State of Utah

SPENCER J. COX
Governor

DEIDRE M. HENDERSON
Lieutenant Governor

Office of the Lieutenant Governor

LAYLA BASIC
Office Administrator

ARDEN COOK
Local Entity Specialist

March 13, 2026

Coal Creek (formerly Riddermark) Incorporation Eighth Request for Feasibility Study Determination

Dear Mr. Atkin and Anderson,

The Office of the Lieutenant Governor (OLG) has determined that the eighth Modified Request for Feasibility Study (Modified Request) filed on January 28th, 2026, does not comply with Utah Code section 10-2a-206. Accordingly, the OLG determined that the verified signatures and property ownership did not meet the required 10% of private land area. Data supporting the determination can be found below.

Utah Code 10-2a-206 states that each modified request shall comply with Utah Code 10-2a-202(1) and (2). Additionally, Utah Code 10-2a-206(1)(c)(ii) states that "*a signature on a [Original Request for Feasibility Study] may be used toward fulfilling the signature requirement of [the Modified Request for Feasibility Study] unless the modified request proposes the incorporation of an area that is more than 20% larger or smaller than the area described by the original request in terms of private land area…or…value of private real property."* **Because the Modified Request proposed an incorporation of an area 20.25% less than the Original Request for Feasibility Study, original property owner signatures are invalid.**

Utah Code §10-2a-202 states that the process to incorporate an unincorporated area as a municipality is initiated by an individual filing a feasibility request that:

A. includes the signatures of the owners of private real property that:
   a. is located within the area proposed to be incorporated
   b. covers at least 10% of the total private land area within the area; and
   c. is equal in value to at least 7% of the value of all private real property within the area.

Totals for entire proposed incorporation area:

- Total market value: $34,123,373
- Total private land area: 752.582 acres

Totals for entire proposed incorporation area:

- Total market value: $3,503,715
  - % of market value: 10.27%
- Total private land area: 27.25%

- % of private land area: 3.62%

According to Utah Code §10-2a-204(2)(a), the OLG has rejected the Modified Request for the proposed Coal Creek (formerly Riddermark) Incorporation. In accordance with Utah Code §10-2a-204(4), sponsors may, subject to Utah Code §10-2a-206, amend the Modified Request to correct the deficiencies and re-file with the OLG by June 11, 2026, at 11:59 P.M., 90 days after the day on which the OLG rejected the Modified Request. If you do not submit an amended Modified Request for Feasibility Study to the OLG by June 11, 2026, at 11:59 P.M., or the amended Modified Feasibility Study request does not comply with Utah Code §10-2a-202, the incorporation process cannot proceed.

Please contact us if you have any questions.

Best regards,

Arden Cook
Local Entity Specialist
Office of the Lieutenant Governor