



COALVILLE CITY COUNCIL MEETING NOTICE AND AGENDA

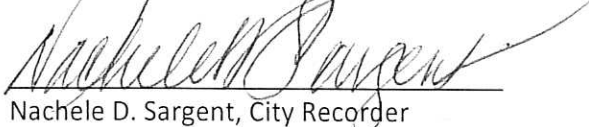
Notice is hereby given that the Coalville City Council will hold its regularly scheduled City Council Meeting on **Monday, the 26th day of June, 2017** at the Coalville City Hall located at 10 North Main Street. The meeting will start at **6:00 P.M.** The agenda will be as follows:

1. Roll Call
2. Pledge Of Allegiance
3. City Council Agenda Items:
 - A. **Public Hearing: Public Hearing:** Zone Amendment To Change The Language For A Permitted Use In The Commercial Zone To Allow A Car Wash Next To A Residential Property Line
 - B. **Public Hearing:** Preliminary Subdivision Plan Review Parcel No. CT-317-X – 42 Lots Courtney Richins and Chris Boyer
 - C. **Public Hearing:** Review, Discussion, and Possible Approval of the 2016-2017 Budget Amendment and 2017-2018 Budget Resolution 2017-2
 - D. Review and Approval of the Certified Tax Rate Resolution 2017-3
 - E. North Summit Mosquito Abatement Information – Bryan Stephens
 - F. Shane Robertson Impact Fee Discussion
 - G. Public Works Updates – Zane DeWeese
 - H. Community Development Updates – Shane McFarland
 1. Business Licenses
 - I. Legal Updates – Sheldon Smith
 - J. Council Updates
 - K. Mayor's Updates
 - L. 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.


Nachele D. Sargent, City Recorder

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

Posted: June 23, 2017 City Hall, Utah State Website

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Coalville City Council
Regular Meeting
HELD ON
June 26, 2017
IN THE
CITY HALL

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

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

CITY STAFF PRESENT:

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

PUBLIC IN ATTENDANCE:

Toni Thomas, McKayla Simpson, Camellia
Robbins, David Vernon, Bill Battersby, Jack
Walkenhorst, Jay Adams, Linda Adams,
Ashley Lewis, Alan Stanford, Courtney
Richins, Chris Boyer, RaNae Crittenden,
Thomas W. Moore, Isaac Rackliffe, Shane
Robertson, Joan Judd, Brice Lucas, Drae
Burgener, Braeden Louder, Jim Robinson,
Debbie Robinson, Amber Sargent, Preston
Tholen, Dusty France, Lexi Koyle, Dixie
Ercanbrack

Item 1 – Roll Call:

A quorum was present.

Item 2 – Pledge of Allegiance:

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

**Item A – Public Hearing: Zone Amendment To Change The Language For A Permitted Use
In The Commercial Zone To Allow A Car Wash Next To A Residential Property Line:**

Shane McFarland reference the Staff report (Exhibit A) and explained the Permitted Uses in a Commercial Zone. He stated there had been a proposal for an automated car wash for the property at 90 South Main and this was the reason this had come up for review. Shane stated the Code change was not specific to that property. It needed to be considered as a whole for the entire Code. He stated this had been discussed before at City Council and

the Mayor asked for the Planning Commission to review it. The Planning Commission had reviewed this item and recommended for the Code to remain the way it was. Shane stated the decision tonight was to recommend changing the Code text in Title 10-15-020 to remove the portion about "not adjacent to a residential property line" or leaving it the way it was.

Toni Thomas – adjacent property owner

Toni Thomas stated she was the owner of the house adjacent to the property and was really against having a Car Wash there. She stated she wouldn't want to live next door to a Car Wash especially one that would be a 24 hour business as that was what had been reported to her. It would be right next to a bedroom window and eye sore coming into town. Ms. Thomas stated The City welcomes the Summit County Fair and Rodeo and the Car Show and other events and having this at the entrance to town wasn't good for the City. She stated Coalville was a cute little town and that was why people wanted to live here and it had been that way forever. This needed to be in a different place.

Bill Battersby – city property owner

Bill Battersby stated he owned the property at 23 South Main and was the authorized representative for the property at 20 South Main. He stated he had been in the community for about seven years. He stated people were starting to come to Coalville, but didn't feel a Car Wash at the entrance for Coalville was a good idea. He stated he was against it. He stated the City already had a Car Wash and it was appropriately located for that type of business. He was all for bringing business here, but didn't think we needed business that bad and for the entrance of town, he was against it.

Tom Moore – Business Owner/Resident

Tom Moore stated he had been approached by Stephen Dalby on what his thoughts were about a Car Wash on the corner. He stated he told Mr. Dalby he had seen some beautiful Car Wash businesses and some horrible ones. He told him he would love to see a Strip Mall on that corner with some businesses like an All A Dollar, etc., but realized it would be whatever the people that had the money was willing to put there. Tom Moore stated he told Mr. Dalby he was really concerned about the people coming into town and what the town represented by having a Car Wash there. He stated if one was put there he hoped it was the most beautiful one in the State. He told Mr. Dalby he was in the wrecker and storage business, basically junk business, and was currently trying to clean up the corner on 50 West and Center Street. He stated he felt sorry for those who had to live across from this property. Right now he had a cow trailer there and knew it wasn't the best, but hopefully he could get his property cleaned up and help make the whole town more presentable. He stated he told Mr. Dalby if he and the City could make a Car Wash on the corner suitable for the gateway to Coalville then to go for it. He wanted whatever was going to be the best for Coalville.

Joan Judd – proposed Car Wash property owner and resident

Joan Judd stated she owned the property at 90 South Main and thanked the City Council for the opportunity to speak to them tonight. She stated she was concerned about some of the information that was not true that the Planning Commission was told at their meeting. She stated she was on the City Council when the other Car Wash was put in and knew the gentleman to the North of the property was very upset at the time until he found out that the City would do the Car Wash project as a Conditional Use for him. The Conditional Use Permit allowed the City to put some restrictions like only being open for certain hours and the property would have to be kept up. It was never placed in the Code at that time. The Code was never changed at that time to allow a Car Wash in the Commercial district. The Code was changed in 2009 and the Car Wash was built in 1996. She stated that was a lot of years. Joan Judd stated she was here to say what she thought about it. She felt the Code was wrong and it should be changed, not only for her benefit, but for the City's benefit. As she has driven up and down Main Street which on both sides was zoned Commercial, there was no place a Car Wash could be built that wasn't next to a Residential property. So, she didn't know where the City wanted a Car Wash to go. She questioned if they wanted it to go to Hoytsville and then not have the revenue. Joan Judd stated she felt it was unreal that the Code was listed the way it was concerning a Car Wash. She stated she thought the prospective Car Wash owners had gone through a lot due to mistakes made by Coalville City. She stated she felt it was time for the City to get their act together and do what was right for the City. She stated a Car Wash may not be ideal for that corner, but that wasn't for the Council or her to say. They needed to take the restriction out of the Code so a Car Wash could be built in the Commercial Zone even if it was in a different location. If they didn't make the change, you couldn't put one anywhere. She stated we were a unique town where homes were allowed in the Commercial Zone which limited the space in that Zone. She stated she would like them to think about where a Car Wash could be put. She didn't think the restriction should be in the Code. She stated she wasn't doing it just for herself. She was doing it for wherever they would like to build a Car Wash. Joan Judd stated she felt it was pretty sad when someone came to the City, which was a nice little town, with an opportunity only to find out they couldn't do it. She stated they had two people approach them about their property. One was a speculator that now owned two vacant buildings on Main Street that nothing had been done with and the other was the people that asked to do this. She stated it was pretty sad that was all they had interested in 10 years. She stated she felt that as a Council they should look at it, review it, and feel what was in their heart as she didn't know where they could put anything, but this would be a start. She stated this was the only thing in the Code that couldn't be in the Commercial Zone and wanted them to tell her where they wanted it.

RaNae Crittenden – Resident

RaNae Crittenden stated she had been a former City Council member for many years. She stated she was on the Council when the Car Wash was approved and she remembered the

neighbor next door being upset about having it there. She stated she was also on the Council when Jason Moore built his tire business and he had to jump through a lot of hoops for that business and she felt sorry for him, but he did it. She knew there were a lot of rules and regulations, but he met all of the items needed to be met and he had a very successful business. She stated the current Car Wash was a successful business, but right now she felt bad for it for the fact that it wasn't kept up. She stated she didn't know who owned it, but when she went to it the other day there was mud and hay in the stall. She stated people abused it even though there was a big sign there that stated no horse trailers, etc. She wished people would abide by the rules and then things would be kept up nice. She stated she was bothered by how the landscaping hadn't been kept up and it had been neglected in her eyes for the last five years or so. RaNae Crittenden stated she was all for business. She was on the Council for a long time and always heard the word Ghost Town. She stated ever since the Freeway went through the City had become a Ghost Town, but that was something that couldn't be prevented. She stated a lot of people shop in Park City and the stores here suffered because of it, but that was progress and time goes on. She stated the Code issue tonight bothered her and she felt it needed to be reviewed as she didn't recall ever having this type of Code in 1996. She stated the last Car Wash was a Conditional Use permit. She stated maybe this corner wasn't the best place, but questioned where a place would be for one. The City was limited in space even for housing. RaNae Crittenden stated she heard the argument many times for having a restaurant in Coalville. There was a restaurant all ready to go here and the people backed out and it took a lot of money to put in a restaurant. She stated she wanted the City to be fair if someone was interested in putting in a business like the Car Wash. It shouldn't be a 24 hour business by any means, but the hours could be limited on the use of the Car Wash as it was on the other one, like 7:00 or 8:00 P.M. The people that lived next to it could still have somewhat of a quiet life so they wouldn't have to listen to cars going through it. She stated she would really ask the Council to give this issue some deep thought and try not to curb new business, but maybe appease or tweak whatever was needed to make it legal so the City could have business if it was something that would work for the town.

Lexi Koyle – not a resident

Lexi Koyle stated she had been asked to bring copies of the rendering for the proposed Car Wash. She handed out the copies (Exhibit A). Mayor Trever Johnson questioned who she was representing. Lexi Koyle stated she represented Stephen Dalby. Mayor Trever Johnson stated this hearing was in reference specifically for changing the Code and this rendering would be appropriate later in the process. He stated he hated to cut her short on the drawing, but needed to stay specific to the Code change. He stated if she had something specific to the Code and how it affected her, then she could go ahead. Lexi Koyle stated she didn't feel a Car Wash would take away from the vacant lot or the City image as you came into town. She stated she felt you would either see a vacant lot or a Car Wash and a Car Wash would build it up. She stated she felt it would improve the image and the area. The memorial located on the spot would be noticed. She stated it would be convenient for the City as they could get gas and then wash their car. She stated her family

drove to Park City to get their car washed and she felt they would now be able to come here.

Shane McFarland reminded the Council and Public the comments the Staff provided referred to the entire Commercial Zone and not just one specific property or location and their decision should be based on how it would affect the entire Commercial district and not just one individual or project.

Tom Moore – Business Owner – resident

Tom Moore questioned when the Code was changed regarding the Car Wash and when was it changed where a Commercial business couldn't be next to a residential property. He questioned when the Subway was built and if the Code had been changed after that. Shane McFarland stated this was strictly discussing a Car Wash use. Mayor Trever Johnson stated a Subway or other type of business could be put there, just not a Car Wash.

Preston Tholen – Contractor – Not a City Resident

Preston Tholen stated he had been contacted by the proposed Car Wash owners, Stephen and Jana Dalby, as a contractor. He stated he met with Stephen Dalby and asked if the City was going to make him meet the historical criteria of the town as he had looked at doing a project across the street and he would have had to follow the historical criteria. The last time he was here the City was opposed to having 4-plexes in town and now they were opposed to having a Car Wash. Preston Tholen stated he even got beat up over putting a subdivision in the City. He questioned what the vision was for the community because it sure seemed like everything was a hindrance, problem, and a conflict when someone wanted to do something in this community. He stated he loved it here and would like to see some wonderful things happen and he was trying to do some things, but it was very discouraging and he was just about done being a builder. He stated every City, every community, and every County just wanted to pick his pocket and only wanted you for your money and that was it. He stated here was someone that was willing to put some money into the town and it shouldn't be whether or not it was agreed with or somehow in the Code, everything was allowed but a Car Wash, which he didn't know about or understand as he wasn't legal. He stated someone could come in and put in a meat market which would have quite a stench, but not a Car Wash. There didn't seem to be a vision for this town and he would sure like to see some. He loved it here, but every time someone came in they were beat up and no one liked their ideas. Preston Tholen stated that was just his opinion and he didn't care whether or not he built the Car Wash for them. He was just tired of every time someone proposed to do something here, it was the wrong thing.

Bill Battersby – second comment

Bill Battersby stated he agreed we needed business here and we knew it was coming. He stated every ski area on an interstate had a community 20 minutes away. It was headed

this way. He stated he agreed they needed to address what they wanted the Commercial Zone to be, but a Car Wash wasn't a good place on the entrance to town. He stated we had water problems as it was and even though they say they recycle 80% of the water used, it was still water being used. If they wanted to change the Code to allow a Car Wash on the corner, there were homes for three to four blocks that someday would be Commercial. The Car Wash needed to be put somewhere else. He stated he agreed the town needed some direction. He was the speculator that looked at this property and if the Motel would have still been there, he would have bought it and kept it as a Motel. He stated this was a tough corner to deal with and was the entrance to town. There would be a lot of Commercial space becoming available and would be developed in the next 20 years so they really needed some direction on what they wanted the Commercial Zone to be. Right now it was 95% residential. He stated this town would grow and it was going to be crazy. Bill Battersby stated that was how he ended up here. He was a ski bum that grew up around Vale, Colorado, but couldn't afford to live in the ski town. He had to live outside of the town and it would be the same here. All of the homes in the Commercial Zone would be bought up and the City needed direction on what they wanted the town to be because they would all be Commercial someday.

Joan Judd – second comment

Joan Judd stated she looked at the corner and the people that were objecting to a Car Wash and wondered how they would feel about a having a Fast Food business or another Service Station. Those businesses could run 24 hours a day and were allowed in the Code. She stated she felt that would be horrible. They needed to look closely at the Code and what they were doing in it and if they couldn't feel good about it then they should remove it. She questioned what were they going to do if that was the only thing they had a restriction on in the Commercial Zone which was not very big.

Toni Thomas – second comment

Toni Thomas stated she didn't think it was the right place to have a Car Wash at the entrance of town and right next to a residence. There were other places for a Car Wash that would be better.

Amber Sargent – Realtor for the property – Not a Resident

Amber Sargent stated the main thing to consider, in reference to the Code change for this property and what else it would be best used for, was the other Codes that affect the property and what everyone in Coalville may think is the highest and best use for the property. The size of the property right now did not allow for a building with off street parking as required by the Code. If someone else felt like investing a half of million dollars just for this property, they couldn't build a building and have off street parking and have something that would be adequate size to support the cost of a million dollar investment. They needed to consider although there were many things she would personally like to see

on that corner property, she wasn't willing to invest the money or to fight the City Code and all the other restrictions for that property.

David Vernon – City Resident

Mayor Trevor Johnson questioned if David Vernon was around when the Code was adopted. David Vernon stated he didn't know and no one seemed to know who was the Planner or Council when that was changed. He stated he remembered when the other Car Wash was built and the neighbor, Lafe Bowen, being upset by it.

David Vernon stated the main point he wanted to address tonight was from his comments at the Planning Meeting which may have been misconstrued, which was if the Council decided to change the Code, he was uncomfortable with the wording of the proposal which was to take out the language referring to being next to the residential property and make it a permitted use. He suggested that if they decided to make a change to the Code, they should change it from a Permitted Use to a Conditional Use. He stated that was one of the points he tried to make at the Planning Commission meeting. If they changed the language of the Code, they needed to be careful how they changed because as Joan Judd pointed out, a Conditional Use gave the City some options to help mitigate some of the problems for the neighbors that may be caused by the use. If they removed the language and it was a Permitted Use, then the owner could do whatever they wanted. He cautioned the Council to be careful of the language they used and the approach they took when considering this item.

Stephen Dalby – proposed Car Wash owner

Stephen Dalby stated he had no idea when he made an offer on the property that it would stir up this issue. He stated he didn't live in Coalville, but had a cabin up Grass Creek and came through town when visiting it. He stated owning a Car Wash was something he had always wanted to do and that was where this project started. He stated it was true they had liquidated some property and travelled the Country and found a Car Wash manufacturer as he felt they had kind of received a green light at first only to find out later there was an issue with the Code. He stated there had been a lot of comments about whether this was the right or wrong place for a Car Wash, but the actual issue at hand was the Code change. He stated he had questioned why the Code was listed like this and no one could really tell him. He stated information from people on the City Council had stated it was copied and pasted from another town and that seemed to be pretty general knowledge. Stephen Dalby stated even though this may or may not pertain to the issue tonight he wanted to clarify some items about the proposed Car Wash. He stated he had been told this location would be better for a Restaurant, Gas Station, Fast Food Restaurant, Strip Mall, etc., but the one thing everyone ended up saying was if it was a Car Wash, would he just make sure it was nice. He stated they had no ill will toward Coalville and still wanted to invest here and loved it here. He stated he didn't think one business there would please everyone, but everyone was on the same page by wanting it to be nice and

aesthetically pleasing. It was a high focal point coming into town. He had asked Lexi Koyle to do a rendering of the Car Wash and did want to have the Council see his vision and plan for that corner. He stated there was a very historic bell there and wanted to have the bell lit up at night with the car wash built with the feel of an old school house. He stated even if he was removed from this project, he still felt it was in the best interest of the City to have this Car Wash built on this corner lot. He stated he knew what his home was like and what his cabin was like and what this Car Wash would be like. This would not be a cheap Car Wash. It would not be like the other Car Wash which was a run-down thing. He would be making a considerable investment here and would love to invest in the City. Stephen Dalby stated the other item mentioned tonight was the time of the business. He stated he had no desire or intention of operating a 24 hour Car Wash. That had never been his intent. He stated he had no problem of having this as a Conditional Use Permit and would have no problems working with the City and the people here. This would be a beautiful landscaped, old little school house Car Wash on the corner with minimal times on the hours of operation, with the bell lit up, and an aesthetically pleasing site. He stated he really felt this was in the best interest of the City. Stephen Dalby stated he would recommend just removing the language issue in the Code and letting him work with the City Council and Mayor Johnson to make this happen. He would also be agreeable to having this Use listed as a Conditional Use. He wouldn't have any problems with that at all. He just wanted to communicate to the people here and the City, they would just like the opportunity to invest in the community.

Dixie Ercanbrack – Not a Resident

Dixie Ercanbrack stated she felt an automatic Car Wash was a great idea. She stated she didn't know what to think at first, but from the picture felt it would look great on the corner. It looked like it would be easy to get in and easy to get out. There were a lot of elderly people in the community like herself that had arthritis and they would be excited to be able to get their car washed all Winter instead of driving to Park City. The Car Wash here was nice, but with her arthritis it was hard to use as the handle was hard on her hands.

Lexi Koyle – second comment

Lexi Koyle stated for young people living here there were not very many places to get a job in the Summer. She stated they had to live somewhere else or drive somewhere to get a job. She stated she felt this Car Wash would create jobs for them whether it was working the cash register or drying cars it would be a great opportunity for them.

Ed Keyes – Resident

Ed Keyes stated he didn't have an opinion about the Car Wash. If they wanted to put one in, more power to them. He stated his opinion was the same as David Vernon that if one was allowed it should be as a Conditional Use Permit. He stated if the Council changed the

Code for this one particular business, they would be setting a precedence for anyone else that wanted to come in and do something that wasn't allowed in the Code. This would set a precedent as far as changing the Code each time for one particular thing and then how would they stop it. He stated making it a Conditional Use Permit may solve the problems for everyone, but he didn't think a Code change was what should be done.

Mayor Trever Johnson closed the public hearing at 6:44 P.M.

Mayor Trever Johnson stated when he ran for office he had a vision and desire, having come through the process of building a house which really hurt and really sympathized with Preston Tholen and his comments, to streamline the process to make it inviting for economical and residential opportunities. There were some infrastructure deficiencies one of which was the sewer plant which was on its way to being built and now complete and also not having enough water to handle new growth. There were times when the City had come within hours of running out of water. Mayor Johnson stated the City was close to getting bids to improve the water infrastructures source, delivery, and storage. He stated getting Coalville ready for growth and dealing with those issues had taken up the vast majority of the time and his focus had diverted from the Code. He stated the issue tonight was never really on his radar until someone came in that wanted to put in a Car Wash. A lot of the things in the Code maybe didn't make sense or things that may have made sense in the past but were no longer relevant. Mayor Johnson stated he disagreed with the statement about the City not having a vision. We were poised and ready and trying to get set up to handle any growth and agreed with Bill Battersby that it was coming. He stated with the water situation almost resolved there would be a big effect on Zoning and Land Use on his part with setting Coalville up to incentivize people to come here and invest money. He stated we weren't there yet, but were working toward it. He stated in reference to this specific item it was hard to delineate this agenda item away from the proposed project for the corner property and so those two topics were being mixed and he was going to continue with that discussion. He stated he had always felt that people should be able to do what they wanted with their land, but at the same time they had an oath and responsibility to uphold the Ordinances they had whether they agreed with them or not and it was their job to massage and change and work around those things to put Coalville on the path of where we wanted to be. Mayor Johnson stated he had a hard time turning away someone that wanted to invest dollars in Coalville. He stated he had often heard of the glory days of Coalville when the City had two or three Car Dealerships, a Movie Theater, and Grocery Stores and the City wasn't that anymore. There were a lot of fond memories of how it used to be and he wanted to be a part of that, but the reality was Coalville had shrunk and was having a hard time even hanging on to being the County Seat. He stated the vast majority of his first six months was spent trying to keep the Summit County Fair in Coalville. In his estimation, it was slowly dying, and when you had someone willing to invest in the community he had a hard time thinking we would turn that away. The same went for Developers. He felt in general the City needed to make it easier for development to come in. It needed to be done smart and they needed to make sure they wasn't setting the City up to fail, but he didn't think we wanted the reputation or reality of

not being able to work with us. He stated he had heard some comments that it was getting better and easier, but there was still a lot of work that needed to be done. Mayor Trever Johnson stated specific to this Code he shared a lot of opinions that a Car Wash should be a Conditional Use. They would be able to get some public comments on what that would mean like if a neighbor wanted a privacy fence or certain operating hours or lighting restrictions, they would be able to consider and mitigate those issues and he would encourage the Council to pursue those options. He stated he didn't know if that was the best place for the Car Wash, but didn't feel that was the responsibility of this body. He stated he thought they did have a responsibility to have a partnership with someone willing to take a risk in Coalville.

Councilmember Cody Blonquist questioned what the history was with the wording regarding the Car Wash now. Niki Sargent stated when the first Car Wash came in for approval in 1996, a Car Wash use wasn't even listed in the Code. The Council met three times and discussed the issue before finally allowing it as a Conditional Use and the Car Wash project was heavily regulated with that Conditional Use. Going forward, a Car Wash use was added to the Code as a Conditional Use Permit until 2009 and 2010 when the Planning Commission under the direction of Mayor Duane Schmidt and with the advice from the Community Development Director Cindy Gooch reviewed the Code in general and at that time because of legal and other issues tried to get rid of as many Conditional Use Permit items as possible. In the Code in the Commercial Zone, there were businesses that were listed as a Permitted Use, a Conditional Use, and Not Allowed or not listed. A Car Wash use wasn't the only thing that wasn't allowed or had a restriction on it. There were other businesses that would also be restricted. Mayor Trever Johnson stated he had gone through minutes and it was hard to determine why it was changed to the current language. Councilmember Blonquist questioned if there was a legal advantage or disadvantage to having it as a Permitted Use or a Conditional Use. Sheldon Smith stated if it was a Conditional Use, the Council would be able to add restrictions. If it was a Permitted Use, that was what it would be and they couldn't add restrictions. Councilmember Arlin Judd stated he was on the Planning Commission when the Code was updated. He stated they went through chapter by chapter like Niki stated and tried to eliminate having everything crop up requiring a Conditional Use Permit. He stated he did not recall any discussion about the restriction placed on the Car Wash. He felt the adopted language for this item came from language from somewhere else from information brought to them from Cindy Gooch. He stated he didn't notice that exclusion at the time. He didn't recall any specific discussion that necessitated the restrictive clause being added to the Car Wash use. He stated he knew Cindy Gooch worked for Syracuse City at the same time and he felt that language probably came from an example from their Code and got drafted into ours, but really didn't know that for sure. He didn't think it was discussed. Councilmember Rodney Robbins stated he was a big believer in property rights and people should be able to do what they wanted with their own land. This was also a Commercial Zone which was for businesses and things changed as years went by and people needed to understand that. This property was designated for business and homes had changed to businesses as seen in Morgan City. Councilmember Robbins stated he didn't see this Code as being right and

thought it should be changed to a Conditional Use. Mayor Trever Johnson stated they couldn't change it to a Conditional Use. They would just negotiate it with the Developer and work directly with him. Councilmember Robbins stated he felt that would be better than what it was now. Councilmember Adrienne Anson stated she was torn as it was hard to share Residential and Commercial Zones. She sympathized with the people living in the middle of everything, but she liked Mr. Dalby and trusted him and had the feeling it would be nice. She stated the City had a history of being hard-nosed about the Code and had stuck with it through some hairy battles and it was hard to be flippant. It was a hard situation. She agreed with Mr. Keyes about needing to be careful about changing the Code and thought it should be made to be able to add covenants to it to do their best to make it a win, win situation. Councilmember Arlin Judd stated he agreed with what the Mayor said and we needed to face the reality that we were shrinking. If you looked up and down Main Street, there were buildings that were not serving the same purpose as they used to. They were available, but people were not rushing to grab them. He had operated a business for 35 years on Main Street collecting a lot of sales tax for the City. They had closed the business and people had no idea how many different ventures they had worked on to try and come up with something that would work for Coalville. They had turned down opportunities to sell the property to people that didn't want to do anything with it but speculate and sit like the other vacant properties and wait for the value to climb to make a profit. Councilmember Judd stated that would eventually happen, but in the meantime the City keeps shrinking. This was an opportunity for an investment and when he was first approached he questioned the validity of the project, but that was neither here nor there. They were in a Commercial Zone and they were being held hostage by the residents who knowingly owned property in the Commercial Zone and purposefully bought property in the Commercial Zone because it would be worth a lot more for Commercial than it would for the house they were living in today. Councilmember Judd stated he felt the City had an opportunity for some Commercial growth and he would love to see it. There were other opportunities coming for Residential growth and he felt they should stimulate the economy of the community as well as build houses instead of letting everyone drive away because we were a bedroom community. Mayor Trever Johnson questioned what his opinion was specific to line item A. Councilmember Arlin Judd stated his opinion was to strike the restrictive language from the Code and leave it a Permitted Use. Sheldon Smith advised Councilmember Judd he should probably, for the record, indicate that he had a conflict. Councilmember Arlin Judd stated he owned property in what he thought was a Commercial Zone, but a lot of people didn't seem to feel that way and he had mixed feelings about it being a conflict as this was to be considered as a whole for the Commercial Zone and not just his personal piece of property and didn't know whether to recuse himself or not. Sheldon Smith stated he felt he had a responsibility to state he had a conflict. Councilmember Arlin Judd stated he could state he had a conflict and then go ahead. Councilmember Cody Blonquist stated he felt they had an obligation at times to uphold the Code and there were other times when if the Code didn't make sense, they had an obligation to change it. Mayor Trever Johnson asked Sheldon Smith what their options were. Sheldon Smith stated he was reluctant to just change the Code when someone came in to say they wanted to do this or that when it wasn't allowed and then end up with a little

bit of a precedence that showed all you needed to do was get the City to change their Code and then you could do whatever you wanted. He stated the City didn't want that to happen and he wasn't suggesting that was what was happening here exactly. He stated there were probably some reasons the Code could be changed. He stated the Council did have the option of changing the Code and having this issue be a Conditional Use, a Permitted Use or just leaving it the same way. He stated they could change the Code to be what was in the best interest for Coalville City. Councilmember Adrienne Anson stated she didn't think Coalville would always be shrinking and it could be said forgotten or preserved. She liked to think of it as being preserved and we didn't need to scramble to get businesses here. She really felt the greatest card the City had was the livability and they should focus on making this a great place to live. Councilmember Anson stated they should be as conscientious as they could about what made this a great place to live and not just a great place to make money. She stated they could find the balance needed for both things and felt that should be their objective. Shane McFarland stated they could table this item if they wanted to take time to digest the comments made until they were ready to make a decision. Mayor Trever Johnson stated he felt this had drag on long enough and they owed it to the people here and the potential investor to make a decision tonight.

Mayor Trever Johnson read the written comments (Exhibit B) from Tonja Hanson who couldn't be in attendance.

The Mayor and Council discussed whether they could change the Code to a Conditional Use with the public hearing being advertised as a possible change in the language only as someone may have been in attendance that would express another opinion if they would have known it would be considered as a Conditional Use. It was decided it would have to be re-advertised and go back to Planning to change the Code to a Conditional Use. The Council was advised they could make a decision to leave the Code the way it was, change the Code to make it a Permitted Use, or request it go back to Planning to be changed to a Conditional Use.

A motion was made by Councilmember Rodney Robbins to reject the Planning Commission findings and recommendation and to strike the language from the Code to allow a Car Wash as a Permitted Use. Councilmember Arlin Judd seconded the motion. The Ayes won the vote. Motion Carried.

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

**Item B – Public Hearing: Preliminary Subdivision Plan Review Parcel No. CT-317-X – 43
Lots Courtney Richins and Chris Boyer:**

Mayor Trevor Johnson invited Courtney Richins to explain his subdivision proposal. Courtney Richins stated he and Chris Boyer had applied for a subdivision for 43 lots. He stated they had worked with the City with their Concept Plan and was here for approval for their Preliminary Plan. He stated they would like to provide housing for locals and non-locals and had received a tremendous response from people that wanted to move back to the area and needed a place to build. The biggest question was lot size and affordability. Mr. Richins stated they had tried to accommodate this with the size of the lots in the subdivision. They would be doing the subdivision in three phases. He stated they had met with Summit County to connect up with their plan for the Fairgrounds and was trying to match up with them on the second egress for the project. Shane McFarland referred to the Staff report (Exhibit C). He stated the Code allowed for the subdivision to build 30 homes before they had to have a second egress and the City was working them to make this happen. Mayor Trevor Johnson stated he had attended the Planning Commission meeting and the biggest item of interest was the trail system and asked Courtney Richins to address this item. Courtney Richins stated he wasn't a fan of the trail and wouldn't like to have a trail in his back yard, but if they designated that they had to have one, they would be willing to work on that. He stated the County hadn't done any drawings with a trail system for their Fairgrounds, but Chris Boyer was willing to allow a trail system to connect through his property. Shane McFarland stated this was a work in progress that would be part of the final plan. He stated the Planning Commission was very passionate about having a trail system and a one acre park. He stated he wasn't sure about the park space as they would be close to the proposed Fairgrounds development and a one acre park was quite large.

Mayor Trevor Johnson opened the public hearing at 7:40 P.M.

Bill Battersby – property owner

Bill Battersby stated we went from the town shrinking to the town growing by 43 units in one evening. He stated he moved from Park City because it had become a nut house over there and hopefully Chalk Creek won't become a nut house. He stated he would advise them to use caution in their review.

RaNae Crittenden – resident

RaNae Crittenden stated from looking at the proposed plan she wanted to congratulate them for thinking about a decent sized road and sidewalk. She stated the subdivision where she lived they didn't have sidewalks and when you backed out of your driveway you could easily hit someone's car parked on the other side because of the narrow road. She stated it did look like a lot of houses. She stated if they had the property and wanted to build houses that was great. RaNae Crittenden stated she had six acres for sale and the deal was all but signed, sealed, and delivered when the County put a glitch in the process. It was sad to lose the sale and it made her sad. She thought this plan was pretty well thought out.

Mayor Trever Johnson read the written comments (Exhibit D) from Tonja Hanson who couldn't be in attendance.

Drae Burgener – resident

Drae Burgener stated he wanted to corroborate the first part of the comments and felt they needed to take into account having two roads. He stated he knew from the past there had been subdivision issues entirely predicated upon the size of the road and knew it was pretty much already in their minds. He questioned who named the roads for a subdivision. He questioned if it was a public thing as he didn't want Coalville to just be a bunch of stupidly named roads like in Kamas and Park City. He stated he had driven a taxi in Park City for a long time and everything was named the same thing and it was hard to navigate.

Ashley Lewis – former resident

Ashley Lewis stated he attended the Planning Meeting and was interested in this subdivision. He lived out of town right now, but grew up here and would love to move back. He stated he was excited about this plan and the growth for the community. He stated he believed it was needed. He stated he felt a trail would be nice leading to the City Park/County Fairgrounds, but there were safety concerns with that. He stated he currently lived in a subdivision in Heber City with a park and felt a one acre park was a lot of ground. He stated we didn't know the details for the park, but that was a huge area for just one swing set, etc. He stated where he lived, the people didn't take care of the park and there was garbage, shoes, shirts, and crap everywhere. He stated he felt the City wouldn't want to be involved in maintaining that. Ashley Lewis stated this development would be very close to the City Park/County Fairgrounds and in his opinion; they didn't need a park for this development, but could leave trail system.

Drae Burgener – second comment

Drae Burgener stated anytime a park came up from previous meetings there was always a discussion on how the City would water it and who would have to maintain it, etc. He stated in the spirit of the discussion about water earlier in the meeting that would be an important consideration when thinking about the park and how much water it would take per acre to maintain the beauty that was inherent with a park. He stated it wasn't his opinion to have one either way it was just something that needed to be considered.

Mayor Trever Johnson closed the public hearing at 7:47 P.M.

Mayor Trever Johnson stated his opinion on this project dove tailed with his opinion on the Commercial side of things. He stated he had to disagree with Councilmember Anson's earlier comment and felt the City was dying on the vine. He stated he didn't think Coalville was a terrible place he was just addressing the reality. He stated he personally wanted to see some growth and loved the idea of people wanting to take a chance in Coalville

whether it was Commercial or Residential. This was a Residential opportunity where someone wanted to come in and spend some money and do a project through phasing which was smart. Additionally, it was hard for a family; especially a starter family, to be able to find a place that was affordable to build and he felt this was a great opportunity for people and a lot of different demographics to take advantage of. Mayor Johnson stated he loved the layout and expected when talking about trails, they would be able to hammer out a resolution. He stated he had expressed to the Planning Commission that he felt the Council was very pro-trail and that would be part of the discussion for final approval, but for now he felt they should ensure to the builder that they wanted to work with them and recommended they approved this plan. The Mayor and Council continued to discuss the preliminary plan including the trail system, the park area, having 30 homes built before a second egress was added, the possible safety issue of no sidewalk or way to go from there to town, and requiring a minimum of a pathway to town.

A motion was made by Councilmember Cody Blonquist to approve the preliminary subdivision design for CT-317-X following the recommendations from the Planning Commission for a trail and potential park and adding a pedestrian access some way through the neighboring parcel toward town. Councilmember Adrienne Anson seconded the motion. All Ayes. Motion Carried.

Item C – Public Hearing: Review, Discussion, and Possible Approval Of The 2016-2017 Budget Amendment and 2017-2018 Budget Resolution 2017-2:

Mayor Trever Johnson stated there weren't any big changes from the tentative budget for the coming year. Tim Rees stated the General Fund usually didn't change much. He stated they had put money in Capital Improvements fund for road projects. He stated they had also budgeted for some employee raises. Tim Rees reviewed the budget (Exhibit E) with the Mayor and Council.

Mayor Trever Johnson opened the public hearing at 8:09 P.M.

There was no public comment.

Mayor Trever Johnson closed the public hearing at 8:10 P.M.

A motion was made by Councilmember Rodney Robbins to approve the 2016-2017 Budget Amendment and 2017-2018 Budget Resolution 2017-2. Councilmember Arlin Judd seconded the motion. All Ayes. Motion Carried.

Item D – This item was removed from the agenda and no discussion was held.

Item E – North Summit Mosquito Abatement Information – Bryan Stephens:

Bryan Stephens was not able to attend and this item will be scheduled at a later date.

Item F – Shane Robertson Impact Fee Discussion:

Shane Robertson stated his wife, Taryn, had been in business for 13 years and needed a place with a higher roof for her gymnastics. He stated they were just trying to make an improvement for her business. He stated if the Council added up the connection fees, impact fees, and the things that had happened with that lot over the years, there was \$20,000 going toward nothing and it was very frustrating. Mr. Robertson stated on the West side of the property, the building was allowed to be built on the property line and on the South side, the School was allowed to push dirt and create a cliff where he had to spend \$5,000 to haul off dirt and build a retaining wall and to the East side which was the only way in to the property, he had to lower a secondary water line at a cost of \$4,000 to be able to get into his property. He stated they had no idea that a secondary water line had been laid about 18 inches under the ground and they had even come to the City early to see if building was doable and this was never mentioned to him. Shane Robertson stated he felt the City was culpable because these previous actions had basically condemned the lot and it was useless. He stated if it weren't for the fees he would have to pay the City, he would have probably just lowered the water line and not said anything about it, but he was running out of money and felt the City should pay for the water line. He stated the City showed no foresight when the secondary water line was put in and he would like to be compensated. Shane Robertson stated he had hoped he could take it off of the impact fee that he would owe, but the feedback he received was that wasn't legally possible. He stated now he was looking at it as the City hired him as a contractor that did a job for the City and was sending a bill. Sheldon Smith referred to the impact fee issue and stated there was some flexibility in offsetting impact fees as long as he could show some kind of beneficial interest for the City. He gave the example of a Developer that had put in a lift station and had asked for an impact fee offset and they had to look at it to see if it actually benefited the City or just the Developer. Shane Robertson stated the road ended at his property so there was no way to spin it to show it was beneficial for the City. Sheldon Smith stated he could look at it from the standpoint of by lowering the line it would help some neighboring area. Mayor Trever Johnson questioned if it could be because it brought economic development. Sheldon stated he had to be able to show there was something in it for the City. Councilmember Arlin Judd stated he felt there was a different way to approach this. The City had already made a decision they didn't feel they couldn't legally offset the impact fee, but could they compensate him for changing the water line to the benefit of the City in some way. Councilmember Judd gave the example of compensating him for half of his bill for his time. Shane McFarland stated he understood his concern, but the City didn't actually hire him or ask for him to lower the line. He stated he agreed with Sheldon and thought if he could present something that showed a benefit to the City it could be discussed. Shane Robertson stated he was very frustrated by the impact fee as they were only open 14 hours a week and would probably only flush the toilet 3 times while it was open. He stated he felt it was double dipping as he had to pay connection fees and then he had to put it in and then an impact fee on top of

that didn't seem right. Shane Robertson stated he would draft a letter to the City requesting compensation.

Item G – Public Works Updates – Zane DeWeese:

Zane DeWeese stated the Pilot study had been completed for the surface water treatment. They would be receiving a final report from WesTech.

Zane DeWeese stated the bid had been awarded for the South Lift Station and Force Main. They had a meeting today to discuss timeline and getting the contract and bonding in place.

Item I – Legal Updates – Sheldon Smith:

Sheldon Smith stated he had heard back from the property on 50 West that he had sent an enforcement letter to about someone living in a shed at the back of the property. He stated they felt they could meet the requirements to have it approved as a residential place and would be contacting the City to go through the process.

Sheldon Smith stated he had sent a letter to the yellow building owner and tenant requiring them to sign an affidavit stating there was no one living in the building. He stated he had not received anything from them yet, but would follow up with them.

Sheldon Smith referred to the survey of the Bell's property and stated the barriers were on their own property and he felt they were compliant.

Item H – Community Development Updates – Shane McFarland:

Shane McFarland introduced Derek Moss and stated he had been hired by JUB Engineer Inc. to help streamline the planning process. He stated the Mayor had given them guidance to review the Code and begin updating it.

Shane McFarland stated the 50 West water line was out to bid and they would see construction on 50 West through mid-Summer. The rest of the projects were still under design and would go out to bid this fall with construction starting the first of next year.

Shane McFarland stated there was one business license for approval for Prime Time Barbecue LLC., Trever Johnson. He stated he would be serving food out of a vending trailer. Trever stated he still had to finish a process through the Summit County Health Department and would then be stationed at the Bristow property at 107 South Main.

A motion was made by Councilmember Adrienne Anson to approve the business license for Prime Time Barbecue LLC., Trever Johnson, with the requirement he completes the

Summit County Health Department requirements. Councilmember Cody Blonquist seconded the motion. All Ayes. Motion Carried.

Item K – Mayor’s Updates:

Mayor Trever Johnson thanked everyone for their help with the BBQ Festival especially the City Staff. He stated in regards to the Car Show, if they received questions, to please describe the reasons why the City wasn’t holding one this year. He stated he would love to have a Car Show here, but with the reluctance of the promoter working with us and the Grant funds requirements changing it had made it difficult to have one this year. He stated he had a vision for next year of trying to make it an all-day event by combining the BBQ Festival and the Car Show and maybe adding in a 5K race or balloon launch, etc.

Item J – Council Updates:

Councilmember Arlin Judd had asked Ron Boyer to give an update on the Fairgrounds project. Ron Boyer stated he had just been assigned to be the Project Manager and Arlin was on the Steering Committee for the project. He stated he wanted to update the Mayor and Council and let them know there was a Master Plan for the Fairgrounds and they planned to begin work right after the Fair ended this year. Mr. Boyer stated they had hired a Contractor and an Architect and they would be coming in for a permit within the next three months or so. He stated the project would be done in three phases. This year they would be tearing down the Quonset Hut and the Livestock Barn and removing the corner ball field. They would replace them with new Livestock Barns and a Community Center/Multi-Purpose Building. He stated he wanted to let the Council know they intended to have the 2018 Fair in Coalville and if they had any questions to please let him know.

Councilmember Adrienne Anson thanked Zane and his crew for watering the new trees planted on 200 East. She also stated that the flowers along Main Street looked wonderful.

Item L – Executive Session:

There was no executive session.

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

The Council reviewed the Accounts Payable for June 2017.

A motion was made by Councilmember Adrienne Anson to approve the Accounts Payable for June 2017. Councilmember Rodney Robbins seconded the motion. All Ayes. Motion Carried.

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

The Council reviewed the minutes of the May 8, 2017 meeting.

A motion was made by Councilmember Arlin Judd to approve the minutes of May 8, 2017 as written. Councilmember Cody Blonquist seconded the motion. All Ayes. Motion Carried.

Item # 6 – Adjournment:

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

The meeting adjourned at 8:45 P.M.



Mayor Trevor Johnson

Attest:



Nachele D. Sargent, City Recorder



J-U-B ENGINEERS, INC.

"Exhibit A"
City Council 6/26/17

J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

DATE: June 8, 2017
TO: Coalville City Council
CC: Mayor Trevor Johnson; Zane DeWeese, Public Works Director;
Sheldon Smith, City Attorney;
FROM: Shane McFarland P.E., City Engineer
Derek Moss, AICP, City Planner
SUBJECT: Code Amendment (5517002)

Application Information: Title 10-15-020 lists all permitted and conditional uses. Under item 3 it states that a Car wash, automatic or manual is a permitted use "provided property is not adjacent to a residential property line."

Applicable Ordinances: Title 10-3-080 & Title 10-15-020

Decision to be Made: The decision to consider is changing the zoning text related to automatic or manual car washes and to allow a car wash to be built adjacent to a residential property line.

The City Council acting as the Legislative Body is to make the final approval. The planning commission is charged with the decision to either recommend approval, recommend approval with modifications or denial of the proposed amendment. This recommendation is then submitted to the city council.

Refer to section 10-3-080 E for factors to consider while making the decision.

Planning commission recommendation: The planning commission has recommended to the council to keep the code in its current form with no changes.

Background: In recent months an application to build an automatic car wash on property located at 100 south main street has been submitted. Due to the current zoning text the application was denied due to the property being adjacent to a residential property line. During a recent public council meeting a commitment was made to review the code text and make a decision on the need to change the text or keep it as currently approved.

Staff Comments: This zoning text amendment is not necessarily for the above mentioned property only. This amendment is to consider the entire commercial zone. There is no clear reason as to why the current text is written as it is. A car wash is the only permitted use that has a stipulation that it can't be adjacent to a residential property line.

"Exhibit B"
City Council 6/26/17

June 23, 2017

To: Coalville City Council

From: Tonja Hanson- Coalville resident; ~~162 East Chalk Creek Road~~

Regarding: Code change allowed in commercial zone; Title 10 Chapter 15-Section 020

Please note my public comments as I am unable to attend this public hearing.

Please do not change the allowed use in this zone. This is the entry into our community; do we really want a car wash on that corner? As the growth comes to Coalville there will be more opportunities for development on that parcel, please keep it for the right opportunity to come along. This use is not conducive to that neighborhood. If you were a resident in that area would you want to live next door to a car wash?

Yes, I understand the need for economic development in our area. There will be greater opportunities come along that will bring more economic development, with more employment opportunities, and with much larger cash flow associated with it than a car wash. We already have one car wash in town, do we need two?

Coalville is at the cusp of change and growth; please make sure the changes are what we want for the betterment of our community. Plan for the future, this is your opportunity.

Thank you for considering my point of view.



J-U-B ENGINEERS, INC.

"Exhibit C"
City Council 6/26/17

JUB COMPANY



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

DATE: June 23, 2017

TO: Coalville City Council

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

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

SUBJECT: Trout Creek Preliminary Plan (5517002)

Application Information:

Applicant: Courtney Richins and Chris Boyer **Applicant Parcel Number:** CT-317-X

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

Decision to be Made: The City Council is the Land Use Authority and is to make the final approval. The planning commission is charged with the decision to either recommend approval, recommend approval with modifications or denial of the proposed preliminary plan. This recommendation is then submitted to the city council.

Approval of the Preliminary Plan by the City Council is in no way meant to be final approval. Until the Final Plat of a subdivision has been approved by the Land Use Authority; the Land Use Authority, Planning Commission, and Staff may continue to review the subdivision for compliance with this Code.

Planning Commission Recommendation: The planning commission has recommended approval of the preliminary layout of the subdivision with the recommendation that the city council require a trail easement to be located along chalk creek and a 1 acre park.

Background: The applicant has submitted an application to subdivide Parcel Number CT-317-X, located at approximately 750 East Chalk Creek Road, Coalville, UT. The existing parcel is 21.02 acres. The purpose of the application is to propose subdividing the existing parcel into 43 parcels, 42 of which are proposed as residential lots, and one parcel (Parcel A) as a storm water retention pond. A separate parcel, Lot 103, is also being considered, however it is not entirely within parcel CT-317-X and access and frontage for lot 103 would be on a different road than other lots in the subdivision.

The proposed residential lots would range in size from 14,525 sq. ft. (0.33 acres) to 23,039 sq. ft. (0.53 acres). There are currently no existing structures on the property, it is being used as farmland. Access to the proposed subdivision would be via a road constructed from Chalk Creek Road on parcel CT-317-B-X, also owned by the applicant. See notes below regarding corridor preservation in general and access to the subdivision in both the short-term and long-term.

Staff Comments:

Planning

- The subdivision is located in an R-2 zone and shall meet 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.
- The proposed roads would provide North-South and East-West connections and are consistent with alternatives for corridor preservation, specifically for access to Chalk Creek Road, 50 North, and Border Station Road. See Figure 1.

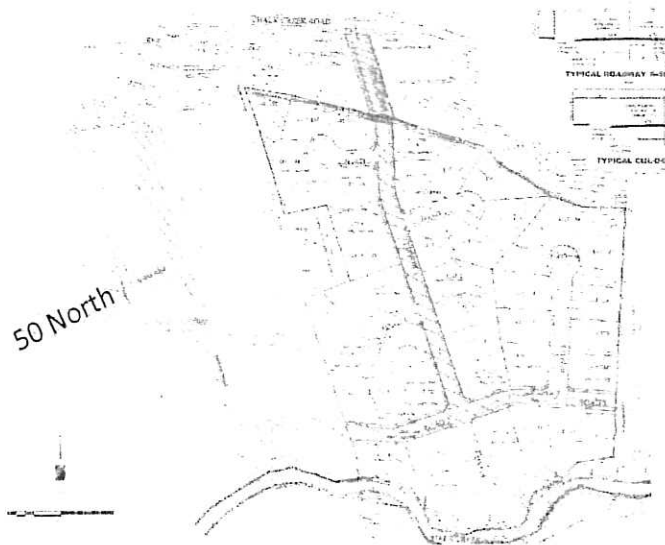


Figure 1. Future Roads

- Lot lines that extend beyond a reasonable boundary of Chalk Creek would be subject to fencing standards outlined by the Planning Commission and Public Works Director; generally, fences are not permitted to extend into any waterbody (measured during high water), in order to avoid collection of debris during seasons of high water.

Engineering

- The proposed road and cul-de-sac cross sections meet city standard
- Preliminary layout of existing utilities is consistent with city standards
- Continued review of capacity and flow requirements will occur during final plat review.

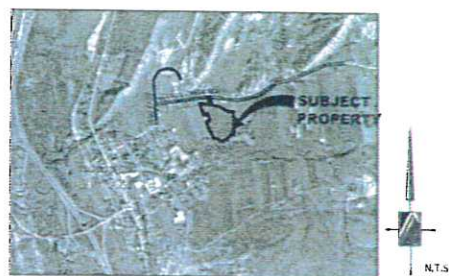
After preliminary review, staff recommends the Planning Commission approve the preliminary subdivision with the exception of Lot 103, until negotiations and ownership of the proposed lot have been settled, and with the condition that for the subdivision as a whole, all technical requirements are met for the Final Plat.

Blank

TROUT CREEK ESTATES

APPROX. 750 EAST CHALK CREEK ROAD
COALVILLE, UTAH
CURRENT ZONE: R-2

VICINITY MAP



GENERAL NOTES

- 1) ALL WORK WITHIN THE COALVILLE CITY RIGHT OF WAY SHALL CONFORM TO THE COALVILLE CITY STANDARDS & SPECIFICATIONS.
- 2) ALL WORK PERFORMED ON COALVILLE CITY OWNED UTILITIES & CONNECTIONS THERETO SHALL CONFORM TO THE COALVILLE CITY STANDARDS & SPECIFICATIONS.
- 3) CONTRACTOR SHALL OBTAIN AND REVIEW A COPY OF ALL OF THE ABOVE MENTIONED STANDARDS AND SPECIFICATIONS.
- 4) THESE PLANS CALL FOR BUT ARE NOT DESIGN DRAWINGS FOR THE RELOCATION, AND/OR REMOVAL OF EXISTING DRY UTILITIES INFRASTRUCTURE. DESIGN DRAWINGS FOR SAID RELOCATIONS AND REMOVALS SHALL BE BY OTHERS.
- 5) CALL BLUESTAKES 48 HOURS PRIOR TO DIGGING.
- 6) CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING MANHOLES AND OTHER UTILITIES BEFORE BUILDING OR STAKING ANY UTILITY LINES.
- 7) BENCHMARK IS: NGS E161 BRIDGE ELEV = 5589.56. LOCAL BENCHMARK SSMH N 12016.50 E 7268.96. ELEV. 5654.48.

DEVELOPER COURTNEY RICHINS

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

ENGINEER / SURVEYOR PINNACLE Engineering & Land Surveying, Inc.

327 WEST GORDON AVE. #3
LAYTON, UT 84041

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

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDINANCES. THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

TRAFFIC CONTROL & SAFETY NOTES

TRAFFIC CONTROL PLAN FOR WORK WITHIN UDOT RIGHT OF WAY MUST MEET UDOT STANDARDS & SPECIFICATIONS

1. BARRICADE AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT STATE OF UTAH DEPARTMENT OF TRANSPORTATION MANUAL OF TRAFFIC CONTROL FOR CONSTRUCTION AND MAINTENANCE WORK ZONES, AND THE CURRENT COALVILLE CITY STANDARD DRAWING, AND SHALL BE APPROVED BY THE ENGINEER PRIOR TO ANY WORK.

2. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE CITY TRAFFIC ENGINEER EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.

3. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.

4. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERLURING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN FOR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE CITY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.

5. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.

6. TRAFFIC CONTROL DEVICES SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.

GOVERNING AGENCIES

CITY

COALVILLE CITY
10 NO. MAIN
P.O. BOX 188 COALVILLE, UT 84017
PHONE: 435-336-5981
FAX: 435-336-2062

TRANSPORTATION

COALVILLE CITY ENGINEER
SHARIE MC FARLAND
466 N KAYS DR. KAYSVILLE, UT 84037
PHONE: 801-547-0393

FIRE INSPECTION

COALVILLE CITY
10 NO. MAIN
P.O. BOX 188 COALVILLE, UT 84017
PHONE: 435-336-5981
FAX: 435-336-2062

SEWER

COALVILLE CITY
10 NO. MAIN
P.O. BOX 188 COALVILLE, UT 84017
PHONE: 435-336-5981
FAX: 435-336-2062

STORM DRAIN

COALVILLE CITY
10 NO. MAIN
P.O. BOX 188 COALVILLE, UT 84017
PHONE: 435-336-5981
FAX: 435-336-2062

CULINARY WATER

COALVILLE CITY
10 NO. MAIN
P.O. BOX 188 COALVILLE, UT 84017
PHONE: 435-336-5981
FAX: 435-336-2062

SECONDARY WATER

COALVILLE CITY
10 NO. MAIN
P.O. BOX 188 COALVILLE, UT 84017
PHONE: 435-336-5981
FAX: 435-336-2062

POWER

ROCKY MOUNTAIN POWER
SALT LAKE CITY, UT
ED ZIEBER 801-543-3017

TELEPHONE

QUEST CORPORATION
1425 WEST 3100 SOUTH
SALT LAKE CITY, UT 84119
GARY VEAVER: 801-625-5380

IRRIGATION WATER

COALVILLE CITY
10 NO. MAIN
P.O. BOX 188 COALVILLE, UT 84017
PHONE: 435-336-5981
FAX: 435-336-2062

CABLE

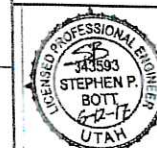
CO-CAST CABLE CORPORATION
9002 SOUTH 300 WEST
SANDY, UT 84070
PHONE: 888-732-1051

DRAWING INDEX

- 1 COVER SHEET
- 2 TOPOGRAPHIC PLAN
- 3 PRELIMINARY PLAT - NOT FOR CONSTRUCTION
- 4 PRELIMINARY STORM DRAIN & GRADING PLAN
- 5 PRELIMINARY UTILITY PLAN
- 6 PRELIMINARY DRAINAGE AREAS & CALCULATIONS

PINNACLE
Engineering & Land Surveying, Inc.
Layton • West Bountiful • Mount Pleasant • St. George
2720 North 150 West, Suite #108
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

RICHINS PROPERTY
TOPOGRAPHIC PLAN
FOR: COURTNEY RICHINS
PO BOX 374
HENEFER, UTAH
PROJECT #17-024

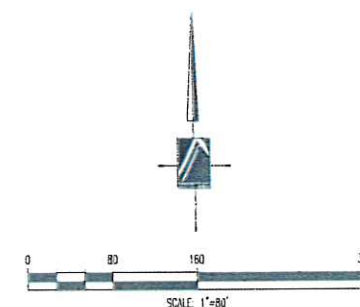
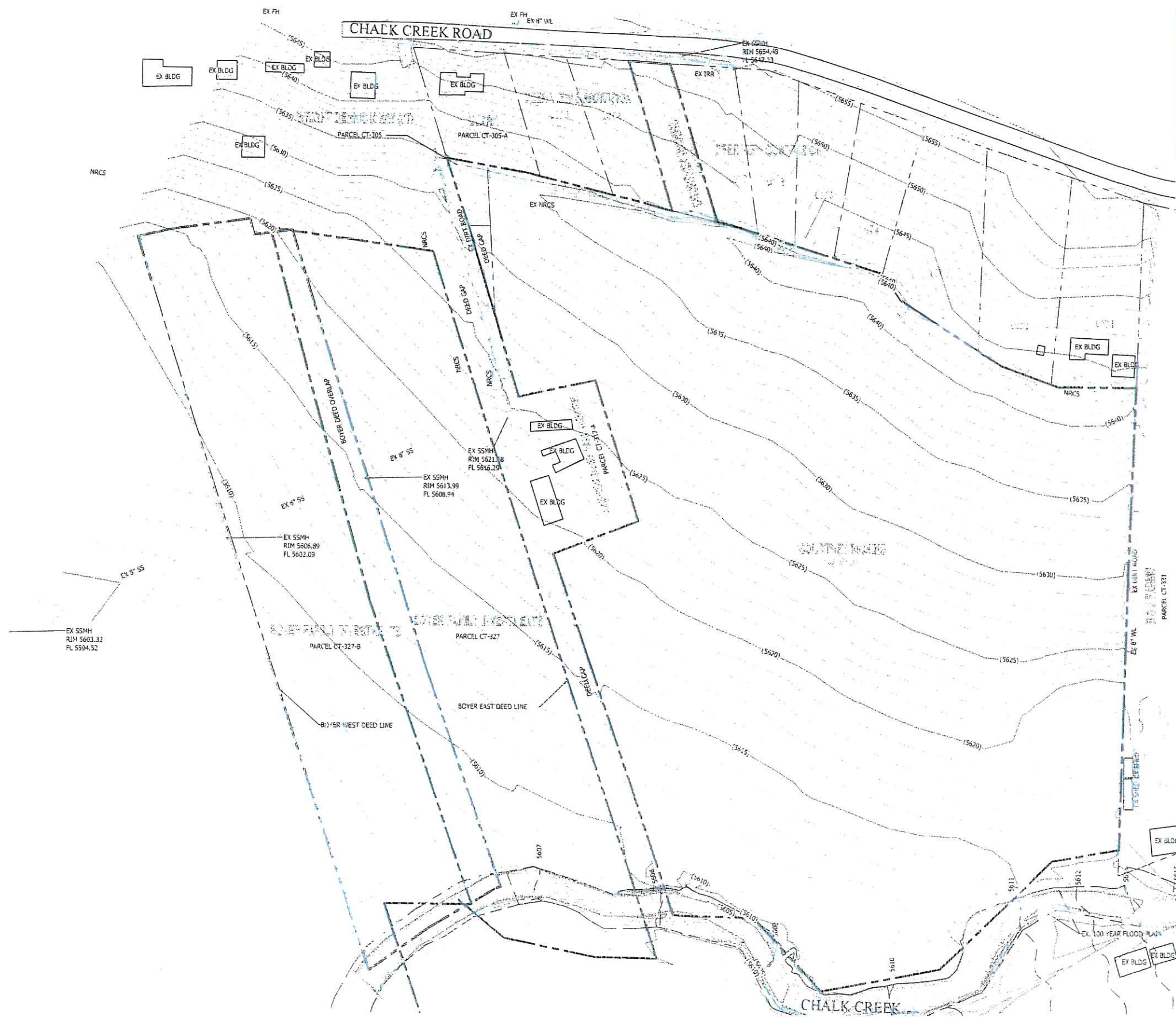


DATE	BY	REVISION
5-2-2017	SM	1
6-12-17	SP/BS	2
6-12-17	WS	3
6-12-17	SJF	4

CALL BLUESTAKES
1-800-562-4111
AT LEAST
48 HOURS
BEFORE
DIGGING
















SHEET
1
OF 6



LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE	
B/I	BERCHMARK
CAG	CURB AND GUTTER
CB	CATCH BASIN
CP	CONTROL POINT
P.O.B.	POINT OF BEGINNING
GH	FIRE HYDRANT
G+V	GATE VALVE
IRR	IRRIGATION
LD	LAND DRAIN
LD-MH	LAND DRAIN MANHOLE
NH	MANHOLE
MCM	MONUMENT
ROVI	RIGHT-OF-WAY
SD	STORM DRAIN
SICB	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SE	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SMHM	SANITARY SEWER MANHOLE
UT	UTILITY POLE
LP	UTILITY/LIGHT POLE
W/O	WITHOUT
PHL	ENTRY - OFFICIAL RECORDS PHONE
BOUNDARY LINE	
STREET RIGHT-OF-WAY LINE	
CENTERLINE	
ADJACENT PROPERTY LINE	
EASEMENT LINE	
SD	NEW STORM DRAIN
SS	NEW SANITARY SEWER
SS	NEW CULINARY WATERLINE
-DHP	EX. OVERHEAD POWER LINE
-SD	EX. STORM DRAIN
-SS	EX. SANITARY SEWER
-T	EX. TELEPHONE LINE
-G	EX. GAS LINE
-CV	EX. CULINARY WATERLINE
-W	EX. CULINARY WATERLINE

	NEW BUILDING
	NEW DRAINAGE SWALE
	EG CONTOUR MAJOR
	EG CONTOUR MINOR
	SECTION CORNER
	MONUMENT
	CONTROL POINT
	EXISTING TREE
	EXISTING PINE TREE
	SET BAR & CAP OR NAIL, AND/IF STAMPED "PINNACLE"
	EXISTING CONCRETE
	EXISTING GRASS
	EXISTING ASPHALT
----- ASPHALT SAW-CUT	
----- EXIST. CONC. C&G OR SIDEWALK	

PINNACLE
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272720 North 350 West, Suite #108 Phone: (801) 773-1010
Layton, UT 84041 Fax: (801) 773-1025

RICHINS PROPERTY
TOPOGRAPHIC PLAN
FOR: COURTNEY RICHINS
PO BOX 374
HIENEFER, UTAH
PROJECT #17-024



REVISION	BY	DATE
1	SM	5-2017
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100	SM	5-2017

CALL BLUESTAKE
1-800-662-4111



SHEET
2
OF 6

[illegible][illegible]

BEGINNING AT THE SOUTH CORNER CORNER OF SAID SECTION 36, AND RUNNING THENCE NORTH 01°13'15" WEST 1058.18 FEET TO THE TRUE POINT OF BEGINNING AS SHOWN ON RECORD SURVEY 43809, PREPARED BY MICHAEL JOHNSON, RECORDED SEPTEMBER 20, 2020 AT THE SUMMIT COUNTY SURVEYORS OFFICE, THENCE SOUTH 50°21'00" EAST ALONG SAID SURVEY LINE 135.77 FEET, THENCE SOUTH 76°23'21" EAST TO AID ALONG THE SOUTHERLY LINE OF DEAR VIEW SUBDIVISION AMENDED, A PLAT RECORDED AT THE SUMMIT COUNTY SURVEYORS OFFICE, THENCE SOUTHEASTERLY CORNER OF LOT 8 OF SAID SUBDIVISION; THENCE NORTH 18°54'00" WEST 147.98 FEET ALONG THE SOUTHERLY LINE OF SAID DEAR VIEW SUBDIVISION AMENDED, A PLAT RECORDED AT THE SUMMIT COUNTY SURVEYORS OFFICE, THENCE SOUTHWESTERLY CORNER OF LOT 7 OF SAID SUBDIVISION; THENCE SOUTH 86°43'27" EAST ALONG SAID CHALK CREEK ROAD AS DEPICTED ON SAID SUBDIVISION PLAT; THENCE SOUTH 86°43'27" EAST ALONG SAID ROAD 70.88 FEET TO THE NORTH-WESTERLY CORNER OF LOT 7 OF SAID SUBDIVISION; THENCE SOUTH 16°54'08" EAST 262.24 FEET ALONG THE WESTERLY LINE OF SAID LOT 7 TO THE SOUTHWESTERLY CORNER THEREOF; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION THE FOLLOWING (1) COURSES: (1) SOUTH 75°23'15" EAST 120.00 FEET, (2) SOUTH 16°54'08" EAST 15.55 FEET, (3) SOUTH 36°09'00" EAST 51.65 FEET, (4) SOUTH 57°33'00" EAST 194.64 FEET, (5) SOUTH 70°30'42" EAST 120.00 FEET, (6) SOUTH 76°23'21" EAST 126.00 FEET TO AN EXISTING FENCE LINE, THENCE SOUTHERLY ALONG AN EXISTING FENCELINE AND THE EXTENSION THEREOF THE FOLLOWING (1) COURSES AS SPECIFIED IN A BOUNDARY LINE AGREEMENT RECORDED AT THE SUMMIT COUNTY RECORDERS OFFICE AS ENTRY 0590575A, IN BOOK 1329, AT PAGE 397: (1) SOUTH 10°00'00" WEST 300.04 FEET, (2) SOUTH 20°56'50" WEST 428.95 FEET, (3) SOUTH 62°07'55" WEST 203.21 FEET TO THE NORTH-WESTERLY CORNER OF SAID SECTION 36, THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID SECTION 36 TO THE NORTH-WESTERLY CORNER OF SAID SECTION 36, THENCE WEST 409.75 FEET TO THE NORTH-WESTERLY CORNER OF SAID SECTION 36, THENCE ALONG SAID SURVEY THE FOLLOWING (1) COURSES: (1) SOUTH 16°54'08" EAST 160.00 FEET, (2) SOUTH 47°40'00" WEST 250.30 FEET, (3) SOUTH 80°30'00" WEST 198.00 FEET, (4) NORTH 43°40'00" WEST 175.81 FEET, (5) NORTH 39°00'00" WEST 152.00 FEET, (6) NORTH 18°30'00" WEST 111.64 FEET, (7) NORTH 18°10'00" WEST 188.95 FEET, (8) NORTH 49°13'42" EAST 148.53 FEET, (9) NORTH 17°04'00" WEST 234.15 FEET, (10) SOUTH 78°03'00" WEST 129.21 FEET, AND (11) NORTH 10°21'18" WEST 133.72 FEET TO A POINT OF RECORD, THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID SECTION 36 TO THE NORTH-WESTERLY CORNER OF SAID SECTION 36, THENCE WEST 148.01 FEET TO A POINT ON RECORD ON THE WESTERLY LINE OF SAID RECORD OF SURVEY AND FENCELINE WEST 148.01 FEET TO A POINT ON RECORD OF SURVEY 113 29 FEET, (1) 130 FEET BY RECORD (2) TO THE POINT OF BEGINNING.

[illegible]

TYPICAL ROADWAY X-SECTION

N.T.S.

The diagrams illustrate the cross-section of a typical roadway. The top diagram shows a roadway with a 50-foot total width, including sidewalks and a storm drain. The bottom diagram shows a similar cross-section with a 50-foot total width, including sidewalks and a storm drain. Both diagrams include labels for various components like asphalt, road base, subbase, curbs, gutters, and storm drains, along with their respective dimensions and cover depths.

Top Diagram Labels:

- R.O.W. LINE
- 4'
- 4.5'
- 2.5'
- 18'
- 15'
- 2.5'
- 4.5'
- 4'
- R.O.W. LINE
- CONST. 3" ASPHALT, 6" ROAD BASE, 10" SUBBASE (TYP.)
- CONST. 30" CURB & GUTTER @ 4" BASE (TYP.)
- 2.0%
- CONST. 6" SIDEWALK & 4" BASE (TYP.)
- CULINARY WATER 1" MIN. COVER
- 10'
- 5'
- SECONDARY WATER 2.5' MIN. COVER
- 10'
- SEWITARY SEWER 4' MIN. COVER
- STORM DRAIN LOCATION 1.5' MIN. COVER

Bottom Diagram Labels:

- R.O.W. LINE
- 5'
- 5.0'
- 2.5'
- 12.5'
- 12.5'
- 2.5'
- 5'
- 5'
- R.O.W. LINE
- CONST. 3" ASPHALT, 6" ROAD BASE, 10" SUBBASE (TYP.)
- CONST. 30" CURB & GUTTER @ 4" BASE (TYP.)
- 2.0%
- CONST. 6" SIDEWALK & 4" BASE (TYP.)
- CULINARY WATER 1" MIN. COVER
- 10'
- 5'
- SECONDARY WATER 2.5' MIN. COVER
- 10'
- SEWITARY SEWER 4' MIN. COVER
- STORM DRAIN LOCATION 1.5' MIN. COVER
















[illegible]

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

	BENCHMARK
CB	CURB AND GUTTER
CP	CATCH BASIN
CP	CONTROL POINT
P, B, S	POINT OF BEGINNING
FM	FIRE HYDRANT
LS, I	GATE VALVE
IRR	IRRIGATION
LD	LAND DRAIN
LDWH	LAND DRAIN MANHOLE
MH	MANHOLE
MON	MONUMENT
ROW	RIGHT OF WAY
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
LP	UTILITY POLE
LP	UTILITY/LIGHT POLE
W/R	WITHOUT
E	ENTRANCE TO OFFICIAL RECORDS
P.U.D.E.	PUBLIC UTILITY DRAINAGE EASEMENT

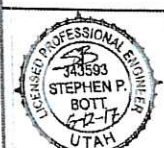
BOUNDARY OF A PROPERTY

---	BOUNDARY LINE
---	STREET RIGHT-OF-WAY LINE
---	CENTERLINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
SS	NEW STORM DRAIN
SS	NEW SANITARY SEWER
---	NEW CULINARY WATERLINE
--OHP	EX. OVERHEAD POWER LINE
--SD	EX. STORM DRAIN
--SS	EX. SANITARY SEWER
--G	EX. TELEPHONE LINE
--G	EX. GAS LINE
--CTV	EX. CULINARY WATERLINE
--W	EX. CULINARY WATERLINE

	NEW BUILDING
	NEW DRAINAGE SWALE
	EG CONTOUR MAJOR
	EG CONTOUR MINOR
	SECTION CORNER
	MONUMENT
	CONTROL POINT
	EXISTING TREE
	EXISTING PINE TREE
	SET BACK LAP OR WAIL WASHER STAMPED "PINNACLE"
	EXISTING CONCRETE
	EXISTING GRAVE
	EXISTING ASPHALT
	ASPHALT SAWCUT
	EAST, LONG, C&G OR SIDEWALK

PINNACLE
Engineering & Land Surveying, Inc.
Dayton • West Bountiful • Mount Pleasant • St. George
Phone: (801) 773-1910
Fax: (801) 773-1925
7720 North 350 West, Suite #108
Dayton, UT 84041

RICHINS PROPERTY
PRELIMINARY PLAT - NOT TO BE RECORDED
FOR: COURTNEY RICHINS
PO BOX 374
HENEFER, UTAH
PROJECT #17-024



DATE	HT.	REVISIONS	CHECKED BY
			M 5-20-7
			DESIGNED BY
			DRAWN BY
			APPROVED BY

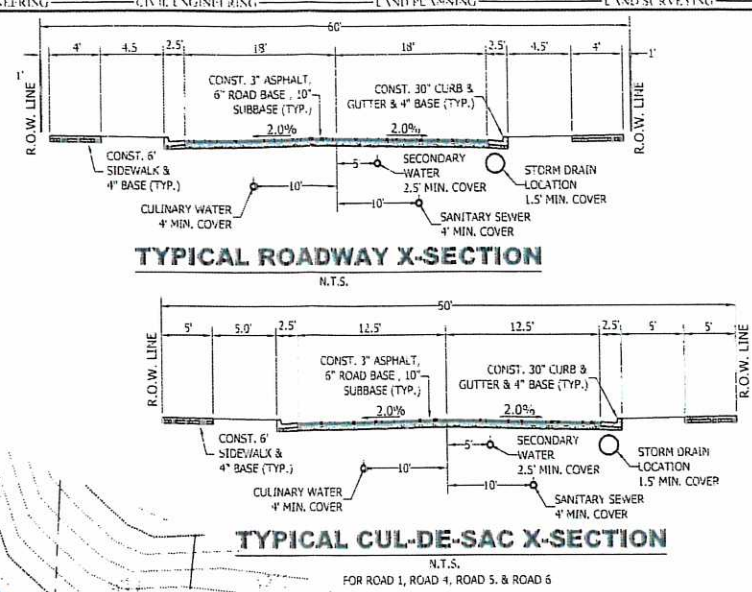
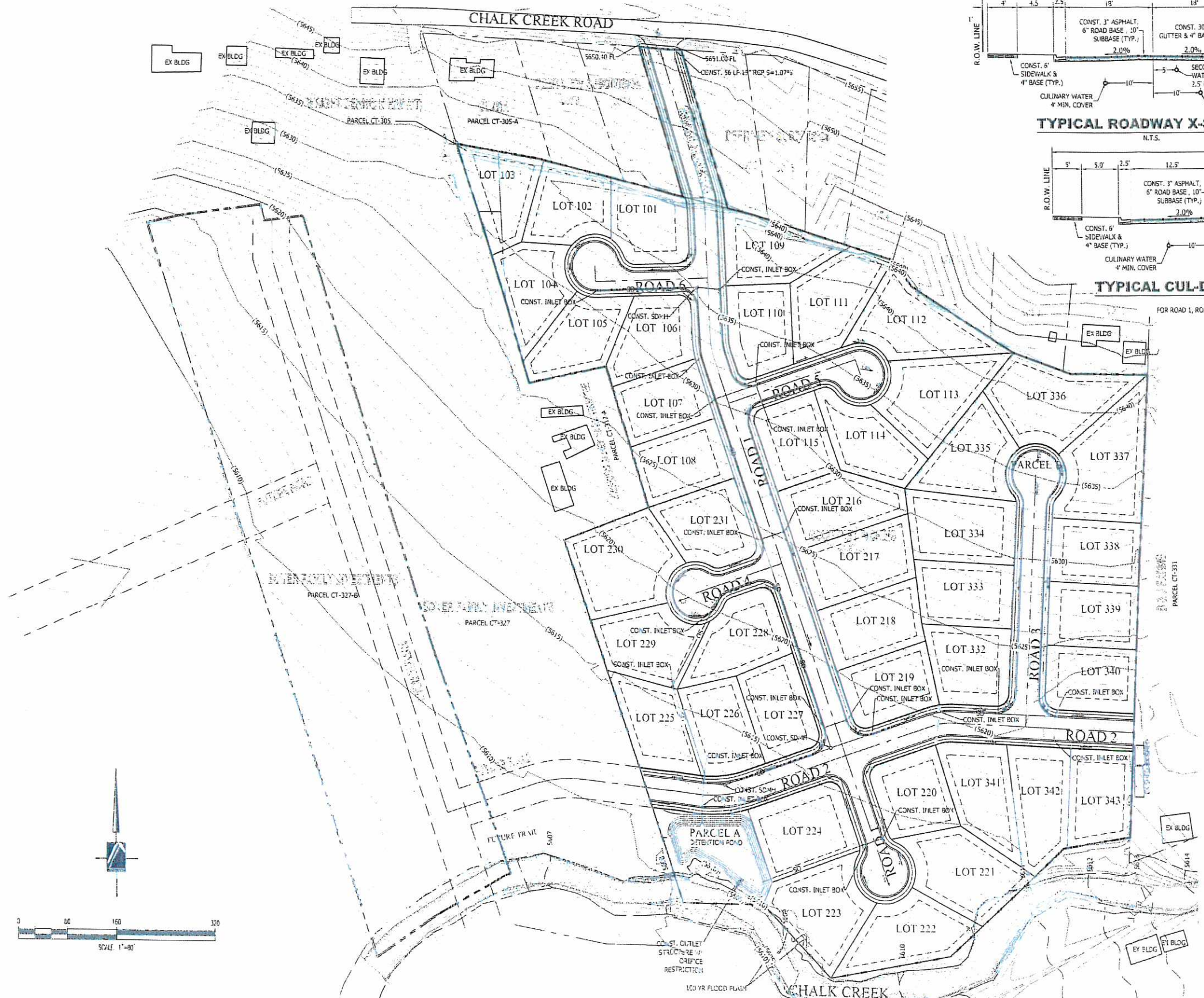
CALL BLUESTAKE
1.800.333.1111











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OF 6



1

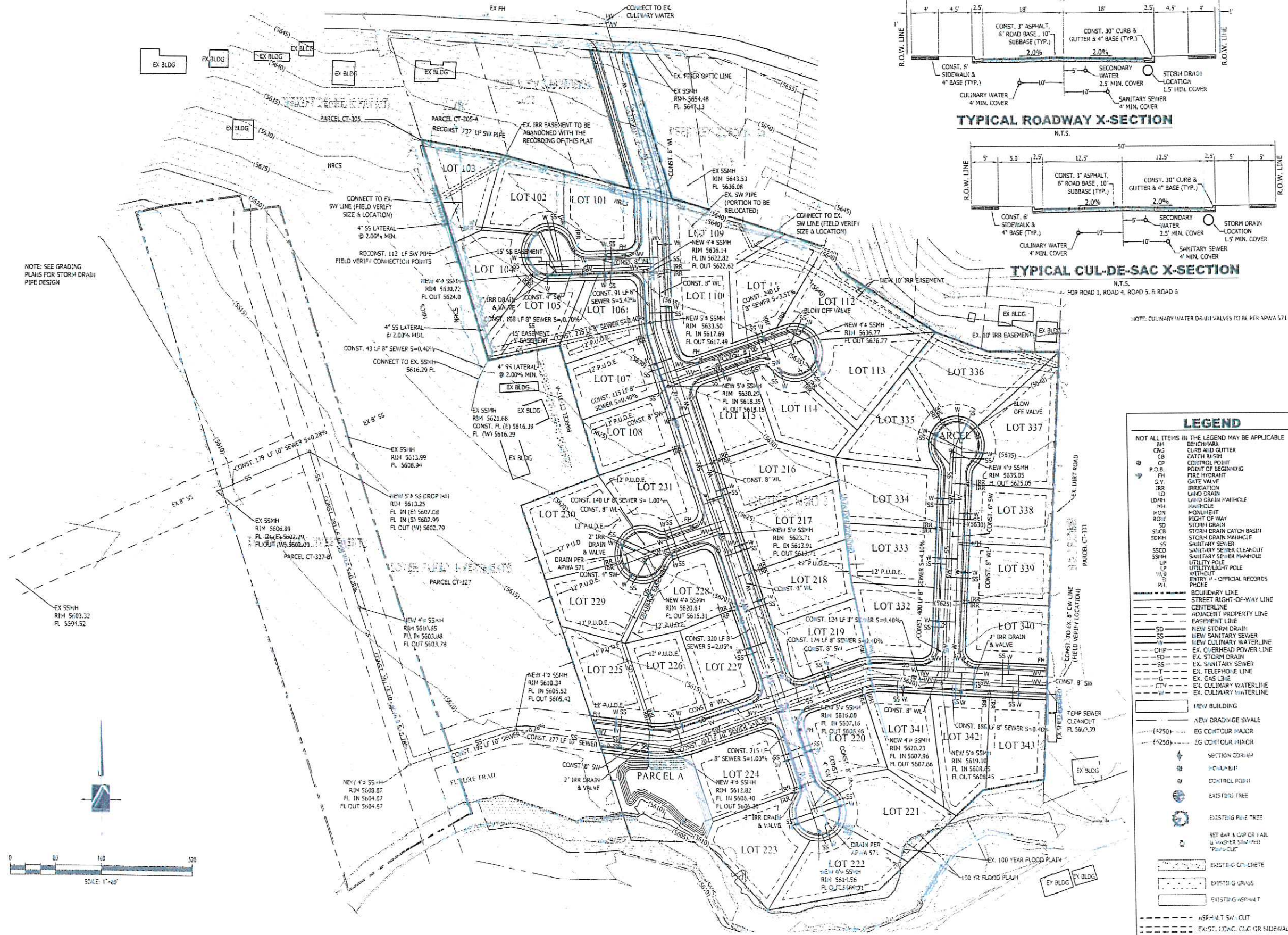
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3



NO	CABLE
①	
②	
PH	PINE HYDRAULIC
SV	GATE VALVE
IR2	IRRIGATION
LD	LAND DRAIN
LDMH	LAND DRAIN MANHOLE
MH	MANHOLE
MON	MONUMENT
ROW	RIGHT OF WAY
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
UP	UTILITY POLE
LP	UTILITY LIGHT POLE
W/O	WITHOUT
E	ENTRY
PH	PHONE # - OFFICIAL RECORDS
-----	BOUNDARY LINE
-----	STREET RIGHT-OF-WAY LINE
-----	CENTERLINE
-----	ADJACENT PROPERTY LINE
-----	EASEMENT LINE
SD	NEW STORM DRAIN
SS	NEW SANITARY SEWER
W	NEW CULINARY WATERLINE
OHP	EX. OVERHEAD POWER LINE
SD	EX. STORM DRAIN
SS	EX. SANITARY SEWER
T	EX. TELEPHONE LINE
G	EX. GAS LINE
CTV	EX. CULINARY WATERLINE
W	EX. CULINARY WATERLINE
	NEW BUILDING
-----	NEW DRAINAGE SWALE
(+250)	EG CONTOUR MAJOR
(-250)	EG CONTOUR MINOR
	SECTION CORNER
	MONUMENT
	CONTROL POINT
	EXISTING TREE
	EXISTING PINE TREE
	SET CAP & C/W W/ WASHER STAMPED "PINNACLE"
	EXISTING CONCRETE
	EXISTING GRASS
	EXISTING ASPHALT
-----	ASPHALT SAWCUT
-----	EXIST. CONC. C&G OR SIDEWALK

 PINNACLE Engineering & Land Surveying, Inc. Layton • West Bountiful • Mount Pleasant • St. George 2720 North 350 West, Suite #108 Phone: (801) 773-1910 Layton, UT 84041 Fax: (801) 773-1925	
RICHINS PROPERTY PRELIMINARY STORM DRAIN & GRADING PLAN FOR: COURTNEY RICHINS PO BOX 374 HENEFER, UTAH PROJECT #17-024	
	
REVISION	DATE
1	6-12-17
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PINNACLE
Engineering & Land Surveying, Inc.
Layton • West Bountiful • Mount Pleasant • St. George
Phone: (801) 773-1010
Fax: (801) 773-1925
Layton, UT 84041

RICHINS PROPERTY
PRELIMINARY UTILITY PLAN
FOR: COURTNEY RICHINS
PO BOX 374
HENEFER, UTAH
PROJECT #17-024



REVISION	DATE	BY
SM	5-2-17	
DISSENTED BY		
SPB/WS	6-12-17	
FOR/WS BY		
WS	6-12-17	
APPROVED BY		
SJF	6-12-17	

CALL BLUESTAKES
1-800-662-4111



SHEET
5
OF 6



Pipe	Zones	Q cfm
P1	A	1.3
P2	B	2.1
P3	A-B	2.33
P4	A-C	2.3
P5	B	2.7
P6	D-E	2.1
P7	A-E	2.1
P8	G	2.9
P9	A-H	2.9
P10	C	2.7
P11	A-J	6.4
P12	K	2.2
P13	K-L	1.9
P14	K-M	2.7
P15	K-N	2.3
P16	NOT USED	
P17	K-P	3.4
P18	A-P	5.9
P19	Q	2.9
P20	A-R	11.3
P21	A-S	12.3
P22	T	2.9
P23	T-U	2.7
P24	Dal. 1	12.7

EXIST. CONC. CCG OR SIDE

OF

11

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11

"Exhibit D"
City Council 6/26/17

June 23, 2017

To: Coalville City Council

From: Tonja Hanson Coalville resident; [REDACTED]

Regarding: Richins Boyer Subdivision Public Comments

Please note my public comments as I am unable to attend this public hearing.

I ask that you please require an easement along Chalk Creek for a trail in this development. Those lots are large enough that a trail easement would not impact the value, or the building pads of these proposed lots. Communities all over the world have trails along rivers. It is an enhancement that would provide a community benefit to everyone in the area. This density should bring some type of community benefits. A tax base is a given, what else can they provide to the citizens of our community?

Stopping a trail at the proposed trail head does not serve this subdivision, the citizens of Coalville, or future development. I understand at this time there is not any development planned east of this development; however, we do not know what the future holds in. Planning should not be simply looking at the needs today, but what are the future needs of our community. How can you plan today for tomorrow? I do not believe that this trail is too much to ask.

I am very concerned about the safety impacts of only having one egress for 30 homes during the first three phases of this development. This safety hazard will adversely impact Chalk Creek road. There will be at least 60 cars in and out of on one entry. What if there were a fire, or a hazardous waste catastrophe and only one way to get out? How would an evacuation take place? Please consider the safety of the citizens foremost, two roads in and out of this development from the beginning should be required.

Thank you.

Adopted Budget Form for: Cities, Towns & Counties	Name <div style="border: 1px solid black; padding: 2px; display: inline-block;">Coalville City</div> Fiscal Year Ended <div style="border: 1px solid black; padding: 2px; display: inline-block;">Resolution 2017-2</div>
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">6/30/2018</div>

Basic Form Instructions

- | | |
|--|---|
| <ol style="list-style-type: none"> 1. As required by Utah statutes, budget forms submitted must present a balanced budget, meaning budgeted expenditures must equal budgeted revenues. 2. If prior year surplus amounts are to be appropriated in this budget, the amount is to be presented as a source of revenue in the budget. Also, any budgeted increase in a fund balance must be presented as an expenditure within the appropriate budget. 3. A copy of the final budget should be sent to the State Auditor's Office within 30 days of adoption. 4. Please report amounts rounded to the nearest dollar. 5. Some items may not apply to your entity. | <ol style="list-style-type: none"> 6. If you have questions about the form, call Patricia Nelson at (801) 538-1334 or 1-800-622-1243, or send an email to patricianelson@utah.gov. 7. Send completed budgets electronically to sao@utah.gov or mail a printed form to:
 Office of the Utah State Auditor
 Utah State Capitol Complex
 East Office Building Suite E310
 PO Box 142310
 Salt Lake City, UT 84114 |
|--|---|

Definitions: *Current Budget Year:* The budget year in which a local government is currently operating. *Ensuing Budget Year:* The next upcoming budget year, also known as the "incoming" budget year

Part I General Fund Revenues

Source of Revenue (a)	Prior Year Actual Revenue (b)	Current Year Estimate (c)	Ensuing Year Approved Budget Appropriation (d)
Taxes			
General Property Taxes - Current	315,232	320,000	320,000
Prior Years' Taxes - Delinquent			
General Sales and Use Taxes	218,017	220,000	220,000
Franchise Taxes	1,884	1,884	1,884
Transient Room Tax			
Re-appraisals			
Assessing and Collecting - State-wide Levy			
Assessing and Collecting - County Levy			
Fee-in-Lieu of Property Taxes			
Penalties and Interest on Delinquent Taxes			
Other (specify):			
Licenses and Permits			
Business Licenses and Permits	79,009	67,802	51,422
Non-business Licenses and Permits			
Building, Structures, and Equipment			
Marriage Licenses			
Motor Vehicle Operation			
Cemetery - Burial Permits			
Animal Licenses			
Other (specify):			

CONTINUE PART I ON PAGE 2

Name Coalville City	Fiscal Year Ended	6/30/2018
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Part I General Fund Revenue - Continued

Source of Revenue (a)	Prior Year Actual Revenue (b)	Current Year Estimate (c)	Ensuing Year Approved Budget Appropriation (d)
Charges for Services			
General Government			
Court Costs, Fees, and Charges (Clerk)			
Recording of Legal Documents (Recorder)			
Zoning and Subdivision Fees			
Sale of Maps and Publications			
Auditor's Fees			
Surveyor's Fees			
Treasurer's Fees			
Public Safety			
Special Police Services			
Special Protective Services			
Corrective Fees (Jail)			
Streets and Public Improvements			
Street, Sidewalk, and Curb Repairs			
Parking Meter Revenue			
Street Lighting Charges			
Sanitation			
Sewer Charges			
Street Sanitation Charges			
Refuse Collection Charges			
Sale of Waste and Sludge			
Weed Removal and Cleaning Charges			
Health			
Parks and Public Property			
Cemeteries	16,800	11,000	9,000
Miscellaneous Services		3,000	
Other (specify): Special events	24,441	10,398	5,000
Fines and Forfeitures			
Fines			
Forfeitures			
Other (specify):			

CONTINUE PART I ON PAGE 3

Name Coalville City		Fiscal Year Ended		6/30/2018
Part I	General Fund Revenue - Continued			
Source of Revenue (a)		Prior Year Actual Revenue (b)	Current Year Estimate (c)	Ensuing Year Approved Budget Appropriation (d)
	Intergovernmental Revenue			
	Federal Grants			
	General Government			
	Public Safety			
	Highways and Streets			
	Health			
	Cultural - Recreation	35,000	17,357	10,000
	Federal Payments in Lieu of Taxes			
	State Grants	178,419		
	State Shared Revenue			
	Class "C" Road Fund Allotment	62,295	60,000	60,000
	Liquor Fund Allotment	1,260	1,260	1,260
	Grants from Local Units	15,000	18,100	
	Other (specify):			
	Miscellaneous Revenue			
	Interest Earnings	1,072	1,000	1,000
	Rents and Concessions			
	Sale of Fixed Assets - Compensation for Loss			
	Sale of Materials and Supplies			
	Sales of Bonds			
	Other Financing - Capital Lease Obligations			
	Other (specify):	10,915	6,400	6,400
	Insurance proceeds			
	Contributions and Transfers			
	Transfer From: Capital improvements fund			
	Transfer From: Cemetery care fund	1,000	1,000	1,000
	Transfer From:			
	Transfer From:			
	Transfer From:			
	Loan From:			
	Loan From:			
	Contribution from Private Sources			
	Beg. Class "C" Road Fund Bal. to be Appopr.		-	
	Cemetery fence FB		11,000	11,000
	Beg. General Fund Bal. to be Appropriated	24,066		16,034
	TOTAL REVENUES	984,410	750,201	714,000
CONTINUE ON PAGE 4 WITH PART II				

Name Coalville City		Fiscal Year Ended		6/30/2018
Part II General Fund Expenditures				
Expenditure (a)		Prior Year Actual Exp. (b)	Current Year Estimate (c)	Ensuing Year Approved Budget Appropriation (d)
	General Government			
	Administrative/Legislative	270,836	270,000	270,000
	Commission or Council			
	Legislative Committees and Special Bodies			
	Ordinances and Proceedings			
	Judicial			
	City and Precinct Courts			
	Juvenile Court			
	District and Circuit Courts			
	Law Library			
	Executive and Central Staff Agencies			
	Executive			
	Boards and Commissions			
	Central Purchasing			
	Personnel			
	Budgeting			
	Data Processing			
	Microfilming			
	Administrative Agencies			
	Auditor			
	Clerk			
	Treasurer			
	Recorder			
	Attorney			
	Surveyor			
	Assessor			
	Non-Departmental	162,268		
	General Governmental Buildings			
	Elections			
	Planning and Zoning	102,185	60,000	60,000
	Education and Community Promotion			
	Other Professional Services			
	Other (specify):			

CONTINUE PART II ON PAGE 5

Name Coalville City		Fiscal Year Ended		6/30/2018
Part II General Fund Expenditures - Continued				
Expenditure (a)		Prior Year Actual Exp. (b)	Current Year Estimate (c)	Ensuing Year Approved Budget Appropriation (d)
Public Safety				
Police Department				
Fire Department				
Corrections (Jail)				
Protective Inspections				
Other Protective				
Agricultural Inspection				
Animal Control and Regulation				
Flood Control				
Emergency Services (Civil Defense)				
Other (specify):				
Public Health				
Health Services				
Infirmaries				
Other (specify):				
Highway and Public Improvements				
Highways		125,140	135,000	138,000
Class "C" Road Program				
Sanitation				
Sewage Collections and Disposal				
Shop and Garage				
Construction				
Repair and Maintenance				
Other (specify):Caapital outlay				
Parks, Rec., and Public Property				
Park and Park Areas		127,155	75,000	50,000
Park Lighting				
Recreation and Culture				
Libraries				
Cemeteries		81,483	92,000	92,000
Other (specify):				
CONTINUE PART II ON PAGE 6				

Name Coalville City		Fiscal Year Ended		6/30/2018
Part II General Fund Expenditures - Continued				
Expenditure (a)		Prior Year Actual Exp. (b)	Current Year Estimate (c)	Ensuing Year Approved Budget Appropriation (d)
Community and Economic Development				
Community Planning				
Community Development				
Urban Redevelopment and Housing				
Economic Development and Assistance				
Economic Opportunity				
Other (specify):				
Debt Service				
Principal and Interest		115,343	106,008	104,000
Other (specify):				
Transfers and Other Uses				
Transfer To: Capital Improvements fund				
Transfer To:				
Transfer To:				
Loan To:				
Loan To:				
Loan To:				
Use of Restricted/Reserved Fund Balance				
Class "C" Road Funds				
Miscellaneous				
Judgments and Losses				
FEMA Reimbursement of Flood Costs				
Other Flood Costs				
Other (specify):				
Budgeted Increase in Fund Balance			12,193	
TOTAL EXPENDITURES		984,410	750,201	714,000
CONTINUE ON PAGE 7 FOR PART III				

Name	Coalville City	Fiscal Year Ended	6/30/2018
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Part V	Capital Projects Fund
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Nature of the Fund:

Description (a)	Prior Year Actual (b)	Current Year Estimate (c)	Ensuing Year Approved Budget Appropriation (d)
Revenues			
Transfers from General Fund			
Interest Income			
Other Additions	10,500	10,500	10,500
Transfer from debt service			
CIB			
Bond proceeds			
TOTAL REVENUE	10,500	10,500	10,500

Beginning Fund Balance	976,844	987,344	997,844
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TOTAL AVAILABLE FOR APPROPRIATION	987,344	997,844	1,008,344
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Expenditures			
Capital outlay		50,000	
Transfer to general fund			
Roads			200,000
Icy Springs Bridge			
TOTAL EXPENDITURES	-	50,000	200,000

Ending Fund Balance	987,344	947,844	808,344
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Name	Coalville City	Fiscal Year Ended		6/30/2018
Part VII	Enterprise or Internal Service Fund: Water			
	Description (a)	Prior Year Actual (b)	Current Year Estimate (c)	Ensuing Year Approved Budget Appropriation (d)
	Operating Revenue			
	Charge for Services	369,343	382,658	380,000
	Interest Earned	1,005	1,336	1,336
	Other:			
	Other:			
	Other:			
	TOTAL OPERATING REVENUE	370,348	383,994	381,336
	Operating Expense			
	Personnel Services	139,042	138,000	140,000
	Contractual Services			
	Material and Supplies	161,229	107,921	111,000
	Depreciation	154,262	153,922	151,451
	Utilites	19,402	21,793	22,000
	Other: Secondary costs pond			20,000
	Other:			
	TOTAL OPERATING EXPENSE	473,935	421,636	444,451
	Non-Operating Revenue (Expense) and Transfers			
	Connection Fees	24,480	12,840	12,000
	Interest Expense	(15,776)	12,176	11,062
	Capital Contributions From Outside Sources	32,000		
	Impact Fee Collected			
	Operating Transfers From:			
	Operating Transfers From:			
	Operating Transfers From:			
	Operating Transfers From:			
	Impact Fee Spent			
	Operating Transfers To:			
	Operating Transfers To:			
	Operating Transfers To:			
	Operating Transfers To:			
	Grants		50,000	144,000
	NET INCOME (LOSS)	(62,883)	37,374	103,947
	Cash Operating Needs			
	Net Income (Loss)	(62,883)	37,374	103,947
	Plus: Depreciation	154,262	153,922	151,451
	Grants Water			
	Plus: Grants USDA			3,935,346
	Plus: CDBG Grant			50,000
	Less: Major Improvements and Capital Outlay	29,089		
	Less: Bond Principal Payments	107,000	111,000	115,000
	Less CDBG Construction		50,000	189,000
	Less USDA Construction (loan)		150,000	4,659,000
	Less: USDA Grant Construction costs			3,935,346
	TOTAL CASH PROVIDED (REQUIRED)	(44,710)	(119,704)	(4,657,602)
	Source of Cash Required			
	Cash Balance at Beginning of Year	395,749	291,114	200,000
	Sale of Investment and Other Current Assets			
	Issuance of Bonds and Other Debt			
	Loans from Other Funds			
	Other: Loan USDA		150,000	4,659,000
	Other:			
	TOTAL CASH PROVIDED (REQUIRED)	395,749	441,114	4,859,000

Name Coalville City		Fiscal Year Ended		6/30/2018
Part VII Enterprise or Internal Service Fund: Sewer				
Description (a)		Prior Year Actual (b)	Current Year Estimate (c)	Ensuing Year Approved Budget Appropriation (d)
	Operating Revenue			
	Charge for Services	412,999	443,236	443,000
	Interest Earned	1,981	1,823	1,823
	Other:			
	Other:			
	Other:			
	TOTAL OPERATING REVENUE	414,980	445,059	444,823
	Operating Expense			
	Personnel Services	164,015	140,000	147,000
	Contractual Services		10,000	25,000
	Material and Supplies	58,644	80,000	83,000
	Depreciation	271,066	394,944	394,944
	Utilites	47,030	42,000	42,000
	Other:			
	Other:			
	TOTAL OPERATING EXPENSE	540,755	666,944	691,944
	Non-Operating Revenue (Expense) and Transfers			
	Connection Fees	18,000	4,500	4,500
	Interest Expense	(113,415)	83,464	75,759
	Capital Contributions From Outside Sources	287,257		
	Impact Fee Collected	126,838	5,702	5,000
	Operating Transfers From:			
	Operating Transfers From:			
	Operating Transfers From:			
	Operating Transfers From:			
	Impact Fee Spent			
	Operating Transfers To:			
	Operating Transfers To:			
	Operating Transfers To:			
	Operating Transfers To:			
	Grants			
	NET INCOME (LOSS)	192,905	(128,219)	(161,862)
	Cash Operating Needs			
	Net Income (Loss)	192,905	(128,219)	(161,862)
	Plus: Depreciation	271,066	394,944	394,944
	Grants	569,607	28,292	347,416
	Plus:			
	Plus:			
	Less: Major Improvements and Capital Outlay	1,029,691		
	Less: Bond Principal Payments	89,390	104,979	102,573

Less Grant construction sewer plant		28,292	
Less: Lift station construction			347,416
Less: Doors sewer plant			36,000
TOTAL CASH PROVIDED (REQUIRED)	(85,503)	161,746	94,509

Source of Cash Required			
Cash Balance at Beginning of Year	148,897		
Sale of Investment and Other Current Assets			
Issuance of Bonds and Other Debt			
Loans from Other Funds			
Other:			
Other:			
TOTAL CASH PROVIDED (REQUIRED)	148,897	-	-

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