



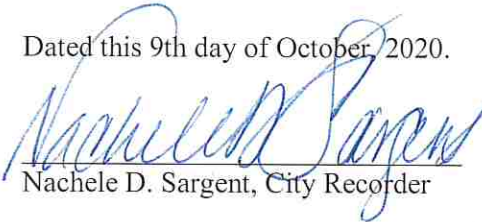
## COALVILLE CITY COUNCIL AMENDED MEETING NOTICE AND AGENDA

Notice is hereby given that the Coalville City Council will hold its regular meeting on **Tuesday, October 13, 2020** at the Coalville City Hall, 10 North Main, Coalville, Utah. This meeting will begin at **6:00 P.M.** Due to the Covid-19 restrictions, face masks and social distancing rules will apply. The agenda will be as follows:

1. Roll Call
2. Pledge Of Allegiance
3. City Council Agenda Items:
  - A. **Public Hearing:** Review, Discuss, Receive Comment, And Possibly Take Action On The Proposed Escapod Trailers LLC Zoning Amendment To Change The Current R-2 Residential Zone To CC Community Commercial Zone For The Property Located At 627 South Main
  - B. Presentation Regarding The Utah Strong Recovery Project
  - C. Update On The Community Renewable Energy Program
  - D. Review, Discussion, And Possible Approval Of The 2021 Capital Improvement Plan
  - E. Consultant Updates
  - F. Public Works Updates
  - G. Community Development Updates
    - a. Business Licenses
  - H. Legal Updates
  - I. Council Updates
  - J. Mayor Updates
  - K. Executive Session
4. Review And Possible Approval Of Accounts Payable
5. Review And Possible Approval Of Minutes
6. Adjournment

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

Dated this 9th day of October, 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: October 9th, 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

PO Box 188  
10 North Main Street  
Coalville, UT 84017

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



Coalville City Council  
Regular Meeting  
HELD ON  
October 13, 2020  
IN THE  
Coalville City Council Chambers

Mayor Trever Johnson opened the meeting at 6:00 P.M.

**MAYOR And COUNCIL PRESENT:**

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

**CITY STAFF PRESENT:**

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

**PUBLIC IN ATTENDANCE:**

Camellia Robbins, Margarita Richins, Chris  
Hudak, Ed Keyes

**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 – Public Hearing: Review, Discuss, Receive Comment, And Possibly Take Action On The Proposed Escapad Trailers LLC Zoning Amendment To Change The Current R-2 Residential Zone To CC Community Commercial For The Property Located At 627 South Main:**

Mayor Trever Johnson stated Shane McFarland was sick tonight and couldn't attend the meeting. He stated Mr. McFarland had sent an email to review the items on the agenda. Mayor Johnson referred to the Staff report (Exhibit A) and read the email (Exhibit B) that referred to the public hearing for the zone change. Chris Hudak stated they wanted to build on to add more space for fabrication and storage. He stated the setbacks for the R-2 zone were too restrictive and following the setbacks for the Commercial Zone would be more lenient. Mr. Hudak stated the property had always been a commercial use and the zone would align with the use. He stated they would still need to follow the guidelines for building. He stated they needed to expand to continue the business at that location. He stated there wasn't a lot of comment from the Planning Commission and no public comments. The Planning Commission had forwarded a positive recommendation.

Mayor Trever Johnson opened the public hearing at 6:10 P.M.

Ed Keyes – 551 South Main

Ed Keyes stated Chris/Escapod had been the best neighbor in 50 years. He stated his hat was off to him and he appreciated all that he had done. He stated he really didn't know what he was planning to build, but they had been good with the noise and the lights and assumed that would continue. Mr. Keyes stated the only drawback he could see was from the City point of view that it could open up the practice for other people to do spot zoning. But he didn't have any problems with their request.

Council Member Rodney Robbins questioned how much change would be involved with changing the zone because there wasn't much of a difference in the setbacks. Chris Hudak stated the setback would go to a three-foot setback for the side and rear and 12 feet for the nearest building or street. Council Member Robbins read from his Code and stated it was still 12 feet from the rear. Chris Hudak stated it states further in the Code the 12-foot setback would be if a street needed to be put in at the rear of the property. Council Member Don Winters questioned if Ed Keyes was okay with the three-foot side setback. Ed Keyes stated the building that was there now was around five feet off the property line and he was fine with that. He stated he would like to see what they had in mind before it was built, but he was okay with the project. Chris Hudak stated he thought the building would help the Keyes property because the back of the building would be next to them and would give more protection. Council Member Rodney Robbins questioned if it would set a precedence for others to spot zone. Don Sargent stated they could make the motion based on the specific use of the property which over the extended period of time had been a commercial use which would make it distinct for the zone change consideration. Sheldon Smith stated he felt it was mitigated by the fact the property had been commercial and it also had a conditional use permit which would separate it from any other spot zone requests. Chris Hudak stated they had already put a lot of money into the property and didn't see it changing back to a residential use. Sheldon Smith stated he would recommend they follow Don Sargent's recommendation and outline the commercial use as part of the motion if they wanted to approve it.

Mayor Trever Johnson closed the public hearing at 6:18 P.M.

**A motion was made by Council Member Phil Geary to approve the Zone Amendment for Escapod Trailers LLC, 627 South Main, to change the R-2 Residential Zone to the CC Community Commercial Zone due to the long-standing history of Commercial use. Council Member Don Winters 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**

Council Member Geary stated he would like to tour their operation. Chris Hudak stated he would be happy to arrange for him and anyone else to come for a tour. He stated when they moved to

that location, they had four employees and they now had over 20 employees. The Mayor and Council thanked Mr. Hudak for bringing his business to Coalville and wished him great success.

**Item B – Presentation Regarding The Utah Strong Recovery Project:**

This item was postponed and will be rescheduled for another meeting.

**Item C – Update On The Community Renewable Energy Program:**

This item was postponed and will be rescheduled for another meeting.

**Item D – Review, Discussion, And Possible Approval Of The 2021 Capital Improvement Plan:**

Mayor Trever Johnson explained the City needed to adopt a project plan each year (Exhibit C). This plan was used when applying for the CDBG Grant money. Mayor Johnson read Shane McFarland's email (Exhibit D) regarding this issue. He stated this was just a guide for the City and the projects weren't set in stone, but they needed to be on the list to qualify the project. The Mayor and Council discussed the projects on the list including the secondary water pond lining, storm drain upgrades, if the storm drain upgrades needed to be in conjunction with sidewalks, if it would be better to do storm drains before doing sidewalks, the location of the storm drain from 150 South to 100 South, if the needs and priorities list needed to match the short term list, the CDBG Grant favored water and sewer projects, changing the 50 South water line to the 200 North water line, and how the City had received funds in the past from the CDBG Grant with the last one being the 50 West water project.

**A motion was made by Council Member Cody Blonquist to approve the 2021 Capital Improvement Project list. Council Member Phil Geary seconded the motion. All Ayes. Motion Carried.**

**Item E – Consultant Updates:**

Don Sargent stated the Wohali golf course grading project was continuing to proceed. He stated he had visited the site and the recent rain had helped to compact the dirt so there was less dust. The reservoir was almost complete and they had been following the soil testing requirements for the State dam permit. He stated it would hold 30-acre feet of water and would be the storage for the irrigation water for the golf course. Don stated Wohali would control the input of water from the Weber River and it had a toe drain if it needed to be drained at any time. He stated they planned to work on the location as long as they could with weather permitting. Sheldon Smith stated the City still hadn't heard from the Ombudsman report. Zane DeWeese stated he had visited the site two weeks ago. He stated there wasn't a lot of change since the Council had visited the site. He stated they had moved the crusher and was crushing granule material. He stated the silt fence for Storm Water retention was still in place. Council Member Phil Geary questioned if they were waiting for the Ombudsman report before starting to build the new road. Don Sargent stated that was his understanding at this time. He stated the bypass road was in place for people to travel when needed. Don stated they hadn't had any recent vandalism problems since the one at the corral. Mayor Trever Johnson stated all of the information for the project including updates was posted on the City website.

**Item F – Public Works Updates:**

Zane DeWeese stated he had restructured the fee the City charged for water sales to gallons instead of by the load. He stated this would be for construction type water requests. Zane stated if someone was allowed to get water, it would be at the Public Works Director's discretion and the water would be metered and they would be charged a meter connection fee, a minimum charge, and usage charge. Zane questioned if the City was going to proceed with updating the Fee Schedule and if this should be included with that or if he should have a resolution created to set the fee. Mayor Trevor Johnson stated he wanted to discuss moving ahead with a couple of the Code updates and Fee Schedule later in the meeting. He stated the Fee Schedule was one of the items on Don Sargent's list. Sheldon Smith stated he thought they should go ahead and do a resolution for the restructured water fee.

Council Member Rodney Robbins questioned what the "no parking" the City had painted on the curb by the Middle School was about. He stated a lot of people pick up their kids from school there and was concerned they would have to walk across the road to get to their parents' car. Zane DeWeese stated the residents in the area had complained about the school kids parking there and cars sticking out into the road. He stated it was a safety measure for traffic and there was still room for parents to pick up/drop off their kids in the appropriate area.

**Item G – Community Development Updates:**

Shane McFarland was not in attendance.

**Item H – Legal Updates:**

Sheldon Smith stated he was working on a couple of compliance issues. He stated one was a fencing issue where the fence was too high for the standards allowed and a couple of others.

Sheldon Smith informed the Mayor and Council he hadn't received any word on the Ombudsman report and they hadn't given any indication of when the City would receive the information.

**Item I – Council Updates:**

Council Member Cody Blonquist stated he had received a complaint about a pile of gravel in the road in front of a house in Chalk Creek Estates and they were concerned about it being left there for the Winter and causing issues with the snow removal. Sheldon Smith stated he would notify the homeowner to have it moved.

**Item J – Mayor Updates:**

Mayor Trevor Johnson informed the Council again about the new truck lease. He stated he had received a couple of comments from the public and stated with all of the maintenance costs for such an old fleet, this was a good deal for the City. He stated he wanted to make sure everyone knew what was going on so they could address any comments as needed. He stated the City had budgeted to try one last year and had added another one this year.

**Item G – Executive Session:**

Mayor Trever Johnson requested for the Council to move to an executive session to discuss personnel.

**A motion was made by Council Member Tyler Rowser to move to an executive session to discuss personnel issues. Council Member Cody Blonquist 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**

The Council moved back into the regular session.

**Item I – Continued Council Updates:**

Council Member Rodney Robbins questioned why he had to turn in his old Code to get an updated copy. He stated he liked to compare what was there before. Sheldon Smith stated the best way to deal with making sure everyone had an updated Code was to turn the books back to Coalville City. He stated the City always kept an old version on file if there were any questions about what the old Code said. He stated otherwise the City wouldn't have any control on what was being given to the public. Sheldon stated he wasn't sure if there was a State law that required the old Code to be turned in, but it was what the City needed to administer the Code. Niki Sargent stated part of the concern was the issue of the old Code being referenced and the City wanted to make sure everyone was working from the same Code. Mayor Trever Johnson stated that was what happened with the draft Ombudsman report. They had referred to the wrong Code. Sheldon Smith stated the Council needed to determine if they wanted to keep the old Code in circulation. Mayor Trever Johnson stated the Code revisions had been reviewed by Planning and the City Council and the old Code wasn't applicable. Council Member Robbins stated he wanted to keep his book because he didn't think it was right for him not to be able to compare old to new with everything going on. Mayor Johnson stated comparing old to new was done in the updates presentation. Council Member Robbins stated he could just download the new Code on his phone and he would just use that instead of turning in his book.

Council Member Phil Geary questioned if in the future something needed to be in the Code to restrict a project for massive growth as a permitted use. Don Sargent stated being defined as a permitted use was what would allow a project to happen. Sheldon Smith stated they would still have to comply with the requirements, but the ability to negotiate for things wasn't possible. Don Sargent stated if the Council felt some of the uses were not appropriate for the zone, then they would need to amend the Code. Mayor Trever Johnson stated the process would be to give Don the direction to draft a Code proposal to be brought back to Planning for review, input, and a public

hearing and then do the same thing for the Council. He stated there was a lot of work and input to revise the Code. He stated it just didn't happen by motion. Mayor Johnson stated the final product could be different from the initial concept after it had been reviewed and voted on by everyone. He stated the Code revisions had now come to a stop. He stated the Council needed to decide if Don Sargent could resume the revisions. Council Member Cody Blonquist stated he felt it was important to resume especially for the Fee Schedule. Council Member Phil Geary stated maybe they should start with having Don Sargent do the revision of the Fee Schedule. Council Member Don Winters stated he thought the revisions needed to be separate from what Don Sargent doing as the Wohali consultant. He stated he didn't think the person revising the Code could be involved with any developer. Council Member Winters stated the City should work on the City issues and the developer should hire their own person to help them through the process. He stated when he developed his property 20 years ago, he hired an outside person to come in and do his part. Mayor Trever Johnson verified Council Member Winters thought it would be better for someone like Wohali to hire a coordinator to come in and apply City Code to their project. Council Member Winters stated that was what they had done when he developed. Mayor Trever Johnson stated that was what people were upset about now. He stated they thought Don Sargent was representing Wohali. Council Member Tyler Rowser stated Eric Langvardt was the representative Wohali hired. Sheldon Smith questioned if Council Member Winters thought Wohali should hire and pay the City representative. Council Member Winters stated no, but questioned how Don Sargent was tied in with Wohali. Sheldon Smith stated the City hired Don Sargent to represent the City on the Wohali project. He stated the City paid Don Sargent, but the Developer had to pay the costs incurred by the City. They had to pay for it instead of the public. He stated perception was unfortunate, but a small City didn't have any way around it. Sheldon stated when Council Member Winters developed his property, the development was small enough that the City was able to have the Planner at the time represent the City and the subdivision fees were enough to take care if the costs incurred. It didn't require the amount of time like a larger project. Council Member Don Winters stated the perception was difficult. Mayor Trever Johnson stated the information that came to the City would still need to meet the guidelines. Sheldon Smith stated even larger cities have the same provision to hire an outside person to work for the city and the developers were required to pay for the service. Mayor Trever Johnson stated we want developers to pay their own way instead of having it as a City burden. They need to cover the extra costs incurred by the City to process their applications. Mayor Trever Johnson stated he would put the item on the agenda for the next meeting for approval to assign specific tasks including the Fee Schedule for Don Sargent to continue working on. The Council agreed to have it on the next agenda.

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

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

**A motion was made by Council Member Phil Geary to approve the Accounts Payable for October 2020. Council Member Tyler Rowser seconded the motion. All Ayes. Motion Carried**

**Item 5 – Review and Possible Approval of Minutes:**

The Mayor and Council reviewed the minutes of the September 28, 2020.



**A motion was made by Council Member Don Winters to approve the minutes of September 28, 2020 as written. Council Member Rodney Robbins seconded the motion. All Ayes. Motion Carried.**

**Item 6 – Adjournment:**

**A motion was made by Council Member Cody Blonquist to adjourn the meeting. Council Member Phil Geary seconded the motion. All ayes. Motion Carried.**

The meeting adjourned at 8:40 P.M.

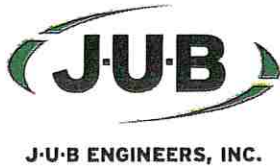
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Mayor Trever Johnson

Attest:

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Nachele D. Sargent, City Recorder



"Exhibit A"  
Council 10/13/2020

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

**DATE:** October 13, 2020  
**TO:** Coalville City Council  
**CC:** Mayor Trever Johnson; Sheldon Smith, City Attorney  
**FROM:** Shane McFarland P.E., City Engineer  
**SUBJECT:** Coalville RV Holdings LLC, Application for Zoning Amendment

**Application Information:** Coalville RV holdings (applicant) has submitted an application to change CT-360, located at 627 South Main Street from R-2 zoning to CC zoning.

**Applicable Ordinances:** 10-3-080

**Decision to be Made:** The Planning Commission's responsibility is to recommend approval, approval with modifications, or denial of the proposed amendment. City Council's responsibility is to approve, approve with modification, or deny the proposed amendment.

The Planning commission gave a positive recommendation to approve the zoning request.

**Staff Comments:** Staff have reviewed the proposed zone amendment and applied the standards for decision, including reviewed for consistency with the goals, objectives, and policies of the General Plan.

- Consistency with goals and objectives of the general plan – The property has been used as a commercial use for several years. It has been permitted as a conditional use. A re-zone would bring it into consistency with historical use.
- The proposed use will continue to be the same and therefore indicate that it will continue to be harmonious with historical use of the area.
- There are adequate services in this area intended to serve the subject property, including police and fire, water and waste water supply.
- Typically, a spot zone request is not approved, however in this case it makes sense to consider a zone amendment. The property has been used as a commercial use for many years and is currently under a conditional use permit, which runs with the land. This re-zone would allow consistency with the use.

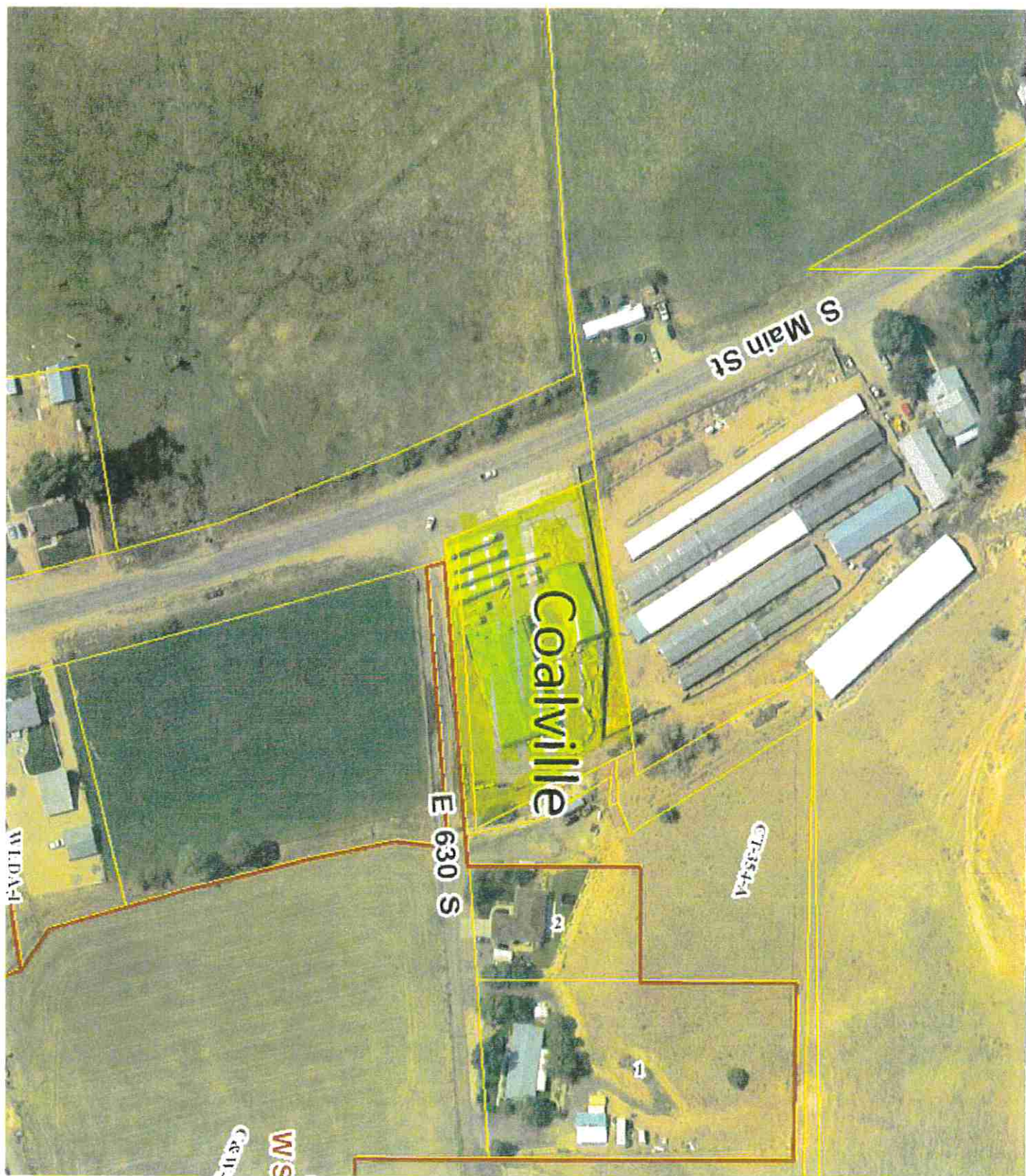
Staff recommends that the City Council consider the options proposed and the planning commission recommendation as part of their review to make a motion for the proposed amendment.

If you have any questions feel free to contact us.

Coalville RV Holdings LLC (CRVH) is applying to formally rezone 627 S Main St, Coalville UT 84017. CRVH purchased 627 S Main St in 2019 and applied for a conditional use permit to allow use of this R-2 zone as Commercial. We believe that the zoning of this lot should be Community Commercial (CC) as this has been the use of this property dating back to the 1930's.

Escapod Trailers (Occupant) is a quickly growing business that will continue to manufacture, sell and rent small campers from 627 S Main St.

CRVH has put a large amount of money into this property to bring the building and property up to 2020 standards, removing old oil tanks and doing a full renovation of the buildings to ensure value and safety. Given the current state of the property, we do not believe that it is feasible that this property will ever be developed as R-2 and should truly be considered CC for long term use.



S Main St

Coalville

E 630 S

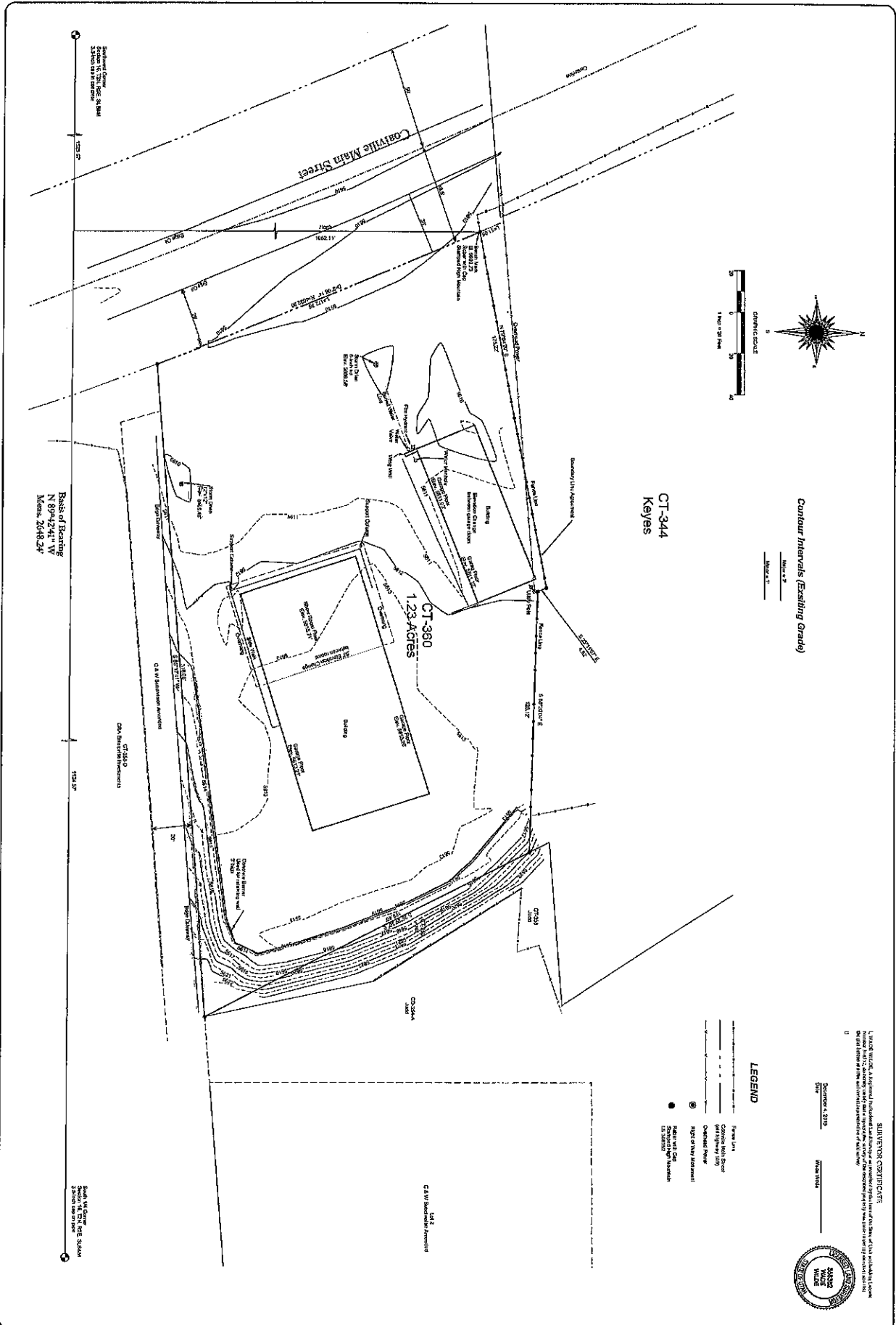
W 135th

W 134th

W 133th  
W 132th

2

1



Basis of Bearing  
 N 89°-24'1" W  
 Meridian, 2018.24'

South West Corner of Section 16, T2N, R5E, S1B&M

1. STATE SURVEY: A National Professional Surveying License No. 123456789, State of Utah, expires on 12/31/2024. The survey was conducted in accordance with the Utah Surveying Act and the National Standard of Practice for Surveying. The survey was conducted on 04/01/2019.

DATE: 04/01/2019

PROJECT: 1901

PROJECT NO: 1901

DATE: 04/01/2019

**LEGEND**

- Property Line
- Contour with Elevation
- Contour Interval
- Contour Interval
- Right of Way Easement
- Right of Way Easement
- Right of Way Easement
- Right of Way Easement
- Right of Way Easement
- Right of Way Easement

Topographic Survey  
 Parcel CT-360  
 Located in the Southwest Quarter of Section 16,  
 T2N, R5E, S1B&M,  
 Coalville, Summit County, Utah

Prepared For: client name

DATE	04/01/2019
PROJECT NO	1901
PROJECT	1901
DATE	04/01/2019

DATE	04/01/2019
PROJECT NO	1901
PROJECT	1901
DATE	04/01/2019

**HIGH MOUNTAIN SURVEYING, LLC**  
 P.O. Box 445  
 1325 South Hoytsville Road  
 Coalville, Utah 84017  
 (435) 336-1210

"Exhibit B"  
Council 10/13/2020

**From:** Shane McFarland <smcfarland@jub.com>

**Sent:** Tuesday, October 13, 2020 4:16 PM

**To:** mayor@coalvillecity.org; cody.blonquist@coalvillecity.org; phil.geary@coalvillecity.org;  
rodney.robbs@coalvillecity.org; tyler.rowser@coalvillecity.org <tyler.rowser@coalvillecity.org>;  
don.winters@coalvillecity.org

**Cc:** zane.deweese@coalvillecity.org; ssmith@allwest.net; dbs@allwest.net

**Subject:** Council Meeting tonight

Mayor and City Council

I have started to develop a mild cough today and a sore throat that has me feeling like I need to keep distance. Hopefully it is nothing but a cold, however I'd prefer to keep safe and not attend the council meeting tonight. As such I wanted to detail the two items on the agenda that I would weigh in on.

1. Public Hearing for Re-zone request to CC for property located at 627 South Main street.
  - a. The parcel in question for rezone is parcel CT-360, owned by Coalville RV Holdings and operated by Escapod Trailers. It is currently zoned R2 and has a conditional use permit approved to allow the commercial use to operate on the property.
  - b. Historically this parcel has been under a conditional use permit and the request from the land owners is to bring the zoning in line with the use that has a long history of commercial uses.
  - c. The planning commission has forward a positive recommendation to the city council to approve the rezone. There were not any comments by the public during the public hearing other than from the applicant.
  - d. The reason a commercial zone would benefit the owner is to be able to take advantage of commercial code allowing different setbacks for future expansion of the buildings. This will allow them to take advantage of more space on the property and grow their business as needed. They would like to come back to the city council for a site plan approval in the next couple weeks if this zone request is approved. R2 zone has more restrictive setback and future expansions aren't possible and would potentially prohibit them from continued growth in Coalville.
  - e. In review of the request it is not common to "spot zone" but for a property with a long history of commercial use as well as a conditional use permit it makes sense to consider this request to bring zoning in line with use. The owner has invested significant money into the infrastructure and it seems to reason it would not go back to a residential use.
  - f. In Review of the future land use map (see attached) the General plan indicates that this area is intended for future commercial growth. The land use map actually lists it as Highway Commercial. There are different permitted uses between CC and HC but overall they are similar enough that for this request it would be appropriate either way. My opinion is that community commercial makes more sense but the future land use map does indicate highway commercial. I would recommend approving the application as CC.
  - g. In summary the future land use map indicates commercial growth in the area, approval of such would bring the zoning in line with historical use. It would also set the table for future opportunities for the commercial district to grow.

"Exhibit C"  
Council 10/13/2020

# SUMMARY OF 2021 CAPITAL IMPROVEMENT PROJECTS

Jurisdiction: Coalville City

Date: Oct-20

## SHORT TERM (1 YEAR)

RANK	PROJECT DESCRIPTION	TOTAL EST. COST	EST. START DATE	REVENUE SOURCES/ AMOUNTS	RESP DEPT
1	Storm Drain between 100 S. and 150 S.	\$100,000	2021	City Funds/ DDW/CDBG	Mayor/ City Council/ City Staff
2	Culinary Water lines on 50 South and Center Street	\$120,000	2021	City Funds /CDBG / Grants and possible Loans	Mayor /City Council /City Staff
3	other storm drian needs	\$300,000	2021	City Funds/CDBG	Mayor/ City Council/ City Staff
4	Street Improvement Projects	\$200,000	2021	City Funds	Mayor/ City Council/ City Staff

## MEDIUM TERM (5 YEAR)

RANK	PROJECT DESCRIPTION	TOTAL EST. COST	ESTIMATED START DATE	REVENUE SOURCES/ AMOUNTS	RESP DEPT
1	Storm Drains	\$500,000	2021	City Funds /CDBG / Grants and possible Loans	Mayor /City Council /City Staff
2	Side Walk Replacment	\$500,000	2022	City Funds/Safe Routes to school /CDBG	Mayor /City Council /City Staff
3	Improve entrances into the City and other major travel corridors.	\$250,000	2023	City Funds/ CDBG/TA	Mayor /City Council /City Staff
4	Community Trail Project	\$500,000	2024	State Parks/ UDOT Enhancement	Mayor /City Council /City Staff
5	Additional Phases of the Community Park/Softball Complex	\$1,000,000	2025	RAP/City funds/LWCF/ Other Privite Funds	Mayor /City Council /City Staff

LONG TERM (5-10 YEARS)

RANK	PROJECT DESCRIPTION	TOTAL EST. COST	ESTIMATED START DATE	REVENUE SOURCES/ AMOUNTS	RESP DEPT
1	Storm Drain Upgrades	\$2.3 Million	2030	Storm Drain Fees	Public Works
2	Becon Hill Drive New Street Alignment	\$1.2 Million	2030	Non- Urban UDOT/ City B & C Funds	Public Works
3	Multiple Street Widening Projects	\$3.4 Million	2030	Looking for Funds / May have to bond on B&C Road Funds	Public Works

NEEDS AND PRIORITIES

IDENTIFIED NEED	COST	SOURCE	PRIORITY	START
Irrigation Pond Lining	\$350,000	City Funds/ DDW/CDBG	1	?
Storm Drains	\$500,000	City Funds /CDBG / Grants and possible Loans	2	2022
Water System Upgrades	300,000	City Funds/CDBG	3	2022
Street Improvement Projects	200,000	City Funds	4	2023
Side Walk Replacment	\$500,000	City Funds/Safe Routes to school /CDBG	5	2022



"Exhibit D"  
Council 10/13/2020

**From:** Shane McFarland <smcfarland@jub.com>

**Sent:** Tuesday, October 13, 2020 4:16 PM

**To:** mayor@coalvillecity.org; cody.blonquist@coalvillecity.org; phil.geary@coalvillecity.org;  
rodney.robbins@coalvillecity.org; tyler.rowser@coalvillecity.org <tyler.rowser@coalvillecity.org>;  
don.winters@coalvillecity.org

**Cc:** zane.deweese@coalvillecity.org; ssmith@allwest.net; dbs@allwest.net

**Subject:** Council Meeting tonight

Mayor and City Council

2. 2021 Capital improvement list

- a. This is a list we submit every year for the opportunity to apply for the Community Development Block Grant (GDBG). The list is due to be submitted no later than October 29<sup>th</sup>.
- b. We typically list general projects that would have potential for funding. Namely water, street, and storm drain projects. We have listed the secondary pond as the highest priority in the past couple of years but have not been successful in getting that project funded.
- c. Zane recommended that we change the 50 south water line to 200 North instead. That would be an acceptable change. By replacing Center Street and 200 North waterlines we would eliminate most if not all of the cast iron pipe in the city.
- d. Storm drain would be the next hurdle to take on for city infrastructure. Taking small steps toward solutions is what we would be looking to accomplish.
- e. Tonight we would be looking for any input on projects the council would like to see. Typically these aren't set in stone on what we have to apply for but it does give a guiding document for funding decisions.

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