



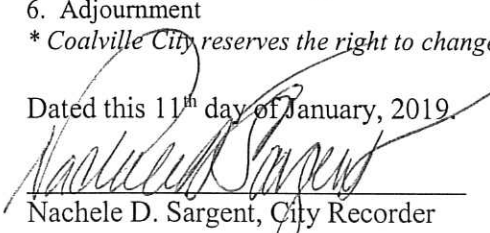
COALVILLE CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is hereby given that the Coalville City Council will hold its regular meeting on **Monday, January 14, 2019** at the Coalville City Hall, 10 North Main, 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. City Council Agenda Items:
 - A. **Public Hearing:** Major Home Occupation Conditional Use Application
Keziah's Childcare, Keziah Rieker, 269 East 50 North
 - B. **Public Hearing:** Public Hearing And Recommendation Of The Rivers Edge
Final Subdivision Plan, 36 Multi-Family Units And Approximately 300
Storage Units, Parcel No. CT-362-A, 280
 - C. Community Development Block Grant (CDBG) First Public Hearing Notice Coalville
City, Notice is hereby given that Coalville City will hold a public hearing on
Monday, January 14, 2019, at 6:00 P.M., at the Coalville City Hall, 10 North Main.
Coalville City is eligible to apply to the Utah Department of Workforce Services for
funding under the Community Development Block Grant (CDBG) Small Cities
Program, a federally funded program administered by the State Of Utah, Housing
and Community Development Division (HCD). Coalville City is eligible to apply
for CDBG funding provided Coalville City meets the applicable program
requirements. The purpose of the public hearing is to provide citizens with
pertinent information about the Community Development Block Grant program and
to allow for discussion of possible applications. This public hearing will cover
eligible activities, program requirements, and expected funding allocations in the
region. The CDBG Program can fund a broad range of activities, including, but
not limited to: construction of public works and facilities, e.g., water and sewer
lines, fire stations, acquisition of real property, and provision of public services such
as food banks or homeless shelters. In the event that Coalville City chooses to
apply for CDBG funding, a second public hearing will be held at later time to
discuss the project. Further information can be obtained by contacting Nachele
Sargent at 435-336-5981. In compliance with the Americans with Disabilities Act,
individuals needing special accommodations (including auxiliary communicative
aids and services) during this hearing should notify Nachele Sargent at Coalville
City Hall, 10 North Main, PO Box 188, Coalville, Utah 84017, at least three days
prior to the hearing to be attended. Individuals with speech and/or hearing
impairments may call the Relay Utah by dialing 711. Spanish Relay Utah;
1.888.346.3162.
 - D. Discussion And Possible Approval For A Supplemental Development Coordinator
 - E. Public Works Updates
 - F. Community Development Updates
 - a. Business Licenses
 - G. Legal Updates
 - H. Council Updates
 - I. Mayor Updates
 - J. Executive Session
4. Review And Possible Approval of Minutes
5. Review And Possible Approval Of Accounts Payable
6. Adjournment

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

Dated this 11th day of January, 2019.


Nachele D. Sargent, City Recorder

Mayor
Trever Johnson

Council
Adrienne Anson
Cody Blonquist
Arlin Judd
Rodney Robbins
Tyler Rowser

PO Box 188
10 North Main Street
Coalville, UT 84017

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

****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: January 11, 2019 City Hall, Coalville City Website, Utah Public Notice Website

Coalville City Council
Regular Meeting
HELD ON
January 14, 2019
IN THE
CITY HALL

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

COUNCIL PRESENT: Mayor Trever Johnson
Council: Arlin Judd, Adrienne Anson,
Rodney Robbins, Tyler Rowser,
Cody Blonquist

CITY STAFF PRESENT:

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

PUBLIC IN ATTENDANCE:

Courtney Richins, Robin Wilde, Bill
Battersby, Ashley Battersby, George
Guzman, Barbara Guzman, Keziah Rieker,
Spencer Rieker, Tammy Rieker, Sheryl
Rees, Tom Rees

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: Major Home Occupation Conditional Use Permit Application
Keziah's Childcare, Keziah Rieker, 269 East 50 North:**

Keziah Rieker stated she offered daycare in her home from 7:00 A.M. to 5:00 P.M. In order to get State licensed to tend up to eight children, she needed to get a business license from the City. She stated she had done this business before, but had to quit when they moved to a different location. Keziah Rieker stated she had provided all of the information the City required (Exhibit A). Derek Moss stated the Code was specific about what was required to run a home daycare and the Planning Commission had recommended approval to the Council with no extra requirements. He referred to the Staff report (Exhibit B) and stated he would recommend approval of the Conditional Use Permit and business license for this applicant. Council Member Adrienne Anson stated Keziah Rieker was the only drop off babysitter in town and we needed more daycare providers. Keziah Rieker stated she was required to be certified in CPR and First Aid, have a Food Handlers Permit, an

Emergency Disaster Plan, a Health and Safety Plan, and annual home inspections. She stated she had a large driveway and the children would not be near the road when being dropped off and picked up.

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

Barbara Guzman – 271 East 50 North, adjoining property owner

Barbara Guzman stated she had an issue with Keziah Reiker's dog. She stated they had a small Chihuahua and her large dog attacked and killed their dog. She stated she was concerned with the welfare of the children with having that dog there. She questioned how the children would be protected from the dog. Keziah Rieker stated her dog wouldn't have anything to do with the childcare and would not be near the children. She stated they would be kept completely separate. Spencer Rieker, Keziah's husband, stated they had two fenced back yards and the dog would be kept away from the children. Mayor Trever Johnson questioned if they met the yard requirements and referred to the fencing requirements from the Code. He questioned if their back-yard fence was five feet high. Spencer Rieker stated the State only required a four-foot fence and that was what their fence was. Derek Moss stated they provided photos with measurements of the fence. Spencer Rieker stated they had a pasture that had a five-foot fence and then the yard fence was four feet on top of some blocks and was around 4' 4" total. Sheldon Smith stated if the Code required a five-foot fence then it would need to be a five-foot fence. Derek Moss questioned if a four-foot fence could be allowed as a condition to be consistent with the State requirements. Sheldon Smith stated he didn't think so. The Mayor, Council, and Applicant discussed the options for the fence including materials, height, installing a new fence, adding something to the existing fence to reach the required height, other fencing Code requirements, and the possibility of granting approval with a condition to meet the requirements before the children started playing outdoors.

George Guzman – 271 East 50 North, adjoining property owner

George Guzman stated he had an issue with the increase in traffic and noise pollution this business would create. He stated they would leave their vehicles idling when dropping off and picking up the children. The big diesel trucks would be idling and he wouldn't be able to work in his yard comfortably. He stated they would throw garbage all over his yard. He would ask for it to be removed and the next morning he would find more candy wrappers and garbage. The driveway was only about ten feet away from his residence on the East side. Spencer Rieker stated they planned to put up a fence between the properties as soon as the weather permitted. George Guzman stated that wouldn't keep out the noise pollution. It wouldn't go away. Mayor Trever Johnson stated there wasn't anything in the Code that stopped the issuance of this permit because of trash, pollution, noise or idling. He stated there were rules that governed those items, but that would be separate from this. He stated the point of this was to make sure they were complying with the safety requirements. Council Member Arlin Judd read from the requirements and stated the

number of business stops at the daycare could not exceed 24 stops and they would meet that requirement.

Don Sargent stated typically a Conditional Use was subject to the local provisions and had to adhere to the Code. He stated the Code would be the rule. Mayor Trevor Johnson stated the City had tried to adhere to the Code in the past and it was important to try and stay consistent. Sheldon Smith stated he felt if they kept the children indoor until the outdoor play area had the five-foot fence, then the Council could approve it with that requirement. Tammy Rieker stated they could zip tie some plastic fencing to the top of the fence to meet the five feet requirement if that would help. Sheldon Smith stated he couldn't find anything that required the fence to be the same existing material, but referred to the Code which stated the design and construction needed to be natural or natural appearing materials if possible and consistent with the quality of buildings and other improvements in the surrounding area.

Mayor Trevor Johnson closed the public hearing at 6:28 P.M.

A motion was made by Council Member Arlin Judd to approve the Conditional Use Permit and Business License for Keziah's Childcare, Keziah Rieker, subject to evidence of the business receiving a State license, and before any outdoor play area could be used, the outdoor play area fence must be five-feet high to be compliant with the current Code. Council Member Adrienne Anson seconded the motion. All Ayes. Motion Carried.

Item B –Public Hearing: Public Hearing And Recommendation Of The Rivers Edge Final Subdivision Plan, 36 Multi-Family Units And Approximately 300 Storage Units, Parcel No. Ct-362-A, 280 South 500 West:

Courtney Richins reviewed his plan with the Mayor and Council. He stated they had left the ditch open for the drainage and the catch basin would be around the ditch. He stated the snow would be pushed into the catch basin area which would be a grass area. He stated the storage units had been moved in from the fence line as requested by Camperworld. Derek Moss referred to the Staff report (Exhibit C) and stated the conditional use permit recommended a fence to be installed along the South and West side of the property line. The Code required a masonry wall, but the fencing ordinance was currently being amended and he would recommend for them to follow the Code revisions and be compliant with the new version. Derek stated the fence would need to be some type of privacy fence. Courtney Richins stated he was fine to follow the new revisions and would communicate with the City and Camperworld when they were ready to install the fence. He stated on the North side, the property owner, Bell's, really didn't have a preference, but it would need to be something agricultural for now as they had Mules in the field. Courtney Richins stated he couldn't get an answer for the City requirement for a fire hydrant, but the County required a fire hydrant to be within 600 feet and they were closer than that on the North side. He stated they would also have a fire hydrant on the property when they built the apartments. Courtney stated they had plenty of parking stalls

for the project and all of the lighting was downcast. He stated they were considering berming along the front of the property with some landscaping and was considering adding some zero scape. Derek Moss stated they had provided a landscaping plan, but it didn't include any zero scape. He stated the Council should weigh in on what they would like for landscaping. Courtney Richins stated they had irrigation shares for water for the landscaping and could do the full amount, but they would have to pump the water. He stated Bell's had some zero landscaping at their location. Council Member Adrienne Anson stated she thought it would be better to have all of the trees and grass. Courtney Richins stated they would have three dumpsters and showed the locations on the map. Council Member Arlin Judd questioned if there would be a play area. Courtney Richins stated they may have something located in the catch basin area. Derek Moss stated all of the landscaping would be privately maintained. Council Member Cody Blonquist questioned if the Force Main and Lift Station were not completed, if it could be noted that a building permit wouldn't be issued until those projects were finished. Sheldon Smith stated that could be part of this approval.

Mayor Trevor Johnson opened the public hearing at 6:48 P.M.

Mayor Trevor Johnson read a letter sent in by Jared Westhoff the Manager of Osiris LLC Camperworld (Exhibit D).

Council Member Adrienne Anson questioned how tall the storage units would be. Derek Moss stated the maximum building height in the Code was 35 feet. Courtney Richins stated they would be from 16 to 24 feet high. Derek Moss stated they would be required to have sloped roofs and they were well within the Code height restrictions. Courtney Richins stated the apartments would be three levels high and would be around 35 feet. Mayor Trevor Johnson questioned what fencing was required. Derek Moss stated the Conditional Use permit only required a fence on the South and West side of the property and it needed to be some type of privacy fencing. He stated the vacant lot to the North didn't require any fencing as it was currently being used as agriculture. He stated the Applicant was willing to put one in, but it was not required. Council Member Adrienne Anson questioned how far the storage units would be set off the property. Derek Moss stated they were only required to be 3 feet off of the property line, but the Applicant switched the design and they would be 26 feet off of the property line which was well beyond the minimum requirement.

Don Sargent – Consultant

Don Sargent stated since the City was currently revising the Code, he would suggest any action taken during the Code amendments timeframe to include that any further improvements to the project, not directly associated with this approval level, be subject to the amended or current Code at the time. He stated the final plan at this level didn't address a lot of the detail that would be coming forth with the plans that may be changed

with the amended Code. He stated any project in progress should be subject to the amended Code when it reached the next level of approval.

Mayor Trever Johnson closed the public hearing at 6:54 P.M.

Council Member Arlin Judd referred to the Staff report and stated it indicated the Flood Plain permit still needed to be completed and asked if that was correct. Derek Moss stated they were required to submit an application to amend the flood plain map and that had been completed. He stated they had met with the Army Corp of Engineers for a review to determine what would be required and they had met that requirement.

A motion was made by Council Member Rodney Robbins to approve the Rivers Edge Apartments and Storage Final Plan contingent upon the Lift Station and Force Main project being completed before a building permit could be issued for the apartments and to follow the updated Code as the project moved along. Council Member Cody Blonquist seconded the motion. The Ayes won the vote. Motion Carried.

Council Member Tyler Rowser abstained from voting.

Item C – Public Hearing: Community Development Block Grant (CDBG) First Public Hearing:

Mayor Trever Johnson opened the public hearing for the CDBG program at 7:09 P.M. and stated that the purpose of the public hearing was to provide citizens with pertinent information about the Community Development Block Grant program and to allow for discussion of possible applications for the 2019 funding cycle. It was explained that the grant money must be spent on projects benefiting primarily low and moderate-income persons. The Mountainland Association of Governments, in which Coalville City is a member, is expecting to receive approximately \$540,000 in this new program year. All eligible activities that can be accomplished under this program are identified in the CDBG Application Policies and Procedures Manual and interested persons can review it any time. Mayor Trever Johnson read several of the eligible activities listed including examples, such as Construction of public works and facilities, e.g. water and sewer lines, fire stations, acquisition of real property, provision of public services such as food banks or homeless shelters, Mayor Trever Johnson indicated that in the past Coalville City had received several grants including the 50 West waterline replacement project, the SCADA program for the water department and the electronic water meter reading system. The City has handed out its capital investment plan as part of the regional "Consolidated Plan". This list shows which projects the city has identified as being needed in the community. It was asked that anyone with questions, comments or suggestions during the hearing please identify themselves by name, before they speak. The clerk will include your names in the minutes

and we would like to specifically respond to your questions and suggestions during the hearing. There were no public suggestions. Derek Moss stated the City had submitted their Capital Improvements plan with the projects ranked by priority (Exhibit E). He stated the City had applied before for the Secondary Water Pond and didn't receive the funding. Council Member Adrienne Anson questioned if the Grant could be used as matching funds for something else. Derek Moss stated the City usually pledged matching funds toward the project they were applying for and the Grant could be used in partnership with another funded project. He stated the City was looking at possibly applying for the Secondary Water Pond again this year. Mayor Trever Johnson adjourned the hearing at 7:11 P.M.

Item D – Discussion And Possible Approval For A Supplemental Development Coordinator:

Mayor Trever Johnson stated he had been looking at expanding the role of Don Sargent to include taking the lead on the Wohali project. He stated he and Sheldon Smith had reviewed the service agreement for Mr. Sargent and in the current scope of work, it was listed to be able to expand his role to address other tasks as requested. Mayor Johnson stated he had contacted Don Sargent and requested him to contact the Wohali Partners and let them know he would be the point of contact for their project. He stated he had Sheldon sent them a letter of notice that they would be responsible to pay for the additional fees included from adding Don as the main point of contact. He questioned if anyone had any concerns or objection about these changes. Sheldon Smith stated he had reviewed the ordinances and resolutions and referred to Resolution 2015-1 which listed the Applicant would be responsible to pay the actual costs in excess of the application fee incurred by the City for any professional services needed. He stated he had spoken with their Attorney, Wade Budge, and they were agreeable to the additional fees as needed. Council Member Tyler Rowser questioned if the City could recuperate the additional costs from the annexation. Sheldon Smith stated it was a possibility, but they probably should have been put on notice at the time. Mayor Trever Johnson stated the Wohali Partners wanted to move in the direction of a Development Agreement and a new Zone, but he, Sheldon, and Don felt they needed to move in the direction of following what was already in the Code. Don Sargent stated this was a major development and it could make or break the City in terms of quality of life. He stated he would work hand in hand with the City on this project. He stated he had informed the Wohali Partners the City would like them to explore the existing provisions in the Code. He stated he was hesitant to have them proceed with their re-Zone application and Development Agreement as there were ways to increase density already established in the Code. He stated he had requested for them to explore using the existing Zoning and possibly combine it with a Master Planned Development for their project. Don stated they may need to amend their application and he would know more after meeting with them. He stated he wanted this project to be successful in a way that supported the character and quality of life of the community and to protect and benefit the City. Mayor Trever Johnson stated this didn't mean the City had approved the project. He stated this was still in the early stages of an application process

and Don Sargent would be making sure they complied with the Code and the General Plan. Don Sargent stated the City had canceled the continued public hearing for the Planning Commission that was scheduled for next week to be able to have more time to evaluate the application. It didn't mean the City was facilitating or promoting the project, but they did have an obligation to hear the proposal if it met the Code.

A motion was made by Council Member Arlin Judd to approve the recommendation to expand the role of Don Sargent to include the supplemental task as the Supplement Development Coordinator with the Wohali Partners LLC application. Council Member Tyler Rowser seconded the motion. All Ayes. Motion Carried.

Item E – Public Works Updates:

Zane DeWeese stated he had been working on creating a new water line easement along 100 South and Border Station Road where they were upgrading the water line as part of the Water Improvements project. He stated this would clean-up the easement as the current easement ran through four different parcels and the new one would only follow two parcels which were both owned by B & J Farms (Exhibit F). He stated it would be a benefit to the City with maintenance and only having to deal with one owner. Zane stated B & J Farms was willing to allow the easement in exchange for a piece of property the City owned in the middle of one of their fields. He stated this property was landlocked and was probably owned by the City because of an old spring, Welch Spring, water right that was no longer in use and the water rights had been changed to a different location. Sheldon Smith stated the City would quit claim the property for the easement. The property was .67 acres and had been appraised at \$8,700. Sheldon stated when researching the property, the parcel number had been associated with the parcel number that was the County Fairgrounds and an argument could be made that the City may not even own the parcel anymore. He stated the City would not be making any warranty with respect to the property. He stated because of the diminutive nature of the parcel and where it didn't affect any other citizen or monetary value, the Council could give approval tonight. Zane DeWeese stated he was asking for approval tonight so the construction company could get in and get the water line upgrade finished and then move out before the property owner started calving season.

A motion was made by Council Member Tyler to approve to execute the quit claim deed Parcel CT-326-X-X to B & J Farms in exchange for a new recorded water line easement. Council Member Adrienne Anson seconded the motion. The Ayes won the vote. Motion Carried.

Roll Call:

**Council Member Judd – Abstained He is related to the property owner.
Council Member Anson – Aye
Council Member Robbins – Aye**

Council Member Rowser – Aye
Council Member Blonquist – Aye

Zane DeWeese stated Stapp Brothers had been approved to do the water tank, but with the Government shut down they couldn't do the pre-construction meeting. He stated Brinkerhoff Construction was going to continue working on the water lines and they were waiting to hear if Zions Bank would release the funds to pay them. He stated they were going to try and start on service lines from Hobson lane to 100 South and also do the lines in Judd's field.

Council Member Tyler Rowser requested for Public Works to go back after the storms and push the snow back to the edge of the road. He stated he noticed in front of his house there was one to two feet in the lane of travel. Zane stated they would get it pushed back there.

Item F – Community Development Updates:

Derek Moss stated there were some business licenses for approval. He stated Adrienne Anson had applied for a basement apartment rental. He stated they would have to provide enough off-street parking which would be an additional parking space. He stated they would also have to be on the same utilities. Council Member Adrienne Anson questioned how they could get another garbage. Derek Moss stated she would need to contact Summit County. Derek stated there was also an application for Ashletics LLC. dba State Of Mind, Ashley Battersby, which was a yoga and fitness business at 23 South Main. He stated it was a permitted use and they recommended for them to apply for a sign permit before they installed any signage. He stated the last application was for a minor home occupation for Lightning Stitch and Design, Mike Robinson, at 369 E Border Station Road. This was a retail printing and embroiderer business. He stated they were requesting a sign for the business and a permit wasn't required, but the Code limited the dimensions allowed. He stated a sign plan would be requested for review.

A motion was made by Council Member Tyler Rowser to approve the business license for the Anson Rental, Ashletic LLC/State Of Mind, and Lightning Stitch And Design as stated. Council Member Cody Blonquist seconded the motion. The Ayes won the vote. Motion Carried.

Council Member Adrienne Anson abstained from voting.

Item G – Legal Updates:

Sheldon Smith stated he didn't have anything tonight.

Item H – Council Updates:

Council Member Arlin Judd stated he had mentioned before he would like to have a quarterly financial report and a financial report for the Summer Event and the Light Parade. Mayor Trevor Johnson stated the reports weren't ready yet, but they would be emailed to the Council when available.

Council Member Rodney Robbins questioned if Shane McFarland had spoken with Stephen Dalby about the Car Wash lights. Derek Moss stated the last interaction they had with Mr. Dalby was when he replied that the best he could do was to dim the lights which he had already done. He stated Mr. Dalby stated he would be willing to entertain other options if the City was interested in paying for the changes. Sheldon Smith stated they hadn't dimmed any of the outside lights. He stated he had spoken with Mr. Dalby last week and he had told him they would get the lighting taken care of. Sheldon Smith stated he felt they should have followed the Historical Guidelines for lighting. Derek Moss stated they hadn't provided Mr. Dalby with anything other than what was in the Code and he had complied with those requirements. Sheldon Smith stated he would contact Mr. Dalby to discuss the options.

Item I – Mayor Updates:

Mayor Trevor Johnson stated he had received a package regarding the Golden Spike 150-year anniversary. He read from the memo in the packet (Exhibit G) and questioned if the City was interested in hosting an event to help commemorate the event. Council Member Adrienne Anson stated NaVee Vernon with Summit County had talked to her about this. Council Member Anson stated she thought it would be fun to host a Rail Trail 5K or something like that. Mayor Johnson stated he knew COG and Summit County were planning on doing some type of event. Council Member Adrienne Anson agreed to Chair a committee to host something for the City. She stated it would be fun to open the bridge that went over the freeway with a groundbreaking ceremony and then go from there. Mayor Johnson stated she should come up with a theme and present something to the Council. Council Member Adrienne Anson stated she would review the materials they had sent and come back to the Council with some ideas. She stated she thought it would be good for the City to be involved.

Council Member Arlin Judd questioned whose term was up on the Planning Commission and if the City was going to advertise for new members. Mayor Trevor Johnson stated he wasn't sure what he wanted to do with that yet. He stated they had been discussing doing away with the BOA and just having a Hearing Officer and he wasn't sure what was going to happen with that. Sheldon Smith stated they were going to make some changes to the Code with respect to those positions.

Item J – Executive Session:

There wasn't an executive session tonight.

Item 4 – Review And Possible Approval Of Minutes:

The Mayor and Council reviewed the minutes of the December 10, 2018 meeting.

A motion was made by Council Member Arlin Judd to approve the minutes of December 10, 2018 as amended. Council Member Tyler Rowser seconded the motion. All Ayes. Motion Carried.

Item 5 – Review And Possible Approval Of Accounts Payable:

The Mayor and Council reviewed the accounts payable for January 2019.

A motion was made by Council Member Adrienne Anson to approve the accounts payable for January 2019. Council Member Rodney Robbins seconded the motion. All Ayes. Motion Carried.

Item 6 – Adjournment:

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

The meeting adjourned at 8:09 P.M.

Mayor Trever Johnson

Attest:

Nachele D. Sargent, City Recorder



"Exhibit A"
Council 11/14/19

Received
11/26/18
NSB

APPLICATION for
CONDITIONAL USE within
COALVILLE CITY:

For Office Use Only:

Application #: _____ Application Date: _____
New: _____ Renewal: _____ PC Approval Date: _____ CC Approval Date: _____
Community Development Director Approval Date: _____ Initial: _____
Expiration Date: _____ Denial Date: _____
Fee Paid: \$ 260 - 001177 11/26/18 Receipt #: _____

NOTE: The conditional use approval process requires a minimum of two public hearings. To meet scheduling, workload, and legal posting requirements, this permit may require a minimum of 60 days to process.

Project Name: Keziah's Childcare

Project Address or Area: 269 east 50 North Coalville UT 84017

Name of Owner: Keziah Rieker

Address of Owner: [REDACTED]

Phone: _____ Cell: [REDACTED]

Email: [REDACTED] Fax: _____

Name of Applicant: Keziah Rieker

Address of Applicant: [REDACTED]

Phone: _____ Cell: [REDACTED]

Email: [REDACTED] Fax: _____

Please include two sets of the following information with the application:

- ____ 1. If the proposed conditional use would require any alteration of the building or site, or construction of a new building, please include the following:
 - ____ a. A legal description of the subject property.

- ___ b. A map of the site showing the existing conditions prior to the demolition of any structures and any grading, with north arrow and scale.
- ___ c. A vicinity map identifying the subject site in relation to adjoining public streets and the neighborhood in which it is located with north arrow and scale.
- ___ d. The boundaries of the site, any easements of record or known prescriptive easements, existing public utility facilities, roads, fences, irrigation ditches, and drainage facilities.
- ___ e. Topography with contours shown at intervals of five (5) feet or less, one hundred (100) year floodplain, or ordinary high water mark and high ground water areas, known spring and seep areas, ditches or canals, and wetlands.
- ___ f. Existing vegetation, type and location, soil classification and load carrying capacity information.
- ___ g. Site plan of the proposed conditional use showing building locations, proposed road locations, parking areas, trails and sidewalks and other circulation features at proposed finish grade.
- ___ h. Proposed grading, drainage, and erosion control plans.
- ___ i. Proposed location of all site improvements such as arenas, barns, plazas, tennis courts, swimming pools, and similar improvements.
- ___ j. Proposed utility plan including easements for new utility services or relocated utility services.
- ___ k. Proposed landscape and irrigation plans.
- ___ l. Designations of proposed ownership of areas shown on site plan as common area or dedicated open space.
- ___ m. Architectural elevation drawings of proposed buildings.
- ___ n. Proposed lighting and signage plans.
- ___ o. Proposed location of a common satellite receiving station or other antennae.
- ___ 2. A preliminary title report showing the title to the property and listing all encumbrances, covenants, easements, and other matters affecting title and a legal description of the site.
- ___ 3. Copies of any covenants or easements that are referred to in the title report.

- ___ 4. A development schedule indicating phased development, if any, and the estimated completion date for the project.
- ___ 5. Stamped and addressed envelopes for all property owners within three hundred (300) feet of the perimeter of the site or lot line with their current mailing addresses as shown from the most recently available county assessment rolls.
- ___ 6. Answers to questions on this form.
- ___ 7. If applicable, a signed, notarized statement of consent authorizing applicant to act as an agent.
- ___ 8. If this Conditional Use Approval is required as part of a Temporary Use, Sign, Subdivision, or Master Planned Development, please attach a copy of the applicable applications.
- X 9. **Filing fee of (\$250 + Notification and Publications Costs) due at time of application.**

Notice: Additional information may be required by the project planner to ensure adequate information is provided for staff analysis.

All information submitted as part of the application may be copied and made public including professional architectural or engineering drawings which will be made available to decision makers, public and any interested party.

If you have any questions regarding the requirements of this application, please contact the Community Development Director prior to submitting the petition.

County tax parcel ("Sidwell") maps and names of property owners are available at:

Summit County Recorder's Office
60 North Main Street
Coalville, Utah 84017

File the complete application at:

Coalville City Hall
10 North Main Street
Coalville, Utah 84017

Signature of Property Owner or Authorized Agent: Mickah Kucher

Date: 9/12/18

Please Answer the Following Questions. Use an Additional Sheet if Necessary.

Please describe your project: Providing State Licensed Childcare in my home.

List the primary street accesses to this property: 269 east 50 north Coalville UT 84017

If applicable, what is the anticipated operating/delivery hours associated with the proposed use?

7:30 am - 5:00 pm M-F Some Holidays

What are the land uses adjacent to the property (abutting and across-the-street properties)?

Residential

Have you discussed the project with nearby property owners? If so, what responses have you received?

Yes, my neighbors are supportive of it.

If applicable, list the primary exterior construction materials you will use as part of this project.

How many parking stalls will be provided as part of the project?

How many employees do you expect to have on-site during the highest shift?

I have no employees.

Where applicable, how many seats will be provided as part of the conditional use?

What is the gross floor area of the proposed building?

4,000 sq ft, not all used for childcare







We want your feedback!

Please visit nsc.org/firstaidevaluation to take a brief survey and share your opinions about the NSC course you completed.

NSC-in it for life nsc.org/fatraining



Security Control No. [REDACTED]

Keziah Gates
has completed the
NSC First Aid Course

Training Center: Elite Training
Completion Date: 08/2018
Expires: 08/2020 Instructional Hours: 3

[Signature]
Instructor Signature Instructor No. [REDACTED]

Keep this card for your records. Void if reproduced.

50M03052018 1015 900008129 ©2016 National Safety Council 79173-0000



We want your feedback!

Please visit nsc.org/firstaidevaluation to take a brief survey and share your opinions about the NSC course you completed.

NSC-in it for life nsc.org/fatraining



Security Control No. [REDACTED]

Keziah Gates
has completed the
NSC CPR Course BLS

Training Center: Elite Training
Completion Date: 08/2018
Expires: 08/2020 Instructional Hours: 3

[Signature]
Instructor Signature Instructor No. [REDACTED]

Keep this card for your records. Void if reproduced.

50M03052018 1015 900008130 ©2016 National Safety Council 79174-0000

StateFoodSafety
Food Safety Training & Education



Certificate of Completion

Awarded to

Keziah Rieker

For successfully completing the

Utah Food Handlers Permit Course

Training approved by the Utah Department of Health



Certificate Verification Number
Verify at www.statefoodsafety.com/Verify

Sep 4, 2018
Issue Date (MM/DD/YYYY)

May 26, 1996
Certificate Holder Birth Date

[Signature]
Bryan Chapman, CCFS, CP-FS
CEO, StateFoodSafety

StateFoodSafety
Food Safety Training & Education



FIRE AND LIFE SAFETY AGREEMENT

INITIAL AND/OR ANNUAL FIRE INSPECTION

GROUP AND LICENSED CHILD CARE HOMES

Page 2 of 2

NAME:	Feziah Gates	PHONE:	[REDACTED]
ADDRESS:	[REDACTED]		
CITY/STATE/ZIP:	[REDACTED] 7		

	MET	NOT MET	NA
- Child care provider is in a structure designed and/or used as one or two family dwelling. Day Care Center requirements must apply if in an apartment, church, commercial building, or other area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Child care is on main level and has two remote compliant exits. (Secondary exit may be stairs a compliant Rescue/ventilation window or door leading directly to the outside)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Child care is in the basement area and has compliant exiting. (Secondary exit may be a compliant stairs leading to the main level, Rescue/ventilation window or door leading directly to the outside)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
- Child care is on the second floor and has compliant exiting. (Secondary exit may be a compliant stairs leading to the main level, Rescue/ventilation window or door leading directly to the outside)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
- Primary or Secondary means of escape does not exit through any hazard area. (Garage, storage, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Every required exit door can be easily opened from the inside at all times when the facility is operating.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Every ESCAPE PATH including all stairways is clear of obstacles and all doors are in proper working condition.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Working smoke detectors are located in every exit pathway, in each sleeping room used for child care	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single-station smoke detection hardwired to the electrical system with battery backup or ten year lithium battery detectors shall be required for initial inspection (Licensed after January 1, 2003)	Install Date of Det:		
Existing providers, previously licensed before January 1, 2003 may continue with battery detectors.	Install Date of Det:		
- Smoke detectors are tested monthly and records are kept on file for review.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Copy of the current FIRE/LIFE SAFETY AGREEMENT is posted next to license.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Children can open every closet door from the inside at all times.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Written emergency procedures for fire evacuation are provided and practiced monthly.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Monthly fire drills are documented. Drills shall be conducted and evacuation times shall be within 4 minutes. Inspector may ask the operator to demonstrate ability to conduct such a fire drill in his or her presence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Written emergency procedures for tornadoes are provided and practiced monthly April through September.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Every bathroom door can be unlocked from the outside at all times. The unlocking key/device is readily accessible to the provider.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- All unused electrical outlets (in licensed areas) have child-resistant protective covers.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- All natural gas, kerosene, wood, propane heaters, etc., are properly vented to the outside of the home.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- A barrier that prevents children from getting too close or burned protects all heating devices.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DATE OF FIRE OFFICIAL INSPECTION: 11-8-18 FIRE OFFICIAL SIGNATURE: [Signature]

ANNUAL RENEWAL: I declare that the Fire and Life Safety Agreement has been examined by me and to the best of my knowledge and belief is a true, correct and complete attestation of my compliance with fire codes as required by Kansas law. I understand that failure to comply with Kansas fire codes may result in fines or a cease and desist order pursuant to K.S.A. 31-139 and K.S.A 31-159.

If you agree with the statement above please check the box, sign your name and provide the date that you reviewed the agreement.
☐ I have read and understand the above declaration

DATE OF ANNUAL REVIEW: _____ PROVIDER SIGNATURE _____



SUMMIT COUNTY PUBLIC HEALTH DEPARTMENT

650 Round Valley Dr #100 Park City UT 84060

PHONE: 435-333-1511 FAX: 435-333-1580

LICENSED FAMILY/LICENSED FAMILY GROUP FOOD SERVICE
INSPECTION

Name of facility _____ Date _____

Address of Facility _____

Name of Provider _____

1. Food prepared by caregiver from an approved source? YES___ NO___
2. Food brought in by parents to serve to other children in facility from an approved source? YES___ NO___
3. Food brought in by parents for child's use labeled? YES___ NO___
4. Opened baby food
 - a. Marked with date/time of opening and refrigerated? YES___ NO___
 - b. Discarded if not used within 24 hours of opening? YES___ NO___
 - c. Infant formula or breast milk discarded after feeding or within two hours of initiating a feeding YES___ NO___
5. Refrigerator at or below 41° F?
 - a. Refrigerator clean and in good repair? YES___ NO___
 - b. Thermometer in refrigerator? YES___ NO___
6. Stem thermometer available to check cook/hot hold temperatures? YES___ NO___
7. All caregivers have current food handler's card on file at the facility? YES___ NO___
8. Food served on plates, napkins or other sanitary holders? YES___ NO___
9. Re-usable food holders, utensils, and prep surfaces washed, rinsed, and sanitized with an approved sanitizer before each use? YES___ NO___
10. Personal Cleanliness
 - a. Handwashing facilities available and used? YES___ NO___
 - b. Hair restraints in use YES___ NO___
 - c. Clean outer clothing? YES___ NO___
11. Chemicals stored away from food and food service items?
 - a. Inaccessible to children? YES___ NO___
12. Menus-Current week posted for review? YES___ NO___

Signatures _____
Child Care Provider

Inspector

Submit original with application for license/renewal.. Yellow copy retained by provider.

Received 8/30/18
by US Postal



COALVILLE CITY
10 North Main
PO Box 188
Coalville, UT 84017
(435) 336-5981

*Office Use Only Rev 04/10

New ☒
Late Fee
Cash/ Check 105 \$25
License #
County

Business License Application: Home Occupation

Name of Business Keziah's Childcare
Business Address [REDACTED]
Mailing Address [REDACTED]
City Coalville State Utah Zip 84017

Business Phone No. [REDACTED]

Fax Number

State Registration #

Do you have a Federal ID No.? (check one)
Yes No ☒

Contractor #

New Business ☐

New Owner ☐

New Location ☐

Opening date of business ASAP # of Employees Myself

Organization Type: (circle one)

Corporation Partnership Proprietorship LLC

Applicant Information

Owner Name Keziah Rieker Owner Phone Number [REDACTED]
Address [REDACTED] City Coalville State Utah Zip 84017
Birth Date [REDACTED] Length of Time Lived in Coalville [REDACTED]

Email [REDACTED]

Property Owner Information

Property Owner Name Keziah Gates Rieker Phone Number [REDACTED]
Address [REDACTED] City Coalville State Utah Zip 84017

I, as a property owner, hereby certify that all portions of my home for this business are legal with appropriate building permits.

Property Owner Signature

Keziah Rieker

Detailed Description of Business

Family Child care, Mon - Frid, 7:30am - 5:00pm
prep @ 6am - 7:30 clean up 5pm - 6pm

- 7 kids -

Please complete the following

- 1- Who will operate the business? Myself
- 2- Do you plan to employ any other individuals? no
- 3- Do you plan to make any alterations or additions to your property to accommodate this business?
no
- 4- Will this occupation disrupt the peace and quiet, or radio and television reception? Describe any unusual lighting, sound, noise, or vibration associated with the request.
no
- 5- Where will the business be conducted? (Specify rooms and square footage involved)
my house, 2150 sq ft
6. Will you maintain inventory supplies? Where will these items be stored?
yes, in my home
7. Do you plan to display goods, wares, or merchandise in your home? Where?
no
8. Will you have an advertising sign displayed on premises?
no
9. Please describe traffic which will be generated as a result of this request?
light traffic, parents picking up children
10. Do you anticipate a need for off-street parking? Where is parking area provided?
no, my driveway
11. Are there any noises, dust, odors, or noxious fumes associated with your business?
Please list other hazards to health or safety:
no
12. What will your hours of operation be? 6am - 6pm
13. Do you plan to use flammables, explosives, or other dangerous materials, or to raise animals capable of inflicting harm to any person or property? no
14. Will there be an increased demand for utility services or community facilities? no
15. If applicable, have you obtained approvals from the Division of Professional Licensing, County Health Department, or Department of Human Services? NA

Application Fee

I. Please select each of the following, which pertain to your business.

		Total
1) Professional Services : (Doctors, Architects, Engineers, Dentists, Lawyers, Bankers, etc.)	\$ 50.00	
2) All Other Services	\$ 30.00	
3) Prepared Food Distribution	\$ 25.00	
4) Grocery Distribution	\$ 25.00	
5) Hardware - Software	\$ 25.00	
6) Oil and Fuel Products	\$ 25.00	
7) Towing Services	\$ 25.00	
8) Rental Equipment	\$ 25.00	
9) Prescription Drugs	\$ 25.00	
10) Gaming Machines - Vending Machines	\$ 25.00	
11) Tanning Booths	\$ 25.00	
12) Sale of Alcoholic Beverages	\$200.00	
13) General Contractors	\$50.00	
14) Sub Contractors	\$30.00	
15) Units: (Motels, Hotels, Mobile Home Parks RV Parks, and Rental Units)		
	\$20 Base Fee + \$10 Per Unit	
16) Storage Units:	\$20 Base Fee + \$5 Per Unit	
17) Major Home Occupation	\$ 35.00	
18) Minor Home Occupation	\$ 25.00	
19) Any Other Business Not Described Herein	\$ 25.00	
II. Number of Employees (Owner/ Manger Exempt)		
Average number of employees at place of business each regular working day		
1 to 3	\$25.00	
4 to 20	\$40.00	
21 to 50	\$60.00	
50 and over	\$80.00	
III. Special licenses		
Auction License - Each Time	\$50.00	
Total for Items I, II, and III		25.00

If the application is denied or withdrawn, the license fees deposited with this application less a \$10.00 processing fee shall be refunded.

I am aware this application does not authorize conducting business until approved by the Coalville City Council and a business license has been issued. Issuance of the business license shall not relieve applicant of the responsibility to comply with applicable zoning, health, building, or fire regulations.

I am also aware that the license is due and payable on the day of application and thereafter January 1st of each year. It will be considered past due after January 1st of each year and a penalty of a double fee imposed after March 1st of each year. The business license will be revoked and the business closed if not paid by April 1st of each year.

It is understood that if Coalville City should be compelled to commence or sustain action at law to collect said

license fees or any part thereof, or close said business, the applicant or owner of said business shall pay all costs in connection therewith, including reasonable attorney's fees.

I/We, Leziah Ricker hereby certify the information provided is correct and agrees to release information regarding this application and further agree to conduct said business strictly in accordance with the Laws and Ordinances covering such business.

Date 8/28/18 Position Owner Signature Leziah Ricker

****OFFICE USE ONLY** :**

Application Accepted by _____

Treasurer

Date

Approved/Denied _____

Community Development Director

Date

Minor Home Occupation ☐ or Major Home Occupation ☐

If Major Home Occupation list conditional use approval Date: _____

Conditions of Approval:



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

DATE: December 10, 2018

TO: Coalville City Council

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

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

SUBJECT: Conditional Use Permit Application

Application Information:

Applicant: Keziah Rieker **Applicant Address, Parcel Number:** 269 East 50 North

Applicable Ordinances: Title 10 Chapter 7 Home Occupations

Background: The applicant submitted an application for a conditional use permit for a major home occupation per 10-12-060 (found in Chapter 7 of the Code). The major home occupation is for family childcare that would operate Monday through Friday from 6:00am to 7:30am for any preparation, 7:30am to 5:00pm for childcare, and 5:00pm to 6:00pm for cleanup. Major home occupations must comply with all of the standards outlined in section 10-7-040.

10-7-040: STANDARDS FOR ALL HOME OCCUPATIONS

All home occupations must comply with the following "standards" at all times. Bed and breakfast homes are regulated by section 10-7-080 of this chapter.

- A. Permitted or Conditional Use: Home occupations must be a permitted or conditional use in the zone in which the home occupation is to be located and not be in conflict with the objectives and characteristics of the same zone.
- B. Home occupations, which are required to obtain a conditional use permit, shall provide the notice materials and information for property owners within three hundred feet (300') from any boundary of the property. It shall be the sole responsibility of the applicant to verify that the mailing list and envelopes are complete and accurate;
- C. Accessory Use on the Property: The home occupation shall be clearly incidental and secondary to the primary residential use of the property and dwelling. Home Occupations must be conducted entirely within a dwelling by persons residing in the dwelling or in an accessory building, which use is clearly incidental and secondary to the residential use of the property and does not change the character thereof.
- D. The home occupation business shall be owned by a resident of the home for which a certificate of occupancy has been issued.
- E. No more than one employee from outside the current residents of the home may be employed on site.
- F. In the event covenants applicable to the property preclude home occupations, the covenants shall control.

- G. Satellite Offices are allowed but limited to one employee from outside the current residents.
- H. A home occupation shall not include the sale of goods or merchandise directly from the home, except those, which are produced on the premises, and shall not involve the use of any yard space or activity outside of the buildings not normally associated with the residential use.
- I. Parking: All business related vehicles, which park at the location of the home occupation, must be legally parked, either in conventional parking spaces on the lot or adjacent to the frontage of the lot. No parking from the home occupation shall be permitted in front of adjacent lots unless approved by the City as part of a traffic circulation and safety plan. Required parking for resident vehicles shall be available at the close of business each day.
- J. No pedestrian, vehicular, or delivery traffic shall be generated by the home occupation in greater volumes than would normally be expected in a residential area.
- K. Signs: Signs are limited to one non animated sign not larger in area than 2 foot by 3 foot (6 square feet.) The sign shall not be directly or internally illuminated.
- L. External Appearance: Any exterior alterations to the residence to accommodate the home occupation shall maintain the character and appearance of the residential dwelling in which it is located. Furthermore, the business operation shall not negatively affect the physical appearance, traffic, and other activities of the surrounding neighborhood and not depreciate surrounding property values.
- M. Storage Areas: Home occupations are not permitted to store materials or products outside of the dwelling unit, except in a City approved and permitted accessory building.
- N. Conformity With Safety Codes: No hazardous materials or equipment may be used in the home occupation, including, but not limited to, anything flammable or unsafe that is not customary to the home in which the occupation is located. There shall be complete conformity with fire, building, plumbing, electrical and all other city, county, state and federal codes.
- O. Neighborhood Disruptions Not Permitted: The home occupation shall not disrupt the peace, quiet and domestic tranquility of the neighborhood nor emit noise, odor, dust, fumes, vibration, smoke, electrical interference (including interferences with radio and television reception), or any other interference with the residential use of adjacent properties.
- P. Renter/Owner Responsibility: If the applicant for a home occupation license rents or leases the property wherein the home occupation is intended to be conducted, the applicant must provide a letter of acknowledgment and consent from the property owner at the time the application is submitted to the community development department. (Ord. eff. 2009)

10-12-060: MAJOR HOME OCCUPATIONS

- B. Child oriented home occupations having 4 or more unrelated children shall comply with the following conditions:
 - 1. All required State of Utah licensing procedures will be followed.
 - 2. Maximum Children Permitted: The following maximum numbers include the licensee's and any employees' children if they are under twelve (12) years of age and are under the care of the licensee at the time the home occupation is conducted:
 - a. Daycare home occupations shall limit the number of children at the residence to eight (8) unless a second adult works for the home occupation, in which case the daycare shall limit the number of children at the residence to sixteen (16) and must follow all Utah State licensing requirements.
 - b. Child group activities such as pre-school may not exceed twelve (12) students/children per session and a maximum of twenty- four (24) students/children per day. A maximum of two (2) sessions per day may be permitted.

1. Yard Requirements:
 - a. All non-business related structures or on premises, hazards are to be made inaccessible to the children attending the daycare facility.
 - b. All outdoor play areas must be enclosed in the rear yard by a fence at least five feet (5') in height.
2. Traffic:
 - a. All on-street vehicular stops for the dropping off or picking up of children shall be done with the passenger side of the vehicle toward the residence.
 - b. A traffic circulation and safety plan must be submitted to, reviewed and approved by the City.
 - c. The street must be of sufficient width to accommodate the increased average daily vehicular traffic (ADT) counts caused by the business and will be determined by the City land use authority.
 - d. The number of business related vehicle stops at the home per day shall not exceed twenty four (24) (e.g., dropping off and picking up a child would count as 2 vehicle stops).
3. Location Requirements: No child oriented home occupation, which requires a conditional use permit, may be operated within one hundred feet (100'), as measured from property line to property line on the same street, of another child oriented home occupation operating under a conditional use permit. Unless there are legitimate, extenuating factors i.e. traffic flow, number of children (less than permitted).
4. Licensure: Copies of all licenses required by the state shall be provided to the City for verification of compliance with all state standards in order to receive a permanent business license.

Staff comments: Staff have reviewed the application with the applicant. The business is located in the R-4 zone. Major home occupations are a permitted use that require a conditional use permit. Staff are confident that the business would operate in accordance with the major home occupation standards listed above per the application and recommends approval of this conditional use permit and business license.

If you have any questions feel free to contact us.





"Exhibit B"
Council 1/14/19

J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

J-U-B ENGINEERS, INC.

DATE: January 14, 2019
TO: Coalville City Council
CC: Mayor Trever Johnson; Zane DeWeese, Public Works Director;
Sheldon Smith, City Attorney;
FROM: Shane McFarland P.E., City Engineer
Derek Moss, AICP, City Planner
SUBJECT: Conditional Use Permit Application

Application Information:

Applicant: Keziah Rieker **Applicant Address, Parcel Number:** 269 East 50 North

Applicable Ordinances: Title 10 Chapter 7 Home Occupations

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- C. Accessory Use on the Property: The home occupation shall be clearly incidental and secondary to the primary residential use of the property and dwelling. Home Occupations must be conducted entirely within a dwelling by persons residing in the dwelling or in an accessory building, which use is clearly incidental and secondary to the residential use of the property and does not change the character thereof.
- D. The home occupation business shall be owned by a resident of the home for which a certificate of occupancy has been issued.
- E. No more than one employee from outside the current residents of the home may be employed on site.
- F. In the event covenants applicable to the property preclude home occupations, the covenants shall control.

- G. Satellite Offices are allowed but limited to one employee from outside the current residents.
- H. A home occupation shall not include the sale of goods or merchandise directly from the home, except those, which are produced on the premises, and shall not involve the use of any yard space or activity outside of the buildings not normally associated with the residential use.
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- O. Neighborhood Disruptions Not Permitted: The home occupation shall not disrupt the peace, quiet and domestic tranquility of the neighborhood nor emit noise, odor, dust, fumes, vibration, smoke, electrical interference (including interferences with radio and television reception), or any other interference with the residential use of adjacent properties.
- P. Renter/Owner Responsibility: If the applicant for a home occupation license rents or leases the property wherein the home occupation is intended to be conducted, the applicant must provide a letter of acknowledgment and consent from the property owner at the time the application is submitted to the community development department. (Ord. eff. 2009)

10-12-060: MAJOR HOME OCCUPATIONS

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 - a. All on-street vehicular stops for the dropping off or picking up of children shall be done with the passenger side of the vehicle toward the residence.
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 - c. The street must be of sufficient width to accommodate the increased average daily vehicular traffic (ADT) counts caused by the business and will be determined by the City land use authority.
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4. Licensure: Copies of all licenses required by the state shall be provided to the City for verification of compliance with all state standards in order to receive a permanent business license.

Staff comments: Staff have reviewed the application with the applicant. The business is located in the R-4 zone. Major home occupations are a permitted use that require a conditional use permit. Staff are confident that the business would operate in accordance with the major home occupation standards listed above per the application and recommends approval of this conditional use permit and business license.

The Planning Commission held a public hearing and recommended for approval the Conditional Use Permit on December 10, 2018.

If you have any questions feel free to contact us.

DATE: January 14, 2018

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: Rivers Edge Final Plan

Application Information: Courtney Richins, on behalf of the property owner (Douglas D Wilde Trustee), has submitted a final plan for residential units and storage units on Parcel CT-362-A located at approximately 230 S 500 W, Coalville, UT. The existing parcel is 6.63 acres.

Applicable Ordinances: Title 8, Chapter 7 Commercial Developments and Title 10, Chapter 15 Commercial Zone

Decision to be Made: The City Council is the Land Use Authority and is to make the final approval for the final plan. Planning Commission responsibility is to recommend approval, recommend approval with conditions, or recommend to deny the final plan.

Background: The applicant has proposed:

- 36 apartment units (in 3 structures);
- 25 garages;
- 56 parking stalls;
- Open space with trees and other landscaping; and,
- 301 storage units (gated and in varying sizes).

Staff Comments: There are currently no existing structures on the property. There is an open ditch approximately 450 feet from the road that runs south to north. Access to the proposed development would be from 500 W. The preliminary plan and conditional use permit were recommended for approval by the Planning Commission and approved by the City Council in April and July of 2018.

The property is located in the Highway Commercial (HC) zone and the plan meets the requirements of Chapter 15 for Commercial Developments and Chapter 14 for Very High Density Residential, including: minimum lot standards of density, frontage, and setbacks; access; landscaping; trash, waste storage, and abandoned vehicles, and off-street parking.

Per 10-22-040 the applicant will need to provide information to identify that adequate mitigation measures have been achieved to offset the development impacts to any wetlands, stream corridor, and flood plain, along with the following:

- An evaluation of all wetland, stream corridor and flood plain areas by a professional engineer.
- In the event of delineated wetlands a 100 foot setback from the delineated edge is applicable. The Applicant has provided information from the US Army Corps of Engineers on wetlands in the area and

Staff are reviewing this information.

- A flood plain permit will need to be completed. Elevation certification will be part of the flood plain permit process. The Applicant has been approved for a Letter of Map Amendment by FEMA for the area in which the residential units sit. The Storage units will be the only structures that will need flood plain permitting.
- The applicant will need to submit architectural views of the proposed 3 story buildings and storage facilities to ensure they meet zoning height requirements and Title 8, Chapter 7 storage development standards, including requirements for multi-pitched roof lines, the use of natural materials, etc. (see below reference).
- Sufficient storm water detention has been provided. These facilities should remain under the maintenance of the development.
- Type and style of fence around the property needs to be submitted for review. The fencing ordinance is currently under review and the Applicant will continue to work with the city to ensure fencing meets the code and conditions of the CUP prior to the approval of its construction by staff.
- The Applicant will provide type of pipe and slope for the storm drain design.
- Fire hydrant spacing has been reviewed by staff. The Applicant will provide final review and approval by the fire district.

The Applicant provided the landscaping and lighting plan as recommended by the Planning Commission and requested by the City Council.

Of note, the city is currently in need to upgrade the sewer lift station and force main in the area. There is a plan in place to upgrade this lift station, that has not been executed. It is unknown how additional flows will affect the existing system. It is recommended to upgrade the system before any additional flows enter the lift station. This may result in the delay of occupancy.

Title 8, Chapter 7 for Storage Developments to maintain compatibility with the entry corridor and surrounding development in that area:

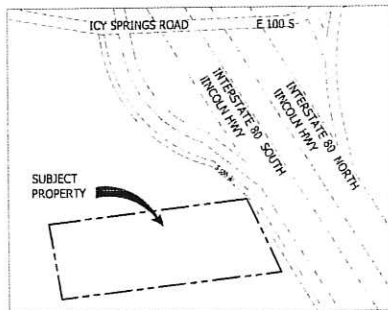
- Storage development are encouraged to: provide multi-pitched roof lines through use of dormers and gables, whether real or false façade; use natural materials and colors such as brick, split-faced block, wood siding, stucco, or other attractive materials as found acceptable to the Planning Commission in the construction of all structures in the development which face onto public streets.

The Planning Commission held a public hearing and recommended for approval the final plan to the City Council on December 10, 2018.

If you have any questions, please feel free to contact us.

PRELIMINARY PLAN RIVERS EDGE APPROX. 300 SOUTH 500 WEST COALVILLE, UTAH

VICINITY MAP



GENERAL NOTES

- 1) ALL WORK WITHIN THE UTAH DEPARTMENT OF TRANSPORTATION RIGHT OF WAY AND UPON UTILITIES OWNED BY UDOT SHALL CONFORM TO THE UDOT CITY STANDARDS & SPECIFICATIONS.
- 2) ALL WORK UPON UTILITIES OWNED COALVILLE CITY SHALL CONFORM TO THE COALVILLE CITY STANDARDS & SPECIFICATIONS.
- 3) CONTRACTOR SHALL OBTAIN AND REVIEW A COPY OF ALL OF THE ABOVE MENTIONED STANDARDS AND SPECIFICATIONS.
- 4) THESE PLANS MAY CALL FOR BUT ARE NOT DESIGN DRAWINGS FOR THE RELOCATION, AND OR REMOVAL OF EXISTING DRY UTILITIES INFRASTRUCTURE. DESIGN DRAWINGS FOR SAID RELOCATIONS AND REMOVALS SHALL BE BY OTHERS.
- 5) CALL BLUESTAKES 48 HOURS PRIOR TO DRAINING.
- 6) CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING MANHOLES AND OTHER UTILITIES BEFORE BUILDING OR STAKING ANY UTILITY LINES.
- 7) BENCHMARK IS: (N05 E041 BRIDGE ELEV=5549.56) THE LOCAL BENCHMARK IS THE SANITARY SEWER MANHOLE RIM LOCATED AT THE SOUTHWESTERLY CORNER OF THE PROPERTY. ELEVATION=5478.35

DEVELOPER COURTNEY RICHINS

P.O. BOX 374
HENEFEY, UT 84033
TEL: 435-640-3874

ENGINEER / SURVEYOR PINNACLE Engineering & Land Surveying, Inc.

327 WEST GORDON AVE. #3
LAYTON, UT 84041

Phone: (801) 773-1910
Fax: (801) 719-6738

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY ADVISED THAT THE LOCATION, DEPTH, AND EXISTENCE OF EXISTING UTILITIES IS NOT SHOWN ON THESE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY INFORMATION FROM THE UTILITY COMPANIES AND TO VERIFY THE LOCATION, DEPTH, AND EXISTENCE OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE UTILITY COMPANIES AND TO VERIFY THE LOCATION, DEPTH, AND EXISTENCE OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE UTILITY COMPANIES AND TO VERIFY THE LOCATION, DEPTH, AND EXISTENCE OF ALL UTILITIES PRIOR TO CONSTRUCTION.

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE UTILITY COMPANIES AND TO VERIFY THE LOCATION, DEPTH, AND EXISTENCE OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE UTILITY COMPANIES AND TO VERIFY THE LOCATION, DEPTH, AND EXISTENCE OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE UTILITY COMPANIES AND TO VERIFY THE LOCATION, DEPTH, AND EXISTENCE OF ALL UTILITIES PRIOR TO CONSTRUCTION.

TRAFFIC CONTROL & SAFETY NOTES

1. TRAFFIC CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE UTILITY COMPANIES AND TO VERIFY THE LOCATION, DEPTH, AND EXISTENCE OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. TRAFFIC CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE UTILITY COMPANIES AND TO VERIFY THE LOCATION, DEPTH, AND EXISTENCE OF ALL UTILITIES PRIOR TO CONSTRUCTION.
3. TRAFFIC CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE UTILITY COMPANIES AND TO VERIFY THE LOCATION, DEPTH, AND EXISTENCE OF ALL UTILITIES PRIOR TO CONSTRUCTION.
4. TRAFFIC CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE UTILITY COMPANIES AND TO VERIFY THE LOCATION, DEPTH, AND EXISTENCE OF ALL UTILITIES PRIOR TO CONSTRUCTION.

GOVERNING AGENCIES

CITY	TRANSPORTATION	FIRE INSPECTION
COALVILLE CITY 12 NORTH MAIN PO BOX 100 COALVILLE, UT 84003 PHONE: (435) 640-3874	UTAH STATE HIGHWAY DEPARTMENT 400 WEST 100 SOUTH PO BOX 100 COALVILLE, UT 84003 PHONE: (435) 640-3874	COALVILLE CITY 12 NORTH MAIN PO BOX 100 COALVILLE, UT 84003 PHONE: (435) 640-3874
SEWER	STORM DRAIN	CULINARY WATER
COALVILLE CITY 12 NORTH MAIN PO BOX 100 COALVILLE, UT 84003 PHONE: (435) 640-3874	COALVILLE CITY 12 NORTH MAIN PO BOX 100 COALVILLE, UT 84003 PHONE: (435) 640-3874	COALVILLE CITY 12 NORTH MAIN PO BOX 100 COALVILLE, UT 84003 PHONE: (435) 640-3874
SECONDARY WATER	POWER	NATURAL GAS
COALVILLE CITY 12 NORTH MAIN PO BOX 100 COALVILLE, UT 84003 PHONE: (435) 640-3874	COALVILLE CITY 12 NORTH MAIN PO BOX 100 COALVILLE, UT 84003 PHONE: (435) 640-3874	COALVILLE CITY 12 NORTH MAIN PO BOX 100 COALVILLE, UT 84003 PHONE: (435) 640-3874
TELEPHONE	IRRIGATION WATER	CABLE
COALVILLE CITY 12 NORTH MAIN PO BOX 100 COALVILLE, UT 84003 PHONE: (435) 640-3874	COALVILLE CITY 12 NORTH MAIN PO BOX 100 COALVILLE, UT 84003 PHONE: (435) 640-3874	COALVILLE CITY 12 NORTH MAIN PO BOX 100 COALVILLE, UT 84003 PHONE: (435) 640-3874

DRAWING INDEX

1. COVER
2. BOUNDARY, TOPOGRAPHIC, AND UTILITY SURVEY
3. PRELIMINARY PLAT
4. PRELIMINARY SITE PLAN
5. PRELIMINARY UTILITY PLAN
6. PRELIMINARY DRAINAGE PLAN
7. PRELIMINARY GRADING PLAN PART A
8. PRELIMINARY GRADING PLAN PART B
9. PRELIMINARY GRADING PLAN PART C
10. PRELIMINARY LANDSCAPE PLAN
11. PRELIMINARY LIGHT & SIGN PLAN

PINNACLE
Engineering & Land Surveying, Inc.
327 West Gordon Ave. #3
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 719-6738

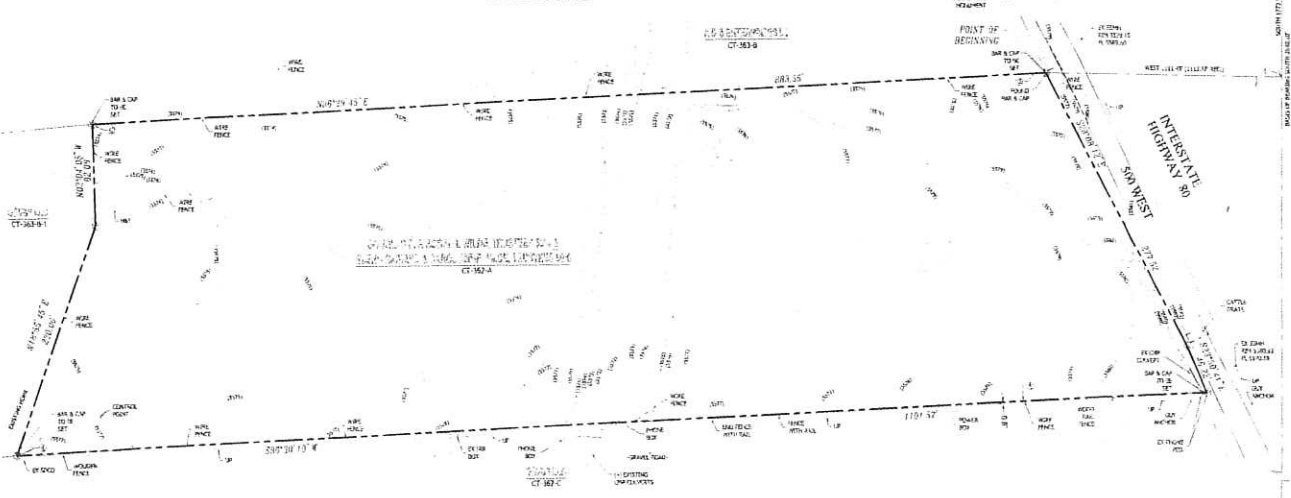
**PRELIMINARY PLAN
RIVERS EDGE
COVER SHEET**

**CALL BLUESTAKES
1-800-854-4111**

**AT FIRST
REMARKS
NOTICE
DRAWING**

**SHEET
1**

NORTH EAST CORNER SECTION 1,
TOWNSHIP 1 NORTH,
RANGE 3 EAST, BLK 4,
JULIUS HERRMONT.



ESTIMATED FLOOD PLAIN ELEVATIONS

A. 5578.3 FEET
B. 5577.4 FEET
C. 5576.5 FEET
D. 5575.6 FEET

[illegible]

SURVEYOR'S CERTIFICATE

I, STEFAN J. HARKS, HEREBY OFFER THAT I AM A PROFESSIONAL
 SURVIVOR AND THAT I HOLD CERTAIN MY ESTATE IS PRESENTLY
 IN THE STATE OF UTAH AND EQUIVALENT THAT I HAVE MADE
 TRAFFIC OF THE FOLLOWING DESCRIBED PROPERTY:



LEGEND

[illegible]

PINNACLE
Engineering & Land Surveying, Inc.
Logan • West Des Moines • Mount Pleasant • St. George
327 West Gordon Ave. #3 Phone: (801) 773-1919
Logan, UT 84301 Fax: (801) 773-1925

**PRELIMINARY PLAN
RIVERS EDGE
CITY, TOPOGRAPHIC & UTILITY SURVEY
OWNER: COURTNEY RICHINS
300 SOUTH 500 WEST
CEDARVILLE, UTAH
900106-CT-000002**

CALL BLUESTAKE
1-800-662-4111

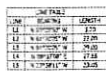
 AT LEAST
18-21 NO SMOKING

SHEET

2

77		
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A PART OF THE NORTHEAST QUATER OF
SECTION 17, TOWNSHIP 2 NORTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN,
COALVILLE CITY, SUMMIT COUNTY, UTAH



1. I, STEPHEN J. JACKSON, do hereby certify that I am a licensed professional land surveyor, and that I have continuously in effect my professional license as of the date of this survey; and I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described herein, and have located said tract of land into lots and streets, hereafter to be known as:

[illegible]

ARE THE LAKESIDE HOME OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, HEREBY SET APART AND GUARANTEE THE SAME INTO LOTS AS SHOWN ON THIS PLAT AND MAKE SAID TRACT OF LAND

STATE OF UTAH)
COUNTY OF TRENTON)

ON THE _____ DAY OF _____ A.D., 19____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SUMMIT IN SAID STATE OF UTAH, THE SIGNER, TOP LINE ABOVE, OWNERS/CO-OWNERS, _____ IN NUMBER, WHO TRULY ACKNOWLEDGED TO ME THAT SAID DECLARATION WAS SIGNED FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

MY COMMISSION EXPIRES: _____

MY COMMISSION BEGINS: _____

A PART OF THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 7 EAST,
SALT LAKE BASE AND MERIDIAN, CATALYFUR CITY, SALT LAKE COUNTY, UTAH

COUNCIL APPROVAL _____ **SUMMIT COUNTY RECORDER**



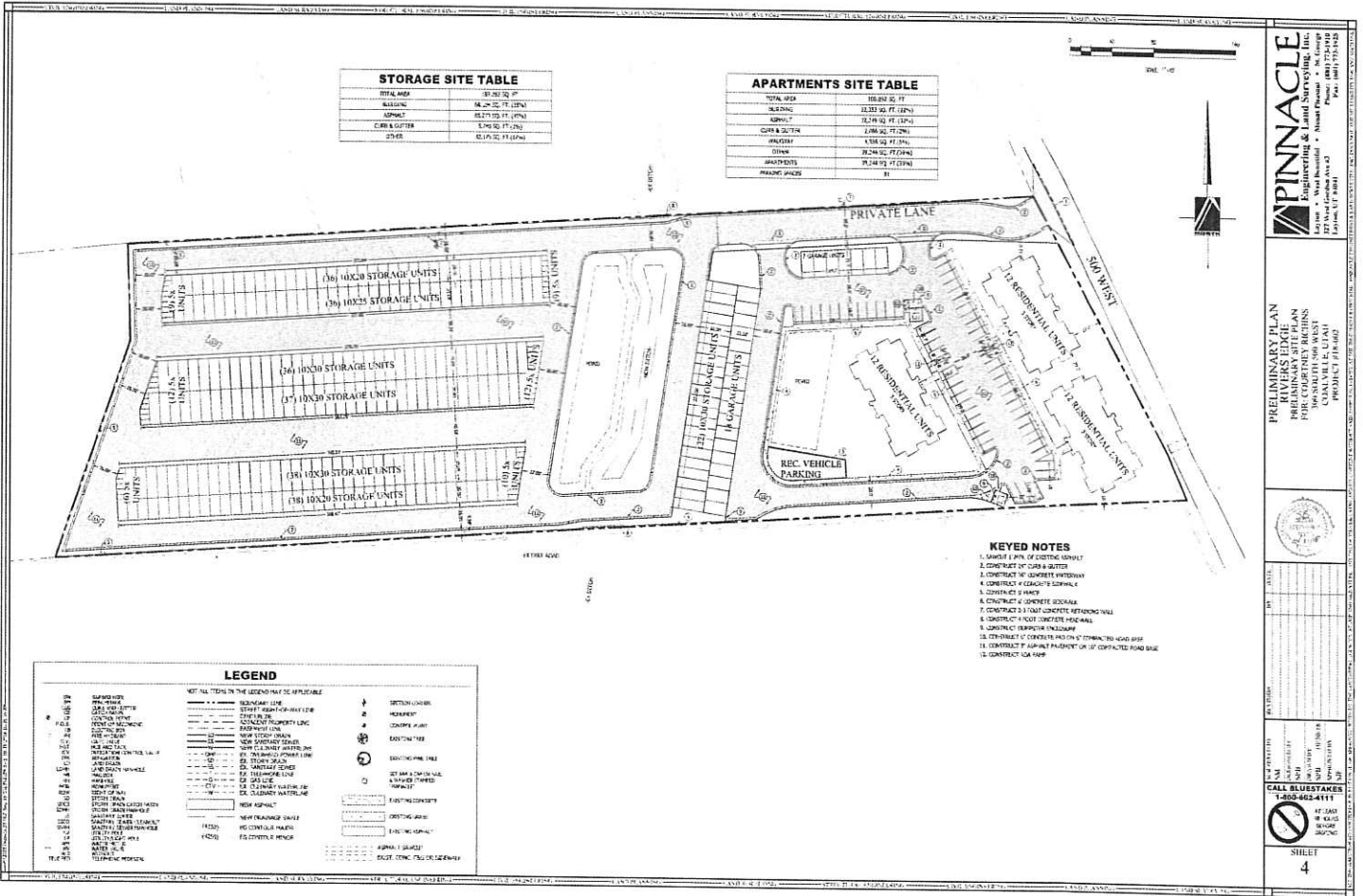
PINNACLE
Engineering & Land Surveying, Inc.
121 N. 1st St., Suite 100, St. Paul, MN 55101
Phone: (612) 222-1100
Fax: (612) 222-1101

ROCKY MOUNTAIN POWER APPROVED THIS _____ DAY OF _____ BY A REPRESENTATIVE OF ROCKY MOUNTAIN POWER		DOMINION ENERGY APPROVED THIS _____ DAY OF _____ BY A REPRESENTATIVE OF DOMINION ENERGY		CITY ATTORNEYS APPROVAL APPROVED THIS _____ DAY OF _____ BY THE COUNSEL CITY ATTORNEY		PLANNING COMMISSION APPROVAL APPROVED THIS _____ DAY OF _____ BY THE COUNCIL CITY PLANNING COMMISSION		CITY ENGINEERS APPROVAL APPROVED THIS _____ DAY OF _____ BY THE COUNCIL CITY ENGINEERS		CITY COUNCIL APPROVAL APPROVED THIS _____ DAY OF _____ BY THE COUNCIL CITY COUNCIL		SUBMIT COUNTY REORDER ENTER HERE: _____ BY _____ DATE _____ COUNTY _____	
ROCKY MOUNTAIN POWER REPRESENTATIVE		DOMINION ENERGY REPRESENTATIVE		COUNCIL CITY ATTORNEY		COUNCIL CITY PLANNING COMMISSION		COUNCIL CITY ENGINEER		COUNCIL CITY PRESIDENT COUNCIL CITY NAME		SUBMIT COUNTY REORDER	

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE BY THIS DATE: 06-07-2018

STORAGE SITE TABLE	
TOTAL AREA	31,702 SQ. FT.
ASPHALT	14,242 SQ. FT. (45%)
CONCRETE	17,460 SQ. FT. (55%)
CURB & GUTTER	0.740 SQ. FT. (2%)
OTHER	0.000 SQ. FT. (0%)

APARTMENTS SITE TABLE	
TOTAL AREA	105,800 SQ. FT.
ASPHALT	12,252 SQ. FT. (12%)
CURB & GUTTER	1,000 SQ. FT. (1%)
CONCRETE	92,548 SQ. FT. (87%)
GRASS & OTHER	0.000 SQ. FT. (0%)
PAVING	0.000 SQ. FT. (0%)



PINNACLE
Engineering & Land Surveying, Inc.
1000 West 10th Street
Suite 100
Tulsa, Oklahoma 74103
Phone: (918) 775-1234
Fax: (918) 775-1235

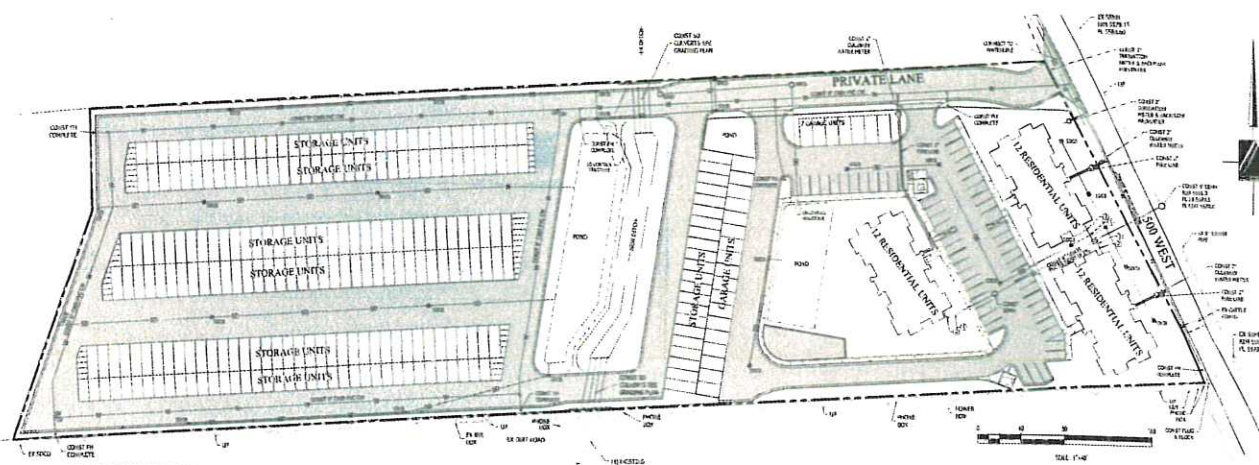
PRELIMINARY PLAN
RIVERS EDGE
FOR CONCRETE RIGHTS
1000 WEST 10TH STREET
TULSA, OKLAHOMA 74103
PROJECT # 1000-1000



NO.	DATE	DESCRIPTION
1	10/1/00	PRELIMINARY PLAN
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95	10/1/00	PRELIMINARY PLAN
96	10/1/00	PRELIMINARY PLAN
97	10/1/00	PRELIMINARY PLAN
98	10/1/00	PRELIMINARY PLAN
99	10/1/00	PRELIMINARY PLAN
100	10/1/00	PRELIMINARY PLAN

CALL BLUESTAKES
1-800-662-4111
AT DASH 1000
1000 WEST 10TH STREET
TULSA, OKLAHOMA 74103
PROJECT # 1000-1000

SHEET
4



STORAGE UNITS STORM WATER DETENTION

Runoff Data

Runoff	10 Year Recurrence	100 Year Recurrence	10 Year Recurrence	100 Year Recurrence
1	1.12	1.12	1.12	1.12
2	1.12	1.12	1.12	1.12
3	1.12	1.12	1.12	1.12
4	1.12	1.12	1.12	1.12
5	1.12	1.12	1.12	1.12
6	1.12	1.12	1.12	1.12
7	1.12	1.12	1.12	1.12
8	1.12	1.12	1.12	1.12
9	1.12	1.12	1.12	1.12
10	1.12	1.12	1.12	1.12

Runoff Coefficient Calculations

Runoff	10 Year Recurrence	100 Year Recurrence	10 Year Recurrence	100 Year Recurrence
1	1.12	1.12	1.12	1.12
2	1.12	1.12	1.12	1.12
3	1.12	1.12	1.12	1.12
4	1.12	1.12	1.12	1.12
5	1.12	1.12	1.12	1.12
6	1.12	1.12	1.12	1.12
7	1.12	1.12	1.12	1.12
8	1.12	1.12	1.12	1.12
9	1.12	1.12	1.12	1.12
10	1.12	1.12	1.12	1.12

100 Year Detention

Runoff	10 Year Recurrence	100 Year Recurrence	10 Year Recurrence	100 Year Recurrence
1	1.12	1.12	1.12	1.12
2	1.12	1.12	1.12	1.12
3	1.12	1.12	1.12	1.12
4	1.12	1.12	1.12	1.12
5	1.12	1.12	1.12	1.12
6	1.12	1.12	1.12	1.12
7	1.12	1.12	1.12	1.12
8	1.12	1.12	1.12	1.12
9	1.12	1.12	1.12	1.12
10	1.12	1.12	1.12	1.12

Drainage Calculations

Runoff	10 Year Recurrence	100 Year Recurrence	10 Year Recurrence	100 Year Recurrence
1	1.12	1.12	1.12	1.12
2	1.12	1.12	1.12	1.12
3	1.12	1.12	1.12	1.12
4	1.12	1.12	1.12	1.12
5	1.12	1.12	1.12	1.12
6	1.12	1.12	1.12	1.12
7	1.12	1.12	1.12	1.12
8	1.12	1.12	1.12	1.12
9	1.12	1.12	1.12	1.12
10	1.12	1.12	1.12	1.12

LEGEND

NOT ALL ITEMS IN THIS LEGEND MAY BE AVAILABLE

Symbol	Description	Symbol	Description
1	100 Year Detention	1	100 Year Detention
2	100 Year Detention	2	100 Year Detention
3	100 Year Detention	3	100 Year Detention
4	100 Year Detention	4	100 Year Detention
5	100 Year Detention	5	100 Year Detention
6	100 Year Detention	6	100 Year Detention
7	100 Year Detention	7	100 Year Detention
8	100 Year Detention	8	100 Year Detention
9	100 Year Detention	9	100 Year Detention
10	100 Year Detention	10	100 Year Detention

APARTMENTS STORM WATER DETENTION

Runoff Data

Runoff	10 Year Recurrence	100 Year Recurrence	10 Year Recurrence	100 Year Recurrence
1	1.12	1.12	1.12	1.12
2	1.12	1.12	1.12	1.12
3	1.12	1.12	1.12	1.12
4	1.12	1.12	1.12	1.12
5	1.12	1.12	1.12	1.12
6	1.12	1.12	1.12	1.12
7	1.12	1.12	1.12	1.12
8	1.12	1.12	1.12	1.12
9	1.12	1.12	1.12	1.12
10	1.12	1.12	1.12	1.12

Runoff Coefficient Calculations

Runoff	10 Year Recurrence	100 Year Recurrence	10 Year Recurrence	100 Year Recurrence
1	1.12	1.12	1.12	1.12
2	1.12	1.12	1.12	1.12
3	1.12	1.12	1.12	1.12
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5	1.12	1.12	1.12	1.12
6	1.12	1.12	1.12	1.12
7	1.12	1.12	1.12	1.12
8	1.12	1.12	1.12	1.12
9	1.12	1.12	1.12	1.12
10	1.12	1.12	1.12	1.12

100 Year Detention

Runoff	10 Year Recurrence	100 Year Recurrence	10 Year Recurrence	100 Year Recurrence
1	1.12	1.12	1.12	1.12
2	1.12	1.12	1.12	1.12
3	1.12	1.12	1.12	1.12
4	1.12	1.12	1.12	1.12
5	1.12	1.12	1.12	1.12
6	1.12	1.12	1.12	1.12
7	1.12	1.12	1.12	1.12
8	1.12	1.12	1.12	1.12
9	1.12	1.12	1.12	1.12
10	1.12	1.12	1.12	1.12

Drainage Calculations

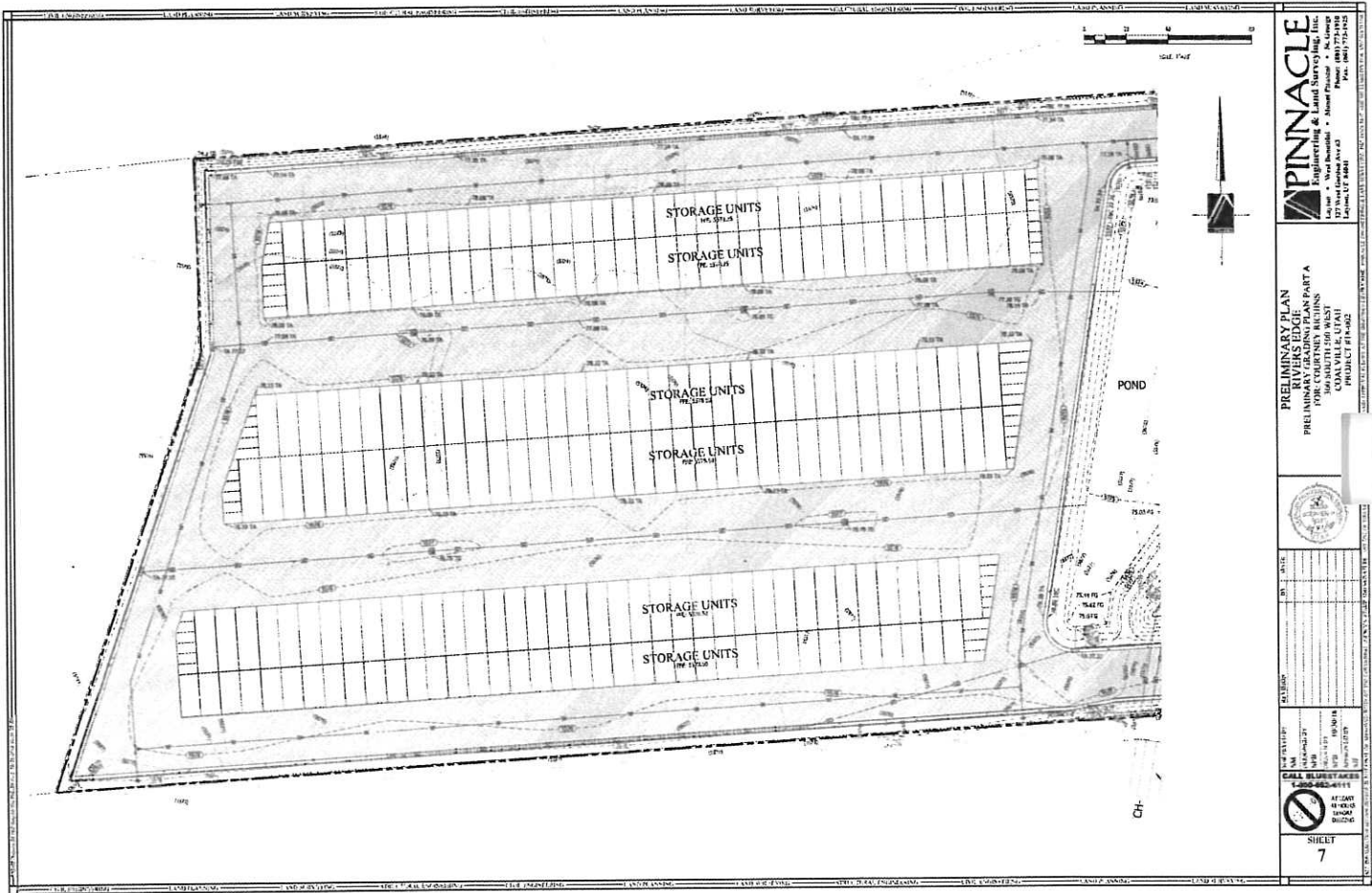
Runoff	10 Year Recurrence	100 Year Recurrence	10 Year Recurrence	100 Year Recurrence
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2	1.12	1.12	1.12	1.12
3	1.12	1.12	1.12	1.12
4	1.12	1.12	1.12	1.12
5	1.12	1.12	1.12	1.12
6	1.12	1.12	1.12	1.12
7	1.12	1.12	1.12	1.12
8	1.12	1.12	1.12	1.12
9	1.12	1.12	1.12	1.12
10	1.12	1.12	1.12	1.12

PINNACLE
Engineering & Land Surveying, Inc.
1000 West 10th Street, Suite 100
Ocala, FL 34476
Phone: (352) 775-1234
Fax: (352) 775-1234

PRELIMINARY PLAN
RIVERS EDGE
PRELIMINARY DRAINAGE PLAN
700 SOUTH 100 WEST
OCALA, FL 34476
PROJECT #10000

CALL BLURSTAKES
1-800-682-4111
407-599-4111
407-599-4112
407-599-4113
407-599-4114
407-599-4115
407-599-4116
407-599-4117
407-599-4118
407-599-4119
407-599-4120

SHEET
6



PINNACLE
Engineering & Land Surveying, Inc.
117 West United Ave. #200
Salt Lake City, UT 84119
Phone: (801) 775-1918
Fax: (801) 775-1928
E-mail: info@pinnacle-engineering.com

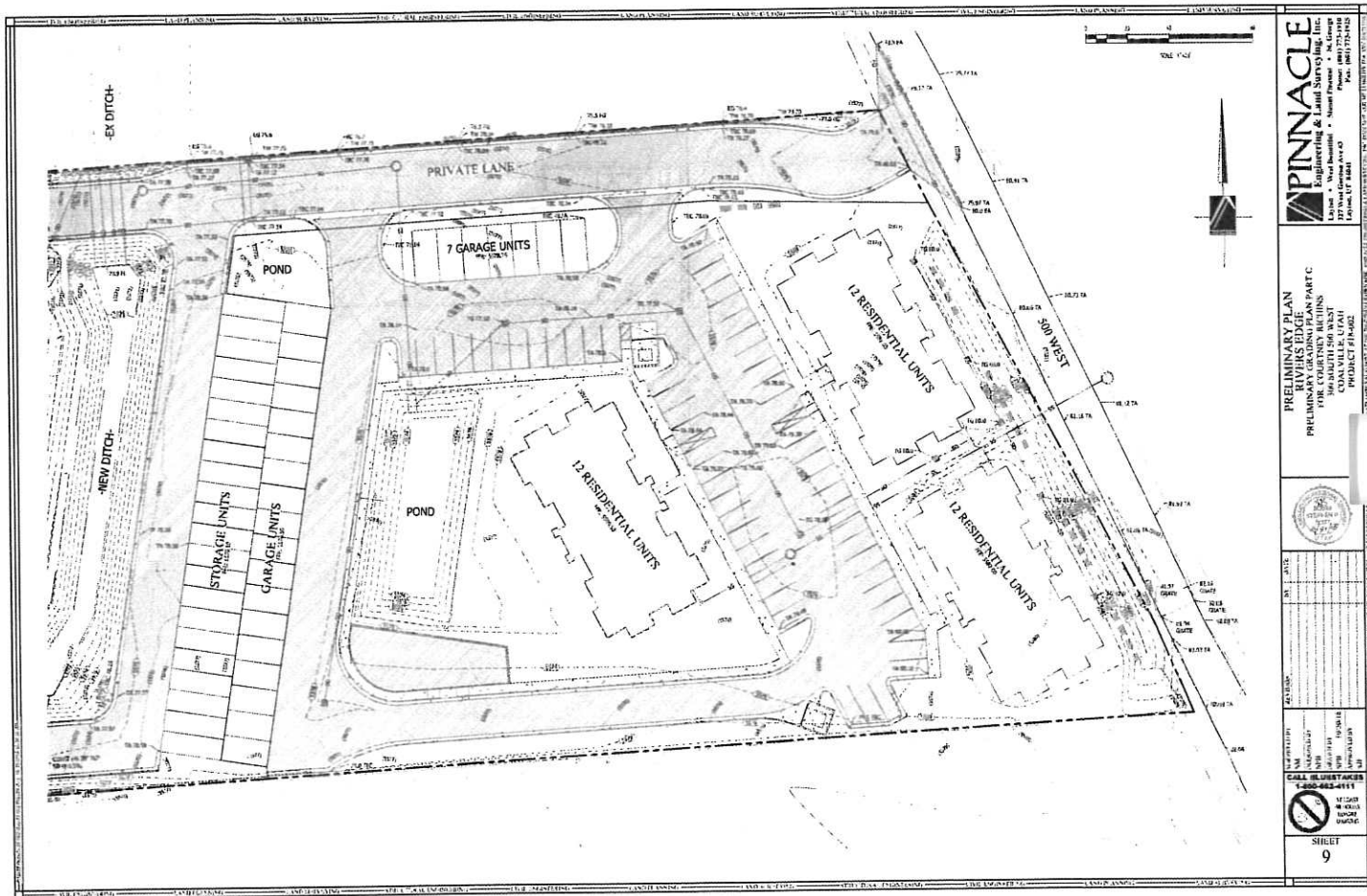
PRELIMINARY PLAN
FOR COUNTRY BIRCHES
PRELIMINARY GRADING PLAN PART A
COALVILLE, UTAH
PROJECT #14-002



DATE	BY	CHKD
11/14/2014	WJ	WJ
11/14/2014	WJ	WJ
11/14/2014	WJ	WJ
11/14/2014	WJ	WJ
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11/14/2014	WJ	WJ
11/14/2014	WJ	WJ

CALL BEFORE YOU DIG
1-800-485-4111
AT 2015
40' X 40' X
UNIFORM
BUILDING

SHEET
7



PINNACLE
 ENGINEERING & LAND SURVEYING, INC.
 1000 N. 10th Street, Suite 100
 Phoenix, AZ 85006
 Phone: (602) 252-1100
 Fax: (602) 252-1101
 Email: info@pinncaleng.com

**PRELIMINARY PLAN
 RIVERS EDGE
 PRELIMINARY GRADING PLAN PART C
 12 RESIDENTIAL UNITS
 12 RESIDENTIAL UNITS
 12 RESIDENTIAL UNITS
 7 GARAGE UNITS
 500 WEST
 PROJECT #14-002**



NO.	DATE	DESCRIPTION
1	12/31/2015	PRELIMINARY GRADING PLAN PART C
2	12/31/2015	12 RESIDENTIAL UNITS
3	12/31/2015	12 RESIDENTIAL UNITS
4	12/31/2015	12 RESIDENTIAL UNITS
5	12/31/2015	7 GARAGE UNITS
6	12/31/2015	500 WEST
7	12/31/2015	PROJECT #14-002

9

"Exhibit D"
(Council) 1/14/19

10th November 2018

Dear Mayor, City Council and Planning Commissioners,

Regarding Conditional Use Permit Application for Rivers Edge Apartments and Storage CT-362-A, 280 South 500 West, 36 Apartments, 28 Covered Garages, 299 Storage Units.

Osiris, LLC CamperWorld would appreciate the following conditions be placed on the property as part of the conditional use permit (before any business license or certificate of occupancy can be issued) so as to mitigate the impacts on our property and provide of an appropriate transition between land uses.

- i. Only downward lighting be allowed. No flood or outward night sky polluting light.
- ii. A six-foot-tall block privacy fence to be constructed on the boundary of the parcel to provide a buffer
- iii. A 35' setback be required from property line to building structures
- iv. A maximum building height of 20' for storage units and 25' for the apartments.
- v. The property to be required to detain all excess water created by the development onsite improvements.

Thank you for all you do to look after the City of Coalville.

Best Regards,

Jared Westhoff
Manager of Osiris, LLC

"Exhibit E"
Council 1/14/19

SUMMARY OF 2019 CAPITAL IMPROVEMENT PROJECTS

Jurisdiction:

Coalville City

Date:

Oct-18

SHORT TERM (1 YEAR)

RANK	PROJECT DESCRIPTION	TOTAL EST. COST	EST. START DATE	REVENUE SOURCES/ AMOUNTS	RESP DEPT
1	Irrigation Pond Lining	\$350,000	2019	City Funds/ DDW/CDBG	Mayor/ City Council/ City Staff
2	Storm Drains	\$500,000	2019	City Funds /CDBG / Grants and possible Loans	Mayor /City Council /City Staff
3	Water System Upgrades	\$300,000	2019	City Funds/CDBG	Mayor/ City Council/ City Staff
4	Street Improvement Projects	\$200,000	2020	City Funds	Mayor/ City Council/ City Staff
5	Automatic ADA Access Door for the City Building	\$10,000	2020	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	2019	City Funds /CDBG / Grants and possible Loans	Mayor /City Council /City Staff
2	Side Walk Replacment	\$500,000	2020	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	2019	City Funds/ CDBG/TA	Mayor /City Council /City Staff
4	Community Trail Project	\$500,000	2020	State Parks/ UDOT Enhancment	Mayor /City Council /City Staff
5	Additional Phases of the Community Park/Softball Complex	\$1,000,000	2020	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	2019
Storm Drains	\$500,000	City Funds /CDBG / Grants and possible Loans	2	2019
Water System Upgrades	300,000	City Funds/CDBG	3	2019
Street Improvement Projects	200,000	City Funds	4	2020
Side Walk Replacment	\$500,000	City Funds/Safe Routes to school /CDBG	5	2020
Automatic ADA Access Door for the City Building	\$10,000	City Funds	6	2020

**PERMANENT COMMUNITY IMPACT FUND BOARD (PCIFB)
CONSOLIDATED CAPITAL IMPROVEMENT LIST**

Please identify any capital improvement projects that might be submitted by your jurisdiction for PCIFB funding in 2016. The examples below provide an outline of information needed on each of these PCFIB projects. Specific information on funding sources and amount from each (Revenue Sources/Shares), and amount and type of request (grant or loan) for PCFIB funding should also be included as shown below.

County Summit County Jurisdiction: Coalville City Calendar Year 2019

[illegible]

Search

Get Directions History

"Exhibit F"
Council 1/14/19



Imagery Date: 9/14/2018

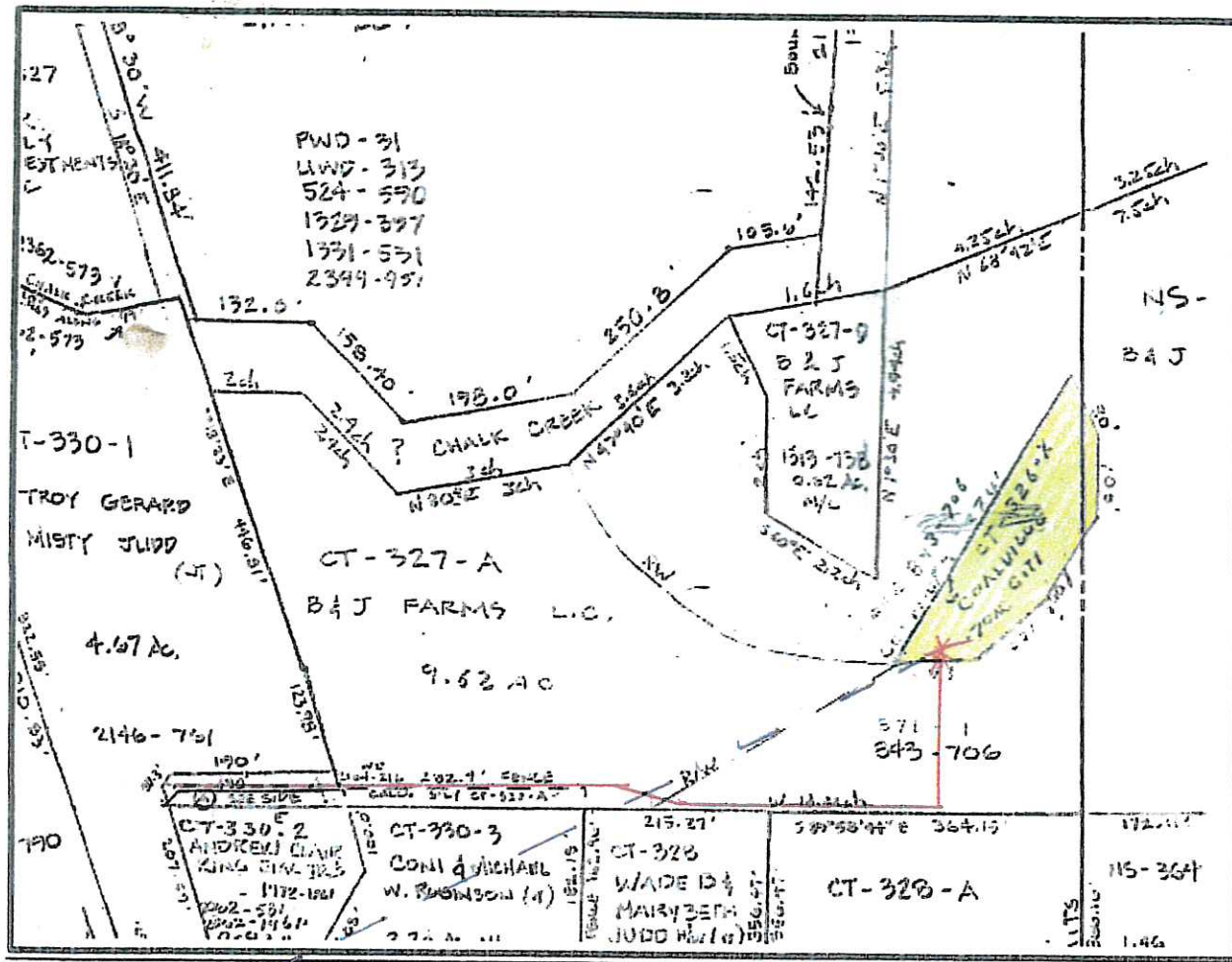
40°55'06.43"N 111°23'09.50"W elev 5620 ft

Google

Enter number



County Plat Map





"Exhibit G"
Council 1/14/19

Golden Spike Foundation
60 South 600 East, Suite 150
Salt Lake City, Utah 84102

Dear Mayor Johnson,

On May 10, 1869, the last spike of the Transcontinental Railroad was ceremoniously driven in at Promontory Summit in Utah. This iconic event helped define our state as the crossroads of the west and enabled our country to flourish. As we approach the 150th anniversary of this pivotal event in our history, Utah will once again take center stage and your municipality has been selected to receive a special partner toolkit to help us celebrate.

Spike 150 is a non-profit effort organized by the state to commemorate and celebrate the 150th anniversary of the Golden Spike through a yearlong series of events and commemorative celebrations designed to unite all Utahns. More than 1.5 million people are expected to participate in celebrations across the state including a televised simulcast in Utah schools, reenactments, concerts, traveling exhibits, galas and many more.

As part of this celebration, Spike 150 has a goal of hosting 150 events throughout the state. By hosting an event in 2019, you can educate, inspire, innovate and share the legacy of the Golden Spike with your community and visitors from all across Utah and the world.

To help get you started with planning, we have assembled a limited number of partner toolkits made up a variety of informational and promotional materials designed to help you get the word out in your community. As part of this toolkit, you will find a list of possible ways for your community to get involved ranging from small neighborhood activities to large community-wide events.

Hopefully, the ideas and materials inside this toolkit will inspire you as you begin planning your community's unique celebration that will help share the legacy of the 150th anniversary of the driving of the Golden Spike.

Reach out to our Spike 150 Partner and County Outreach Committee at partners@spike150.org by January 5, 2019 to make sure your event is included in our statewide outreach materials.

Sincerely,

Hilary Robertson, Partner Manager

Lauren Thomas, Partner Manager

Robyn Kremer, Director of County Outreach

Aimee McConkie, Executive Director



Start Planning Your Spike 150 Event

Our team of event consultants is ready to help you implement any event to meet your dreams and budget. Here are some ideas to get started!

Low Engagement

Host a story time for children with your Mayor at a local library

Host a reenactment toast on May 10th at City Hall

Hand out Spike 150 Train Tickets to 4th grade students

Utilize curriculum developed by the Utah Department of Heritage and Arts to talk about innovation in the 21st century

Medium Engagement

Plan a 5k fun run on a local rail trail

Select from a curated list of films provided by the Utah Film Commission

Host a film screening about the transcontinental railroad at a local park

Promote entries for a graphic novel contest

High Engagement

Place banners along your community's Main Street

Utilize large format banners or street / sidewalk stencils to highlight local train activities

Host a parade or street fair

On May 10, 1869, the last spike of the Transcontinental Railroad was ceremonially driven into a polished laurel railroad tie at Promontory Summit, Utah, to commemorate the joining of the rail lines built by the Central Pacific Railroad from the west, and the Union Pacific Railroad from the east. The driving of the spike represented a new era in connecting people, moving goods, and igniting America's progress. This single event had the power to unify the nation, usher in a new era for travel, and help the United States enter the Industrial Age and become a world power.

Knowing about our history and reflecting on our past can inspire us to move forward to achieve great things.

Expected Attendance for Spike 150 Events

150-Year Anniversary Weekend Celebration & Summer at the Summit

1.5 million
PEOPLE

*Spike 150 activities
and partner events*

30,000
PEOPLE

*May 10-12, 2019 celebration at
Promontory Summit*

640,000
STUDENTS

*Live broadcast
of Spike 150 ceremony*

100,000
VISITORS

*Summer at the Summit activities,
programming on weekends
(Memorial Day to Labor Day 2019)*

Golden Spike Foundation
60 South 600 East, Suite 150
Salt Lake City, Utah 84102

801-382-7555
spike150.org



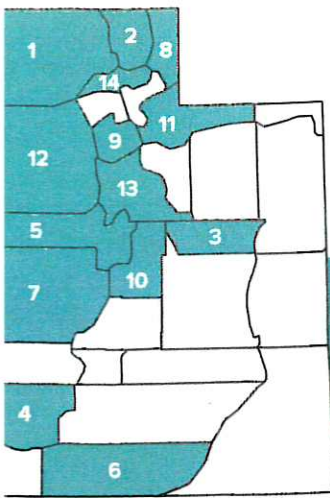
Host Your Own Celebration Event

Through a series of activities and events, the Spike 150 initiative aims to inspire, educate, and reflect on the Transcontinental Railroad legacy as it unifies Utahns to see that great things are possible with vision, hard-work, dedication, innovation, and collaboration.



SPIKE
150





Join us at Golden Spike National Historic Site
for the 150th Anniversary Weekend Celebration


May 10 - 12, 2019

- Televised broadcast from Promontory Summit
- Interactive railroad workers village
- Arts, cultural, technology and heritage hubs
- Performances featuring national and local artists

150 Events for 150 Years!
We need your help to plan events or launch
programs in all of Utah's 29 counties.

Partner Events Currently Planned

1 Box Elder County

 **The Spike at 150: Myths and Reality Exhibition & Programming**
City: Brigham City Organization: Brigham City Museum of Art & History

 **Historical Pageant**
City: Corinne Organization: Corinne City

 **Historic Brigham City Depot Signage Upgrades**
City: Brigham City Organization: Golden Spike Association

2 Cache County

 **A World Transformed: the Transcontinental Railroad and Utah**
City: Logan Organization: Utah State University

 **Through Toil and Labor: the Forgotten History of Utah's Chinese Railroad Workers**
City: Logan Organization: Utah Department of Heritage and Arts

 **She'll Be Coming 'Round the Mountain! A Family Pops Concert**
City: Logan Organization: American Festival Chorus and Orchestra


3 Carbon County

 **The Power of Rail - A Journey into the History of Helper**
City: Helper Organization: Helper City

 **Spike 150 Celebration; A Contemporary Art Exhibition of Historic Helper City and the Railroad**
City: Helper Organization: The Helper Project

 **A World Transformed: the Transcontinental Railroad and Utah**
City: Helper Organization: Utah State University

4 Iron County

 **A World Transformed: the Transcontinental Railroad and Utah**
City: Cedar City Organization: Utah State University

5 Juab County

 **Railroad Depot Upgrade Grant**
City: Tintic Organization: Tintic Historical Society

6 Kane County

 **Through Toil and Labor: the Forgotten History of Utah's Chinese Railroad Workers**
City: Kanab Organization: Utah Department of Heritage and Arts

7 Millard County

 **Spike 150 Community Celebration**
City: Fillmore Organization: Friends of Territorial Statehouse State Park & Museum


 **Through Toil and Labor: the Forgotten History of Utah's Chinese Railroad Workers**
City: Delta Organization: Utah Department of Heritage and Arts

8 Rich County


 **Through Toil and Labor: the Forgotten History of Utah's Chinese Railroad Workers**
City: Laketown Organization: Utah Department of Heritage and Arts


9 Salt Lake County

 **All Aboard and All Together**
City: Salt Lake City Organization: Aspen Winds

 **Digital Exploration of the Transcontinental Railroad**
City: Salt Lake City Organization: Preservation Utah

 **Roper Rail Yard Bridge Public Art Installation and Bike for the Spike**
City: South Salt Lake Organization: South Salt Lake Arts Council

 **The Chinese Railroad Workers Names and Faces Film Project**
City: Salt Lake City Organization: Spyhop Productions

 **Transcontinental Railroad from a Mountain Man's Point of View: Celebrating the Cultures that Made it Possible through Stories**
City: South Jordan Organization: Story Crossroads


 **Spike 150 Commemorative Mural**
City: Salt Lake City Organization: Utah Arts Alliance (Mural Fest)

 **"Golden Rails, All Aboard" Collaborative Exhibit**
City: Salt Lake City Organization: Utah Cultural Celebration Center

 **Through the Lens: *Union Pacific* a film and discussion celebrating the 150th Anniversary of the Transcontinental Railroad**
City: Salt Lake City Organization: Utah Film Center

 **Transcontinental Railroad Radio Documentary**
City: Salt Lake City Organization: Utah Public Radio

 **Train Days**
City: Salt Lake City Organization: This is the Place Heritage Park

 **Tanner Humanities Gift of Music**
City: Salt Lake City Organization: Mormon Tabernacle Choir

 **The Race to Promontory: The Transcontinental Railroad and the American West**
City: Salt Lake City Organization: Utah Museum of Fine Arts and Union Pacific

 **People. Place. Impact. Utah Art Exhibit**
City: Salt Lake City Organization: Utah Department of Heritage and Arts

 **2019 Golden Spike Conference (2019 GSC)**
City: Salt Lake City Organization: Chinese Railroad Workers Descendents Association

 **Chinese Community Golden Spike Celebration Events**
City: Salt Lake City Organization: Chinese Railroad Workers Descendents Association

 **A World Transformed: the Transcontinental Railroad and Utah**
City: Salt Lake City Organization: Utah State University

 **Through Toil and Labor: the Forgotten History of Utah's Chinese Railroad Workers**
City: Daybreak Organization: Utah Department of Heritage and Arts

 **Through Toil and Labor: the Forgotten History of Utah's Chinese Railroad Workers**
City: Salt Lake City Organization: Utah Department of Heritage and Arts


 **2019 NMRA National Convention and Train Show**
City: Salt Lake City Organization: Northern Utah NMRA


 **Copland's Appalachian Spring & Billy the Kid with New Work by Zhou Tian**
City: Salt Lake City Organization: Utah Symphony | Utah Opera

10 Sanpete County

 **Railroad Depot Upgrade Grant for the Original Mt. Pleasant Denver & Rio Grande Depot**
City: Mt. Pleasant Organization: Wellspring Ministries of Utah


11 Summit County

 **Zhi Lin: "Chinaman's Chance" on Promontory Summit**
City: Park City Organization: Kimball Art Center

 **A World Transformed: the Transcontinental Railroad and Utah**
City: Park City Organization: Utah State University

 **Through Toil and Labor: the Forgotten History of Utah's Chinese Railroad Workers**
City: Coalville Organization: Utah Department of Heritage and Arts

12 Tooele County

 **Tooele Valley Railway Main Depot Preservation**
City: Tooele Organization: Tooele Valley Railroad Museum

 **Remember the Rails: Tooele Valley Museum Spike 150 Local History Grant Application**
City: Tooele Organization: Tooele Valley Railroad Museum

 **A World Transformed: the Transcontinental Railroad and Utah**
City: Tooele Organization: Utah State University

13 Utah County

 **Life Relegated: An Epic Rock Opera About a Pretty Great State**
City: Provo Organization: Deseret Experimental Opera

 **All Aboard! Celebrating 150 Years of the Golden Spike**
City: Springville Organization: Springville Museum of Art


14 Weber County


 **150th Sesquicentennial Gala**
City: Ogden Organization: Union Station Foundation


 ***Union Pacific* Classic Railroad Film**
City: Ogden Organization: Peery's Egyptian Theater

 **2019 Convention**
City: Ogden Organization: Southern Pacific Historical and Technical Society

 **Steam Locomotives Exhibit**
City: Ogden Organization: Union Pacific

 **Driving The Spike Past to Present 1869 to 2019**
City: Ogden Organization: Eccles Community Art Center


 **Repairing and Restoring the Entry to our Past**
City: Ogden Organization: Golden Spike Chapter - Railway & Locomotive Historical Society

 **Ogden's Historic Union Station Pillars**
City: Ogden Organization: Ogden Union Station Foundation

 **Locomotive: Children's Golden Spike Celebration at Treehouse**
City: Ogden Organization: Treehouse Children's Museum

 **Spike 150 Photograph Exhibit**
City: Ogden Organization: Weber State University Stewart Library

 **Music at the Rails – Featuring Saddle Strings**
City: Ogden Organization: Ogden Union Station Foundation

 **Cowboy Christmas**
City: Ogden Organization: Ogden Union Station Foundation

 **Hostler Model Railroad Show**
City: Ogden Organization: Ogden Union Station Foundation

 **Melodrama**
City: Ogden Organization: Ogden Musical Theatre

 Train Enthusiasts  Arts & Music  Culture & Legacy

Submit your Event at www.spike150.org.
For planning ideas and information, contact partners@spike150.org