



## COALVILLE CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is hereby given that the Coalville City Council will hold its regular meeting on **Monday, February 26, 2018** at the Coalville City Hall located at 10 North Main Street, Coalville Utah. This meeting will begin at **6:00 P.M.** The agenda will be as follows:

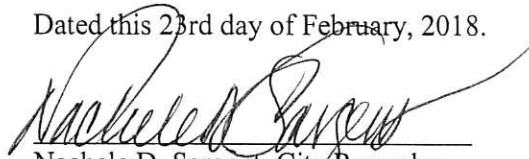
1. Roll Call
2. Pledge Of Allegiance
3. City Council Agenda Items:
  - A. **Public Hearing:** Consideration And Possible Approval Of The Black Willow Subdivision Preliminary Plan, 16 Lots, CT-281 And CT-279, JT Adkins
  - B. **Public Hearing:** Consideration And Possible Approval Of A Zone Amendment From R-2 To R-4 Zone, CT-330-A And CT-330-1, 349 East 100 South And 359 East 100 South, Courtney Richins
  - C. Discussion And Possible Approval Of New Planning Commission And Board Of Adjustment Members
  - D. Open And Public Meeting/Powers And Duties Training
  - E. Community Development Updates
    1. Business License Approvals
  - F. Legal Updates
  - G. Mayor Updates
  - H. Council Updates
  - I. Executive Session
4. Review And Possible Approval Of Accounts Payable
5. Review And Possible Approval of Minutes
6. Adjournment

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

Dated this 23rd day of February, 2018.

**Mayor**  
Trever Johnson

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

  
Nachele D. Sargent, City Recorder

**\*\*In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Hall (435-336-5981) at least three days prior the meeting.**

Posted: February 23, 2018 City Hall, Coalville City Website, Utah State Public Notice Website

PO Box 188  
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Coalville City Council  
Regular Meeting  
HELD ON  
February 26, 2018  
IN THE  
CITY HALL

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

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

**CITY STAFF PRESENT:**

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

**PUBLIC IN ATTENDANCE:**

Don Sargent, John Adkins, Kristian  
Mullholland, Teri Adkins, Celeste Gates,  
Monika Ewing, Tonja Hanson, Boyce Judd,  
Don Winters, Lori Winters, Dave Boyden,  
Jim Boyden, Heidi Lucas, Brice Lucas,  
Debbie Robinson, Jim Robinson, Dusty  
France, Jack Walkenhorst

**Item 1 – Roll Call:**

A quorum was present.

**Item 2 – Pledge of Allegiance:**

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

**Item A – Public Hearing: Consideration And Possible Approval Of The Black Willow  
Subdivision Preliminary Plan, 16 Lots, CT-281 And CT-279 – JT Adkins:**

Don Sargent stated he was representing the Adkins Family for this subdivision project. He gave the history of the property stating it had been the site of the family mink ranch where they raised the famous Black Willow mink which was where the name of the subdivision came from. Don Sargent stated they had laid out the site plan (Exhibit A) for 16 lots to ensure each lot had a lake view and the proposal included one tree every 30 feet and they would be strategically located as not to obstruct the view. He stated they would have a sign by the entry and had designed the road with a curve to maintain the

small town character. He stated they had one lot, lot 10, they could not get into the curved layout and so it would be the only lot that would be accessed from Main Street. All the other lots would be accessed inside the development. Don Sargent stated they would have a tiered detention pond that would reduce the water flow from the property and they were working with the City staff to decide the best way to proceed to route the rest of the drainage. He stated they would have CCR's for the subdivision with basic best standard practices and homes ranging from 2,000-5,000 square feet.

Mayor Trever Johnson opened the public hearing at 6:26 P.M.

Monika Ewing – not a city resident

Monika Ewing stated she had lived in Coalville for 20 years and she didn't understand why the homes had to be 2,000 square feet. She stated she had a family of seven and 2,000 square feet was huge. They were a one income family and this wouldn't even be feasible. They wouldn't be able to get a loan to build a home this size. Mrs. Ewing stated she and her husband wanted to stay in the area and was hoping to find a place to build, but they wouldn't be able to afford this. There wasn't a lot of property in Coalville that was feasible for them to buy and so they were actually looking at having to move out of Coalville because it was too expensive. Mrs. Ewing stated there were a lot of people that wanted to build here in Coalville, but they couldn't because it was too expensive.

Teri Adkins – City Resident

Teri Adkins referred to a picture of the subdivision and questioned what the dimensions of the pond were. Don Sargent stated they were still calculating the storm water pond. He stated once they had that information, they would do the final design with the sizing. He stated it would be two tiered ponds instead of one big one and right now it was 30 feet wide at the largest point. Kristian Mullholland stated it was hard to say how big it would be, but it would meet the City requirements. Mayor Trever Johnson stated a couple of years ago there was a time when there was some frozen ground and there was some run off and Teri Adkins ended up with a river through her basement. He stated he suspected she was trying to make sure that didn't happen again. Mayor Johnson assured Ms. Adkins that was on his mind when it came up at the planning meeting and the City Staff was aware of the issue. He stated the City was very aware and had a vested interest in making sure it didn't happen again to anyone after the water left the site and once it was the City's responsibility. Mayor Johnson stated he had every faith they were planning on getting ahead of it to get it figured out. Teri Adkins questioned if they could say where the drainage was going. Mayor Johnson stated not yet, but they would have to know before they could get the final approval. Teri Adkins stated the City was putting in a water line and questioned if it was part of this. Mayor Trever Johnson stated that was a different project and those questions could be addressed at a different time. Teri Adkins verified that this was the Preliminary and nothing had been finalized and questioned

what the next step would be. Mayor Johnson stated they would take the comments and come back with a final plan at another public hearing.

Mayor Johnson closed the public hearing at 6:35 P.M.

Councilmember Cody Blonquist questioned where the existing storm drain was located. Derek Moss stated it was on the North side and then a pipe went across the street. He stated they were trying to determine if the existing pipe would handle the flow from the subdivision and would decide the design when they had all the information. Councilmember Arlin Judd questioned where the sidewalk would be located. Don Sargent stated they were proposing to continue the sidewalk from the Northern property line all the way to the Southern property line. They would also have sidewalk in the subdivision on both sides of the road. Councilmember Cody Blonquist questioned who would be responsible to maintain the common area including the Black Willow sign. Don Sargent stated the subdivision would be responsible for that. Derek Moss read from the Staff report (Exhibit B) and stated they recommended approval with the sidewalk along the front of the subdivision.

**A motion was made by Councilmember Adrienne Anson to approve the Preliminary Plan for the Black Willow Subdivision. Councilmember Arlin Judd seconded the motion. All Ayes. Motion Carried.**

**Roll Call:**

**Councilmember Judd – Aye  
Councilmember Anson – Aye  
Councilmember Robbins – Aye  
Councilmember Rowser – Aye  
Councilmember Blonquist – Aye**

**Item B – Public Hearing: Consideration And Possible Approval Of A Zone Amendment From R-2 to R-4 Zone, CT-330-A And CT-330-1, 340 East 100 South And 359 East 100 South – Courtney Richins:**

Councilmember Tyler Rowser disclosed he was related to Courtney Richins and was recusing himself from this discussion.

Courtney Richins stated he was proposing a Zone change from R-2 to R-4 for higher density. He showed the map (Exhibit C) and stated the neighboring property was R-4 even though it had the density of an R-8 and he felt the re-Zone to R-4 would step right in place. He stated they were proposing the offer of establishing another access by putting in a bridge to connect to the subdivision on the other side. He stated the County had purchased the property for the rodeo arena and the connection from Chalk Creek to Border Station road would be a good improvement for everyone. Courtney Richins stated

he had received approval from Chris Boyer to allow the bridge to connect to his property. He stated if the property stayed as R-2, they wouldn't have to put in the bridge for a second access. He stated they were already Zoned for 24 lots and they would just put them in with a cul-de-sac on their property. He stated to make it worth putting in the bridge; they would have to have the higher density. Courtney stated if they put the bridge in, it would connect to the Chalk Creek Subdivision and the County Property so there would be three ways to access the property on the North side. He stated right now all of the traffic would hit Chalk Creek Road. Courtney Richins stated the current Zoning approved the property for 24 units and he would agree to put the bridge in at 25 units instead of 30 units which was allowed on one egress. He stated two lots would come off of Border Station Road which would be considered a different egress. Courtney Richins stated they were proposing to put in Town Homes next to the mobile home park and single family lots for the rest of the property. Councilmember Arlin Judd stated he had a hard time jumping from R-4 on one side and then to R-1 on the other side. He stated he didn't think that was a good exchange. Derek Moss stated when they considered the proposal they felt it was a good transition from the higher density of the mobile home park to the lower impact property. He stated technically the mobile home park had the density of R-8 and the medium Zone of R-4 would fit. Derek stated the consideration was the bridge and the road and that was a huge benefit to the City. He stated if the Council felt it was a good exchange they should vote for the increased density, but if they didn't, then they should vote against it. Derek Moss stated the Planning Commission recommended approval with the condition of the bridge being provided prior to the approval of more than 24 units.

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

Debbie Robinson – City Resident

Debbie Robinson stated she had concerns with this because of the narrow road. Border Station Road was very narrow and wasn't wide enough. She stated she had another concern that there wasn't any sidewalks in this area and if they were going to put in that much density, if it was changed to R-4, which she hoped it didn't, then sidewalks needed to be put in for the pedestrians. Debbie Robinson stated if a bridge went in, the bridge could back up the flood waters and make it questionable on the flood areas. She stated there were a lot of developments going in and questioned if there was enough water to handle them all. She questioned if there would be enough water for the 40 plus on her side of the Creek and now Black Willow if they allowed this to go to R-4. She stated she had lived here a long time and didn't want to run out of water.

Tonja Hanson – City Resident

Tonja Hanson stated this was a tough decision. She questioned if they should gamble and play their hand with this or wait. She stated she didn't know the answer, but she did know she was concerned about the 42 homes behind her house going out on Chalk Creek

Road with nowhere else to go. This was a safety hazard that needed to be taken into consideration. She stated she had talked about this before. If that took the safety concern off of Chalk Creek Road, she guessed she was okay with the increased density although she really didn't love the idea. Ms. Hanson questioned what the City would be getting besides the bridge and the increased tax base. She questioned if there were any other amenities the Developer was bringing to the community for the increased density. She questioned if there would be trails because this was a lot of density. She stated they should consider what else was in it for the City and the citizens.

Dusty France – Planning Commission Member

Dusty France stated he had a couple of comments regarding the potential bridge and road. He stated he wasn't for or against the increased density, but with 10 acres at an R-2 they would only be capable of 20 lots. He stated he was for the bridge and access and thought it would be very important for the City. However he did have concerns about putting the cart before the horse. He stated right now it was being proposed without any promise of it being built. It was mentioned the City could put one in if they wanted to which was not the trade-off. Mr. France stated he understood Mr. Richins was partnered with the landowner on the North, but not on Chris Boyer's land and even though the City was being offered a right-of-way for a road to exist, there wasn't anything in place to say Chris Boyer would allow the bridge to go in. He stated he had seen plans for a road to connect to 50 North, but there wasn't anything saying there would be a road here. Mayor Trevor Johnson verified there had to be another egress to build above 30 units. Derek Moss stated it was being questioned if the City could be left without a bridge or a bridge to nowhere and the answer was yes. Dusty France stated that was his concern. Right now they could build 19 homes and there wasn't anything to guarantee it happening. Courtney Richins stated the way it was now they could come in for permission to build 24 units. He stated the City didn't buy an easement through this property and since they didn't do that, he was proposing to give the City the easement and a bridge in exchange for the increased density. Dusty France disagreed and stated that wasn't necessarily true. He stated if they didn't get their density, they would just build 19 homes with a cul-de-sac and no opportunity for a bridge. He questioned what the City got if they approved it unconditionally with just an easement. Councilmember Cody Blonquist stated the egress had to go somewhere. He stated without the egress they couldn't build the homes. Dusty France stated with the R-2 Zone they couldn't get 30 homes there. He stated there needed to be some type of agreement with the other property owner to say it was allowed. Derek Moss stated they already had the agreement in place. The condition would force them to put in the bridge. Dusty France stated he would actually reduce the number of homes that could be built without having the bridge built. He stated he would like to see something more permanent and would like the Council to consider that. He stated they should have something in writing otherwise it could be a road to nowhere.

Mayor Trevor Johnson closed the public hearing at 7:08 P.M.



Councilmember Adrianne Anson questioned if they would be selling or renting the Town Homes. Courtney Richins stated they hadn't decided yet, but they may do both. Councilmember Rodney Robbins questioned if the Council allowed the Zone change if they could make them put the bridge in and get permission to finish the road too. Derek Moss stated that wasn't part of it now, but they couldn't build more than 30 units without another egress which was really being proposed as nothing over 24 units without the bridge being put in. He stated they could put the bridge in and do 30 units and then have to connect the roads to build 31 plus units. He stated if the Council wanted to add on that they wanted the road to be completed, they could do that as a condition of the re-Zone. He stated from the discussions he had with the Developer, they had the desire to put the road in for this development and the Chalk Creek Estates development. Sheldon Smith stated they could do 24 homes without doing anything; they would put the bridge in with the road to get the additional density. The Mayor and Council discussed the density options for the property. Councilmember Arlin Judd questioned if the City had standards for building a bridge. Derek Moss stated yes, they would have to follow the City standards.

**A motion was made by Councilmember Rodney Robbins to approve the Zone change from R-2 to R-4 for CT-330-A and CT-330-1, 349 East 100 South and 359 East 100 South with the Planning Commission's recommendation along with after 24 units the Developer would have to put in the bridge and a road for a second egress. Councilmember Cody Blonquist seconded the motion. The Ayes won the vote. Motion Carried.**

**Roll Call:**

**Councilmember Judd – Aye  
Councilmember Anson – Nay  
Councilmember Robbins – Aye  
Councilmember Rowser – Recuse  
Councilmember Blonquist – Aye**

**Item C – Discussion And Possible Approval Of New Planning Commission And Board Of Adjustment Members:**

Mayor Trever Johnson stated there were two seats up on the Planning Commission and there were four applicants. He stated they were Walter Yates, Dusty France, Isaac Rackliffe, and Shoat Roath. He stated a couple of the Planning Commission members had requested for Dusty France to remain on the board and he would like to see him appointed. He recommended for Walter Yates to be moved to the Board Of Adjustments which had two positions open with two alternate positions. Mayor Johnson stated he appreciated anyone that was willing to serve. The Council voted for the two open positions on the Planning Commission.

**A motion was made by Councilmember Tyler Rowser to appoint Dusty France and Isaac Rackliffe to the Planning Commission. Councilmember Rodney Robbins seconded the motion. All Ayes. Motion Carried.**

**Item D – Open and Public Meeting/Powers and Duties Training:**

Sheldon Smith informed the Council they were required by law to have annual training on Open and Public Meetings and referred to State Statute Title 52 Chapter 4. He reviewed the requirements with the Mayor and Council and stated all meetings needed to be open any time there was a quorum and if they were conducting City business. The community was entitled to know what their thoughts were and what they were deciding on. Sheldon stated anytime there were three or more Council it was considered a quorum and should be advertised as a public meeting. He stated if it was a social gathering or a by chance meeting, it was not a quorum, but cautioned them that they really shouldn't be discussing City business. He stated even an electronic meeting would constitute a quorum if there were three or more of them. Sheldon stated there were certain requirements that would allow them to have a closed meeting, but it would need to meet one of the provisions. He stated they should disclose a conflict of interest at the beginning of the meeting and specify what the conflict was. Sheldon stated they didn't necessarily need to recuse themselves, but he would recommend that they do so. He stated many times the public's perception would be that it wasn't right for them to vote if they had a conflict and they could lose confidence in the City. Sheldon stated the powers and duties issues often get blurred. He stated the Council was the legislative or judicial part and the Mayor was the executive part. He stated the Mayor was obligated to carry out what the Council passed. He stated they all couldn't be in charge and make things work.

**Item E – Community Development Updates:**

Derek Moss stated there were two business license applications for approval. Monika Ewing, This 'N' That, located in the strip mall behind the bank and Connie Springate, with an architectural home based photography business at 168 North Main #2. Monika Ewing stated her business would be like a Quilted Bear. She was also considering doing crafting classes and a paint night. She would also do balloons and gifts. Derek Moss stated Monika Ewing would need to provide the Cottage Food Establishment approval to be able to sell the baked goods.

**A motion was made by Councilmember Arlin Judd to approve the business license for Connie Springate and Monika Ewing with the condition that Monika Ewing provides the proper documentation for the Cottage Program Food Establishment. Councilmember Adrienne Anson seconded the motion. All Ayes. Motion Carried.**

Derek Moss stated they were planning on holding the Open House for the Wohali Partners LLC Annexation Petition on March 12<sup>th</sup> at 6:00 P.M. with the meeting starting at



7:00 P.M. He stated the City would be holding three public hearings that night to consider the Annexation Declaration Boundary, the Zoning for the proposed Annexation Petition, and the Annexation Petition. Councilmember Arlin Judd questioned if the meeting should be moved to the NS High School auditorium with all of the interest that had been shown on social media. Mayor Trevor Johnson stated that may be a good idea. Derek Moss stated they planned to have an Open House setting and not a Town Hall meeting.

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

Sheldon Smith stated he had talked to Glen Black today. Mr. Black was concerned about the noise from the construction at the Fairgrounds. He stated he had instructed him to contact the County and he had also contacted the County and they would be meeting with the County on Thursday, March 1<sup>st</sup> at 11:00 A.M. Sheldon stated he thought the City needed to protect themselves and someone should attend the meeting with him. The Mayor and Council discussed updating the Code to address this issue.

Sheldon Smith stated he would like to send an enforcement letter to the yellow building owner. He stated he had tried to work with them, but there hadn't been any changes. He questioned if the Council had any objections with him following up with them and to start accessing fines if needed. The Council approved for Sheldon to move forward with the notice.

**Item G – Mayor's Updates:**

Mayor Trevor Johnson stated the stop signs had been installed at the four-way stop at 150 South 200 East. Councilmember Adrienne Anson stated she could see them flashing from her house and wondered if there had been any complaints. Niki Sargent stated they hadn't received any at the office.

Mayor Trevor Johnson stated the BOR would be holding a public meeting concerning the plans and design layout for the Echo Reservoir on March 1, 2018 over at the Jordanelle State Park. He stated they had also committed to holding a meeting in our area at a later date.

Mayor Trevor Johnson stated he had signed the agreement again for the North Summit Recreation District. He stated he had signed one and they said there was a change in it by the City. He stated the City didn't make any changes, but they requested for a new document and so he signed it too and sent it back to the County. Councilmember Tyler Rowser stated it would be on the agenda for the County Council next week.

Mayor Trevor Johnson stated the Boyden's wanted to speak to the Council before the next meeting and he would give them some time under his updates. Jim Boyden stated he wanted the Council to know they would be willing to meet with any of them to

address any concerns they may have. He stated they had met and put together a preliminary concept plan for their project which would be presented at the Open House on March 12, 2018. He stated he knew based on other meetings, there was a very vocal opposition to what they were trying to do and they had found that people that were in favor of this didn't speak up and he was hoping they would keep that in mind. Mr. Boyden stated they wanted to work as a partnership with the community and provide some amenities to the community. He stated their project would increase the property and sales tax base. He stated one of the bigger ideas was for a championship golf course which would draw people to the community to work for maintaining it as well as building it. He stated they had considered a boutique and hotel area that would add to the hospitality tax. Mr. Boyden stated they felt the majority of homes would be secondary homes which was a higher property tax. He stated they had no intention of changing the character of the community. Most of the project would be out of sight for most of the City. He stated it was a real opportunity and an economic injection for the City. Jim Boyden stated he had met with a former member of the County Council who was a resident of Francis and he had mentioned this project sounded a lot like the Victory Ranch project. He stated this gentleman informed him the school district there received a two million dollar funding infusion, but the impact to the school was only two students because it was predominantly secondary homes. Mr. Boyden stated they were willing to work with the City on a development agreement to create something beneficial for both the City and them. He stated they would be asking for a maximum density of 500 units ranging from cabins to larger lots. He stated it would be developed in conjunction with the City to be able to meet their requests. He stated the demand was there right now and they were looking at a 10-15 year build out. He stated they would be providing activities year round with fishing, hunting, hiking, snowmobiling, etc. Mayor Trever Johnson stated they want to develop this area and would work with the County if needed. He stated he would think about if it in the way that if was going to happen anyway, it would be better to have the City involved and benefiting from it. He stated he realized there were a lot of components to this decision, but it may be a great opportunity for the City to participate and benefit from the economic development. Jim Boyden stated they would rather partner and work with the City, but they would approach the County and if the City wasn't interested, they would move in that direction. He stated they realized it would be their obligation to upsize anything needed for the infrastructure for the project and they were prepared to handle that. He stated they would provide a conceptual plan for the open house.

**Item H – Council Updates:**

Councilmember Adrienne Anson questioned if the City would be interested in providing some water infrastructure for some trees along 100 South in front of the school area. She stated she would like to have some secondary water lines there. Mayor Trever Johnson requested for her to provide a plan and proposal for consideration.

Councilmember Arlin Judd questioned where the City was on the bid packets for the water projects. Derek Moss stated they were still at the USDA for review.

Councilmember Arlin Judd questioned if the City was going to wait on the Force Main and Lift Station project. Mayor Trever Johnson stated there were some items that needed to be reviewed with that project and it was on hold for now.

Councilmember Arlin Judd informed the Council the ABC, Art Beauty Culture, open house would be held tomorrow, February 27<sup>th</sup> from 5:00 P.M. – 7:00 P.M. at the County Library in Coalville.

Councilmember Arlin Judd questioned if the Council was approving everything they needed to with the Accounts Payables. He stated he was concerned they weren't meeting their obligations. Sheldon Smith stated he would review that and get back to Councilmember Judd.

Councilmember Arlin Judd stated the mid-year Utah League Of Cities and Towns would be held in conjunction with the Counties this year in St. George and the meeting had been moved to the end of April. He stated he had suggested for Niki Sargent to get some rooms reserved. Mayor Trever Johnson stated this was a good meeting and encouraged the Council to attend if they could. He stated he would like to get a City Youth Council set up in conjunction with the NS School District. He stated he had discussed it with Cameron Diehl with the Utah League of Cities and Towns and they had great resources to help get that set up.

Councilmember Rodney Robbins questioned if the City was going to hold a car show this year. Mayor Trever Johnson stated he was planning on having a car show with an entire day event with the barbecue festival. He stated he had hired Travis English to help with planning the event. He would like to have a 5K Run, Car Show, and a few other events and it would all be held on Main Street this year. He stated the City was approached as a host for a car show in August as part of a charity event so hopefully there would be one here one way or the other or both. Councilmember Adrienne Anson stated she had contacted Anita Lewis and Josie Mosher about holding a quilt display at the SC Court House and they were very receptive to the idea. She stated the only thing they were concerned about was the need to pay someone overtime to oversee it the day of the event. Councilmember Anson stated maybe she could apply for the Restaurant Tax Grant for money to compensate them. Mayor Johnson stated they could discuss if further at the Event meeting.

Councilmember Tyler Rowser stated the County had put in a fire hydrant in the sidewalk at the Fairgrounds that was below grade and they needed to be informed that it would need to be raised to meet Code.

**Item I – Executive Session:**

There was not an Executive Session.

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

The Council reviewed the minutes of the January 22, 2018 meeting.

**A motion was made by Councilmember Tyler Rowser to approve the minutes of January 22, 2018 as amended. Councilmember Arlin Judd seconded the motion. All Ayes. Motion Carried.**

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

The Council reviewed the Accounts Payable for February 2018. Councilmember Cody Blonquist recused himself as he had a conflict of interest where one of the payments was for his company.

**A motion was made by Councilmember Tyler Rowser to approve the Accounts Payable for February 2018. Councilmember Adrienne Anson seconded the motion. All Ayes. Motion Carried.**

**Item #6 – Adjournment:**

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

The meeting adjourned at 8:47 P.M.

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Mayor Trever Johnson

Attest:

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Nachele D. Sargent, City Recorder



"Exhibit A"  
 City Council 2/26/18

# BLACK WILLOW SUBDIVISION

340 N MAIN STREET, COALVILLE, UT 84017  
 PARCELS CT-281 and CT-279

## PRELIMINARY PLAN SUBMITTAL



**PREPARED FOR:**  
 BLACK WILLOW CAPITAL GROUP, LLC  
 C/O JOHN ADKINS III  
 PO BOX 145  
 COALVILLE, UT 84017  
 (435) 640-5881

### PROJECT TEAM:

**LAND PLANNER/PROJECT COORDINATOR**  
 DBS + ASSOCIATES, LLC  
 DON SARGENT, LANDSCAPE ARCHITECT  
 PO BOX 266  
 COALVILLE, UT 84017  
 435.301.0720

**CIVIL ENGINEER**  
 HILLHOLLAND DEVELOPMENT SOLUTIONS  
 KRISTIAN HILLHOLLAND, CIVIL ENGINEER  
 PO BOX 680325  
 PARK CITY, UT 84068  
 435.301.7340

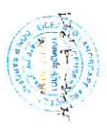
**SURVEYOR**  
 HIGH MOUNTAIN SURVEYING, LLC  
 PAUL FERRY, SURVEYOR  
 PO BOX 445  
 COALVILLE, UT 84017  
 435.336.4210

**SOILS AND GEOTECHNICAL ENGINEER**  
 APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.  
 SCOTT ANDERSON, ENGINEER  
 600 W SANDY PARKWAY  
 SANDY, UT 84070  
 801.566.6395

### SHEET INDEX:

- L1 COVER SHEET
- L2 EXISTING CONDITIONS
- L3 SITE ANALYSIS
- L4 SUBDIVISION PLAN
- L5 LANDSCAPE PLAN
- L6 ENTRY SIGN PLAN
- L7 LIGHTING PLAN
- C1 UTILITY PLAN
- C2 GRADING PLAN

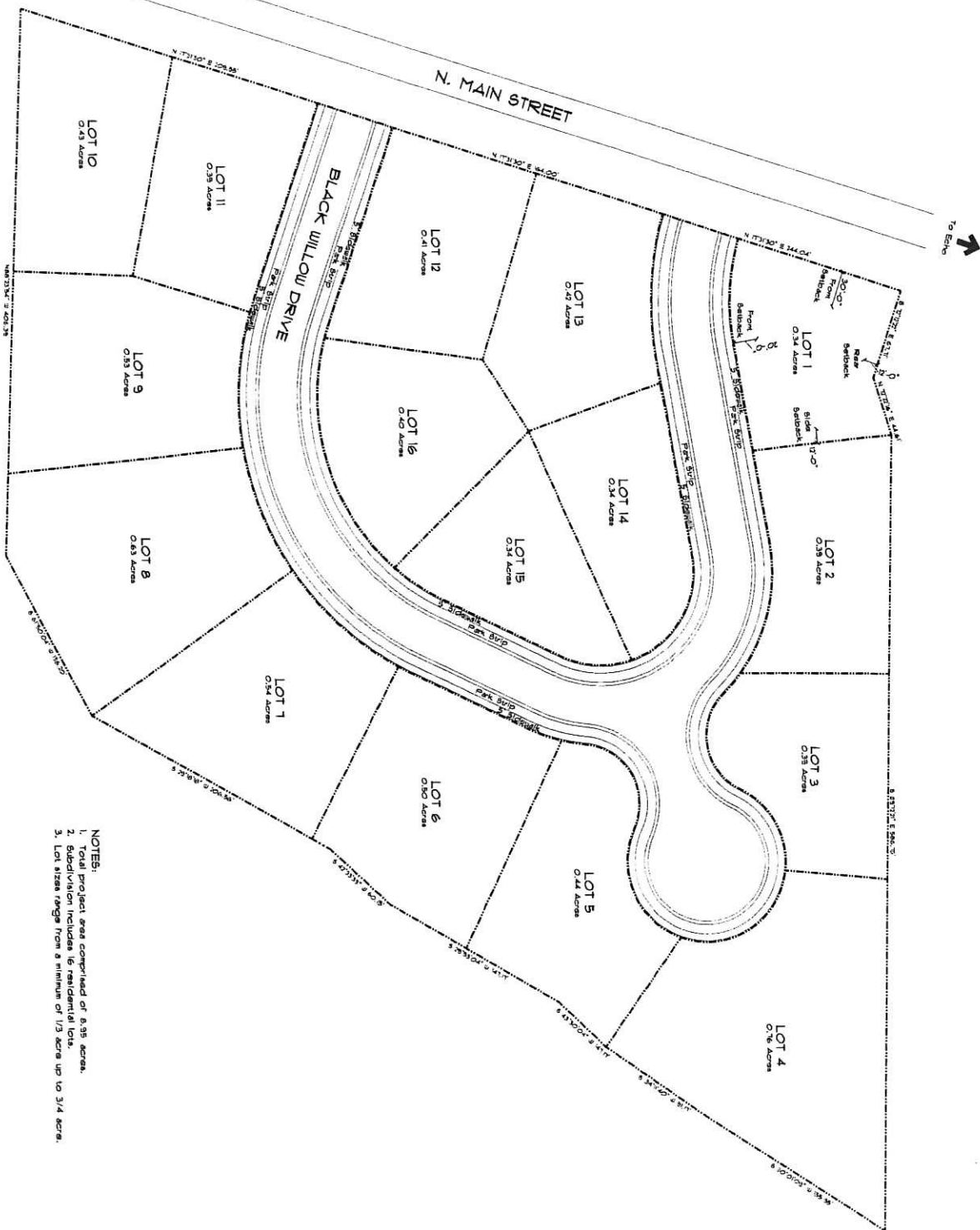
COVER SHEET L.1











- NOTES:
1. Total project area comprised of 6.95 acres.
  2. Subdivision includes 16 residential lots.
  3. Lot sizes range from a minimum of 1/3 acre up to 3/4 acre.

SUBDIVISION PLAN L-4

SCALE: 1" = 40.0'

0 20 40 60 80 100 FEET



Black Willow Subdivision

SCALE: 1" = 40.0'

DRAWN BY: Don Sargent

DATE: Wednesday February 7, 2018

APPROVED

CHECKED BY

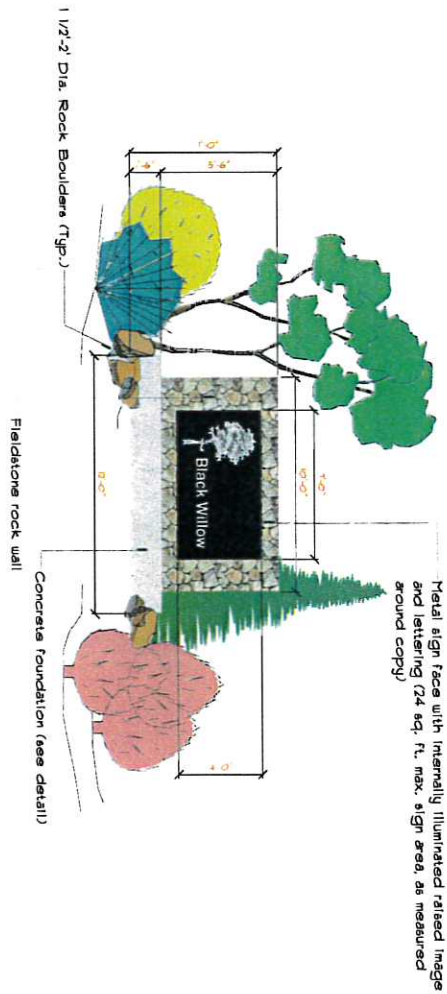
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Submitted Plan



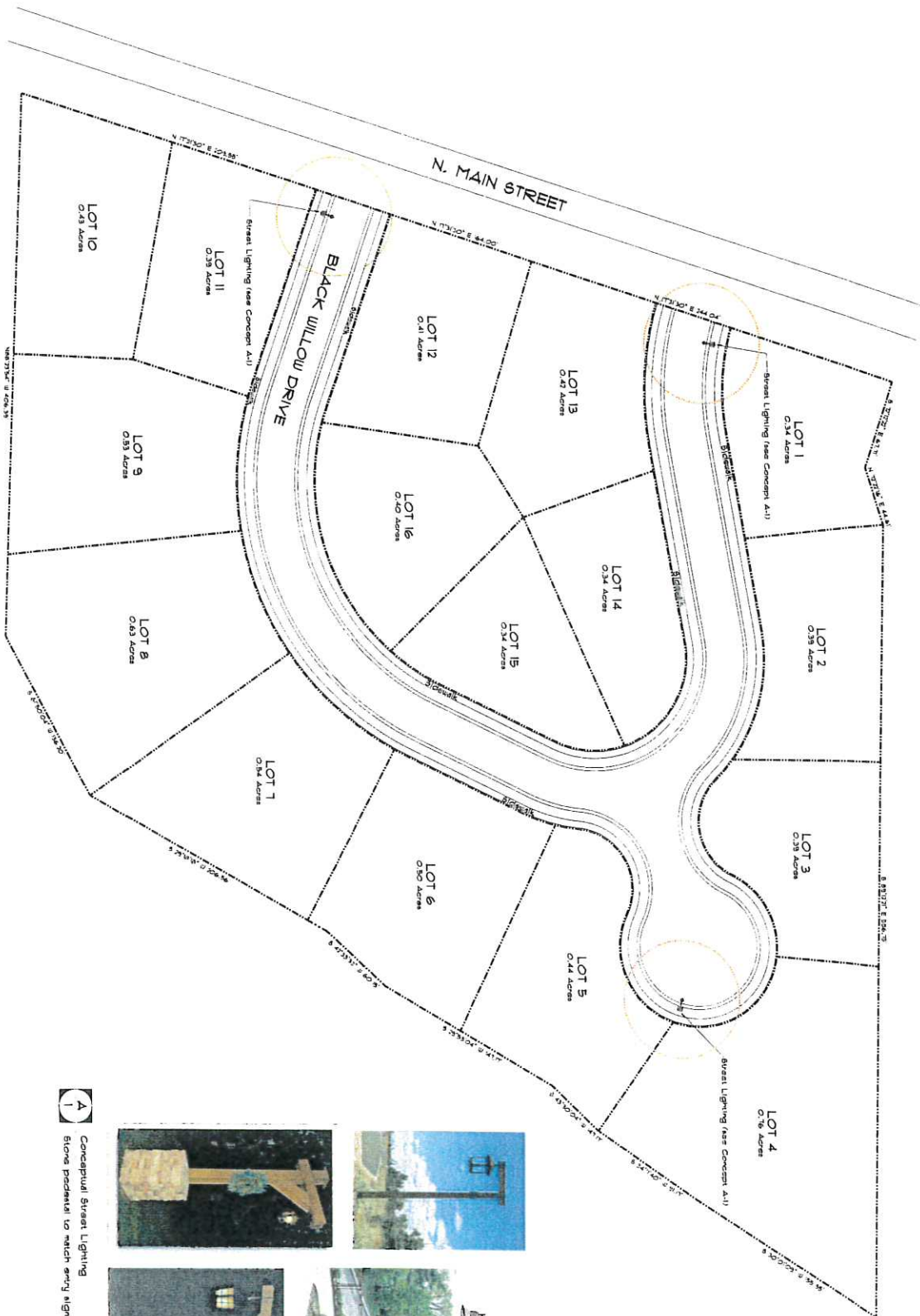




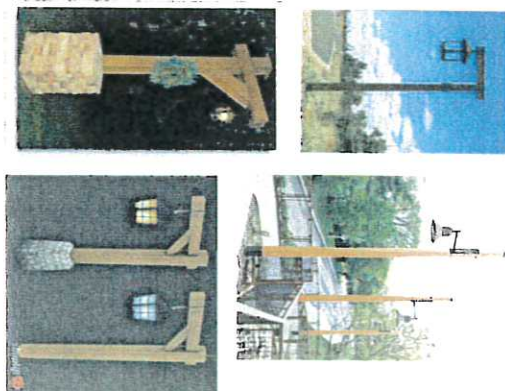
ENTRY SIGN PLAN L.6  
SCALE: 3/8" = 1'-0"







**A**  
 Conceptual Street Lighting  
 Stone pedestals to match existing sign-wind-directed fixtures  
**LIGHTING PLAN L.1**  
 SCALE: 1" = 40'-0"

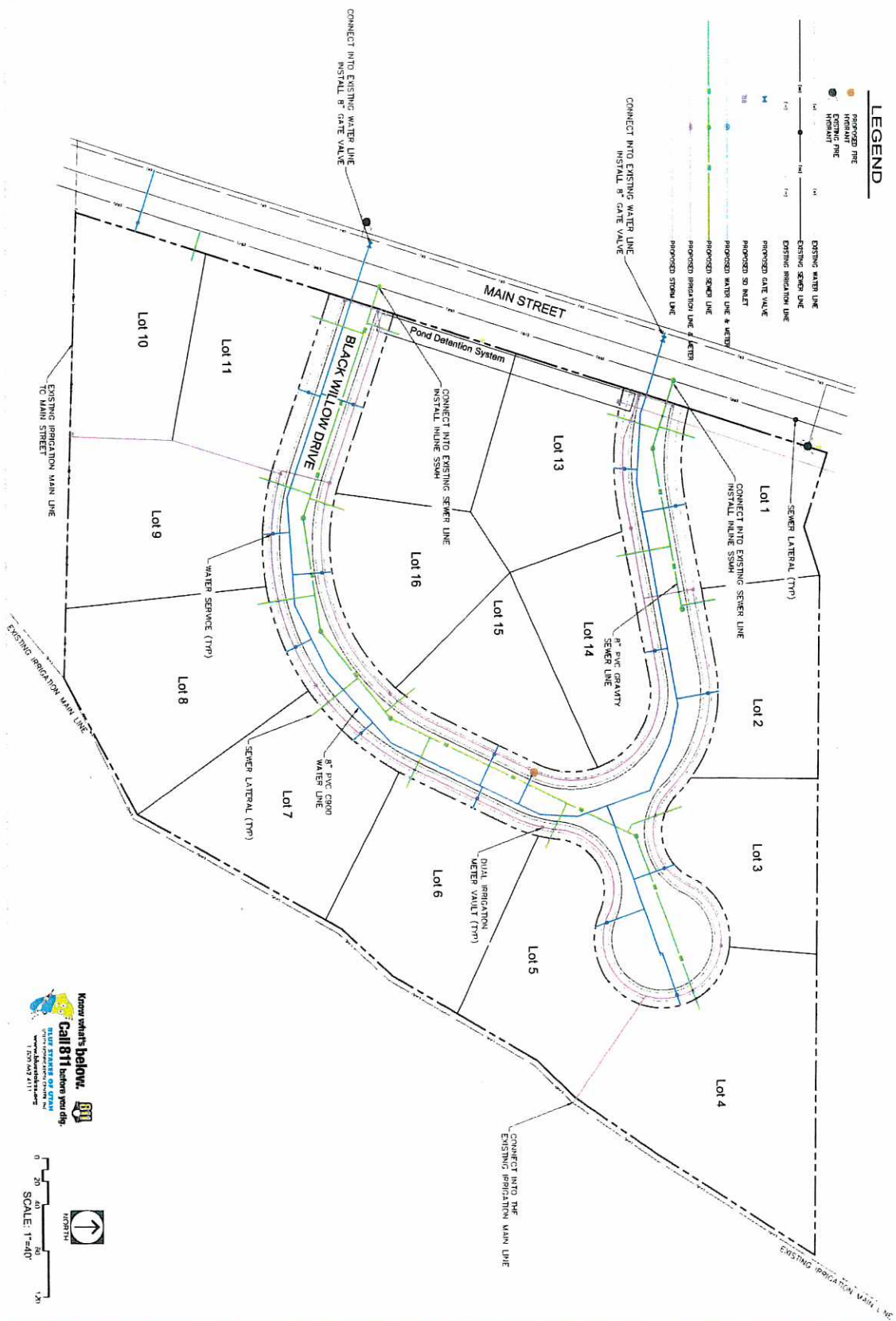


Black Willow Subdivision

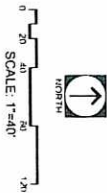
SCALE: 1" = 40'-0"  
 DRAWN BY: David Sargent  
 DATE: Wednesday, February 7, 2018

APPROVED:  
 CHECKED BY:

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**BLACK WILLOW SUBDIVISION**

**UTILITY PLAN**

**C1**







**DISCLAIMER:**  
This illustrative plan has been prepared for general orientation and informational purposes only from sources deemed reliable, but is not guaranteed. Property information shown is subject to change and does not represent a survey, legal description or construction drawings.

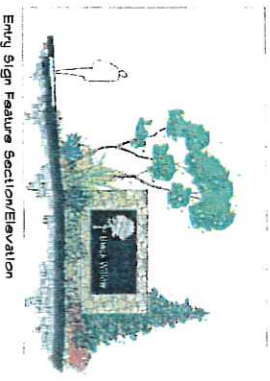
# BLACK WILLOW

Illustrative Plan  
SCALE: 1" = 40'-0"



**THE BLACK WILLOW STORY:**  
The Black Willow property was formerly a famous milk ranch owned by its founder John Adkins, Sr. in 1927 for the many A unique breed of milk, named "Black Willow", was developed and raised on this ranch. The milk had exceptional blue/black patina with the rich, creamy, buttery flavor. It was highly sought after for its rich cream. They became famous in the world during the war when milk, attractive and prestigious clothing made of animal fat was popular. Today, milk, are no longer raised on the ranch property, but the heritage of Black Willow lives on.

- PROJECT FEATURES:**
1. Black Willow comprises 16 residential lots ranging from 1/3 acre up to 3/4 acre in size.
  2. All lots are served with public utilities and municipal services including: natural gas, underground power, water, sewer, internet, and private secondary water.
  3. Views of Echo Lake Reservoir from every lot.
  4. Property backs up to undevelopable hillside open space to the East.
  5. Easy and quick access to downtown Coalville and Interstate 80.



Entry Sign Feature Section/Elevation

"Exhibit B"  
City Council 2/26/18

J·U·B COMPANIES



THE  
LANGDON  
GROUP



GATEWAY  
MAPPING  
INC.



J·U·B ENGINEERS, INC.

**DATE:** February 26, 2018  
**TO:** Coalville City Council  
**CC:** Mayor Trevor Johnson; Zane DeWeese, Public Works Director;  
Sheldon Smith, City Attorney;  
**FROM:** Derek Moss, AICP, City Planner  
**SUBJECT:** Black Willow Subdivision Preliminary Plan

**Application Information:**

**Applicant:** Don Sargent on behalf of John Adkins      **Applicant Parcel Number:** CT-281 & CT-279

**Applicable Ordinances:** Title 10 Chapter 12 "R-2 Medium Density Residential"; Title 8 "Subdivision Ordinance"

**Decision to be Made:** The City Council is the Land Use Authority and is to make the final approval. The Planning Commission recommended approval of the preliminary plan.

**Background:** The applicant has submitted an application to subdivide Parcels CT-281 & CT-279, located at approximately 304 N Main Street, Coalville, UT. The parcels are 8.95 acres. The purpose of the application is to propose subdividing the existing parcels into 16 residential lots. The proposed residential lots would range in size from 0.34 acres to 0.76 acres. Average Lot Size is 0.45 acres. The property was previously used as a single family residence and a mink farm. Access to the proposed subdivision would be via a road that would connect to Main Street in two places.

**Staff Comments:** The subdivision is located in an R-2 zone and meets the purpose, density, lot size, and frontage requirements of this zone, which are:

- to provide areas of the community characterized by medium-density, single- family developments;
- density of two (2) lots per acre;
- minimum lot size of 1/3 acre (14,520 sq. ft.); and,
- lot frontage minimum distance for each residential lot of one hundred (100) feet.

A sensitive lands analysis will need to be completed for the final plan submittal.

The applicant has agreed to expanding the existing sidewalk to the furthest south point of the proposed subdivision. This is consistent with improving connectivity via trails and sidewalks on Main Street as outlined in the General Plan.

If you have any questions feel free to contact us.



"Exhibit C"  
Council 2/26/18

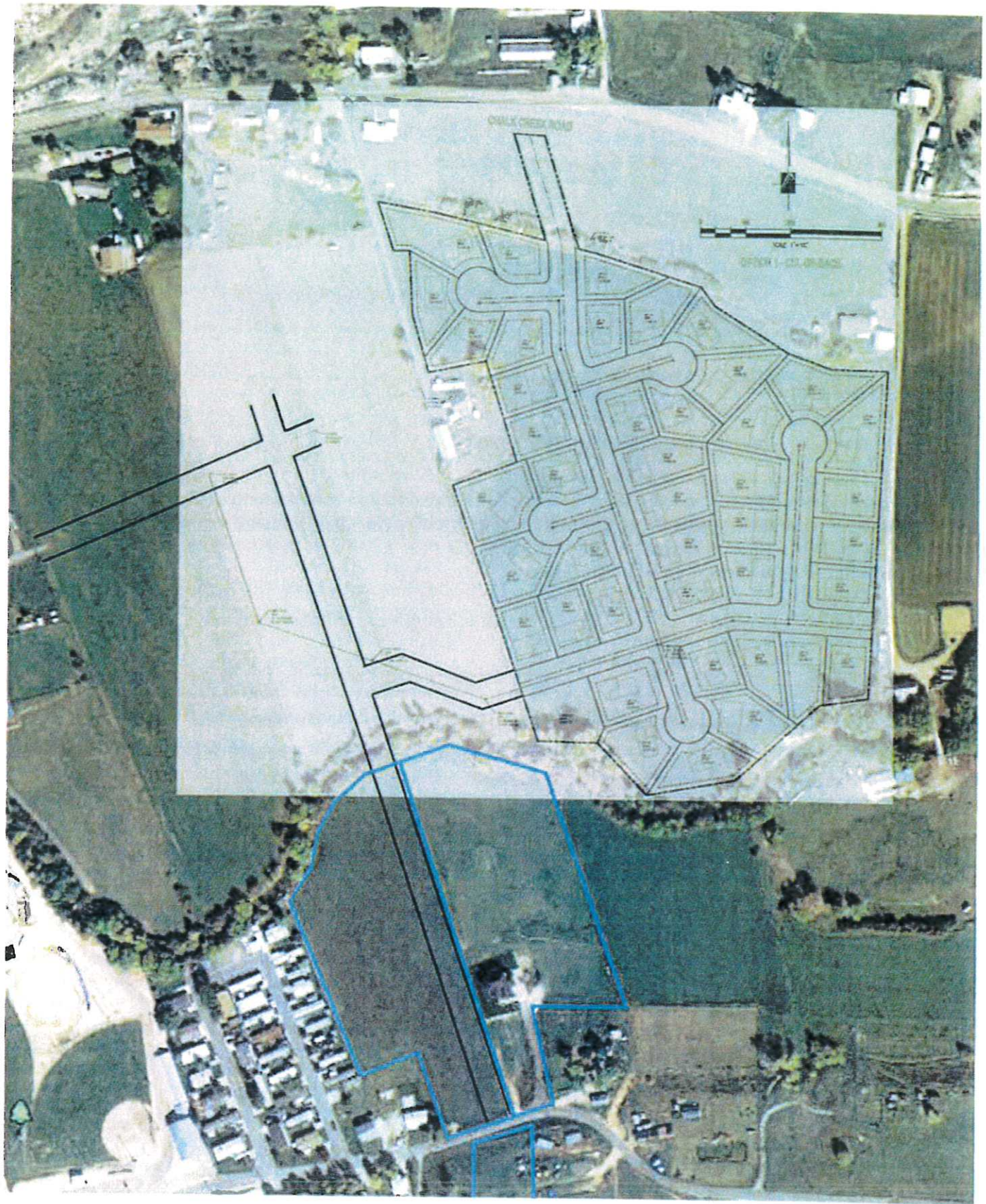


CT-330-A: 5.11 acres  
CT-330-1: 4.67 acres  
Total: 9.78 acres

Current Zoning: R-2  
Proposed Zoning: R-4



Figure 2b. Concept plan for preservation of a north-south connector and recent subdivision approvals.





"Exhibit D"  
Council 2/26/18

J·U·B COMPANIES



THE  
LANGDON  
GROUP



GATEWAY  
MAPPING  
INC.



J·U·B ENGINEERS, INC.

**DATE:** February 26, 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:** Application for Zoning Amendment

**Application Information:** Courtney Richins (applicant) has submitted an application to change CT-330-A and CT330-1, located at 349 and 359 East 100 South (Border Station Road), from R-2 zoning to R-4.

**Applicant Parcel Number:** CT-330-A & CT-330-1

**Applicable Ordinances:** 10-3-080 Administrative Procedures, Zoning Map and Text Amendments

**Decision to be Made:** The City Council is the Land Use Authority and is to make the final approval. The Planning Commission recommended approval of the zone amendment with the condition of a bridge being provided across Chalk Creek prior to approval of more than 24 units in a proposed subdivision on the properties.

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

- Transportation – the applicant has expressed interest in preserving transportation corridors that would connect 50 North to 100 South with a bridge across Chalk Creek. In exchange for constructing a bridge that meets design and engineering standards and is consistent with area transportation plans, the applicant is requesting the increased density.
- Density – the applicant has expressed interest in subdividing the properties for both single-family and multi-family (townhomes) consistent with the intent of medium residential per the General Plan.
- The proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property such that it borders a high density residential use and would provide a buffer between high and low density residential.
- There are adequate services in this area intended to serve the subject properties, including police and fire, water and waste water supply.

If you have any questions feel free to contact us.