




## COALVILLE CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is hereby given that the Coalville City Council will hold its regular meeting on **Monday, August 27, 2018** at the Coalville City Hall, 10 North Main, Coalville, Utah. This meeting will begin at **6:00 P.M.** The agenda will be as follows:

1. Roll Call
2. Pledge Of Allegiance
3. City Council Agenda Items:
  - A. Discussion Of The Key Focus and Phasing Schedule For The Development Code Amendments – Don Sargent
  - B. Public Works Updates
  - C. Community Development Updates
    - a. Business Licenses
  - D. Legal Updates
  - E. Council Updates
  - F. Mayor Updates
  - G. Executive Session
4. Review And Possible Approval Of Accounts Payable
5. Review And Possible Approval of Minutes
6. Adjournment

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

Dated this 24th day of August, 2018.

  
Nachele D. Sargent, City Recorder

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

Posted: August 24, 2018 City Hall, Utah Public Notice Website

**Mayor**  
Trever Johnson

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

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Coalville City Council  
Regular Meeting  
HELD ON  
August 27, 2018  
IN THE  
CITY HALL

Mayor Trever Johnson called the meeting to order at 6:00 P.M.

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

**CITY STAFF PRESENT:**

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

**PUBLIC IN ATTENDANCE:**

Don Sargent, Brett Rasmussen, Lee Rudd,  
Tom Rees, Sheryl Rees

**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 – Discussion Of The Key Focus And Phasing Schedule For The Development Code Amendments – Don Sargent:**

Mayor Trever Johnson stated Don Sargent was here to give an update of the Development Code amendments. Don Sargent stated he had put together a memorandum (Exhibit A) to outline the priorities. He stated we were under a tight deadline and he needed clear direction of how the Council wanted him to proceed. Don reviewed the schedule with the Council and questioned if they had any changes or concerns. Don Sargent stated they may want to revise the Zoning map when they had the new Code in place, but that could be considered at a later date. He stated the General Plan would need some minor updates to be consistent with the Code as they should support each other. He stated he would make those revisions simultaneously with the Code revision. Council Member Cody Blonquist stated he felt Watershed Protection

item should be a higher priority than the Steep Slopes or Flood Plain. Don agreed and suggested to change it to Item C under that section. He asked for the Council to approve the outline for him to move forward. He stated he would keep the Council informed and updated with his progress periodically.

**A motion was made by Council Member Adrienne Anson to approve the memorandum of key focus revisions presented by Don Sargent, DBS & Associates, and encouraged him to move forward with the priority amendment and to move Watershed Protection to Item C in the schedule under Sensitive Lands. Council Member Tyler Rowser seconded the motion. All Ayes. Motion Carried.**

Don Sargent stated he would emphasize to the Planning Commission this was the direction and main focus for the initial revision.

**Item B – Public Works Update:**

Zane DeWeese stated he had attended a preconstruction meeting with Brinkerhoff Construction last week and they had mobilized today to begin the water line replacement project. They would be starting on Industrial Park Road and would then move to Main Street. Zane stated they were focused on getting as much completed as possible before the October 15<sup>th</sup> road construction deadline. He stated there may be some service interruptions when they did the tie-ins, but nothing major was scheduled at this time. Zane stated customers would be notified if their service would be shut off.

Zane DeWeese stated they were keeping up with the culinary water and based on the recovery time at Icy Springs, it was at the normal level for August. He estimated right now they had enough secondary water storage to last around two weeks. He stated he hoped they could get by and make it to the end of September. Council Member Arlin Judd stated the City should notify the customers if they ended up having to shut down sooner.

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

Sheldon Smith stated he had been working on some signage issues. He stated he had spoken with Tom Moore and informed him he needed to go through the sign review process for the sign located on the property at the entry to the City. Sheldon stated Mr. Moore was willing to do the application process and wanted to be compliant with the Code. Mr. Moore's concern was the expense of advertising out on the Freeway and then not being able to find his business in town. Sheldon stated the sign that was put up may be in compliance, but it did need to go through the process. He stated he also told Mr. Moore he would have to remove the Chevron sign that was located by the DUP building as it didn't meet the Code. Sheldon stated he had reviewed the sign ordinance and it was

one area that needed to be updated. He stated he thought the City needed to look at doing something with the business sign location by the DUP building to help the businesses with their signage. He stated he had heard the complaint before about people not knowing where a business was located. Council Member Adrienne Anson stated she thought the old-timey looking sign was nice, but it needed to be spruced up and the light fixed so it was shining on it. Zane DeWeese stated he would check the lighting to see if the bulb was out or if there was an electrical problem there. Mayor Trever Johnson stated he and Zane had looked at trying to get a new type of sign there for the businesses, but it was very expensive. He stated they could revisit it and see what the options were. Sheldon Smith stated there were some other sign issues around town that may need to be addressed. He stated one of them was the marquee sign for the Bell's Best Western. He stated when that sign was approved, they were specifically told it could not scroll as it casts a red light all over town. He stated it was a condition of approval for that sign that had been forgotten.

Sheldon Smith gave an update on the drain line for the Black Willow Subdivision. He stated Teri Siddoway didn't want the storm drain to run along the side of her property and the City had agreed to investigate if running it down the East side of the street would be feasible. He stated Shane McFarland had informed him the drain line could work down the East side of the road, but it wouldn't meet Engineering standards and wasn't ideal. He stated it didn't meet the fall and wouldn't be deep enough. Zane stated Shane recommended it should be .5% slope with 18" of cover. Sheldon stated the City had an easement along the South side of Ms. Siddoway's property for the sewer line and it had been used for storm run-off for a number of years. Ms. Siddoway was claiming it hadn't been used for storm run-off for years and the City didn't have a prescriptive easement. He stated the Council needed to decide which direction to proceed as it could end up in court with Teri Siddoway. The Mayor and Council discussed the issue including the City liability with not meeting Engineering specifications, requiring others to meet the Engineering specification, but not the City, the possibility of litigation to prove the easement, and the flow from the subdivision detention pond. The Mayor and Council decided to proceed with the sewer easement along the Siddoway property for the storm drain.

Council Member Arlin Judd questioned if Sheldon Smith had received any response to the enforcement letters he had sent out. Sheldon Smith stated he had heard back from ReNee' Bennett. He stated she was very upset and was threatening to kill people over it. He stated he was concerned with the threat and had talked to Niki Sargent and the Mayor about it. He stated he hadn't pushed it beyond the letter. He explained to her about the ordinance, but she didn't understand why it was like that. He stated the City Ordinance really wasn't out of line as he had researched other Cities and they had the same type of thing. He stated he probably needed to enforce the requirement and he would keep the Council updated.

Sheldon Smith stated the Jager Estates property had moved some of the cars out and had done some clean-up. The cars that were there now were licensed which would meet the Code.

Sheldon Smith stated the Mayor was working on the issue with the yellow building on Main Street. Mayor Johnson stated he had invited them to Council to discuss their concerns. Sheldon stated they had made some effort to clean it up, but to continue the use, they would have to screen the property which was almost impossible.

Council Member Arlin Judd questioned if there had been any action on Linda Buckle's house. He stated he had noticed the weeds had been cut down. Sheldon Smith stated he hadn't received any direction to pursue it further and hadn't sent any letters to them.

Sheldon Smith stated he had talked to Shane McFarland and the Mayor about the lighting at the Car Wash as it didn't meet with the historic nature of the rest of the lighting on Main Street. He stated from the way the flood lights hit the fence, it flooded the whole area. He stated Shane was going to talk to them about it. Mayor Trever Johnson stated he had looked at it on his way out of town and it didn't seem as bad as it had been and wondered if they had dimmed or shut off some of the lights. Derek Moss stated he had researched the standards in the Code and had given Mr. Dalby the information. He stated he hadn't received a response from him yet, but he would follow up with him. Sheldon Smith stated others in the community had been cooperative with their business lighting.

Council Member Rodney Robbins questioned what had been done about the fencing for the Car Wash and the Summit County project. Mayor Trever Johnson stated Shane McFarland had done some research and cleared the County project. Niki Sargent stated Shane had cleared the County project because he didn't consider it a Commercial project and so the fence didn't need to be a masonry fence. She stated she hadn't heard what had happened with the Car Wash.

#### **Item F – Community Development Updates:**

Derek Moss stated he had one business license for approval for Extreme Excavating. Mayor Trever Johnson stated Brett Rasmussen was here to provide information about the business. Sheldon Smith stated he had sent an enforcement letter to Mr. Rasmussen, who had been very cooperative, and they had met on site. He stated Mr. Rasmussen thought he had a business license and he did, but it was only for having a rental home. Brett Rasmussen stated his main business was in Park City and this was only a field office for accounting and materials and an estimator may be there once or twice a week. Derek Moss stated he had spoken with Mr. Rasmussen about the business and they would need to provide some type of screening for the equipment and construction materials on-site.



unless they could be enclosed. He stated the office use was permitted in that Zone and they could be issued a business license for that. Derek stated the issue would be for the construction material. Sheldon Smith stated there was chain link fence with slats there by the Judd property, but it didn't meet the Code requirements. Derek stated the challenge was the new use of the property. Brett Rasmussen stated the property had always been Zoned as commercial and there had been a business there before. Derek agreed the property was Highway Commercial, but there was a change by introducing a new use. Mayor Trevor Johnson questioned if the new Moore building was screened and if it was the same problem as the yellow building. Derek stated if they applied for a storage area they would need to be screened off. Sheldon stated the building was the new activity for Moore's. If they were doing something there other than what had been done in the past, they would have to do the same thing. Brett Rasmussen stated there were other businesses all over town that didn't have screening. Sheldon Smith stated the City was working on a lot of those and it was hard for people to make the change. He stated the City needed to decide if they wanted to have the City maintained according to the Code and if they didn't, then they needed to change the Code. He stated right now the Code specified with the new business activity, they would have to conform with the screening requirement. The Mayor questioned if there was some leniency to offer since the Code could possibly be changed in regards to fencing. Derek Moss stated he had suggested for the Code to identify the standards for exception. Sheldon Smith stated there had been a complaint about the property and that was why the letter was generated. Brett Rasmussen stated he didn't have a problem with cleaning up the area, but he didn't want to be the only one singled out. He argued he hadn't started a new business there as he had been in business since 1990. He stated he used to have a storage yard in Kamas and had decided to bring his business here because he lived here. He stated he spent around \$200,000 a year at different businesses in Coalville and if he had to move again, he would take his business with him. Sheldon Smith stated the City was very appreciated of his business and no one wanted him to move, but he needed to comply with the Code because of the complaint there. Council Member Cody Blonquist stated there had been several complaints about the other businesses Mr. Rasmussen had referenced. He stated most people would be okay with the storage as long as it was screened. Mayor Trevor Johnson stated he understood what Mr. Rasmussen was saying, but it was difficult to defend the Code. He stated it was one of the reasons the City was working on revising the Code. Brett Rasmussen stated he would rather build a three-sided shed to store the items. Derek Moss stated it needed to be enclosed on the sides it was impacting and it would work if it did that. Sheldon Smith stated the City could allow a time frame to allow that to happen. Mayor Trevor Johnson stated he would inform the complainant the City had allowed a time frame for a building to be constructed. Sheldon verified the Mayor was recommending approving the business license conditioned on a building being constructed to shield the materials and storage or screening if they decided to put in a fence. Brett Rasmussen stated he was fine with that, but that wouldn't help Tom Judd because his chain link fence wouldn't provide the screening

necessary. He stated there was a utility easement there so they really couldn't put anything there. Lee Rudd stated they would lose a lot of property and trees installing a new fence and having a fence on each property would create a problem. Sheldon Smith stated this may be a case where it could receive an exception because of the existing fence. It did provide some screening even though it didn't meet the Code.

**A motion was made by Council Member Arlin Judd to approve the business license for Extreme Excavating and Landscaping with the conditions of installing a fence and/or building for proper screening. Council Member Adrienne Anson seconded the motion. All Ayes. Motion Carried.**

Mayor Trever Johnson asked for Derek to have Shane McFarland send him an update about the Teri Siddoway storm drain issue. Derek stated he would have him send the latest information.

**Item E – Council Updates:**

Council Member Arlin Judd stated there were some street lights out in Walker View Estates. He stated the streetlight at the intersection of Sage Way and Old Farm Lane worked, but the other two didn't. Zane DeWeese stated he would get an electrician to look at them.

Council Member Adrienne Anson stated she thought the hanging baskets could be taken down. She stated they did really well this year, but it was time to remove them. Zane DeWeese agreed and stated he would get them taken care of. Council Member Anson stated there were three trees West of Napa Auto that needed to be taken out too. Zane stated he would get them taken care of.

Council Member Tyler Rowser stated the NS Recreation District was moving forward with the park and would have some final plans hopefully by next week. Mayor Trever Johnson stated he had been contacted to see if the City was still interested in contributing the \$15,000 as previously decided because the Engineering had come in lower than anticipated. The City was voluntarily contributing the money and didn't have to give the full \$15,000 if they didn't want to. Mayor Johnson stated the City had contributed a lot to the NS Recreation District and he hoped they would control the controversial comments being made on social media by one of their supporters. He stated not only had the City donated the land and Planning and Engineering costs, they had agreed to maintain the park. Mayor Johnson stated the City's support went back as far as the old administration and the antagonistic remarks looked bad for both the City and the NS Rec. Dist. Council Member Tyler Rowser stated as Chair of the NS Recreation District Board, they greatly appreciated Coalville City and their willingness to work with them. He stated speaking for the Board they recognized all the City had done and continued to do for them. Mayor

Trever Johnson questioned if the NS Rec. Dist. was planning on applying for the RAP tax grant. Council Member Tyler Rowser stated they knew Henefer City was applying for \$42,000 of the \$102,000 that was available and they were going to apply for the other \$60,000. He stated after the Engineering, they had around \$135,000 to put toward the playground, pavilion, restrooms, and landscaping. He stated the \$60,000 they were applying for would go toward finishing the first phase and anything else they could do. Mayor Trever Johnson stated originally the NS School District had stated they would commit to funding a softball field. He stated it may be helpful to approach them to see what they were willing to do. He stated the City would partner with the NS Rec. Dist. for the money if it was put toward something City related like the landscaping since the City was going to be maintaining it. The Mayor and Council continued to discuss the options for the park area including an amphitheater, bowery, the possibility of the NS School District building a new school sooner than expected, a small splash pad type amenity, and the need to purchase more property to be able to put in a softball field. Mayor Johnson stated the City was committed to helping make the park area happen.

Council Member Adrienne Anson thanked Zane DeWeese for moving the boulders out on 50 East to help with the parking issues from the football games.

Council Member Tyler Rowser stated the County had a new system for emergency alert and they had previously allowed Cities to use it. They could send an email or text message if there was an emergency water outage, etc. and it could even be singled out to a certain street. He stated he thought it would be a good idea to see if it was possible to still use the system.

#### **Item H – Mayor's Updates:**

Mayor Trever Johnson stated he had received some information about the Flag pole he had previously proposed. He stated the price was around \$40,000 for everything including installation. He stated he had spoken with Doug Wilde who had committed Holcim's help with concrete and an electrician. Mayor Johnson stated he was confident he could get a local Contractor to help prep the area and maybe a Welder from the area would be willing to donate their help. He stated the City had budgeted \$15,000 toward the project this year. Tom Rees stated he would volunteer to weld it for the City. He knew the person that had did the one for Henefer and knew what would be involved for that. Mayor Johnson stated they had two sites for consideration. He stated one would be on the hill by the NS and the other would be at the overflow parking area the City owned by the School. He stated they would have to negotiate with the property owner to put it on the hill by the NS as the City only owned the property their tank was on. He stated he would like the Flag to be able to be seen from all over Coalville. The Mayor and Council continued to discuss the project options including improving the area by the School, obtaining donations and giving recognition with some type of plaque or bench,



putting it over at the NS Rec. Dist. park, putting it where the old beacon light used to be, negotiating with the NS area property owner, fencing off the property on the South side of the parking lot by the School, and making the parking lot a destination area.

Council Member Arlin Judd questioned what was happening with the Wohali project. He stated he had been told they had come in and met with the City. Mayor Trevor Johnson stated they had met to clarify some Engineering and Zoning items. He stated they were considering changing their original proposal from roughly 500 homes to a Village Overlay concept where there would be public access to a shopping center, public tee times for the golf course, and around 200 homes in a high density location with the remaining homes being in a gated community setting. They were interested in trying to be a destination location. Mayor Johnson had informed them those type of meetings would be limited as the City didn't have a way to re-coop their expenses and there was a moratorium in place. Council Member Judd stated he had people asking him questions and he wasn't aware they had even come in to meet. He stated there were a lot of stories circulating about it. Mayor Johnson stated it wasn't an official meeting and nothing had been authorized by him or the City.

Mayor Trevor Johnson questioned if Tom Rees had anything he needed to discuss with the Council. Tom Rees stated he was just interested in what was going on in the City and trying to stay informed. Sheryl Rees asked for the minutes to be posted on the City website. Mayor Johnson stated we would get them posted on the website. He stated she was welcome to call him at any time if she had any questions. Tom Rees questioned what the City was planning with redoing the tanks at Icy Springs. Mayor Trevor Johnson stated they were part of the Water Master Plan projects the City was doing for storage, source, and delivery. He stated the tanks and distribution lines would be replaced and a water treatment facility would be built. He stated the City had reserved shares with Weber Basin Conservancy that would allow water from the Weber River to be treated for another source. Tom Rees stated if the City spring was like his, the flow would go up from August to March and it was usually a year behind so next year would really be the test.

**Item K – Executive Session:**

There wasn't an executive session tonight.

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

The Council reviewed the minutes of the July 23, 2018.

**A motion was made by Council Member Cody Blonquist to approve the minutes of July 23, 2018 as written. Council Member Rodney Robbins seconded the motion. All Ayes. Motion Carried.**

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

The Council reviewed the Accounts Payable for August, 2018.

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

Council Member Arlin Judd questioned the fee from Smith Hartsvigsen PLLC for the water rights advice. He questioned if the transfer to NSPIC had been taken care of. Mayor Trever Johnson stated he would check with Sheldon Smith and make sure he had the information for Council at the next meeting.

**Item #6 – Adjournment:**

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

The meeting adjourned at 8:25 P.M.

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Mayor Trever Johnson

Attest:

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Nachele D. Sargent, City Recorder

"Exhibit A"  
City Council August 27, 2018



DBS + ASSOCIATES, LLC

Don B Sargent, Principal  
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# Memo

**DATE:** August 22, 2018  
**TO:** Mayor Johnson and City Council Members – 08/27/2018 City Council Meeting  
**FROM:** Don Sargent, Consultant  
**SUBJECT:** Key Focus Revisions and Phasing Schedule for Development Code Amendments

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Dear Mayor and City Council,

I want to again express my excitement and feel honored to have the opportunity to offer my experience and knowledge of land planning and governmental processing to the development code amendment updates for Coalville City. As recognized, this effort will be critical in maintaining and enhancing the rural small-town character and charm of our community and desired public infrastructure levels of service.

Per our brief discussion at the last city council meeting and from subsequently meeting with the Mayor and City Staff, I have prepared the following outline for your consideration in moving forward with the development code amendments. The outline includes a list of key focus revisions/clarifications and recommended project completion phasing plan and schedule.

***Key Focus Revisions (to be completed within the development moratorium – October 30, 2018)***

A. Application Review Process - Flowcharts

1. General Plan, Zoning Map and Text Amendment
2. Master Plan Development
3. Major Subdivision

B. Impact Review Standards and Regulations

1. Infrastructure Improvement Standards
  - a) Roads
  - b) Sewer
  - c) Water
  - d) Development Improvement Agreement (DIA)
  - e) Water Agreement
2. Sensitive Lands
  - a) Flood Plains
  - b) Wetlands

- c) Storm Drainage
- d) Steep Slopes
- e) Open Space
- f) Setbacks - River, Stream and Wetland
- g) Watershed Protection

C. Community Design Standards

- 1. Land Development Design Standards (Rural Small-Town)
  - a) Historic Preservation
  - b) Lighting
  - c) Signing

***Project Completion Phasing Plan and Schedule***

A. Phase I – October 30, 2018

Key Focus Revisions

B. Phase II – July 31, 2019

Continued Development Code Updates, Clarifications and Revisions

C. Phase III – December 31, 2019

Language Organization and Consistency of all City Planning, Engineering and Building Ordinances

- 1. Development Code
- 2. General Plan
- 3. Master Plans
- 4. Engineering Standards
- 5. Capital Improvement Programs
- 6. Other City Ordinances

The purpose of presenting and discussing the above outline is to receive clear direction from the Mayor and City Council consistent with the outline, or as amended at the meeting, in proceeding forward to the Planning Commission and public review process.

I look forward to meeting with you. Thanks.

cc: Shane McFarland, City Community Development Director  
Derek Moss, City Planner  
Zane DeWeese, City Public Works Director  
Sheldon Smith, City Attorney  
Niki Sargent, City Recorder