



COALVILLE CITY COUNCIL MEETING NOTICE AND AGENDA

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

1. Roll Call
2. Pledge Of Allegiance
3. City Council Agenda Items:
 - A. Consideration And Possible Approval Of A Ledges Trail Plan And Clean-up, NaVee Vernon
 - B. **Public Hearing:** Consideration And Possible Approval Of The Black Willow Subdivision Final Plan, 16 Lots, 340 North Main, CT-281 And CT-279, JT Adkins
 - C. **Public Hearing:** Consideration And Possible Approval Of The Fair Ground View Subdivision Preliminary Plan, 46 Lots, CT-330-A and CT-330-1, 349 East 100 South and 359 East 100 South, Courtney Richins and Daniel Richins
 - D. **Public Hearing:** Consideration And Possible Approval Of The Zipholdings, LLC Conditional Use Permit Application, 340 South Main, CT-362-1
 - E. Consideration Of Petition Of Annexation NS-355 And NS-355-UP, 42.09 Acres, Dennis Wright
 - F. Public Works Update
 - G. Community Development Updates
 - a. Business Licenses
 - H. Legal Updates
 - I. Council Updates
 - J. Mayor Updates
 - K. Executive Session
4. Review And Possible Approval Of Accounts Payable
5. Review And Possible Approval of Minutes
6. Adjournment

Mayor

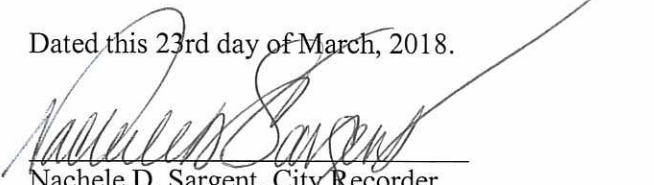
Trever Johnson

Council

Adrienne Anson
Cody Blonquist
Arlin Judd
Rodney Robbins
Tyler Rowser

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

Dated this 23rd 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.**

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Coalville, UT 84017

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

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Coalville City Council
Regular Meeting
HELD ON
March 26, 2018
IN THE
CITY HALL

Mayor Trever Johnson called the meeting to order at 6:00 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
Shane McFarland, City Engineer
Zane DeWeese, Public Works Director
Nachele Sargent, City Recorder

PUBLIC IN ATTENDANCE:

NaVee Vernon, Elizabeth Hora, Chris
Merritt, Eric Cylvek, Vic Judd, Donald
Fulton, Brice Lucas, Kim Bowen, Alan
Stanford, Linda Vernon, Boyce Judd, Teri
Adkins, Seth Meehan, Betsy Meehan,
Debbie Robinson, Jim Robinson, Don C
Winters, Amanda Oldham, Sam Aplanap,
Kristian Mulholland, Don B Sargent, John
Adkins, Michelle Adkins, Dusty France,
Tory Welch, Steven Stokes, Tressa Stokes,
Jeff Jones

Item 1 – Roll Call:

A quorum was present.

Item 2 – Pledge of Allegiance:

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

**Item A – Consideration And Possible Approval Of A Ledges Trail Plan And Clean-up,
NaVee Vernon:**

NaVee Vernon, Summit County Historian, stated she was here to discuss the City property at 200 North and wanted permission to clean-up that area. NaVee stated she had been working on a project to preserve the petroglyphs on the ledges and was working on a trail

that would lead to the ledges. She stated there was a trail there now, but it could be better. She stated she would like to have the area at the bottom of the trail cleaned up. She stated she would also like to get two loads of gravel to put in to help with the clean-up. NaVee stated she had given several tours of this area. There were only two areas in Summit County with petroglyphs and this one was the best. Chris Merritt, Utah State Division of History, stated this area had been documented and was a unique resource for the community. He informed the Council of opportunities for Grants from the Governor's Office to help construct trails and anything for outdoor recreation. Mayor Trevor Johnson stated the City had expressed interest in having a trail along the NS School property and would like to participate in this project. He stated he would be willing to give them a couple loads of gravel. He requested for NaVee to provide a concrete plan for the City to review. Sheldon Smith stated the City would need a release of liability for any work that would be done on the City property for the clean-up effort. The Mayor and Council discussed the opportunities for the area.

A motion was made by Councilmember Adrienne Anson to approve the access for clean-up for the Ledges Trail entrance for Summit County and to supply the needed gravel for the parking area with a release of liability being required before the work begins. Councilmember Rodney Robbins seconded the motion. All Ayes. Motion Carried.

Item B – Public Hearing: Consideration And Possible Approval Of The Black Willow Subdivision Final Plan, 16 Lots, 340 North Main, CT-281 And CT-279, JT Adkins:

Don Sargent stated he was here to present the final plan for the Black Willow Subdivision. He stated this had been quite a project and appreciated all of the help he received from the City Staff. Don explained the lighting plan, entry sign feature and the storm drain proposal. He stated they would like approval for a LED neutral light of 4,000 K instead of the amber color recommended by the Planning Commission. He stated they felt this would suit the subdivision better and pointed out the amber color made it hard for the police department to be able to detect colors if needed for enforcement. Don Sargent explained the storm drain system and stated they believed their plan improved the overall circumstances for the entire area. They would be building a detention plan on site that would consist of two ponds. The water would drain on both sides of the subdivision into the pond with the southern pond overflowing into the northern pond with a rock feature in between. The detention pond would be incorporated into the landscaping to enhance the property it was located on. Don explained after the water left their project; it would move to a storm drain inlet on the North side of the property and continue across the street in an existing culvert and would then be piped in an 18" pipe along the City sewer easement all the way to the Rail Trail. Don showed pictures (Exhibit A) of the Rail Trail property that showed the swell along the Rail Trail drainage which then drained to a culvert under the Rail Trail to the Echo Reservoir. Shane McFarland referred to the Staff report (Exhibit B) and stated they would continue discussion with the Developer to

approve the construction plans and any questions about the plat. He stated the City still needed to work with the landowners on the storm drain proposal, but felt it was a good plan and would work fine. Shane stated they still needed to discuss the culinary and secondary water issues and what would be required to be provided to the City as far as shares or fees. He stated they also needed to verify the needs for the secondary system. Shane stated the Planning Commission recommendation was to recommend approval with conditions on the storm water and lighting. Don Sargent stated the detention basin would be maintained by the HOA which would be noted in the CCR's and on the plat. He stated they also would have a note on the plat that all lots would be accessed from Black Willow Drive except for lot #10 which would be accessed from Main Street.

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

Teri Adkins – City Resident

Teri Adkins questioned why the Developer and Engineer could just decide to come over and use her property for the release of the drainage system. She stated she had made note at all of the meetings and wanted to know why they wouldn't keep it on the East side of the street. It was JT Adkins', Ken Dawson's, and Shanna Adkins' property and it should be dropped into the existing drainage system on the East side of the street. She stated it had been said in the meetings that Ken Dawson would be the next person to develop his land and questioned where his drainage would go if the drainage was put over on her property. If the drainage was kept on the East side of the street, it would run past JT Adkins', Ken Dawson's, and Shanna Adkins' property and drop to the existing culvert that went to the dam. Teri Adkins stated she didn't know why she had to be involved in their projects. She questioned if everyone had read the Planning meeting minutes and suggested for them to do so. She stated everything she stated last week was exactly how she felt tonight. She read from the Planning minutes (Exhibit C). Ms. Adkins stated she didn't understand why they didn't come to her and ask if it was okay to go on her property. Tonight was the first time she had actually seen where the line was planning on going. Ms. Adkins stated the culverts were already in place to the North. They would only have to put in the piece that ran in front of JT Adkins' and Shanna Adkins' property. Ms. Adkins stated she wanted the City to provide her with a legal document with dates and signatures that they claimed gave them permission to run through her property (she was referring to the Sewer easement). She stated the picture of the ditch along the Rail Trail looked better than what was actually there. She stated she didn't know what had happened to all of the weeds. They needed to walk along there and see it. It had three feet of sagebrush and overgrown weeds and you couldn't even see the ditch. Ms. Adkins stated last week Derek Moss had stated they would be looking into an alternative that would maximize the existing system as it came off of JT Adkins' property. She stated obviously it hadn't been considered and stated it still needed to be addressed. It would be simple and would take care of everything. It would take care of all of their property. Ms. Adkins questioned what would happen if she ever

wanted to develop her property if the storm culverts were run there. They opened a dead culvert since the ditch was taken out. They opened the culvert right by Ken Dawson's house and when she questioned why they told her they were just cleaning it out. She stated it had been dead for 40 years. She stated the City knew Ken Dawson was going to develop. He had a storm drain on his side and because they opened that other culvert it now ran across and drained into her field. She stated there was no reason for the culvert to be opened. She questioned if Ken Dawson was planning on putting in a drain system through the middle of her field. She stated she wouldn't ever be able to develop her property. Ms. Adkins stated this issue still needed to be addressed before the subdivision was approved. It was a big issue. She stated she wasn't against JT Adkins putting in a subdivision. She was just saying that they needed to take care of their problem on their side of the street because it involved them and not her. It shouldn't be brought over on her property. Ms. Adkins stated the little fire hydrant on the North West corner of JT Adkins' property needed to be looked at. She stated they had asked the City to lift it as it only showed the cap. She stated she didn't think they would be able to get hoses on the knobs if they needed to and she hoped it was still a working fire hydrant. She stated they needed to address this immediately. All of the other fire hydrants around town were standing tall out of the ground and you could only see the little top cap on this one. It was almost embedded in the cement. She stated she would like an update on everything that was being considered on her property.

Don Winters – City Resident

Don Winters stated he didn't have any concerns about the development, but did have some concerns about the storm drains and fire hydrants. He stated he had worked on this property for 20 years or more and he knew the ground really well. He stated there used to be a ditch across the road that picked up all of the water. The water that went under the road never went into the fields. The water would go in the irrigation ditch all the way down to the Government property. He stated the culverts were blocked off because there was no place for the water to go after they quit irrigating with it. There was never water going in the culverts into the fields. The water went down the highway and into the dam. Don Winters stated he felt there was a fire hydrant issue with this development. He didn't think it was acceptable to count a fire hydrant that was across the road as part of this subdivision. He stated if a fire truck pulled a fire hose across the road they would block Main Street. This would block anyone from getting in or out of the subdivision including emergency vehicles. He stated there was no way that would be acceptable. Mr. Winters stated he knew that was a fact because when he put in his subdivision, the City required him to put a fire hydrant across the road on a main line. The City Planner informed him they couldn't count that fire hydrant because it wasn't allowed to have a fire hydrant across the street because of safety issues with emergency vehicles, etc. He was required to put in two more fire hydrants for his subdivision which gave them three fire hydrants for eight homes. Mr. Winters stated the one fire hydrant across the street from this subdivision wasn't acceptable. They couldn't plan on blocking

Main Street off and limiting the access from the other homes plus the access out of the subdivision. Heaven forbid if there was a need for emergency vehicles besides the fire trucks and they had to go to Echo to come in or go out. That was not acceptable. If they were planning a new subdivision, they should require a fire hydrant inside the subdivision and not across the street. He stated the issue with other fire hydrant mentioned before wasn't just that it didn't stick out of the street enough; it was that it didn't pass Code. It shouldn't even be considered for this subdivision. It was on a 2" line and would not pass Code. The City would end up having to upgrade that fire hydrant and it should be the Developer's responsibility. Mr. Winters stated he felt they needed to put three fire hydrants in the subdivision. He explained they put in a 6" line down the road, but all of their homes were fed off of a 2" line down to the Rick Rees property. Mr. Winters stated his biggest concern was it wasn't acceptable to use the fire hydrant across the street for this subdivision. It wasn't acceptable for him 20 years ago and it shouldn't be now. Otherwise, the City owed him for a fire hydrant.

Boyce Judd – City Resident

Boyce Judd stated the City held these public hearings and people expressed their concerns and then the City closed that portion without addressing the issues at that time. He stated he would like to have that format changed so the public still had an opportunity to express their concerns if their concern wasn't addressed to their liking. He stated he had seen it in meetings before where they had closed the public input, discussed it amongst themselves, then voted and they still didn't get the results they wanted. He questioned if the format could be changed to leave the public hearing open until the concerns had been addressed. Mayor Trever Johnson stated typically they followed this format because one, it helped to keep respect among the attendees. He stated they tried very diligently to answer any questions that did come up at the end. Two, it helped to keep any arguments from happening or tempers flaring because when it came down to it, there was just a difference of opinion. Three, there were situations where, to use Mr. Judd's words, there would be answers not to their liking. He stated they were here to listen and consider their comments. He had already heard a lot of things that were important and he would address them. Boyce Judd stated if they closed the public hearing and he had another comment after the issues had been addressed, he didn't have another chance to express it. Mayor Johnson stated that was a fair concern he stated he would look into that process. Boyce Judd stated he understood what the Mayor was saying, but he would like to get feedback on their concerns. He suggested for anyone with concerns to get up.

Catherine Rebecca Taylor – City Resident

Becky Taylor stated with the increased development in this neighborhood she had some real concerns. She stated one of her concerns was the lack of law enforcement in this community. She stated she lived close to the Rail Trail and Echo Reservoir and has had to

call law enforcement on occasions for things such as squatting in the Rail Trail parking lot because it was filled up in the camping area and it had taken hours for them to respond. She stated she felt if Coalville City was going to grow up, then they needed to grow up in law enforcement too and have some enforcement here. Ms. Taylor stated she also had concerns with the amount of development that was coming as there was no privacy in her home. She was basically very public and she would like to request an eight to ten foot high fence to be allowed along the back of her property. She understood fences were limited to six feet in height, but she would like to have privacy and noise fencing allowed because of the huge public access to her home. Ms. Taylor stated she had her dog stolen on three occasions out of her yard and they were cross trained in search and rescue techniques and as service animals which made them very valuable. A guide dog for the blind was worth \$50,000 and theft of the animal was a felony. Ms. Taylor stated she was tired of the vandalism in her area. Her truck had been broken into and they tried to steal it and they were met with her gun and law enforcement was called in on that too. She stated they were continually getting this kind of interaction from people. Her windows were shuttered not only because of the cold, but because she had left the country to do research in Asia and when she returned every window in her home had been broken. She stated she received theft on a continual basis which was why her property was all fenced off. These were issues she faced as a homeowner and property owner and they seemed to be increasing. Ms. Taylor stated those were some things she thought the City needed to approach. She also wanted to bring to their attention, because she was a social researcher, the decisions made by this Council had created huge social disparity issues for our community. She stated social economic disparity brought a whole entourage of issues and problems. She stated the items she had mentioned were of great concern to her.

Linda Vernon – Planning Commission Member

Linda Vernon stated she wanted the Council to know the Planning Commission had requested for Shane McFarland to look into the access to the North for drainage for Teri Adkins versus across the street.

Mayor Trevor Johnson closed the public hearing at 6:58 P.M.

Mayor Trevor Johnson stated this was the first time he had heard about the planned route for the drainage. He stated he knew it had been brought up before in the preliminary phase, but this was the first time they had heard about the decision. He stated he didn't know if the utility easement on Teri Adkins' property had been verified and there would be some due diligence done on the City's end. Shane McFarland stated he and Zane DeWeese had met on site a few weeks ago to review the options and at the time that seemed to be the most logical and easiest route for the storm water. He stated they did look further North and this route seemed to be the most logical. Shane stated distance to the existing culvert and utilizing the existing culvert so Main Street didn't have

to be cut made the most sense to him. He stated there were other options further North, but this one was a good location for the subdivision. The distance of pipe to the Rail Trail also seemed to be the most logical. Shane stated there was a sewer line at this location and didn't know if there would be a recorded document for the easement, but the sewer line would give the public utility easement which was typically 24' wide. He stated there still needed to be discussion for the grade. Shane stated he hadn't set a meeting with the landowners and intended to, but had not done so yet. He stated he hadn't looked further North since the Planning meeting. Councilmember Cody Blonquist questioned if there was slope to the North. He stated he used to live in the Lake View Subdivision and that entire area was a natural settling point. Shane stated he didn't know at this time. He stated going further North the pipe would be getting deeper. He stated utilizing the existing easement made sense for the City as far as he was concerned. He explained the detention pond would slow the flow so there wouldn't be a massive rush of water into the pipe. He stated the design was to handle the water from this development and the other areas that drained here. He stated there wasn't a final plan on the storm drain and the discussion needed to continue. Shane McFarland stated regarding the fire hydrants, there was a fire hydrant located in the subdivision that would come off an 8" line. He stated there was a valid comment about crossing Main Street and that could be considered. He stated the City would be upgrading the main water line to an 8" line and would be replacing the fire hydrants along there as well. He stated to meet code they had to be 400-500 feet apart. Councilmember Arlin Judd questioned if the drainage to the North of the Lake View Subdivision drained to the field. Don Winters stated it drained to the Government property to the big culvert there. The Mayor and Council looked at the maps and pictures and discussed the drainage options including to the North and the South and the utility easement. Sheldon Smith stated he highly doubted there would be a recorded document for the utility easement. He stated if it was like the other areas of Coalville, the lines were put in with a handshake. He stated once the line had been in for a period of time, the easement was created for the City and they would have the right to use it. Shane McFarland stated there was never any intention to finalize the storm drain plan without meeting with the affected parties and apologized for not having that happen sooner. He stated they wouldn't be able to proceed with construction until they had everything resolved. Councilmember Arlin Judd stated the ditch along the Rail Trail should be maintained by the State Parks. Shane McFarland stated they could discuss looking at the ditch to verify the grade for drainage. He stated he felt the drainage plan was a valid design and was an improvement to what was there now. Don Sargent stated they had really attempted to cooperate with the City Staff with and the comments that had been received. He stated they had surveyed the drainage alignment and engineered the design based on the best practices and calculations. He stated if there was a better option that would better serve the community, they would be willing to participate in it. He stated right now, they had met all of the City requirements pending a few minor construction details, and would appreciate final approval. He stated the photos shown of the Rail Trail ditch were taken last week and were accurate. He stated the grass, as long as it wasn't too overgrown, actually helped with the drainage. Don Sargent stated they

had met the current Fire Code requirements on the fire hydrants and the Fire District would have to sign off on the subdivision. They would continue to work closely with the City Staff to make the corrections and would have everything resolved prior to construction. Shane McFarland stated the subdivision did meet the Fire Code with the one hydrant in the subdivision. He stated the two fire hydrants on Main Street also met the Fire Code, but he didn't know how the Fire Code addressed the issue of crossing the street. He stated the City followed the State Fire Code. The Mayor and Council discussed the fire hydrants in the City, the options for fire hydrants in the future, and the City timeline for the water line upgrades.

A motion was made by Councilmember Cody Blonquist to approve the Black Willow Subdivision Final Plan with the contingency of the neighboring Landowners and Developer to come up with a mutual agreement for the water drainage and with the lighting as recommended by Planning Commission.

Don Sargent stated he was uncomfortable with the Developer and the Landowners working out an agreement where it was off-site of the subdivision and felt it was a City responsibility.

Councilmember Cody Blonquist amended the motion to include the water drainage agreement to be under the direction of the City Development Director. Councilmember Adrienne Anson 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 C – Public Hearing: Consideration And Possible Approval Of The Fair Ground View Subdivision Preliminary Plan, 46 Lots, CT-330-A And CT-330-1, 349 East 100 South and 359 East 100 South, Courtney Richins And Daniel Richins:

Courtney Richins stated they had gone to the Planning Commission meeting with a preliminary plan requesting five extra units for bonus density. He stated the plan presented at the meeting was unclear and was denied. They met with Derek Moss again and had a new drawing to show exactly who would be responsible for what with a request for only two extra bonus density units. Courtney Richins showed the plan (Exhibit D) which consisted of Town Homes and single family lots and stated they would be completing it in two phases. They would build the Town Homes first as they would be able to complete them before having to put in the bridge. He stated they would be

dedicating the park to the City. He stated they hadn't decided whether they would be selling or renting the Town Homes, but they would all have a separate utility connection. He stated they would be willing to put in a sidewalk from the project to the Fairgrounds. He stated they didn't own any of the property along there, but would put one in on the City easement. Shane McFarland stated referred to the Staff report (Exhibit E) and stated this property would be allowed 39 units and showed the plan the Planning Commission reviewed and stated they were originally requesting 44 units and now they were requesting 41 with the bonus density. Courtney Richins stated each of the Town Homes had a garage and parking stall with more parking designated in the back. Councilmember Arlin Judd stated he was having difficulty finding justification for enough open space for the density bonus and putting this many units on less than 10 acres. He stated he didn't know why the Code had the density bonuses without having real justification for them and didn't understand the open space justification. He questioned what the open space was and if it included the streets and lawns of the individuals. Courtney Richins stated there was an entire acre which was more than what was in any other subdivisions. Shane McFarland stated the bonus density amenities were an option for approval and were from the variety of lot sizes, additional open space in excess of what was typically required which was the one acre park, and a plan for maintenance by a HOA which they would have for the Town Homes. He stated if the Council felt the park was a bonus then they could approve the additional two units. Courtney Richins showed where the sidewalks would be in the subdivision. Councilmember Adrienne Anson questioned if they were planning on having a river trail for his subdivision on the other side of the Chalk Creek. Shane McFarland stated that would be a discussion for another meeting. Councilmember Adrienne Anson questioned if the City could require for the Developer to have to improve the road leading to the project. Shane stated they could only require them to make improvements on their property. It wasn't reasonable to request for them to redo the road. He stated the road was narrow along there and they could request for them to widen the road along their property, but not the entire road. Councilmember Cody Blonquist questioned if the Developer would be opposed to providing a trail easement. Courtney Richins stated they had one listed on the original proposal, but they removed it from this proposal.

Mayor Trever Johnson opened the public hearing at 7:55 P.M.

Linda Vernon – Planning Commission Member

Linda Vernon stated when they reviewed the preliminary plan at the Planning Commission meeting, she felt there were too many questions about the plan and they wanted a clearer picture. She stated they couldn't tell where the park area was and who would be taking care of the park. Linda Vernon stated she liked having the one big park area as shown on this plan. She questioned where the parking would be for the park area and stated she didn't think they should be allowed to park on the street. She stated she would like to have the plan include a trail easement along the river.

Dusty France – Planning Commission Member

Dusty France stated this drawing made a lot more sense. He stated they couldn't tell on the other plan what was the City portion and what would be the HOA portion. He stated he felt they should be required to put in a sidewalk to the Fairgrounds as the kids from this subdivision would be walking to and from school along there. This road was very narrow and the sidewalk should go in before any building was allowed. He stated he was okay with the idea of a sidewalk on one side of the bridge with a crosswalk to the other sidewalk. Dusty France referred to the Code in Title 8 and stated the Planning Commission was allowed to require open space based on density and the calculation would require .78 acre of open space for this project and they were only giving one acre of improved land for a park. He stated the purpose of the bonus density was to get more improvements above and beyond the requirements and questioned the trade-off for the additional units. He stated they had to be in excess of what was required of the density bonus guidelines.

Debbie Robinson – City Resident

Debbie Robinson stated she was concerned about the parking for the park area too. She stated if it was accepted she felt parking should be provided and established so people knew whether or not they could park and take kids in to play there. If no parking was provided, then it should be posted as a walk in only park so citizens understood what was required to use the park.

Donald Fulton – City Resident

Donald Fulton stated he wondered if he was the only one that smelled something funny about the excess open space. They were providing .90 or something and that was typically what had to be set aside for detention and didn't feel they should get credit for that. They shouldn't get a bonus for something they had to provide anyway. Mr. Fulton stated it was mentioned they had to provide .78 acres regardless of any bonus density request. He stated he felt none should be considered.

Brice Lucas – Planning Commission Chair

Brice Lucas stated this was the first time the Planning Commission had seen the new drawing. He stated during the Planning meeting it got so confusing that he was uneasy about doing a recommendation. He felt there were a number of conditions and was concerned they may miss one. Mr. Lucas stated he felt there was a lot more to consider with this plan. He stated he had a concern with the lot with the double frontage setback where the front door of the lot would be looking at the back fence of the other lot and felt that needed to be addressed. Another issue was the access for the flag lot. He felt it

needed to be discussed that there would be two lots having access off of Border Station Road and was concerned where it was located on the corner. He stated he agreed that the sidewalk needed to be put in from the subdivision to the Fairgrounds. Mr. Lucas stated there was a lot more that needed to be considered on this preliminary plan that the Planning Commission hadn't reviewed and requested for it to be sent back to Planning.

Seth Meehan – City Resident

Seth Meehan stated he agreed with the point about the sidewalk along the road. It was a very narrow road that seen a lot of activity in the Summer. He stated he was okay with the street lighting plan and felt it was a great consideration for safety when walking later at night. He stated he wasn't against the project, but wanted to point out that this area was a place where deer congregated. Mr. Meehan questioned if the Fire Department and First Responders would be able to get in and out of the subdivision as it may be too congested if there wasn't other parking solutions. He stated he definitely didn't want people parking along Border Station Road.

Kim Bowen – City Resident

Kim Bowen stated he didn't feel the park could be considered a City park. It looked more like a subdivision park. He agreed there needed to be parking if they were going to consider it a City park.

Dusty France – Planning Commission Member second comment

Dusty France stated there were issues with the other subdivision with the setbacks from the high water mark and questioned how many lots it affected. Courtney Richins stated two lots would be affected. Dusty France questioned what the plan was for the lot across the street. Courtney Richins stated it was a lot that would be accessed from Border Station Road. He stated they could also leave it as open space. Dusty France stated if the two lots from Chalk Creek Estates couldn't be utilized now, there was still a need for a future access for the Indian Hills Subdivision that could be put on the lot across the road and felt the Council could consider allowing a three acre park with parking over at the other subdivision and justify the density bonus here with those trade-offs. He felt it could be a greater benefit to the City. There would be a time when the City would want to be able to connect to 150 South and using the one lot as a possible connector would be a great benefit.

Mayor Trever Johnson closed the public hearing at 8:15 P.M.

Mayor Trever Johnson stated Courtney Richins had already proposed he would be willing to put in a sidewalk from his subdivision to the Fairgrounds. Shane McFarland stated he

had made a comment about the double frontage lot and the corner would need to be cut into the existing house property to fix that issue. He stated the Planning Commission hadn't seen this plan and personally thought it would be wise to follow the recommendation and send it back to them. Mayor Trever Johnson agreed and recommended the Council send the preliminary plan back to the Planning Commission. Councilmember Arlin Judd stated if they were going to consider the park, it was an issue to not have any parking spaces there. Sheldon Smith stated he felt it would have to be addressed as it would be a safety issue. Councilmember Judd stated he didn't have an affinity to having a park next to Chalk Creek. It would need to be fenced and controlled. Councilmember Adrienne Anson stated she liked the idea of having the park next to the river. Shane McFarland stated it was common to have a park next to a river. Councilmember Rodney Robbins questioned how many units could be built before they had to put in the bridge. Shane McFarland stated they had agreed to put in the bridge after 24 units and that was why it was being phased. Councilmember Rodney Robbins stated phase one was showing 26 lots. Courtney Richins stated two of the lots were off of a different access.

Councilmember Arlin Judd made a motion to deny approval of the preliminary Fair Ground Subdivision plan and referred it back to the Planning Commission.
Councilmember Adrienne Anson seconded the motion. The Ayes won the vote. Motion Carried.

Roll Call:

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

Item D – Public Hearing: Consideration And Possible Approval Of The Zipholdings, LLC. Conditional Use Permit Application, 340 South Main, CT-362-1:

Eric Cylvek stated they were hoping to operate their business out of the old Geary building and had submitted a conditional use permit application for approval. He stated they had been operating out of 3 lots in Wanship and referred to the addendum to the application for more information (Exhibit F). Sheldon Smith stated he had been to the offices in Wanship and it was a very impressive operation. He stated they did a lot of stuff all over the world with zip lines. Eric Cylvek stated they had just invented an evacuation system for NASA, they had 17 patents and built stuff all over the world, they designed systems for rescue and chair lift evacuation, and held the Guinness record for the largest zip line in the world. He stated they were not a manufacturing facility as everything was built elsewhere and then shipped back to be organized and distributed.

He stated they did two to four projects a year and most of the building would be used as a holding zone for those shipments. Mr. Cylvek stated they were also interested starting a rescue training facility in the future here. This facility had the room and the ceiling height. He stated there wouldn't be a lot of traffic from their business and were a fairly low impact business with normal business hours. They currently had seven employees and may add a couple in the future for the rescue training. Shane McFarland referred to the Staff report (Exhibit G) and stated the Planning Commission recommended for a plan to provide sufficient parking for employees and customers and to provide a clear separation of uses in the facility. Mayor Trever Johnson questioned if they had plans for the back of the property. Eric Cylvek stated they would have a permanent demo zip line that would be around 12' high to test merchandise on and also do rescue training at a lower height.

Mayor Trever Johnson opened the public hearing at 8:30 P.M.

Jeff Jones – Summit County Economic Development Director

Jeff Jones stated he was here to support Mr. Cylvek and his application. He stated he had been working for a while to find a tenant for this building. They had come close a few times in the last couple of years, but nothing had happened. Mr. Jones stated they had a real opportunity tonight to get a solid business into this building that would be able to take it and build on their great operation. He encouraged the Mayor and Council if they moved forward with the CUP, to consider creating an enterprise zone that would allow Mr. Cylvek to be able to take advantage of certain tax credits from the State.

Linda Vernon – Planning Commission Member, City Resident

Linda Vernon stated she thought it was a great project and that was why they had recommended it. She wanted to express her support and stated she thought they should do this.

Mayor Trever Johnson closed the public hearing at 8:33 P.M.

Councilmember Tyler Rowser questioned what an enterprise zone was. Jeff Jones stated it was basically defining an area and then calling out the benefits that would be made to Coalville City. They would also need to list the average salaries and why it would be a good use of the area. They would need to identify why the enterprise zone would be good for the community. Mr. Jones stated rather than picking one small piece of property they should consider adding other commercial properties to the enterprise zone. He stated there wasn't any harm in creating it. The State liked to see public participation which could be something like stating the City would expedite permits within the zone. Something like that would count toward the public participation portion. Mr. Jones stated because this building had been vacant for longer than three years, there

were some particular tax credits that would be available to Mr. Cylvek. He stated the enterprise zone would need to be created before Mr. Cylvek closed on the building and encouraged them to act on this as soon as possible. Sheldon Smith stated Jeff Jones had sent over the information about a month ago and he couldn't see anything detrimental for the City. He stated he was prepared to move forward and could work on putting it together if the Council was interested.

A motion was made by Councilmember Arlin Judd to approve the Conditional Use Permit Application for Zipholdings, LLC. 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**

Mayor Trever Johnson requested for Sheldon Smith to work on the enterprise zone.

Item E – Consideration Of The Petition Of Annexation NS-355 And NS-355-UP, 42.09 Acres, Dennis Wright:

Shane McFarland referred to the map (Exhibit H) and stated the Council needed to decide if they were interested in considering the Annexation Petition for the Dennis Wright property. He stated the property was 42 acres and was inside of the Annexation Boundary Declaration and they were proposing one home. Sheldon Smith stated this was where Denny Wright had been trying to build a home. Councilmember Cody Blonquist stated he had a conflict of interest as he lived within 450 feet of the property. Councilmember Arlin Judd stated they would access the property off of Spring Hollow Road. Alan Stanford stated he was here to represent Dennis Wright. He stated Mr. Wright was interested in annexing his property to the City to build a home. He stated he had access from Spring Hollow Road and also from the road that went past the North Summit Bus Garage. He was hoping to get approval to be able to press forward with his home approval. He stated they would like to connect to the City water system and would have an independent sewer system. Shane McFarland stated he had discussed the culinary water with Mr. Wright and he understood there were some concerns with getting the service to him.

A motion was made by Councilmember Arlin Judd to accept the application of the Annexation Petition for NS-355 And NS-355-UP, 42.09 Acres, Dennis Wright. 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 F – Public Works Updates:

Zane DeWeese stated he didn't have anything tonight.

Item G – Community Development Updates:

Shane McFarland stated they had received comments from the USDA on the water projects and JUB Engineers, Inc. had responded and returned the information to the USDA. He stated they were just waiting for final approval. He stated the plans were ready and the dates had been set for mid-April for bids for the projects.

Item H – Legal Updates – Sheldon Smith:

Sheldon Smith stated Kent Clark's wife, Lotta, would like to have bees and unfortunately they live in the Commercial Zone where beekeeping was not allowed. He stated he had informed her of the problem and she planned on coming to the next Council meeting. He stated the Code was specific that beekeeping was allowed in Residential Zones. Councilmember Adrienne Anson questioned if she could get a variance. Sheldon Smith stated a variance wouldn't apply to this situation where it was based on the Zone. You couldn't get a variance for a Zone violation. He stated they could pursue a request to change the Zone, but it was a long process.

Sheldon Smith stated he would like to have a Zone where there would be restrictions for the entryway to Coalville. He stated he felt the City needed to be able to restrict what happened there so we didn't end up with something there that made the area look as bad or worse than what it did now. Councilmember Cody Blonquist stated he agreed. Sheldon Smith stated there were a lot of communities that had restrictions in place on what could happen along the entryways. He stated he knew we wanted to encourage growth, but felt the entryways needed to look better. He stated a lot of things may not be able to be changed right now, but they could change what happened with the property in the future. Mayor Trever Johnsons stated he had directed Derek Moss and Cindy Gooch to look for grants to improve the on and off ramps to the City. Shane McFarland stated he would follow up with them on that. Councilmember Rodney

Robbins stated he felt there needed to be a way to put up signs to show the businesses in the City and they may need to look at the sign ordinance too.

Item I – Council Updates:

Councilmember Cody Blonquist suggested for the application for Annexation to be reviewed to see if the fees needed to be updated. He stated it currently had a \$1,200 fee and he felt the City review costed more than that and the City shouldn't be covering those costs. He suggested considering a cost per acre. Shane McFarland stated they could list the review costs would be passed off to the applicant. Councilmember Cody Blonquist stated he had researched other applications and they had a fee structure with an additional cost per acre. Mayor Trever Johnson agreed and stated it needed to be updated.

Councilmember Adrienne Anson stated she had planned a tree planting day on April 10, 2018 and invited everyone to attend. She stated it would be at 5:00 P.M. and they would be removing some trees, grinding the stumps, and planting new trees along 100 South across from the High School.

Councilmember Arlin Judd stated the property South of JD Vernon's property was accumulating a lot of junk and they may be living in the travel trailer there. Mayor Trever Johnson stated they lived there on weekends. Councilmember Judd stated he felt it needed to be addressed as it was becoming a junk yard.

Item J – Mayor's Updates:

Mayor Trever Johnson stated the BBQ Festival was going to be different this year and they were tossing around the idea of maybe a Friday night, Saturday day event. He stated if the Council had any ideas or if they had an idea of what the public would want to let him know. Donald Fulton stated he thought an evening of "a taste of Coalville" would be a great idea. They could offer something for a free dessert at a restaurant or a special price on a haircut. The businesses could be involved to show off their wares. He stated it would be a showing off Coalville as a whole. Mayor Trever Johnson stated that was a good idea and he would consider it.

Item K – Executive Session:

There was not an Executive Session.

Item #4 – Review, Discussion, and Possible Approval of Accounts Payable:

The Council reviewed the Accounts Payable for March 2018.

A motion was made by Councilmember Arlin Judd to approve the Accounts Payable for March 2018. Councilmember Tyler Rowser seconded the motion. All Ayes. Motion Carried.

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

The Council reviewed the minutes of the March 12, 2018 meeting. Niki Sargent stated she had sent a note with the minutes requesting for the Council to review and make the necessary changes as she couldn't get back through them.

A motion was made by Councilmember Arlin Judd to approve the minutes of March 12, 2018 as corrected. Councilmember Adrienne Anson seconded the motion. All Ayes. Motion Carried.

Item #6 – Adjournment:

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

The meeting adjourned at 9:07 P.M.

Mayor Trever Johnson

Attest:

Nachele D. Sargent, City Recorder

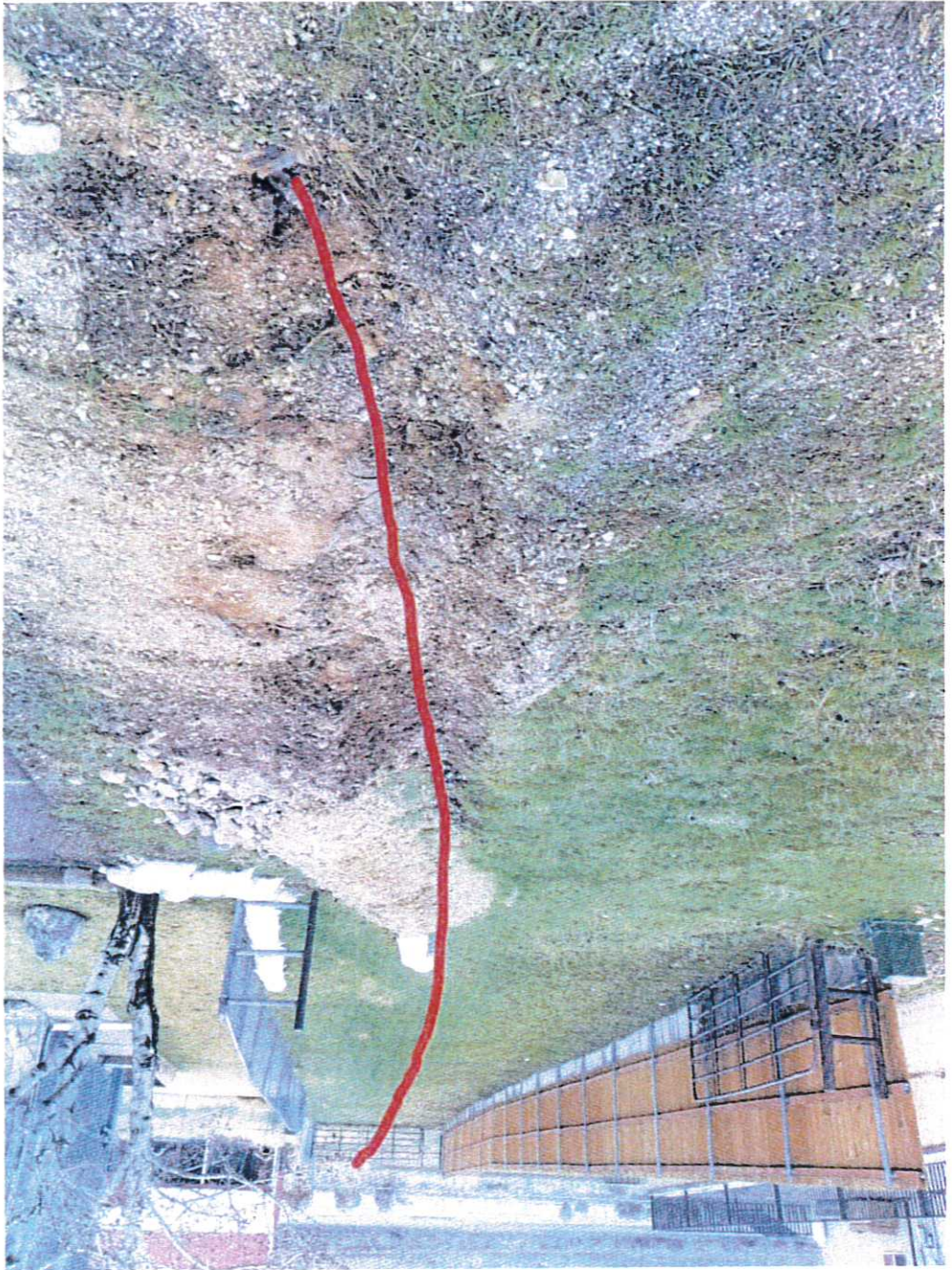


"Exhibit A"
City Council March 26, 2018

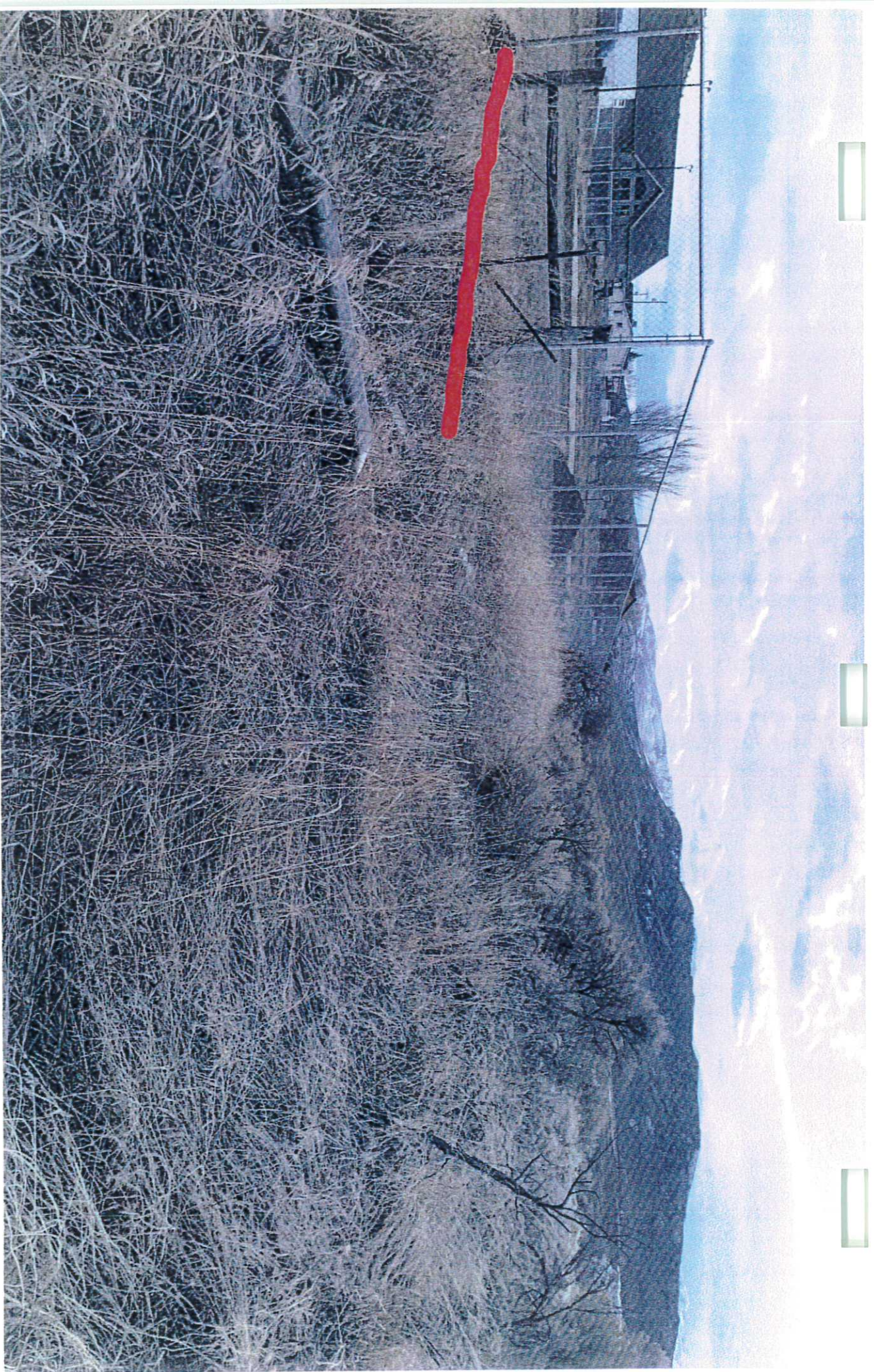














J-U-B ENGINEERS, INC.

"Exhibit B"
City Council
March 26, 2018

J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

DATE: March 26, 2018
TO: Coalville City Council
CC: Mayor Trevor Johnson; Zane DeWeese, Public Works Director;
Sheldon Smith, City Attorney;
FROM: Derek Moss, AICP, City Planner
Shane McFarland, P.E., City Engineer
SUBJECT: Black Willow Subdivision Final

Application Information:

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

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

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

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

Staff Comments:

1. The subdivision is located in an R-2 zone and meets the purpose, density, lot size, and frontage requirements of this zone, which are:
 - to provide areas of the community characterized by medium-density, single- family developments;
 - density of two (2) lots per acre;
 - minimum lot size of 1/3 acre (14,520 sq. ft.); and,
 - lot frontage minimum distance for each residential lot of one hundred (100) feet.
2. A Geotechnical study has been submitted. The development will need to follow the recommendations within that report. Items in that report include but not limited to unretained slopes, roadway construction and footing design.
3. The final plat has been submitted. Further comments regarding plat changes will be sent to the developer.

4. The plat needs to reflect the final proposed design of the detention basin layout. It is assumed that the Home owners association will maintain the detention basin and it will not be dedicated to the city.
5. Storm water as it leaves the site is being addressed with the city staff. Continued effort to finalize this design will occur to ensure all parties including nearby households are in agreement with the proposed design.
6. All proposed underground utilities for sewer, culinary water, and storm drain meet city standards for material, size, and slope
7. Please verify that a 1.5 inch irrigation line is sufficient to provide adequate pressure and flow for the proposed development
8. The construction drawings have been reviewed and additional comments will be submitted to the developers engineer. Final approval should be given contingent upon meeting all engineering comments.

Planning Commission Recommendation: The Planning Commission, on March 19, 2018, ***recommended approval*** of the subdivision with the following ***conditions***:

- Staff should specify the preferred alternative and the engineering considerations that have taken place for storm water management once it leaves the site.
- Consider reasonable lighting temperature of no greater than 3,000 Kelvins for street lighting (3,000 K vs. 5,000 K; warm vs cool; white vs. amber, etc.).

If you have any questions feel free to contact us.

APPROVED	PAGE
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BLACK WILLOW CAPITAL GROUP, LLC

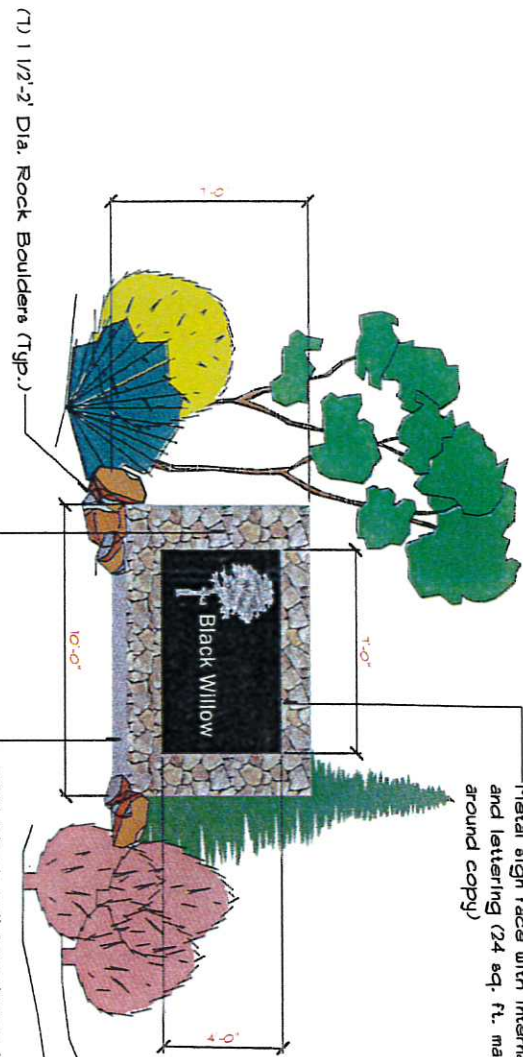
0.0052" = 1.0'

BY: Don Sargent

Tuesday, March 13, 2018

1 COVER SHEET

- PHONE (408) 401-0000
FAX (408) 401-0001



CMU block wall foundation (see detail)

Installation Procedures

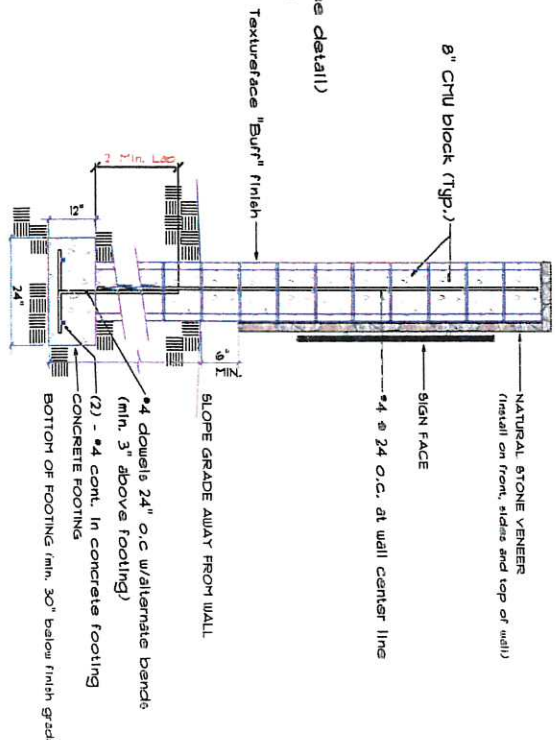
Mortar Type
Type N or S mortar is used for installing Natural Thin Stone Veneer depending upon the type of stone being installed. Check with supplier for a recommendation.

Bonding Admixtures
The use of a bonding admixture with the mortar may be recommended to add bonding strength (check with your stone dealer for recommendation). Please refer to the selected bonding agent instructions for recommended mixing quantities. Expansion should be taken when using bonding agents, since drying shrinkage is difficult to remove once they cure. The use of an epoxy thin set mortar for construction adhesives should only be used in interior applications. Admixtures are necessary for all soft or overhauled conditions.

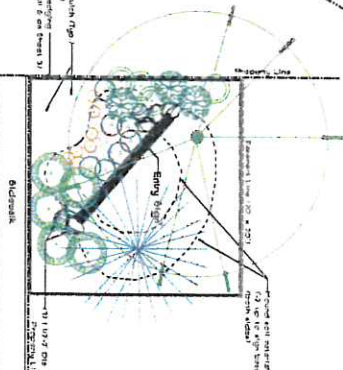
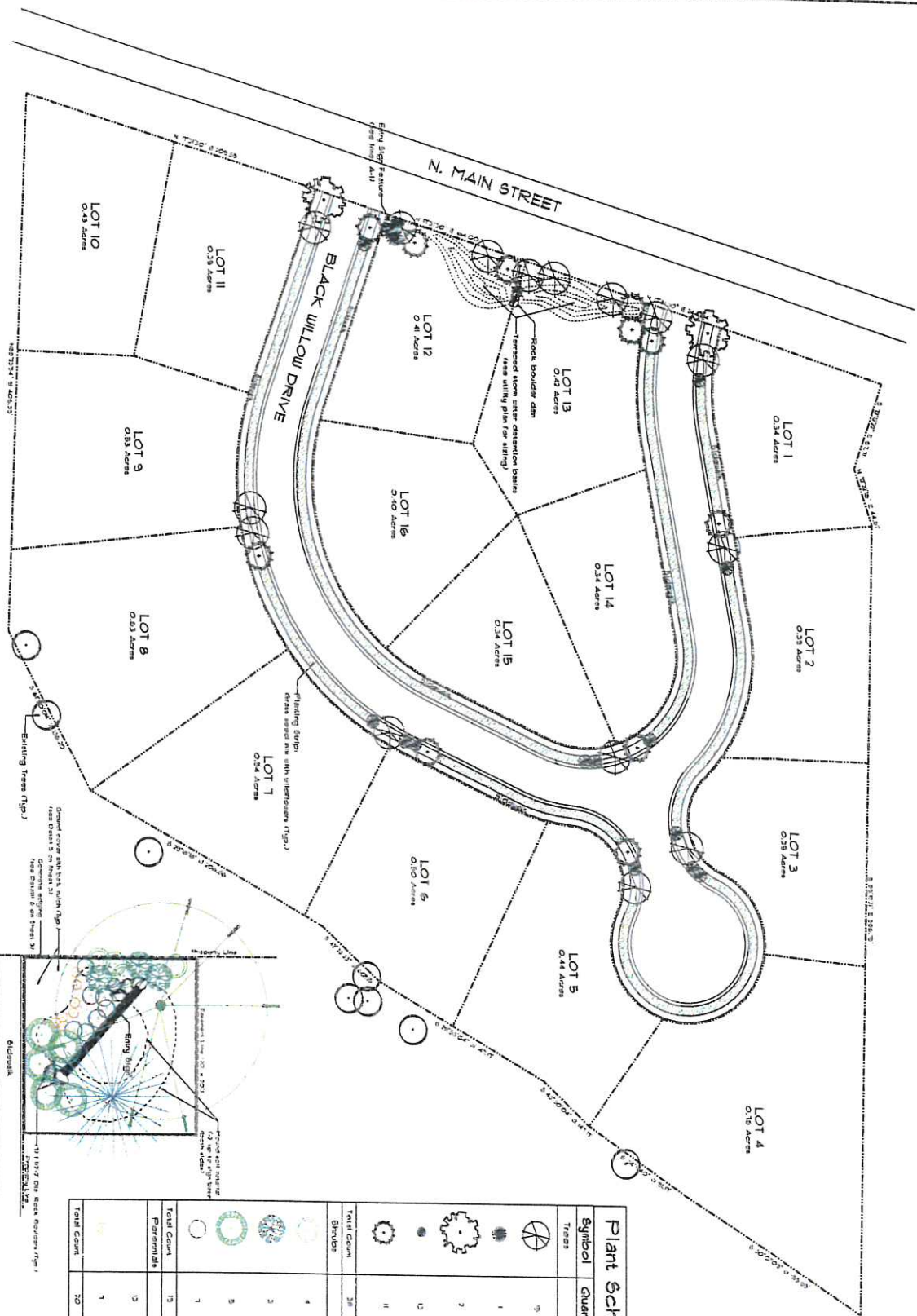
Setting Natural Thin Stone Veneer

- Place the thin stone laid out the recommended frost-free temperature, installation of the natural thin stone completed.
- If corner pieces are required for the application it will be best to start with the corners first. They will provide a better guide for your pattern to continue around the corner.
- Most corner pieces will have a beveled and a short end. These pieces should alternate in opposite directions, as they are stacked, one upon the other.
- The back of each stone should be covered with a thickness of at least 1/2" of mortar. A fat ratio mortar can be added towards the center of the back of each stone.
- The stones should be pressed firmly against the scratch coat wall to ensure a sound bond.
- Leave mortar will cure out around the edges as each stone is set in place. This extra mortar will fill in around the stone, creating your grout joints.
- If you choose not to use this method to fill the joints, then the joints can be filled with grout using a grout bag and/or a tuck pointing tool.
- Make sure to create control and movement joints in the veneer in the same places that they exist in the structure. These control and movement joints serve to allow for the movement of the structure as it settles and reacts from environmental changes. Consult a local contractor, your building or structural engineering professional or technician for exact placement joints.

CMU BLOCK WALL AND CONCRETE FOOTING DETAIL (N.T.S.)



ENTRY SIGN PLAN



Plant Schedule			
Symbol	Quantity	Botanical/Common Name	Size
Trees			
	1	Pinus virginiana Canoe Red Chestnut	7' CM
	1	Pinus nigra Austrian Pine	6' Ht
	2	Bella nora Dutch pine + rug + horizontal stem	7' CM
	12	Pinus strobus + rug + horizontal stem	4' Ht
	11	Pinus strobus + rug + horizontal stem	1 1/2' CM
Shrubs			
	4	Cornus sericea Riverbank Yellow Dogwood	7' CM
	2	Pinus nigra Austrian Pine	5' CM
	2	Pinus nigra Austrian Pine	5' CM
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LANDSCAPE PLAN
SCALE: 1" = 40'-0"



Black Willow Subdivision

DATE: 11/11/11
DRAWN BY: [Signature]

SCALE: 1" = 40'-0"
DRAWN BY: Don Surgen
DATE: Tuesday March 13 2019



APPROVED: [Signature]
CHECKED BY: [Signature]

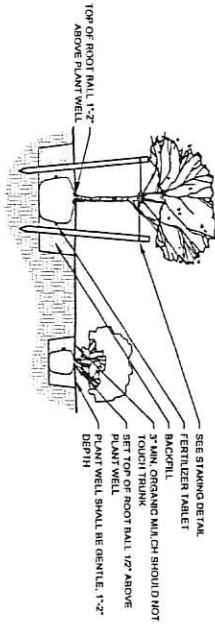
PAGE: 3 of 5
Landscape Plan

THE CONTRACTOR SHALL SUPERVISE THE EXCAVATION OF ALL EXISTING AND NEW FOUNDATIONS, AND ALL SITE CONSTRUCTION PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE PROJECT MANAGER AND ALL OTHER CONTRACTORS WORKING ON THE SITE.

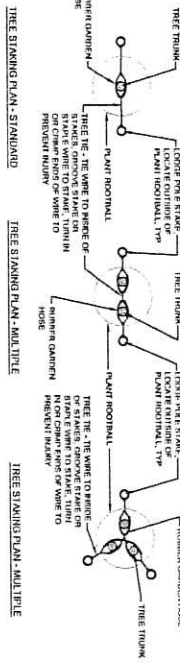
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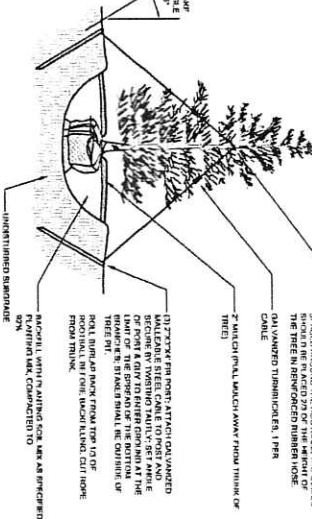
CONTAINER SIZE:
1 GAL. OR 5 GAL. - 2X WIDTH OF ROOT BALL, DEPTH = ROOT BALL + 8"
15 GAL. OR LARGER - 3X WIDTH OF ROOT BALL, DEPTH = ROOT BALL + 12"
FERTILIZER TABLETS (21 GRAM AGRIFORM TABLETS)
1 PER 1 GAL., 3 PER 5 GAL., 5 PER 15 GAL., 1 PER 3" OF BOX SIZE (24" BOX OR LARGER)



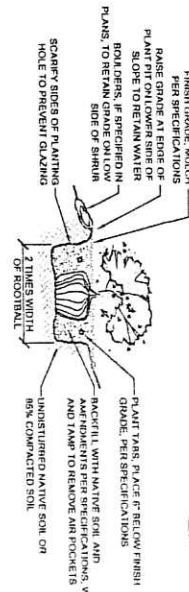
—BILLYE GARDEN



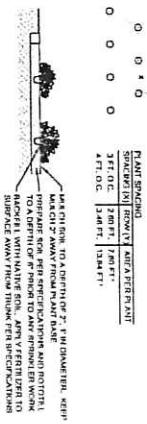
INITIAL TITLES ARE MORE EQUAL



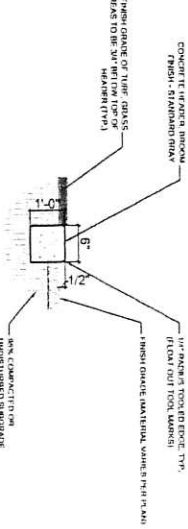
PLANT PIT ON LOWER SIDE OF
SLOPE TO RETAIN WATER
BOULDERS, IF SPECIFIED IN -
PLANS, TO RETAIN GRADE ON LOW
SIDE OF SHRUB



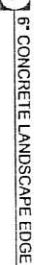
NOTE:
ALL GRAPHS/PICTURES TO BE PLACED ON CENTER OF
PLANT LEGEND IN A HORIZONTAL POSITION.



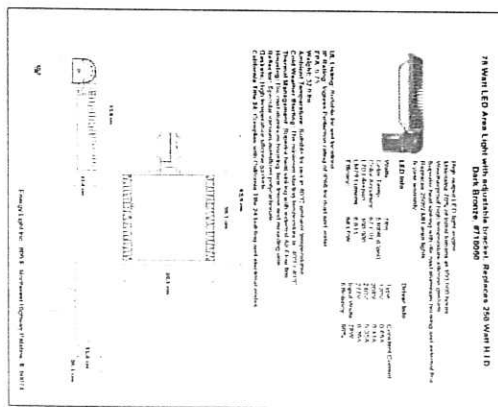
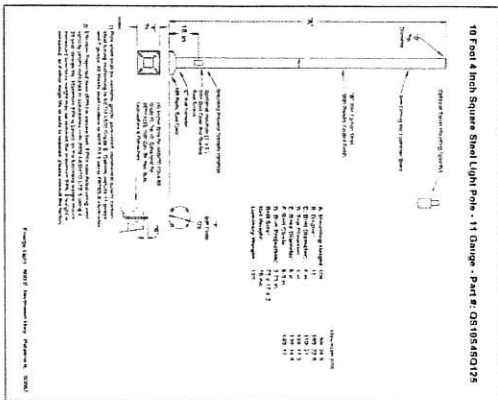
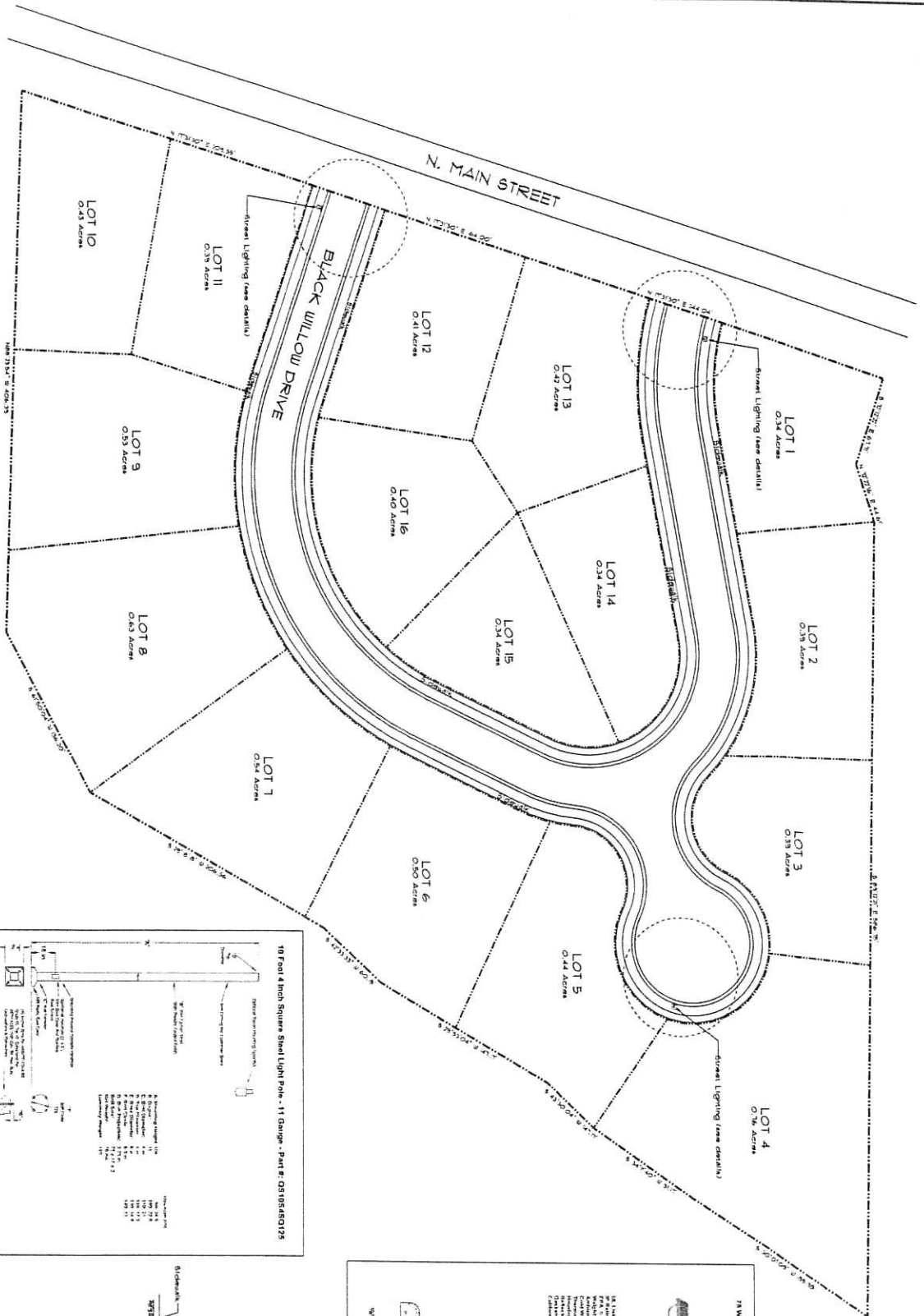
GROUND COVER SPACING



6. CONCRETE LANDSCAPE EDGE



PLANTING DETAILS

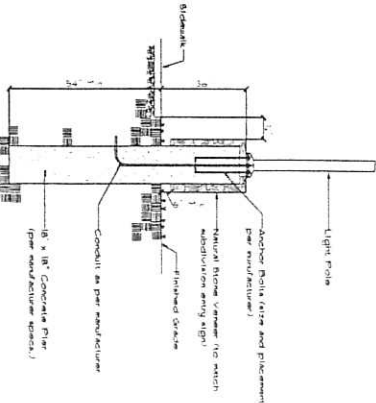


STREET LIGHTING

SCALE: 1" = 40'-0"



POLE BASE DETAIL (N.T.S.)



Black Willow Subdivision

340 N. Main Street
Columbia, MO 65201

D35 ASSOCIATES, LLC

PO BOX 266
Columbia, MO 65201
PHONE: (417) 901-0201
EMAIL: d35@blackwillow.net

SCALE: 1" = 40'-0"

DRAWN BY: Don Sargent

DATE: Tuesday March 13, 2018



APPROVED:

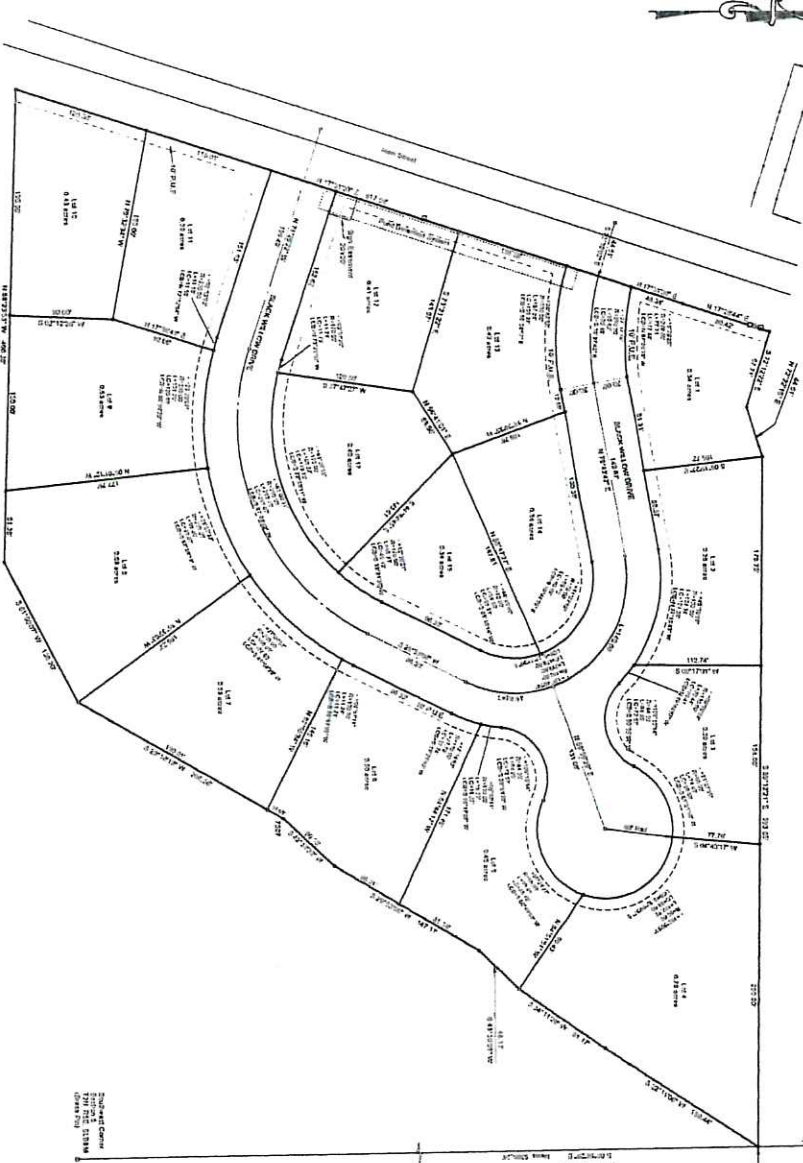
CHECKED BY:

PAGE: 5 / 5

Street Lighting

DEVELOPER
JT ADKINS
COALVILLE, UTAH

BLACK WILLOW SUBDIVISION
Located in Section 8, Township 2 North, Range 5 East, Salt Lake Base and Meridian
Coalville, Summit County, Utah

[illegible]

<p>DANMON ENERGY</p> <p>_____ day of _____ 20____</p> <p>_____ Mayor</p>	<p>CITY PLANNING COMMISSION</p> <p>_____ day of _____ 20____</p> <p>_____ City Clerk</p>	<p>PUBLIC WORKS DIRECTOR</p> <p>Agreed and accepted this _____ day of _____ 20____</p> <p>By _____</p>	<p>ROCKY MOUNTAIN POWER</p> <p>Agreed and accepted this _____ day of _____ 20____</p> <p>By _____</p>	<p>CITY CLERK</p> <p>_____ day of _____ 20____</p> <p>_____ City Clerk</p>
<p>HIGH MOUNTAIN SURVEYING, LLC</p> <p>_____ day of _____ 20____</p> <p>_____ Mayor</p>	<p>CITY ENGINEER</p> <p>Agreed and accepted this _____ day of _____ 20____</p> <p>By _____</p>	<p>NORTH SHADY TREE DISTRICT</p> <p>Agreed and accepted this _____ day of _____ 20____</p> <p>By _____</p>	<p>ATTORNEY AT LAW</p> <p>_____ day of _____ 20____</p> <p>By _____</p>	<p>CITY CLERK</p> <p>_____ day of _____ 20____</p> <p>_____ City Clerk</p>
<p>1305 South Lincoln Road</p> <p>1305 South Lincoln Road</p> <p>1305 South Lincoln Road</p> <p>_____ day of _____ 20____</p> <p>_____ Mayor</p>	<p>CITY ENGINEER</p> <p>Agreed and accepted this _____ day of _____ 20____</p> <p>By _____</p>	<p>NORTH SHADY TREE DISTRICT</p> <p>Agreed and accepted this _____ day of _____ 20____</p> <p>By _____</p>	<p>ATTORNEY AT LAW</p> <p>_____ day of _____ 20____</p> <p>By _____</p>	<p>CITY CLERK</p> <p>_____ day of _____ 20____</p> <p>_____ City Clerk</p>

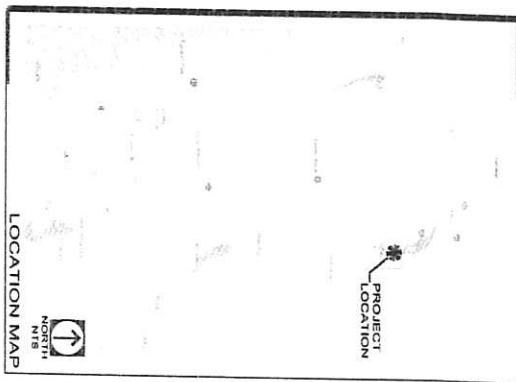
BLACK WILLOW SUBDIVISION CONSTRUCTION DRAWINGS COALVILLE CITY, UTAH

OWNER:
BLACK WILLOW CAPITAL GROUP, LLC
COALVILLE, UTAH 84017

SITE ENGINEER:
MULHOLLAND DEVELOPMENT SOLUTIONS
P.O. BOX 680925
PARK CITY, UTAH 84068
SUBMITTED: MARCH 9, 2017

NOTES:

1. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO COALVILLE CITY ENGINEERING STANDARDS AND CONSTRUCTION SPECIFICATIONS. COALVILLE CITY DEVELOPMENT CODE, PLANNING AND ZONING, DEVELOPERS / CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION. THE DEVELOPER / CONTRACTOR SHALL CONDUCT ALL NECESSARY SURVEYS AND ENGINEERING FOR ALL MATTERS DEALING WITH CONSTRUCTION WORK WITHIN A CITY RIGHT-OF-WAY OR ANY WORK CONNECTING ONTO A CITY UTILITY. SPECIAL PERMITS AND BONDING ARE REQUIRED FOR ALL SUCH WORK.
2. FINISH GRADES ARE AT ROADWAY CENTERLINE, UNLESS OTHERWISE SPECIFICALLY NOTED.
3. ALL ROADWAY SLOPES ARE TO BE 3:1 SLOPES EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE, OR AS DIRECTED BY THE ENGINEER.
4. MULTILAND DEVELOPMENT SOLUTIONS ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS. THE UTILITIES SHOWN ON THESE DRAWINGS HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
5. CONTRACTOR SHALL CONFINED CONSTRUCTION ACTIVITY TO AREAS WITHIN THE RIGHT-OF-WAY, UTILITY EASEMENTS, AND DESIGNATED STORAGE, STAGING, ACCESS, CONSTRUCTION AND MATERIAL WASTE AREAS. CONSTRUCTION SHALL BE LIMITED TO THE RIGHT-OF-WAY AND EASEMENTS, UNLESS OTHERWISE SPECIFICALLY NOTED BY STATE, COUNTY AND LOCAL LAWS.
6. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE IN DISTURBED PORTIONS OF THE SITE. CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED BUT IN NO CASE MORE THAN 5 DAYS OF CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
7. IF SEDIMENT IS TRACKED ONTO PAVED ROADS, THE ROADS AND WORK AREAS WILL BE SWEEPED TO REMOVE SEDIMENT. SEDIMENT SHALL BE REMOVED FROM THE SURFACES. THE MATERIAL WILL BE MANUALLY REMOVED AND/OR A VACUUM SUCKER USED TO THE POINT THAT STANDARDS CAN BE MAINTAINED. OPERATIONS WILL CEASE UNTIL CONDITIONS IMPROVE TO THE POINT THAT STANDARDS CAN BE MAINTAINED.
8. THE CONSTRUCTION OF THE WATER SYSTEM IMPROVEMENTS SHALL CONFORM TO THE UTAH ADMINISTRATIVE CODE R309-560-4(1) AND R309-560-4(2) PRESSURE AND LOSS OF PRESSURE STANDARDS, UTAH ADMINISTRATIVE CODE R309-560-4(3) SEALING PIPE ENDS DURING CONSTRUCTION, R309-560-4(10) DISINFECTING WATER DISTRIBUTION SYSTEMS, R309-560-7 (1) SEPARATION OF WATER MAINS FROM SEWERS AND OTHER POLLUTION SOURCES OR THE STRINGENT, CITY ENGINEERING STANDARDS AND CONSTRUCTION SPECIFICATIONS, WHICHEVER IS MORE STRINGENT.
9. WATER LINE FITTINGS ARE APPROXIMATE. EXACT NUMBERS AND LOCATIONS SHALL BE FIELD DETERMINED AND SHALL BE AS REQUIRED TO ACHIEVE THE SPECIFIED CONSTRUCTION RESULTS.



SHEET INDEX

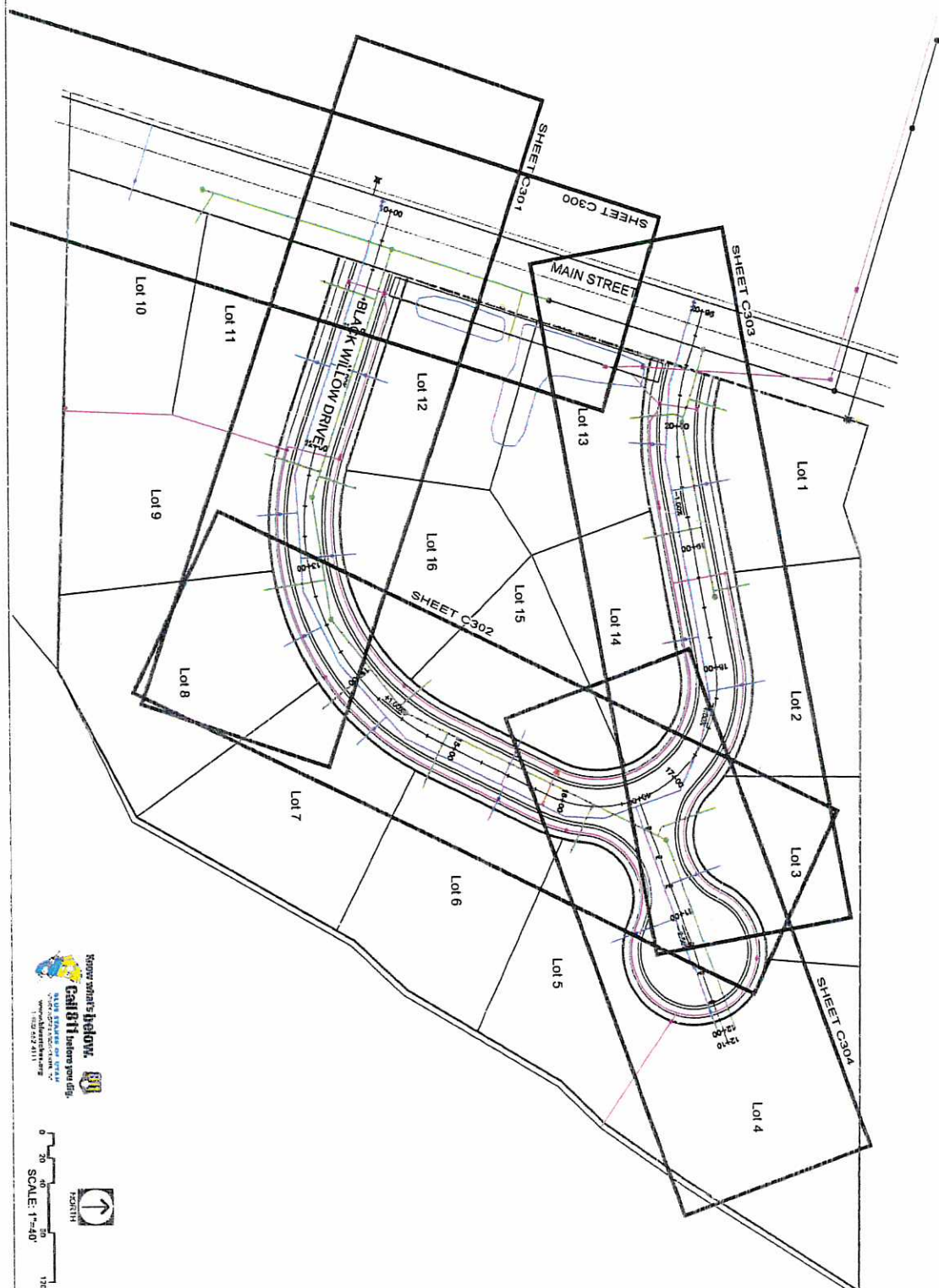
C101	COVER SHEET
C201	INDEX PLAN
C202	MASTER UTILITY PLAN
C203	MASTER GRADING & EROSION CONTROL PLAN
C300	MAIN STREET SEWER LINE PLAN & PROFILE 0+00 - END
C301	BLACK WILLOW DRIVE PLAN & PROFILE STA 10+00 - 13+50
C302	BLACK WILLOW DRIVE PLAN & PROFILE STA 13+50 - 15+00
C303	BLACK WILLOW COURT PLAN & PROFILE STA 15+00 - END
C304	BLACK WILLOW COURT PLAN & PROFILE STA 10+00 - END
C401	BLACK WILLOW DRIVE & COURT CROSS SECTIONS
C501	STORM WATER DETENTION SYSTEM

BLACK WILLOW SUBDIVISION

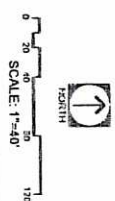
MULHOLLAND
DEVELOPMENT SOLUTIONS
P.O. BOX 680925
PARK CITY, UTAH 84068
PHONE: 435.266.1111
WWW.MULHOLLANDDS.COM



DATE: 12/15/16	PROJECT NO: 16-001
DESIGNED BY: [Signature]	CHECKED BY: [Signature]
INCHES: 1/8" = 1'-0"	SCALE: 1/8" = 1'-0"
PROJECT NAME: BLACK WILLOW SUBDIVISION	SHEET NO: C101
SHEET 1 OF 1	
COVER	
C101	

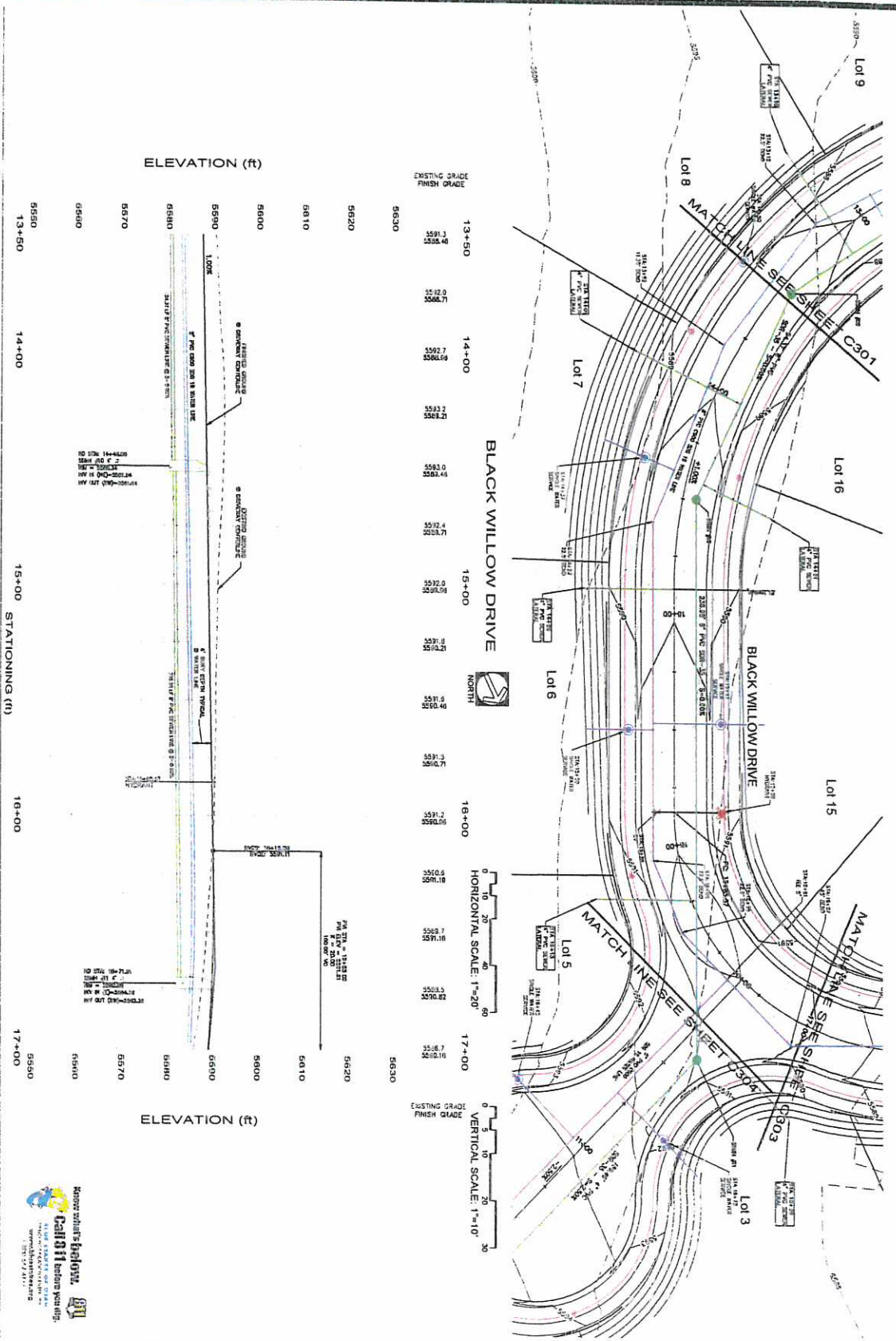


Know what's below.
 Call 811 before you dig.
 1-800-487-4811



		BLACK WILLOW SUBDIVISION	
		SHEET TITLE INDEX PLAN	
CLIENT PROJECT LOCATION DATE DRAWN BY CHECKED BY DESIGNED BY PROJECT MGR FIELD MANAGER CONTRACT NO.	PROJECT NO. SHEET NO. SHEET TOTAL SCALE DATE	SHEET NUMBER C201	

[illegible]



BLACK WILLOW SUBDIVISION

PLAN & PROFILE

STA 13+50 - 17+00

C302

MULHOLLAND

ENGINEERING SOLUTIONS

10000 E. 10TH AVE.

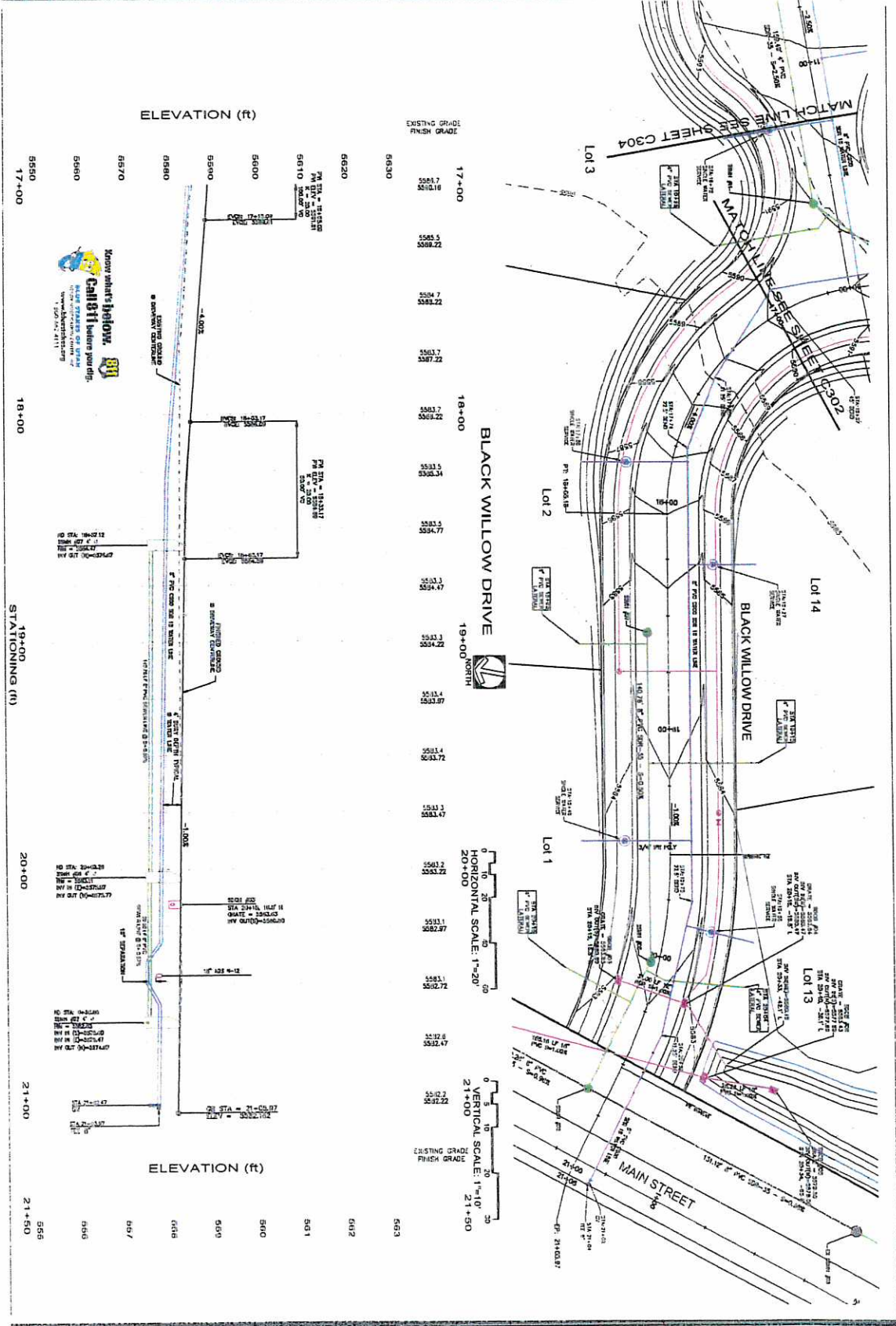
DENVER, CO 80231

TEL: 303.755.1100

FAX: 303.755.1101

WWW.MULHOLLAND-ENGINEERING.COM

THIS PLAN AND PROFILE WERE PREPARED BY THE ENGINEER AND CHECKED BY THE ENGINEER. THE ENGINEER'S SEAL AND SIGNATURE ARE REQUIRED FOR THE PLAN AND PROFILE TO BE VALID. THE ENGINEER'S SEAL AND SIGNATURE ARE REQUIRED FOR THE PLAN AND PROFILE TO BE VALID.



BLACK WILLOW DRIVE

PLAN & PROFILE

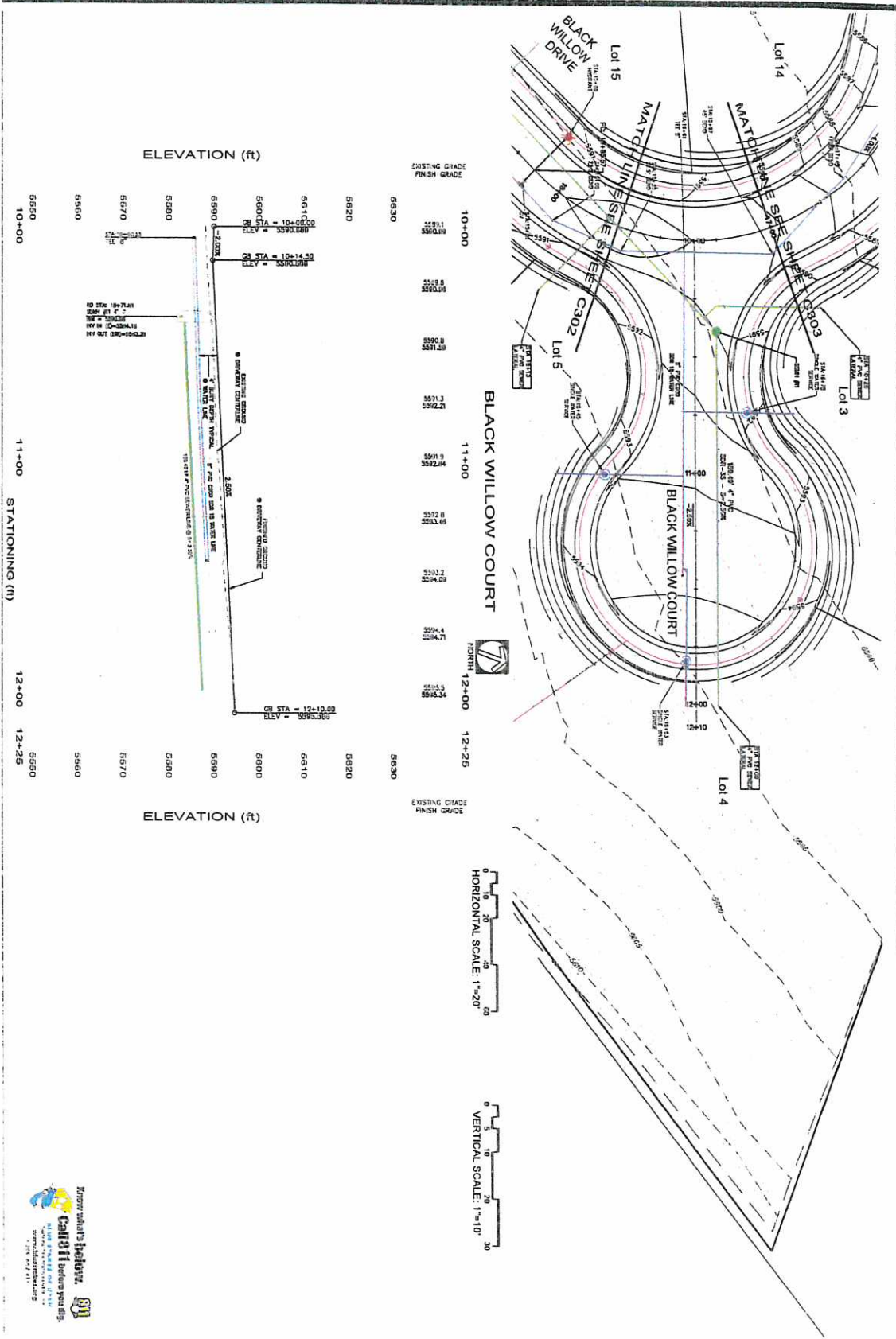
STATION 17+00 - END

C303

MULHOLLAND

DEVELOPMENT SOLUTIONS

BLACK WILLOW SUBDIVISION



BLACK WILLOW SUBDIVISION

C304

PLAN

END

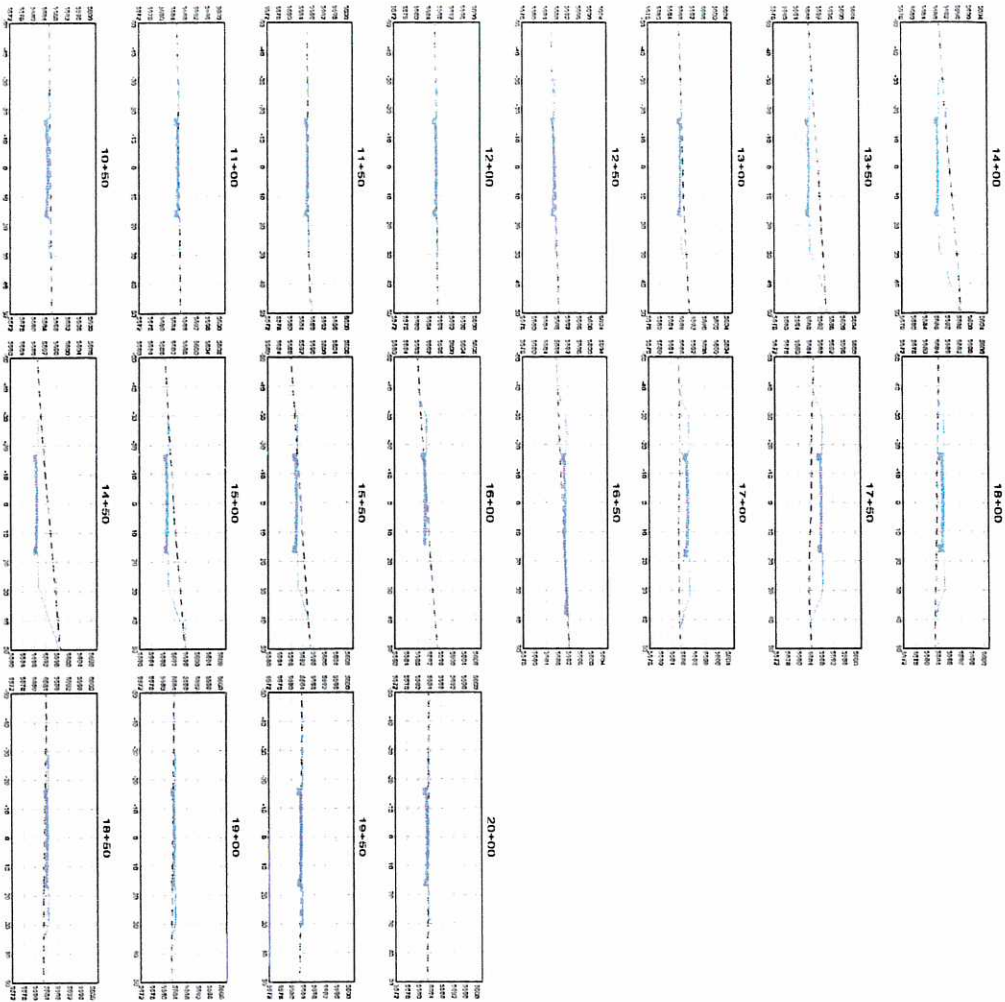
MULHOLLAND DEVELOPMENT SOLUTIONS

10000 N. 10th Ave., Suite 100, Denver, CO 80231

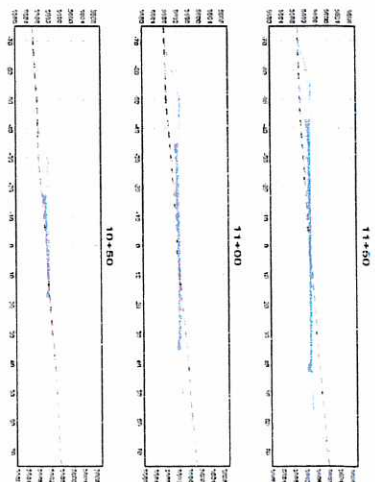
Phone: (303) 755-1100

www.mulholland.com

BLACK WILLOW DRIVE



BLACK WILLOW COURT



BLACK WILLOW SUBDIVISION

Please refer to the
Call 811 before you dig.
 1-800-4-A-DIG
 www.811.org

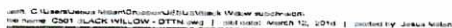
SCALE: 1"=20'

BLACK WILLOW SUBDIVISION

C401

MULHOLLAND

DEVELOPMENT SOLUTIONS



Coalville City Planning Commission

Regular Meeting

HELD ON

March 19, 2018

IN THE

CITY HALL

"Exhibit C"
City Council March 26, 2018

Planning Member Brice Lucas called the meeting to order at 6:04 P.M.

PLANNING COMMISSION MEMBERS PRESENT:

Chair: Brice Lucas

Vice Chair: Isaac Rackliffe

Commissioners: Linda Vernon,

Nathanael Davenport, Dusty France

Jason Moore (excused)

CITY STAFF PRESENT:

Derek Moss, Planner

Nachele Sargent, City Recorder

PUBLIC IN ATTENDANCE:

Shawnee Cooper, John Adkins, Don

Sargent, Kristian Mullholland, Eric Cylvek,

Greg Croffer, Courtney Richins, Daniel

Richins, Jim Robinson, Debbie Robinson,

Celeste Gates, John Gates

Item 1 – Roll Call:

A quorum was present.

Item 2 – Pledge of Allegiance:

Commissioner Brice Lucas led the Commissioners, Staff, and Public in the Pledge of Allegiance.

Item 4 – Public Hearing: Consideration And Possible Action On The Black Willow Subdivision Final Plan, 16 Lots, CT-281 And CT-279, JT Adkins:

Don Sargent stated he was representing the Adkins Family for this subdivision. He stated they had addressed three items from comments from the public hearings and had coordinated with staff to achieve them and wanted to briefly discuss them. One was about the sidewalk extension. The existing sidewalk was located at the Northern side of the property line and they were proposing to extend it all the way along the property to the Southern property line. The second was the access for lot #10. The access for this lot would be from Main Street and the rest of the lots would be accessed from inside the subdivision. He stated they would add note #3 on the plat to state all lots shall be accessed

from Black Willow Drive except for lot #10 which would be accessed from Main Street. The third item was the storm drainage system. The project engineer had researched and came up with a solution for this issue. Don Sargent referred to the site plan (Exhibit A). He stated they had designed into the project a detention pond which would collect the drainage from the hillside and lots. The water would drop into the pond which wouldn't be a full time pond, but just a detention area for the water to slow down and percolate into the ground with the rest of the water moving on from the property. It was designed as two terraced ponds with a rock dam in between. It would leave the site to a drain inlet and then be piped across the street to the Rail Trail. The piped drainage would follow the City sewer right-of-way and be piped the entire way to avoid any issues of flooding.

Commissioner Brice Lucas questioned why they had two ponds. Kristian Mulholland stated it was just to give it character and they would be about two feet deep. Commissioner Linda Vernon questioned if it was behind the sidewalk and if it could be fenced. Don Sargent stated it was behind the sidewalk and was part of lot #12 and #13. He stated the ponds were not classified as a hazard and would not need to be fenced off. He stated they would be dry most of the time and they would be within a dedicated easement that would have certain restrictions. Kristian Mullholland stated half of the water would go to the northern pond and half to the southern. He stated the southern pond would overflow into the northern pond. Chair Dusty France questioned if the lighting would be amber. Don Sargent stated it was a white LED light. Commissioner Nathanael Davenport stated it was recommended by the American Medical Association for the color temperatures to be no more than 3,000 Kelvin to minimize the blue spectral content which was more disruptive to circadian rhythms. Don Sargent stated they would be fine with that as these lights were not intended to be a stark, glaring light. He described the proposed height and style of the light pole. Chair Dusty France stated he thought they should be amber colored instead of white.

Chair Dusty France opened the public hearing at 7:24 P.M.

Teri Adkins – City Resident

Teri Adkins stated she was concerned about the drainage from this property. She asked for clarification on where the water drainage from the project would go when it left the North end of the property.

Boyce Judd – City Resident

Boyce Judd stated he understood there would only be one fire hydrant in the subdivision. He stated one probably met the City Code, but requested for the Developer to consider putting in one or maybe two more for the safety of the homes in the subdivision and the surrounding area.

Chair Dusty France stated he would leave the public hearing open and requested for Kristian Mullholland to reply to the question about the storm water drainage.

Kristian Mullholland stated currently there was a sewer line that was in Main Street and headed West to the Rail Trail. He stated the pipe would run parallel to the sewer line in the City easement and would daylight at the Rail Trail. Teri Adkins questioned if it was piped to the North on the Rail Trail. Kristian Mullholland stated there was an existing open ditch and the water would flow with any existing water. Teri Adkins stated that wasn't fair for her because that was her property. She stated she thought it should be totally piped underground. She didn't understand why it had to cross the road when they could stay on the East side of the road and run to the Government property that had the culvert that was originally made to drain all the water. She stated the culvert was almost big enough to stand in. Kristian Mullholland stated the reason it was designed to cross and go where it was proposed was because there was an existing utility easement there that they would utilize. He stated they would be routing another utility in the existing easement. Derek Moss stated they were proposing to pipe the water all the way past Ms. Adkin's property all the way to the Rail Trail so there would be no risk of it flowing to the properties on the West side. Teri Adkins questioned where they were proposing to pipe it to. Derek Moss stated it would be piped to the existing storm water location. The purpose for that was they knew already there were flows and systems that existed already. Teri Adkins questioned if they could show her the systems. Derek Moss stated for this purpose, they would be utilizing the existing open ditch that was used for drainage. Kristian Mullholland questioned if the Rail Trail was located on Teri Adkins' property. She stated it was right behind her property. Kristian Mullholland stated the intent was to keep it in an existing utility easement, in a pipe, until it was past her property to the Rail Trail property. Teri Adkins questioned if there was a pipe in the Rail Trail. Kristian Mullholland stated no, it was an open ditch. Derek Moss stated they were looking at an alternative that maximized an existing system that was beyond the boundaries of Ms. Adkins' property. He stated the City Engineer had reviewed and approved this proposal. He stated he didn't know what Ms. Adkins' proposal of staying on the East side would be like. This was the most practical proposal. Don Sargent stated they had worked with the City Engineer and this was a better design than what was already there. They had put a lot of time in researching this to get this solution. The Planning Commission reviewed the maps to try and get a better understanding of Ms. Adkins' concerns and the proposed solution. Teri Adkins stated it would run into her field. She stated when she was flooded in 2013, her son-in-law made a ditch with the City down the road way and it flooded her field and made a lake in the field. She questioned if she ever wanted to develop her property and put homes in, what would happen to them. She stated she didn't understand why they thought this was the best solution when they had another culvert they could pipe to and then it would drain to the big culvert on the Government property that ran under the Rail Trail. Teri Adkins stated Ken Dawson would be the next one to develop and there was another culvert that had been opened and all of the water would go there and even this Winter there was water in the field all the time. Kristian Mullholland stated he could understand if the culvert was

running full it could have the ability to impact the homes, but the design they would be providing was piped all the way past the property to the Rail Trail. He stated they could review piping the water to the West side of the Rail Trail. Don Sargent stated there was an existing drainage ditch that ran along the East side of the Rail Trail all the way to the culvert that went under the Rail Trail. He stated the City Engineer had requested for them to design it by getting the water in the pipe which was better than it was currently and get the water to the existing drainage ditch. Derek Moss stated the main requirement for the development was to detain their drainage on site which they were doing. He stated the detention made it easier to manage. Chair Dusty France stated there had been problems in the past and he was concerned that even though the detention pond was in place the same amount of water would be exiting the property. Derek Moss stated it hadn't been determined if the flows would be the same. He stated they could be reducing the flows. Chair Dusty France stated the open culvert created the problem and it would still get the same amount of water. Derek Moss stated except now it was being detained and controlled. The Planning Commission continued to debate the water flow and options available. Chair Dusty France stated he thought it was great they had addressed the concerns from before by piping the water past Teri Adkins' property. He stated he would like a review done to see if the open ditch on the Rail Trail could be culverted or if it was big enough to handle the water. Don Sargent stated he understood the concerns, but that would be a City issue and they had met the requirements for their development. Derek Moss agreed and stated that had been developed with the City Engineer and that was what the Planning Commission should consider. Teri Adkins questioned again why they wouldn't keep it on the East side of the street and why she had to be involved with their problem. Derek Moss stated he understood her concerns and appreciated her comments, but they had reviewed the proposal and made this determination for review by the Planning Commission. Teri Adkins stated if they kept it on the East side of the street and piped it to the drainage that was already there, it was a lot shorter than just dropping it into her field and piping along her piece of property. It needed to be piped all the way to the dam. Commissioner Linda Vernon questioned if Ms. Adkins was concerned the ditch along the Rail Trail wouldn't be able to handle and carry the water fast enough past her property. Teri Adkins stated she hadn't seen any water back in that part. When she was flooded, her field was flooded and she didn't think that ditch was even working. She stated they needed to pipe that ditch to make sure it went into the dam instead of into the field. Derek Moss stated they could look at the flows that went into that ditch along the Rail Trail. Teri Adkins stated she had pictures if they wanted to see how the field was flooded. Don Sargent stated this route was recommended from the City Engineer. He stated on the fire hydrant question, they had proposed one fire hydrant in the development which met the standard requirement of being within 500 feet of another hydrant. He stated there were two other hydrants located out on Main Street and they felt this was adequate access as they were above and beyond the requirement.

Chair Dusty France closed the public hearing at 7:00 P.M.

Chair Dusty France stated he thought this was a very well thought out subdivision. He stated he agreed the one hydrant in the subdivision would be sufficient for this project. He stated he would like the storm drainage to be looked at by the City Engineer again. He stated he would like the street lighting to be the amber color. Brice Lucas verified the water line was going to be updated by the City. Derek Moss stated yes it was part of the Water Master Plan projects.

A motion was made by Nathanael Davenport to recommend approval of the Black Willow Subdivision as constituted with a request for the City to make a study on the storm drainage exits and with the condition the Developer use low color temperature lighting. Commissioner Brice Lucas seconded the motion. All Ayes. Motion Carried.

Roll Call:

Commissioner Davenport – Aye

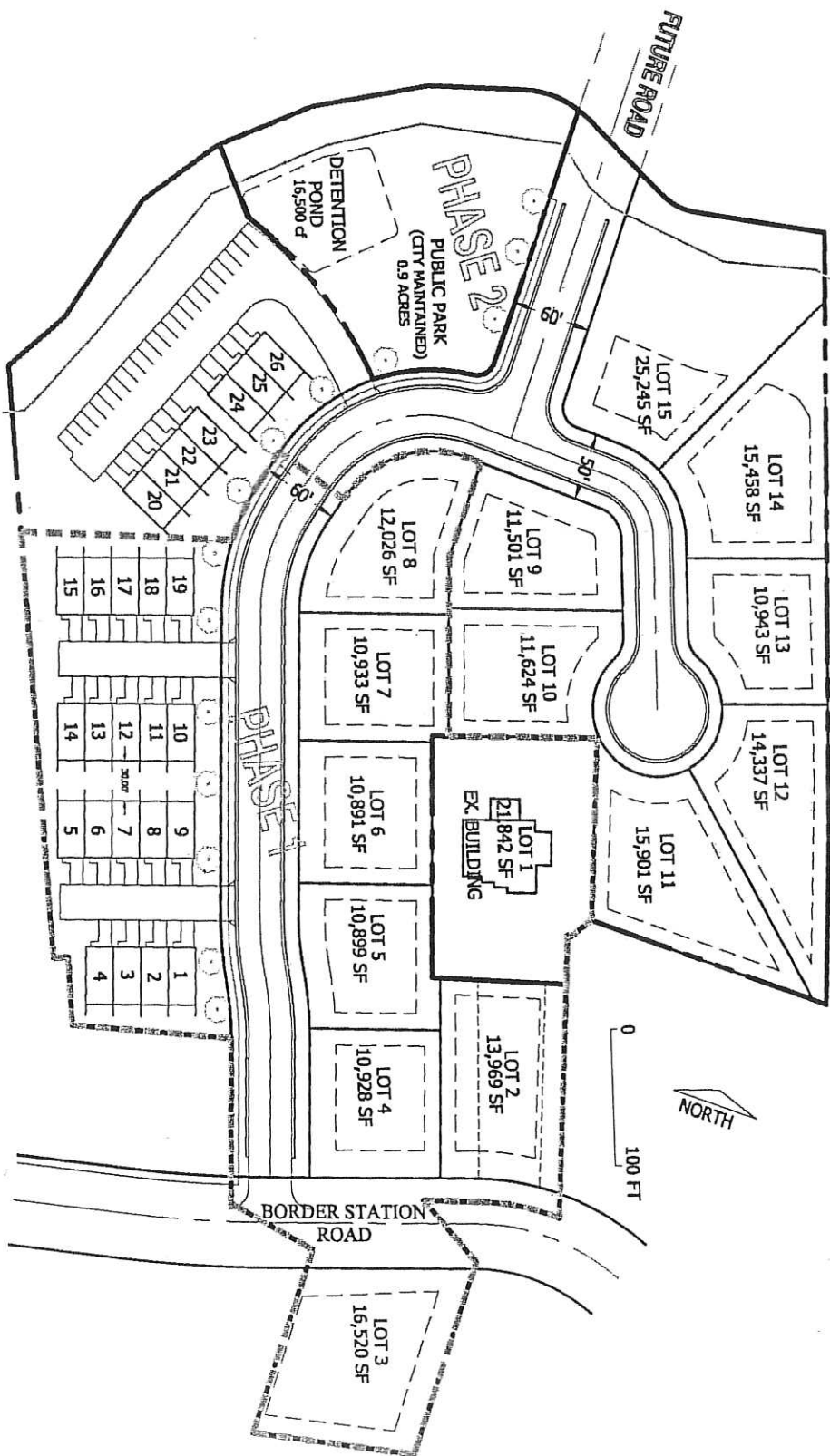
Commissioner Lucas – Aye

Commissioner Rackliffe– Aye

Commissioner Vernon – Aye

Commissioner France – Aye

"Exhibit D"
City Council March 26, 2018



"Exhibit E"
City Council March 26, 2018
J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.



J-U-B ENGINEERS, INC.

DATE: March 26, 2018
TO: Coalville City Council
CC: Mayor Trevor Johnson; Zane DeWeese, Public Works Director;
Sheldon Smith, City Attorney;
FROM: Derek Moss, AICP, City Planner
Shane McFarland, P.E. City Engineer
SUBJECT: Fairground View Subdivision Preliminary

Application Information:

Applicant: Courtney Richins

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

Applicable Ordinances: Title 10 Chapter 13 "R-4 High Density Residential"; Title 8 "Subdivision Ordinance"

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

Background: The applicant submitted an application to subdivide Parcels CT-330-A (5.11 Acres) & CT-330-1 (4.67 Acres), located at approximately 359 East 100 South, Coalville, UT. The parcels total 9.78 acres.

The initial application proposed subdividing the existing parcels into **15 residential lots and 29 multi-family attached units** for a total of 44 dwelling units. The proposed residential lots would range in size from 0.22 acres to 0.58 acres. **SEE ATTACHMENT 1.**

Initial Staff Comments: The applicant previously applied for a zone amendment to change the area from an R-2 to an R-4 zone. Conditions of receiving the higher density can be found as part of the zoning application.

- The total acreage as an R-4 zone would allow up to 39 units. The applicant is requesting additional density (5 units, 13%) for providing the following per 8-6-030:
 - b. (1-5%) for including a variety of lot sizes
 - c. (1-10%) additional open space in excess of that which is typically required
 - d. (1-10%) plan for provision, protection and maintenance of open space by a HOA
- The planning commission could recommend up to 0.78 acres of parks and trails per 8-4-100.
- Lot frontage must meet a minimum distance for each residential lot of eighty five (85) feet. Not enough information was submitted to verify this information.
- Minimum lot size is ¼ acre (10,890 ft²). Lots 5, 6, 7, & 13 do not meet this criteria.
- A 100 foot buffer from Chalk Creek has been accounted for.
- A flag lot would be created as lot 1 to provide access to the existing residential home on the

property.

- It is unclear if Lot 1 would result in double frontage. This should be verified as the survey plat is prepared which will provide detailed property descriptions.
- Cul-de-sac radius needs to be verified that it meets minimum fire code for turnaround.
- The proposed right of way widths of 50 and 60 feet meet city standards for roadways.
- Preliminary layout does not indicate sidewalk on both sides of the street. This has been a requirement of previous developments.

Planning Commission Recommendation: The Planning Commission *recommended to deny* the preliminary plan for Fairground View Subdivision (see additional staff comments below for more information).

During the Planning Commission discussion, and when it was unclear whether the Planning Commission was going to recommend approval, the Applicant responded to additional questions and inquiries that they, the Applicants, would prefer to request fewer units, not provide a trail, and consider providing one area for open space (compared to what was originally proposed of more dwelling units, a trail, and two small playgrounds).

It was unclear to the Planning Commission how the property would be managed, whether the open space and common areas would be managed by an HOA or whether the open space would be dedicated to the city, and whether the trail would be developed and maintained by the city. With these questions unanswered, and the Applicant's desire to make significant revisions to the plan in response, the Planning Commission moved to recommend to deny.

Based on the recommendation of the Planning Commission to deny the preliminary plan, the Applicant made adjustments to the preliminary plan in an attempt to address the concerns of the Planning Commission and staff and resubmitted the preliminary drawing. **SEE ATTACHMENT 2.**

The Applicant is now proposing subdividing the existing parcels into **15 residential lots and 26 multi-family attached units** for a total of 41 dwelling units. The proposed single family lots would range in size from 0.25 acres to 0.58 acres.

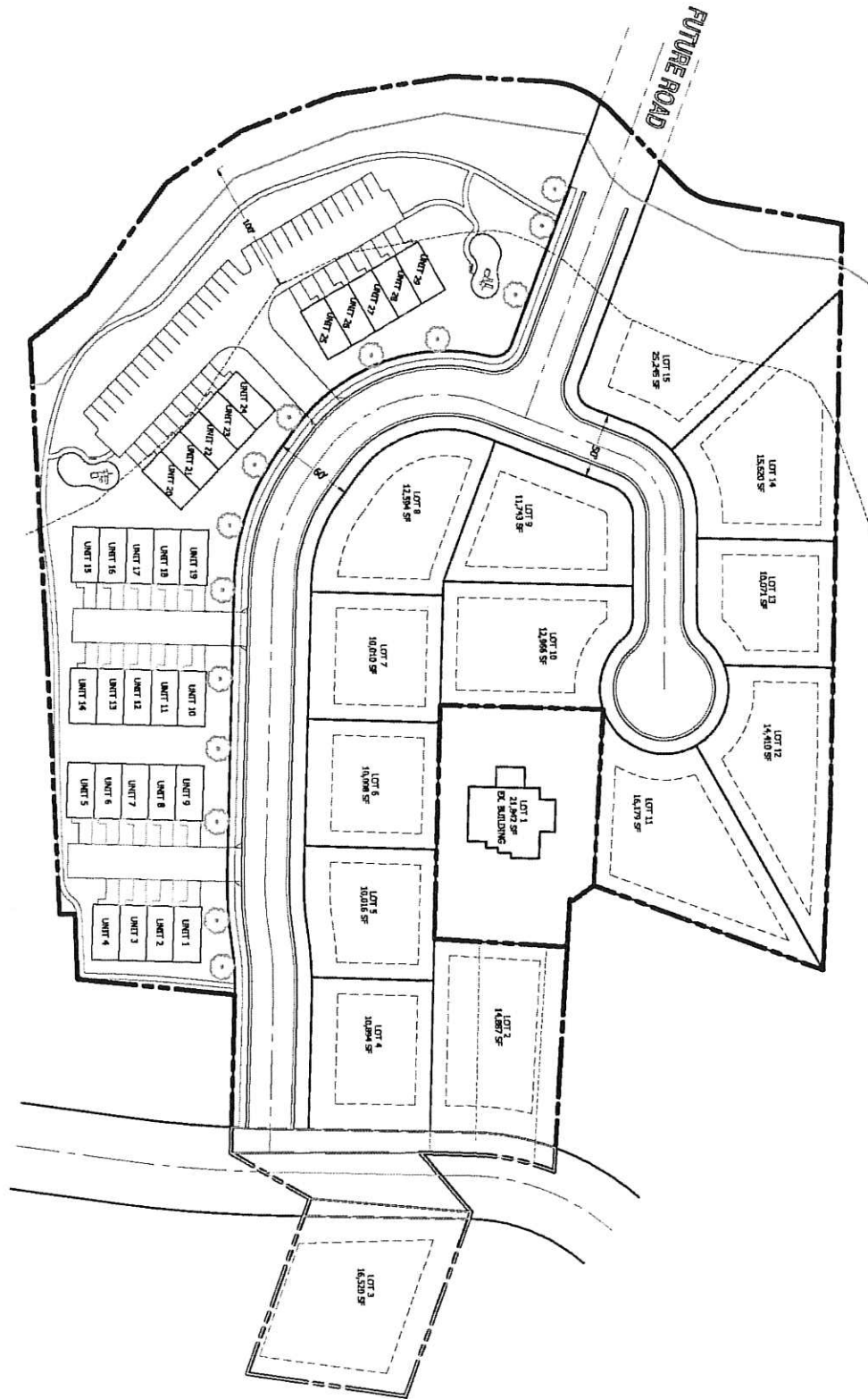
Additional Staff Comments: The current preliminary plan identifies a park that would be dedicated to the city (city maintained) that is above the minimum that the city may require and indicated on the plan how the project would be phased. The Applicant has communicated to staff that the common areas and open space around the multi-family attached units would be managed by an association.

The total acreage as an R-4 zone would allow up to 39 units. The applicant is requesting two additional units (5%) for providing the following per 8-6-030:

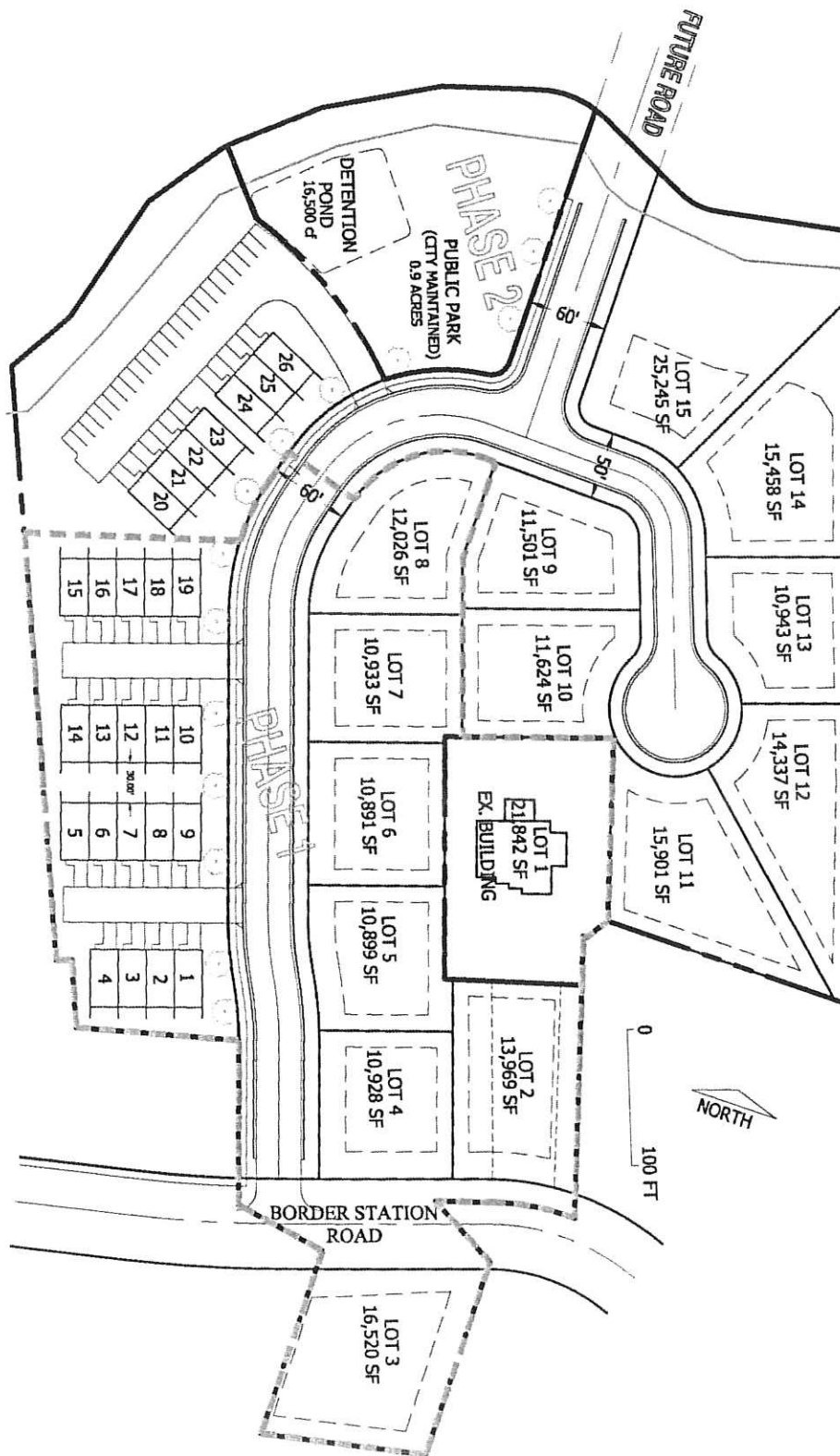
- b. (1-5%) for including a variety of lot sizes
- c. (1-10%) additional open space in excess of that which is typically required

If you have any questions feel free to contact us.

ATTACHMENT 1: Preliminary Plan Presented to the Planning Commission on March 19, 2018



ATTACHMENT 2: Current Preliminary Plan (with adjustments per discussion with Planning Commission & Staff)



"Exhibit F"
City Council March 26, 2018

Read
3/5/18



APPLICATION for
CONDITIONAL USE within
COALVILLE CITY:

For Office Use Only:

Application #: [redacted] Application Date: [redacted]
New: [redacted] Renewal: [redacted] PC Approval Date: [redacted] CC Approval Date: [redacted]
Community Development Director Approval Date: [redacted] Initial: [redacted]
Expiration Date: [redacted] Denial Date: [redacted]
Fee Paid: \$ [redacted] Receipt #: [redacted]

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

Project Name: Zipholdings LLC
340 South Main St, Coalville. UT. 84017
Project Address or Area:

Name of Owner: [redacted]
Address of Owner: [redacted]
Phone: [redacted] **Cell:** [redacted]
Email: [redacted] **Fax:** [redacted]

Name of Applicant: Zipholdings LLC
Address of Applicant: [redacted]
Phone: [redacted] **Cell:** [redacted]
Email: [redacted] **Fax:** [redacted]

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

N/A

1. If the proposed conditional use would require any alteration of the building or site, or construction of a new building, please include the following:

a. A legal description of the subject property.

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

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

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

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

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

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

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

File the complete application at:

Coalville City Hall
10 North Main Street
Coalville, Utah 84017

Signature of Property Owner or Authorized Agent: _____

On Behalf of Equify Financial, LLC

Date: 3/5/2018

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

Please describe your project:

See Addendum 1

List the primary street accesses to this property:

Main Street

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

8:00am to 6:00pm Monday to Friday

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

Both abutting properties are vacant land, as is the parcel at the rear. Across the street is one parcel of vacant land and the other parcel is residential.

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

No

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

N/A

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

Approximately 100

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

Initially 10. Ultimately 25-50 daily, including Trainees for MIRRA (See Addendum)

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

N/A

What is the gross floor area of the proposed building?

20,719 square feet

Addendum 1 to Conditional Use Permit Application for 340 South Main Street, Coalville, Utah

ZipHoldings, LLC

This Addendum is included to provide further details supporting the application for a Conditional Use Permit pertaining to 340 South Main Street, Coalville, Utah by ZipHoldings LLC. Zip Holdings LLC will own the property and will lease it to Terra-Nova LLC of Utah (dba, Zip Rider), their 100% owned operating entity. Together, these entities will be referred below as the "Applicant".

Applicant believes that, although Applicant's product is not automotive-related, Applicant's (or Applicant's affiliate's) proposed uses of the property is substantially similar to prior uses of the property, and in fact "cleaner" and quieter. No changes to the site are proposed other than an internal renovation of the existing building and minor repairs to that building. No "hazardous materials" other than common paint and related products, cleaning and office supplies will be used on the property.

Since 2002, Applicant has designed and built the world's largest and most sophisticated zip line systems and related rescue products, and most recently, the Emergency Egress System for the United Launch Alliance for NASA's upcoming manned space missions. The Emergency Egress System they designed and built at Cape Canaveral allows for up to 20 astronauts and crew members to evacuate the Crew Access Tower (CAT) in under 60 seconds. Many of their products are represented in a Promo Video on their home page at <https://ziprider.com/>. They have 17 US and European patents on proprietary technology which were designed locally in Wanship. They currently operate their business using three locations in Wanship: 35 West 2100 South, 2086 and 2090 South State Road 32. The intention is to consolidate all operations at 340 South Main St. From there the company will distribute ZipRider, ZipTour, and ZipRescue products. They are also in the process of developing new products and services: ZipEvac, Terra-Swing, and MIRRA (Mountain Industrial Rescue and Rope Access) training.

Below are elements of Applicant's intended use that Applicant believes are relevant for consideration in connection with this application:

1. Applicant would utilize the entire lower office space and eventually the upstairs office space for rescue training classes.
2. Pre-fabricated parts and components of Applicant's systems would be delivered to the property, and Applicant will thereafter assemble the systems on, and ship the systems from, the property. The main section of the building, which is open in plan, would be used for finished goods handling, staging, inventory, shipping and receiving, testing, R&D.
3. The north end of the main section of the building would be dedicated to Applicant's upcoming MIRRA (Mountain Industrial Rescue and Rope Access) training center, which would be the first Rope Access Training Facility specializing in ski area lift evacuation techniques and training. Once this training center is built and fully functional, Ski Patrol Supervisors from the US and Canada would be on-site from time to time for intensive lift evacuation training and certifications. They would take this training back to their prospective resorts and communities and use that knowledge to train their respective staffs. Many MIRRA customers would likely utilize the motel across the highway and the restaurants in Coalville. This will be the first and only training facility in the USA dedicated to mountain rescue training.
4. Although Applicant does not currently manufacture or fabricate any parts or components of their systems themselves, ultimately, Applicant would plan to use the welding bay and painting bays in the future to fabricate and paint their components and similar items. Any

- such use of the welding bay and the painting bays would be consistent with the prior uses of such bays.
5. All current and future uses will fully comply with all applicable zoning and other legal requirements.
 6. The undeveloped sections at the rear of the 2.67-acre parcel would be used for additional non-motorized outdoor MIRRA training, as well as storage/parking for small, specialized equipment, and a handful of company vehicles and small trailers that are not in use when in between projects.
 7. Initially, Applicant's business on the property would involve fewer than 10 employees. Obviously, Applicant fully expects its business to be very successful, which would create additional jobs requiring additional employees.
 8. Generally, Applicant would be open for business during "customary" business hours (8 through 6); however, certain projects and deadlines may require activity on the property outside of those hours. The same applies to deliveries to the property.

The property is zoned "Community Commercial", and is governed by Title 10, Chapter 15 of Coalville's Ordinances. Applicant's specific intended use of the property is not expressly listed in Chapter 15, and so Applicant has referred to Section 10-15-110 (entitled "Uses Not Listed"). This Section provides that the Zoning Administrator has the authority to identify and categorize an unlisted use based on substantial similarity of character, origin, impact, etc., with listed uses, and then treat the unlisted use as if it were a listed use. Applicant believes that its various intended uses of the property are substantially similar to a number of uses listed in Section 10-15 in terms of nature and extent of impacts (although, as noted above, Applicant believes that its use of the property would be less impactful than relatively "dirty" automotive uses, and will not involve retail customer traffic), including:

1. Automobile lube and oil center.
2. Automobile service and repair.
3. Tire store, sales and repair.
4. Building materials/hardware sales.
5. Office, Business or Professional (applies to Applicant's office uses).
6. Storage facilities.

Applicant thanks the Mayor, the Council, the Planning Commission and the Planning Staff for their consideration of this application. We believe that our proposed use of the property would add to the economic prosperity of Coalville with essentially no negative impacts, particularly in comparison to many of the uses listed in Section 10-15.

ZipHoldings LLC

2nd March 2018



J-U-B ENGINEERS, INC.

"Exhibit G"
City Council March 26, 2018

J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

DATE: March 26, 2018

TO: Coalville City Council

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

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

SUBJECT: Conditional Use Permit Application

Application Information:

Applicant: Zipholdings **Applicant Address, Parcel Number:** 340 S. Main Street, CT-362-1 and CT-362-E

Applicable Ordinances: Title 10 Chapter 15: Commercial Districts and 10-15-110: Uses Not Listed

Decision to be Made: The Planning Commission recommends conditions for the use of the building and the City Council is the authority to approve, approve with conditions, or deny the conditional use permit.

Background: The applicant submitted an application for a conditional use permit to operate their zip line distribution, related rescue products, related R&D of said products, and MIRRA training at 340 S. Main Street Coalville, UT. Details of the operations of the business and intended use of portions of the building have been provided in Addendum 1 of the application.

Staff Comments: The current zoning of the property located at 340 S. Main Street in Coalville, Utah (Parcels CT-362-1 and CT-362-E) is Community Commercial. The permitted and conditional uses in this zone can be found in Title 10, Chapter 15 of the Coalville City Corporation Codes and Ordinances. Adjacent parcels are zoned Community Commercial, Agriculture, and Medium Density Residential. There are no known building or zoning violations on file, however this should be verified with the City Recorder. There are currently no known variances or special permits issued for use of the site or building.

According to 10-15-110, staff have the authority to identify and categorize the unlisted use based on substantial similarity to character, origin, and impact of uses listed in Chapter 15. The applicant has proposed various uses of the building, all of which are similar in character and impact to uses that are either permitted or conditional, including Office, Storage, and Automobile Service and Repair.

Staff have characterized the use as substantially similar to the aforementioned conditional uses and recommended conditions to the Planning Commission (based on the Standards for Review found in 10-3-120-E-10) (see below in the Planning Commission Recommendation).

In summary, the planned use of the building does not appear to introduce additional impacts to surrounding property owners and is consistent with the Community Commercial (CC) Zone.

Planning Commission Recommendation: The Planning Commission, on March 19, 2018 recommended approval of the conditional use permit with the conditions provided by staff, which are:

1. *Provide sufficient parking for employees and customers. For customers and participants of training courses, limit access to the building to the front, main entrance only.* The Applicant should demonstrate sufficient parking stalls for employees in addition to customers of training courses and similar activities held at the facility. The Applicant should demonstrate how customers will access the main building entrance in a safe manner, away from open bays and other assembly and training activities.
2. *Provide a clear separation of uses for assembly, R&D, and similar from participants of training courses and other customers.* The Applicant should demonstrate that although some out-of-classroom, field training will take place on site, that this training would take place in areas designated as such and not in areas where other assembly and R&D take place or are currently taking place.

Follow-up Staff Comments: After further review and discussion during the Planning Commission meeting, the Applicant has demonstrated the manner by which uses will be separated once employees and customers enter the building. Therefore, the following conditions are recommended with these minor changes (see below) which we feel captures the intent of the use of the building and the concerns raised by staff and the Planning Commission:

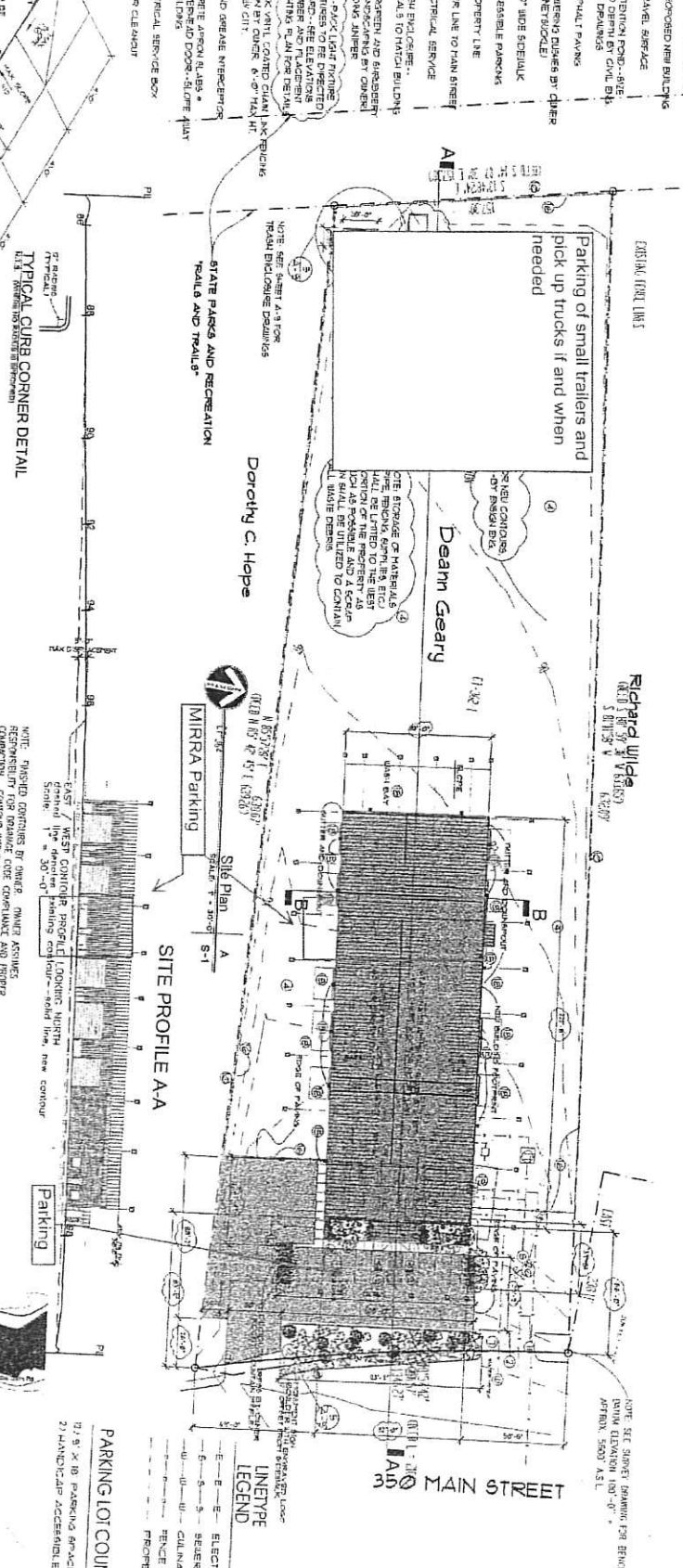
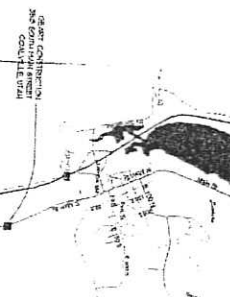
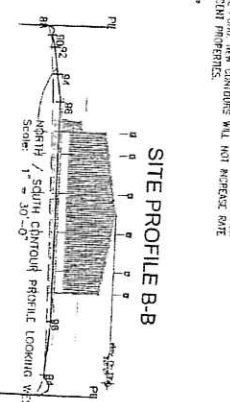
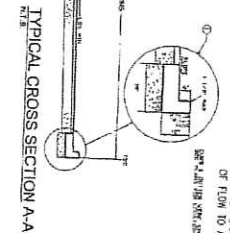
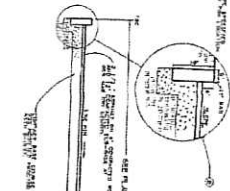
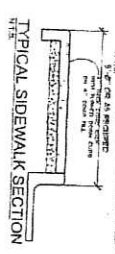
1. *Provide sufficient parking for employees and customers. ~~For customers and participants of training courses, limit access to the building to the front, main entrance only.~~*
2. *Provide a clear separation of uses for assembly, R&D, and similar from participants of training courses and other customers.*

Of note, the Applicant has demonstrated that all vehicular parking on the property shall be limited to the improved parking area located on the east side of the building and overflow parking shall be located on the south side of the building near the secondary building entrance. (See attachment)

The Applicant has also demonstrated that training will take place on site and that this training would take place in areas designated as such and not in areas where other assembly and R&D take place or would currently be taking place.

If you have any questions feel free to contact us.

3. PROPOSED NEW BUILDING
4. GRAVEL SURFACE
5. RETENTION FENCE - SEE DETAIL DRAWING
6. ASPHALT PAVING
7. FLOORING FINISH BY OTHER (HARDWARE)
8. 6" x 6" WIDE STEELWALK
9. ACCESSIBLE PARKING
10. PROPERTY LINE
11. BETER LINE TO MAIN STREET
12. ELECTRICAL SERVICE
13. TRASH ENCLOSURE - MATERIALS TO MATCH BUILDING
14. BUSHES AND LANDSCAPING BY OTHER (SEE DETAIL DRAWING)
15. WALL - PLACE LIFT TRUCKS
16. ALL FINISHES TO BE DIRECTED TO CURB - SEE ELEVATIONS
17. SEE DETAIL DRAWING FOR FINISHES
18. ALL FINISHES TO BE DIRECTED TO CURB - SEE ELEVATIONS
19. ELECTRICAL SERVICE BOX
20. SEWER CLEARANCE



CITY COUNCIL APPROVAL
 Presented to the Council City Council
 This _____ day of _____, 2000

CITY PLANNING COMMISSION
 Approved and Accepted by the Council City Planning
 This _____ day of _____, 2000

CITY ENGINEER
 Approved and Accepted
 This _____ day of _____, 2000

CITY PUBLIC WORKS DIRECTOR
 Approved and Accepted
 This _____ day of _____, 2000

NOTE: CONTRACTOR SHALL COORDINATE WITH CITY PUBLIC WORKS DIRECTOR PRIOR TO ANY CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY AND PRIOR TO CONNECTION TO THE PUBLIC WATER AND SEWER SYSTEM.

ALL CONSTRUCTION TO BE COMPLETED BY 5:00 PM.

ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE PUBLIC RIGHT-OF-WAY AND PRIOR TO CONNECTION TO THE PUBLIC WATER AND SEWER SYSTEM.

Exhibit A "
City Council March 26, 2018

*Petition for Annexation into Coalville Town
Parcels NS-355 & NS-355-UP
Located in the Northeast 1/4 of Section 9, T2N, R5E, S1B&M.
Coalville, Summit County, Utah*

[illegible]

February 28, 2018
Date



Annexation Boundary Description

As a part of the study on the treatment of Schistosoma haematobium, 17 female and 17 male patients were recruited from the Department of Internal Medicine and the Radiology Department of the University of Medicine and Sciences, Hamedan, Iran. The patients were selected based on the following criteria: (1) confirmed diagnosis of S. haematobium infection by stool examination and/or ultrasound; (2) no other chronic diseases; (3) no use of anti-schistosomal drugs; (4) no use of other medications; (5) no pregnancy; (6) no use of oral contraceptives; (7) no use of alcohol; (8) no use of tobacco; (9) no use of recreational drugs; (10) no use of herbal supplements; (11) no use of any other medications; (12) no use of any other treatments; (13) no use of any other interventions; (14) no use of any other procedures; (15) no use of any other methods; (16) no use of any other techniques; (17) no use of any other devices; (18) no use of any other equipment; (19) no use of any other materials; (20) no use of any other resources; (21) no use of any other facilities; (22) no use of any other services; (23) no use of any other products; (24) no use of any other components; (25) no use of any other parts; (26) no use of any other accessories; (27) no use of any other peripherals; (28) no use of any other add-ons; (29) no use of any other extensions; (30) no use of any other modules; (31) no use of any other plugins; (32) no use of any other themes; (33) no use of any other templates; (34) no use of any other stylesheets; (35) no use of any other scripts; (36) no use of any other libraries; (37) no use of any other frameworks; (38) no use of any other languages; (39) no use of any other dialects; (40) no use of any other accents; (41) no use of any other idioms; (42) no use of any other proverbs; (43) no use of any other sayings; (44) no use of any other phrases; (45) no use of any other sentences; (46) no use of any other paragraphs; (47) no use of any other sections; (48) no use of any other chapters; (49) no use of any other volumes; (50) no use of any other issues; (51) no use of any other pages; (52) no use of any other words; (53) no use of any other letters; (54) no use of any other numbers; (55) no use of any other symbols; (56) no use of any other characters; (57) no use of any other punctuation; (58) no use of any other formatting; (59) no use of any other styling; (60) no use of any other layout; (61) no use of any other design; (62) no use of any other interface; (63) no use of any other user experience; (64) no use of any other usability; (65) no use of any other accessibility; (66) no use of any other compatibility; (67) no use of any other interoperability; (68) no use of any other portability; (69) no use of any other scalability; (70) no use of any other flexibility; (71) no use of any other adaptability; (72) no use of any other extensibility; (73) no use of any other modifiability; (74) no use of any other configurability; (75) no use of any other customizability; (76) no use of any other personalizability; (77) no use of any other tailorability; (78) no use of any other adjustability; (79) no use of any other tunability; (80) no use of any other calibrability; (81) no use of any other alignability; (82) no use of any other orientability; (83) no use of any other positionability; (84) no use of any other locatability; (85) no use of any other findability; (86) no use of any other searchability; (87) no use of any other retrievability; (88) no use of any other accessability; (89) no use of any other obtainability; (90) no use of any other collectability; (91) no use of any other retrievability; (92) no use of any other recoverability; (93) no use of any other recyclability; (94) no use of any other reusability; (95) no use of any other interoperability; (96) no use of any other compatibility; (97) no use of any other interoperability; (98) no use of any other compatibility; (99) no use of any other compatibility; (100) no use of any other compatibility.

LEGEND

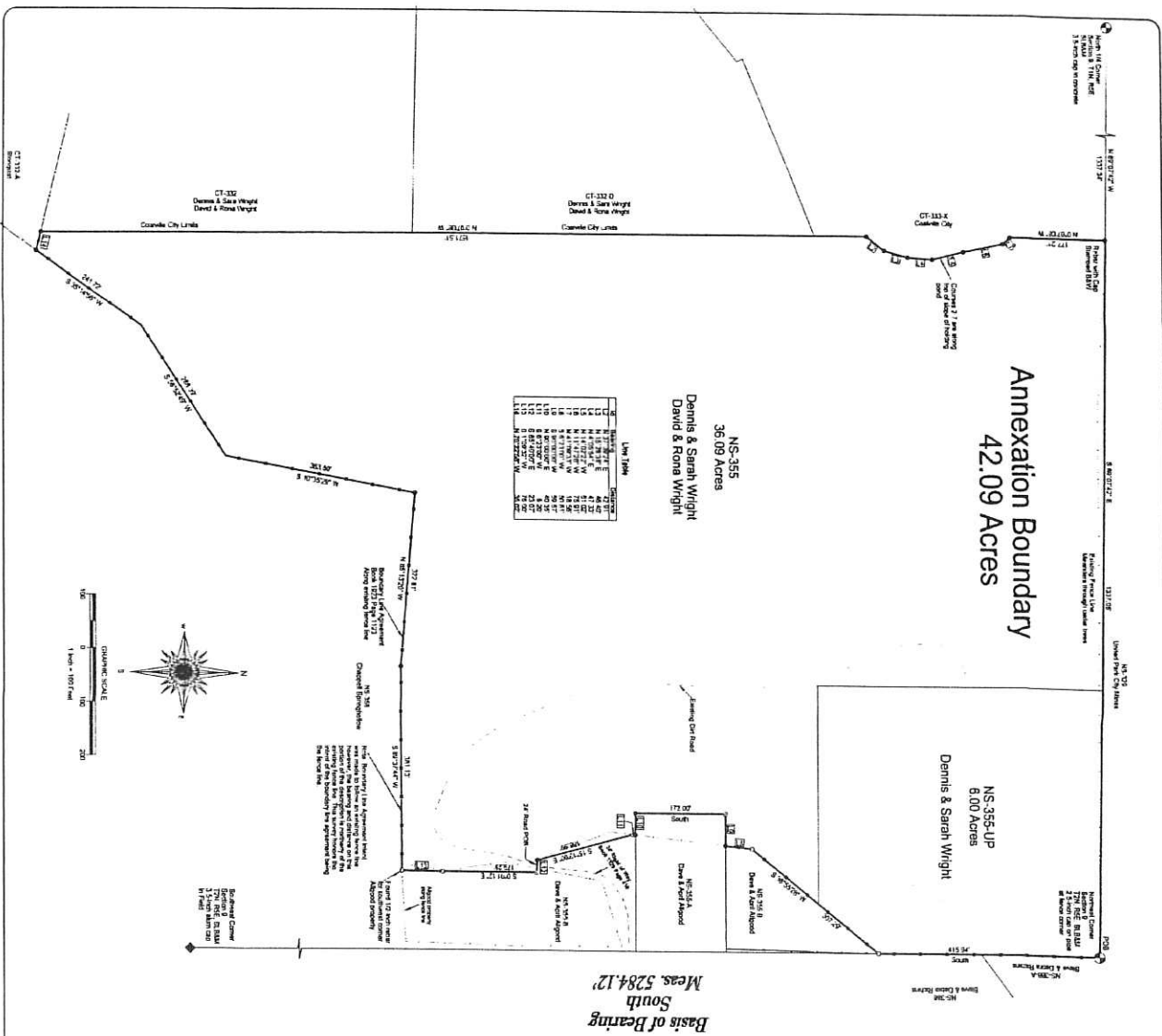
- | | |
|---------------------|--|
| Existing Fence Line | Drill Round Corrosive |
| ● | Red Antenna relay with
Shirred High Mounting
18 WATT |
| ① | Feeding 17-inch relay |
| ② | Existing Habitat with
Damped SAW |

NARRATIVE

Deputy Warden requested a Amendment Boundary Description for parcels NE 306 and NE 315, MN.

The Bound of Easement for this survey is South between the Northwest Corner and the Southwest Corner of Section 16, Township 3 North, Range 5 West, Lake Park and Madison.

Boundary lines shown on this map were taken from a Survey of Survey known as NE 306, NE 315, recorded July 6, 2010 in the Office of Survey County Records.

Annexation Map

Parcels NS-355 & NS-355-UP
Located in the NE 1/4 of Section 9, T2N, R5E, SLB&M.
Coalville, Summit County, Utah

Prepared For: Dennis Wright

SUPPLIED BY	NAME	DATE
SAMPLE		RECEIVED
WEIGHT CENTER APPROVED USE		1005-17
DATE		
February 28, 2018		

SHEET 1 OF 1

HIGH MOUNTAIN
SURVEYING, LLC
P.O. Box 445
1325 South Hoytsville Road
Coalville, Utah 84017
(435) 336-4210

