



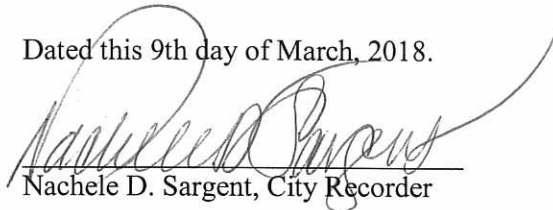
COALVILLE CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is hereby given that the Coalville City Council will hold its regular meeting on **Monday, March 12, 2018** at the **North Summit High School Auditorium** 53 South 100 East, Coalville, Utah. This meeting will begin at **7:00 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 Annexation Boundary Declaration Plan
 - B. **Public Hearing:** Consideration And Possible Approval Of The Wohali Partners, LLC. Annexation Petition
 - C. **Public Hearing:** Consideration And Possible Approval Of The Proposed Zoning For The Wohali Partners, LLC Annexation Petition
 - D. Mayor Updates
 - E. Executive Session
4. Adjournment

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

Dated this 9th day of March, 2018.


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: March 9, 2018 City Hall, Coalville City Website, Utah Public Notice Website

Mayor

Trever Johnson

Council

Adrienne Anson
Cody Blonquist
Arlin Judd
Rodney Robbins
Tyler Rowser

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Coalville City Council
Regular Meeting
HELD ON
March 12, 2018
IN THE
CITY HALL

Mayor Trever Johnson called the meeting to order at 7:03 P.M.

MAYOR AND COUNCILMEMBERS PRESENT: Mayor Trever 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:

Noted in public comments.

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.

Mayor Trever Johnson explained the agenda for the meeting. He stated there were three public hearings on the agenda and explained the distinction of each item. Mayor Johnson stated the City was required to have an Annexation Declaration Boundary plan which was basically an arbitrary line that was drawn around the City limits. He stated if the County had something they were doing within that boundary, Coalville City would be notified so they could express their interest. He stated this was just a boundary outline drawn to show the preferred way for the City to consider growth opportunities. It did not mean the property in the outline was automatically annexed into the City limits. Mayor Johnson explained the Annexation Petition pertained to the certain parcels of property that were requesting to be annexed into the City limits. He stated the City didn't go after this property. The property owners had approached Coalville City. Mayor Trever Johnson

stated the proposed Zoning for the Petition would be addressed if a decision was made in favor of accepting the Annexation. He stated the Zoning had to be placed on the parcels at the time they were accepted into the City.

Mayor Trever Johnson stated he wanted to place some ground rules for the public hearing portion of the meeting. He stated the Applicant would open with a presentation which would be followed by any questions from the Council. The public hearing would be opened and anyone within the City limits or in the Boundary declaration outline or were property owners within 450 feet of the Petition would be allowed to make comments on the proposal before the Council. He stated the time would be turned back to the Mayor, Council, and Staff to address any questions and to deliberate for a decision.

Item A – Public Hearing: Consideration And Possible Approval Of The Annexation Boundary Declaration Plan:

Derek Moss referred to the Staff report (Exhibit A) and stated the Annexation Boundary Declaration plan had three areas listed on the Boundary map. He stated the City limits were identified as a whole in red. The black dash line was the current Boundary and the proposed amended Boundary was the red dash line. He stated the Planning Commission had reviewed and made the suggested revised red dash line. Derek stated Planning did have some concerns about the outline to the South based on public input and made comments that the South West outline may be too far South and the Council could consider moving it further North. Derek Moss stated it was up to the City Council to determine if the Boundary made sense for the potential type of growth within those areas. They also had to consider how they would provide services to the area and if the services would be Developer driven. Derek stated the Planning Commission recommended the Boundary to be the red dash outline. He indicated on the map the area that was included in the Annexation Petition. Councilmember Arlin Judd declared he had a conflict of interest as he was a shareholder in the Summit Livestock And Range Company which was included in the Boundary outline to the South. Derek Moss stated there were two reasons the Boundary outline went so far South. He stated the first was so adjoining property owners around the Petition area had the opportunity to join the Petition and the Planning Commission wanted to make sure those areas were included in the Boundary outline. He stated the second was the Annexation Boundary Declaration map was looking toward long term growth opportunities and not just the next five years or current request on file. He stated the current Boundary black dash line was adopted in 2007 and was a 20 year plan. He stated they were also asked to square up the outline and not to divide parcels. Councilmember Tyler Rowser questioned if the Hoytsville property to the South would affect this Boundary map. Sheldon Smith stated if they were changed to a Town or City, it would have to be reconsidered, but there was a process to do that and it wouldn't be an issue. Councilmember Arlin Judd stated the City had tried to draw straight lines so there wouldn't be any islands or peninsulas and suggested if the outline was adjusted he would like to stay with straight lines.

Mayor Trever Johnson stated he would open the public hearing. He stated there would be a time limit of three minutes for each person which would be kept by Sheldon Smith. Sheldon would raise his hand when they had reached their time limit and they would need to finish up so everyone had a chance to speak. Mayor Johnson stated if their concern or comment had already been mentioned, to move on to any other questions they may have or if they didn't have anything else to add then let someone else come up and talk. He stated they needed to limit their comments to one comment per agenda item. He stated they would have an opportunity to speak with each agenda item. Mayor Johnson stated if they gave questions, they would listen and then once everyone had a chance to speak they would address the questions mentioned. He stated the people eligible to give comments were ones that lived within the City limits, were business owners within the City limits, or were property owners within the Annexation Boundary Declaration outline. He stated the City Council was elected by the City Residents and they were the ones eligible to talk. Mayor Trever Johnson asked for the public to extend courtesy and civility to everyone. He stated it was appropriate to voice and have opinions and he would give careful consideration of those opinions. He stated anyone wishing to speak would need to come to the podium and state their name and address for the public record.

Mayor Trever Johnson opened the public hearing at 7:22 P.M.

Catherine Rebecca Taylor – City Resident

Catherine Rebecca Taylor stated analyzing the data presented tonight from the posters she declared to this body complete bias and skewing of the research. She stated real professionals that performed the studies would have had the research data performed by an outside, unbiased, unassociated research firm who would create data based on statistical information. As a body, the data that you had been exposed to was biased and was performed by the Developer, not an outside research firm. As a citizen of Coalville City and a Professional Researcher, she demanded the research data be presented for an impartial analysis and proof study which was presented to the citizens tonight. She stated she believed the Developer of this project was trying to prey upon the ignorance of this body. Appertaining to research, this research needed to be proofed through new analysis. Research performed by the Developer was both unprofessional and inadequate. The building Developer should consider building a City of his own based on the dishonesty provided through this research. This matter reeked of unprofessional and dishonest practice. The manner in which an individual presented research spoke volumes about their personal integrity. Ms. Taylor stated she wanted to congratulate Councilmember Arlin Judd on announcing his conflict of interest. Due to the conflict of interest as a property owner with direct relationship to this, she would propose his vote be eliminated from the City Council appertaining to this subject matter. Thank you.

Jon Hellander – City Property Owner

Jon Hellander stated he was curious on where the borders were located and asked for an idea of something to correlate to on the map like Judd Lane or where someone specific lived. He stated it was hard to see and be able to tell what would be included in the outline.

Drae Burgener – City Resident

Drae Burgener questioned other than the new Development, what other new stuff would go on in the Boundary area to the North and the far South. He stated other than the straight line dogma, what else was really going on in those areas.

Colleen Goodman – City Resident

Colleen Goodman questioned because the City was doing the Boundary outline, if it meant they would be doing stuff there. She verified it meant the City had laid claim to the land so that if the County wanted to do something then we would have to work together. She questioned if that was correct. Mrs. Goodman stated the area on the West side was the water shed and if it was annexed around that area we would be protecting our water shed and questioned if that was correct. She questioned if the water shed would be annexed in even if the people were not. She stated her main question was would this be helping the water shed by extending the boundary.

Jim Blonquist – City Resident, Business Owner

Jim Blonquist stated he was at the Planning meeting when they set the Boundary outline and didn't think the map shown tonight was the same as what the Planning Commission agreed upon. He stated they were arguing about how far North the outline went and he made the comment it went clear up into the ledges and then someone stated they were just squaring it up. He stated he didn't recall them going that far West either. He stated looking at the map, basically Coalville was a recreation community, and he would be more interested in taking the boundary further North and not so far West. He stated he seriously thought that was the map that was approved by the Planning Commission. He stated people there should remember him saying it was a bunch of rock and they responded by saying they were just squaring it up. He questioned Derek Moss and asked if he remembered the comment. Derek Moss stated he remembered the comment and the Planning Commission approved the map as is meaning the outline identified at the Work Session was approved as is with the red dash outline. Jim Blonquist questioned if that happened after the meeting. Derek Moss stated no, it happened at the meeting.

Walter Brock – City Resident

Walter Brock stated he wanted to voice with the next two agenda items and the gravity of that development; it probably behooved us to consider the Annexation Declaration Boundary all the way over as proposed. He stated it would give an additional opportunity to voice concerns and have some influence in it and he felt it was a prudent decision to push that far West.

Donald Fulton – City Property Owner

Donald Fulton stated he believed it was the responsibility and obligation of the City to take care of its constituents, all who lived in Coalville. He stated it would be morally incorrect not to consider a 50-75 year growth plan. He stated a lot of the people that lived here had children that had grown up here, grandparents that had grown up here, and great grandparents that had grown up here, so the consideration for what happens here was their responsibility as a City, as Councilmembers. He stated if by chance the growth did go in this direction and followed the red dash outline, it was their responsibility to take responsibility for that and they needed to remember the spirit of the citizens. In accepting this proposed annexation, they had to do it with the spirit of protecting our resources. Not giving them away or squandering them. So, if annexing the portion where our water source was, it was to do it to protect it and not to do it to allow someone else to do with it as they would.

Nathanael Davenport – City Resident, Planning Commission Member

Nathanael Davenport stated he served on the Planning Commission and since there had been accusations that they had worked out of the public eye, he felt incumbent to address them. He stated under no circumstances did they ever do anything out of the public eye. The Work Session where they formulated this particular Boundary, which he didn't happen to attend because he was ill, was given public notice on the City website and on the Utah Public Notice website. He stated they just didn't do things that way at all. They serve the public and they had no interest in doing anything that would imply they were serving their own agenda. The Planning Commission, City Council, and everyone else were all part of this together and wanted to clarify that.

Cory Hull – City Resident

Cory Hull stated they recently annexed into Coalville from Hoytsville and they've seen nothing but negative from that. He stated their taxes went up and they were promised they would be able to get sewer and other stuff. He stated they could get sewer if they paid \$20,000. Sure, they could tap into the sewer. With what he sees, annexing all of the extra ground was allowing the foot hold for big development to be able to grab these pieces of land easier, put in big development, and continue their agenda. All this was, was just furthering the agenda of big development and he didn't think Coalville wanted it.

Chris Brundy – City Resident

Chris Brundy stated he worked out of town a lot and had missed some of the meetings and notices. He was curious as to when the annexation planning started and questioned if it was when the development brought it to the City's attention. He stated there were three different pieces being annexed in and it seemed like the main piece was where the development was going. He stated there was quite a bit going North, but the main piece was where the development was going and wondered when the City started all the annexation plans.

NaTae Vernon – Property Owner Inside Boundary

NaTae Vernon wondered if she would be in Coalville because it was hard to tell and she didn't receive notification. Mayor Trevor Johnson clarified if she was a resident or within the Annexation Boundary she was eligible to come to the podium with a comment. He stated if they were inside of the Annexation Boundary Declaration area it had nothing to do with being annexed into the City tonight.

Norman Crittenden – Property Owner Inside Boundary

Norman Crittenden questioned what happened if the straight line divided a parcel of ground or divided a land owner into two different Entities. He stated half of his property was in the City and half was in the County.

Ken McQueen – Property Owner Inside Boundary

Ken McQueen stated his property was now in the Annexation Boundary and he also owned property in the proposed future annexation area and he had never received notification that any of this was going on. He questioned what the process was behind that and what the process would be in the future because he hadn't been notified about any of it.

Denise Smith – City Resident

Denise Smith stated if Coalville City didn't annex this property it was her understanding that the County would have a say in what would go there. She stated they would have a say in what was approved there and she didn't think we would want that to happen and we needed to be conscious of what the County could do if the City didn't have control.

Boyce Judd – City Resident

Boyce Judd questioned why they were going so far North with the possibility of annexation. He questioned if there were future developments in the works and would they be coming up in another meeting. He questioned why it needed to go so far North.

Dusty France – City Resident, Planning Commission Chair

Dusty France stated he was also on the Planning Commission and wanted to make a couple of statements regarding the questions and confusion on this matter. This subject was just about the Annexation Boundary Declaration map revisions and not part of the Annexation Petition. He stated the Planning Commission was charged with the task of redrawing the Boundary outline to include all of the property on the Petition and to the best of their ability include the neighboring properties that could eventually join in. The boundary line would allow for that. It just meant this boundary outline simply stated that if they did wish to become a part of the City at some point, they would be considered because they were within these boundaries. Otherwise, they couldn't be considered. He stated they would still have to join the City boundaries to be considered. To the South they were looking for clean lines that did not divide a parcel which gave them two options. One was at the next little ledge above and the one provided. To the North it was to capture the area to the highway in response to any potential development that may come there as a result of the Echo Reservoir becoming a new State Park. The area to the East was simply to clean up the existing lines. He stated by no means did it mean these properties were being annexed in any way. They were still under the same control that they currently were. He stated he hoped that relieved any questions with this information. He stated going out that far West was the only way to include the area that was part of the Petition they were requested to and to square it off.

Patty Horie – City Business Owner

Patty Horie questioned if it was taken into consideration with the lines drawn to the West and South, if Coalville would have more influence or say about going in and out of the new development because of where the lines are drawn. She questioned if the City would be able to dictate allowing ingress or egress to the property onto other people's property because it was part of the Boundary outline.

Mayor Trever Johnson closed the public hearing at 7:46 P.M.

Councilmember Cody Blonquist questioned if there were legal requirements to notify any of the property owners that were within the consideration for the annexation boundary adjustment area. Sheldon Smith stated the City was not required to give personal notice to them. He stated there was no ownership change of property or anything that affected their property as far as the Annexation Declaration Boundary. Mayor Trever Johnson stated he would address some of the questions that had been asked. Derek Moss stated the information about where the Boundary outline was had been available for review. He

stated he realized it was hard to see. Mayor Trever Johnson asked for Hobson Lane and other major land marks to be pointed out. Derek Moss showed where Hobson Lane, Icy Springs Road, and the Petition areas were on map. Mayor Johnson stated the only thing that had been proposed to the City within the Boundary outline was the Annexation Petition. He stated if someone was interested they would have to petition the City. He stated the City had no control in any way of anything outside of the City limits. Derek Moss stated when the Petition was made to the City, the Council had the option at that time to consider whether or not to adjust the Annexation Declaration Boundary in response to the Petition. He stated that process could be done simultaneously and the Council decided to proceed in that direction. Derek stated it was placed on the agenda for a Work Session for the Planning Commission who then reviewed and revised the Boundary outline and made their recommendation at a Planning Commission meeting Public Hearing. Mayor Trever Johnson stated he wanted to make it clear that this map was an exact representation of what they voted to be recommended to the City Council. Derek Moss agreed and stated this was the exact map. Mayor Trever Johnson, in response to one of the inquiries, questioned what the process was for notification for who and when and where. Derek Moss stated for the Annexation Boundary Declaration it was just the public hearing notice which was State Code and that was what the City followed. There was no requirement to notify properties included within the Boundary outline because nothing was changing other than being able to be considered in the future for annexation. He stated the City could decide to inform others as part of their own requirement, but otherwise no notification was made because nothing was changing with respect to their property. Mayor Trever Johnson clarified the City did not have any influence over their property other than if the County did something they would notify the City. Councilmember Adrienne Anson stated she wanted to share that she felt we did need to declare this Annexation Boundary Declaration map and it was just making notice for property in future that the City had an interest there for future development. She stated the City wasn't taking anything, but if they wanted to come in they could be considered. She stated she really appreciated the comment made that we would annex to protect our interests. She stated that was where she was coming from. Councilmember Rodney Robbins questioned what happened if the outline split a parcel into two pieces. Derek Moss stated it currently didn't split anything and it wouldn't. He stated they made sure there were no parcels that were split. There may be the case where one owner owns two different parcels and one parcel may be on one side of the outline and the other on the other side, but there wasn't any parcels that were split. He stated people now own property where one parcel was in the City and the other was in the County. They actually fixed the existing map that did have parcels split. Councilmember Cody Blonquist questioned how the source protection zone was established. Derek Moss stated the source protection zone was established through a program through the State. He stated the City was required to update the plan every three years to identify that source protection area. He stated it was delineated in 1995 and the City was responsible to keep it up to date which they had. All the property identified except for the 100 feet around the Icy Spring was in the County. Mayor Trever

Johnson asked for the opinion from the Council if they thought the Boundary outline went too far South, West, or North. He personally wondered if it needed to go so far South. Councilmember Cody Blonquist stated he felt it was important to go North with the Echo Reservoir being a State Park. He felt it was anticipated that there would be some type of development happening there in the future and the City may like to capitalize on that development. As far as the Southern and West portion, he agreed the line could be moved to the jog line at the South as previously identified, but he would not change the North. Councilmember Tyler Rowser agreed with Cody and stated he felt they needed to keep the area to the North. He stated he was fine with moving the South line if they could keep the straight line. Councilmember Arlin Judd agreed and stated they could move the South line up to the jog in the map and he wasn't concerned if they needed to split a piece of property. He stated those issues could be addressed at an appropriate time. The City wasn't adding any hardship to the property. It wouldn't move it out of the Green Belt or change any status of the property. Mayor Trever Johnson questioned if it would split any parcels if they moved the line up to the jog line. Derek Moss stated no, it wouldn't. Councilmember Tyler Rowser wanted to clarify if there was a Planning Work session to draw the outline and then a Planning public hearing to make the decision. Derek Moss stated that was correct.

A motion was made by Councilmember Tyler Rowser to accept the Annexation Declaration Boundary map with the proposed change of adjusting the South border to the North up to the Section (jog) line (Exhibit B). Councilmember Adrienne Anson seconded the motion. All Ayes. Motion Carried.

Roll Call:

Councilmember Judd – Aye He expressed his conflict of interest and was advised by Counsel that he could still participate in the vote.

Councilmember Anson – Aye

Councilmember Robbins – Aye

Councilmember Rowser – Aye

Councilmember Blonquist – Aye

Item B – Public Hearing: Consideration And Possible Approval Of The Wohali Partners, LLC. Annexation Petition:

Mayor Trever Johnson stated he wanted to clarify the City was approached with a petition or application to be annexed into the City. He stated the City had received one from a group from Hoytsville and now this one. This was not something the City was shopping and they were learning as well to try and decide if it was a good fit for Coalville. Mayor Johnson stated the agenda specifically addressed annexation. He stated if it was approved, it didn't mean in any way there was a development there. He stated that would be another process. He stated the Presenters may talk more about what the

development would be, but the development portion wasn't on the agenda for a vote tonight. It was only being discussed as it related to the Annexation Petition. He stated he felt it had to be discussed in some terms because it did impact a lot of things like water sewer, and protected areas. He stated once again in no way was this an approval for a development.

Jim Boyden stated he was the representative for the Wohali Partners LLC and stated they were the Petitioners for annexation, but it also included other property owners of David Wilde Trustees, Craig Sargent Trustees, Stephen Boyden Trustees, and the Camperworld property. He stated collectively the property was approximately 1,700 acres of which 1,500 acres were Wohali Partners LLC. Mr. Boyden stated at this time they were developing a concept Master Planned development. The goal was to integrate the concepts into the design to be respectful of the property and good stewards and yet offer a thoughtful development. He presented the concept plan (Exhibit C) and stated there hadn't been any engineering performed, but it was what the proposed project would look like. It would be a private gated community and would be responsible for all of the amenities within the boundaries of the property. Mr. Boyden stated the access would be predominantly to the North off of Icy Springs Road which was currently a public road. The road which continued to Lewis Peak would be somewhat rerouted to contain a golf course. Anyone that currently needed to travel this road would be able to continue to do so. They would honor existing property rights and access. The project lot size ranged from small golf course cabins to larger, one to three acre, lots and five would be ranch lots of 15 acres. The total density would be 500 units and would average 1 unit per 3 acres, but preserved 80% open space. Mr. Boyden stated as the Developer they were incumbent to provide all infrastructures needed for the project. The cost to extend the services would be their responsibility. They would like to connect to the City sewer system providing the City had the capacity to provide them service. It would be their obligation to ensure there was adequate water available and before any infrastructure was engineered they would need to prove the availability from the water rights perspective and the ability to divert the water without adversely affecting the current water system. If they were unable to drill a Well without adversely affecting existing Wells, then they wouldn't receive a permit to drill. Mr. Boyden stated they had conversations with the Weber River Water Conservancy District and the Utah State Division of Water Rights and was informed there was ample water available for contract and it would be their responsibility to demonstrate the ability to develop a water source. If they had that ability, they would need to bring that to the City. They didn't intend on drawing down existing City capacity, flows, or resources. He stated the protection zone that had been mentioned extended through the property and they would be obligated as well as wanted to respect and understood there were certain uses permitted and not allowed in that zone. They wouldn't propose anything that would infringe upon those uses. Mayor Trever Johnson questioned if there was a projected build out. Jim Boyden stated in the best of circumstances they could build 500 units in 10 years. The likelihood would be 15 to 20 years. He stated 500 units would be a gradual built out and the growth

fit within the City 20 year build out. He stated they understood other projects were happening in the City and it was a first come, first serve basis for the services. It would be their responsibility to pay for any upgrades needed for their development if other projects took the available capacity. They proposed this development to be a zero cost proposition for the City by way of having a private community with their obligation to pay for snow removal, trash collection, and any continuous maintenance. Councilmember Cody Blonquist questioned with the zero cost proposition to the City, what net benefits would they be willing to provide to Coalville City. Jim Boyden stated should they get the opportunity, they would be very willing to enter into a conversation about what they could potentially do to benefit the community outside of the project. He stated they were interested in partnering with the City to shape the way this project happened. Mayor Trever Johnson stated there had been a number of projects similar to this that had failed. He questioned in the worst case scenario, what type of exposure the City would have. Jim Boyden stated they were currently debt free and were capitalized in a way to be able to move slowly if needed. The other projects mentioned endured, but were unable to weather the economic downturns that happened. No one goes into a project anticipating going bankrupt, but he was certain if given the opportunity to proceed, they would be required to post financial assurances and performance bonds. He stated those items would be addressed with a development agreement. Mayor Trever Johnson stated he felt the Council needed to consider how to address controlling and limiting the City liability. Jim Boyden stated he felt they could come to a satisfactory arrangement to make sure those concerns were addressed. Councilmember Tyler Rowser questioned whether the snow removal would be just to their gate or if they would go to the interchange. Jim Boyden stated they would consider whatever the City required. Councilmember Cody Blonquist asked for the proposed access to the development to be described. He stated it was his understanding that once the density reached 30 units the development had to have a second access and questioned where the second access was for this property. Jim Boyden stated there was a County road that ran through the property and came out at Coal Holler on West Hoytsville Road. He stated it did not need to be improved, it was just in case of the need for evacuation. Mayor Trever Johnson questioned if it satisfied the second access condition. Derek Moss stated there was discussion about what an egress was, but yes, it did satisfy the condition that they had multiple egress, one to the North and one to the South, but it would also need to be determined if it was a defined egress. The definition would need to be identified. Mayor Johnson stated the road they were referring to wasn't even able to be accessed more than half of the year. Councilmember Cody Blonquist questioned how that would work with the road being public and then going to a private community and back to a public road. Jim Boyden stated anyone that currently accessed their property from the road would be able to continue to do so. He stated he felt it should be noted that all of the property along the public road was private property and there shouldn't be a need for anyone else to travel it. Sheldon Smith stated anyone would have the right to travel the public road. Councilmember Adrienne Anson stated she wanted to make sure a hydro geological survey was completed before any decisions about water were made and

questioned how to ensure it would be an unbiased engineering firm. Jim Boyden stated they would be responsible to hire the contract for the survey and the firms were contracted and legally obligated to provide factual data. It would be their livelihood and based on their license and there wouldn't be any reason to provide or represent anything other than the facts. Councilmember Tyler Rowser questioned the projected tax revenue numbers and how they were derived. Jim Boyden stated he was asked by the Mayor to try and provide a projection of possible tax revenue. He stated it was not a declaration of what would happen. The information was based on comparables from the Summit County Assessor office. Jim stated he worked directly with them to try and accurately project what the tax revenue would be. The Mayor and Council continued to discuss items concerning the golf course and the possibility of fertilizers affecting the water source, the access road meeting the City standards, and the possibility of \$6,000,000 in impact fees paid to the City. Councilmember Tyler Rowser questioned if the City didn't annex the property if the development project would die. Jim Boyden stated no, it wouldn't. Mr. Boyden turned the time over to Jason Eldredge for him to give some impact analysis. Jason Eldredge stated he represented the firm Property Landing who did a lot of impact studies with regard to wages. He stated he had reviewed the numbers provided by Jim Boyden so they were the third party independent contractor. He stated whether the project went through Coalville City or Summit County he hoped to be involved with the Master Plan. He commended the Council on looking forward for their community. He stated Property Landing was a research company based in Salt Lake City, Utah and they had been around for 20 years. He stated they provided statistics and they didn't benefit from the information provided. He stated he felt for better or worse, annexing the property and doing the Annexation Boundary Declaration was a great move. He stated they researched all of Summit County and tried to put together total costs with regards to wages and the labor pool (Exhibit D). He stated it was to the Developers advantage to tap the local trade base as it was costly to have them travel. Councilmember Cody Blonquist questioned if the Applicant had an appetite for a smaller build out. Jim Boyden stated he felt if there was a smaller number, it would be insignificant to the character of what was proposed, but would be noticed on the financial portion as there was a certain yield they needed to reach in order for the project to make sense.

Mayor Trever Johnson opened the public hearing at 8:44 P.M.

Louise Willoughby – City Resident

Louise Willoughby stated she had served three years on the Eastern Summit County Planning and currently there was no proposal or nothing in the future that would come anywhere near 500 homes that the County would allow at this time. She stated she wanted to comment on the first come, first serve issue and how only so many can access without maximizing the City resources. She stated she wanted to share an annexation story from talking with members of the East Bench Annexation proposal who had given

her some statements. She stated she didn't know if these were exactly true as she didn't compare them with the minutes, but she was sure those minutes would be open if anyone wanted to check out what was exactly the case. She stated on approximately July 5, 2017, 23 landowners that owned 1,000 contiguous acres in East Hoytsville to Creamery Lane applied for annexation to Coalville City. They met 100 percent of the threshold for property owners in agreement at this time. They were directed to amend the application to include more of Hoytsville by the City. The Applicants declined to amend the application because the current application was viable. The application was tabled. At the August meeting, this group was asked to re-consider and they replied no, they had a viable application and they were told by the City, that the City would amend the application to annex in more property. There was a 30 day period to get the application done. The Applicants went around and talked to other property owners, but they did not meet the number needed so the application was tabled and the group was sent a letter of findings. When this application was received, it did not receive Planning Commission time or a public hearing. Every one of these acres had secondary water, mosquito abatement, garbage services, and pretty much all they would require from the City was snow removal. At that time, the question was asked how the City would add enough staff to plow those roads that were in Hoytsville. Louise Willoughby stated these people lived here. They had sent their children to our school, they already paid taxes, and they had a proven vested interest in the community. Mrs. Willoughby questioned how the City decided who to annex in and if money was a big variable. She questioned if it was, she wanted them to consider if this was to go bankrupt, and anything was possible, as Icy Springs went bankrupt in 2006 and was then bought again by the same people and the same thing happened in Promontory. She stated she could tell them it was a huge hurt to the students of the South Summit School District. There were a number of years where the taxes weren't there for those students. Mrs. Willoughby stated there was more than one way to hurt a community. She questioned as a City what the plan was and how they decided who got to come into the City and who got to stay out. She questioned if they did have a plan. Louise Willoughby asked the Council to say no to this Petition until they really had a long term plan and they knew who could be annexed and who could not. Thank you.

Joel Horie – City Property Owner

Joel Horie stated he just had questions and not really a big agenda. He stated the comment about fertilizer made him question what the status of the property was now. He questioned if the ground was dry farms or irrigated pasture now. He stated his concern wasn't about the golf course as it would be professionally maintained, but all of the homes that would have landscaping. He questioned what type of covenants they would have to cover landscaping as they wouldn't be as careful. He stated ground water was one thing, but the rest would go into the lake which was a recreation resource for us. He questioned if there was a way to abate that. Mr. Horie questioned if the volunteer Fire Department we currently had would work for fire protection for 500 residences. He

stated this would come out slowly, but questioned what kind of cost the City would incur for Fire service and if the Fire Department had to get bigger how was it going to be funded. He questioned if the City received \$6,000,000 from sewer impact fees, the new sewer plant costed more than that and if the City would have to add on would this development would eat up all the potential growth for other areas of the City. He stated the capacity would go to this and smaller land owners that wanted to split up their property wouldn't have any. He questioned if there were long term growth plans for the other side of town where landowners may want to develop their property. He stated he imagined most of the people here would not be able to afford to live in the new development. He stated there was a need in Coalville for moderate priced homes too and some of the water and sewer capacity would be needed for them. Thank you.

Merlyn Johnson – City Resident

Merlyn Johnson stated he didn't have anything to say about the project, but had some concerns about the emergency road Jim Boyden mentioned. He stated he felt they would need two or more roads to take care of that population. He stated the City had required other Developers to provide storage for secondary water and culinary water, but hadn't heard anything about that and assumed it would be looked at as the project proceeded. He stated it was his understanding that the sewer plant would more than take care of the population there and if it had to grow it would grow. He cautioned the Mayor and Council to not get stung like they did on the previous project. He stated the City got their hands slapped real good so he hoped they were alert to that and that they were honest and their lawyer was a good lawyer and not a shyster.

John Gates – City Resident

John Gates stated he was glad everyone showed up and wanted to thank his wife for putting the word out. He stated he was kind of against this and there had been talk about how they were going to get their water. He stated he heard they were going to pipe the water from the Weber River and questioned if they were going to connect to the City water and where was the water for the golf course going to come from. Mr. Gates encouraged everyone to come up and talk.

Tom Toole – City Resident

Tom Toole questioned where the Developer and the City Council got the information that there was plenty of water here. He questioned who provided the information and if it was from water rights, Weber Basin, or who. He stated they needed to look at and be aware if they were going to drill Wells in this area that it was a fractured geology. He stated Camperworld drilled a Well and had even asked Coalville if they would go half and half and the City wouldn't, and they hit one of the best Wells there was. Coalville went over and drilled a Well on Icy Springs road on the corner and it was all contaminated. The

Well on the Brown property was going to have to be treated if it was going to be used. He stated in his opinion they didn't know what the water quality would be when they drilled a Well. Those were the only three examples he knew of in this area. The only other area was Oakley and they hit a large aquifer that had never been discovered in the Weber Basin. He stated Weber Basin tried to sue them and take it over, but they lost because that water had constituents that had never been in the Weber Basin water. He stated Oakley doesn't have to pay any City taxes because of their water and their rodeo. Mr. Toole stated he was bothered about the comment made concerning the Boundary outline and that the County would have to come and talk to the City about doing something there. He stated the State Legislature had always jumped in and overruled the Cities and the Counties and slapped whatever they wanted on there. He stated if the County wanted to do something there, he didn't think the City would be able to stop it.

Jay Anson – City Resident

Jay Anson stated his comments weren't directed toward the Council, he was married to one. His questions were directed to Jim Boyden. He stated they moved here about eight years ago. He stated he taught school here, he coached here, and he knew most of the people in the audience. He loved the people, the children, the community, and the building was holy to him. This town was holy to him. When they say gates, fences, and private, it stings these people more than talk of a development. He stated he didn't have an issue with the development and wanted to make that clear to everyone. It was the symbolism of a gate that shuts these people out of the ground that they think is holy and was important to them. It's not development to him, but it may be to some, it's the idea that when they put those buildings in there and they shut the gate, they shut all of these people here out. The reason he lived two minutes away from here was because he wanted to be part of this community. When these people come moving in, they don't necessarily care about the houses, they care about the people moving in. He questioned if it was possible for Wohali not to put up gates if the Council allows them to come in. He questioned if it was possible not to put up boundaries between Coalville people and outsiders or newcomers because he was one. He wasn't born here, but he felt accepted and not because he showed up, but because he was a part of this community. He stated by putting up a gate and saying they didn't belong, made these people felt like who was working for who. Mr. Anson stated the other issue was when they talked about annexing this land in, he wanted to make sure that this development worked for this community and that the City benefited and not the other way around. He stated he lived in Alpine, Utah exactly like Coalville. His parents came in from Iowa and they were accepted and they built and the problem was Alpine, a growing community, did not annex in property that it needed to. Areas like Draper took in a lot of property that Alpine should have taken in. The places that Alpine did not annex in they wish that they would have because they didn't have a decision on what was put there, when it was put there, and what it looked like. Thank you.

James Willoughby – City Resident

James Willoughby stated people say that they look at this and they wouldn't see people coming and going out of their private, local road, but it was definitely going to affect us. He didn't see how they could think something this big was going to go unseen and wouldn't have an effect on us. He stated if you looked at our roads, it was going to impact us greatly. Mr. Willoughby stated he was also very concerned about the water shed. They talked about fertilizer being a gray area, but he didn't think that was good enough. He stated we were not people that would trapeze in and use the house for two weeks a year and then trail blaze off to another house. We were people that lived and depended on this water so a gray area would not suffice. Mr. Willoughby stated everyone knew in the Winter we prayed and prayed and prayed that we would have enough water and there were farmers that depended on that water. He stated to even think a golf course would be something that would even be thrown around when we were in the situation we were in with water just blew his mind. They could talk about buying all the water shares they wanted, but that didn't mean that the almighty was going to make water. He stated as far as growth, he thought it was too much at one time for this town and didn't see where any of this growth would be helping anybody in this community. He stated they were building homes we couldn't afford and shutting a gate to a golf course we couldn't use. They were throwing \$10 jobs around to cater to the rich. If we wanted that, we would live somewhere else. Mr. Willoughby stated he came back here after the service because of the way it was here and we were very blessed to have the kind of community that we do here. He stated if he wanted this, he would move to Park City or Heber City and what scares him was this was the first step in forcing the locals out. Forcing the farmers out, forcing the way of life out. There were families that came here with the pioneers and made it home. This wasn't a vacation place for us, it was something that we live and breathe. This was our community and we needed to take that into consideration and look at it now before it was too late. Thank you.

Denise Smith – City Resident

Denise Smith stated she agreed with what Jim and Jay said and wasn't sure this kind of community would be conducive to our lifestyle, but she was concerned that this project wouldn't die and they would come in through the County. She stated we would have no control what so ever at that point. She stated she just wanted to throw that out there. She wasn't sure what the solution was, but if the County had control of it they may put up ten gates.

Tom Rees – Adjoining Property Owner

Tom Rees stated he and his family and extended family would be affected more by this development that anyone probably in this room. The development would be right out his front window. The road to be used by the development crosses through the center of

their property. Unlike most people here, they travel the road daily and would likely face the most impact from increased traffic. They were also concerned about the water. Like Coalville City, their water source was also close to the City spring. That being said, no matter how he felt personally about the development, he was a firm believer in personal property rights. Growth was coming, like it or not. The big question was who would you want controlling the growth, Coalville City or Summit County. He questioned who you would want to get the tax benefit, Coalville City or Summit County. If Coalville City and its residents were so anti-development in the past, there wouldn't be an Indian Hills, Walker View, Beacon Hills, or Lake View. If these and other developments were stopped, there would be a lot less people here than there was today. After reading some of the comments on social media, he couldn't believe the toxic and hatefulness simply because they may disagree with the owners and what they planned for their property. Change is scary, but fear should not stop us from listening and studying the facts before judgement was passed on the merits of the development. If the City then believed it wasn't what they wanted for the City and its constituents, they could deny the request of the applicants. Then everyone would be at the mercy of Summit County and they would all have to accept the outcome, whatever that may be for better or worse. There was no doubt this would be bringing changes to everyone. It was his belief that Coalville City should guide its future and not leave it in the hands of Summit County to guide it for them. Thank you.

Bill Battersby – City Property Owner

Bill Battersby stated he wasn't good at math, but 500 homes with three people in each home would be building Coalville City again. He stated we didn't have the infrastructure and \$20,000 or whatever it was to hook up to the sewer was a lot of money for Coalville residents. It would be chump change to these residents. If we were going to get the growth, we needed to charge them the impact fees, not just what they were today and not what they were going to be, but we needed them to pay their own way. A golf course on average used 100,000 to one million gallons of water a week and we use 150 a day. They would be consuming more water than the entire City at 200 gallons a day times 500 homes. We needed to be careful. He stated he was all for growth because he would like some commercial spaces to be rented out, but they needed to pay their own way. If they paid their own way, he was for development.

Cory Hull – City Resident

Cory Hull stated there were more concerns with water. They say they have it all figured out where they drill deeper than our aquifer. They had that problem before when Coalville City drilled for some water. He and five other homes were fed off a spring and when the City drilled the Well a long way from where their spring was located, they contaminated the spring and made that water unusable. Now they were on Coalville City water because they destroyed their spring. He stated he didn't know if all of these little

plugs that would be coming down would do the same thing and destroy Coalville's water, but then we would all have to go off the new Weber Basin drainage water and that should be a pretty big concern. The secondary road they were talking about was another concern. They say they won't need to improve that road. If they had been on the road when it rained for about 20 minutes, they would realize no one was coming out on that road. If they did, they must have pretty good four wheel drives, but then the road would be destroyed. The Range Company would end up being the one to have to go back and fix it or maybe make them fix it, but it was still a problem. The Range Company was trying to abandon that road as it shouldn't have ever been a part of the equation. The road was deemed a County road back in the late 1800's when they were bringing coal and stuff out of that area. The road hasn't been used as a County road for a long time and shouldn't even be a part of this. He stated it was mentioned that a lot of people wouldn't even see the development. It would be unseen by most, but it would be seen by the people that had been using that land and see that land as something more than a dollar value. Mr. Hull stated we keep seeing this dollar value and dollars were spent and once they were spent they were gone. This was going to affect our community and our way of life. We all live here in Coalville and drive to work because we value where we live. We value the small town life. We don't like fighting the traffic that all of them were comfortable with because that was how they lived. He stated we didn't live like that. We lived differently and we value the way we lived. He stated that was why they seen all of these people here tonight and this wasn't even a touch of the people that really didn't want it. We don't want it because we don't want to change our life for your dollar value.

Nathanael Davenport – City Resident, Planning Commission Member

Nathanael Davenport stated in the Planning Commission meeting the Developer stated they would rather work with Coalville City than Summit County and questioned why specifically that was. He also questioned if they had prior contact with any County officials about this development. He stated given his current position in the City government he was trying to remain as dispassionate as possible about this, but he agreed with his friend Jay Anson that there were social ramifications from this development that would affect the community for decades to come. He stated he personally objected to what may happen in that regard, but he also recognized it was very much to our advantage to consider this development and to do whatever they could to guide it and steer it toward our favor. He stated he hoped the Developer would in their conscience consider the social ramifications of this. We cannot dictate to them, as City Officials, how they were going to use their land, but he would like them to consider these ramifications that had already been discussed by his fellow residents.

Cindy Padgett – City Resident

Cindy Padgett stated she wanted to question the impact to the Fire, Police, Ambulance and Schools. Thank you.

Dan Pace – City Resident

Dan Pace stated it appeared to him that even with the Developers comments that there were no dead on the ground, but he felt we were losing site of a lot of things. If they looked at the projections, there was an 800 square foot cabin unit projected to sell for \$800,000. He stated that didn't happen around here unless there was something to attract and bring them here which was the golf course. The golf course was going to take a lot of money and a lot of money up front. Once you looked at their other projections on build out, he appreciated that they said it could be a 15 or 20 year plan, but what he displayed tonight was a 10 year plan. The 10 year plan called for 30 units by 2019 which meant in the next year and three quarters, they were going to put in the infrastructure, make all the improvements necessary, market and sell 30 units. It wasn't going to happen and when it didn't happen, let's say he only sold the low end cabin units at \$800,000 and he only sold three and not 30, so now he had 2.4 million dollars and not 24 million dollars. They would get behind and this was the same reason why Promontory, Victory Ranch, Coral Canyon, Mount Holly Club, and Sand Holler, all went bankrupt in the State of Utah. Mr. Pace stated what a lot of people didn't know was the same thing happened 40 years ago to Jeremy Ranch. It was proposed as a private members only community. It was going bankrupt and a group of Attorneys from Salt Lake City came in and said their only hope was to open it to the public and sell it as a Country Club and increase the membership. That was the only way Jeremy Ranch survived. He stated no one had the intention of going bankrupt, but when you looked at the capital outlay in reality, it happened almost every time with this sort of development. He questioned what would happen when that happened and stated there were performance bonds and people tried to say that was going to protect you, but he was here to tell us that he was going on two years of trying to collect on a performance bond for the Salt Lake City School District. He was left holding the bill on a softball field that Highland High School played on. He stated when things go bankrupt, every Contractor that was laid out on their projection boards that was going to be paid 26 million dollars for those three trades would be left holding the bag and that was the personal damage that happened. He stated he was not opposed to growth, but he was opposed to growth that wasn't organic and sustainable and he didn't feel this was in any fashion organic or sustainable.

Kelly Ovard – City Resident

Kelly Ovard stated he was thankful to Dan and Jay who had recently moved into this area and he considered them brothers and Coalville-ites just like someone who had lived here 50 years. He stated he would turn 50 this year, had grown-up in Henefer, and had lived here for 14 years. He stated he was sick and tired of people from Park City dictating how we were going to live. He worked in Park City for 15 years and knew a lot of the County Council and they were good people, but the County just paid a bunch of money in Park City to save a little piece of land and here we were going to go and develop a side hill for

no good reason. He stated he was a golfer and loved to golf and for years wanted a golf course here so he didn't have to drive to Morgan. Notice he didn't say Park City. He had played the Country Clubs in Park City. He had play Promontory, Jeremy Ranch, and Country Clubs in Salt Lake. He stated there was a reason they were a Country Club. No one played them because no one could afford it. He stated if they wanted to play a great round of golf, go play at a Country Club. They may see 10 people in four hours. It was a waste of land and a waste of time. If we want to develop a golf course, we needed one we could play on and that our High School could play on. He stated he had met a lot of people in Park City who fly in for a day or two and then fly out. He stated we didn't want that here. If we could annex the land and stop it from going in, that would be the best possibility. Mr. Ovard stated he had been here for a lot of years and had been around the old Boyden building, but had never met a Boyden. He didn't like how people moved away and had no connection to the lifestyle here, but wanted to come back and develop their land and tell everybody how it was going to be. He stated he was grateful for his heritage and living here. His wife was a School Teacher here and they lived by the School. They had talked about Indian Hills and Beacon Hills and those were the kind of developments the City needed. He had no problem putting in 500 houses over there in the next 100 years or even 50 years and none of them needed to cost more than \$200,000-\$300,000. He stated he didn't want people flying in for two or three days and then flying back out. They could go to Heber City. He loved Heber City; he would love to live in Heber City as there were a lot of golf courses there. The growth didn't bother him, but if we were going to build 500 houses, let's put our kids in them and not someone from New York or Los Angeles.

Jim Blonquist – City Resident, Business Owner

Jim Blonquist stated he would like to apologize to the Planning Commission. He stated his comment wasn't meant to say they didn't have an open meeting. The map just wasn't how he remembered when they finished up. He stated he talked to Dusty France who told him it was the map they adopted and so if he offended anyone by that remark he was sorry. He stated he felt the five, six people sitting up there were voted in by the people of Coalville and regardless of what they thought or what they may think was the best for Coalville City; their obligation was to do what the people of this community wanted. He stated he wanted them to sit here and listen to every last comment from everybody and at the end of the day he wanted them to decide if the people wanted this or did they not want this. He stated he didn't care if it was the best thing that ever happened to Coalville. If it wasn't what the community wanted, then they shouldn't vote for it.

Glen Miller – City Resident

Glen Miller stated he was relatively new to Coalville even though he was the 5th generation in his family to live in Coalville. He stated he wanted to point out in 2012, the

City came up with a community vision plan and the number one goal was to be a beautiful, rural community based on its history of agriculture, open space, and recreation. He stated a lot of people had commented about every one of those items. He stated objective one of that policy was that new growth and development must be compatible with the heritage, culture, and rural small town character of the City. He stated if they looked at the development, he didn't know if fit that particular policy. Policy number one on objective number two was to maintain agriculture open space and recreational opportunities. Policy number one stated preserve a farming friendly community that encouraged long term agricultural success. He questioned if this particular development met that policy. Policy number two stated new development should have minimal effects on view sheds, hill sides, and riparian areas. He stated he didn't feel the development met this policy. He stated he would agree that perhaps annexing this so we could preserve the water shed would be the best idea. Development was good as long as it could be controlled and he thought they needed to focus in on what the community vision said which was to preserve this rural atmosphere because how many of us would be able to go buy a house there. It would be a gated community and would be something that wouldn't fit any of the goals and policies that were written six years ago to help us for the future. Thank you.

Kevin Richins – Adjoining Property Owner

Kevin Richins stated he used to live here and he missed it. He stated he could understand the impact on this community and he felt for them. He stated he wanted to speak to the neighbors of this community if it should go in. He and his brother own the property for the purpose of getting away. He stated he really didn't want the lights and the gated community and wondered what the folks in the gated community would do if as their neighbor he opened up and shot his shotgun and made a whole bunch of noise. He didn't want someone from New York telling him they wanted peace and quiet because they came out to Coalville, Utah. He stated as they would drive over to the farm they would run across herds of deer, elk, and mountain lions and if they brought that big of a community in there the wildlife they enjoyed today wouldn't be there anymore and that made him very sad. He stated like the folks in town who wanted a lifestyle, those that owned property adjacent to this proposed community would like their lifestyle to remain the same as well. If nothing else, when he heard the word Well, he thought of his spring drying up and he didn't want his spring to dry up. He stated he would plead if this somehow made it to fruition that the Planning Commission and City Council would make sure these folks do environmental impact studies, ground water studies and everything they could make them do so they clearly understood the impact they would have on the City, on the ground water, and on them as neighbors. Thank you.

Lynn Wood – City Property Owner

Lynn Wood stated she understood the issue at hand was the annexation and that was what they would be voting on and she highly supported bringing it home to make the decisions here. She stated the City Council, Planners, and all of these people in this room would bring the balance that was needed and would find the best solution between the extremes. She stated she supported that, but with that being said, she also wanted to reiterate what Mr. Miller just said about the General Plan. She stated long before the developer came and had a vision for this place, the people that lived here had a vision and they articulated that in their General Plan which was just beautifully read. Everything that came into this community should conform to the vision that was laid out here and not the other way around.

Ray Hancock – Adjoining Property Owner

Ray Hancock stated he didn't live in Coalville City, but ironically his family owned the property where the alternate exit or egress to this property would dump into as soon as they came out the South boundary. He stated whenever he heard an independent opinion that had been paid for by somebody, he was a little skeptical of it. He stated he wasn't a rocket scientist, but he didn't understand how public access to a gated community would work. He stated it made no sense what so ever. The road being discussed as the alternate egress was totally impassable when it was wet, as anyone who had ever driven it would know. He stated he had buried more than one vehicle off to the side of it and had not been able to get it out for a few days until it dried out. It dries out rather quickly, but when it did rain or snow, you can't go down that road period. He stated at this point in time it looked like they were anticipating dumping 500 houses out one exit and he didn't know who would even maintain that road right now. The South Summit Grazing Association does the maintenance on it and he was assuming the new developer wasn't planning on do that a whole lot. As mentioned a little bit, the impact on the wildlife was going to be huge. There were easily 1,000 head of deer and elk that would winter in this area and had been wintering in this area that the annexation was encompassing. He stated he knew they would have development here. He lived in Hooper, but in Hooper, they started substantial development a few years ago and now they had more people that had moved in than people that originally lived there. Frankly now when things came up for a vote, they didn't have enough representation of residents that had lived there their whole life to override the wishes or desires of the people that had moved in. He stated he thought we were headed in the same direction with some of the stuff that was up here. He did know that his family, where they own that road that drops right onto their place, was totally 1,000 percent against having that as an egress for the subdivision and frankly they were going to do everything in their power to get that easement vacated because they didn't want 500 people a day driving through their property. So take that for what it's worth.

Seth Meehan – City Resident

Seth Meehan stated he had only lived here for a year and everyone had been fantastic and welcoming. When people ask him about where he lived, he would explain that people still wave to each other which was one of the best things he loved here. He stated he had worked at places likeGolf Course which had been bought back at \$0.10 on the dollar. The different HOA's didn't use the same fertilizers. They had big landscaping companies come in and they all did their own thing. There was no control over what they used. He stated he was from Scotland and they started the golf sport. There wasn't an issue of water there because it rained all the time. We cannot support a golf course. He stated it was hard for someone that had moved in to be against development, but he liked it if it was attainable for us. The Census in 2010 stated the median household income was \$60,000 and we were nowhere near there or what these people have. If you could name a town where they said, "thank goodness those rich people moved in and built a golf course up the hill", he would love to see it. It just really didn't happen. He read the article in the Tribune which made a good point about a lot of fear that bringing in development like this would turn us into Park City. He didn't see that happening because we don't have the ski hills for it. He stated it was mentioned old timers would be chased out, but they wouldn't be chased out, they would have the opportunity to sell their house for a lot more than if they kept it. He stated he didn't want to move though. He told his wife after a week of living here that he wanted to be buried in the back yard because he didn't want to go anywhere else. As the prices of homes moves up, your taxes increase and then it started to push people out. He questioned where they would go if they did have to sell and move out. It would be another town where another bunch of rich folks would come in and build a golf course. His opinion was he didn't want it. Thank you.

Wynn Passey – City Resident

Wynn Passey stated he had been on a City Council for a small town of about 6,000 people before and he knew what it was like to take all of this in public hearings over and over and over again and it wasn't easy. It wasn't a fun job and they didn't get paid a lot for it. He stated he appreciated their service. It was difficult to make these kinds of decisions. He stated he didn't have a problem with a gated community. He liked to hunt, hike, and fish and he couldn't do that on that land now. The big deal to him was we needed to make sure that if and when development took place that it was done correctly and we didn't get railroaded into something we wished we hadn't done. He stated he was concerned because he knew how difficult it was in a town of 6,000 to come up with professional people on the Planning Commission, Advisors, and Engineers and how much money they spent on various professionals to get the opinions they needed. He stated a citizen Council didn't have that kind of knowledge and expertise usually. He stated a lot of City Councils have developers sitting on there with vested interests and he had voted against those many times. He stated he had heard this project had already been taken to the County and been turned down and that was why the City got it. He wasn't a fan of the County. He felt they were obstructionists. He had dealt with them personally. But,

he felt they were far better equipped to make decisions on this kind of development of this size then we were. He liked public control, but if we couldn't do it correctly because we didn't have the professional people, then we were going to get railroaded. He thought we needed to consider who was better equipped to handle the design and implementation. If the City was going to do impact fees, make sure they were plenty because that was going to be the only thing we got out of this. When they built Deer Crest, they got enough development fees to pay for a complete water treatment plant and two sewer treatment plants, one of which has mothballed because they didn't even need it yet. The Developer paid for all of the cost of those in impact fees. They needed to make sure if they did vote for this, there was enough impact fees to take care of this City for a long, long, time. Thank you.

Mark Marsh – City Resident

Mark Marsh thanked the Mayor and Council for helping them take a look at this information this evening. He was leaving this to them to make the decision because they were the elected officials on his behalf. This wasn't really an issue about if they wanted the development or not. It was much simpler than that. This was about self-government amongst ourselves. He questioned if they wanted to say how this valley was developed or did they prefer County government to make these decisions for you. There wasn't even one East side Summit County member or a resident on the County Council. He questioned if they felt their values and ideas had been listened to, let alone, heard. Growth and development were inevitable in this valley. Like it or not, it was here and here to stay. We were growing in the current City limits fairly quickly. Every surrounding community, Morgan, Park City, Heber City, and Kamas had more than doubled their size in the past 10-15 years. We were the only ones that hadn't done this due to the fact that there hadn't been property available until now. In the past two years, every piece of real estate sold had been developed into housing within the boundaries of our City limits and surrounding valley that we lived in. Again, this wasn't about whether we wanted development of this particular group to come in, he felt it was about self-governance. IT was where we give our locally elected officials with our process the opportunity to guide the decisions that were being made to make our values and our visions from this valley to be heard, to be seen, and to be enacted rather than to allow Summit County to come in and make that decision for us. Thank you for the opportunity to speak.

Walter Brock – City Resident

Walter Brock stated he was really impressed with the passionate, thoughtful, and eloquent oratory that had come from the podium. He felt there had been a lot of heart felt sentiment and a lot of good intent. He stated with his education, he had a Bachelor's degree in Urban Planning and a Master's degree in Real Estate Development and he could absolutely empathize with the development group here pitching an ideal and vision for this piece of ground. He had a very firm belief in a person's right to their property and

the use of their property. He was kind of conflicted because this group owned their property and other people owned property and questioned how to make it all work together. He stated his wife grew up here and when they first moved here, he told her he was concerned that Coalville would become a suburb of Park City. He was nervous about that and he had mixed feelings about this project. He stated he felt the development was a good opportunity for the residents of Coalville to truly decide what Coalville was going to be in perpetuity. He questioned what the City would be in the long term and questioned if the development fit. He stated it was a question that could be assessed. There was discussion of inclusion versus exclusion and a discussion of roots versus no roots. There was plenty of discussion opportunities and proposed opportunities as citizens. He stated he deliberately lived here and drove 600-800 miles a week so they could live here in the North Summit School District boundary forever. He stated that was his wife's stipulation when they moved back here from the Army. He stated he had taken an oath to defend the constitution and he thought the discussion of annexation versus no annexation had benefits on both sides. There was benefits for annexing property because then they had to define what the Zoning was and there was more control having annexed it to totally block or allow or influence the development. He really felt this was an opportunity to say whether it was part of the community or not and what it could be. He questioned what needed to be modified to make it work. There was great benefit economically and an opportunity for cash flow into the coffers of the City to do great things and potential opportunity for the citizens of Coalville to hypothetically have access to the golf course. Ultimately everyone needed to take this back to their homes and discuss it with friends and families to decide what Coalville was. He loved the comment from the gentleman before and how he eloquently expressed his feelings for a community he just entered.

Drae Burgener – City Resident

Drae Burgener stated he had a ton of ideas that were really disconcerted so it would be hard to filter them. It was mentioned by the development team that the statistics were the statistics and we just had to deal with them, but it was a really common marketing tactic to talk about and present what you wanted someone to focus on without ever bringing up anything that you would consider contentious. He stated that was really exactly what was going on. We've seen a lot of discussion about the taxes we would get and tons of discussion about how they were addressing the concerns by giving them lip service without talking about anymore statistics then they had to in order to bring up the big picture. It was hard to conceive a big project like that in those terms in the first place so it was very difficult and why they only used those terms to talk about what they think was going to give us an impact. When the specific phrase, the facts were the facts, was used, it wasn't ever how it really was. There was so much more and so many more facts that hadn't been discussed yet that needed to be considered. It was nice there would be a pretty long process ahead of us no matter what which decision was made today. Another issue he seen really commonly was a lot of people here had talked about

whether or not they made the decision and what they wanted to go despite either path and he thought that as a Council it gave them an opportunity to say some agree with me in one half of their discussion and whichever one I choose I am therefore justified in, but that didn't classify what the person was talking about. When someone did that, they were merely protecting the interest they had despite feeling like they wasn't going to vote their way. He stated the thought was more the message that needed to be procured from this than anything else. A lot of people had walked up here and given their opinion, but then they had to safeguard that opinion because they inherently believed that the Council didn't care what their opinion was. They just thought they could go their own way and they would have to negotiate with them no matter what because they were being held essentially with a ransom. That number happened to be one of the most commonly discussed numbers interestingly enough. Another thing the developer commonly talked about was where none of their verbiage was about whether or not this was going to happen. It was about when this happened and who it would go through. They were essentially dangling this in your face saying they've already won and that this was going to happen whether or not anybody else here spoke. They were just negotiating the terms they had already managed to get their way. Which was absolutely not the truth. Don't be misled by that because anybody here could tell you that they would fight that exactly 100% of the way. They had already had discussion where people came up and talked about how it might not include you or the County or anything else, but these people would personally fight and take it to whatever level they had to in order to protect it. He didn't think having this discussion with an hour of pitch before it was very generous at all and furthermore giving them the platform above everybody to come here in sales attire and give a sales speech regarding a social decision was really that good. It was a really bad idea to phrase this in terms of money and to phrase it in terms of statistics when they were the only ones providing any of this and furthermore the government didn't exist to make money, it existed to be the effect of the people. Thank you.

David Vernon – City Resident

David Vernon stated there had been a lot of discussion on both sides. The Petition from Hoytsville had been mentioned and he thought the reason that had come before the City was because they were tired of Summit County not letting them do what they wanted with their own property. Now there was another property owner that had a development proposal and we wanted to shut them down and not let them pursue what they wanted do to with their property. He stated he didn't envy the Council decision. He had been on the Council before and there had been some tough decisions that had to be made. He stated he didn't think he had ever faced one as tough as this when he was on the Council. The development wasn't something he was necessarily that much for or against, but he thought they would pursue their development rights either through the City or the County and personally he would trust the Coalville City Council to manage that type of development more than he would Summit County. There would be a whole lot of

these meetings that would take place before anyone would stick a shovel in the ground over there to start moving dirt and there would be a lot of public discussion and comment with plans presented whether it went through the County or the City. Mr. Vernon wished them good luck with their decision and stated it was a tough one. But, again, he thought they would be better off if the City was managing the development process rather than the County and if it did get built, he would rather see the City get the benefit from the tax revenue rather than the County. He stated it wasn't just the City as someone had brought up the other services of Fire, Ambulance, etc., and all of those services were paid for by the property tax assessments that everyone paid and the development on that scale would be paying quite a bit in property taxes. Thank you.

Dusty France – City Resident, Planning Commission Member

Dusty France stated he had several items he wanted to comment on and a lot of them had already been addressed. He stated he wasn't necessarily against this development. He thought it was a very beautiful development, but didn't think it was very appropriate for where it was located. The idea of having an exclusive, gated development, was not inclusive of our City. It would indeed be a community that was separate from our City and not a part of our City. At this time, the County would not permit any of this private community. They were perfectly capable of sustaining its own infrastructure as far as road, waste management, and everything, but sewer and water. He stated that was the reason why we were here. Under the County Codes right now, at the 1,500 acres they would be lucky to get 37 or 38 homes and that would be without any re-Zoning which they would have to have done in order to proceed. He stated he had heard several statements made that this would occur with or without annexation and so why wouldn't we want control over it. He thought if the County were to permit it without annexation, the developer would still incur the very same costs of installing the infrastructure. The County would also be liable for any catastrophic disaster to our water sources both during post construction and post sell for allowing it to go on. If they were to contaminate our water source, which under the direction of Coalville City they haven't had the greatest history... (the County would be responsible). The economic growth opportunities that has been said this development would create would still exist regardless whether it was developed as part of the City or part of the County. Mr. France stated he didn't see the benefit. The Zoning Codes that were governing tools of development were the enforceable do's and don'ts of what was allowed or not allowed, what could be done or not be done in his opinion were not near as restrictive as what the County had currently and if we put it through and it wasn't in the ordinance it would be allowed. We wouldn't have the control that was spoke of to take care of it. The most dense Zone was 1/20 and it was currently in a 40/1 in the County.

Linda Vernon – City Resident, Planning Commission Member

Linda Vernon stated she didn't envy the Council with the decision they had to make. She stated she had spent many nights thinking about what was going to happen and what might be best for the future and what might impact Coalville. She stated she loved Coalville as wished it could stay the way it was and would keep it exactly the same, but growth was coming. Growth would happen and we needed to control our own growth. We would be impacted by this community whether we liked it or whether we didn't. She stated she didn't like the whole exclusion thing. She felt it was a negative factor in her mind. She had a problem with one egress to the community with one road and felt that was a huge problem, but those were not problems for today. Those were problems down the road along with the fact if we didn't incorporate this into our City, we wouldn't get one penny of tax money coming to fix our roads, our bridges, or anything that would happen from that community coming off the freeway and heading up to their homes and we wouldn't have anything coming in to help fix us. She stated she didn't know if anyone remembered back when the County allowed the Quarry across that bridge and when we tried to get the County to help us with the bridge repair because they had impacted it, we were on our own because it was within the City limits. We pick up a lot of the costs of this development that would occur around us. Our City limits were small right now as far as the City goes and she thought we needed to seriously consider how we were going to control our own destiny here. Just because we annex this in, didn't mean this particular community would go in. It had a good chance of going in, because that was what they were proposing, but these were all things that had to be studied. The State had to weigh in and there were a lot of processes that had to happen before this would be approved. Mrs. Vernon stated she truly believed Coalville City needed to consider having this as part of us and that the Developers, if they pursued it the way it was, needed to really pursue the fact that they needed to include Coalville and that we did need to be an inclusive community. Thank you.

Donald Fulton – City Resident

Donald Fulton stated there were some really good points made tonight, but he felt like most us were kicking a dead horse. The last thing he had to say was he could appreciate they wanted to start their development as soon as they could, but when he calculated out the growth rate, he thought the City was engineered for a water treatment facility for 3% growth rate for the next 20 years and this would put us up over 4%. We hadn't considered yet what was called the snowball effect. We have seen it right here in our back yard up Chalk Creek with a subdivision. They proposed a re-Zone that may or may not allow 42 homes to go in and it was approved. The snowball affect happened with acreage across the river that was going for higher density re-Zone and we have property adjacent to it on the East side going for a re-Zone so that 42 homes was already probably closer to 80-100 and that was on the East side. The snowball effect of what they were proposing on the West side hadn't even been considered and we were already over 4% growth for the next 20 years and we were looking at that all happening within the next 5-10 years. He questioned when they would be putting in a new water treatment facility.

We spent 12 million dollars on it once and a remodel or rebuild would be looking at another 6-12 million dollars and they were only proposing six million in impact fees. He questioned when it would be rebuilt and when would it be started. If it was after they began construction or after they broke ground or whenever, he didn't see it working out. We couldn't support what was being proposed right now. We couldn't do it and so until we could or there was a solution, he would say no.

Jay Wood – City Property Owner

Jay Wood stated Coalville had always been near and dear to his heart too. He questioned why these developers always brought this to Coalville. He questioned what was in the Coalville by-laws or ordinances. He questioned why they would come here when they were struck down by the County and not being able to build that here. He questioned if there was something in the City by-laws that they knew about that they had researched, because they had Attorneys and people to do that, that they were going to hoodwink behind us. He stated we needed to be careful with what we were doing here.

Mayor Trever Johnson closed the public hearing at 10:05 P.M.

Mayor Trever Johnson turned the time over to the Boyden's for a response. Wade Budge stated he was representing the Applicant, the Boyden Family, and the Wohali Partners LLC in particular. He stated he was a land use Lawyer and he was impressed with the Wohali Partners LLC for presenting their expectation up front. He stated he wanted to make it clear that this project had never made application to Summit County and had not been denied by Summit County. Mr. Budge stated Wohali Partners LLC. looked at Coalville City as adjoining property owners and they hoped they had the opportunity to partner with the City and make this development something great for everyone. He stated they wanted the input they received tonight so they could address the issues as needed. Any decision made tonight did not mean the development was approved in any way. Mr. Budge stated he would address the questions that had been put forth and gave the following information:

- Development must pay for development. They must pay their own way.
- They would work with the City to update the sewer and other infrastructure needed including roads.
- The water they identified tonight would be water they obtained under contract from Weber Basin.
- As part of the process they would have to show a wet water source and would work with the City Public Works and at their cost, drill a Well that would provide adequate water service.
- Keep in mind, the Wohali Partners LLC were very aware of the requirements they would have to meet under the Division of Water Quality, the Division of Drinking Water, and the Summit County Health Department in addressing water quality impacts and other items.

- They would have to show they were not going to impact any of Coalville City's water sources or water protection areas. They would have to provide adequate studies of hydrology and a drilling plan.
 - They would have a system for secondary water as well. In looking at a golf course, they would use a secondary source and would not be using treated water.
 - They would not be able to cut off public rights to access the public road. They have been up front about their desire for a gated community and there were many communities that had public/private partnerships for this type of use.
 - A gate location has not been determined, but if they get the opportunity to move forward they would come to the City with a thoughtful plan on how they would propose to handle it.
 - A lot of communities like a second home market because they pay double property taxes, they don't send kids to school, and yet they provide resources to the School District, the City, and the County, and some see it as a benefit.
 - The secondary access doesn't mean you have to have two highways leading into the project. You could have the same thing that Tuyah Valley has which was an unpaved, but gravel improved secondary access called Democrat Alley that ran down to Kamas. It would be winter maintained, but would not transform an area into a high traffic zone.
 - The bonds referred to with Highland High School were called construction performance bonds and the kind of bonds they would be willing to provide were regulated by a different title called financial assurance bonds. Financial assurance bonds came in many forms with most being cash collateral or letters of credit. Many cities throughout the State have found them to be an easy way to make sure they were protected for all improvements required for the subdivision.
- Mayor Trevor Johnson stated the secondary road was a huge red flag for him. The road really was impassible at times and he would put on their radar that would likely not be a feasible egress. Wade Budge stated he would be happy to address that issue if they had the opportunity to move forward. Mayor Trevor Johnson questioned if they were able to address the notion of inclusion. He stated it was a common theme he heard tonight. Jim Boyden stated it was a valid question. He stated the exclusiveness of the project was a mechanism for them to be able to divert the maintenance costs of their project away from the taxpayers of Coalville City. As a private community, they would pay for the maintenance costs for the streets, trash, snow, etc., but they had no intention of keeping Coalville out. They needed to figure out a way to let Coalville in and if it was allowing the golf course to be the home course for the School District golf team, then they were all for it. If there were ways to provide public amenities to the community, then they were open to the conversation. They see this as an opportunity to partner with Coalville City. A lot of the value of the project was in the exclusive definition of the project, but they were open to discussion to find a way for the cross over for both parties to be proud of. Mayor Trevor Johnson gave some information regarding the infrastructure for Coalville City including the following:
- The BOR would not renew the City lease for the property where the old sewer plant was and the City was forced to relocate and build a 12 million dollar project. The City went to

the USDA and the Division of Water Quality and received an 8 million dollar loan and a 4 million dollar grant. We were also required to declare a growth rate and we fall below the minimum allowable rate and then we have to use their minimum and not our actual growth rate which was 3%. The current sewer treatment plant was built for double the projection when we began the process with an additional option to be able to expand if needed. We don't have control over the rates. They take the median income and the sewer rates were set by this and a portion goes toward a fund to be used for future improvements or a new plant if needed.

-The same this has happened with water. We realized there was a need to upgrade the distribution lines. We were having a hard time meeting the demands and minimum fire flow standards. We will soon be sending the Water master plan projects out to bid. It would take care of source, storage, and delivery. We have bonded with the USDA to fund this project which also requires the rates to be set at a certain level.

-The bridge issue had been mentioned. The City felt Summit County had allowed the impact to the bridge, but the County refused to help the City rebuild the bridge. The City had to bond to replace the bridge. The bond was serviced from the road fund and really stretched the ability to maintain the roads. Mayor Johnson stated he wanted to assure the residents that the City was doing the best they could with what they had.

-The application the City received for Hoytsville had 100% support from the landowners involved. The map had areas carved out that went back and forth and was hard for the City to determine what would be County and what would be City. The City felt the proposed application also created peninsulas. The reason it wasn't accepted was because when the boundaries were changed to clean up and have a viable map, a lot of the landowners wasn't interested in considering being annexed and the Petitioners didn't have the appetite to pursue it. This put the Petition under the threshold required for the number of owners in the petitions to allow it to pass. This Petition failed on requirements and not because of some arbitrary picking and choosing issue.

Derek Moss stated he would address the issues mentioned in the General Plan. He stated the challenge was to determining the definition of the what the vision was. The goal was to decide if the plan proposed for this land met the goals and objectives of open space, recreational opportunities, and agriculture. Unfortunately, the only way to maintain open space, recreation, and agriculture was through development. The way to get developed open space like parks and trails, etc. was when it was required of a development. The Petition to annex and the proposal to develop was an opportunity to maximize those opportunities. Sheldon Smith stated he wanted to remind everyone why we were here and that was whether or not the City was going to approve an annexation and not a development. He stated it seemed like most of the discussion had been about the development and he knew you couldn't completely separate the two, but to remember they were not here to approve any development. Derek Moss stated when a proposal did come to the City, they would be ensured there were CCR's within the development to give the protection needed for the City for something like the source protection, etc. Councilmember Cody Blonquist questioned how to identify the City's exposure if the project failed. Derek Moss stated unfortunately he felt it would be part of

the process when the Petitioner came to the City with an actual development proposal. To be able to identify the risks involved, they would have to follow and enforce the processes and ordinances in place. He stated it would be wise to have a feasibility study completed either from an a third party or internally. Councilmember Blonquist questioned if the City had the authority to request that prior to the development approval process. Derek Moss stated they could request that during the concept review of the Master Planned Development. Councilmember Tyler Rowser stated in regard to the question about the impact to the Fire Department, the City did not have a Fire Department. The Fire District was a special service district of Summit County and one development would not cause the Fire District to go to a full time status. He stated that would be determined by call volume and need. The City did have representation on the Fire Board. Councilmember Arlin Judd stated there was an issue with the second egress as mentioned. He stated that wouldn't go away whether it was a County or a City development. He stated he had been involved with Summit County with the reconstruction of some of the facilities at the Fair Grounds. He stated a few years ago the County Council put aside a large sum of money to go toward developing a new events or Fair Ground facility in this part of the County. The decision was made to do the construction in Coalville. It started out as a big project with around a 15 million dollar budget, but then they broke the project into phases and now we were in phase one with the replacement of the Quonset Hut and livestock sheds. Councilmember Judd stated now there wasn't a commitment from the County Council to complete phase two or phase three and so we will probably be left with what they were working on now. We have seen the attitude of the County Council as they didn't seem to want to spend any money in this part of the County. He stated he had a real question as to what their approach would be should they take on this project relative to the benefit for Coalville. We have seen many County services moved out of Coalville and he feels the County Council didn't put much effort into helping us. Councilmember Judd stated he felt if we wanted something to succeed here, it would be better for us to take on the project ourselves instead of trusting the County to do so. Councilmember Rodney Robbins questioned the sewer plant upgrade as his numbers showed we would be over by 200 connections if the development went in. He was worried about the costs for that and the water master plan. He was also concerned if it was annexed and the development did go through and they built on the source protection zone, they may have issues with fertilizers and oil or antifreeze from cars even if there were covenants in place. He stated he didn't feel the City had the staff to handle the situation better than what the County would have. He stated he was concerned about the water and what the City had in reserve and if there was enough to provide for everyone if the development went in. Mayor Trevor Johnson stated at one time the County had contemplated the feasibility of running a trunk from Warship to the plant and if it could handle it. He stated it looked like they would shave about 15 years off of the current plant and so as part of the discussion they were made aware they would have to pay for the upgrade for that infrastructure to expand the ability to increase volume and demand. He stated he was confident the plant could handle growth and expansion and he felt anyone outside that

wanted to participate would be part of the financial burden. Councilmember Adrienne Anson stated Coalville was the epicenter for the culture for this area. Any business do be done or school to attend or any cultural thing generally happened in Coalville. She stated she thought we were acting as hosts for our neighbors and we wanted to be good hosts by having parks, nice streets, strong water and sewer options, and as neighbors we should work together to be financially solvent in providing these services. There were cultural, social, and economic implications and she felt some prejudices toward people that lived in these communities. In her experience, one friend was as good as the next one. She had rich friends and poor friends and she knew we could mix together. She didn't understand the idea of how Park City would tell us how to live. She didn't think they cared and there were a lot of things that we could be more open to for people and this kind of development.

A motion was made by Councilmember Arlin Judd to accept the Wohali Partners LLC. Annexation Petition. Councilmember Adrienne Anson seconded the motion. The Ayes won the vote. Motion Carried.

Roll Call:

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

Item C – Public Hearing: Consideration And Possible Approval Of The Proposed Zoning For The Wohali Partners, LLC:

Derek Moss stated there was now a need to approve Zoning for the parcels in the Annexation Petition. He stated there were two methods that were typically applied. One was to look at Zoning for adjacent parcels in the City and the other was to look at their existing use. He stated the Planning Commission considered the use of the property and then considered the density and proposed the least dense Zone and the current use that was in our Code of Agriculture 1 unit per 20 acres. A portion of this property was currently Zoned in the County as Agricultural Protection and a portion was Agricultural Grazing which was 1/100 with a proposal to re-Zone to 1/20, 1/40, 1/80 so we weren't too far off with our minimum Zone. The Camperworld parcel was currently Zoned Highway Commercial and had previously requested to be able to continue with that use. There was also discussion in the public hearing and a request by David Wilde to have the parcels along the road Zoned Highway Commercial as well. Councilmember Tyler Rowser questioned what the Petitioners requested for Zoning. Derek stated they hadn't requested anything different from what they were currently Zoned except for Camperworld and the Wilde property. Councilmember Rodney Robbins questioned if the

City had something to match up to the County like 1/40 or 1/80. Councilmember Arlin Judd stated the City only had 1/20.

Mayor Trever Johnson opened the public hearing at 11:03 P.M.

Donald Fulton – City Property Owner

Donald Fulton stated he was very unclear and was concerned they were getting the wool pulled over their eyes with the mention of Highway Commercial. They were looking at a golf course with some residential. If it was Zoned Ag 1/20, it would give them 20 acres per lot which would be averaged over the entire development so they would have some pockets of higher density and some pockets with broader, looser density. It would then move to Highway Commercial which would allow hotels, gas stations, camp grounds, etc. So that could allow a gas station at our water source and he didn't know if that was correct because this was the possibility of another small city happening up there on the hill.

Bill Battersby – City Property Owner

Bill Battersby stated he had to go along with that comment because it almost sounded like they were going to be completely re-Zoned. The whole place has emptied out and this was the most important part of the entire night and nobody stayed. He stated they gave up on the Council already. He understood they had to make a decision and it may not make everybody happy, but they needed to control it. They shouldn't pass all of this tonight without anybody knowing what was going in. Now they were hearing Highway Commercial and he wondered what was happening here. He thought it was a house and a gated community so they would have to re-Zone to get what they proposed. If it was really going to be controlled, they needed a little bit more than just tonight to think about it. Thank you.

Camellia Robbins – City Resident

Camellia Robbins stated she agreed with those comments. She felt the large part of the community was hoping that if they annexed this, the growth would be controlled. They didn't want that decision left with the County because most of them did not want 500 homes up there and she thought it would be better if they waited to vote on this for when more of them were here and could speak their mind. She stated she certainly was opposed to that type of density especially since that would double what Coalville already had and they should be really careful and consider what their constituents wanted when they chose to do the annexation. Thank you.

Mayor Trever Johnson stated he felt there was some miscommunication. He stated there were other land owners that had nothing to do with Wohali Partners LLC. and one of

them was Camperworld that owned property inside of Coalville City that was currently Zoned highway commercial. Their property adjacent to them was in the County and they joined the Petition so all of their property would be in the City. When an annexation happened, Zoning had to be applied at the same time. When Highway Commercial was mentioned, that was for the Camperworld property request. It wasn't for the Wohali Partners LLC. project. The Zoning being proposed for them was 1/20 which was way less than what they needed for their project. Derek Moss stated they were specifically talking about NS-437 which was Camperworld. He stated in that consideration they also looked at NS-441, NS-440, and NS-436 to try and determine if any of them made sense to also Zone Highway Commercial. He stated the owner of NS-440 requested that Zoning at the public hearing with the Planning Commission. This was something to consider from a planning perspective as the adjoining parcels were already Zoned Highway Commercial.

Linda Vernon – City Resident, Planning Commission Member

Linda Vernon stated the reason the Planning Commission recommended Ag 1/20 was because they could consider each one of these parcels and how close it was to the aquifer that we already had questions about instead of just Zoning it Commercial to say do whatever you want. These properties were closer to Icy Springs than the others over the hill. They wanted to take each property on a case by case basis if they wanted to apply for a re-Zone.

Donald Fulton – City Resident, Second Comment

Donald Fulton stated there were a lot of little parcels where the Hotel was and questioned if all of the parcels south were Highway Commercial. He verified the owner of the parcels had requested to be Highway Commercial and the Planning Commission had recommended for them to all be Ag 1/20. He stated he felt the impact, if they were given Highway Commercial as requested, the implication would be huge. We would now have the golf course community getting all of their amenities fed right there and they would never even come into Coalville. They would be able to have their little shopping mall and another gas station and another hotel and they would just go there and then get right on the freeway. That would just be further exclusion and the implications of that or the cost of that occurring were greater than what we were willing to have.

Dusty France – City Resident, Planning Commission Member

Dusty France stated the Planning Commission wanted to offer the least dense Zone available and then each property could come in with their individual development or whatever they wanted to do. When they mentioned control, that was the only hand that gave the City any say with the annexation. He stated there was a request for Highway Commercial in the public hearing from a property owner, but the purpose was never revealed and he felt they should still follow the Planning Commission's recommendation.

Drae Burgener – City Resident

Drae Burgener stated there was a really common habit when it came to getting your foot through the door that immediately there were a bunch of hypotheticals that were already planned by the Developer, already planned by other property owners, and there was a deluge of requests for both re-Zoning or re-writing of a lot of City Codes that happened all the time. His most salient memory was when All West wanted to build out to get more customers and so they came and re-wrote the engineering fee schedule for them so graciously and everyone voted for that to go straight in. He seen that really commonly where someone would get what they wanted and then immediately right after that just to ride the wave, they would come in and essentially remove any of the benefits they had pitched before. He stated he wanted to bring that up and make it more current because this was the kind of stuff that happened and obviously when the re-Zone happens and everybody was already too tired and blue in the gills to try and talk to the Council the words didn't come out immediately. He stated it made sense to have the least dense Zoning, but at the same time, he thought they also locked us in to a cage of currency where just because we don't have what we need right now doesn't mean that it can't be created in the future. They could set it up with the tools they had right now, but as a Governmental body, they had the capability to create the tools they needed to control the things that they were looking for. He stated to just keep that in mind especially going forward because there wasn't going to be as many people to remind them in the future. Thank you.

Kevin Richins – Adjoining Property Owner

Kevin Richins stated his property in the County was currently Zoned Ag 1/40 and he thought they should be grateful that they got Ag 1/20. If it was Ag 1/20, this landowner would be happy.

Dan Pace – City Resident

Dan Pace stated as he recalled when reading the County Zoning Code, there was something in there for Ag 1/40 that had verbiage stating that if you had a certain amount of open space, your density could actually be higher than 1/40. He questioned if there was the same type of verbiage in the City Ag 1/20 Code that would allow for this possibility to ever occur. Mayor Trevor Johnson clarified if he was asking if the Code currently allowed for clustering. Dan Pace stated not just clustering, but in the County Code it listed if they kept 90% open space instead of 1/40 they could have a 10% increase in density. Councilmember Tyler Rowser stated it was a bonus density. Dan Pace agreed and questioned if it pertained to the City.

Mayor Trevor Johnson closed the public hearing at 11:22 P.M.

Derek Moss stated there were provisions in the Code for Master Planned Development where they could provide a plan and proof of certain amenities like open space, trails, and parks which had to be above and beyond what could be required in any subdivision, which was above 20%, and if they did that it was up to the digression of the Council to grant them the density bonus. Mayor Trever Johnson questioned if it was automatically applied. Derek Moss stated no, they would have to request it. Councilmember Rodney Robbins questioned if the other parcels actually requested to be highway commercial. Mayor Trever Johnson stated Camperworld requested it when they agreed to be part of the Petition. Derek Moss stated only two, NS-437 and NS-440, made a formal request and NS-441 and NS-436 the Staff recommended for those to be included. Mayor Trever Johnson stated he felt Zoning was a tool to mitigate the City exposure and felt it was an important tool the City needed to protect. He stated his personal opinion was to support the recommendation from the Planning Commission that they could individually address Zoning on a case by case basis. Councilmember Rodney Robbins questioned where the water Well was located and stated they may want to keep it agricultural.

A motion was made by Councilmember Cody Blonquist to adopt the Zone of Agriculture 1 unit per 20 acres on all parcels included in the Annexation Petition at this time. Councilmember Tyler Rowser 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 D – Mayor’s Updates:

Mayor Trever Johnson stated there would be an events meeting to get updated on the Barbeque Festival.

Councilmember Tyler Rowser stated the NS Recreation District met with the County Council and they approved and signed the agreement with one word change. He stated it should be coming back to the City for review again. Mayor Trever Johnson stated to get it to Sheldon Smith.

Councilmember Adrienne Anson stated she wanted to apply for a grant to plant eight trees along Brave Way. They would be replacing current diseased trees which would be chopped up and the would be roots grinded up. This would be a matched grant so any individual that would be interested in donating one hour of their time it would be worth

\$23 in a match grant to Coalville City. She stated if anyone was interested they could sign up with her.

Item E – Executive Session:

There was not an Executive Session.

Item #4 – 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 11:30 P.M.

Mayor Trever Johnson

Attest:

Nachele D. Sargent, City Recorder



J-U-B ENGINEERS, INC.

"Exhibit A"
City Council March 12, 2018

J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

DATE: March 12, 2018
TO: Coalville City Council
CC: Mayor Trever Johnson; Sheldon Smith, City Attorney
FROM: Shane McFarland P.E., City Engineer
Derek Moss, AICP, City Planner
SUBJECT: Annexation Review

Decisions to be Made: The City Council is the Land Use Authority and is to make the final approval of:

1. The Annexation Declaration Boundary

The Planning Commission recommended the following Annexation Declaration Boundary (see Appendix A). There was some discussion about potentially revising the proposed boundary to a reduced footprint in the southwest. Staff agree that the boundary could be reduced, primarily as a consideration of whether the City could ever realistically service the area in the southwest.

The Planning Commission also had concerns in the area to the west, particularly in the area of the proposed annexation. The following topics were discussed:

- water and water quality
- scenic views and unique natural features
- wildlife habitat

Annexation Declaration Boundary Best Practices and Considerations include the following:

- The character of the community
- The need for municipal services in developed and undeveloped unincorporated areas
- The municipality's plans for extension of municipal services
- How the services will be financed
- Justification for excluding from the expansion area any area containing urban development within 1/2 mile of the municipality's boundary
- Comments made by affected entities
- Population growth projections for the municipality and adjoining areas for the next 20 years
- Current and projected costs of infrastructure, urban services, and public facilities necessary
- In conjunction with the municipality's general plan, the need over the next 20 years for additional land suitable for residential, commercial, and industrial development
- Reasons for including agricultural lands, forests, recreational areas, and wildlife management areas in the municipality

2. Annexation Petition

Waholi Partners submitted an annexation petition; the timeline is as follows:

- October 2017: Annexation petition submitted to the City
- November 2017: The City Council accepted the petition for further review and consideration
- December 2018: The petition was rejected based on information lacking in the application
- January 2018: The missing information was provided to the City and the petition met all of the minimum requirements and the City Council accepted the petition to move into the public notice phase of the annexation process

Annexation Petition Parcels (see Appendix B):

Parcel	Owner	Acres
NS-280	BOYDEN STEPHEN G TRUSTEE	21.45
NS-285	BOYDEN STEPHEN G TRUSTEE	501.12
NS-289	BOYDEN STEPHEN G TRUSTEE	303.42
NS-301	BOYDEN STEPHEN G TRUSTEE	19.93
NS-303	BOYDEN STEPHEN G TRUSTEE	25.75
NS-441	BOYDEN STEPHEN G TRUSTEE	69.64
NS-449	BOYDEN STEPHEN G TRUSTEE	67.59
NS-437	CAMPERWORLD UTAH TRUSTEE	15.27
NS-287	PLATINUM FUNDING CORP	80.00
NS-446	PLATINUM FUNDING CORP	50.57
NS-446-A	PLATINUM FUNDING CORP	80.31
NS-446-B	PLATINUM FUNDING CORP	80.31
NS-446-C	PLATINUM FUNDING CORP	80.00
NS-447	PLATINUM FUNDING CORP	80.31
NS-447-B	PLATINUM FUNDING CORP	80.31
NS-448	PLATINUM FUNDING CORP	80.31
NS-436	SARGENT CRAIG J TRUSTEE	72.32
NS-440	WILDE DAVID E & DEBRA A TRUSTEES	49.19
	TOTAL	1757.80

Staff Comments: These comments are intended to give the City Council information to help aid in the decision of the proposed annexation petition. Comments on specifics for how specific development is to occur will come at a later date during the review of a proposed subdivision, master planned development, etc.

- A. The source protection zone has been reviewed for Icy Springs. See Appendix C. The red outlined area indicates the area in which development is highly regulated or restricted to manage and control potential impacts to the drinking water source.
- B. The planning period for the culinary water is up to the year 2035. The population projection for 2035 is 2,246 people. This is an average of 2.2% growth. The city is actively incorporating infrastructure to accommodate the projected population. As the city approaches this population additional source and storage will need to be master planned and provided.
- C. The ability to serve the community culinary water is based largely on elevation. The overall needs of any proposed property can't be identified until elevations are determined and planning for a specific development has occurred. This is typically a developer responsibility.

- D. The planning period for sanitary sewer is up to the year 2035. The number of total connections projected for 2035 is 1,036. The current connections for the city is approximately 702. As the city approaches this connection limit, additional infrastructure will need to be planned at the sewer treatment facility.
- E. Developers provide the appropriate secondary water to serve their planned demands. The current Coalville secondary water system is unlikely to be able to serve the proposed annexation property largely due to elevation and additional planning would be a developer responsibility.

3. Zoning for the Annexation Petition

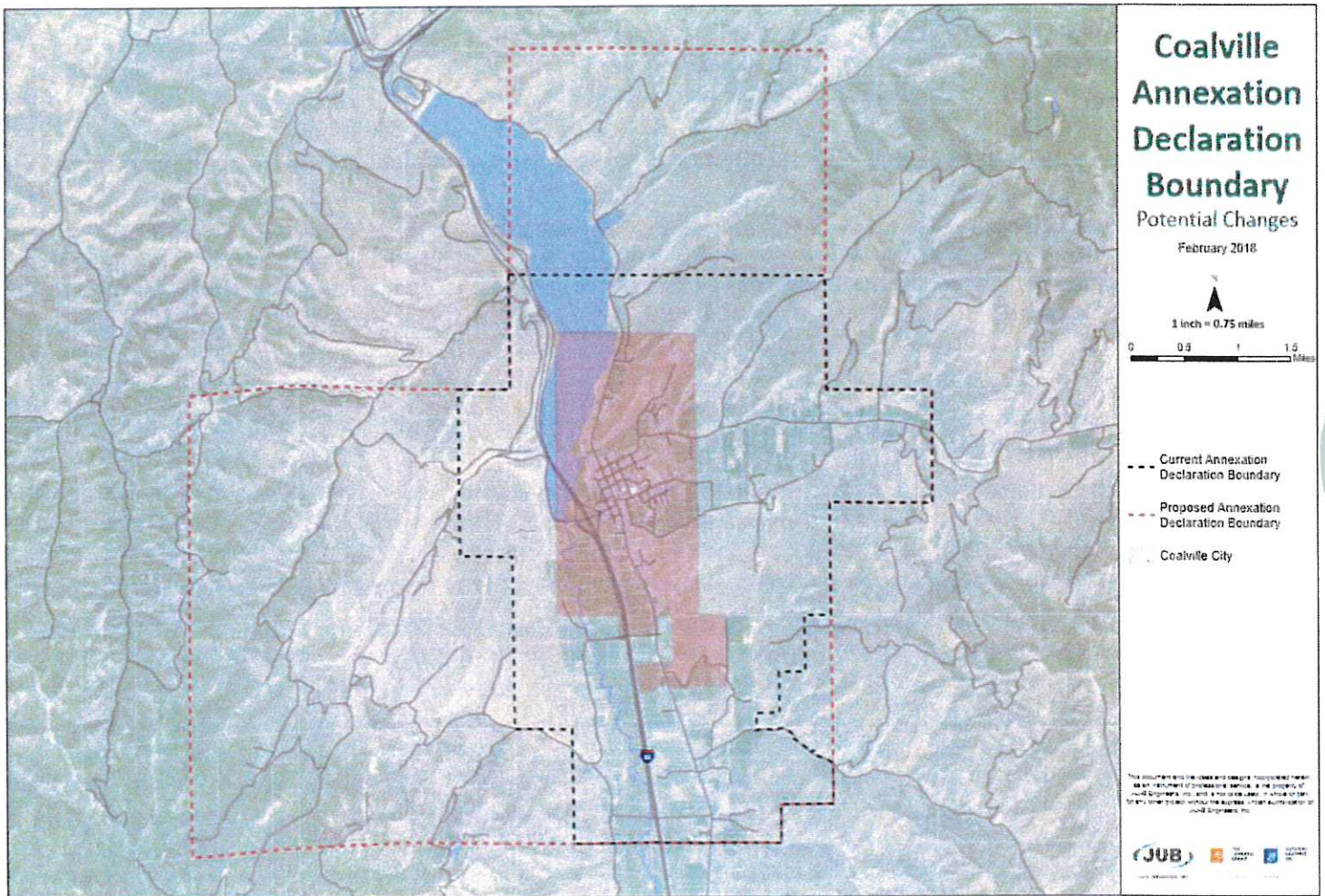
The Planning Commission recommended zoning the parcels in the annexation petition to Agriculture (AG) as this is the least dense zone (allows for 1 unit per 20 acres) and most closely matches current County zoning. The parcels are all currently zoned in the County as either Agriculture Protection (AP) or Agriculture-Grazing 100 (AG-100) with proposed changes to Agriculture-Grazing 20, 40, and 80 (AG-20, AG-40, AG-80).

Parcel NS-437, Camper World, is the only parcel that is adjacent property that is zoned Highway Commercial (HC) and has requested that this parcel also be zoned Highway Commercial (HC).

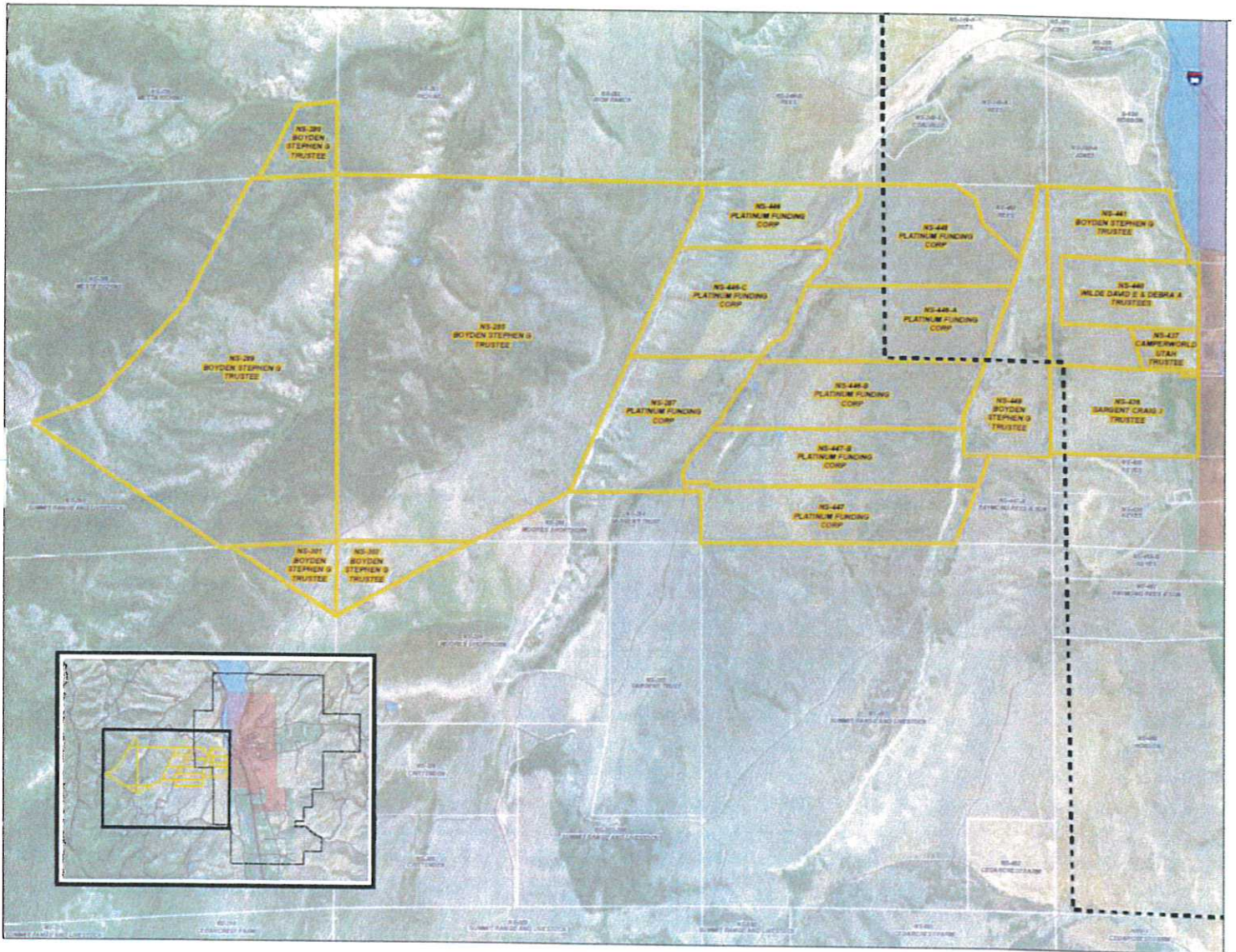
The City Council could consider requests from other potential users for Highway Commercial (HC) particularly for parcels NS-441, NS-436, and NS-440.

Staff Comments: It is unknown exactly how parcels would be subdivided, lot lines adjusted, or otherwise for any future development of the annexation area. If development is to occur, the city will have a chance to review proposals for development during the review of any proposed subdivision, master planned development, etc. and make a determination about any zone changes at that time.

Appendix A. Annexation Declaration Boundary



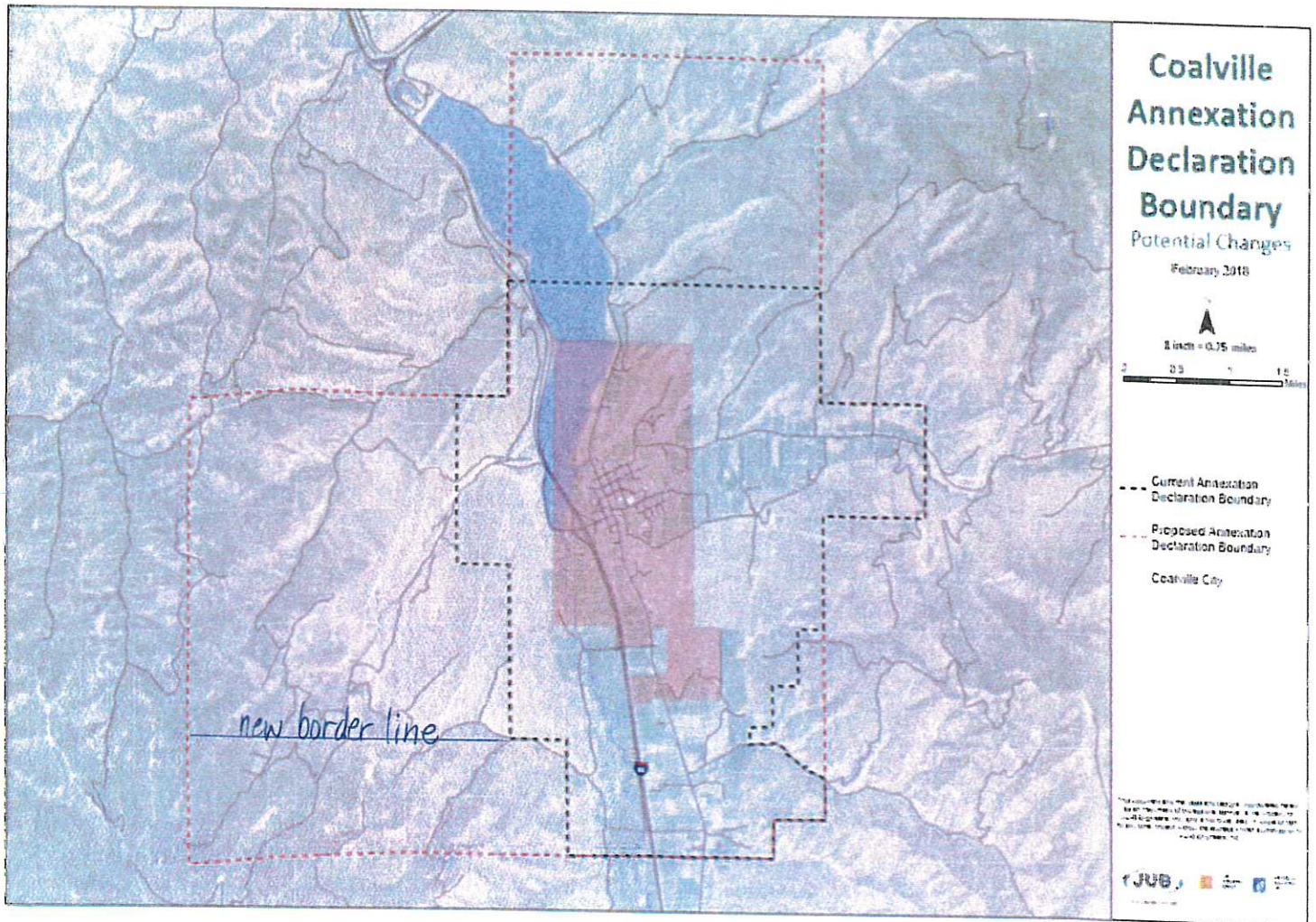
Appendix B. Waholi Partners Annexation Petition



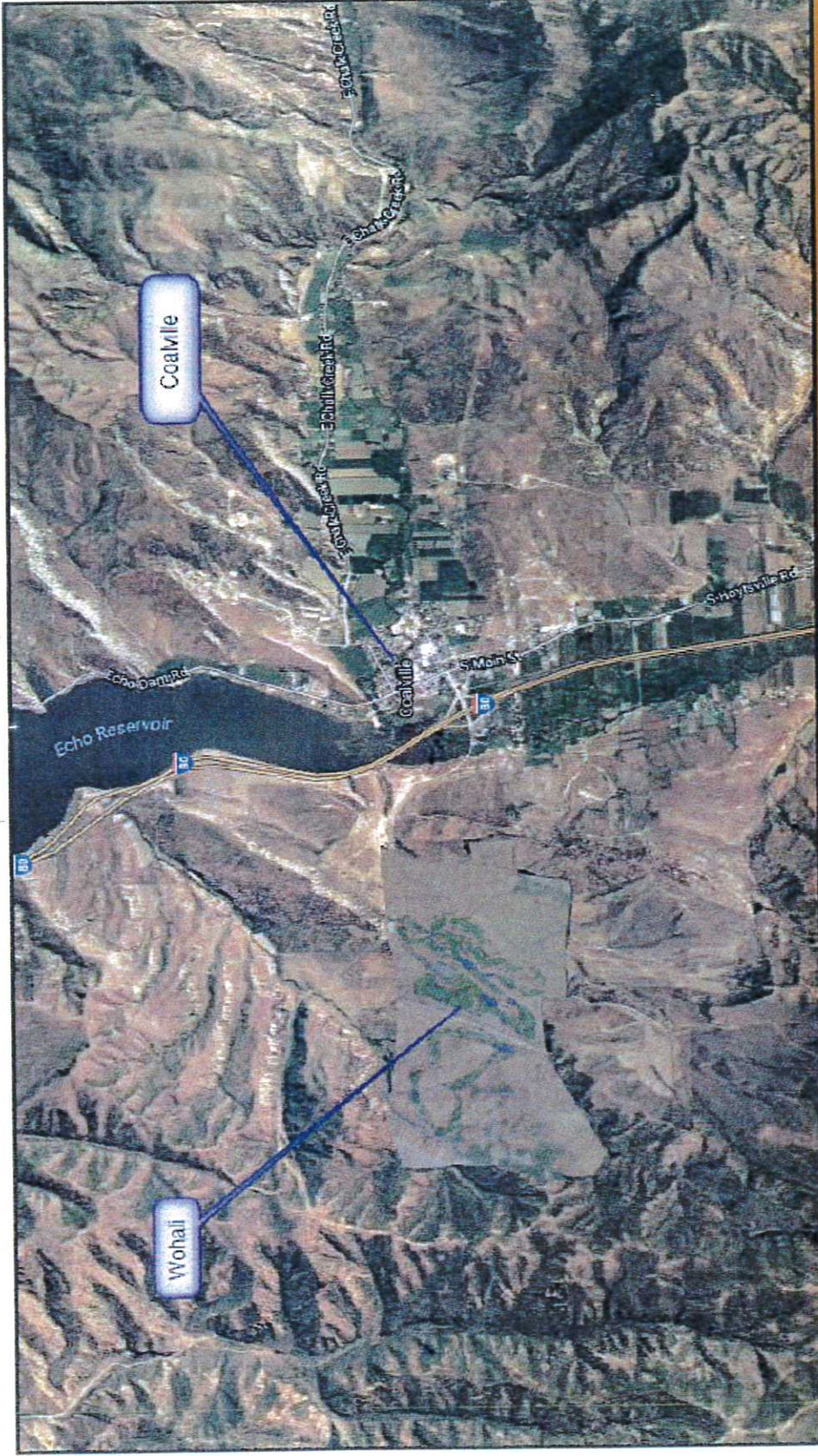


"Exhibit B"
City Council March 12, 2018

Appendix A. Annexation Declaration Boundary



"Exhibit D"
City Council March 12, 2018



MARKET OPPORTUNITY ANALYSIS

Wohali Market Brief for annexation into Coalville, Utah

March 2018 | Annexation into Coalville, City
Wohali Partners



CONTACT INFORMATION

Unlike a full blown market study, this write up is considered a market brief as to discuss the economics around the annexation of 1,800 acres from Summit County, Utah into the city of Coalville, Utah. This brief was conducted by Property Landing in conjunction with Wohali partners findings from local municipalities and real estate brokers in the area.

Property Landing is a regional real estate advisory team supported by offices in Utah and Nevada and our Builders Decision proprietary housing database that tracks housing activity across the Western United States on a monthly basis.

Our team working on Wohali included the following professionals.

- Jason Eldredge, Managing Principal
- Ryan Hodgson, Sr. Research Analyst

OBJECTIVE

We have been asked by Wohali Partners LLC to evaluate the opportunity presented by the potential development of the 1,800 acres Wohali Master Development and Golf Course and its annexation into the City of Coalville, Utah from Summit County, Utah. This brief will be a brief overview of the economic impact of Wohali transitioning to the City of Coalville, Utah.

LIMITING CONDITIONS

Wohali Partners is responsible for representations about its development plans, marketing expectations and for disclosure of any significant information that might effect the ultimate realization of the projected results.

There will usually be differences between projected and actual results because events and circumstances frequently do not occur as expected, and the differences may be material.

We have no responsibility to update our report for events and circumstances occurring after the date of our report.

Payment of any and all of our fees and expenses is not in any way contingent upon any factor other than our providing services related to this report.

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Preface: Wohali/Coalville a Historical Partnership

Property Landing conducted extensive market research related to the impact of the annexation of the Wohali Master Plan into the City of Coalville and the benefits that the city would experience from this addition. To briefly summarize the research in our report, we present the preface to guide conversations:

1. **Does the Wohali development present an attractive opportunity for annexation?** Yes, both for the developer and for the City of Coalville. Citizens of Coalville from third generation ranchers and farmers to new residents will have the opportunity to continue to have a voice in the future of Coalville. They will have the option to be involved in the future of at least this part of Summit County; simply put they have the opportunity to benefit in the short, middle and long term in the following ways.
 - The realization of a tremendous amount of money in real estate taxes and impact fees; in the short, middle and long term.
 - Addition of jobs in construction of the master plan, maintenance and service of all the amenities.
 - A voice in how the future generations of Coalville citizens will be benefit and be impacted by development. It is rare that a developer attempt to come to a city that is historically against growth. Wohali Partners have come to the table as a true partners with the city of Coalville on how this development can benefit both parties on this rare opportunity.
 - The greater Summit Basin is experiencing growth never seen before. Second homeownership in the area continues to be a driving factor in the increase of Master Planned, highly amenities developments. Many of these projects are either already in the ground or those making their way through the entitlement process. Further, the regional economy is strong and many eyes are on the state of Utah and Summit/Wasatch Counties in particular.
2. **Compared to other Masterplans in the area what is the impact the local community will face?** As briefly mentioned, this is a rare opportunity where the impact of a large amount of new construction will have minimal direct impact on a historical city. By location alone, the Wohali community will not been visible by Coalville residents, in fact Wohali's unique land plan and design will make the community almost invisible; you wont just "happen" upon Wohali, you will be going there as either a resident or a guest to enjoy the amenities that are offered.
3. **What market opportunities and product assumptions of Wohali?**

There are four product assumptions for this briefing that have been provided to us from the developer, they are enclosed below along with a sample on various trade wages with expected totals for labor. We have not provided any expectations with regards to sales velocity as they are outside of the scope of the brief and would be completed in a separate market study.

Labor Samples/Opportunity Costs

Product Type	Proposed Units	Unit Size	Proposed Pricing	Drywall install w/labor \$4.00 sf	Plumbing Labor \$4.50 sf	Electrical Labor \$5.00sf
Cabin Units	65	800-1,250 sf	\$800,000+	\$325,000 (1,250 sf) total project	\$365,625 (1,250 sf) total project	\$406,250 (1,250 sf) total project
¼ Acre lots	131	2,500-5,000 sf	\$1,250,000+	\$2,096,000 (4,000 sf)	\$2,358,000 (4,000 sf)	\$2,620,000 (4,000 sf)
Estate Lots	299	5,000+ sf	\$2,750,000+	\$5,980,000 (5,000 sf)	\$6,727,500 (5,000 sf)	\$7,475,000 (5,000 sf)
Ranch Lots	5	5,000+ sf	\$4,500,000+	N/A (Super Custom)	N/A (Super Custom)	N/A (Super Custom)

Just these three trades would generate roughly \$28,353,375 in wages over the life of the project

Impact and Connection Fees

Coalville City											
Utility Impact & Connection Fees											
Connection Fees											
Sewer Impact Fee	Water Connection Fee				Sewer Connection Fee				Secondary Water Fee		
	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
2018	\$6,064.08										
2019	\$6,428.02										
2020	\$6,793.79										
2021	\$7,162.01										
2022	\$7,532.56										
2023	\$7,906.76										
2024	\$8,270.40										
2025	\$8,638.50										
2026	\$9,011.80										
2027	\$9,390.81										
WOHALI Construction Schedule											
Projected Impact & Utility Fee Revenue											
# Permits	0	30	48	48	60	72	72	60	60	50	500
# Permits/Mo		2.5	4	4	5	6	6	5	5	4	4.6
Sewer Impact Fees	\$192,840.60	\$326,101.92	\$343,776.48	\$343,776.48	\$451,953.60	\$569,286.72	\$595,468.80	\$518,310.00	\$540,708.00	\$469,540.50	\$4,007,986.62
Water Connection Fees	\$55,500.00	\$88,800.00	\$88,800.00	\$88,800.00	\$111,000.00	\$133,200.00	\$133,200.00	\$111,000.00	\$111,000.00	\$92,500.00	\$925,000.00
Sewer Connection Fees	\$45,000.00	\$72,000.00	\$72,000.00	\$72,000.00	\$90,000.00	\$108,000.00	\$108,000.00	\$90,000.00	\$90,000.00	\$75,000.00	\$750,000.00
Secondary Water Connection Fees	\$15,000.00	\$24,000.00	\$24,000.00	\$24,000.00	\$30,000.00	\$36,000.00	\$36,000.00	\$30,000.00	\$30,000.00	\$25,000.00	\$250,000.00
* Monthly Water Fee (Min)	\$1,800.00	\$2,850.00	\$2,850.00	\$2,850.00	\$3,600.00	\$4,320.00	\$4,320.00	\$3,600.00	\$3,600.00	\$3,000.00	\$30,000.00
* Monthly Sewer Fee	\$1,710.00	\$2,736.00	\$2,736.00	\$2,736.00	\$3,420.00	\$4,104.00	\$4,104.00	\$3,420.00	\$3,420.00	\$2,850.00	\$28,500.00
Total:											\$5,991,486.62

Permits and Promontory Stats:

Permits (Single Family)	2011-2014	2015-Present	Increase
Summit/Wasatch	1,218	1,711	40%
Coalville	15	35	133%

Quarterly Activity & Inventory Report

Current Selections

Sorted By Subdivision

	4Q16	1Q16	2Q16	3Q16	4Q16	1Q17	2Q17	3Q17	4Q17
Selection Totals									
Starts	41	2	0	41	0	1	1	57	1
Closings	2	0	2	57	0	0	0	48	0
Housing Inv	71	73	71	55	55	56	57	66	67
VDL Inv	613	611	611	570	570	569	568	528	527

Promontory Master Plan Construction
Activity Report Last eight quarters

Tax Projections and Revenue Allocation

WOHALI Property Tax Projections	Year 3 - 33% Built Out	Year 5 - 50% Built Out	Year 10 - Full Build Out
Primary Residential	\$ 405,732.58	\$ 614,745.33	\$ 1,229,492.66
Secondary Residential	\$ 2,950,782.38	\$ 4,470,882.40	\$ 8,941,764.80
Total Projected Property Tax Revenue	\$ 3,356,514.96	\$ 5,085,628.73	\$ 10,171,257.46
WOHALI Tax Revenue Allocation	Year 3	Year 5	Build Out - Year 10
Coalville City	\$ 1,047,797.60	\$ 1,587,572.12	\$ 3,175,144.25
Summit County General	\$ 216,303.09	\$ 327,731.95	\$ 655,463.90
Multi County Assessing and Collecting	\$ 3,180.93	\$ 4,819.59	\$ 9,639.18
Local Assessing and Collecting	\$ 55,030.05	\$ 83,378.86	\$ 166,757.73
Weber Basin Water District	\$ 55,348.14	\$ 83,860.82	\$ 167,721.65
North Summit Fire District	\$ 181,312.88	\$ 274,715.49	\$ 549,432.98
North Summit School District	\$ 1,282,231.98	\$ 1,942,775.72	\$ 3,885,551.44
Mosquito Abatement District	\$ 9,860.88	\$ 14,940.72	\$ 29,881.44
Utah Basic School Levy	\$ 498,769.47	\$ 755,711.32	\$ 1,511,422.64
North Summit Charter School Levy	\$ 6,679.95	\$ 10,121.13	\$ 20,242.27
Total Projected Property Tax Revenue	\$ 3,356,514.96	\$ 5,085,628.73	\$ 10,171,257.46

Niki Sargent

From: Shane McFarland <smcfarland@jub.com>
Sent: Monday, March 12, 2018 5:26 PM
To: mayor@coalvillecity.org; adrienne.anson@coalvillecity.org;
tyler.rowser@coalvillecity.org; cody.blonquist@coalvillecity.org;
rodney.robbs@coalvillecity.org; arlin.judd@coalvillecity.org
Cc: Niki Sargent (niki.sargent@coalvillecity.org); Zane Deweese
(zane.deweese@coalvillecity.org); Derek Moss
Subject: Annexation Questions

The following is information related to the questions for city council meeting

Adrian – These are directed toward the developer, however we would have the following input as needed.

1. What kind of investment group is the Platinum group who owns parcels.
 - a. Platinum is no longer the land owner. Waholi partners have purchased those parcels.
2. Would you be willing to purchase all "development needed" additional water rights through weber basin water conservatory?
 - a. As a city we would require all water necessary be turned over as part of the approval of the development.
3. Would you put in both primary and secondary waterlines so we are not treating landscaping water?
 - a. Installing secondary water system is a requirement of the city. How this connect to or works in conjunction with the existing secondary water system in town is unknown at this point. This will be part of the development planning.
4. –Developer question-
5. We need a pump study to determine if we can maintain water delivery feasibility. Would you be willing to conduct one?
 - a. The developer will be required to provide everything needed to ensure the installed systems meet state and local code. There are some options on this that would be a discussion as the development identifies their needs.
6. –Developer Question-
7. I heard that you were planning on maintaining all of the roadways and infrastructure within your development.
 - a. This could be identified as part of the development agreement. I believe this is intended to be an HOA type community. That doesn't necessarily mean they will maintain all infrastructure. It is uncommon that the HOA maintain underground utilities. Roads Maybe? Snow removal is a possible discussion.

Tyler – I don't have any input on tyler's questions or comments

Cody

1. How many existing lots (those recently approved and existing lots of record) is the city responsible for providing service to if they were to be built out. This is specifically in regard to the 3 percent growth over 20 year period for the sewer plant
 - a. The planning period for the sewer treatment plant is to the year 2035. In that period it is assumed that growth will be 2.2%. In the year 2035 this equates to 1,036 connections. In 2015 we planned our growth would expect to be close to 702 Equivalent connections in 2018. We would have to verify if the city has grown to this number. This allows for an additional 334 connections. You should also be aware that a commercial use may count for more than one connection. The treatment plant was only intended to accommodate a 20 year period, this may not necessarily be build out. The city currently has 60 lots approved that would take away from the 334 available

2. What is the status with the additional water source that was previously approved. It was explained before that this was necessary just to meet the needs for the development that was under review in 2016.
 - a. The plans for the additional water source are in progress. USDA is currently reviewing the procurement documents to solicit bids for the treatment equipment. Once the equipment is selected the design will be completed around that specific equipment. The planning period for water is the same as sewer. The total water connections in 2035 is 1,014. There is approximately additional 300 connections available for the source. As it relates to source it is not unreasonable to think that this new area could have potential to provide additional water that previously was not an option.
3. What is the current status of the forced sewer ejection main that was to be completed in 2016.
 - a. We have had discussion with the contractor to install the casing under the roadways. Due to the potential for this annexation we have elected to hold until a decision is made as there will need to be additional planning needed if it is accepted.
4. -No input-
5. -No input-
6. Is the cost of providing city services more to this new area (once completed) more than the existing incorporated town? Example: will water and or sewer require lift stations? Will snow removal and general maintenance be more costly than existing areas serviced?
 - a. Until the development is planned it is difficult to say what will be needed.
7. Will we need extra water storage/secondary to supply potentially 1 million additional gallons per day to irrigation?
 - a. All Irrigation needs and requirements will be provided by the developer. They will need to provide additional water shares.
8. Will Coalville city have legal authority to disconnect "golf course/development" from water service if demand exceed supply?
 - a. The city would not be able to disconnect any culinary water needs. Secondary water may be a different situation but the development would provide the infrastructure as to not exceed supply.

Additional information

9. The area identified as the source protection zone cannot have the following: storage of extremely hazardous materials, septic systems, injection wells, landfills, dumps, animal feeding operations, or anything injecting into the ground.

SHANE R. MCFARLAND, P.E., CFM

Project Manager

J-U-B ENGINEERS, Inc.

466 North 900 West, Kaysville, UT 84037

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