



COALVILLE CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is hereby given that the Coalville City Council will hold its regular meeting on **Monday, September 9, 2019** 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. Introduction Of The New Business Paradise Deli Café
 - B. North Summit Recreation Tax Initiative Presentation
 - C. **Public Hearing:** Review, Discuss, Receive Comment, And Possibly Take Action On The Proposed Conditional Use Permit Application For Escapod Trailers Manufacturing In The R-2 Residential Zone, 627 South Main
 - D. **Public Hearing:** Review, Discuss, Receive Comment, And Possibly Take Action On The Proposed Chalk Creek Estates Phase II Final Subdivision Plan, 10 Lots
 - E. Review, Discussion, And Possible Appointment Of Planning Commission Members
 - F. Planning Consultant Updates
 - G. Public Works Updates
 - H. Community Development Updates
 - a. Business Licenses
 - I. Legal Updates
 - J. Council Updates
 - K. Mayor Updates
 - L. 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.*

Mayor
Trever Johnson

Council
Adrienne Anson
Cody Blonquist
Arlin Judd
Rodney Robbins
Tyler Rowser

Dated this 6th day of September, 2019.


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.**

PO Box 188
10 North Main Street
Coalville, UT 84017

Posted: September 6, 2019 City Hall, Coalville City Website, Utah Public Notice Website

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Coalville City Council
Regular Meeting
HELD ON
September 9, 2019
IN THE
CITY HALL

Mayor Trevor Johnson opened the meeting at 6:00 P.M.

COUNCIL PRESENT: Mayor Trevor Johnson
Council: Arlin Judd, Tyler Rowser,
Rodney Robbins, Adrienne Anson
Cody Blonquist

CITY STAFF PRESENT:

Sheldon Smith, City Attorney
Zane DeWeese, Public Works Director
Shane McFarland, Engineer
Nachele Sargent, City Recorder

PUBLIC IN ATTENDANCE:

Seth Cannon, Chris Boyer, Courtney
Richins, Debbie Robinson, Jim Robinson,
Jack Walkenhorst, Jen Hydak, Chris Hydak,
Derrek Peterson

Item 1 – Roll Call:

A quorum was present.

Item 2 – Pledge Of Allegiance:

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

Item A – Introduction Of The New Business Paradise Deli Café:

The representative from Wasatch Deli Provisions, Seth Cannon, stated he was here on behalf of Paradise Deli Café which had just opened in Coalville. He stated this new business would be offering Boar's Head lunch meats at their deli on their sandwiches, salads, and also by the pound. Mr. Cannon handed out a sample of the sandwiches to the Council and people in attendance. He stated the Paradise Deli Café was open from 6:00 A.M. – 7:00 P.M., Monday thru Saturday, for breakfast, lunch, and dinner and also offered baked goods. He encouraged everyone to help make this business a success here in Coalville. Mayor Trevor Johnson thanked Mr. Cannon for the sandwiches and for attending the meeting to inform them about the new business.

Item C – Public Hearing: Review, Discuss, Receive Comment, And Possibly Take Action On the Proposed Conditional Use Permit Application For Escapod Trailers, Manufacturing In The R-2 Residential Zone, 627 South Main:

Shane McFarland referred to the Staff report (Exhibit A) and stated the owners of Escapod Trailers were interested in purchasing the Crandall Ford Building to move their business to Coalville from Wanship. He stated they had applied for a Conditional Use Permit to manufacture trailers. Chris Hydak stated they were interested in the Crandall Ford Building to have more space as their operation grew. He stated they wanted to revitalize the building and have it as a functioning part of the community. Mr. Hydak stated there wouldn't be a lot of remodeling as they would be able to use the existing set up. He stated there also wouldn't be a big impact on the area as they would have regular operating hours of 8:00 A.M. to 6:00 P.M. with no large, bright signage or customer traffic. He stated they would be washing of the trailers outside, but the welding and painting would be inside the building. Chris Hydak stated he had met with the Keyes Family and was aware of their concerns and didn't feel there would be any issues with their farming operations. Shane McFarland stated the Planning Commission had given a positive recommendation for approval with no extra conditions attached. He stated the Keyes Family had voiced some concerns about possible lighting trespass with signage and building lights and had requested for conditions to be placed on the Applicant for operation during March through June, but the Planning Commission felt the changes made to the Code had addressed all of those concerns and would mitigate any issues if necessary.

Mayor Trever Johnson opened the public hearing at 6:13 P.M.

DeAnn Huntington – 55 East 630 South

DeAnn Huntington stated she and Dena Judd were neighbors to the Crandall Building and wanted to know if the other business, SkyCon Inc., would also be in operation at the same time. She stated SkyCon Inc. had brought in more and more equipment and it was difficult to see past all of it when they pulled out of their lane. Chris Hydak stated if they purchased the Crandall Building, they intended to use the entire property and SkyCon Inc. would have to find another location.

Mayor Trever Johnson closed the public hearing at 6:17 P.M.

Mayor Trever Johnson stated he thought Escapod Trailers would be a great business to add to the community and a great way to revitalize the Crandall property. He thanked Chris Hydak for reaching out to the neighboring property about their business. Council Member Adrienne Anson invited them to participate in the Annual Light Parade.

A motion was made by Council Member Cody Blonquist to approve the Conditional Use Application for Escapod Trailers. Council Member Rodney Robbins seconded the motion. All Ayes. Motion Carried.

Roll Call:

**Council Member Judd – Aye
Council Member Anson – Aye
Council Member Robbins – Aye
Council Member Rowser – Aye
Council Member Blonquist – Aye**

Item D – Public Hearing: Review, Discuss, Receive Comment, And Possible Take Action On The Proposed Chalk Creek Estates Phase II Final Subdivision Plan, 10 Lots:

Shane McFarland stated Courtney Richins and Chris Boyer had received Preliminary approval for three Phases of the Chalk Creek Estates Subdivision back in 2017. He referred to the Staff report (Exhibit B) and stated this was the application for the Final plan for Phase II. Shane stated the Planning Commission had given a positive recommendation for approval with the conditions of requiring Parcel A to have grass seed and irrigation installed, reviewing and discussing the completion of the trail with Phase III, and recognizing an easement to Coalville City for a trail was included on the Phase II Final Plan. Courtney Richins stated there had been a couple of changes to their plan since the Preliminary approval. He stated with the enforcement of the Code regarding the 100-year high water mark setback, they had to remove one lot to make the subdivision work and incorporated a lot from the initial Phase III plan. He stated they had changed the trail to a City dedicated 15-foot easement and had reserved Parcel A for the retention pond requirements. Shane McFarland stated the question had come up about why Parcel A, the retention pond, had to be dedicated to the City for care and maintenance. Zane DeWeese stated he just wanted to know why the City would be responsible for this one when other subdivisions like Black Willow and Zetta Lane had retention ponds that were private. Mayor Trever Johnson stated he would like to know what the difference was too. The Mayor and Council discussed the options including the requirement for a storm drain facility to keep flood waters contained, requiring it to be part of the subdivision as part of another lot, having an HOA maintain the area, not being able to build on the area, no mechanism for the City to enforce and make sure the area would be maintained, having zero scape landscaping instead of grass seed and an irrigation system, having it as a park area, not having a pocket park area for the City to maintain just for this subdivision, reducing the size of the retention pond and fencing it off, and the need to extend the trail easement if Parcel A was part of a private lot. The Council decided it would be better for Parcel A to be dedicated to the City, but with zero scape and not grass seed and an irrigation system. Council Member Arlin Judd stated the line shown on the plat for the trail easement looked like it was out in Chalk Creek and it needed to be verified. He stated

there was a pretty sharp bend there and it needed to be verified that the property wasn't part of the Creek. Shane McFarland stated he would verify it before the plat was recorded.

Mayor Trever Johnson opened the public hearing at 6:45 P.M.

Debbie Robinson – 384 E Chalk Creek Road

Debbie Robinson stated this property used to be her Grandfather's and she was sure the line Arlin Judd referred to was definitely in the Creek and the City wouldn't have a trail if they left it like that on the plan. She stated her concern was there was a promise of a trail with the Preliminary Plan for the children to be able to walk through the fields to school. She questioned when this would happen because it was very important for the school children as they were ineligible to ride the bus. She stated there wasn't a trail for the children to walk on and she had heard from a couple of the residents there about their concerns of how the children would make it home from school on Chalk Creek Road as they wouldn't be safe. Debbie Robinson stated since this development went in, the traffic had doubled on Chalk Creek Road and it had become terrible for traffic. She stated it wasn't necessarily just this development and the people that lived there, but the traffic had doubled and it wasn't a safe place for kids to be walking. She questioned where the proposed trail was through this development to go down and out to the Summit County Fairgrounds. She stated nothing had been done. She had walked down there about two weeks ago and there were electric fences blocking off the fields and no trail. She stated there wasn't anything there for the children or adults to walk to school. She stated that was a big concern to her. Debbie Robinson stated as far as the retention pond, she thought it was good the City was looking at what would be needed there for flooding. They had seen terrible flooding there in the past and a flash flood could flood them out. She stated she had been flooded because of a flash flood and there wasn't any other buildings, asphalt, or cement at the time. She had seen what came down off the hills and it was important to have drainage there to handle that.

Mayor Trever Johnson stated the trail was important to the Planning Commission and questioned what the overall scope of the trails was in general. Courtney Richins stated he had reached out to Summit County and had spoken with Tom Fisher and they didn't have any pending future plans for trails or completing their development. He stated he had received permission for people to walk through the property, but he couldn't put a trail on their property. Courtney stated the trail system for this project was the same as the Black Willow Subdivision which was connectivity through sidewalks. He stated he couldn't control what happened on other people's property, but he could look at moving the electric fence for a walking trail. Council Member Cody Blonquist stated the promise of a trail was for at least some type of temporary access over to the Summit County Fairgrounds foot bridge. He questioned if a path could be made through the other properties on the platted street. He stated he wasn't talking about creating any sidewalks or improved path, just an accessible walking path. Shane McFarland stated the subdivision

did have sidewalks all though the project and they did offer an allowed walking path through the other properties. He stated it would become easier as Phase II was completed. Council Member Blonquist stated they just needed to have something temporarily available. Courtney Richins stated he hoped to solve the problem with a bridge to his next property, but that was more difficult now with losing a lot in Phase II of this subdivision. Sheldon Smith agreed there was another lot approved with the Preliminary Plat, but there was an oversight with the Code and the requirements for the 100-year setback required a change to the design. Chris Boyer stated he was fine to have a foot trail along his property. He stated he hated to put money into a trail that went nowhere and the City needed a Trail Master Plan. He stated with the subdivision, they would give a deeded easement for a trail and they would make sure it wasn't part of Chalk Creek on the drawings. Mr. Boyer stated he understood having a trail along the bottom of his property, but the animals would need access to Chalk Creek for the water. The Mayor, Council, Staff, and Applicant discussed adding the lot back in, changing the setback to 50 feet and adding back in a third lot, understanding the FEMA map was less restrictive, and going back to a Preliminary approval to try and work something else out. Chris Boyer questioned who would be maintaining the trails. He stated he thought the trails would be a disaster for the City. Trails seem to be hide-outs and places for garbage dumps. He stated he was okay to move ahead with the approval for 10 lots tonight. Courtney Richins stated if there was room for negotiation then he would like to consider it, but if they were going to stay with the 100-foot setback, then he would like to move ahead with what was proposed tonight.

Dusty France – 105 E Park Road, Planning Commission Member

Dusty France stated he thought the Applicants made a lot of valid points, but he wanted to remind the Council the City did have a Master Trail Plan that listed a trail through there. He stated it may not be the greatest plan, but there was a plan that the City adopted. He stated without the easements put in place, as developments grow, there was no way to capture them at a later time. He stated right now it may only go to the end of the field, but in the future, they may connect all through the City and that would give the building blocks to build on later. Mr. France stated he believed they needed something coming out of this subdivision into town either connecting to 50 North or to the Fairgrounds. He stated part of this was always the second easement of the road connecting to 50 North. He stated the bridge was part of the other subdivision and not part of this. This subdivision was proposed as its own thing and not affected by the bridge. Mr. France stated the hope was to be able to connect to the subdivision on the other side with a trail and the bridge, but they were two separate things. He stated he was in agreeance that the trail easement needed to stay, but didn't think it necessarily needed to be put in or improved at this time. He stated that could be part of Phase III. The City didn't really know what they wanted the trail system to look like and it didn't need to be discussed at this point and maybe not even in Phase III. Mr. France stated he agreed with Parcel A being seeded and it maybe didn't need a sprinkling system, but he would like to see a grass area for kids and family to go and use and maybe have a picnic or something. He thought the City would need to maintain

the area just from the risk management standpoint. They couldn't force someone else to maintain the area and it would be in the City's best interest to maintain it. They may need to just run a mower over it a couple of times a year to keep it from being a brush hazard. He stated he didn't think a rock system maintained with weed killer was a good idea where it would drain directly into the river.

Chris Boyer – Owner

Chris Boyer questioned where the restrooms would be if they made Parcel A a play area, and had the trail. He stated it would be in peoples back yard. He stated the concept was good, but the easement could take care the requirement for now until the City had a Master Plan in place. He stated somewhere along a trail system there had to be a restroom. He questioned whose property a restroom would be placed on and who would be required to maintain it. Mr. Boyer stated there was a lot more that needed to be considered than just saying we want trails. He stated trails were wonderful, but questioned who would maintain them and how would they protect the existing landowners that border the trails. Chris Boyer invited them to take a walk along Echo Reservoir and they would realize they wouldn't want that in their backyard. He stated they were happy to deed the City a right-of-way, but they didn't want to be responsible to clean up the messes that would come with the trails. He stated he didn't think the City would want that either. Mr. Boyer stated he would give the City a right-of-way through his property, but he couldn't give them one through the County.

Courtney Richins – Owner

Courtney Richins stated everyone had their own opinions about a trail. He stated when Don Sargent presented the Black Willow Subdivision, he had stated they didn't want to put in a trail system because it would devalue their lots. He stated that was what it did. Mr. Richins stated if the City wanted the easement, they would dedicate it to them. He stated Dusty France's comments were right, but he was also wrong. The approval for the bridge did come with just that side, but with a bridge, you had to have two sides. He stated he controlled both sides and when he was making his decision on the bridge, it wasn't just for that side. He had to make a deal with Chris Boyer to be able to connect it up. Courtney Richins stated losing the lot was throwing a wrench in things and he just wanted to clarify that. He stated they wasn't going back on anything; they were just trying to get everything they agreed to.

Council Member Cody Blonquist questioned if the City took over the retention pond, if it would be easier to maintain native grass instead of having it seeded and irrigated. He stated then the City would only have to use a weed eater on it a couple of times a year instead of mowing it once a week. Zane DeWeese stated that was a fair assessment as there would be a lot more maintenance if there was grass and a sprinkler system. Shane

McFarland stated they could look at adjusting some of the property to see if they could make another lot work, but he right now he couldn't see how it would work.

Mayor Trever Johnson closed the public hearing at 7:23 P.M.

Council Member Cody Blonquist stated he thought right now they just needed to make sure the easement for the trail wasn't in the river and how they wanted to accept Parcel A. Mayor Trever Johnson suggested to accept Parcel A in the condition that was the easiest to maintain and to amend the easement to accommodate the existing bank of Chalk Creek. Council Member Rodney Robbins questioned if the water mark went into lot #206. Shane McFarland stated the house would have a building pad that was outside of the high-water mark. Courtney Richins stated there would be a setback that would have to be met as well.

A motion was made by Council Member Arlin Judd to approve the Chalk Creek Estates Phase II Final Plan as proposed with Parcel A to be dedicated to the City with native grass for the retention pond and no irrigation and the Trail easement to follow Chalk Creek. Council Member Adrienne Anson seconded the motion. The Ayes won the vote. Motion Carried.

Roll Call:

**Council Member Judd – Aye
Council Member Anson – Aye
Council Member Robbins – Aye
Council Member Rowser – Abstain
Council Member Blonquist – Aye**

Item B – North Summit Recreation Tax Initiative Presentation:

Derrek Peterson stated he was on the Board for the North Summit Recreation District. He stated the NS Rec. Dist. would be having a tax initiative (Exhibit C) on the ballot this year to help fund the recreation activities for the community. He stated Summit County provided the startup funding for the NS Rec. Dist. with the goal for them to become self-sustaining. Mr. Peterson stated the funding from the County would end in 2020 and in order for them to be able to continue to offer programs for the youth, they would need to pass this initiative for funding. He stated they needed a stable, long-term funding source to make up for the loss of the County funding. Council Member Adrienne Anson questioned what type of public outreach they had planned. She stated she felt like people didn't understand the need and that was the problem last time when the tax initiative failed. Derrek Peterson stated they had a Community Outreach group that had been handing out flyers at the Fair and had been talking to people to get the word out. He stated with it being on the ballot, they could educate people about it, but they couldn't try to convince them. He stated they had to be careful how they handled it at this point. Council Member Cody

Blonquist stated it made a difference how it was listed on the ballot too. He stated having an explanation for the tax increase when they were voting would make a difference to people. He stated if people knew what they were paying for, they would take the responsibility for the program. Mayor Trever Johnson stated it was challenging to overcome the stigma of the previous proposed initiatives, but hopefully people would realize there was a real risk of losing the program. He stated Nathan Brooks and the rest of the NS Rec. Dist. Board worked diligently to provide opportunities for the youth in the community, but the funding was critical for them to succeed. Derrek Peterson stated they had been working on getting the information out to the public and they were having a Volley Ball Tournament on October 12th as a fund raiser to help raise awareness for the initiative. He thanked the Mayor and Council for the opportunity to come and speak to them on behalf of the North Summit Recreation District.

Item E – Review, Discussion, And Possible Appointment Of Planning Commission Members:

The Mayor and Council tabled this item until the next meeting.

Item F – Planning Consultant Updates:

Mayor Trever Johnson read a Memo (Exhibit D) from Don Sargent for his updates.

Item G – Public Works Updates:

Zane DeWeese stated they were continuing to work on the Water Line Upgrade project. He stated they were working toward being able to get the service lines in before October 15th to be able to get the roadways patched.

Zane DeWeese stated the Engineer had completed the test on the new water tank and it had passed. Shane McFarland stated the specifications were strict and they didn't have any issues passing.

Item H – Community Development Updates:

Courtney Richins stated he had some questions that needed to be answered regarding the bridge and a solution for the trail and wondered how the Mayor and Council would like him to proceed. Mayor Trever Johnson stated Mr. Richins should work through Shane McFarland and then proceed with the necessary steps if any were needed.

Shane McFarland stated there were two business licenses for approval. The first license was for Nadine O'Brien for a rental home. The second was for Warrior Women Adventures, Tressa Stokes, for a home-based business that put together adventures for women. Some of the projects had been biking, hiking, and boating.

A motion was made by Council Member Adrienne Anson to approve the business licenses for Nadine O'Brien Rental and Warrior Women Adventures, Tressa Stokes. Council Member Arlin Judd seconded the motion. All Ayes. Motion Carried.

Shane McFarland stated someone had contacted him with an interest in purchasing the Cummings Allen Hollow property with a proposed business. He stated he would be scheduling a meeting with them and would let the Mayor and Council know if anything developed.

Item I – Legal Updates:

Sheldon Smith stated he was working on trying to expand the Enterprise Zone to include the Crandall property for Escapod Trailers and also the Industrial Zone. He stated he would be scheduling a public hearing at a later date for Council consideration.

Council Member Arlin Judd questioned if Sheldon Smith had looked at the possibility of adopting the resolution for the renewable energy project that the County had introduced last month. Sheldon stated he had received a copy of the resolution and was reviewing it.

Sheldon Smith stated there had been some mention of safety issues with people parking cars on sidewalks or blocking walk ways and if the Council had any concerns, they wanted to be looked at closer, just to let him know. He stated he would discuss any issues brought to his attention with the Mayor and would do whatever needed to be done.

Item K – Mayor Updates:

Mayor Trevor Johnson stated he had seen a notice concerning filming in the City for the series Yellowstone and had also been contacted by some upset business owners because they were shutting down Main Street from 50 South to Center Street. He stated he contacted Sheldon Smith and requested for him to look into the project. Mayor Johnson stated the production company had been contacted and had since completed a Special Event Application and had received approval from all of the business owners affected by the project and they were now in compliance and had obtained permission from the City to film.

Item J – Council Updates:

Council Member Arlin Judd stated he appreciated the presentation from Summit County last month concerning the Children's Justice Center and he would like the Mayor and Council to look at the budget to see if the City could find some money to donate to the project. Mayor Trevor Johnson and the rest of the Council agreed. They discussed using the Transient Tax money or the fees from the movie companies and stated they would like

to donate at least \$3,000. Mayor Trever Johnson stated he would work with Niki Sargent to review the budget items to see what they could come up with.

Item L – Executive Session:

There wasn't an executive session tonight.

Item 4 – Review And Possible Approval Of Accounts Payable:

The Mayor and Council reviewed the Accounts Payable for September 2019.

A motion was made by Council Member Adrienne Anson to approve the Accounts Payable for September 2019. Council Member Tyler Rowser seconded the motion. All Ayes. Motion Carried.

Item 5 – Review And Possible Approval Of Minutes:

The Mayor and Council reviewed the minutes of the August 12, 2019 meeting.

A motion was made by Council Member Rodney Robbins to approve the minutes of August 12, 2019 as amended. Council Member Arlin Judd seconded the motion. All Ayes. Motion Carried.

Item 5 – Adjournment:

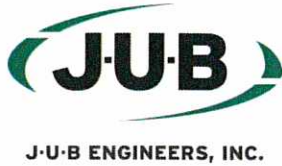
A motion was made by Council Member Tyler Rowser to adjourn the meeting. Council Member Cody Blonquist seconded the motion. All ayes. Motion Carried.

The meeting adjourned at 8:15 P.M.

Mayor Trever Johnson

Attest:

Nachele D. Sargent, City Recorder



"Exhibit A"
Council 9/9/19

J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

DATE: September 9, 2019

TO: Coalville City Council

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

FROM: Shane McFarland P.E., City Engineer

SUBJECT: Conditional Use Permit Application

Application Information:

Applicant: Escapod Trailers **Applicant Address, Parcel Number:** 627 S. Main Street, CT-360

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

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

Background: The applicant submitted an application for a conditional use permit to manufacture, assemble, and operate their business at 627 S. Main Street Coalville, UT.

Planning Commission: Planning commission gave a positive recommendation to the city council with no conditions.

Staff Comments: The current zoning of the property located at 627 S. Main Street in Coalville, Utah (Parcel CT-360) is R-2, however, the use of the property is currently commercial use and may continue operating as a commercial use for those uses permitted or conditional as outlined in Chapter 15. According to 10-15-110, staff have the authority to identify and categorize the unlisted use based on similarity to character, origin, and impact of uses listed in Chapter 15 and to require a Conditional Use Permit for such uses. Staff have characterized the use as similar to the current or conditional uses on the commercial property and recommend the following conditions to the Planning Commission (based on the Standards for Review found in 10-3-120-E-10):

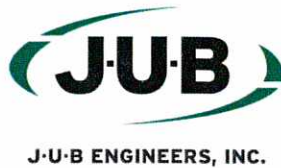
1. Provide additional parking for employees and customers. The Applicant should communicate to the Planning Commission how the site will be used and if trailers will be parked on premise for sale or otherwise, where employees and customers (if applicable) would park, and if there is sufficient space.
2. Provide a clear understanding of any proposed building and site modifications to accommodate operations, assembly, parking, customer entrances (if applicable), employee entrances, etc. The Applicant should provide details for outdoor displays, including the sale of trailers, etc.

In summary, the planned use of the building does not appear to introduce additional impacts to surrounding property owners.

If you have any questions feel free to contact us.

City Council Action: The city council shall recommend conditions for the use of property.





"Exhibit B"
Council 9/9/19

J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

DATE: September 9, 2019
TO: Coalville City Council
CC: Mayor Trever Johnson; Zane DeWeese, Public Works Director;
Sheldon Smith, City Attorney;
FROM: Shane McFarland P.E., City Engineer
SUBJECT: Chalk Creek Estates Phase 2 (5519002)

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 as been previously granted. The preliminary approval consisted of all three phases. Provided with this report is the overall subdivision layout

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 42 parcels, 41 of which are proposed as residential lots, and one parcel (Parcel A) as a storm water retention pond.

The proposed residential lots would range in size from 14,525 sq. ft. (0.33 acres) to 27,614 sq. ft. (0.63 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. This was part of Chalk Creek Estates Phase 1. See notes below regarding corridor preservation in general and access to the subdivision in both the short-term and long-term.

Planning Commission Recommendation

Motion for Chalk Creek Phase II Final plan of 10 lots for positive recommendation to the City Council with the conditions of Parcel A having grass seed and irrigation installed, reviewing and discussing the completion of the trail with the Phase III Final plan, and recognizing an easement to Coalville City for a trail along Chalk Creek is included on the Phase II Final plan.

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.
 - lots with multiple frontages (e.g. Lot 204) be treated the same as corner lots, which require a setback of twenty (20) feet on ANY lot line adjoining a street, whether as a side or rear yard setback.

Engineering

- Phase 2 Plat:
 - Curve data is missing
- Street names will need to be coordinated with the city.
- Addresses will need to be coordinated with the city.
- Fire Hydrant Locations still need to be review with the fire marshal
- This is the maximum allowable lots on one egress as per the fire code.
- Neighborhood street lights should be considered by the planning commission.
- Will serve letters will be needed from all utility companies serving this development, including gas, power, culinary water, and secondary water services.
- Once all required revisions have been made and receive the necessary approvals the contractor must submit mylar drawings for final approval and signature.
- All applicable storm water permits are required.
- A bond or escrow account needs to be established by the developer. The amount required should be submitted in the form of an itemized estimate for city review.

If you have any questions feel free to contact us.

CHALK CREEK ESTATES PHASE 2

APPROX. 25 NORTH 425 EAST

COALVILLE, UTAH

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 THEREOF 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 BLUISTAKES 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 ELEV) BRIDGE ELEV=5589.69 THE LOCAL BENCHMARK IS THE SANITARY SEWER MANHOLE RIM LOCATED AT THE SOUTHWESTERLY CORNER OF THE PROPERTY. ELEVATION =5610.93

DEVELOPER

COURTNEY RICHINS

P.O. BOX 374
HENEFF, 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

GOVERNING AGENCIES

CITY	TRANSPORTATION	FIRE INSPECTION
COALVILLE CITY PO BOX 186 COALVILLE UT 84007 PHONE: 435-336-2593 FAX: 435-336-2642	COALVILLE CITY ENGINEER 446 N. 400TH ST. COALVILLE UT 84007 PHONE: 801-552-2593	COALVILLE CITY PO BOX 186 COALVILLE UT 84007 PHONE: 435-336-2593 FAX: 435-336-2642
SEWER	STORM DRAIN	CULINARY WATER
COALVILLE CITY PO BOX 186 COALVILLE UT 84007 PHONE: 435-336-2593 FAX: 435-336-2642	COALVILLE CITY PO BOX 186 COALVILLE UT 84007 PHONE: 435-336-2593 FAX: 435-336-2642	COALVILLE CITY PO BOX 186 COALVILLE UT 84007 PHONE: 435-336-2593 FAX: 435-336-2642
SECONDARY WATER	POWER	NATURAL GAS
COALVILLE CITY PO BOX 186 COALVILLE UT 84007 PHONE: 435-336-2593 FAX: 435-336-2642	MOJO POWER & LIGHT 2200 N. 400TH ST. COALVILLE UT 84007 TEL: 208-848-9307	COALVILLE CITY PO BOX 186 COALVILLE UT 84007 PHONE: 435-336-2593 FAX: 435-336-2642
TELEPHONE	IRRIGATION WATER	CABLE
COALVILLE CITY PO BOX 186 COALVILLE UT 84007 PHONE: 435-336-2593 FAX: 435-336-2642	COALVILLE CITY PO BOX 186 COALVILLE UT 84007 PHONE: 435-336-2593 FAX: 435-336-2642	COALVILLE CITY PO BOX 186 COALVILLE UT 84007 PHONE: 435-336-2593 FAX: 435-336-2642

DRAWING INDEX

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- 2 EXISTING CONDITIONS
- 3 SUBDIVISION FLAT
- 4 SITE PLAN
- 5 425 EAST PLAN & PROFILE
- 6 25 NORTH PLAN & PROFILE A
- 7 35 NORTH PLAN & PROFILE B
- 8 SOUTH SIDE LOT STORM DRAIN PLAN & PROFILE
- 9 WEST SIDE LOT STORM DRAIN PLAN & PROFILE
- 10 STORM WATER POLLUTION PREVENTION PLAN
- 11 STORM WATER POLLUTION PREVENTION NOTES & DETAILS
- 12

UTILITY DISCLAIMER

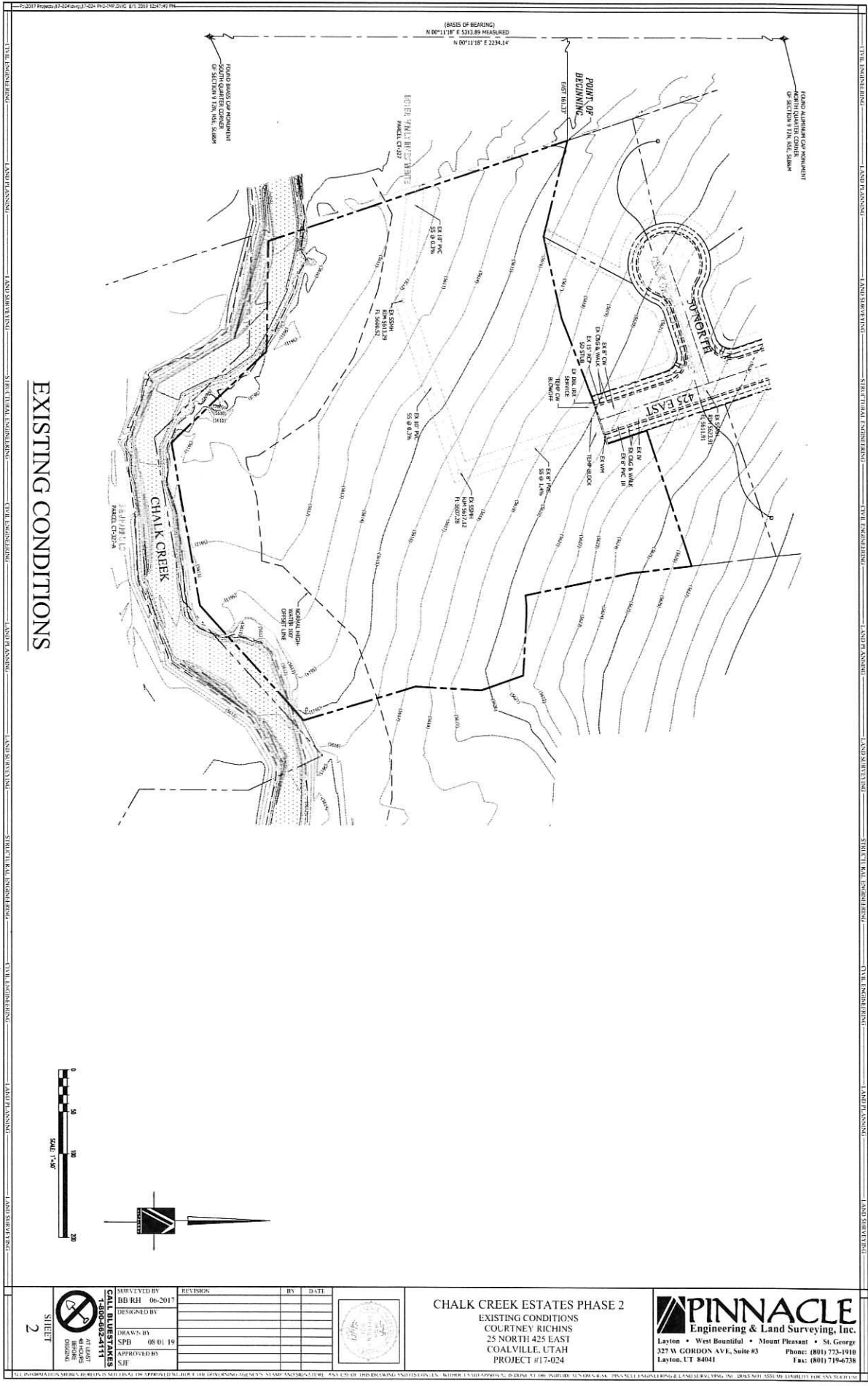
THE CONTRACTOR IS NOT RESPONSIBLE FOR THE LOCATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING MANHOLES AND OTHER UTILITIES BEFORE BUILDING OR STAKING ANY UTILITY LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF EXISTING UTILITIES.

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONTACT THE CITY ENGINEER AND THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE LOCATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF EXISTING UTILITIES.

TRAFFIC CONTROL & SAFETY NOTES

1. A WARNING SIGN SHALL BE PLACED AT THE BEGINNING OF THE WORK AREA, AND THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE LOCATION OF EXISTING UTILITIES.
2. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT A TRAFFIC ENGINEER'S PERMISSION FROM THE CITY ENGINEER. EXCEPT WHEN DUE TO THE NATURE OF THE WORK.
3. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL PROPERTIES ADJACENT TO THE WORK.
4. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL PROPERTIES ADJACENT TO THE WORK.
5. ALL TRAFFIC CONTROL DEVICES SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE CITY ENGINEER.
6. TRAFFIC CONTROL DEVICES SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT ALL TIMES.



EXISTING CONDITIONS



SHEET
2

DESIGNED BY
BB RH 06-2017
DRAWN BY
SPB 05-01-19
APPROVED BY
RJF

CALL BLUEPRINTS
1-800-682-4111
AT LAYTON
UTAH
80055

REVISION	BY	DATE



CHALK CREEK ESTATES PHASE 2
EXISTING CONDITIONS
COURTNEY RICHINS
25 NORTH 425 EAST
COALVILLE, UTAH
PROJECT #17-034

PINNACLE
Engineering & Land Surveying, Inc.
Layton • West Bountiful • Mount Pleasant • St. George
327 W. GORDON AVE., Suite #3 Phone: (801) 723-9196
Layton, UT 84041 Fax: (801) 719-6738

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CHALK CREEK ESTATES PHASE 2

A PART OF THE SOUTHEAST QUARTER OF
SECTION 19, TOWNSHIP 2 NORTH, RANGE 3
SOUTH, SANGRE DE TORO COUNTY, UTAH
COALVILLE CITY, SUMMIT COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HAVE EXAMINED THE RECORDS OF THE PLAT AND FOUND THAT THE SAME ARE CORRECTLY DRAWN AND PLACED ON THE RECORDS OF THE PLAT. I HAVE ALSO EXAMINED THE PLAT AND FOUND THAT THE SAME ARE CORRECTLY DRAWN AND PLACED ON THE RECORDS OF THE PLAT. I HAVE ALSO EXAMINED THE PLAT AND FOUND THAT THE SAME ARE CORRECTLY DRAWN AND PLACED ON THE RECORDS OF THE PLAT.

BOUNDARY DESCRIPTION

A PART OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 3 SOUTH, SANGRE DE TORO COUNTY, UTAH, COALVILLE CITY, SUMMIT COUNTY, UTAH, BEGINS AT THE SOUTHWEST CORNER OF LOT 111, CHALK CREEK ESTATES PHASE 1, LAND OWNED BY [Name], AND RUNS NORTH 10° 00' 00" E 111.11 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING, RUNS NORTH 10° 00' 00" E 111.11 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING, RUNS NORTH 10° 00' 00" E 111.11 FEET TO THE POINT OF BEGINNING.

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HEREBY DEDICATE AND SUBMIT THE SAME INTO THE PUBLIC DOMAIN, AS SHOWN ON THIS PLAT, AND HAVE DONE SO IN FULL KNOWLEDGE OF THE NATURE AND EXTENT OF THE DEDICATION, AND HAVE DONE SO FOR THE PURPOSE OF THE ESTABLISHMENT, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE, AND HAVE DONE SO FOR THE PURPOSE OF THE ESTABLISHMENT, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE.

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF SUMMIT)
I, [Name], of the County of Summit, State of Utah, do hereby certify that I am the owner of the above described tract of land, and that I have executed this instrument for the purposes and in the manner herein expressed.

CHALK CREEK ESTATES PHASE 2

A PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 3 SOUTH, SANGRE DE TORO COUNTY, UTAH, COALVILLE CITY, SUMMIT COUNTY, UTAH. THE RECORDS OF THE PLAT AND FOUND THAT THE SAME ARE CORRECTLY DRAWN AND PLACED ON THE RECORDS OF THE PLAT. I HAVE ALSO EXAMINED THE PLAT AND FOUND THAT THE SAME ARE CORRECTLY DRAWN AND PLACED ON THE RECORDS OF THE PLAT.

Pinnacle
Engineering & Land Surveying, Inc.
127 WEST GARDEN, SUITE 200
SALT LAKE CITY, UTAH 84119
Phone: (801) 525-1234
Fax: (801) 525-1235

ROCKY MOUNTAIN POWER
APPROVED THIS _____ DAY OF _____, 20____
BY A REPRESENTATIVE OF ROCKY MOUNTAIN POWER.

DOMINION ENERGY
APPROVED THIS _____ DAY OF _____, 20____
BY A REPRESENTATIVE OF DOMINION ENERGY.

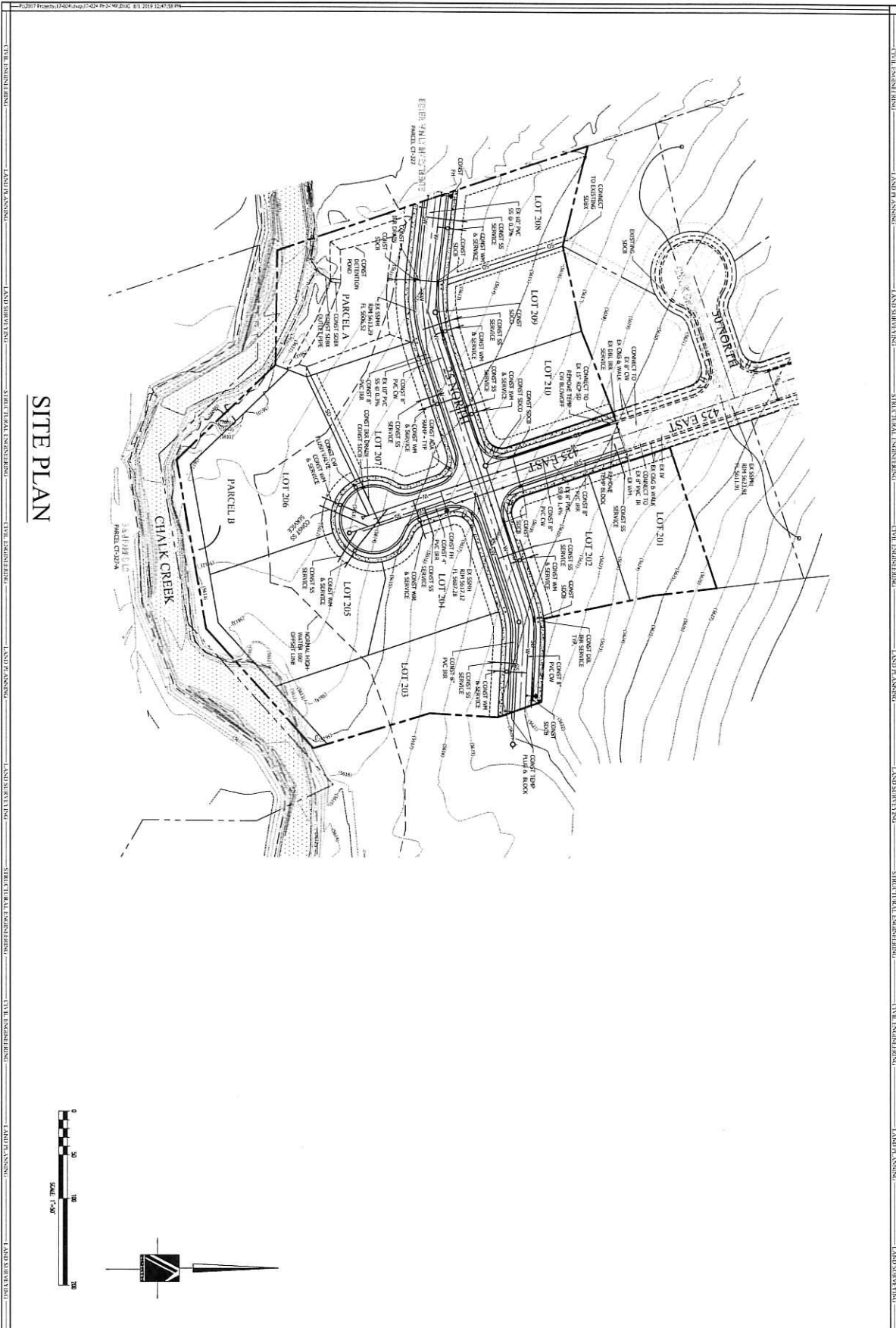
CITY ATTORNEY'S APPROVAL
APPROVED THIS _____ DAY OF _____, 20____
BY THE COALVILLE CITY ATTORNEY.

PLANNING COMMISSION APPROVAL
APPROVED THIS _____ DAY OF _____, 20____
BY THE COALVILLE CITY PLANNING COMMISSION.

CITY ENGINEER'S APPROVAL
I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE SAME ARE CORRECTLY DRAWN AND PLACED ON THE RECORDS OF THE PLAT. I HAVE ALSO EXAMINED THE PLAT AND FOUND THAT THE SAME ARE CORRECTLY DRAWN AND PLACED ON THE RECORDS OF THE PLAT.

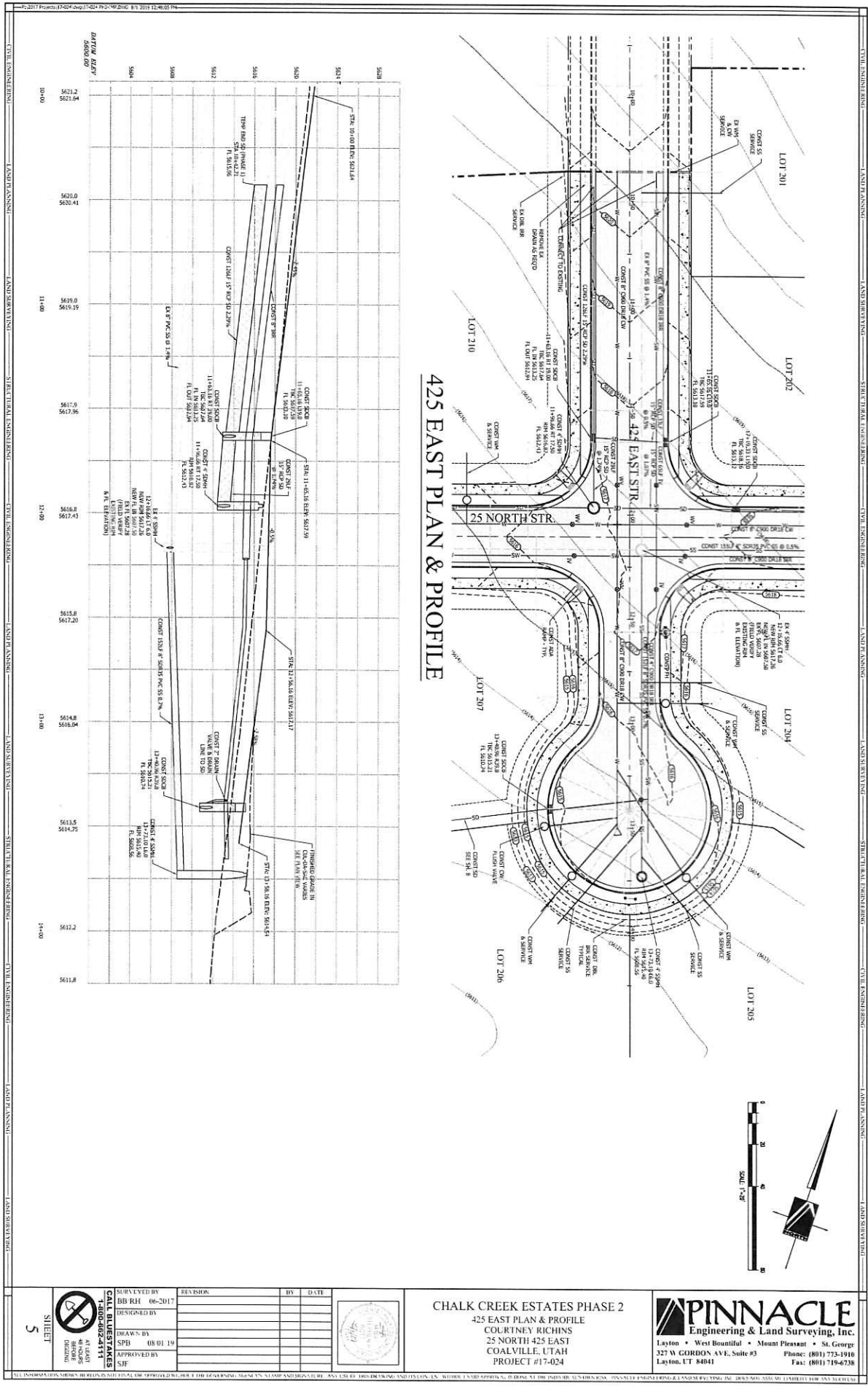
CITY COUNCIL APPROVAL
APPROVED THIS _____ DAY OF _____, 20____
BY THE COALVILLE CITY COUNCIL.

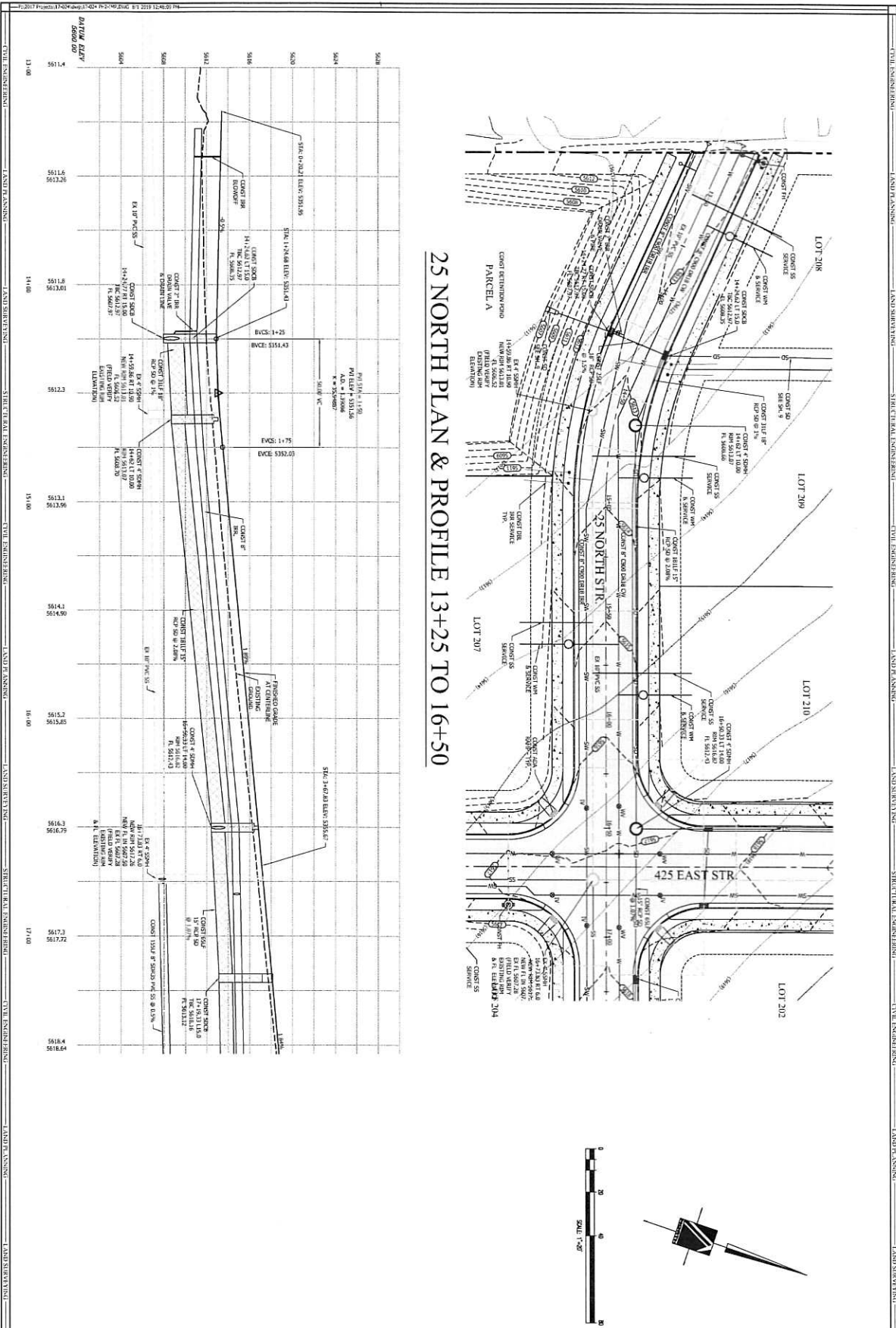
SUMMIT COUNTY RECORDER
RECORDED THIS _____ DAY OF _____, 20____
AT _____ M.



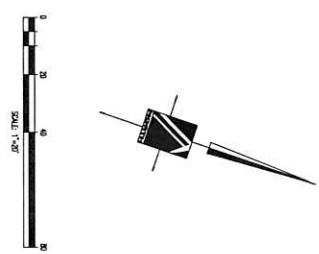
SITE PLAN

	CHALK CREEK ESTATES PHASE 2 SITE PLAN COURTNEY RICHINS 25 NORTH 425 EAST COALVILLE, UTAH PROJECT #17-024	PINNACLE Engineering & Land Surveying, Inc. Layton • West Bountiful • Mount Pleasant • St. George 327 W. GORDON AVE., Suite #3 Phone: (801) 773-1910 Layton, UT 84041 Fax: (801) 719-4758	
	SURVEYED BY BB RH 06-2017		REVISION 1 2 3 4
	DESIGNED BY SPB 08-01-19		DATE 08-01-19
	APPROVED BY SJH		SHEET 4

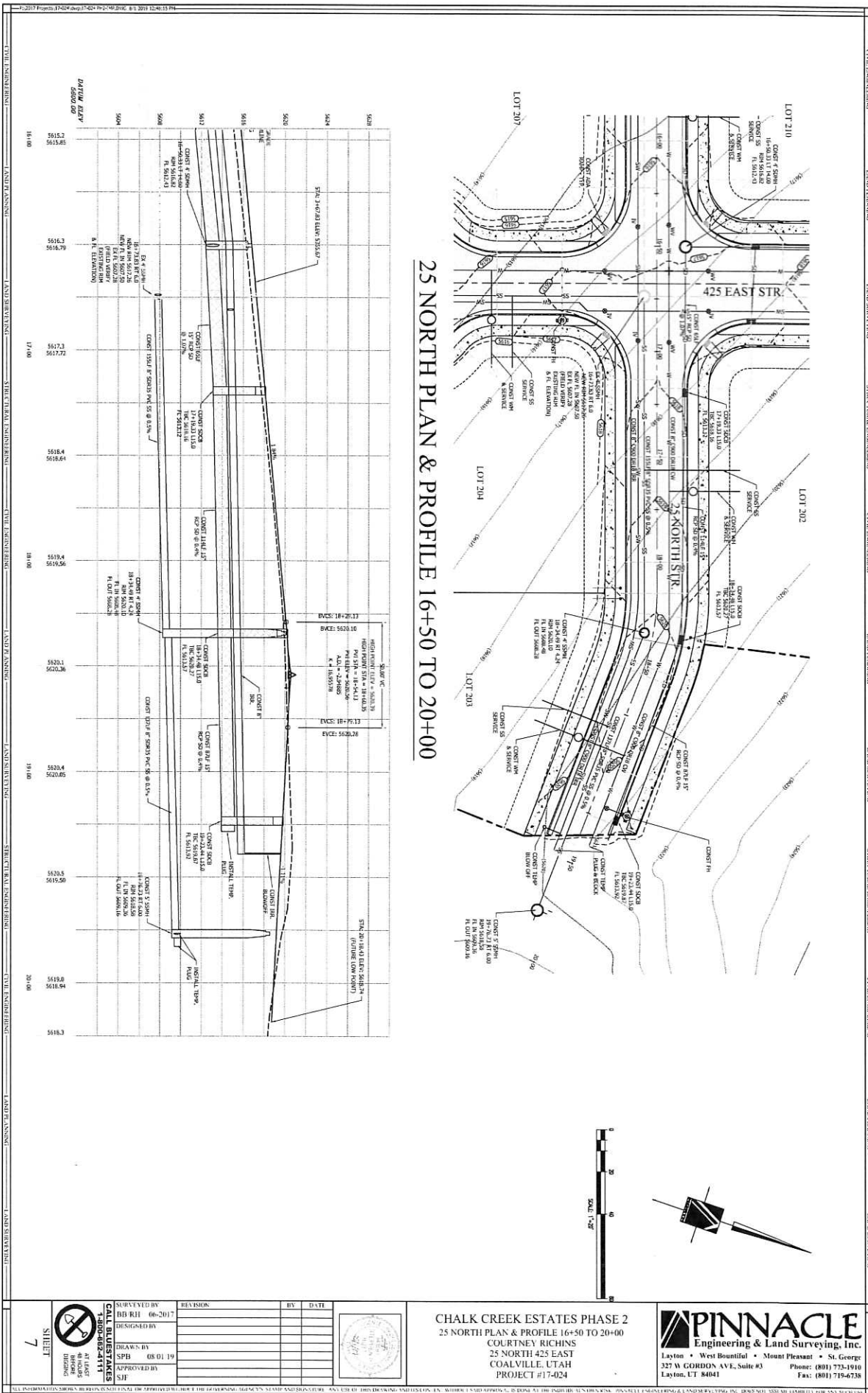




25 NORTH PLAN & PROFILE 13+25 TO 16+50



	CHALK CREEK ESTATES PHASE 2 25 NORTH PLAN & PROFILE 13+25 TO 16+50 COLRINEY RICHINS 25 NORTH 425 EAST COALVILLE, UTAH PROJECT #17-024	PINNACLE Engineering & Land Surveying, Inc. Layton • West Bountiful • Mount Pleasant • St. George 327 W. GORDON AVE., Suite #3 Phone: (801) 773-9100 Layton, UT 84041 Fax: (801) 719-4739									
	SURVEYED BY BB RH 06-2017 DESIGNED BY SPB 08-01-19 APPROVED BY SJH	REVISION <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>06-2017</td> <td>BB RH</td> <td>INITIAL SURVEY</td> </tr> </table>	NO.	DATE	BY	DESCRIPTION	1	06-2017	BB RH	INITIAL SURVEY	SHEET 6
	NO.	DATE	BY	DESCRIPTION							
	1	06-2017	BB RH	INITIAL SURVEY							
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PINNACLE ENGINEERING & LAND SURVEYING, INC. IS AN EQUAL OPPORTUNITY EMPLOYER.											



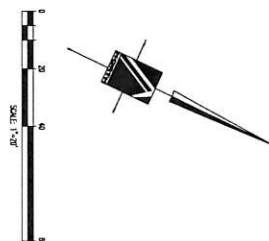
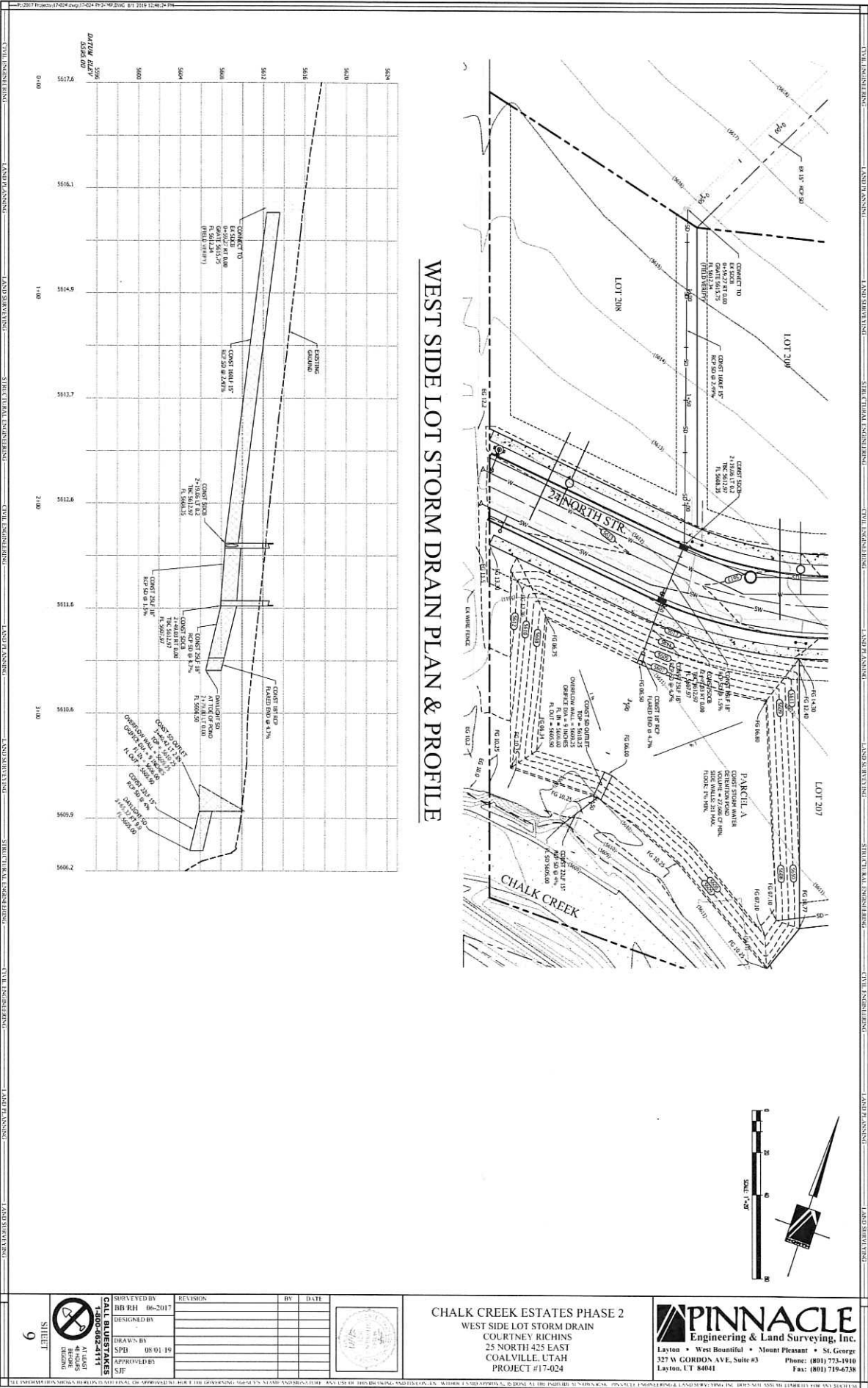


Diagram illustrating a cross-section profile with elevation (5610.0 to 5615.0) and distance (0+00 to 2+00). The profile shows a dashed line representing a boundary and a solid line representing a structure. Key features include:

- CONCRETE SLOPE
- CONCRETE SLOPE 15°
- CONCRETE SLOPE 15° AT PERIMETER ROAD R. 5610.10

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Layton, UT 84041 Fax: (801) 719-6738



WEST SIDE LOT STORM DRAIN PLAN & PROFILE

NO.	DATE	BY	REVISION
1	06-20-17	BB RH	SUPEROVED BY
2	08-01-19	SPH	DESIGNED BY
3			DRAWN BY
4			APPROVED BY
5			ST

CHALK CREEK ESTATES PHASE 2
 WEST SIDE LOT STORM DRAIN
 COURTNEY RICHINS
 25 NORTH 425 EAST
 COALVILLE, UTAH
 PROJECT #17-024

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"Exhibit C"
Council 9/9/19

Keep North Summit Youth *in the game!*



North Summit Recreation District provides quality recreational opportunities for youth and adults throughout the North Summit community, including youth sports, summer camps and recreational training classes.

These programs are at risk of being eliminated.



North Summit Rec. cannot continue to offer recreational programs without a new, consistent source of funding. The startup funding from the County that was used to initially launch the program is ending in 2020.

To maintain healthy, fun recreational opportunities for youth throughout our community, North Summit Rec. has proposed a nominal property tax increase to provide a consistent, long-term revenue source. The average homeowner will see a property tax increase of \$2.38 per month. The new funding source means local decision making power over programming and how funds are used. The proposed revenue can **ONLY** be used by North Summit Rec. and **CANNOT** be diverted by the County for other programs.



Youth recreation is essential for a vibrant, engaged and healthy North Summit.

Please support our youth and community.

Learn more at <http://www.nsrecreation.org/>.



North Summit Recreation District programs

Youth: basketball, baseball, softball, soccer, flag football, contact football, volleyball, summer sport camps, archery and ATV safety training.

Community: concealed weapon class and fitness classes.





Common FAQs

What is North Summit Rec.'s current funding source? North Summit Rec. relies on a combination of program participation fees and Summit County funding. Our 2019 budget is \$75,000: participation fees, \$40,000; Summit County funding, \$35,000. We need a reliable, long-term funding source to make up for the loss of County funding.

Why is Summit County eliminating its funding to North Summit Rec.? Summit County provided startup funding for all local Recreation Districts. The County never intended to fund Rec. District operations indefinitely. The goal was for each Rec. District to become self-sustaining. North Summit Rec. is the only one of the three districts that still relies on County funds for programming. The County is eliminating all Rec. District funding beginning in 2020.

How are the North Summit Rec. funds spent? North Summit Rec. values providing a safe, high-quality recreational experience for all our participants that reflects favorably on our greater community. We do this on a tight budget:

- Administrative costs: 24%
- Promotion: 4%
- Sport supplies 36%
- Sports director: 13%
- Officials: 10%
- Insurance/accounting: 13%

What is North Summit Rec's. proposal to become financially self-sustaining. To fill the funding gap left by the ending of the County funding, the North Summit Rec. Board is proposing a nominal property tax increase for all residents of Coalville, Echo and Henefer. The proposed property tax increase is \$0.000104: applied to the taxable portion of a property. All money from the increase is designated for North Summit Rec.; it cannot fund other County projects.

What is the impact of the tax increase?

- A resident living in an average priced house (\$275,000) will see a monthly property tax increase of \$2.38.
- An averaged sized business owner will see a monthly property tax increase of \$4.32.

Why not just increase program fees to cover all North Summit Rec. expenses? Since 2009, North Summit Rec.'s individual participation fees have increased 50%. Youth participation fees are currently \$35; teen sport fees are \$70. Additional increases in fees will likely result in a decrease in participation. North Summit Rec. needs a long-term, consistent source of revenue to continue to offer quality recreational programs at an affordable price to all families in our community.

Niki Sargent

"Exhibit D"
Council 9/9/19

From: dbs@allwest.net
Sent: Monday, September 9, 2019 4:29 PM
To: 'Niki Sargent'
Subject: Consultant Update

Niki here are my updates if you could please relay to the council tonight. I spoke with the Mayor and briefed him on the updates.

Wohali Application

Work Session conducted with the PC last month on the initial process and exhibits for Phase I Preliminary Plans. Applicants requested an additional work session this month with the PC to review detailed plans and supporting information.

Public Hearing with PC on Phase I Preliminary Plans will likely be scheduled in October.

Development Code Amendments

Working on Phase III - Parks, Trails and Open Space code amendments.
Plan to review and discuss with PC in October.

Please let me know if you have any questions.

Thanks so much,



DBS + ASSOCIATES, LLC

Don B Sargent, Principal
P.O. Box 266 | Coalville, UT 84017
435-901-0201 | dbs@allwest.net

Land Planning Consulting Governmental Permit Processing Real Estate Development

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