



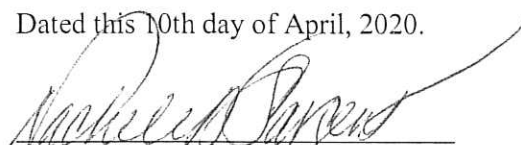
## COALVILLE CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is hereby given that the Coalville City Council will hold an electronic meeting on **Monday, April 13, 2020**. This meeting will begin at **6:00 P.M.** The agenda will be as follows:

1. Roll Call
2. City Council Agenda Items:
  - A. Review And Possible Approval Of Resolution No. 2020-1 A Resolution Regarding A Special Election On June 30, 2020 Regarding Referendum 2019-7 and Referendum 2019-8
  - B. Consultant Updates
  - C. Public Works Updates
  - D. Community Development Updates
    - a. Business Licenses
  - E. Legal Updates
  - F. Council Updates
  - G. Mayor Updates
3. Review And Possible Approval Of Accounts Payable
4. Review And Possible Approval Of Minutes
5. Adjournment

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

Dated this 10th day of April, 2020.



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: April 10, 2020 City Hall, Coalville City Website, Utah Public Notice Website

**Mayor**  
Trever Johnson

**Council**  
Cody Blonquist  
Philip B Geary  
Rodney Robbins  
Tyler Rowser  
Don C Winters

Please click the link below to join the webinar:  
<https://zoom.us/j/630137617?pwd=VDN6U2pQd1RSNnl2K2ZZS1BFVFeVFYdz09>  
Password: 930398

Or iPhone one-tap :  
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Webinar ID: 630 137 617  
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Coalville City Council  
Electronic Meeting  
HELD ON  
April 13, 2020

Mayor Trever Johnson opened the meeting at 6:07 P.M.

**COUNCIL ELECTRONIC:**

Mayor Trever Johnson  
Council: Cody Blonquist, Tyler Rowser,  
Rodney Robbins, Philip Geary  
Don Winters

**CITY STAFF ELECTRONIC:**

Sheldon Smith, City Attorney  
Don Sargent, Consultant  
Shane McFarland, Engineer  
Zane DeWeese, Public Works Director  
Nachele Sargent, City Recorder

**PUBLIC ELECTRONIC:**

Jay Wood, Jim Boyden, Margarita Richins,  
Polly McLean, Kim Bowen, and Two Other  
Participants

**Item 1 – Roll Call:**

A quorum was present.

**Item 2 – Pledge Of Allegiance:**

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

**Item A – Review And Possible Approval Of Resolution No. 2020-1 Regarding A Special Election On June 30, 2020 Regarding Referendum 2019-7 And Referendum 2019-8:**

Sheldon Smith reviewed Resolution No. 2020-1 (Exhibit A) and stated this was needed to hold the Special Election for Referendum 2019-7 and Referendum 2019-8. He stated this would set the date for the Election and allow the date to be changed if needed for Covid-19 restrictions. Council Member Tyler Rowser questioned if the budget needed to be amended to pay for this Election. Niki Sargent stated the invoices wouldn't be in until July, so they would need to include it in the budget for next year.

**A motion was made by Council Member Rodney Robbins to approve Resolution No. 2020-1. Council Member Phil Geary seconded the motion. All Ayes. Motion Carried.**

**Roll Call:**

**Council Member Blonquist – Aye**

**Council Member Geary – Aye**

**Council Member Robbins – Aye**

**Council Member Rowser – Aye**

**Council Member Winters – Aye**

**Item B – Consultant Updates:**

Don Sargent stated he had received some inquiries as to when the next Planning Commission meeting would be held. Mayor Trever Johnson stated cities were being encouraged to keep the economy going as much as they could whether it be by development or whatever. He stated they could make arrangements to hold a Zoom meeting or some other type of electronic meeting if needed. Don Sargent stated he didn't know if they would be ready to hold an electronic meeting by next Monday, the next regularly scheduled meeting, but they could possibly schedule something like that for May depending on the Covid-19 restrictions in place at that time. Mayor Johnson agreed and stated the City was waiting to see what restrictions would be required with the new Directive coming out May 1<sup>st</sup>. Don Sargent stated he felt they would be okay if they worked toward holding a meeting in May. Sheldon Smith stated the City approval for electronic meetings covered the Planning Commission as well as the City Council.

Don Sargent stated he was still working on the Code updates and was currently looking at enforcement, fines, a Special Exception Application, and an Enforcement Officer. He questioned if anyone had any questions regarding the next set of updates. There were no questions.

Don Sargent stated the Wohali application #2 was on hold waiting for a continued Work Session with the Planning Commission. He stated as indicated at the last meeting, Wohali Partners LLC had also applied for a Golf Course excavation and building permit for the 18-hole course. He stated the Staff had been reviewing the applications with the Applicant for the Code requirements. This application was for a permitted use application for grading. Don stated Staff had completed a set of Findings and Conditions for the application for grading, landscaping, and irrigation. He stated the Applicant had been informed and they had acknowledged this would be at their own risk and this did not grant them any ties or vesting rights for any additional development on the land. Council Member Phil Geary stated with starting this project, they were currently using Icy Springs water to water the roads and keep the dust down and questioned if that was part of their applications or if they had just gone ahead and used the water. Don Sargent, Shane McFarland, and Zane DeWeese stated they were not aware of them using any water from Icy Springs. Phil Geary questioned where the water was coming from. Shane McFarland stated they hadn't been

given any permission to use City water or even be working over there. He stated water wasn't part of this application and he would look into the matter. Council Member Don Winters questioned what was being done to protect the City water source and if they would be allowed to excavate in the Source Protection Zone. Don Sargent stated the application had conditions and requirements for work being done around the Water Source Protection Area. He read the draft list of Findings and Conditions (Exhibit B). He stated the Applicant would be allowed to excavate in this area because it was not a prohibited use. Shane McFarland stated the majority of the Golf Course wasn't inside the Source Protection Area, but the City had listed conditions for safety. Council Member Cody Blonquist questioned if they would be required to conduct testing of the City water source with this project. He stated they were required with the original approval/conditions for flow rate, contaminants', and to have a baseline. Shane McFarland stated they would be required to do testing for deep water well drilling, but it was not required for excavation. He stated a provision could be added if the Council wanted. Mayor Trevor Johnson questioned if water testing would be required for a permitted use application or if it was just for an MPD. Don Sargent stated it was not required as part of the Code for a permitted use, but if the Mayor and Council was concerned, a condition for testing could be added as a concern of health safety for a designated water area. Council Member Phil Geary questioned if the project didn't happen if they would be required to reclaim the property to the original state. Don Sargent stated all grading, erosion control measures, revegetation, and storm water drainage would be bonded for assurances to reclaim the area. Council Member Rodney Robbins stated he would like to have a public hearing scheduled on this item to keep the public informed. He stated the last public hearing had happened before the new Council had taken office. Council Member Robbins stated he would at least like to hold a public information meeting. Don Sargent stated Staff couldn't find any need to call a public hearing as there wasn't any new information to review. Sheldon Smith stated unless there was a purpose for a public hearing for a permitted use item, it didn't warrant the resources, time, effort, etc. for a public hearing process. Don Sargent stated this was an Administrative review and he had kept the Mayor and Council updated. He stated they had already gone above and beyond with this application as the Mayor and Council wouldn't review a standard grading, excavation, or building permit application. Don stated this project would be like someone wanting to do a sod farm. They would be excavating, replanting, and irrigating an area. He questioned if there were any other comments or direction for the application. He recommended adding the requirement for water testing based on the Council concerns. Mayor Trevor Johnson stated he would like that added to the conditions of the permit. There were no other comments.

**Item C – Public Works Updates:**

Zane DeWeese stated they were just trying to manage under the Covid-19 restrictions. He stated they had been doing a lot of cross training as they followed the guideline restrictions.

**Item D – Community Development Updates:**

Shane McFarland stated there was one business license for approval for Teri Siddoway, Registered Agent, 395 North Main. He stated this was for a minor home business. Sheldon Smith stated Ms. Siddoway would be acting as a Registered Agent to receive official documents for her brother who was moving out of State.

**A motion was made by Council Member Phil Geary to approve the business license for Teri Siddoway, Registered Agent. Council Member Don Winters seconded the motion. All Ayes. Motion Carried.**

Shane McFarland stated the Echo State Park had contacted the City and was interested in installing a RV Dump Site at the campground inside the City limits. He stated he wasn't sure what this would entail and the impact for the Sewer Plant, but the City required anyone within the City limits within 300 feet of the main sewer line to connect to the system. He stated this would be reviewed by Staff for approval and it was a permitted use in this Zone. Council Member Cody Blonquist questioned if there would be fees required to connect and if they would be charging fees to use the site. Sheldon Smith questioned how it would be managed so there wouldn't be things dumped that shouldn't be. Shane McFarland stated he had the same questions and stated the State Park had mentioned using some type of self-pay to use the system and it would be monitored, not explicitly, by a Park Ranger with Phase III of their park plans. Zane DeWeese stated it would be located where the old milk depot used to be located. Shane stated he had requested more information from them for review. Mayor Trevor Johnson stated the City needed to set up some type of regulations for a RV Dump Site for everyone. He stated Bell's currently had a dump station that would also need to come into compliance. Zane DeWeese stated he and Shane had concerns about the hydraulics, flows, and general concerns that needed to be worked out before they would be given approval. Council Member Don Winters suggested metering the system. Shane stated they wanted to connect to the water system as well and it could be metered based on the water usage and they could look at a sewer meter too. Mayor Trevor Johnson questioned how they would be charged for water because the City charged per site for other businesses. Shane stated he would work with Niki Sargent and the Mayor on those details. He stated if anyone had any other questions or concerns to let him know. He stated he would keep the Mayor and Council updated on the project.

**Item E – Legal Updates:**

Sheldon Smith stated the lighting issue on a new building of Donald Greenhood's had been resolved. Mr. Greenhood had made the changes to shine the lights directly down as required. Sheldon stated he spoken with him and thanked him for cooperating and helping to make the community better.

Sheldon Smith stated he met with Antonio Carreno about the enforcement issues on his property. Mr. Carreno had torn down about half of the illegal shed and had moved out some of the cars. Sheldon stated he would continue to monitor the situation to get it all taken care of.

Sheldon Smith stated the Neena's building had been repaired, but the City was still waiting for Mr. Burton to pay the bill for the Structural inspection that was done on the property. He stated he would watch for the payment and then thank Mr. Burton for his cooperation.

**Item F – Council Updates:**

Council Member Phil Geary stated they were still working on the Veteran's Memorial Project. He stated with the issues from the Coronavirus Pandemic, they were looking at holding a commemoration event on July 4<sup>th</sup> for the Monument. He stated they were leaning toward not holding a Memorial Day event at the Cemetery. Mayor Johnson reminded him to work with Henefer City with their 4<sup>th</sup> of July celebration. Council Member Geary stated he would keep that in mind. He thanked the City for storing the flags and flag poles for the Monument.

**Item G – Mayor Updates:**

Mayor Trevor Johnson thanked Niki Sargent for setting up the meeting and getting the information out to everyone.

Mayor Trevor Johnson stated he had worked with Eric Blonquist to update the business sign at the entrance to Coalville. He stated Zane had been working on the signage for the individual businesses that would go on the sign.

**Item 4 – Review And Possible Approval Of Accounts Payable:**

The Mayor and Council reviewed the Accounts Payable for April 2020.

A motion was made by Council Member Cody Blonquist to approve the Accounts Payable for April 2020. Council Member Rodney Robbins seconded the motion. All Ayes. Motion Carried.

**Item 5 – Review And Possible Approval Of Minutes:**

The Mayor and Council reviewed the minutes of the March 23, 2020.

**A motion was made by Council Member Rodney Robbins to approve the minutes of March 23, 2020 as written. Council Member Cody Blonquist seconded the motion. All Ayes. Motion Carried.**

**Item 6 – Adjournment:**

**A motion was made by Council Member Don Winters to adjourn the meeting. Council Member Tyler Rowser seconded the motion. All ayes. Motion Carried.**

The meeting adjourned at 7:10 P.M.

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Mayor Trever Johnson

Attest:

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Nachele D. Sargent, City Recorder



“Exhibit A”  
Council  
4/13/2020  
**RESOLUTION NO. 2020-1**

**Special Election Scheduled**

**June 30, 2020**

This is a resolution of the city council of Coalville City, (the “City Council”) regarding a special municipal election to be held on June 30, 2020, or an alternate date if necessary because of the Coronavirus, COVID-19, for the ballot propositions regarding Ordinances 2019- 7 and 2019-8 relating to referendums seeking to reverse the decisions of the Coalville City Council.

Whereas, two referendums have been initiated in Coalville City that require a vote of the citizens,

Whereas, the Coalville City Council has determined that it is prudent and necessary to conduct a special election for the purpose of voting on the referendums.

**NOW, THEREFORE, the City Council, hereby resolves and declares as follows:**

A special municipal election is authorized to be held on June 30, 2020 for the purpose of allowing a vote of the citizens on ballot propositions regarding Ordinances 2019- 7 and 2019-8 relating to referendums seeking to reverse the decisions of the Coalville City Council. If because of the Coronavirus, COVID-19, it is necessary for the special election to be held on a different date, such date is hereby authorized.

**Approved and adopted this 13<sup>th</sup> day of April, 2020.**

**Councilmember Blonquist:**

**Councilmember Robbins:**

**Councilmember Rowser:**

**Councilmember Winters:**

**Councilmember Geary:**

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**Mayor, Trever J. Johnson**

**ATTEST BY:**

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**Nachele Sargent, City Recorder**



*Exhibit B"*  
*Council*  
*4/13/2020*  
**Niki Sargent**

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**From:** dbsarge123@gmail.com  
**Sent:** Wednesday, April 8, 2020 10:55 AM  
**To:** ssmith@allwest.net; 'Shane McFarland'; 'Zane DeWeese'  
**Cc:** 'Niki Sargent'  
**Subject:** Draft Findings and Conditions for Wohali Permitted Use Golf Course Application

Hello All,

Please review the following draft findings and conditions and forward me any comments or concerns to me by this Friday, April 10<sup>th</sup>:

**Wohali Eagle Golf Course Permitted Use**

**Findings:**

1. *The proposed golf course use is a permitted use classified as a recreational facility or use in the Ag-20 Zone (10-9-020:23 and 10-2-189).*
2. *The applicant duly submitted a complete permitted use application in the form of an excavation and building permit application on February 28, 2020.*
3. *The information submitted with the application complies with the applicable Development Code and Engineering standards and requirements of the City.*
4. *Staff of Coalville City is authorized to review and approve permitted use applications, with the option to review the application with the Planning Commission and/or City Council (10-3-130:B).*
5. *Staff informed and addressed questions and comments with the Planning Commission and City Council regarding the application.*
6. *The permitted use provisions of the code indicate the Planning Commission or City Council may conduct a public hearing on a permitted use application based on the issues of the application.*
7. *As the golf course proposal is consistent with the previously approved Wohali MPD and Preliminary Plat in public hearings with both the Planning Commission and City Council a public hearing for the permitted use application was determined not necessary.*
8. *The golf course will be privately owned and maintained with no city owned infrastructure or city maintenance obligations.*
9. *The developer (applicant) is proceeding at their own risk in requesting permitted use approval for the golf course independent of any approval or entitlement of the pending MPD application on file and currently in the review process with the city.*

**Conditions:**

1. *The approval of the permitted use shall expire 180 days from the date of this email unless there is actual and substantial construction on the project.*
2. *A performance guarantee in the amount of 120% of estimated costs in an acceptable form (8-3-020) shall be required for the installation of erosions control measures, revegetation and construction of stormwater drainage systems prior to any construction or site disturbance on the property.*
3. *The applicant shall adhere to all recommendations of the Geotechnical Engineering Consultant (AGEC).*
4. *The contractor shall address the following items for any work performed within and around the water source protection zone:*
  - a. *Limit storm water runoff to avoid any impact to the city's water source in the area.*
  - b. *Implement a plan and have on-site provisions for any potential contamination or spills for any oil, fuel, grease, etc.*
  - c. *Designate an equipment maintenance area on the property.*
5. *All construction shall be in accordance with the approved permitted use grading and site plans and associated documentation on file with the city and any revisions to the plans shall be submitted to the city for review and approval.*

I am waiting on one last item from the applicant (NSFD clearance) and any comments from the Planning Commission members before issuing the permit.

Please let me know if you have any questions.

Thanks,



Don Sargent, City Project Coordinator  
10 N Main Street | Coalville, UT 84017  
435-901-0201 | [dbs@allwest.net](mailto:dbs@allwest.net)

