



COALVILLE CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is hereby given that the Coalville City Council will hold its regularly scheduled City Council Meeting on **Monday, the 9th day of January, 2017** at the Coalville City Hall located at 10 North Main Street. The meeting will start 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:** Review, Discussion, and Possible Approval of the Head Over Heels Tumbling Gymnasium Final Plan, Taryn & Shane Robertson, 20 South 50 East
 - B. Public Works Updates – Zane DeWeese
 - C. Community Development Updates – Shane McFarland
 1. Business Licenses
 - D. Legal Updates – Sheldon Smith
 - E. Council Updates
 - F. Mayor's Updates
 - G. Executive Session
4. Review And Possible Approval Of Accounts Payable
5. Review And Possible Approval Of Minutes
6. Adjournment

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


Nachele D. Sargent, City Recorder

Mayor
Trever Johnson

Council
Adrienne Anson
Cody Blonquist
Arlin Judd
Rodney Robbins
Tyler Rowser

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

Posted: January 5, 2017 City Hall, Utah State Website

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Coalville City Council
Regular Meeting
HELD ON
January 9, 2017
IN THE
CITY HALL

Mayor Trever Johnson called the meeting to order at 6:03 P.M.

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

CITY STAFF PRESENT:

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

PUBLIC IN ATTENDANCE:

Albert Clark, Shane Robertson, Taryn
Robertson, Shawn Matheson, Carter
Matheson, Camellia Robbins, Gibeon
Robbins, Zory Clark, Mike Peterson

Item 1 – Roll Call:

A quorum was present.

Item 2 – Pledge of Allegiance:

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

**Item A – Public Hearing: Review, Discussion, and Possible Approval Of The Head Over
Heels Tumbling Gymnasium Final Plan, Taryn & Shane Robertson, 20 South 50 East:**

Shane McFarland stated the applicant had met with the Planning Commission and there was only one item on the Staff Report (Exhibit A) that needed clarification. He stated there was a question of whether or not the applicant would need a variance for the 20 foot road. Shane stated the standard for this project was 24 feet, but with the way the City had done the Skate Park there was only room for a 20 foot roadway. Sheldon Smith stated he felt they would need to have a variance for the 20 foot roadway to meet the City requirements. He stated it would qualify for a variance because the City's actions at the Skate Park had impacted this property. Councilmember Cody Blonquist questioned if there was a separate drive or just a sidewalk where the landscape boulders were shown on the plan. Shane McFarland stated it was a sidewalk. He stated the Planning Commission requested for the boulders to be place there to have a barrier between the

road and the sidewalk. He stated that was also one of the factors that affected the size of the road. Mayor Trever Johnson questioned if the Skate Park entrance could be changed to give more room for the road. Shane McFarland stated he felt the Skate Park was put in the way it was because that was the best use of the property. Mayor Johnson questioned if the road could be moved further West. Shane Robertson stated he felt it was as close as it could be without infringing on the trees planted there. Al Clark stated the trees had exceeded and were outside the property line and there was a power line easement that ran along there. Shane McFarland stated they were also trying to help with the impact to Mr. Clark's house. He stated the roadway was a platted street and that was where the 24 foot private road standard came in. Councilmember Tyler Rowser stated he would like an alternative to moving the sidewalk and to look at moving the Skate Park approach to the North end. He stated he felt that would be better for the project. Shane Robertson stated the Planning Commission had steered away from that idea because they were concerned it would encourage people to park in the Fire Station parking area which would cause other issues. Councilmember Adrienne Anson questioned if the retaining walls and flood precautions had been taken into consideration. Shane McFarland stated they were required to have a Geo Tech review and they would be following their guidance for the slope and retaining walls during construction. He stated the Planning Commission had requested to receive a letter from the North Summit School District for approval to work on the slope. Shane stated it was also recommended not to retain water on-site which eliminated the detention pond.

Mayor Trever Johnson opened the public hearing at 6:15 P.M.

Shane Robertson – applicant

Shane Robertson stated this was a new process for him and he had been frustrated at times, but thanked everyone for their help in getting to this point. He stated the sewer connection and the impact fee came to \$7,200 and for the amount of time the building would be occupied, he could rent a Honey Bucket to meet the needs. He stated his wife, Taryn, had met with a small business loan officer and had been told most of the time the City would waive any impact fees for a Commercial project. Mr. Robertson stated with the problems of this lot, he felt it was appropriate to see if the City would waive the impact fee. He stated funds were limited and he felt the amount was excessive for their project.

Zory Clark – adjacent property owner

Zory Clark stated they were building a gym on what was possibly a useless piece of property and that would increase the taxable value of that property. He stated he didn't feel the request to waive the impact fee was out of line.

Mayor Trever Johnson closed the public hearing at 6:20 P.M.

Mayor Johnson questioned if the Council had options of waiving the impact fee for Commercial development. Sheldon Smith stated he had attended numerous seminars regarding impact fees and it was not a simple process to waive the fees. He stated if the Developer was putting something in off-site that would benefit others in the future like a road or a sewer line that the impact fees could be used for, then the City could work with them on the impact fees. Shane Robertson stated he was frustrated that he had to lower the secondary water line because it was only installed 18" under the ground and it was going to cost him more money. He stated the City hadn't given any foresight or consideration for that property and incurring the extra cost was very frustrating. He stated that lot was useless because it wasn't accessible. Sheldon Smith stated it could be looked at and considered down the road.

A motion was made by Councilmember Arlin Judd to approve the recommendation from the Planning Commission for the Head Over Heels Tumbling Gymnasium contingent on receiving approval for the 20 foot road width from the Board Of Adjustment or identifying the possibility of meeting the City standard of 24 feet or as close as they could get. Councilmember Adrienne Anson seconded the motion. All Ayes. Motion Carried.

Item B – Public Works Updates – Zane DeWeese:

Mayor Trevor Johnson thanked Zane and his Public Works Department for working through the Gas Company issue on Friday and this morning with the efforts to avoid flooding. He stated they were very prepared and had worked hard to protect the City. Mayor Johnson stated the City had a very good Public Works Department and they did a lot of work behind the scenes with a great attitude and he appreciated it. Zane DeWeese thanked the Mayor and stated he had a great group of guys to work with. Councilmember Tyler Rowser stated the Fire Department was called out to one house that flooded. He stated the water came off the hill and flooded the small white house on Park Road. Sheldon Smith questioned if there had been any problems from the Coalville-Hoytsville Ditch. Zane stated it had handled what came down today. He stated it was very close in some areas, but so far it was okay.

Zane DeWeese stated they would be tagging cars to get them off the street for snow removal. He stated they also had been having a lot of problems this year with people pushing their snow out into the roadway. Zane stated this created a problem for their neighbors as the snow then got pushed into their yard. He asked if the Council was okay with publishing the winter ordinance in the Summit County News and possibly sending a reminder letter to the citizens. Mayor Trevor Johnson stated he was okay with the notice being published. Zane DeWeese stated the City really didn't need any extra help with people pushing the streets and sidewalks and that may also need to be mentioned. He stated it wasn't that they were really doing anything wrong, but his crew knew where the City infrastructure was and knew what to watch for when plowing. Mayor Trevor Johnson stated he had mentioned this to Zane as a gentleman had been pushing snow off of the

sidewalk and had broken a gas line over by the Summit Merc. He stated he had pushed snow up against the trees and the stop signs, etc. Councilmember Arlin Judd questioned if the fire hydrants had been covered up. Zane stated he was concerned about that with the snow piling up, but so far they were still visible. He stated they had also come in early and hauled the snow off of Main Street which had really helped with the water issues. Councilmember Arlin Judd agreed and stated that was a very worthwhile decision and it had made a real difference.

Mayor Trevor Johnson questioned what the latest was on the truck for the treatment plant. Zane DeWeese stated he had just received some bid specs from the County and had two dealers looking for him. He stated it was hard to find something used. Mayor Trevor Johnson stated he thought there was enough in the budget to purchase a new one. Zane DeWeese stated they had budgeted \$100,000, but they were trying to stay around \$75,000 and they were having a hard time finding one.

Item C – Community Development Updates – Shane McFarland:

Shane McFarland stated he had received the new flood plain maps from FEMA. He stated the updates were in process and FEMA would be approaching the Cities and Counties to go through the approval process. Shane stated he reviewed the maps and everything matched what had been discussed in the past. He stated it would change the flood plain zone and some individuals would now be in the flood plain that hadn't been in the past.

Shane McFarland stated they had started the design portion of the CDBG water line project for 50 West and hoped to be out to bid in the next couple of months with construction starting when the weather broke this Spring.

Shane McFarland stated he had met with an individual today about the property next to the NAPA store on 50 West. He was interested in developing the property and putting in a Commercial project.

Shane McFarland stated there was an issue with the proposal for the Car Wash at the property at 100 South and Main Street. He stated there was a provision in the Code specific for a Car Wash that stated it would not be permitted next to a residential property use. Shane stated it was permitted in the Commercial Zone, but not next to any residential property line. He stated he would discuss this issue further with Sheldon Smith to decide how to proceed from there. Shane stated the people interested in purchasing the property were hoping to get this project approved and they may not go forward if they couldn't build a Car Wash.

Item D – Legal Updates – Sheldon Smith:

Sheldon Smith stated he had spoken with the owner of the yellow shed on Main Street that was becoming a junk yard and expressed the City concerns that needed to be

addressed. He informed them they couldn't make it a storage area and they were very cooperative and agreed to have the vehicles and other items removed from the site. Sheldon stated he would be helping them identify what they could and couldn't do there as they expressed an interest of doing something with the property. He stated they were not aware of anyone living in the building, but would also address that issue.

Sheldon Smith stated the hearing for the Keyes litigation went very well for Coalville City. He stated the City won every issue that was before the Court. Sheldon stated there was a Takings Claim that still needed to be heard. He stated the Keyes' were claiming when the City changed the Zoning that it was a Taking and they should be compensated for that. He stated this issue would still be heard by the Court, but he felt the City would win that case too. Sheldon stated as far as the shed itself, the Court found the Keyes' were not in compliance and the City had gone through everything they needed to do and everything was according to Utah law and the City Code. He stated the next step would be having the building removed. He stated the Keyes' had requested to meet with him and the Mayor. Sheldon stated the Mayor felt the Council may want to be involved in the meeting. He stated he thought they wanted to discuss leaving the building in place and having it classified as an accessory building. Sheldon stated he looked at the Code and it didn't comply as an accessory building. Mayor Trevor Johnson stated meeting with them to negotiate had come up before, but he was reluctant to have that conversation and he cautioned the Council to be careful of discussing it. Sheldon Smith stated the City was still in litigation and he felt they should come back to the City Council if they wanted to discuss anything further. He stated he wouldn't consider meeting with them until the Court Order was signed and in place which would be at least 10 more days.

Item E – Council Updates:

Councilmember Adrienne Anson stated the Health Clinic piled the snow from their parking lot on the North side and it melts and floods the adjoining property owner. She questioned if the City could help in anyway by requiring them to move the snow to a different area. Sheldon Smith stated this would be a Civil issue between the two private property owners and the City wouldn't have any jurisdiction to have them push their snow differently.

Councilmember Arlin Judd questioned what Sheldon had found out about the bid for the South Lift Station and Force Main. Sheldon stated from his research it would need to go out for bid instead of being handled as a cost overrun. Mayor Trevor Johnson stated he was frustrated that this project wasn't already taken care of. He stated initially it was scheduled for last Summer and then by Thanksgiving and now it had to go out for bid. Sheldon Smith stated the bid issue wasn't black and white, but it wasn't something the City would want to risk. Mayor Johnson stated he would get an update of where the project was from Jim Goodley for the next meeting.

Item F – Mayor's Updates:

Mayor Trever Johnson questioned what the status was on Camperworld. Niki Sargent stated they were continuing to pay \$500 a week, but it wasn't enough to keep up with the monthly bill. She stated they used over 200,000 gallons for December which was more than what they used in November. Niki stated they had been notified that they would be shut off, but they hadn't responded.

Mayor Trever Johnson stated they needed to come up with a policy and plan for the ditches. He stated especially with the threat of flooding right now, a decision needed to be made. He stated he thought the water issues had been better where we didn't have everything coming down from Hoytsville, but we really needed something in place. Mayor Johnson requested for the Council to bring ideas for a policy to the Council meeting on January 23rd. He stated they needed to address liability, maintenance, etc. Sheldon Smith stated technically the City had a policy in place. He stated they needed to decide if they were going to change the policy or enforce it. Mayor Trever Johnson stated in his opinion the policy needed to be changed a little. Councilmember Adrienne Anson questioned if it was possible to have an overview map of where the ditches were and the problem areas. She questioned if the problem was because of spring water or if it was the melting snow on top. Zane stated right now it was the melting snow. Shane McFarland stated there was a Storm Drain Master Plan, but there wasn't an overlay map. Sheldon Smith stated he felt it would be more beneficial to meet with Zane and have him take them around and show the areas. It would be easier than looking at a map.

Item G – Executive Session:

There was not an Executive Session.

Item #4 – Review and Possible Approval Of Accounts Payable:

The Council reviewed the Accounts Payable for January 2017.

A motion was made by Councilmember Arlin Judd to approve the Accounts Payable for January 2017. Councilmember Tyler Rowser seconded the motion. All Ayes. Motion Carried.

Item #5 – Review, Discussion, and Possible Approval of Minutes:

The Council reviewed the minutes of the December 12, 2016 meeting.

A motion was made by Councilmember Tyler Rowser to approve the minutes of December 12, 2016 as written. Councilmember Arlin Judd seconded the motion. All Ayes. Motion Carried.

Item # 6 – Adjournment:

A motion was made by Councilmember Tyler Rowser to adjourn the meeting. Councilmember Arlin Judd seconded the motion. All ayes. Motion Carried.

The meeting adjourned at 7:00 P.M.



Mayor Trever Johnson

Attest:



Nachele D. Sargent, City Recorder



J-U-B ENGINEERS, INC.

DATE: January 5, 2017
TO: Coalville City Council
CC: Mayor Trever Johnson; Zane DeWeese, Public Works Director;
Sheldon Smith, City Attorney;
FROM: Shane McFarland P.E., City Engineer
SUBJECT: Robertson Gym Site Review (5517002-006)

This is our second review of the proposed site development for Shane and Taryn Robertson. The proposed development is located on parcel number BRT-2, 20 South 50 East.

A preliminary site plan was submitted on November 7, 2016. A review dated November 10, 2016 was for concept plan review only. Comments below numbered 1-16 are associated with the concept plan review. The developer was asked to make changes and resubmit for a final plan review. Additional comments to those are made in red.

The following items apply to this review:

1. A grading plan will need to be submitted for review. Indicate all slopes and contours across the site and road way. Indicate max cut and fill as well as how the road will tie into existing surfaces. A grading plan has been submitted. Plan still needs to indicate what the maximum cut and fill will be on retaining areas.
2. As a comment of record the site has been cleared and leveled prior to this site plan review. A cut along the south property line as well as a block retaining wall constructed on the north property line has been completed. It was discussed in a meeting held October 17th that once a grading plan had been submitted the hill side may need to be reviewed by a professional engineer to ensure slope stability regardless of the extent of the cut. It was stated that retaining walls under 4 feet did not need to be engineered however in addition it was also stated that the use of concrete blocks should be verified for safety and stability.

It is requested that a professional geotechnical engineer review the site as currently developed for slope stability as well as stability of the constructed retaining wall. This will ensure safety and protection to the site as well as to adjacent property owners. Please submit a letter signed and stamped indicating the site can be accepted as developed. Kent Hartley from IGES has visited the site and provided a recommendation letter for the site. All construction will need to adhere to the recommendations provided in that letter.

3. Coalville City Standard for curb and gutter is a 30" typical section and must meet Coalville city standards division 12. Indicate the slope of the proposed curb. This has been address on the final plan submittal.

4. As utilities are connected in Center Street and the roadway constructed it is anticipated that the existing curb gutter and sidewalk through the access area will need to be replaced. Please indicate on the plan. This has been indicated on the final plan
5. Propose and indicate the location of a trash receptacle. If a large dumpster is intended a screening fence will need to be installed. This has been indicated on the final plan
6. Indicate dimensions of the property and the proposed building. This has been indicated on the final plan
7. In the meeting held October 17th a concern from the planning commission was to provide a buffer between the proposed road and existing skate park sidewalk. It was proposed in the meeting that a curb section could be installed to create a buffer. Fencing may also be an option but visibility to the street may become a problem. Landscape boulders may also be a possibility depending on site constraints. Please propose a solution for city review. This has been indicated on the final plan
8. Show the location of the existing irrigation line. It has been discussed that the irrigation will need to be lowered to allow the road to be constructed. Public works will require inspection and pressure testing to take place on the constructed waterline. We have discussed reusing the existing pipe. This is still an option but the final determination will need to be made once the condition of the pipe and gaskets can be assessed. We will want to ensure the pipe will not leak and have to be repaired shortly after installation and the new road constructed. Rubber "ferenco" connections are not acceptable for connection. This has been indicated on the final plan
9. Provide a storm water calculation for runoff. It has been discussed that a detention basin may be needed. There is some concern that having a basin will saturate the soil near the retaining wall area.

It is requested that as the geotechnical engineer investigates the site that a recommendation be made on the feasibility of detaining storm water on site given the existing soil conditions and location near the north property line. This has been completed

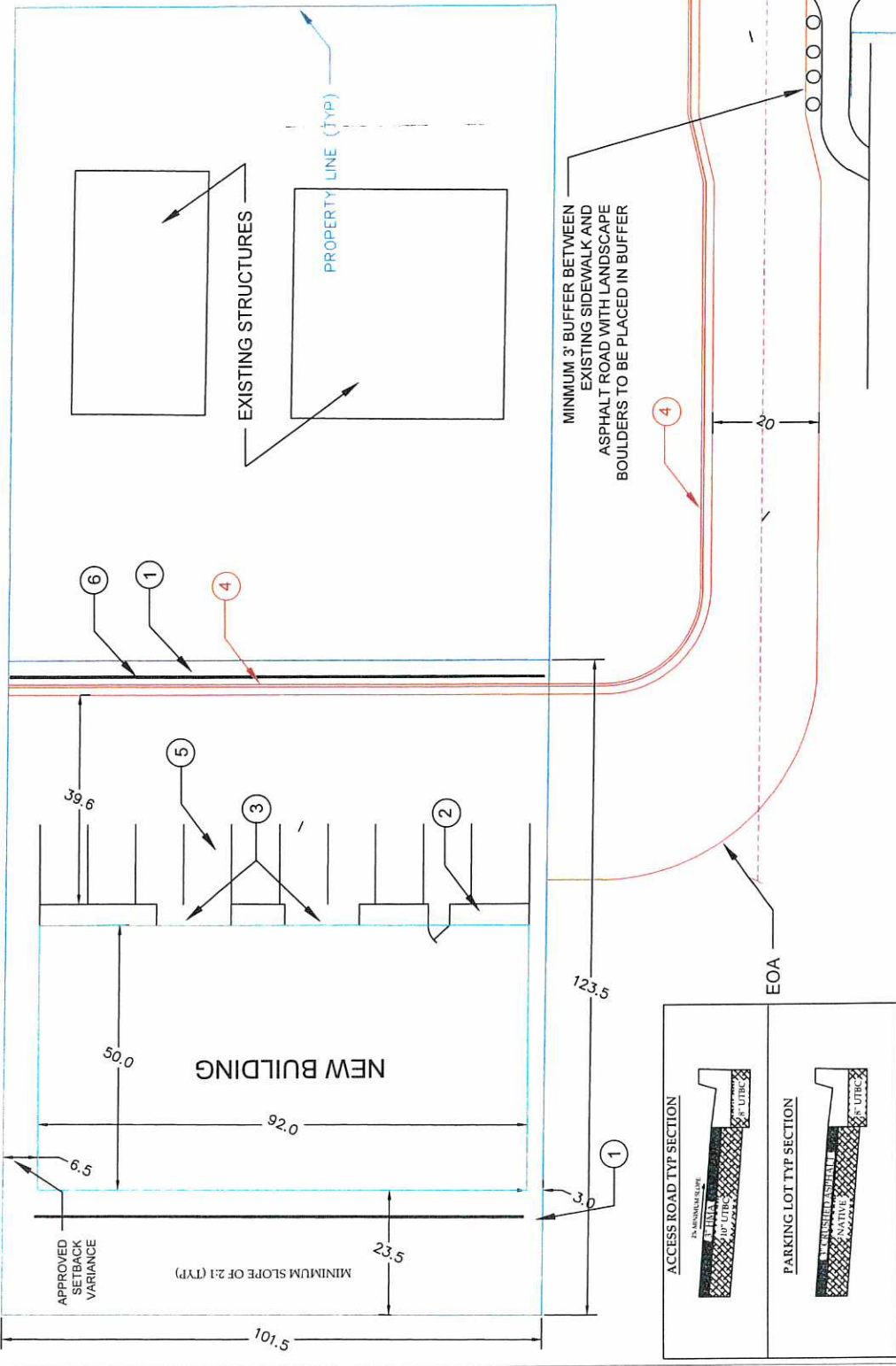
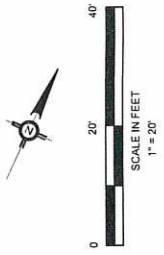
10. A sewer clean out will be needed within 5 feet of the building. This has been indicated on the final plan
11. Indicate the size of the parking stalls. Minimum size is 9' wide by 18' long. This has been indicated on the final plan
12. A privacy fence will need to be installed along the north property line. Indicate type, color, and height. This was discussed in the October 17th meeting and comments were made that the adjacent lot is zone commercial. The code 10-15-060 states that any residential use needs to have a privacy fence for screening. This has been indicated, however type, color, and height have not been shown. Discussion in the planning commission meeting approved direction to allow the construction of the fence to be installed on the property line at an elevation meeting the adjacent property to the north not built up on the raised portion of the gym site.
13. If lighting in the parking lot is intended, please indicate. This is not a requirement.

14. Building plans and elevations will need to be submitted for review to receive a building permit at the time of construction.
15. The side setback does not meet the 12 foot requirement. A variance has been requested to the Board of Adjustments. The Board of Adjustments approved a variance for the side set back on November 21, 2016
16. Show the cross section of the roadway and parking lot. Coalville standard 3" asphalt over 10" of road base will be acceptable for the road. A minimum of 3" of asphalt will be required in the parking lot. This has been indicated on the plan.

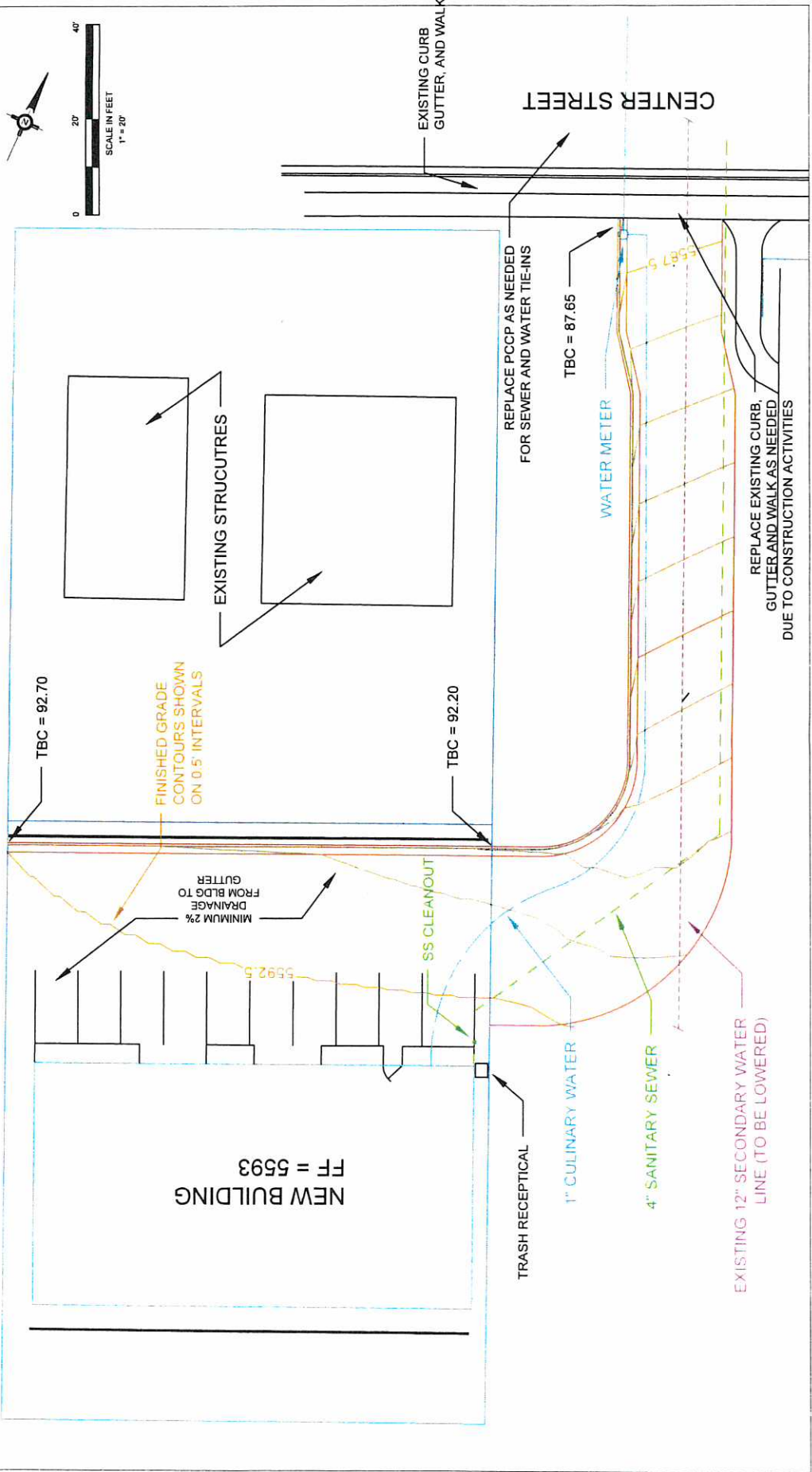
Additional Comments related to final plan review:

17. In conjunction with comment #4 above, the curb and gutter will need to provide typical driveway approach with ADA ramp access.
18. A storm water combo box will need to be installed in the curb at center street to catch run-off from the site. An effort to detain storm water on site was made, however based on geotechnical recommendations and site constraints the site will not detain any storm water.
19. A letter from the School District is needed to allow the construction to re-grade the slope.
20. Clarification on the road width is needed. The planning commission approved the plans contingent upon city review of the need for a variance on the road width.

If you have any questions or comments feel free to contact me.



HEAD OVER HEELS TUMBLING -- SITE OVERVIEW --	10-5-2016	001
<p>6) PRIVACY FENCE ALONG NORTH LINE</p> <p>NOTES:</p> <p>1) 4' BLOCK WALL (TYPICAL)</p> <p>2) 4' PLANTER STRIP</p> <p>3) 12X14 ROLL-UP DOOR</p> <p>4) 30" TYPICAL CURB - COALVILLE STANDARDS DIVISION 12</p> <p>5) PARKING STALLS ARE 9' X 18'</p>		



HEAD OVER HEELS TUMBLING
 - UTILITIES AND GRADING -
 11-2-2016 001

