



**COALVILLE CITY COUNCIL  
MEETING NOTICE AND AGENDA**

**AND JOINT MEETING OF THE  
COALVILLE CITY COUNCIL AND PLANNING COMMISSION**

Notice is hereby given that the Coalville City Council will hold the regularly scheduled City Council Meeting and a Joint Planning Commission Meeting on **Monday, December 11th, 2017**, at the Coalville City Hall located at 10 North Main Street. The meeting will start at **7:00 P.M.** The agenda will be as follows:

1. Roll Call
2. Pledge Of Allegiance
3. **City Council and Planning Commission Joint Agenda Items:**
  - A. **Public Hearing:** Hellander Subdivision Final Plan, Jon Hellander, Two Lots, 69 East 100 North, L&LC-1
  - B. Review And Possible Approval Of Ordinance #2017-2 Schedule Of Coalville City Council and Planning Commission Meetings For The 2018 Calendar Year
4. **City Council Agenda Items:**
  - A. 2016-2017 Coalville City Audit Report – Tim Rees
  - B. Consideration Of Petition Of Annexation And Possible Action By Council To Allow The Application To Proceed
  - C. Discussion Concerning The Property At 340 South Main, CT-362-1 - Michael La'Pay
  - D. Public Works Updates
  - E. Community Development Updates
    1. Business Licenses
  - F. Legal Updates
  - G. Mayor's Updates
  - H. Council Updates
  - I. Executive Session
5. Review And Possible Approval of Accounts Payable
6. Review And Possible Approval Of Minutes
7. Adjournment

**Mayor**  
Trevor Johnson

**Council**  
Adrienne Anson  
Cody Blonquist  
Arlin Judd  
Rodney Robbins  
Tyler Rowser

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

  
Nachele D. Sargent, City Recorder

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during these hearings should notify the City Hall at least three days prior to the hearing to be attended.

PO Box 188  
10 North Main Street  
Coalville, UT 84017

**Posted: December 8, 2017** City Hall, Utah State Website

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



Coalville City Council  
Regular Meeting and Joint Meeting  
with the Planning Commission  
HELD ON  
December 11, 2017  
IN THE  
CITY HALL

Mayor Trever Johnson called the meeting to order at 6:50 P.M.

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

**PLANNING COMMISSION MEMBERS PRESENT:** Chair: Dusty France  
Vice Chair: Walter Yates  
Commissioners: Linda Vernon, Brice Lucas  
Nathanael Davenport, Jason Moore,

**CITY STAFF PRESENT:**

Sheldon Smith, City Attorney  
Shane McFarland, Community Director  
Derek Moss, Planner  
Zane DeWeese, Public Works Director  
Nachele Sargent, City Recorder

**PUBLIC IN ATTENDANCE:**

Jon Hellander, Don Sargent, Paula McGee,  
Sandra France, Heidi Lucas, Jenni  
Davenport, David Boyden, John Kaiser,  
Debbie Robinson, Jim Robinson, Mike  
LaPay, Jen Vollmer, Tim Rees

**Item 1 – Roll Call:**

A quorum for Council and Planning was present.

**Item 2 – Pledge of Allegiance:**

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

**City Council Agenda Items:**

**Item 4A – 2016-2017 Coalville City Audit Report – Tim Rees:**

Tim Rees reviewed the 2016-2017 Audit Report with the Mayor and Council. He stated everything was in order and the City was in a good position right now. Mr. Rees stated there were no concerns. He stated both the water and sewer funds were looking better because of the rate increases implemented and to keep up the good work. Tim Rees stated if the Mayor or Council had any questions they could call him to discuss. Mayor Trever Johnson thanked Tim for the report and the time he put in for the City.

**City Council And Planning Commission Agenda Items:**

**Item 3A – Public Hearing: Hellander Subdivision Final Plan, Jon Hellander, Two Lots, 69 East 100 North, L & LC-1:**

Don Sargent stated the applicant, Jon Hellander, was requesting a minor two lot subdivision for this property. He stated they had been working with Shane McFarland and Derek Moss to make sure the City standards and requirements were met. Mr. Sargent stated this property was Zoned Commercial which was listed as R-8 for Residential uses. He stated Mr. Hellander planned to build two spec homes on the lots and referred to the site plan. There would be one shared access for the two lots with a 24' wide entrance for 30' which would then reduce down to 16' for access to the flag lot which met the requirements of the Code. He stated City services were available to the property. They planned to retain the large trees if possible. Commissioner Brice Lucas questioned how they would address the drainage for the property. Don Sargent stated this property had less than a 5% grade and the landscaped lawns would keep all the drainage on the property. He stated there would be landscaping between the two homes as well as the rear of the properties. Shane McFarland referred to the Staff Report (Exhibit A) and stated they had worked diligently with the City to address any concerns. He stated the property would be graded to keep all drainage on site. He stated they had utilized the space with the best effort for Residential use. Jon Hellander stated the homes would have a finished floor above grade and there wouldn't be any basements.

Mayor Trever Johnson opened the public hearing at 7:10 P.M.

Paula McGee – Adjoining property owner

Paula McGee stated she loved the plan and idea for the use of the property. She liked the idea of the shared continuous driveway there. She stated if they needed anything from her to just let her know.

Mayor Trever Johnson closed the public hearing at 7:12 P.M.

**Planning Commission:**

The Planning Commissioners discussed the proposed subdivision and felt all of the requirements had been met.

**A motion was made by Commissioner Nathanael Davenport to approve the Hellander Two Lot Minor Subdivision Final Plan. Commissioner Brice Lucas seconded the motion. All Ayes. Motion Carried.**

**Roll Call:**

**Commissioner Vernon – Aye  
Commissioner Lucas – Aye  
Commissioner France – Aye  
Commissioner Davenport – Aye  
Commissioner Jason Moore – Aye  
Commissioner Yates - Aye**

**Council:**

The Council discussed the subdivision proposal and agreed with the recommendation from the Planning Commission and the items listed on the Staff report.

**A motion was made by Councilmember Tyler Rowser to approve the Hellander Subdivision Final Plan with the requirements listed on the Staff Report. Councilmember Arlin Judd seconded the motion. All Ayes. Motion Carried.**

**Roll Call:**

**Councilmember Judd – Aye  
Councilmember Rowser – Aye  
Councilmember Blonquist – Aye**

**Item 3B – Review And Possible Approval Of Ordinance #2017-2 Schedule Of Coalville City Council And Planning Commission Meetings For The 2018 Calendar Year:**

Mayor Trevor Johnson reviewed the meeting schedule Ordinance #2017-2 (Exhibit B) with the Council and Planning Commissioners. The City would be staying with the same schedule of two meetings per month on the second and fourth Monday for Council and one meeting per month on the third Monday for Planning. Councilmember Arlin Judd stated there was an extra meeting listed in error for the Planning Commission. Niki Sargent stated she would make that change on the ordinance. The Planning Commissioners agreed with the revised schedule.

**A motion was made by Councilmember Arlin Judd to approve and adopt Ordinance #2017-2 Schedule Of Coalville City Council and Planning Commission Meetings for the 2018 Calendar Year as amended. Councilmember Cody Blonquist seconded the motion. All Ayes. Motion Carried.**

**Roll Call:**

**Councilmember Judd – Aye  
Councilmember Rowser – Aye  
Councilmember Blonquist – Aye**

Mayor Trever Johnson thanked the Planning Commission for being here tonight and for their service to the community.

**City Council Agenda Items:**

**Item 4B – Consideration Of Petition Of Annexation And Possible Action By Council To Allow The Application To Proceed:**

Sheldon Smith stated this had been an ongoing discussion for the City Council. He stated the Boyden Family and Wohali Partners had applied for annexation and after reviewing the application; there were a few items that still needed to be addressed. Sheldon stated he was recommending denying the application at this time to give the Applicant the opportunity to fix or respond to the items needed and come back to the City for approval to move forward. He stated they needed to provide a recordable map from a licensed surveyor, verify notice had been given to any affected entities, and the property had to be within the proposed annexation area, which it wasn't. Sheldon stated the City had agreed to amend their Annexation Declaration Map to include the property, so they really only needed to address the other two items. Niki Sargent stated she knew they had given a copy of the application to the Summit County Clerk and she had also sent the Clerk a copy. Mayor Trever Johnson questioned if there had been any discussion concerning the City watershed. Shane McFarland stated the City had recently updated the Source Protection Plan for the Lewis Canyon Well and Icy Springs and almost 100% of the requested annexation area was outside of the plan. He stated they had met last week with the Boyden's to discuss the utilities and potential impacts to the City. Shane stated they would have to go through the Protection Zone to tie into the utilities and additional work would be required to protect that area. Sheldon Smith stated items like that and others would be addressed through a Development Agreement before any approval was given. The Mayor and Council discussed whether to deny the request or approve it with the conditions of meeting the other requirements. Councilmember Tyler Rowser questioned if the City could adjust their Annexation Declaration at the same time as the petition application was going through the process. Sheldon Smith stated it could be done at the same time. Councilmember Cody Blonquist stated he felt the City should follow the formal

process. David Boyden stated they would love to move ahead tonight, but felt it wasn't an unreasonable request to come back in January. Mayor Trever Johnson agreed and stated the City would commit to completing the Annexation Declaration update simultaneously with the Annexation Petition.

**A motion was made by Councilmember Arlin Judd to deny the Wohali Partners, LLC. Annexation Petition application based on it being insufficient and to allow them the opportunity to come back to the City when they had complied with the State Statute. Councilmember Tyler Rowser seconded the motion. All Ayes. Motion Carried.**

Sheldon Smith stated he would get the denial letter to the Boyden's as soon as possible so they could get the information they needed ready for the January meeting.

**Item 4C – Discussion Concerning The Property Located At 340 South Main, CT-362-1 – Michael LaPay:**

Mayor Trever Johnson stated he had spoken with Mike LaPay who was interested in purchasing the old Geary Shop building located at 340 South Main. He stated Mr. LaPay had met with Shane McFarland and Derek Moss and was informed he would have to apply for a conditional use permit for the type of business he was interested in and he wanted to see how the Council would feel about the idea. Michael LaPay stated he was interested in purchasing the property and converting the building to self-storage and building more storage units at the back of the property. There would also be a portion of the building that would be climate controlled storage. Shane McFarland stated this property was in the Commercial Zone, but storage units would need a conditional use permit. Councilmember Cody Blonquist questioned if Mr. LaPay had considered using part of the building as a tenant lease for smaller Contractors. He stated he knew there was a need for that type of space. Mike LaPay stated it would be possible to consider that as the building was already basically divided into three sections. One was a paint shop, one was a mechanic shop, and one was a welding shop. There was also an office area. The Mayor and Council discussed the possibilities with Mr. LaPay and stated they were agreeable to considering a conditional use application for the property.

**Item 4D – Public Works Updates – Zane DeWeese:**

Zane DeWeese stated he had ordered four flashing stop signs to address the issue at 200 East 150 South as previously discussed and the signs would arrive sometime in January.

Zane DeWeese stated they were just moving forward with the Winter projects and any snow removal required.

**Item 4E – Community Development Updates:**



Shane McFarland stated they had received a business license for approval for a home business for Body Electronics, LLC, Jennifer Vollmer, located at 30 West 100 South. Jennifer Vollmer explained this was a type of treatment used by drawing natural electronic body impulses from one hand to the other and aligning the cells in the body. She stated she didn't use any type of massage or hands touching the body. This procedure was called Reiki and was exempt from having to be licensed by the State and only needed to be licensed locally.

**A motion was made by Councilmember Cody Blonquist to approve the business license for Body Electronics, LLC., Jennifer Vollmer, located at 30 West 100 South. Councilmember Tyler Rowser seconded the motion. All Ayes. Motion Carried.**

Shane McFarland stated Counterpoint had completed the potholing for the sewer Force Main project. He stated UDOT was requiring additional casing for the project and Counterpoint would be getting with them to identify what was needed.

Shane McFarland stated they were continuing to move forward with the USDA on the water projects and were looking to put the distribution project out to bid early in January with construction starting in the Spring and the concrete storage tanks would follow to go out for bid in late January. They were looking at putting the Water Treatment Plant out to bid in the late Spring. He stated everything was still on track.

Shane McFarland stated the Main Street improvement money had been switched to State funding and would be available next year.

**Item 4F – Legal Updates – Sheldon Smith:**

Sheldon Smith stated he didn't have anything else for tonight.

**Item 4G – Mayor's Updates:**

Mayor Trevor Johnson stated he had been contacted about an issue with the new snow plow. He stated the truck was delivered to the City, paperwork was signed, and a check was issued, and then the salesman called and stated they had bid the truck at the wrong price. He stated the new price was \$52,000 more than what they had sold the truck to the City for. Mayor Johnson stated he had tried working with the salesman to come to an agreeable conclusion for the problem, which was their mistake and not ours, but the only thing they offered was to extend the loan for an additional two years with the City paying the full amount. He stated he told them that wouldn't be agreeable to the City and the salesman told him they hadn't cashed the City's check and they would return it and repossess the truck. The Mayor and Council discussed the options and possible resolutions for the truck issue including seeing if they would be agreeable to split the overage difference with a seven year loan with no interest, taking a hard line approach and keeping



the truck as is, making a counter offer, and requesting for a replacement truck to be built for the price quoted. Mayor Trevor Johnson stated he was giving them the benefit of the doubt that this was a honest mistake and not some type of sales tactic and had requested more options from the Dealer as he wanted to be fair, but they hadn't responded with anything yet. Sheldon Smith stated he had reviewed the documents and what we thought we were buying was what we received and what was represented. He stated Zane DeWeese had even gone to the Dealership and test drove the vehicle. Zane stated he had reached out to get more comparison pricing and had the other bids he had received when he and the Mayor first started looking for a truck. Mayor Trevor Johnson stated he and Zane had been working on this for a long time trying to find the best deal for the City. He stated this Dealership had contacted the City to see if we were still looking for something as they had this truck left in inventory. Sheldon Smith stated the Dealership should really honor what they originally did. Mayor Trevor Johnson stated at this time the City owned the truck and he would wait to see if they responded with some doable options.

**Item I – Council Updates:**

Councilmember Cody Blonquist questioned if anything had been done about the disabled vehicle in the City right-of-way on 100 North by the old Fox Apartments. Zane DeWeese stated he had actually talked to the owner of the vehicle and was assured it would be removed by the end of the week.

Councilmember Tyler Rowser informed the Mayor and Council he had given the agreement to the NS Rec. Dist. board and they had sent it to the County Council and County Manager for review and approval. He stated they would be coming back to the City for approval on the project.

Councilmember Cody Blonquist stated he had researched the list of Federal Grants to see what was available to clean-up the freeway corridor. He stated there were a lot of items listed and you would have to get pretty creative to get funded. Mayor Trevor Johnson stated he had requested for Cindy Gooch with JUB Engineers, Inc. to research this and give the City some options. Councilmember Tyler Rowser stated he was told UDOT would usually pay to get the improvements done and then the City would be responsible to maintain it. Mayor Johnson stated he was sure Cindy would come up with something to get the project going.

**Item J – Executive Session:**

There was no executive session.

**Item #5 – Review and Possible Approval Of Accounts Payable:**

The Council reviewed the Accounts Payable for December, 2017.

**A motion was made by Councilmember Cody Blonquist to approve the Accounts Payable for December 2017. Councilmember Tyler Rowser seconded the motion. All Ayes. Motion Carried.**

**Item #6 – Review, Discussion, and Possible Approval of Minutes:**

The Council reviewed the minutes of the November 13, 2017 and November 20, 2017 meeting.

**A motion was made by Councilmember Arlin Judd to approve the minutes of November 13, 2017 as corrected and the minutes of November 20, 2017 as written. Councilmember Tyler Rowser seconded the motion. All Ayes. Motion Carried.**

**Item #7 – Adjournment:**

**A motion was made by Councilmember Tyler Rowser to adjourn the meeting. Councilmember Cody Blonquist seconded the motion. All ayes. Motion Carried.**

The meeting adjourned at 8:10 P.M.

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Mayor Trever Johnson

Attest:

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Nachele D. Sargent, City Recorder



J-U-B ENGINEERS, INC.

"Exhibit A"  
City Council 12/11/17

J-U-B COMPANIES



THE  
LANGDON  
GROUP



GATEWAY  
MAPPING  
INC.

**DATE:** December 11, 2017

**TO:** Coalville City Council

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

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

**SUBJECT:** Hellander Subdivision Final Plan (5518002)

**Application Information:** Don Sargent (applicant), on behalf of the property owner, Jon Hellander, has submitted a plan to subdivide the property located at 69 East 100 North.

**Applicable Ordinances:** 82-040 (B) Minor Subdivision; 8-4-120: Infill and Flag Lot Development in Residential and Commercial Zones; and 10-14: R-8 High Density Residential

**Decision to be Made:** Planning Commission: recommendation to approve, approve with conditions, or deny the final plan; City Council: approve, approve with conditions, or deny the final plan.

**Staff Comments:** The property is located in the Community Commercial zone and is therefore subject to the R-8 Zoning Restrictions contained in Title 10, Chapter 14. The plan meets the minimum lot standards for the R-8 Zone, including:

- Lot size: minimum lot size of 1/8 acre (5,445 sq. ft.). The subdivision creates two lots: Lot 1 would be 7,350 sq. ft.; and, Lot 2 would be 9,342 sq. ft.
- Lot frontage: minimum distance of sixty five (65) feet or be accessed by a private Driveway. Lot 1 would have eighty-four (84) feet of frontage; Lot 2 would be accessed by a sixteen (16) -foot private driveway.
- Front-Yard Setback: shall be thirty (30) feet when located along a Major Road.
- Side-Yard Setback: shall be twelve (12) feet from the property line.
- Rear-Yard Setback: shall be twelve (12) feet from the rear property line.
- The driveway to the subdivision would be partially shared and is subject to Title 8, Chapter 4, which requires that driveways leading to more than one single family dwelling be classified as a Private Road and require the approach from the public street to have a hard surface and must be twenty-four (24) feet wide. The proposed subdivision meets this standard.
- Sanitary sewer clean outs will be required within 5 feet of the home and at every bend in the sewer lateral.
- The driveway must be paved a minimum of 100 feet off the city street.

- Will serve letters from the gas and power company should be obtained to ensure they can be served.
- Please change the city engineers block on the plat to read the following:

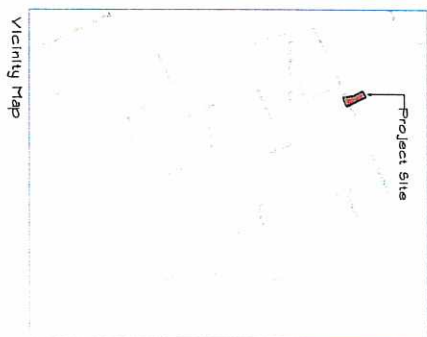
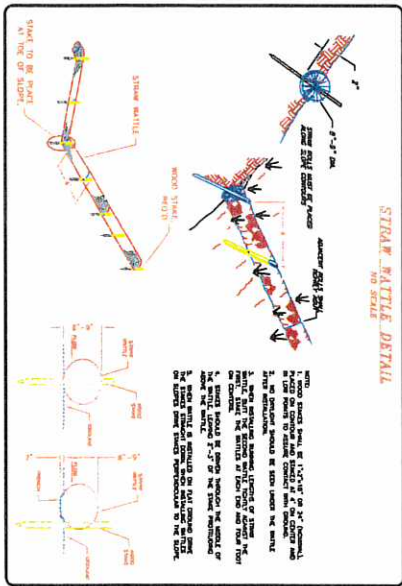
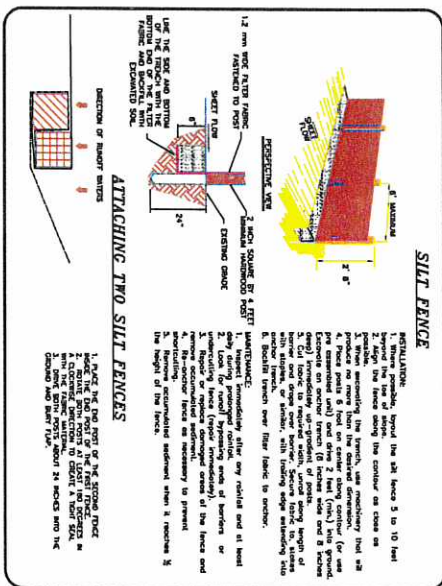
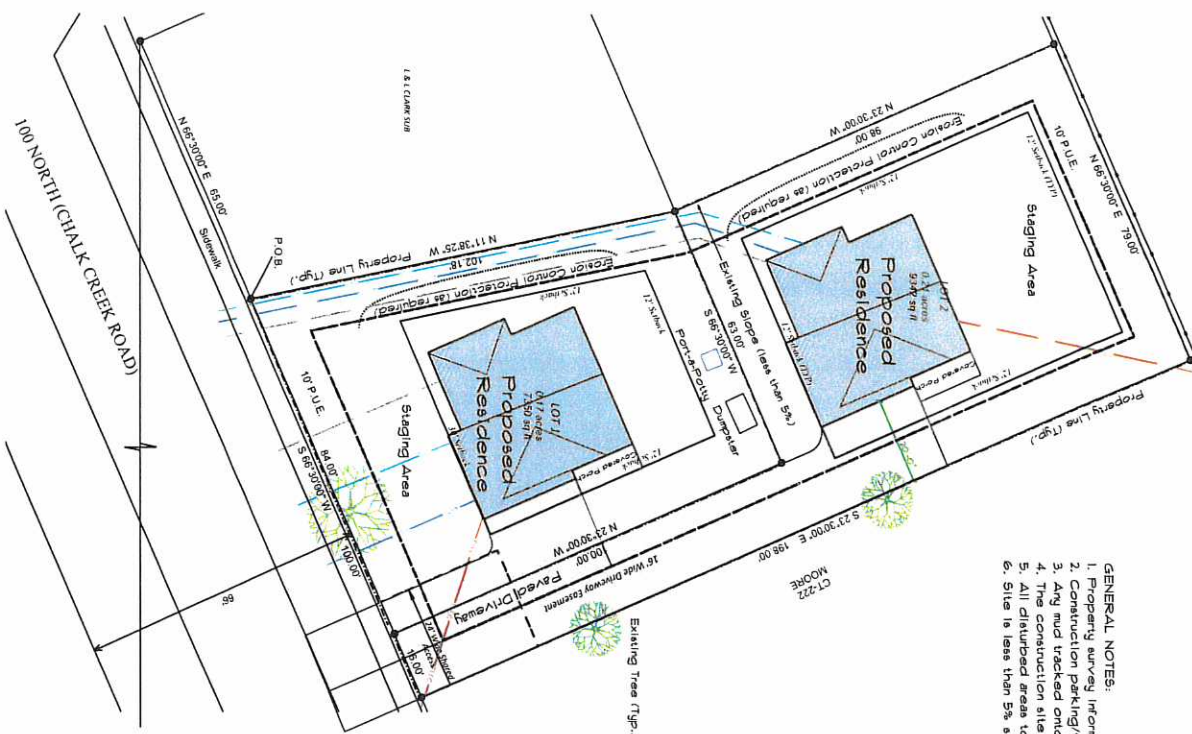
"I hereby certify that this office has examined the plat and it is correct in accordance with the information on file in this office"

• If you have any questions feel free to contact us.

# Hellander Subdivision Lot 1 and Lot 2

Property Address:  
6A E 100 N, Coalville, UT 84017

- GENERAL NOTES:**
1. Property survey information provided by High Mountain Surveying (see attached subdivision plat).
  2. Construction parking/traffic may not block the adjoining public street.
  3. Any mud tracked onto the adjoining street must be cleaned at the end of the work day.
  4. The construction site must be maintained in a neat manner. Trash and unused debris may not accumulate outside dumpster.
  5. All disturbed areas to be revegetated or stabilized per erosion control requirements.
  6. Site is less than 5% slope. Contractor to ensure positive drainage away from house foundation with final grade.



**SITE PLANS**  
SCALE: 1" = 20'-0"



Jon Hellander  
PO Box 372  
Coalville, Utah 84017

DBS ASSOCIATES, LLC

PO BOX 256  
Coalville, UT 84017  
PHONE: (435) 101-0201  
EMAIL: dbshell@dbshell.net

SCALE: 1" = 20'-0"  
DRAWN BY: Don Sargent  
DATE: Monday, December 4, 2017



APPROVED  
CHECKED BY

PAGE  
1 / 1  
Site Plans

"Exhibit B"  
City Council 12/11/17  
**ORDINANCE NO. 2017-2**

**SCHEDULE OF COALVILLE CITY COUNCIL MEETINGS  
FOR THE 2018 CALENDAR YEAR**

**THIS ORDINANCE SETS FORTH THE MEETING SCHEDULE OF THE COALVILLE CITY COUNCIL AND PLANNING COMMISSION FOR THE 2018 CALENDAR YEAR.**

THE CITY COUNCIL OF THE CITY OF COALVILLE, UTAH ORDAINS AS FOLLOWS:

**PURPOSE OF THIS ORDINANCE.** The provisions hereinafter contained are to establish and set forth notice to the public and all others that may have an interest in the regular City Council meetings for the City of Coalville and to adhere to the ordinances, statutes and laws of Coalville City and the state of Utah. All meetings of the Coalville City Council will be open to the public, unless otherwise permitted by state statute.

**ORDINANCE PROVISIONS.** The Coalville City Council will hold regular meetings at the Coalville City Hall, 10 North Main Street, Coalville, Utah at 6:00 P.M. on the following days:

JANUARY 8, 2018  
JANUARY 22, 2018  
FEBRUARY 12, 2018  
FEBRUARY 26, 2018  
MARCH 12, 2018  
MARCH 26, 2018  
APRIL 9, 2018  
APRIL 23, 2018  
MAY 14, 2018  
MAY 29, 2018 \*Tuesday  
JUNE 11, 2018  
JUNE 25, 2018  
JULY 9, 2018  
JULY 23, 2018  
AUGUST 13, 2018  
AUGUST 27, 2018  
SEPTEMBER 10, 2018  
SEPTEMBER 24, 2018  
OCTOBER 9, 2018 \*Tuesday  
OCTOBER 22, 2018  
NOVEMBER 12, 2018  
DECEMBER 10, 2018



**ORDINANCE PROVISIONS.** The Coalville City Planning Commission will hold regular meetings at the Coalville City Hall, 10 North Main Street, Coalville, Utah at 6:00 P.M. on the following days:

JANAURY 16, 2018    \*Tuesday  
FEBRUARY 20, 2018    \*Tuesday  
MARCH 19 2018  
~~APRIL 9, 2018~~    *Remove*  
APRIL 16, 2018  
MAY 21, 2018  
JUNE 18, 2018  
JULY 16, 2018  
AUGUST 20, 2018  
SEPTEMBER 17, 2018  
OCTOBER 15, 2018  
NOVEMBER 19, 2018  
DECEMBER 17, 2018

**CHANGES TO MEETING SCHEDULE.** All meetings scheduled for the Coalville City Council as part of this Ordinance may be changed or cancelled as provided in ordinance, state law and/or by the action of the council at a previous meeting. Proper legal notices must be provided in order to change the time, place and/or day of the meeting.

**EFFECTIVE DATE.** This Ordinance shall take effect on the 8th day of January, 2018.

**PASSED, APPROVED AND ADOPTED** by the City Council of Coalville City, Utah this 11<sup>th</sup> day of December, 2017.

ATTEST:

COALVILLE CITY;

\_\_\_\_\_  
City Recorder

\_\_\_\_\_  
Mayor Johnson

Councilmember Judd  
Councilmember Anson  
Councilmember Robbins  
Councilmember Rowser  
Councilmember Blonquist

Voted \_\_\_\_\_  
Voted \_\_\_\_\_  
Voted \_\_\_\_\_  
Voted \_\_\_\_\_  
Voted \_\_\_\_\_

