



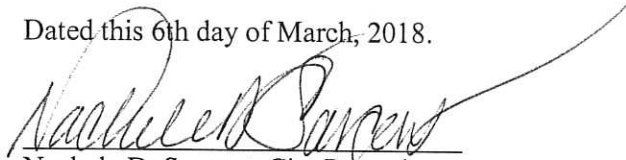
## COALVILLE CITY COUNCIL SPECIAL WORK SESSION MEETING NOTICE AND AGENDA

Notice is hereby given that the Coalville City Council will hold a Special Work Session meeting on **Thursday, March 8, 2018** 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. Work Session Agenda Items:
  - A. Discussion Of The Annexation Boundary Declaration Proposal
  - B. Discussion Of The Annexation Petition
  - C. Discussion Of The Proposed Zoning For The Annexation Petition
  - D. Mayor Updates
  - E. Council Updates
4. Adjournment

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

Dated this 6th day of March, 2018.

  
Nachele D. Sargent, City Recorder

**\*\*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: March 6, 2018 City Hall, Coalville City Website, Utah State Public Notice Website

### Mayor

Trever Johnson

### Council

Adrienne Anson  
Cody Blonquist  
Arlin Judd  
Rodney Robbins  
Tyler Rowser

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Coalville City Council  
Special Work Session Meeting  
HELD ON  
March 8, 2018  
IN THE  
CITY HALL

Mayor Trever Johnson called the meeting to order at 6:00 P.M.

**MAYOR AND COUNCILMEMBERS PRESENT:** Mayor Trever Johnson  
Councilmembers: Adrienne Anson,  
Arlin Judd, Rodney Robbins  
Tyler Rowser (Excused)  
Cody Blonquist (Excused)

**CITY STAFF PRESENT:**

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

**PUBLIC IN ATTENDANCE:**

Tonja Hanson, Lacey Brundy, Jim  
Robinson, Scott Price, Linda Vernon

**Item 1 – Roll Call:**

A quorum was present.

**Item 2 – Pledge of Allegiance:**

Mayor Trever Johnson led the Council, Staff, and Public in the Pledge of Allegiance.

**Item A – Discussion Of The Annexation Boundary Declaration Proposal, Item B – Discussion Of The Annexation Petition, Item C – Discussion Of The Proposed Zoning For The Annexation Petition:**

Mayor Trever Johnson stated the purpose of this meeting was to prepare for the City Council meeting and Open House for the Annexation process. He stated he had requested for the Council to come up with questions to get any answers ready for the meeting. He stated the meeting on Monday would not be for approval of a development, but there may be general questions concerning the development as it pertained to water, etc. Shane McFarland stated the Boundary Declaration plan would be first on the agenda and depending on what was decided, it would move to the Annexation Petition and if it was approved, it would then move to the Zoning portion for the annexed property. He

stated it the City was required to Zone any property that came in to the City and for this Petition, the Planning Commission had recommended the least dense Zone which was Agriculture 1/20. Mayor Trever Johnson read the letter (Exhibit A) from Cody Blonquist and stated most of his questions referred mainly to the Annexation Petition. Shane McFarland stated he would be prepared to answer those questions on Monday night. Mayor Trever Johnson stated Council Member Tyler Rowser had also sent some questions (Exhibit B) for consideration. He stated he had questioned the need of participating in the Wild Land Fire District and the timeline and process followed for the Annexation. Council Member Arlin Judd stated the City would need to participate in the Wild Land Fire District if the property was annexed in to Coalville City. Shane McFarland stated Monday would be the day they would need to decide on the Annexation. Council Member Adrienne Anson referred to her list (Exhibit C) and questioned if there could be an agreement with the Developer for them to bring water and provide a pump study to show how things would be handled. Mayor Trever Johnson stated that would be a condition with the development agreement. Shane McFarland stated that would be a developer driven issue and it wouldn't be decided until they came to the City with a project. He stated they may get into this and decide it wouldn't be worth it to them to continue with the requirements needed to provide the infrastructure for a project. He stated all of those concerns would be taken care of with a development agreement. Council Member Adrienne Anson questioned why the Boundary map included the area of Echo to the North and if it was included in the annexation. Mayor Trever Johnson stated the Echo area was in the Boundary, but it was not part of the Annexation Petition. Mayor Trever Johnson stated the City had to declare an annexation boundary and this would be the area the City could consider for annexation if someone requested to be part of the City. It didn't mean the entire area in the Boundary was going to be annexed in to Coalville. It wouldn't change anything for them as far as property taxes or government. Council Member Anson stated they could disregard Item #4 on her list as she was just joking. Council Member Rodney Robbins stated his biggest concern was water and water for the golf course. He stated he was concerned with contaminating the ground water with nitrates. Mayor Trever Johnson stated that could be addressed by the Petitioner on Monday. Council Member Arlin Judd stated he would like to know what the plan was for Monday night. Mayor Trever Johnson stated the meeting had been switched to the NS High School Auditorium so there would be plenty of seating. He stated the Open House would be at 6:00 P.M. and they would need to determine where the displays would be located. He stated David Rees was going to help with the microphones and recording. Shane McFarland stated they would provide a map of the Boundary Declaration. He stated he didn't think the Council would need to be present for the Open House. Mayor Trever Johnson stated the rest would be on the Petitioner and asked for Shane McFarland to check with them to see what they may need. He agreed the Council wouldn't need to be seated for discussion for the Open House. They would convene for the meeting at 7:00 P.M. Council Member Rodney Robbins stated they needed to let people know that the Open House was at 6:00 P.M. and the meeting would start at 7:00 P.M. He stated the Park Record had given a different timeframe for how the meeting would be held. The

Mayor and Council discussed the best way to handle the public hearing and decided to give three minutes per speaker during the public hearing with someone designated as the timer, to only allow Coalville City residents to speak with comments addressed to the Mayor and Council, and to only give them one opportunity per topic. Mayor Trever Johnson stated he was considering having the Planning Chair, Dusty France, explain their recommendation to the Council. Zane DeWeese stated they would make sure the tables and chairs needed for the meeting were set up and ready to go. Shane McFarland stated both he and Derek Moss would be there and would be prepared to answer any questions.

**Item E – Council Updates:**

There were no other updates tonight.

**Item D – Mayor's Updates:**

The Mayor didn't have any other updates tonight.

**Item #4 – Adjournment:**

**A motion was made by Councilmember Arlin Judd to adjourn the meeting. Councilmember Adrianne Anson seconded the motion. All ayes. Motion Carried.**

The meeting adjourned at 7:48 P.M.

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Mayor Trever Johnson

Attest:

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Nachele D. Sargent, City Recorder

Niki Sargent

"Exhibit A" Work Session 3/8/18

**From:** Cody [REDACTED]  
**Sent:** Thursday, March 8, 2018 8:48 AM  
**To:** Niki Sargent  
**Subject:** Re: Annexation petition

I know you have your hands full this week, thanks for all of your hard work.

Sent from my iPhone

> On Mar 8, 2018, at 10:26 AM, Niki Sargent <niki.sargent@coalvillecity.org> wrote:

>

> Got it.

>

> -----Original Message-----

> From: Cody [REDACTED]

> Sent: Wednesday, March 07, 2018 9:02 PM

> To: niki.sargent@coalvillecity.org

> Subject: Annexation petition

>

> Hi Niki,

> Here are some my questions that pertain to city staff (mainly JUB) 1. How many existing lots(those recently approved and existing lots of record) is the city responsible for providing service to if they were to be built out. This is specifically in regard to the 3 percent growth over 20 year period for the sewer plant.

> 2. What is the status with the additional water source that was previously approved. It was explained before that this was necessary just to meet the needs of the development that was under review in 2016.

> 3. What is the current status of the forced sewer ejection main that was to be completed in 2016.

>

> FYI...The feedback I'm getting is that we are not competent (I'm including myself) of completing the basic infrastructure service upgrades required to keep the city, as it stands, up to date.

>

> 4. What portion of county tax revenue, taxed as non-primary residence, goes directly to Coalville city vs. primary tax rate.

> 5. (Probably fire district). Is this wild land fire fire district area? Will Coalville need additional wild land fire insurance protection?

> 6. Is the cost of providing city services more to this new area (once completed) more than the existing incorporated town? Example: will water and/or sewer require lift stations? Will snow removal and general maintenance be more costly than existing areas serviced?

> 7. Will we need extra water storage/secondary to supply potentially 1 million additional gallons per day to irrigation?

> 8. Will Coalville city have legal authority to disconnect "golf course/development" from water service if demand exceeds supply?

> Thank You

>

>

> Sent from my iPhone

>

Niki Sargent

"Exhibit B"  
Work Session 3/8/18

**From:** Tyler Rowser <tyler.rowser@coalvillecity.org>  
**Sent:** Tuesday, March 6, 2018 10:03 AM  
**To:** Niki Sargent  
**Subject:** Questions

1) Could Sheldon draw us a time line of the process? Start from the beginning, I think this would help me, but also help the public know what is going on. I hope I didn't miss understand and tell someone that Monday is just a public comment and starting a time period for others to join the annexation if they wish. And that another public hearing would be held before a final deduction is made.

2) can we set that the only subject matter to be heard is the annexation, and not development? Because the development is not the item at hand at this point.

This is my start I'll let you know as I think of more.

Sent from my iPhone

**From:** adrienne anson [REDACTED]  
**Sent:** Tuesday, March 6, 2018 10:35 AM  
**To:** Niki Sargent  
**Subject:** Waholi Group Questions

1. What kind of investment group is the Platinum group who owns parcels?
2. Would you be willing to purchase all "development needed" additional water rights through Weber River Basin Water Conservatory?
3. If so, would you put in both primary and secondary water lines so that we are not treating landscaping water?
4. Is it possible to have a sage brush or dry field golf course? Just kidding:), but really, it would be the first of its kind and an absolute novelty. So "green" in a brown sort of way. SO HOT RIGHT NOW
5. We need a pump study to determine if we can maintain water delivery feasibility. Would you be willing to conduct one?
6. What are some measures you would be willing to make to connect with the community of Coalville? Local job fairs, sponsored scholarships, community golfing day, trail run or bike race. Available purchase to an amenities pass. I understand it needs to be exclusive to maintain value, but Coalville citizens need to find ways to rub shoulders with all of you.
7. I heard that you were planning on maintaining all of the roadways and infrastructure within your development. Is that true?

