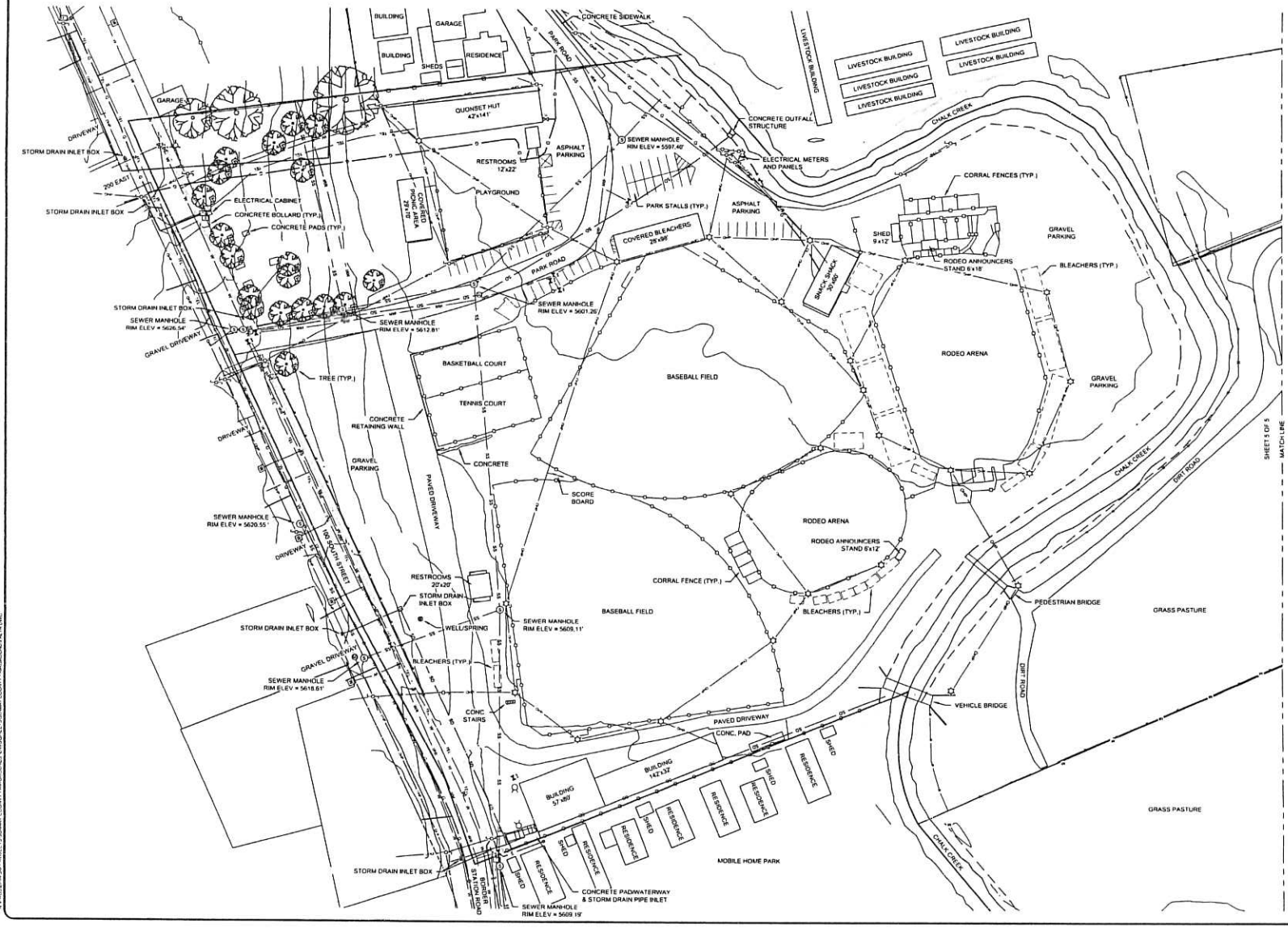
See attached site plans, floor plans, and conceptual renderings for Schematic Design.

parcel information

- Parcel # CT-326-X
- See attached ALTA Survey for detailed site information
- Zone R-4 – High Density Residential
    - Pre-existing Fairgrounds Use
- 52 Parking Stalls
    - Two ADA Compliant Stalls
    - Two Electric Vehicle Charging Stalls
- Traffic calming Islands to slow traffic through Park Road and Fairgrounds
- Schematic landscape layout compliant with Summit County zoning requirements

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY
SUMMIT COUNTY FAIRGROUNDS

LOCATED IN THE W1/2 OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 5 EAST
SALT LAKE BASE AND MERIDIAN,
COALVILLE, SUMMIT COUNTY, UTAH



LEGEND

LOT LINES	
PROPERTY/ BOUNDARY LINE	
POWER POLE / POWER LINE	
ELECTRIC BOX / ELEC. LINE	
UNDERGROUND TELEPHONE	
UNDERGROUND GAS LINE/ VALVE	
OVERHEAD POWER	
BARBED WIRE FENCE	
CHAIN LINK FENCE	
VINYL FENCE	
STEEL RAIL FENCE	
RODEO ARENA FENCE	
GUARDRAIL	
EDGE OF ASPHALT	
TELEPHONE PEDESTAL/ LINE	
WATER LINE	
WATER METER/ VALVE/ MANHOLE	
FIRE HYDRANT/ HOSE BIB	
MAILBOX	
IRRIGATION VALVE/ LINE	
IRRIGATION RISER/ AIR VALVE	
STORM DRAIN MANHOLE/ LINE	
SANITARY SEWER	
LIGHT POLE	
CURB AND GUTTER	

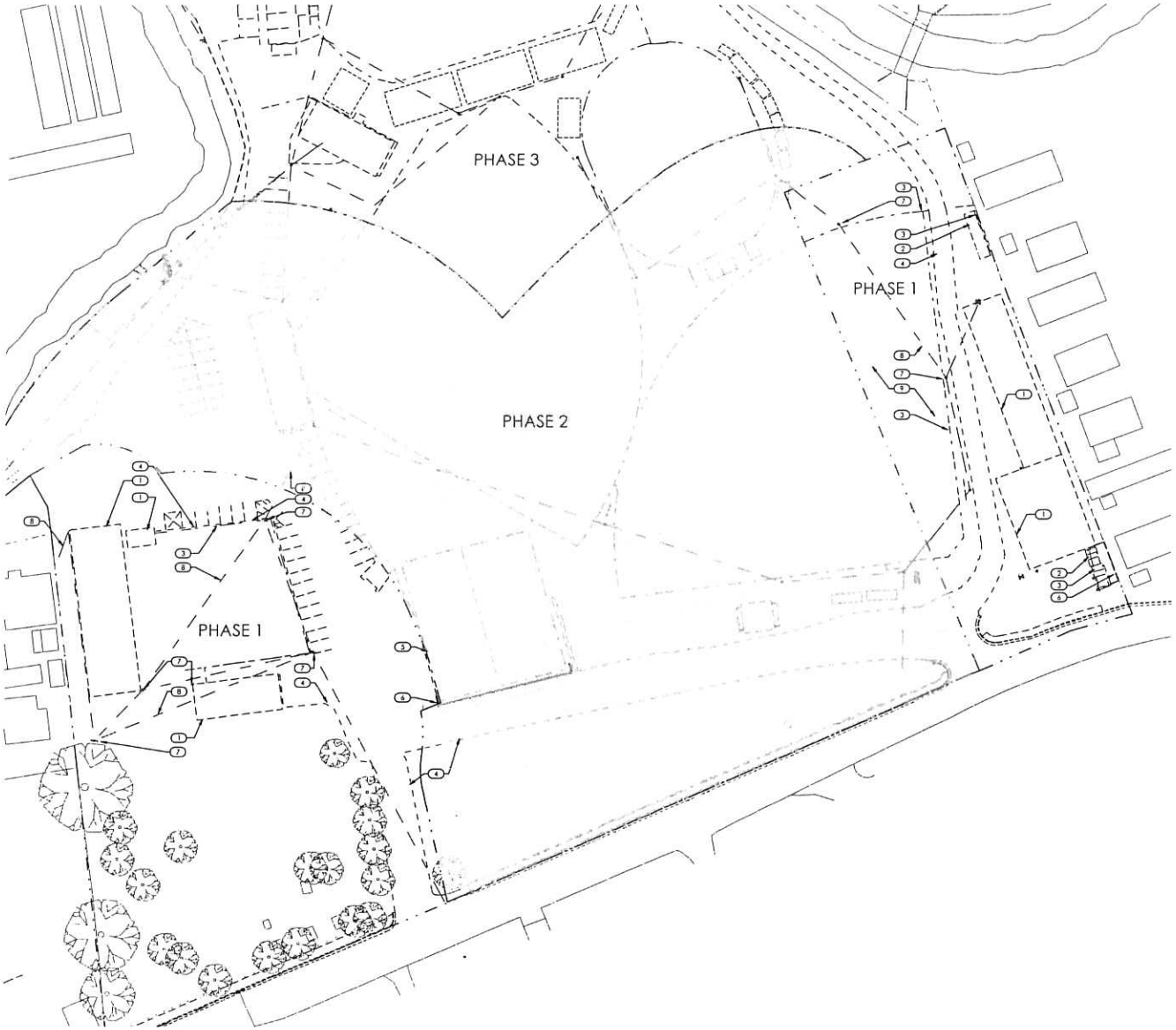
ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY
W1/2 OF SEC. 9, T2N, R5E, SLB&M
COALVILLE, SUMMIT COUNTY, UTAH

0 1" = 50' 1"

DRAWN: JD
CHECKED: AP/PC
PROJECT #: 16SN006.04
DATE: 11/29/2016
SHEET NO: 5 OF 5

epic
SUMMIT COUNTY

N:\PROJ\2016\SN PROJECTS\SUMMIT COUNTY FAIRGROUNDS\DWG\SHEETS\SUMMIT COUNTY FAIRGROUNDS ALTA.DWG



GENERAL NOTES AND LEGEND:

- SEE SHEET AE001 FOR GENERAL NOTES
- SEE TITLE SHEET FOR DRAWING INDEX
- DO NOT SCALE DRAWINGS
- CONTRACTOR / SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK. ANY SHALL REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS BEFORE BEGINNING WORK. SEE GENERAL NOTES AND SPECIFICATIONS

KEYED NOTES:

1. EXISTING BUILDING TO BE REMOVED
2. REMOVE EXISTING CONCRETE PAVING
3. FENCE TO BE REMOVED
4. ASPHALT PAVING TO BE REMOVED
5. EXISTING TENNIS / BASKETBALL COURT TO REMAIN
6. EXISTING CONCRETE WALL TO REMAIN
7. POWER POLE TO BE REMOVED. SEE CIVIL DEMOLITION DRAWINGS FOR UTILITIES
8. OVERHEAD POWER LINES TO BE REMOVED. SEE CIVIL DEMOLITION DRAWINGS FOR UTILITIES
9. BASEBALL FIELD (LAWN) FENCING TO BE REMOVED

CONCEPT SITE PLAN

ARCHITECTURAL SITE DEMOLITION PLAN

SUMMIT COUNTY FAIRGROUNDS
PHASE 1 CONSTRUCTION 08/07/2017

GENERAL NOTES AND LEGEND:

- SEE SHEET ABOUT FOR GENERAL NOTES
- SEE TITLE SHEET FOR DRAWING INDEX
- DO NOT SCALE DRAWINGS
- CONTRACTOR / SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK AND SHALL REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS BEFORE BEGINNING WORK. SEE GENERAL NOTES AND SPECIFICATIONS

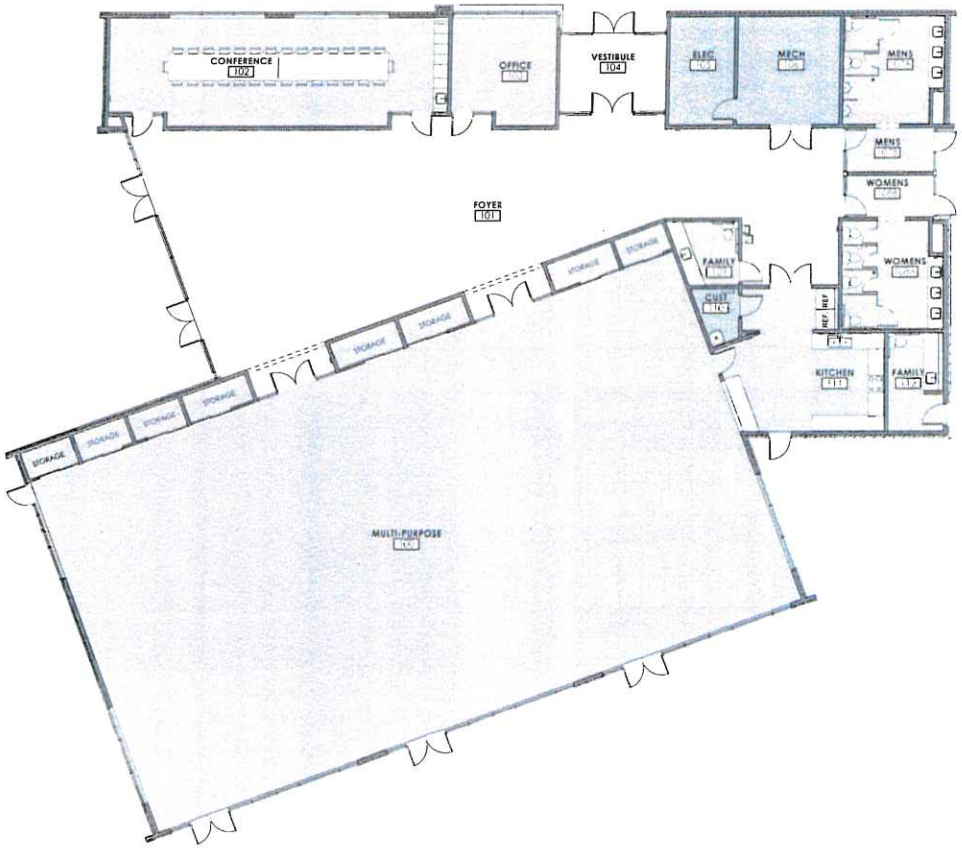
KEYED NOTES:

1. PROPOSED COMMUNITY CENTER BUILDING - SEE FLOOR PLANS AND ELEVATIONS
2. PROPOSED LIVESTOCK HOLDING BUILDINGS - SEE FLOOR PLANS AND ELEVATIONS
3. NEW ASPHALT PARKING LOT W/ 6" CONCRETE CURB AND GUTTER AT PERIMETER - SEE CIVIL DRAWINGS
4. NEW GRAVEL ROAD BASE PARKING LOT - SEE CIVIL DRAWINGS
5. NEW CONCRETE SIDEWALK PAVING - SEE CIVIL AND LANDSCAPE DRAWINGS
6. EXISTING ASPHALT ACCESS ROAD TO BE REPAVED - SEE CIVIL DRAWINGS
7. NEW TRAFFIC CALMING ISLAND - SEE CIVIL DRAWINGS
8. NEW LANDSCAPED PARKING STRIP - SEE CIVIL AND LANDSCAPE DRAWINGS
9. NEW BELOW GRADE GROUND WATER RETENTION LOCATION (DASHED) - SEE CIVIL DRAWINGS
10. EXISTING GRANDSTAND STRUCTURE TO REMAIN
11. EXISTING RODEO ARENA TO REMAIN
12. EXISTING TENNIS / BASKETBALL COURT TO REMAIN
13. EXISTING RESTROOM STRUCTURE TO REMAIN
14. EXISTING GRASS LAWN/LANDSCAPING / SEEDING TO REMAIN
15. EXISTING TREES TO REMAIN

CONCEPT SITE PLAN

ARCHITECTURAL SITE PLAN

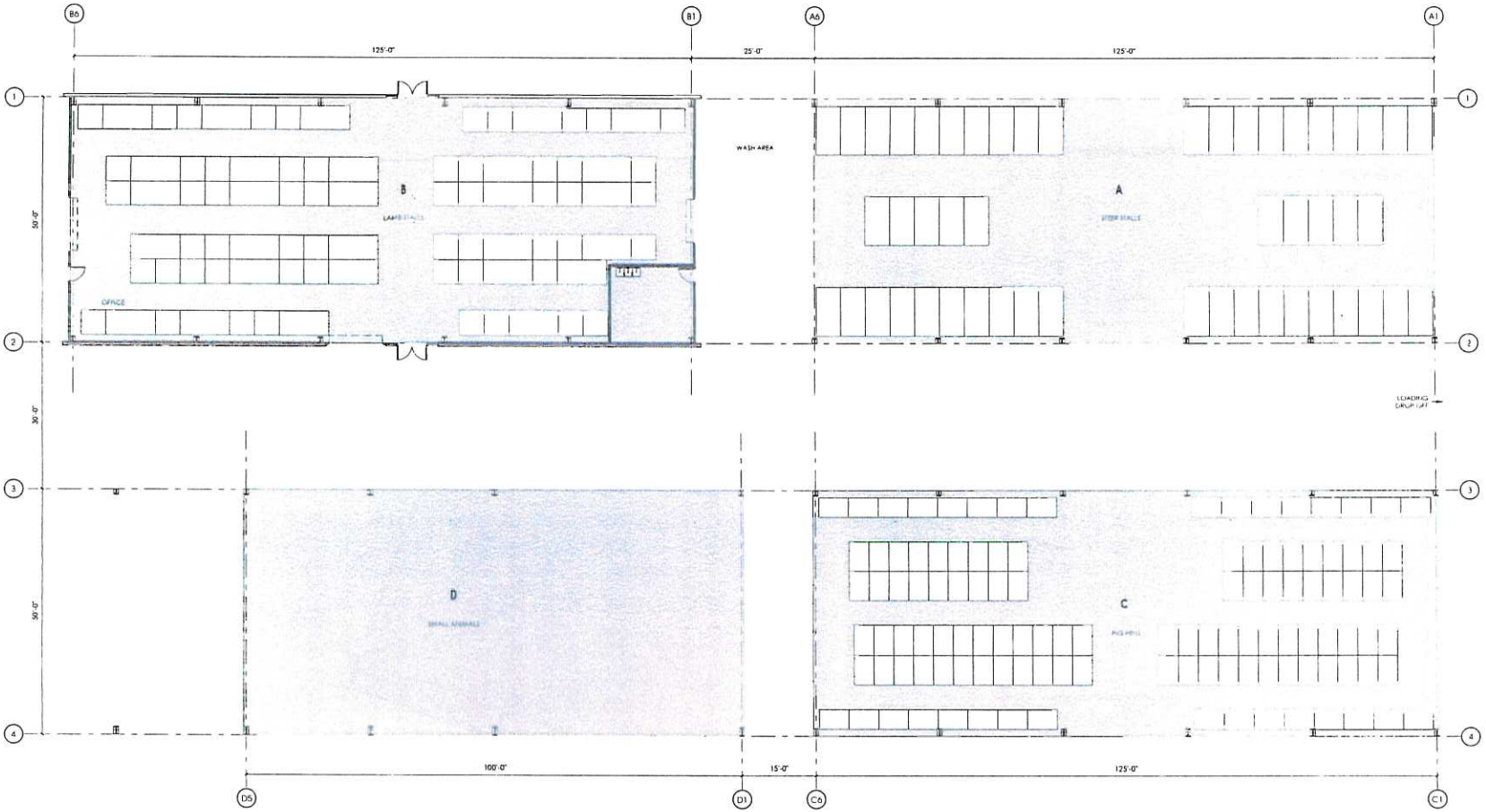
SUMMIT COUNTY FAIRGROUNDS
PHASE 1 CONSTRUCTION 08/07/2017



CONCEPT FLOOR PLAN

PROPOSED FLOOR PLAN - 1/8" = 1'-0"

SUMMIT COUNTY FAIRGROUNDS
COMMUNITY CENTER 08/07/17



CONCEPT FLOOR PLAN

PROPOSED FLOOR PLAN - 1/8" = 1'-0"

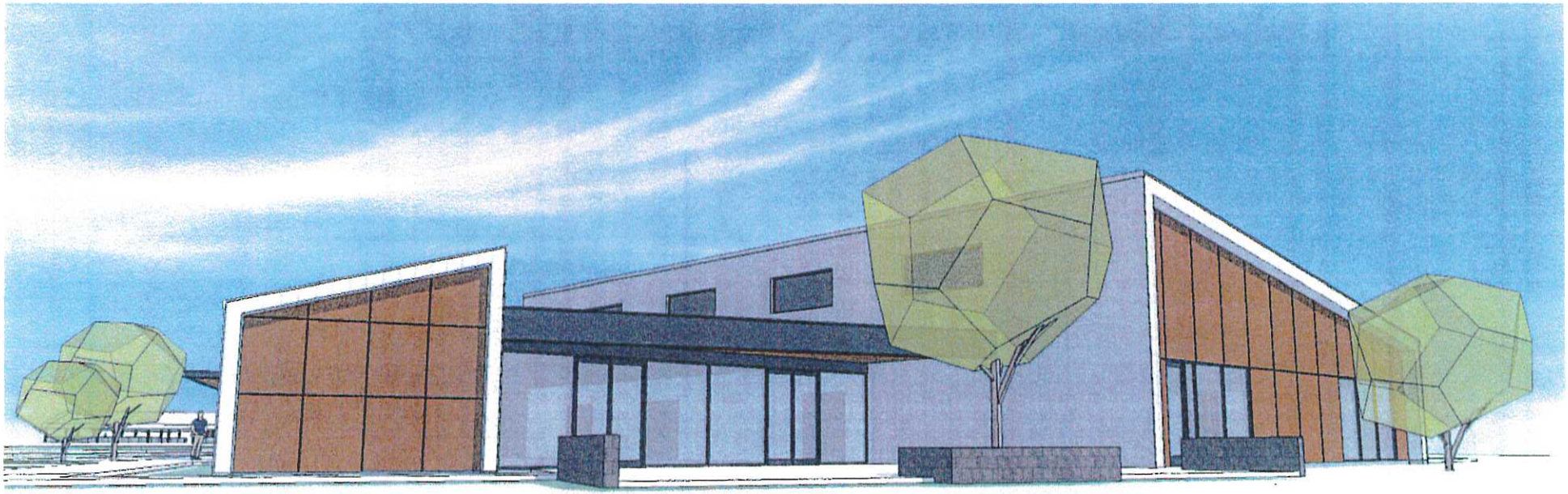
SUMMIT COUNTY FAIRGROUNDS
LIVESTOCK BUILDINGS 08/07/17

COMMUNITY CENTER:
PERSPECTIVE

SUMMIT COUNTY FAIRGROUNDS
SCHEMATIC DESIGN | MATERIALITY

SUMMIT

ajc architects

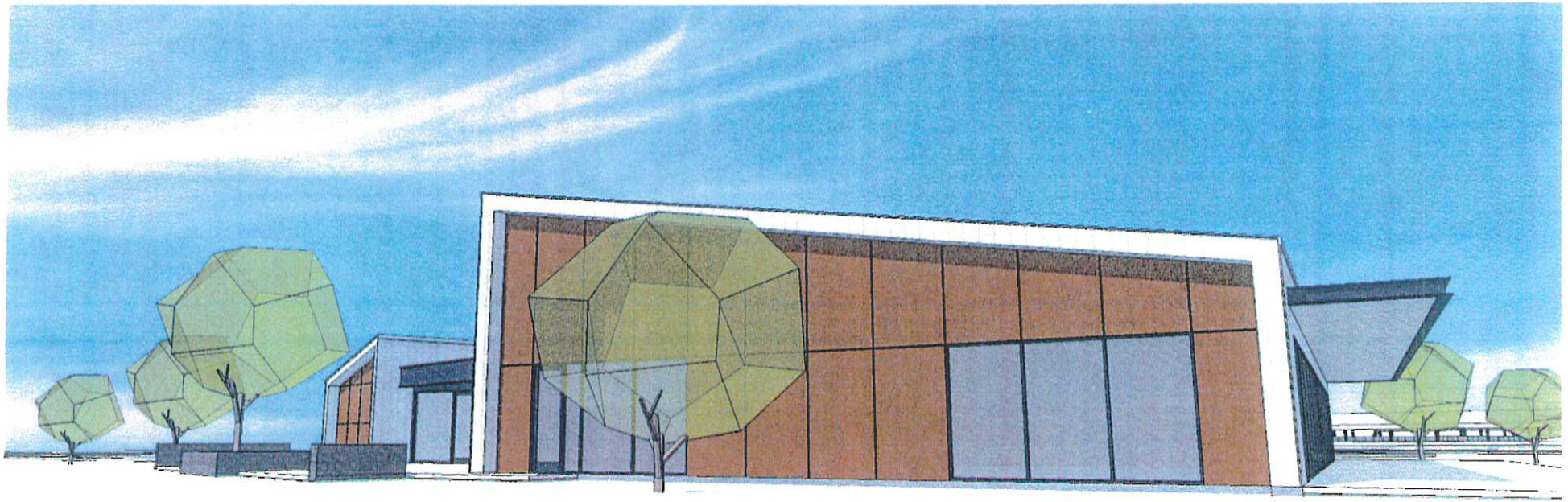


COMMUNITY CENTER:
PERSPECTIVE

SUMMIT COUNTY FAIRGROUNDS
SCHEMATIC DESIGN | MATERIALITY

SUMMIT

ajc architects

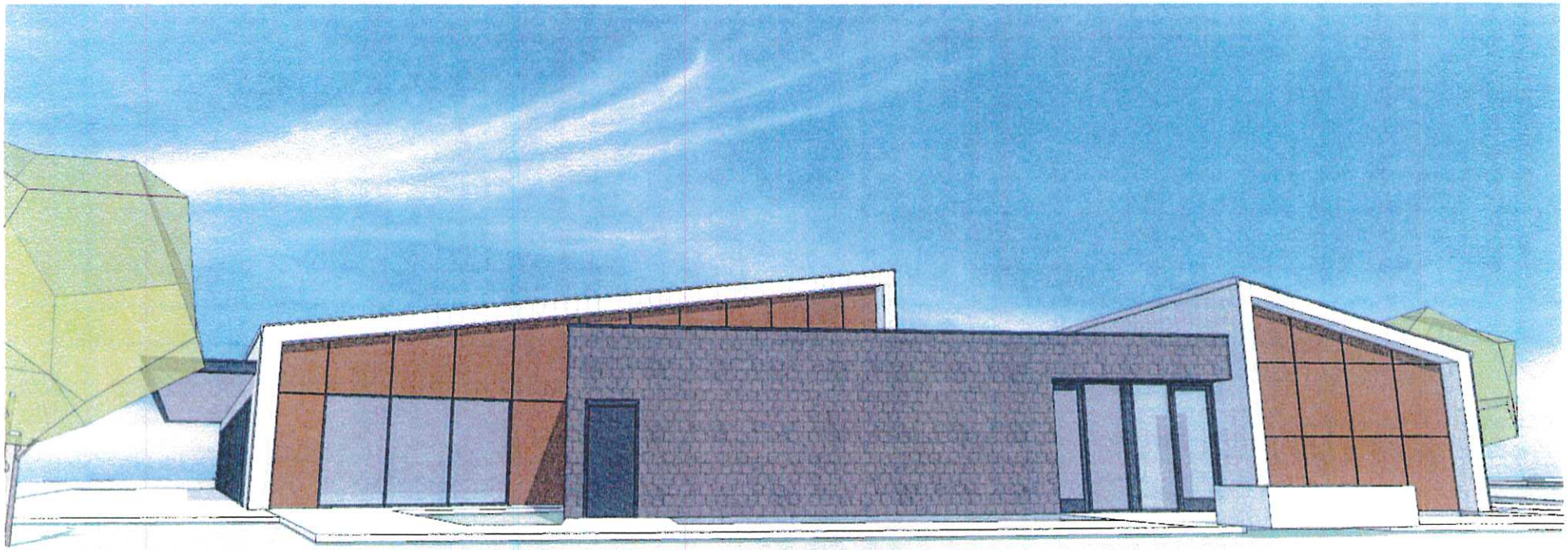


COMMUNITY CENTER:
PERSPECTIVE

SUMMIT COUNTY FAIRGROUNDS
SCHEMATIC DESIGN | MATERIALITY

SUMMIT

ajc architects

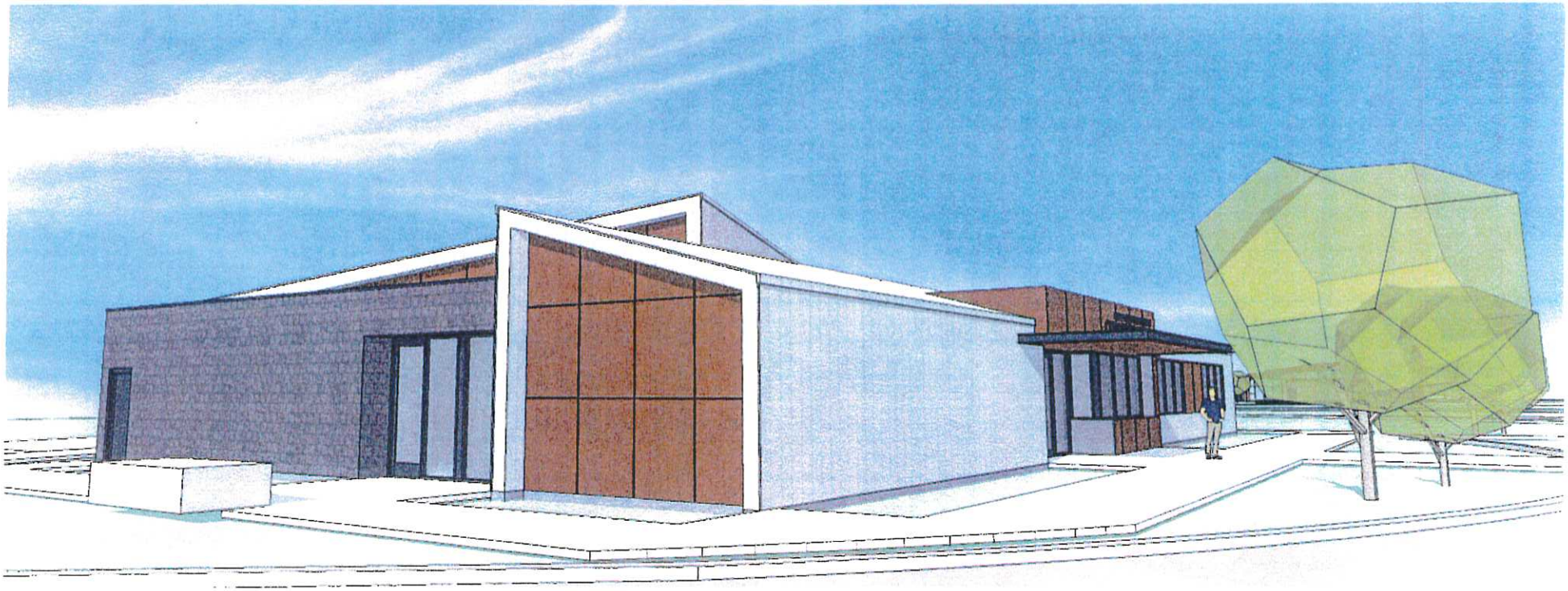


COMMUNITY CENTER:
PERSPECTIVE

SUMMIT COUNTY FAIRGROUNDS
SCHEMATIC DESIGN - MATERIALITY

SUMMIT

ajc architects

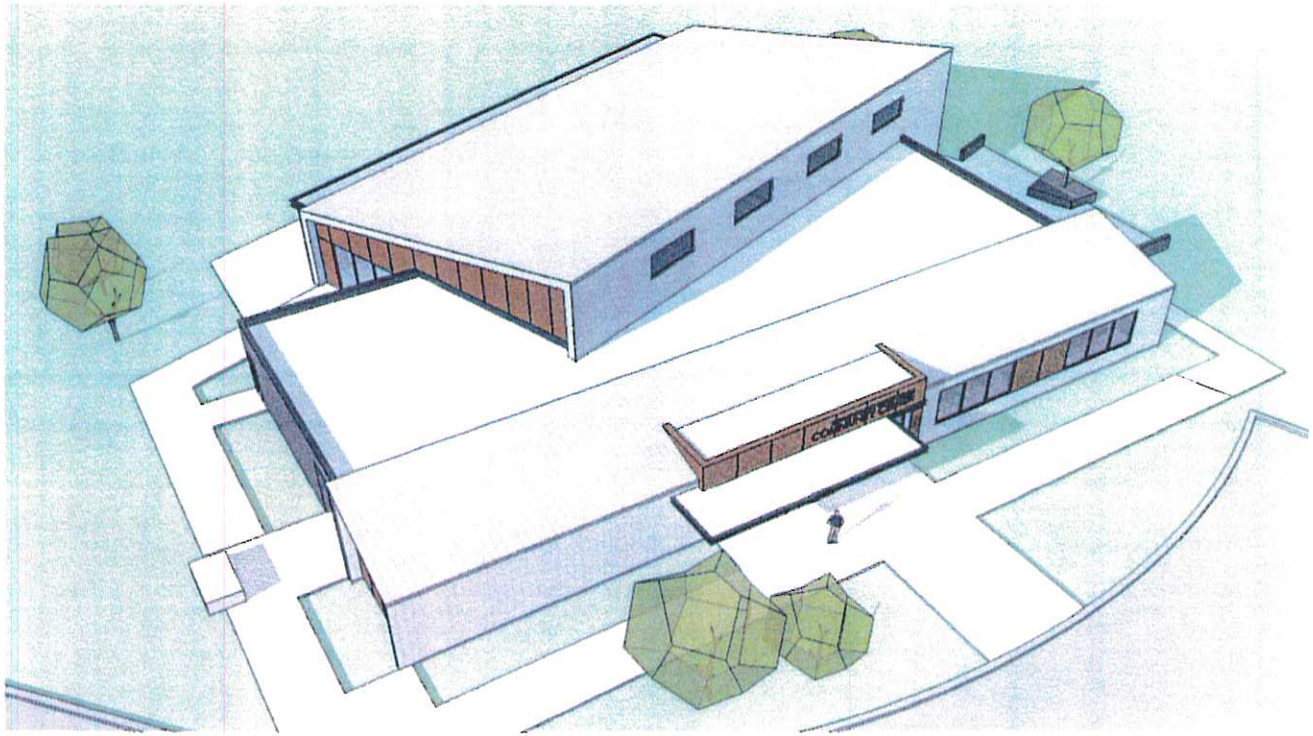


COMMUNITY CENTER:
PERSPECTIVE

SUMMIT COUNTY FAIRGROUNDS
SCHEMATIC DESIGN | MATERIALITY

SUMMIT

ajc architects

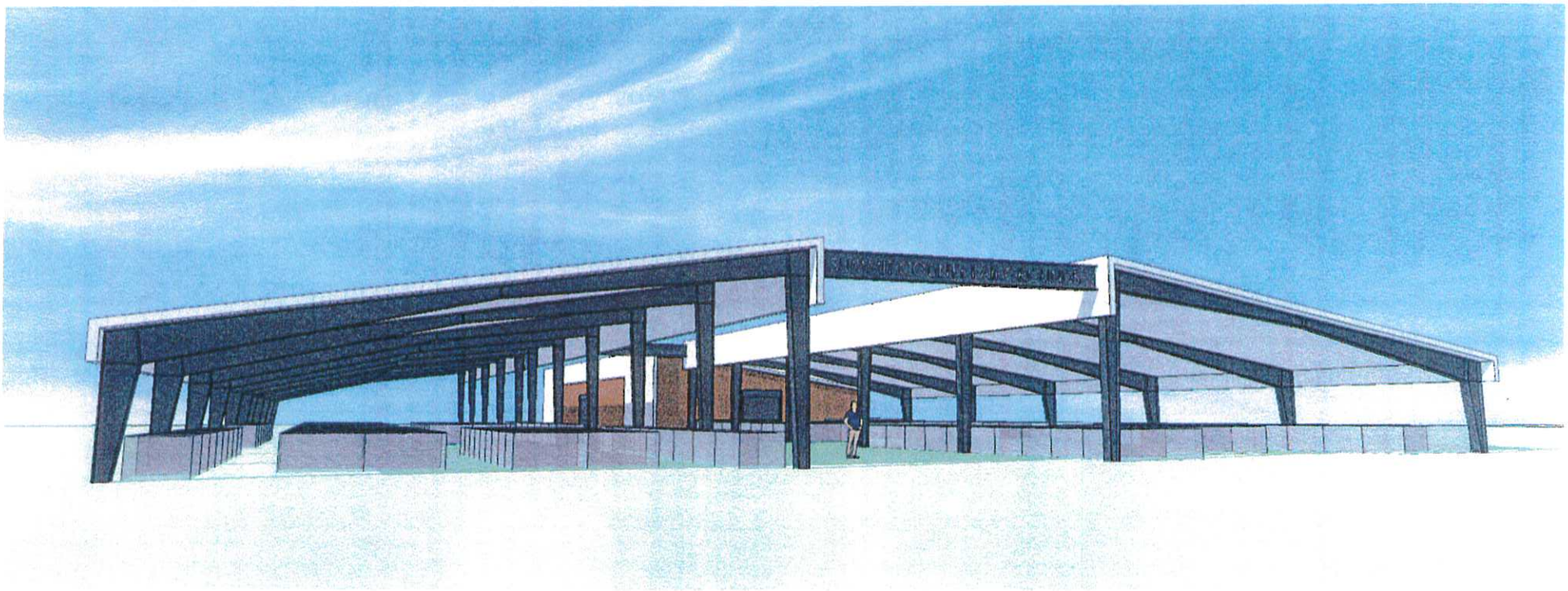


COMMUNITY CENTER:
AERIAL

SUMMIT COUNTY FAIRGROUNDS
SCHEMATIC DESIGN | MATERIALITY

SUMMIT

ajc architects

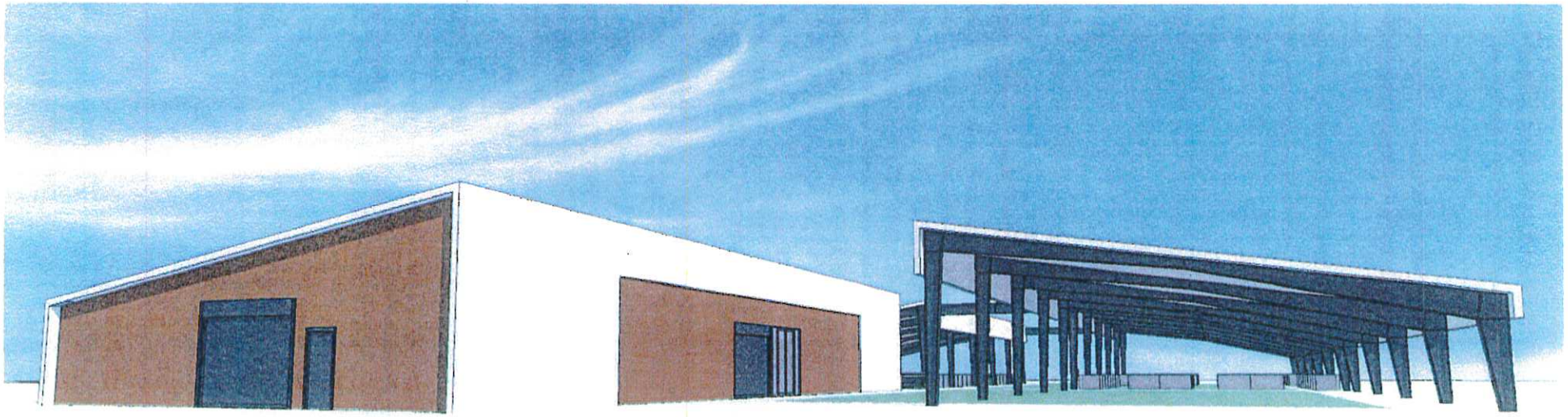


LIVESTOCK BUILDINGS:
PERSPECTIVE

SUMMIT COUNTY FAIRGROUNDS
SCHEMATIC DESIGN | MATERIALITY

SUMMIT

ajc architects

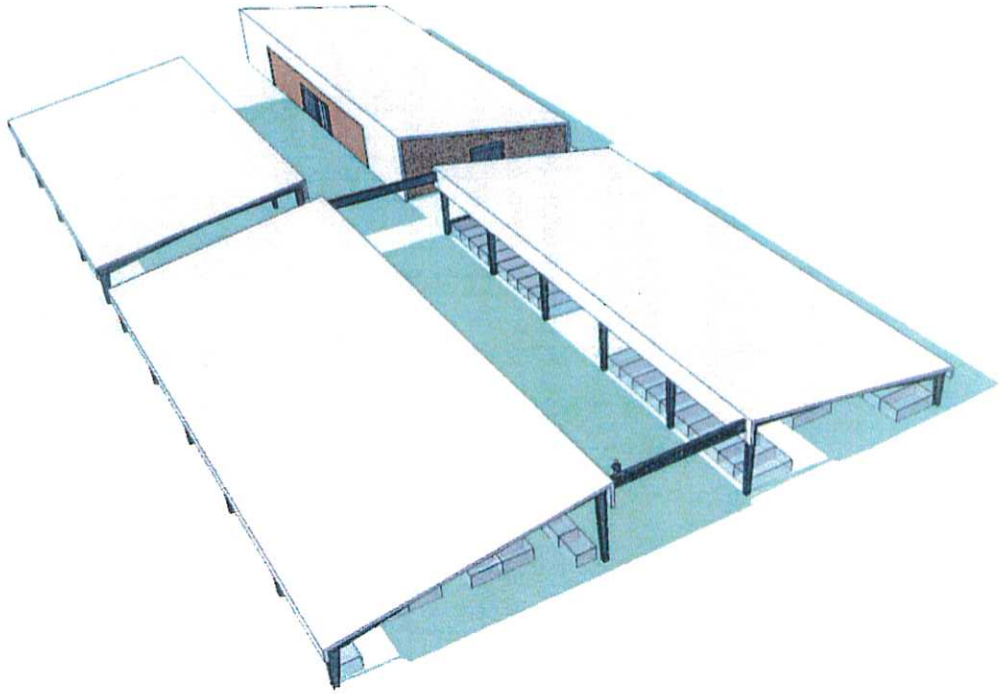


LIVESTOCK BUILDINGS:
PERSPECTIVE

SUMMIT COUNTY FAIRGROUNDS
SCHEMATIC DESIGN | MATERIALITY

SUMMIT

ajc architects



LIVESTOCK BUILDINGS:
AERIAL

SUMMIT COUNTY FAIRGROUNDS
SCHEMATIC DESIGN | MATERIALITY

SUMMIT

ajc architects

"Exhibit D"
Planning 8/21/17

J·U·B ENGINEERS, INC.

J-U-B COMPANIES | THE LANGDON GROUP | GATEWAY MAPPING INC.

DATE: August 18, 2017

TO: Coalville City Council

CC: Mayor Trever Johnson; Zane DeWeese, Public Works Director; Sheldon Smith, City Attorney;

FROM: Shane McFarland P.E., City Engineer
Derek Moss, AICP, City Planner

SUBJECT: Summit County Concept Plan (5518002)

Application Information: Summit County (applicant) has submitted a concept plan to demolish and construct phase 1 or the Summit County Fair Grounds.

Applicable Ordinances: Title 8-7

Decision to be Made: The decision to consider approval of the concept plan submitted.

Staff Comments:

A demolition plan has been submitted. A demolition permit will be issued upon application.

The property is located in the Public Facilities Overlay within the R4 zone and the plan meets the area, width, and protection of property setbacks, which are:

- Lot Area: Lot area requirements in the Commercial Zones shall be dictated by off-street parking, adequate circulation, and site design requirements. The maximum floor area ratio shall not exceed sixty percent (60%) of the lot or parcel.
- Where a commercial development adjoins any residential zone or residential use, there shall be provided along the adjoining property line a six (6) foot solid masonry wall. A wall is not required along the adjoining property line in the required front yard setback.
- Front-Yard Setback: Each structure in the Commercial Zone shall be located at least twenty (20) feet from the edge of any public street, provided however, that no off-street parking shall be located closer than ten (10) feet from any public street.
- Side-Yard Setback: Each structure in the Commercial Zones shall be located at least twelve (12) feet from the nearest building and no less than three (3) feet from the property line.
- Rear-Yard Setback: Each structure in the Commercial Zones shall be located at least twelve (12) feet from the rear property line or adjacent building in order to provide for adequate alleyways for deliveries.

The plan meets parking and driveway approach standards outlined in 10-15-080, which include:

- Have a maximum of one (1) driveway approach for each one hundred (100) feet of public street frontage.
- Said driveway approaches shall be no more than thirty-five (35) feet in width nor less than sixteen (16) feet (for one-way traffic).
- For commercial and industrial uses and apartments with seventeen (17) or more parking spaces, the driveway approach shall be no closer than forty (40) feet to the intersection of two (2) streets.

The applicant will describe the areas planned for landscaping and will provide more detail as to the type and maintenance in the Final Plan. The intent is to meet all landscaping requirements per 10-15-070.