



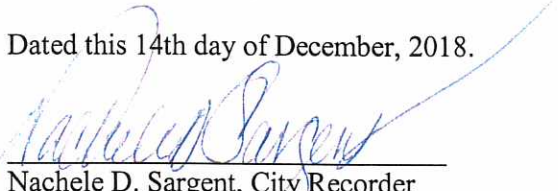
COALVILLE CITY PLANNING COMMISSION MEETING AND WORK SESSION NOTICE AND AGENDA

Notice is hereby given that the Coalville City Planning Commission will hold its Regular Meeting and a Work Session on **Monday, December 17, 2018** at the Coalville City Hall located at 10 North Main Street, Coalville Utah. The meeting will begin at **6:00 P.M.** The agenda will be as follows:

1. Roll Call
2. Pledge Of Allegiance
- Regular Meeting Agenda:**
3. **Public Hearing:** Major Home Occupation Conditional Use Application Keziah's Childcare, Keziah Rieker, 269 East 50 North
4. **Public Hearing:** Public Hearing And Recommendation Of The Rivers Edge Final Subdivision Plan, 36 Multi-Family Units And Approximately 300 Storage Units, Parcel No. CT-362-A, 280 South 500 West
5. Planning Commission Updates
6. Community Development Updates
7. Review and Possible Approval of Minutes
- Work Session Agenda:**
8. Introduction of Phase II Update Amendments to the Development Code for Signing, Lighting, Fencing and Noise Provisions comprising Title 9, Title 10-5, Title 10-25, Title 10-29 and Title 7-13 (this is a work session only, public comment will be taken at a future noticed public hearing).
9. Adjournment

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

Dated this 14th day of December, 2018.


Nachele D. Sargent, City Recorder

Mayor
Trever Johnson

Council
Adrienne Anson
Cody Blonquist
Arin Judd
Rodney Robbins
Tyler Rowser

****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: December 14, 2018 City Hall, Coalville City Website, Utah State Public Notice Website

PO Box 188
10 North Main Street
Coalville, UT 84017

P: 435.336.5981
F: 435.336.2062
cityhall@coalvillecity.org
www.coalvillecity.org

Coalville City Planning Commission
Regular Meeting
HELD ON
December 17, 2018
IN THE
CITY HALL

Chair Isaac Rackliffe called the meeting to order at 6:00 P.M.

PLANNING COMMISSION MEMBERS PRESENT:

Chair: Isaac Rackliffe
Vice Chair: Linda Vernon
Commissioners: Shoat Roath
Nathanael Davenport (excused)
Jason Moore (excused)
Dusty France (excused)

CITY STAFF PRESENT:

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

PUBLIC IN ATTENDANCE:

Keziah Rieker, Spencer Rieker, Courtney
Richins, Doug Wilde, Robin Wilde, Steve
Lewis, Roxanne Lewis, Jack Walkenhorst

Item 1 – Roll Call:

A quorum was present.

Item 2 – Pledge of Allegiance:

Chair Isaac Rackliffe led the Commissioners, Staff, and Public in the Pledge of Allegiance.

**Item 3 – Public Hearing: Major Home Occupation Conditional Use Application Keziah's
Childcare, Keziah Rieker, 269 East 50 North:**

Keziah Rieker stated she offered daycare in her home from 7:00 A.M. to 5:00 P.M. In order to get State licensed to tend up to eight children, she needed to get a business license from the City. She stated she had done this business before, but had to quit when they moved to a different location. Keziah Rieker stated she had provided all of the information the City required (Exhibit A). Chair Isaac Rackliffe questioned if she had any written letters of support from the neighbors. Mrs. Rieker stated she had spoken with them, but did not have any written correspondence. Commissioner Linda Vernon stated this was a needed service in Coalville.

Chair Isaac Rackliffe opened the public hearing at 6:04 P.M.

There was no public comment.

Chair Isaac Rackliffe closed the public hearing at 6:05 P.M.

A motion was made by Commissioner Shoat Roath to recommend approval to the City Council for the Conditional Use Permit for Keziah's Childcare, Keziah Rieker. Commissioner Linda Vernon seconded the motion. All Ayes. Motion Carried.

Roll Call:

**Commissioner Roath – Aye
Chair Rackliffe – Aye
Commissioner Vernon – Aye**

Item 4 – Public Hearing: Recommendation Of The Rivers Edge Final Subdivision Plan, 36 Multi-Family Units And Approximately 300 Storage Units, Parcel No. CT-362-A, 280 South 500 West:

Courtney Richins reviewed his plan with the Commissioners. He stated they had added the dumpster locations to the map. The catch basin would be around the ditch and the ditch would be left open. He stated the storage units had been moved in from the fence line. Derek Moss stated the conditional use permit recommended a fence to be installed along the south and west side of the property line. The Code required a masonry wall, but the fencing ordinance was currently being amended and he would recommend to follow the Code revisions and be compliant with the new version. Derek stated the fence would need some type of privacy fence. Courtney Richins stated he was fine to follow the new revisions and would communicate with the City and Camperworld when they were ready to install the fence. Derek Moss referred to the Staff report (Exhibit B) and stated they had provided a landscaping and lighting plan. He stated it was all downcast lighting. Courtney Richins stated they had irrigation shares for water for the landscaping. Commissioner Linda Vernon questioned if Mr. Richins would be putting in a playground. Courtney Richins stated they may have something located at the catch basin area. He stated they would also push the snow to the catch basin area. Derek Moss stated with the frontage along 500 West emergency services could reach the property and they considered the loop on the private drive as meeting the egress standards.

Chair Isaac Rackliffe opened the public hearing at 6:14 P.M.

Steve Lewis – Camperworld Manager

Steve Lewis stated he had a list of questions from the Camperworld owner, Jared Westhoff, and Courtney Richins had answered most of them with his presentation. He questioned what the height of the buildings would be. Courtney Richins stated the highest they could

be was 35' and they would probably be lower than that. The apartments would be three stories high. He stated they were also planning on berming the front of the property to help block the freeway. He stated the storage units would be 16-20' high. Derek Moss stated there were building guidelines in the Code for the storage units they would have to comply with. Chair Isaac Rackliffe questioned if they should wait for the revised Code before approving this project. Derek Moss stated they could still give approval as there was nothing precluding it from being approved. He stated they would have to provide a site plan for approval before any building started and it would be subject to the Code in place at that time. He stated he didn't know of any changes that would affect the project negatively.

A motion was made by Commissioner Linda Vernon to recommend approval to the City Council for the River's Edge Apartments and Storage Final Plan. Commissioner Shoat Roath seconded the motion. All Ayes. Motion Carried.

Roll Call:

**Commissioner Roath – Aye
Chair Rackliffe – Aye
Commissioner Vernon – Aye**

Item 5 – Planning Commission Updates:

Zane DeWeese informed the Commissioners the Council had approved the same meeting schedule for 2019 for the Planning Commission. Chair Isaac Rackliffe questioned if the January meeting would be on Tuesday, January 22nd where Monday was a holiday. Derek Moss stated yes, to plan on the Tuesday, January 22nd.

Item 6 – Community Development Updates:

Derek Moss stated there was a pending text amendment from the Wohali Partners that was still being reviewed. He stated it was scheduled to be on the agenda for the meeting in January. He stated Sheldon Smith was currently reviewing it and he would provide guidance to the Commission and to the Applicant so they would know what they were approving or denying. Commissioner Linda Vernon questioned where they were headed with the plan as there had been discussion of whether it should follow the current Zoning or be an Overlay Zone. Derek stated the recommendation could be a combination of the two and they would need to amend their application if that was the case. He stated they would have the information before the meeting so the Commissioners would have a definite plan moving forward.

Item 7 – Review And Possible Approval Of Minutes:

The Commissioners reviewed the minutes of the November 19, 2018 meeting.

A motion was made by Commission Linda Vernon to approve the minutes of November 19, 2018 as corrected. Commissioner Shoat Roath seconded the motion. All Ayes. Motion Carried.

Work Session Agenda:

Item 8 – Introduction Of Phase II Update Amendments To The Development Code For Signing, Lighting, Fencing, And Noise Provisions Comprising Title 9, Title 10-5, Title 10-25, Title 10-29 and Title 7-13:

Don Sargent was not in attendance to present the information for the Work Session. Chair Isaac Rackliffe stated they would reschedule it for another meeting.

Commissioner Shoat Roath questioned what the deadline was for the Code revisions. Derek Moss stated the moratorium was over and they had completed the first Code revisions. He stated Don Sargent would be continuing the revisions for the entire Code, but there wasn't a deadline for completion.

Commissioner Linda Vernon stated she would like to have the Sensitive Lands and Trails on the next section of the Code review. Derek Moss stated Mr. Sargent had already completed the Sensitive Lands revisions and there weren't any major changes. He stated he wasn't sure if Trails would be included in the Code or if it would be included in the General Plan.

Item 9 – Adjournment:

A motion was made by Commissioner Shoat Roath to adjourn the meeting. Commissioner Linda Vernon seconded the motion. All ayes. Motion Carried.

The meeting adjourned at 6:30 P.M.

Chair Isaac Rackliffe

Attest:

Nachele D. Sargent, City Recorder



J-U-B ENGINEERS, INC.

"Exhibit A"
Planning 12/17/18

J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

DATE: December 10, 2018

TO: Coalville City Council

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

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

SUBJECT: Conditional Use Permit Application

Application Information:

Applicant: Keziah Rieker **Applicant Address, Parcel Number:** 269 East 50 North

Applicable Ordinances: Title 10 Chapter 7 Home Occupations

Background: The applicant submitted an application for a conditional use permit for a major home occupation per 10-12-060 (found in Chapter 7 of the Code). The major home occupation is for family childcare that would operate Monday through Friday from 6:00am to 7:30am for any preparation, 7:30am to 5:00pm for childcare, and 5:00pm to 6:00pm for cleanup. Major home occupations must comply with all of the standards outlined in section 10-7-040.

10-7-040: STANDARDS FOR ALL HOME OCCUPATIONS

All home occupations must comply with the following "standards" at all times. Bed and breakfast homes are regulated by section 10-7-080 of this chapter.

- A. Permitted or Conditional Use: Home occupations must be a permitted or conditional use in the zone in which the home occupation is to be located and not be in conflict with the objectives and characteristics of the same zone.
- B. Home occupations, which are required to obtain a conditional use permit, shall provide the notice materials and information for property owners within three hundred feet (300') from any boundary of the property. It shall be the sole responsibility of the applicant to verify that the mailing list and envelopes are complete and accurate;
- C. Accessory Use on the Property: The home occupation shall be clearly incidental and secondary to the primary residential use of the property and dwelling. Home Occupations must be conducted entirely within a dwelling by persons residing in the dwelling or in an accessory building, which use is clearly incidental and secondary to the residential use of the property and does not change the character thereof.
- D. The home occupation business shall be owned by a resident of the home for which a certificate of occupancy has been issued.
- E. No more than one employee from outside the current residents of the home may be employed on site.
- F. In the event covenants applicable to the property preclude home occupations, the covenants shall control.

- G. Satellite Offices are allowed but limited to one employee from outside the current residents.
- H. A home occupation shall not include the sale of goods or merchandise directly from the home, except those, which are produced on the premises, and shall not involve the use of any yard space or activity outside of the buildings not normally associated with the residential use.
- I. Parking: All business related vehicles, which park at the location of the home occupation, must be legally parked, either in conventional parking spaces on the lot or adjacent to the frontage of the lot. No parking from the home occupation shall be permitted in front of adjacent lots unless approved by the City as part of a traffic circulation and safety plan. Required parking for resident vehicles shall be available at the close of business each day.
- J. No pedestrian, vehicular, or delivery traffic shall be generated by the home occupation in greater volumes than would normally be expected in a residential area.
- K. Signs: Signs are limited to one non animated sign not larger in area than 2 foot by 3 foot (6 square feet.) The sign shall not be directly or internally illuminated.
- L. External Appearance: Any exterior alterations to the residence to accommodate the home occupation shall maintain the character and appearance of the residential dwelling in which it is located. Furthermore, the business operation shall not negatively affect the physical appearance, traffic, and other activities of the surrounding neighborhood and not depreciate surrounding property values.
- M. Storage Areas: Home occupations are not permitted to store materials or products outside of the dwelling unit, except in a City approved and permitted accessory building.
- N. Conformity With Safety Codes: No hazardous materials or equipment may be used in the home occupation, including, but not limited to, anything flammable or unsafe that is not customary to the home in which the occupation is located. There shall be complete conformity with fire, building, plumbing, electrical and all other city, county, state and federal codes.
- O. Neighborhood Disruptions Not Permitted: The home occupation shall not disrupt the peace, quiet and domestic tranquility of the neighborhood nor emit noise, odor, dust, fumes, vibration, smoke, electrical interference (including interferences with radio and television reception), or any other interference with the residential use of adjacent properties.
- P. Renter/Owner Responsibility: If the applicant for a home occupation license rents or leases the property wherein the home occupation is intended to be conducted, the applicant must provide a letter of acknowledgment and consent from the property owner at the time the application is submitted to the community development department. (Ord. eff. 2009)

10-12-060: MAJOR HOME OCCUPATIONS

- B. Child oriented home occupations having 4 or more unrelated children shall comply with the following conditions:
 - 1. All required State of Utah licensing procedures will be followed.
 - 2. Maximum Children Permitted: The following maximum numbers include the licensee's and any employees' children if they are under twelve (12) years of age and are under the care of the licensee at the time the home occupation is conducted:
 - a. Daycare home occupations shall limit the number of children at the residence to eight (8) unless a second adult works for the home occupation, in which case the daycare shall limit the number of children at the residence to sixteen (16) and must follow all Utah State licensing requirements.
 - b. Child group activities such as pre-school may not exceed twelve (12) students/children per session and a maximum of twenty- four (24) students/children per day. A maximum of two (2) sessions per day may be permitted.

1. Yard Requirements:
 - a. All non-business related structures or on premises, hazards are to be made inaccessible to the children attending the daycare facility.
 - b. All outdoor play areas must be enclosed in the rear yard by a fence at least five feet (5') in height.
2. Traffic:
 - a. All on-street vehicular stops for the dropping off or picking up of children shall be done with the passenger side of the vehicle toward the residence.
 - b. A traffic circulation and safety plan must be submitted to, reviewed and approved by the City.
 - c. The street must be of sufficient width to accommodate the increased average daily vehicular traffic (ADT) counts caused by the business and will be determined by the City land use authority.
 - d. The number of business related vehicle stops at the home per day shall not exceed twenty four (24) (e.g., dropping off and picking up a child would count as 2 vehicle stops).
3. Location Requirements: No child oriented home occupation, which requires a conditional use permit, may be operated within one hundred feet (100'), as measured from property line to property line on the same street, of another child oriented home occupation operating under a conditional use permit. Unless there are legitimate, extenuating factors i.e. traffic flow, number of children (less than permitted).
4. Licensure: Copies of all licenses required by the state shall be provided to the City for verification of compliance with all state standards in order to receive a permanent business license.

Staff comments: Staff have reviewed the application with the applicant. The business is located in the R-4 zone. Major home occupations are a permitted use that require a conditional use permit. Staff are confident that the business would operate in accordance with the major home occupation standards listed above per the application and recommends approval of this conditional use permit and business license.

If you have any questions feel free to contact us.





APPLICATION for
CONDITIONAL USE within
COALVILLE CITY:

Received
11/26/18
NSB

For Office Use Only:

Application #: _____ Application Date: _____
New: _____ Renewal: _____ PC Approval Date: _____ CC Approval Date: _____
Community Development Director Approval Date: _____ Initial: _____
Expiration Date: _____ Denial Date: _____
Fee Paid: \$ 260 UT 177 11/26/18 Receipt #: _____

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

Project Name: Keziah's Childcare

Project Address or Area: 269 east 50 North Coalville UT 84017

Name of Owner: Keziah Rieker

Address of Owner: [REDACTED]

Phone: _____ Cell: [REDACTED]

Email: [REDACTED] Fax: _____

Name of Applicant: Keziah Rieker

Address of Applicant: [REDACTED]

Phone: _____ Cell: [REDACTED]

Email: [REDACTED] Fax: _____

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

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

____ a. A legal description of the subject property.

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

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

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

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

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

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

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

File the complete application at:

Coalville City Hall
10 North Main Street
Coalville, Utah 84017

Signature of Property Owner or Authorized Agent: Mitchell Fisher Date: 9/12/18

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

Please describe your project: Providing State Licensed Childcare in my home.

List the primary street accesses to this property: 269 east 50 north Coalville UT 84017

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

7:30am - 5:00pm M-F Some Holidays

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

Residential

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

Yes, my neighbors are supportive of it.

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

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

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

I have no employees.

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

What is the gross floor area of the proposed building?

4,000 sq ft, not all used for childcare







We want your feedback!

Please visit nsc.org/firstaidevaluation to take a brief survey and share your opinions about the NSC course you completed.

NSC-in it for life nsc.org/fatraining



Security Control No.

Keziah Gates
has completed the
NSC First Aid Course

Training Center: **Elite Training**
Completion Date: **08/2018**
Expires: **08/2020**

Instructional Hours: **3**

Instructor Signature

Instructor No.

SCM03052018 1015 900008129 ©2018 National Safety Council 79173-0000



We want your feedback!

Please visit nsc.org/firstaidevaluation to take a brief survey and share your opinions about the NSC course you completed.

NSC-in it for life nsc.org/fatraining



Security Control No.

Keziah Gates
has completed the
NSC CPR Course BLS

Training Center: **Elite Training**
Completion Date: **08/2018**
Expires: **08/2020**

Instructional Hours: **3**

Instructor Signature

Instructor No.

SCM03052018 1015 900008130 ©2018 National Safety Council 79174-0000

StateFoodSafety



Certificate of Completion

Awarded to

Keziah Rieker

For successfully completing the

Utah Food Handlers Permit Course

Training approved by the Utah Department of Health



Certificate Verification Number
Verify at www.statefoodsafety.com/Verify

Sep 4, 2018
Issue Date ()

May 26, 1996
Certificate Holder Birth Date

Bryan Chapman, CCFS, CP-FS
CEO, StateFoodSafety

StateFoodSafety



FIRE AND LIFE SAFETY AGREEMENT

INITIAL AND/OR ANNUAL FIRE INSPECTION

GROUP AND LICENSED CHILD CARE HOMES

NAME:	Heziah Clark	PHONE:	[REDACTED]
ADDRESS:	[REDACTED]		
CITY/STATE/ZIP:	[REDACTED] 7		

	MET	NOT MET	NA
- Child care provider is in a structure designed and/or used as one or two family dwelling. Day Care Center requirements must apply if in an apartment, church, commercial building, or other area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Child care is on main level and has two remote compliant exits. (Secondary exit may be stairs a compliant Rescue/ventilation window or door leading directly to the outside)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Child care is in the basement area and has compliant exiting. (Secondary exit may be a compliant stairs leading to the main level, Rescue/ventilation window or door leading directly to the outside)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
- Child care is on the second floor and has compliant exiting. (Secondary exit may be a compliant stairs leading to the main level, Rescue/ventilation window or door leading directly to the outside)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
- Primary or Secondary means of escape does not exit through any hazard area. (Garage, storage, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Every required exit door can be easily opened from the inside at all times when the facility is operating.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Every ESCAPE PATH including all stairways is clear of obstacles and all doors are in proper working condition.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Working smoke detectors are located in every exit pathway, in each sleeping room used for child care	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single-station smoke detection hardwired to the electrical system with battery backup or ten year lithium battery detectors shall be required for initial inspection (Licensed after January 1, 2003)			
Existing providers, previously licensed before January 1, 2003 may continue with battery detectors.			
- Smoke detectors are tested monthly and records are kept on file for review.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Copy of the current FIRE/LIFE SAFETY AGREEMENT is posted next to license.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Children can open every closet door from the inside at all times.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Written emergency procedures for fire evacuation are provided and practiced monthly.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Monthly fire drills are documented. Drills shall be conducted and evacuation times shall be within 4 minutes. Inspector may ask the operator to demonstrate ability to conduct such a fire drill in his or her presence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Written emergency procedures for tornadoes are provided and practiced monthly April through September.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Every bathroom door can be unlocked from the outside at all times. The unlocking key/device is readily accessible to the provider.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- All unused electrical outlets (in licensed areas) have child-resistant protective covers.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- All natural gas, kerosene, wood, propane heaters, etc., are properly vented to the outside of the home.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- A barrier that prevents children from getting too close or burned protects all heating devices.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Install Date of Det:

Install Date of Det:

DATE OF FIRE OFFICIAL INSPECTION:

11-8-12

FIRE OFFICIAL SIGNATURE:

[Signature]

ANNUAL RENEWAL: I declare that the Fire and Life Safety Agreement has been examined by me and to the best of my knowledge and belief is a true, correct and complete attestation of my compliance with fire codes as required by Kansas law. I understand that failure to comply with Kansas fire codes may result in fines or a cease and desist order pursuant to K.S.A. 31-139 and K.S.A 31-159.

If you agree with the statement above please check the box, sign your name and provide the date that you reviewed the agreement.

☐ I have read and understand the above declaration

DATE OF ANNUAL REVIEW:

PROVIDER SIGNATURE



LICENSED FAMILY/LICENSED FAMILY GROUP FOOD SERVICE
INSPECTION

Name of facility _____ Date _____

Address of Facility _____

Name of Provider _____

1. Food prepared by caregiver from an approved source? YES___ NO___
2. Food brought in by parents to serve to other children in facility from an approved source? YES___ NO___
3. Food brought in by parents for child's use labeled? YES___ NO___
4. Opened baby food
 - a. Marked with date/time of opening and refrigerated? YES___ NO___
 - b. Discarded if not used within 24 hours of opening? YES___ NO___
 - c. Infant formula or breast milk discarded after feeding or within two hours of initiating a feeding YES___ NO___
5. Refrigerator at or below 41° F?
 - a. Refrigerator clean and in good repair? YES___ NO___
 - b. Thermometer in refrigerator? YES___ NO___
6. Stem thermometer available to check cook/hot hold temperatures? YES___ NO___
7. All caregivers have current food handler's card on file at the facility? YES___ NO___
8. Food served on plates, napkins or other sanitary holders? YES___ NO___
9. Re-usable food holders, utensils, and prep surfaces washed, rinsed, and sanitized with an approved sanitizer before each use? YES___ NO___
10. Personal Cleanliness
 - a. Handwashing facilities available and used? YES___ NO___
 - b. Hair restraints in use YES___ NO___
 - c. Clean outer clothing? YES___ NO___
11. Chemicals stored away from food and food service items?
 - a. Inaccessible to children? YES___ NO___
12. Menus-Current week posted for review? YES___ NO___

Signatures _____
Child Care Provider

Inspector

Submit original with application for license/renewal. Yellow copy retained by provider.

received 8/30/18
by US postal



COALVILLE CITY
10 North Main
PO Box 188
Coalville, UT 84017
(435) 336-5981

*Office Use Only Rev 04/10

New ☒

Late Fee

Cash/Check 105 \$25⁰⁰

License #

County

Business License Application: Home Occupation

Name of Business Keziah's Childcare

Business Phone No. [REDACTED]

Business Address [REDACTED]

Fax Number

Mailing Address [REDACTED]

State Registration #

City Coalville State Utah Zip 84017

Do you have a Federal ID No.? (check one)

Yes No ☒

Contractor #

Opening date of business ASAP # of Employees Myself

New Business ☐

Organization Type: (circle one)

New Owner ☐

Corporation

Partnership

Proprietorship

LLC

New Location ☐

Applicant Information

Owner Name Keziah Rieker

Owner Phone Number [REDACTED]

Address [REDACTED]

City Coalville

State Utah

Zip 84017

Birth Date [REDACTED]

Length of Time Lived in Coalville [REDACTED]

Email [REDACTED]

Property Owner Information

Property Owner Name Keziah Gates Rieker

Phone Number [REDACTED]

Address [REDACTED]

City Coalville

State Utah

Zip 84017

I, as a property owner, hereby certify that all portions of my home for this business are legal with appropriate building permits.

Property Owner Signature

Keziah Rieker

Detailed Description of Business

Family Child care, Mon - Frid, 7:30am - 5:00pm
prep @ 6am - 7:30 clean up 5pm - 6pm

- 7 kids -

Please complete the following

- 1- Who will operate the business? Myself
- 2- Do you plan to employ any other individuals? no
- 3- Do you plan to make any alterations or additions to your property to accommodate this business?
no
- 4- Will this occupation disrupt the peace and quiet, or radio and television reception? Describe any unusual lighting, sound, noise, or vibration associated with the request.
no
- 5- Where will the business be conducted? (Specify rooms and square footage involved)
my house, 2150 sq ft
6. Will you maintain inventory supplies? Where will these items be stored?
yes, in my home
7. Do you plan to display goods, wares, or merchandise in your home? Where?
no
8. Will you have an advertising sign displayed on premises?
no
9. Please describe traffic which will be generated as a result of this request?
light traffic, parents picking up children
10. Do you anticipate a need for off-street parking? Where is parking area provided?
no, my driveway
11. Are there any noises, dust, odors, or noxious fumes associated with your business?
Please list other hazards to health or safety:
no
12. What will your hours of operation be? 6am - 6pm
13. Do you plan to use flammables, explosives, or other dangerous materials, or to raise animals capable of inflicting harm to any person or property? no
14. Will there be an increased demand for utility services or community facilities? no
15. If applicable, have you obtained approvals from the Division of Professional Licensing, County Health Department, or Department of Human Services? NA

Application Fee		
I. Please select each of the following, which pertain to your business.		
		Total
1) Professional Services : (Doctors, Architects, Engineers, Dentists, Lawyers, Bankers, etc.)	\$ 50.00	
2) All Other Services	\$ 30.00	
3) Prepared Food Distribution	\$ 25.00	
4) Grocery Distribution	\$ 25.00	
5) Hardware - Software	\$ 25.00	
6) Oil and Fuel Products	\$ 25.00	
7) Towing Services	\$ 25.00	
8) Rental Equipment	\$ 25.00	
9) Prescription Drugs	\$ 25.00	
10) Gaming Machines - Vending Machines	\$ 25.00	
11) Tanning Booths	\$ 25.00	
12) Sale of Alcoholic Beverages	\$200.00	
13) General Contractors	\$50.00	
14) Sub Contractors	\$30.00	
15) Units: (Motels, Hotels, Mobile Home Parks RV Parks, and Rental Units)		
	\$20 Base Fee + \$10 Per Unit	
16) Storage Units:	\$20 Base Fee + \$5 Per Unit	
17) Major Home Occupation	\$35.00	
18) Minor Home Occupation	\$ 25.00	<input checked="" type="checkbox"/>
19) Any Other Business Not Described Herein	\$ 25.00	
II. Number of Employees (Owner/ Manager Exempt)		
Average number of employees at place of business each regular working day		
1 to 3	\$25.00	
4 to 20	\$40.00	
21 to 50	\$60.00	
50 and over	\$80.00	
III. Special licenses		
Auction License - Each Time	\$50.00	
Total for Items I, II, and III		25.00

If the application is denied or withdrawn, the license fees deposited with this application less a \$10.00 processing fee shall be refunded.

I am aware this application does not authorize conducting business until approved by the Coalville City Council and a business license has been issued. Issuance of the business license shall not relieve applicant of the responsibility to comply with applicable zoning, health, building, or fire regulations.

I am also aware that the license is due and payable on the day of application and thereafter January 1st of each year. It will be considered past due after January 1st of each year and a penalty of a double fee imposed after March 1st of each year. The business license will be revoked and the business closed if not paid by April 1st of each year.

It is understood that if Coalville City should be compelled to commence or sustain action at law to collect said

license fees or any part thereof, or close said business, the applicant or owner of said business shall pay all costs in connection therewith, including reasonable attorney's fees.

I/We, Leziah Ricker hereby certify the information provided is correct and agrees to release information regarding this application and further agree to conduct said business strictly in accordance with the Laws and Ordinances covering such business.

Date 8/28/18 Position Owner Signature Leziah Ricker

****OFFICE USE ONLY** :**

Application Accepted by _____
Treasurer Date

Approved/Denied _____
Community Development Director Date

Minor Home Occupation ☐ or Major Home Occupation ☐
If Major Home Occupation list conditional use approval Date: _____

Conditions of Approval:



J-U-B ENGINEERS, INC.

"Exhibit B"
Planning 12/17/18

J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

DATE: December 10, 2018

TO: Coalville City Planning Commission

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

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

SUBJECT: Rivers Edge Final Plan

Application Information: Courtney Richins, on behalf of the property owner (Douglas D Wilde Trustee), has submitted a final plan for residential units and storage units on Parcel CT-362-A located at approximately 230 S 500 W, Coalville, UT. The existing parcel is 6.63 acres.

Applicable Ordinances: Title 8, Chapter 7 Commercial Developments and Title 10, Chapter 15 Commercial Zone

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

Background: The applicant has proposed:

- 36 apartment units (in 3 structures);
- 25 garages;
- 56 parking stalls;
- Open space with trees and other landscaping; and,
- 301 storage units (gated and in varying sizes).

Staff Comments: There are currently no existing structures on the property. There is an open ditch approximately 450 feet from the road that runs south to north. Access to the proposed development would be from 500 W. The preliminary plan and conditional use permit were recommended for approval by the Planning Commission and approved by the City Council in April and July of 2018.

The property is located in the Highway Commercial (HC) zone and the plan meets the requirements of Chapter 15 for Commercial Developments and Chapter 14 for Very High Density Residential, including: minimum lot standards of density, frontage, and setbacks; access; landscaping; trash, waste storage, and abandoned vehicles, and off-street parking.

Per 10-22-040 the applicant will need to provide information to identify that adequate mitigation measures have been achieved to offset the development impacts to any wetlands, stream corridor, and flood plain, along with the following:

- An evaluation of all wetland, stream corridor and flood plain areas by a professional engineer.
- In the event of delineated wetlands a 100 foot setback from the delineated edge is applicable. The Applicant has provided information from the US Army Corps of Engineers on wetlands in the area and

Staff are reviewing this information.

- A flood plain permit will need to be completed. Elevation certification will be part of the flood plain permit process. The Applicant has been approved for a Letter of Map Amendment by FEMA for the area in which the residential units sit. The Storage units will be the only structures that will need flood plain permitting.
- The applicant will need to submit architectural views of the proposed 3 story buildings to ensure it meets zoning height requirements.
- Sufficient storm water detention has been provided. These facilities should remain under the maintenance of the development.
- Type and style of fence around the property needs to be submitted for review.
- Provide type of pipe and slope for the storm drain design.
- Fire hydrant spacing has been reviewed by staff. A final review and approval should be given by the fire district prior to city council approval.

Of note, the city is currently in need to upgrade the sewer lift station and force main in the area. There is a plan in place to upgrade this lift station, that has not been executed. It is unknown how additional flows will affect the existing system. It is recommended to upgrade the system before any additional flows enter the lift station. This may result in the delay of occupancy.

Staff have requested that the Applicant comply with (and provide plans with the final application) Title 8, Chapter 7 for Storage Developments to maintain compatibility with the entry corridor and surrounding development in that area:

- Storage development are encouraged to: provide multi-pitched roof lines through use of dormers and gables, whether real or false façade; use natural materials and colors such as brick, split-faced block, wood siding, stucco, or other attractive materials as found acceptable to the Planning Commission in the construction of all structures in the development which face onto public streets.

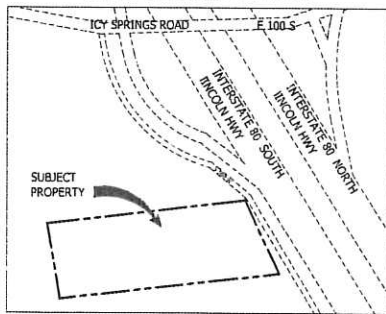
The Applicant provided the landscaping and lighting plan as recommended by the Planning Commission and requested by the City Council.

If you have any questions, please feel free to contact us.



PRELIMINARY PLAN RIVERS EDGE APPROX. 300 SOUTH 500 WEST COALVILLE, UTAH

VICINITY MAP



GENERAL NOTES

- 1) ALL WORK WITHIN THE UTAH DEPARTMENT OF TRANSPORTATION RIGHT OF WAY AND UPON UTILITIES OWNED BY UDOT SHALL CONFORM TO THE UDOT CITY STANDARDS & SPECIFICATIONS.
- 2) ALL WORK UPON UTILITIES OWNED COALVILLE CITY 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 MAY 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 E6) BRIDGE (ELEV=5589.50) THE LOCAL BENCHMARK IS THE SANITARY SEWER MANHOLE B1M LOCATED AT THE SOUTHWESTERLY CORNER OF THE PROPERTY. ELEVATION=5610.4'

DEVELOPER COURTNEY RICHINS

P.O. BOX 374
HENEFY, 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 ADVISED THAT THE LOCATION AND DEPTH OF UTILITIES AS SHOWN ON THESE PLANS IS BASED ON THE INFORMATION PROVIDED BY THE UTILITY COMPANIES AND OTHER SOURCES. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES OR OTHER PROPERTY CAUSED BY ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES OR OTHER PROPERTY CAUSED BY ANY CONSTRUCTION.

NOTICE TO CONTRACTOR

ALL CONTRACTING AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH DEPARTMENT OF TRANSPORTATION RIGHT OF WAY AND UPON UTILITIES OWNED BY UDOT SHALL CONFORM TO THE UDOT CITY STANDARDS & SPECIFICATIONS. ALL CONTRACTING AND CONSTRUCTION UPON UTILITIES OWNED COALVILLE CITY SHALL CONFORM TO THE COALVILLE CITY STANDARDS & SPECIFICATIONS. CONTRACTOR SHALL OBTAIN AND REVIEW A COPY OF ALL OF THE ABOVE MENTIONED STANDARDS AND SPECIFICATIONS. THESE PLANS MAY 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. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING MANHOLES AND OTHER UTILITIES BEFORE BUILDING OR STAKING ANY UTILITY LINES. BENCHMARK IS: (NGS E6) BRIDGE (ELEV=5589.50) THE LOCAL BENCHMARK IS THE SANITARY SEWER MANHOLE B1M LOCATED AT THE SOUTHWESTERLY CORNER OF THE PROPERTY. ELEVATION=5610.4'.

TRAFFIC CONTROL & SAFETY NOTES

1. ALL TRAFFIC CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE UTAH DEPARTMENT OF TRANSPORTATION RIGHT OF WAY AND UPON UTILITIES OWNED BY UDOT SHALL CONFORM TO THE UDOT CITY STANDARDS & SPECIFICATIONS.
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GOVERNING AGENCIES

CITY COALVILLE CITY 327 WEST GORDON AVE. #3 LAYTON, UT 84041 TEL: 435-640-3874	TRANSPORTATION UDOT 215 WEST 1000 N. SALT LAKE CITY, UT 84119 TEL: 801-224-2000	FIRE INSPECTION COALVILLE CITY 327 WEST GORDON AVE. #3 LAYTON, UT 84041 TEL: 435-640-3874
SEWER COALVILLE CITY 327 WEST GORDON AVE. #3 LAYTON, UT 84041 TEL: 435-640-3874	STORM DRAIN COALVILLE CITY 327 WEST GORDON AVE. #3 LAYTON, UT 84041 TEL: 435-640-3874	CULINARY WATER COALVILLE CITY 327 WEST GORDON AVE. #3 LAYTON, UT 84041 TEL: 435-640-3874
SECONDARY WATER COALVILLE CITY 327 WEST GORDON AVE. #3 LAYTON, UT 84041 TEL: 435-640-3874	POWER COALVILLE CITY 327 WEST GORDON AVE. #3 LAYTON, UT 84041 TEL: 435-640-3874	NATURAL GAS COALVILLE CITY 327 WEST GORDON AVE. #3 LAYTON, UT 84041 TEL: 435-640-3874
TELEPHONE COALVILLE CITY 327 WEST GORDON AVE. #3 LAYTON, UT 84041 TEL: 435-640-3874	IRRIGATION WATER COALVILLE CITY 327 WEST GORDON AVE. #3 LAYTON, UT 84041 TEL: 435-640-3874	CABLE COALVILLE CITY 327 WEST GORDON AVE. #3 LAYTON, UT 84041 TEL: 435-640-3874

DRAWING INDEX

1. COVER
2. BOUNDARY, TOPOGRAPHIC, AND UTILITY SURVEY
3. PRELIMINARY PLAT
4. PRELIMINARY SITE PLAN
5. PRELIMINARY UTILITY PLAN
6. PRELIMINARY DRAINAGE PLAN
7. PRELIMINARY GRADING PLAN PART A
8. PRELIMINARY GRADING PLAN PART B
9. PRELIMINARY GRADING PLAN PART C
10. PRELIMINARY LANDSCAPE PLAN
11. PRELIMINARY LIGHT & SIGN PLAN

PINNACLE
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327 WEST GORDON AVE. #3
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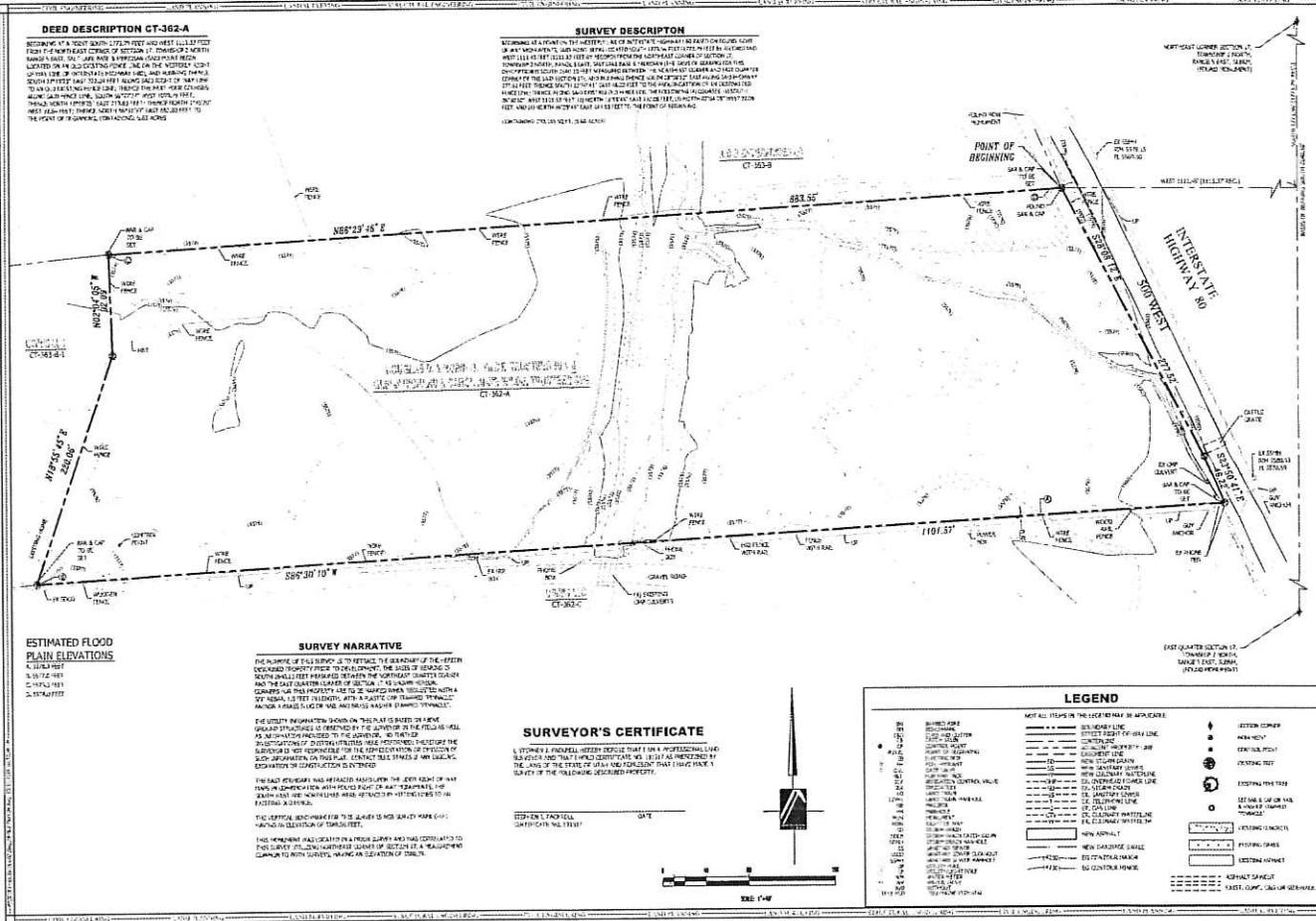


NO.	DESCRIPTION	DATE
1	COVER	10/1/2024
2	BOUNDARY, TOPOGRAPHIC, AND UTILITY SURVEY	10/1/2024
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11	PRELIMINARY LIGHT & SIGN PLAN	10/1/2024



CALL BLUESTAKES
1-800-485-4177
BEFORE YOU DIG
UTAH
UTAH DEPARTMENT OF TRANSPORTATION
800-485-4177

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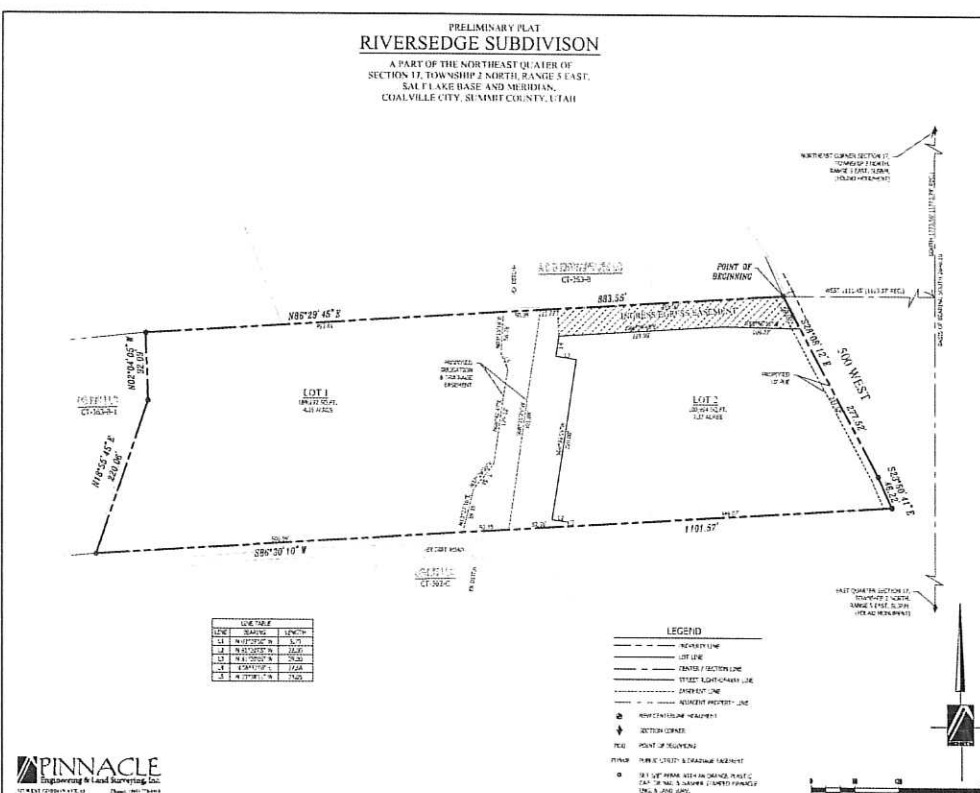
STEPHEN L. JACKSON
CONFIDENTIAL NO. 123456

STEPHEN L. FACKELL
CONFIDENTIAL

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PRELIMINARY PLAT RIVERSEDGE SUBDIVISION

A PART OF THE NORTHEAST QUARTER OF
SECTION 17, TOWNSHIP 2 NORTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN,
COALVILLE CITY, SUMMIT COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, the undersigned, being duly qualified and sworn, do hereby certify that the foregoing is a true and correct copy of the original survey and that the same has been filed for record in the office of the County Clerk of Summit County, Utah, and that the same has been filed for record in the office of the County Clerk of Summit County, Utah, and that the same has been filed for record in the office of the County Clerk of Summit County, Utah.

BOUNDARY DESCRIPTION

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. My commission expires _____.

OWNER'S DEDICATION

WE, the undersigned, do hereby dedicate to the public use of the State of Utah the land described in the foregoing instrument, and we do hereby certify that the same has been filed for record in the office of the County Clerk of Summit County, Utah, and that the same has been filed for record in the office of the County Clerk of Summit County, Utah.

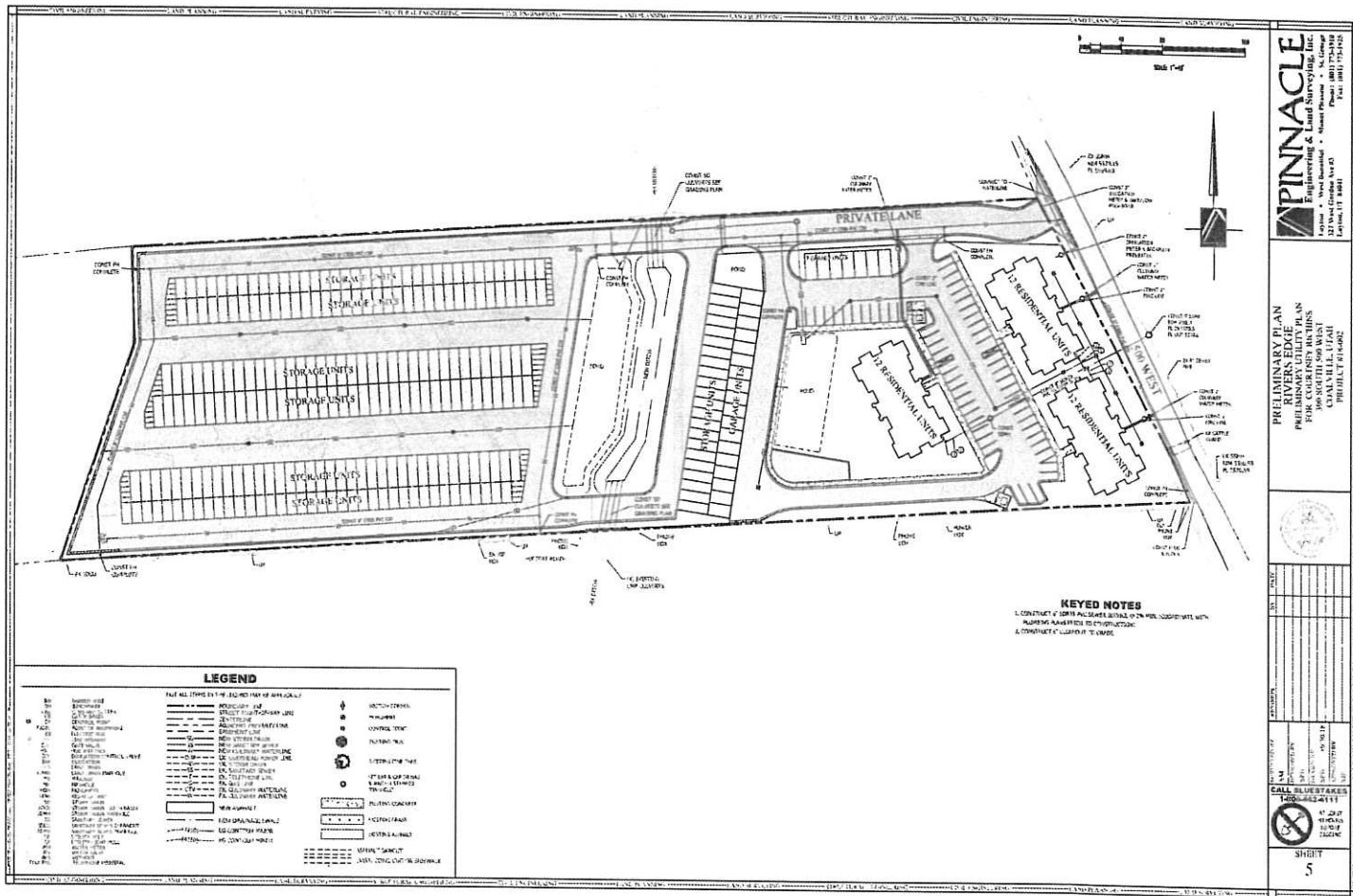
ACKNOWLEDGMENT

ON this day of _____, A.D. 20____, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. My commission expires _____.

RIVERSEDGE SUBDIVISION

A PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, COALVILLE CITY, SUMMIT COUNTY, UTAH

ROCKY MOUNTAIN POWER APPROVED THIS _____ DAY OF _____, 20____ BY _____, COUNTY CLERK OF SUMMIT COUNTY, UTAH	DOMINION ENERGY APPROVED THIS _____ DAY OF _____, 20____ BY _____, COUNTY CLERK OF SUMMIT COUNTY, UTAH	CITY ATTORNEY'S APPROVAL APPROVED THIS _____ DAY OF _____, 20____ BY _____, COUNTY CLERK OF SUMMIT COUNTY, UTAH	PLANNING COMMISSION APPROVAL APPROVED THIS _____ DAY OF _____, 20____ BY _____, COUNTY CLERK OF SUMMIT COUNTY, UTAH	CITY ENGINEER'S APPROVAL APPROVED THIS _____ DAY OF _____, 20____ BY _____, COUNTY CLERK OF SUMMIT COUNTY, UTAH	CITY COUNCIL APPROVAL APPROVED THIS _____ DAY OF _____, 20____ BY _____, COUNTY CLERK OF SUMMIT COUNTY, UTAH	SUMMIT COUNTY RECORDER APPROVED THIS _____ DAY OF _____, 20____ BY _____, COUNTY CLERK OF SUMMIT COUNTY, UTAH
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PINNACLE
Engineering & Land Surveying, Inc.
1000 South 1900 West
Salt Lake City, UT 84119
Phone: (801) 775-1100
Fax: (801) 775-1101
www.pinnacle-engineering.com

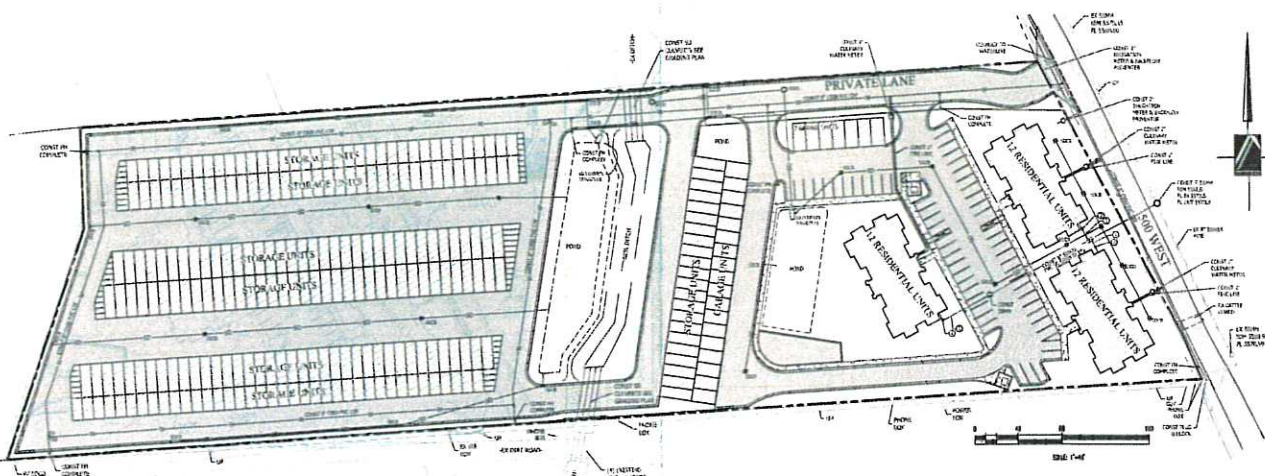
PRELIMINARY PLAN
RIVERS EDGE
FOR COURTYARD HOMES

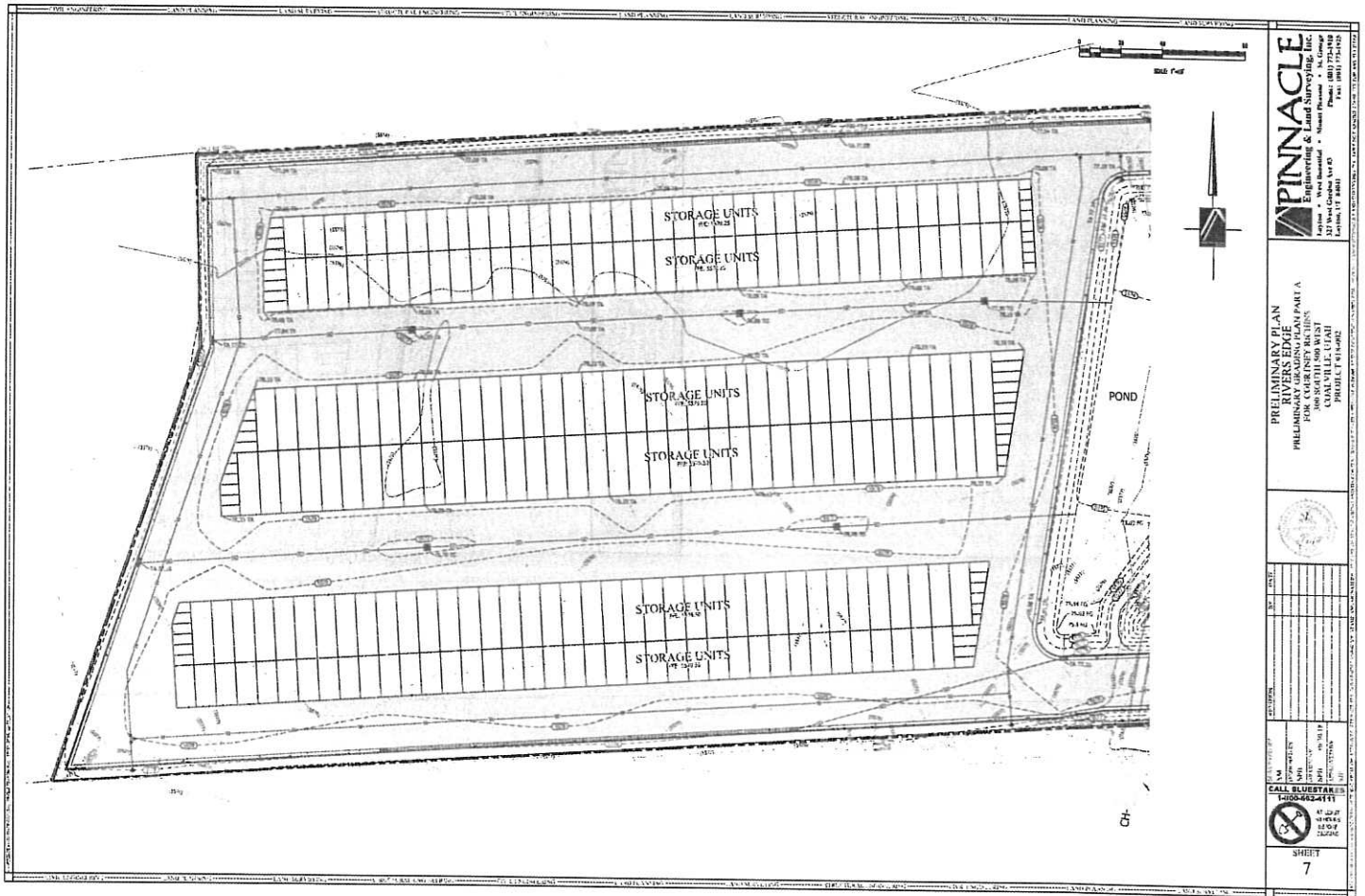


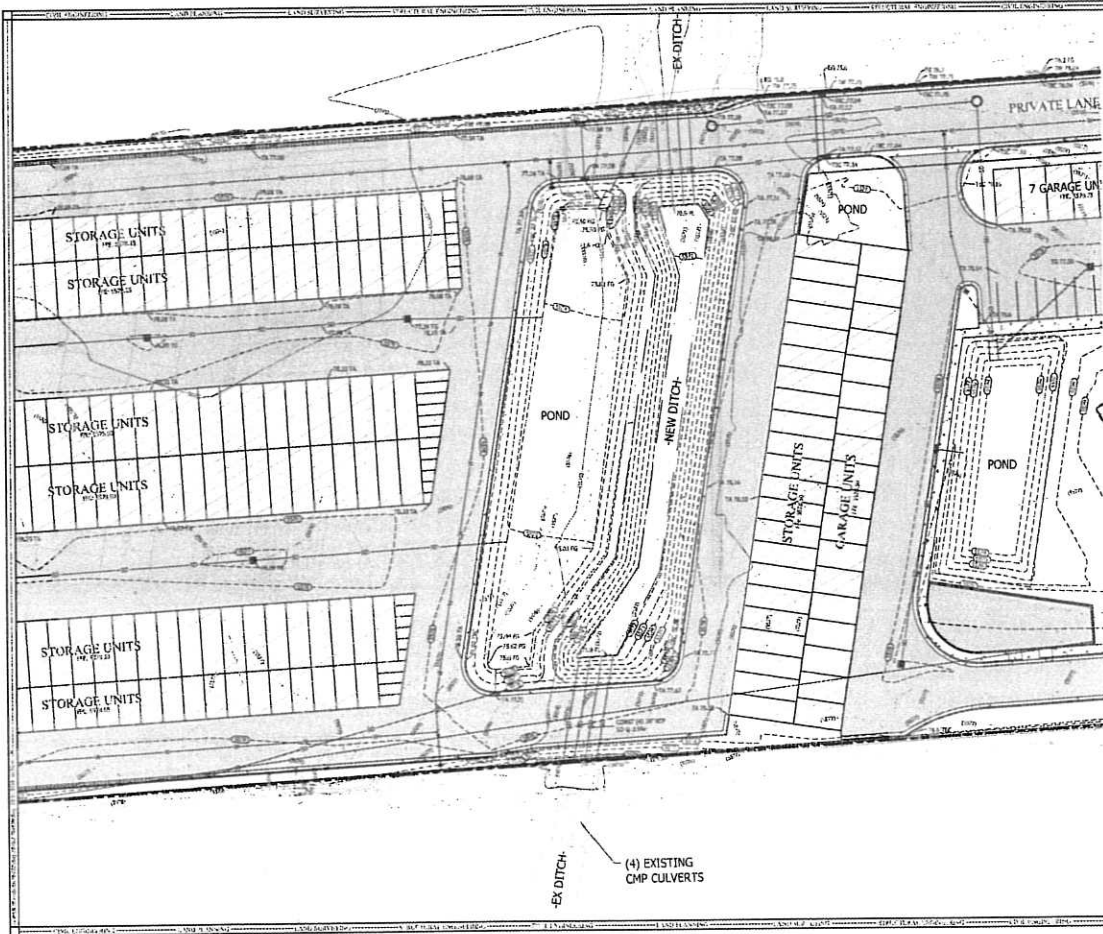
NO.	DATE	DESCRIPTION
1	11/11/11	PRELIMINARY PLAN

CALL OUTS
1. 12" DIA. CIRCLE
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45. 100" DIA. CIRCLE

SHEET
5







PINNACLE
 ENGINEERING & SURVEYING, INC.
 327 West Glendale, Suite 400
 Phoenix, Arizona 85019
 Phone: (602) 735-0100
 Fax: (602) 735-0101
 Email: info@pinnaclengr.com
 Website: www.pinnaclengr.com

PRELIMINARY PLAN
RIVERS EDGE
 PRELIMINARY GRADING PLAN PART II
 1.00 AC. OF LAND
 200' SOUTH 50' WEST
 CHAMBERLAIN, UTAH
 PROJECT # 14-0002

DATE: 11/11/14
 DRAWN BY: J. L. L. L.
 CHECKED BY: J. L. L. L.
 APPROVED BY: J. L. L. L.

CALL BLUEPRINTS
 1-800-462-4111

SHEET
8



