

### 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 <u>Tuesday</u>, <u>January 22</u>, <u>2019</u> at the Coalville City Hall located at 10 North Main Street, Coalville Utah. The meeting will begin at <u>6:00 P.M.</u> The agenda will be as follows:

- 1. Roll Call
- 2. Pledge Of Allegiance

### Regular Meeting Agenda:

- 3. **Public Hearing:** Public Hearing to review, discuss, receive comment, and possibly take action on the proposed North Summit Recreation Park Final Plan, CT-348-X, CT-340-X, IH-3-59-IH-64-X
- 4. Planning Commission Updates
- 5. Community Development Updates
- 6. Review and Possible Approval of Minutes

### Work Session Agenda:

- 7. 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).
- 8. Adjournment

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

Dated this 18th day of January, 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.

Posted: January 19, 2019 City Hall, Coalville City Website, Utah State Public Notice Website

Mayor Trever Johnson

Council
Adrianne Anson
Cody Blonquist
Arlin Judd
Rodney Robbins
Tyler Rowser

PO Box 188 10 North Main Street Coalville, UT 84017

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

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Coalville City Planning Commission
Regular Meeting
HELD ON
January 22, 2019
IN THE
CITY HALL

Chair Isaac Rackliffe called the meeting to order at 6:05 P.M.

PLANNING COMMISSION MEMBERS PRESENT:

Chair: Isaac Rackliffe

Vice Chair: Linda Vernon

Commissioners: Nathanael Davenport

Shoat Roath (excused)
Jason Moore (excused)
Dusty France (excused)

### **CITY STAFF PRESENT:**

Derek Moss, Planner Don Sargent, Consultant Nachele Sargent, City Recorder

### **PUBLIC IN ATTENDANCE:**

James Robinson, Debbie Robinson, Nathan Brooks, Rebecca Schupbach, Larry Henley, Randy Rieker, Tammy Rieker, Jim Blonquist

### 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.

### Regular Meeting:

<u>Item 3 – Public Hearing: To Review, Discuss, Receive Comment, And Possibly Take Action</u>
<u>On The Proposed North Summit Recreation Park Final Plan, CT-348-X, CT-340-X, IH-3-59-IH-64-X:</u>

Nathan Brooks stated he was the Director of the North Summit Recreation District and they had been in partnership with Coalville City the last couple of years to try and get this park going. A lot of their funding was from the Summit County Rap Tax grant. He stated this would be Phase I of the park plans. Mr. Brooks stated they had received public feedback and worked with the Architect to address those comments. He stated they had received a grant for the pavilion, restrooms, and playground. The future phases would include a

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multi-use field and walking path. He stated some of the feedback they received was the playground was too close to the road, but that was the current trend for playgrounds as it was less likely to have vandalism occur. There could be a fence placed next to the road if needed. There was an easement for a future road which was a requirement from the City. The sidewalk would be put in with Phase I and they were working with Holcim to get help with that. They would be sharing the parking lot with the North Summit School District and had an agreement with them. Coalville City had agreed to do the operation and maintenance for the park and they had an agreement with them. Planning Commissioner Linda Vernon questioned if there would be trees around the playground for shade. Nathan Brooks stated they had a landscaping plan that included trees. Commissioner Isaac Rackliffe stated it showed trees around the pavilion, but not the playground. Mr. Brooks stated he was sure they could incorporate trees around the playground.

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

Jim Blonquist – 180 S Pioneer Drive - adjoining property owner

Jim Blonquist stated he didn't have any issues with the park, but he wanted to caution them as they put together their plans to be aware of the water flow and the drainage as it headed toward the subdivision. He stated they needed to be aware of how the water flowed toward the homes on Pioneer Drive and to keep the water flowing in the same direction. If they channeled it to the same location, it would head directly to the drain and there was adequate drainage there. If not, it created problems for the homeowners in the Indian Hills Subdivision. He stated it was in good shape now and cautioned them not to screw it up. Nathan Brooks stated he had brought up those concerns to the Engineer.

Larry Henley – 191 S Pioneer Drive – adjoining property owner

Larry Henley questioned if the playground area would be the only thing going in this year. He questioned if the soccer field would come later. He stated he was okay with the plan, but referred to Jim Blonquist's comments about the drainage and stated he wanted to make sure they kept that issue in mind.

Commissioner Nathanael Davenport questioned if all of the items on the Staff report (Exhibit A) had been addressed. Derek Moss stated this was the plan that would be approved, but the NS Recreation District would still need to get the engineering completed. He stated there were two actions that would take place with this project. One was the approval for the final plan and the other was having the drawings go out to bid for engineering services which would address the remaining items on the Staff report.

Rebecca Schupback - 195 S Settlers Drive

Rebecca Schupback stated she wanted clarification of the roads and where they were located in relation to where she lived. Derek Moss identified the roads on the map. Mrs.

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Schupback questioned which part would be a soccer field. Derek Moss identified the area that would become a soccer field in Phase II. Rebecca Schupback stated most of her questions were about Phase II. She stated at one point she had seen plans that showed an entrance that would come off of Settlers Drive and questioned if that was still the plan. Nathan Brooks stated at one point they were preserving six building lots that would come off of Settlers Drive, but he wasn't sure what they were going to do. He stated right now he thought they were going to utilize all of the property for the field, but they may change their plan.

Tammy Rieker – 156 S Pioneer Drive

Tammy Rieker stated they had previously discussed having a half-court basketball facility with stadium seating and questioned if that was still part of the plan. Derek Moss stated he had only reviewed the recent project discussions which were Phase I and Phase II and they only included the playground, restroom, pavilion, and soccer field. Commissioner Nathanael Davenport stated he thought the basket ball court would be part of Phase III. Tammy Rieker questioned if Pioneer Drive would continue to the playground area or if it was just a pathway. Nathan Brooks stated a road was a possibility in the future. Derek Moss stated the road would have curb and gutter if it was put in. He stated the sidewalk would be part of Phase I. Jim Blonquist stated they were going to have a paved "bunny trail". He explained ever since the kids went back and forth to the Elementary School, they used a trail along the field that was nicknamed the "bunny trail". Tammy Rieker stated she would like the park to be named the Bunny Trail Park. Nathan Brooks stated right now it was called the Beacon Hill Park.

Chair Isaac Rackliffe closed the public hearing at 6:25 P.M.

Vice Chair Linda Vernon verified they were going to relocate the drainage. Derek Moss stated they had shown in the plans the drainage plan and the details would be provided with the engineering and construction drawings. Chair Isaac Rackliffe questioned if they were going to address the irrigation system. Derek Moss stated they had to demonstrate the project would be constructed to manage the water in Phase I and then demonstrated how it would be controlled when Phase II came for approval.

A motion was made by Commissioner Nathanael Davenport to recommend approval to the City Council for the North Summit Recreation District Park Final Plan, Beacon Hill Park, as shown and to follow Staff recommendations. Vice Chair Linda Vernon seconded the motion. All Ayes. Motion Carried.

Roll Call:

Commissioner Davenport – Aye Chair Rackliffe – Aye Vice Chair Vernon – Aye

### Item 4 – Planning Commission Updates:

Vice-Chair Linda Vernon stated she worked with the Summit County GIS office and they would like to be more involved with addressing and naming new streets. She stated she hoped the City would work with Jeff Ward to be more consistent with this. Niki Sargent stated she had worked with Jeff Ward in the past and he was always willing to help the City. Derek Moss agreed and stated they had contacted Summit County in the past when addressing the plats and would do a better job before final plats were recorded. He stated ultimately it would be approved by the City Council.

### Item 5 - Community Development Updates:

Don Sargent stated the City had asked him to process the application for the Wohali Partners LLC. He stated the continued public hearing scheduled for tonight was canceled. He had met with them last Monday to discuss some alternative ways to present their project to the City. Don stated he had suggested for them to work with the existing provisions in the Code instead of creating a new Zone overlay. He stated he had encouraged them to look at the benefit package they would be offering the City and to verify their second access requirement with an exhibit that met the new provisions of the Code. Don stated they were very receptive to his suggestions and the City should see a new updated application. The updated application and information would come to the Planning Commission as a work session before a public hearing was scheduled. Vice Chair Linda Vernon stated the only benefit she could see with the overlay Zone, was it stayed with the project and if the project didn't go through it would revert back to the original Agriculture Zone. Derek Moss stated that was correct as the overlay Zone would be very restrictive and would most likely only meet the requirements of their development. Don Sargent stated any time a property was re-Zoned it usually didn't take effect until a development plan took effect. He stated he would keep the Planning Commission updated on the Wohali Partners LLC project.

### Item 6 - Review And Possible Approval Of Minutes:

The Commissioners reviewed the minutes of the December 17, 2018 meeting.

A motion was made by Commission Linda Vernon to approve the minutes of December 17, 2018 as written. Commissioner Shoat Roath seconded the motion. All Ayes. Motion Carried.

### **Work Session Agenda:**

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## <u>Item 7 – 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:</u>

Don Sargent stated the purpose of the work session tonight was to go over the concepts and basis behind the amendments of the Phase II Code revisions for signing, lighting, fencing and noise. Don gave a power point for the amendments (Exhibit B). He stated the main purpose for lighting was to protect the dark sky which would have all light fixtures as downward lighting. He stated this would be applied to all areas except the historic district downtown lighting which would be monitored by LED Lumens and Kelvins. He stated he would also address unnecessary illumination. Don stated he had started over with the signing chapters and had used several communities for background information. He stated he would update the Code for the current free speech provisions. He stated the City couldn't regulate content, but could address the size, height, materials, and number of signs. He stated he would focus on being business friendly, off premise opportunities, quality, and appearance. Don stated with fencing, he would focus on quality as well as safety. This would eliminate any unnecessary barriers particularly along the street and then provide screening benefits. Don stated with the noise provisions he would focus on bringing it in line with Summit County as they were usually the enforcement for complaints. He would also bring in ways to measure noise, address the right-to-farm issues, and the sound level limitations. Don stated the goal was to keep the ordinances reasonable and allow for compliance with an enforcement schedule that would include daily fines.

Lighting: The revisions would bring in LED specifications with the standard of 3,500K up to 6,000 for security and emergencies. Lumens of 1,200 which was equivalent to 75 Watts, for a single fixture for a single family and 1,500 for commercial. Total light output as 25,000 for commercial per acre and 10,000 for residential per acre. Don showed examples from the around the City. The discussion addressed questions of lighting for religious buildings, landscaping, walk ways, architectural, flags, and an amortization schedule for being in compliance. The Commissioners were not in favor of the architectural lighting and felt walk ways should be 18" maximum with no upward lighting. They would also consider an exemption for quasi-public buildings or special use.

Signs: The purpose for most signage was to attract business in a balanced way with quality and appearance. Don showed examples from around the City. Discussion included directional signage, illuminated signs and the difference with dark backgrounds with light lettering versus a white background with dark lettering, window signs with a maximum of 50% coverage, public use signs being exempt, prohibiting billboards, and the amortization schedule for being in compliance with the revised Code. The Commissioners were in agreeance with the proposed revisions.

Noise: This item becomes more important as the population grows and the City would want to be proactive. The current noise ordinance was good and most changes would be

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to make it consistent with Summit County as they were the enforcement for the City. The discussion included reducing excess noise, maximum of 65 decibel for any extended period of time, 85 decibels as the hazard level, frequency weighting, how to regulate and enforce a noise ordinance, reasonable hours of operation, the right-to-farm noise with regards to a mink operation, and bringing all noise regulations under one chapter. The Commissioners reviewed the prohibited items of the Noise Code.

Fences: The fencing chapter will be more complete with better guidelines for safe sightlines and visual impact to help get rid of the run-down broken fences. Discussion included enforcement of non-compliance, chain link requirements and exemptions, arbor and gateway fencing, and agricultural exemptions.

Don Sargent suggested for the Commissioners to look around the community and other places to get ideas for design elements that would be consistent with a small-town rural character. He stated he would schedule another work session to get into more detail with the revisions and would then schedule a public hearing. Don told the Commissioners to email him with any suggestions or questions.

### Item 8 - Adjournment:

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

The meeting adjourned at 7:53 P.M.		
	Chair Isaac Rackliffe	
Attest:		
Nachele D. Sargent City Recorder		



J-U-B COMPANIES





J·U·B ENGINEERS, INC.

DATE:

January 18, 2019

TO:

Coalville City Planning Commission

Mayor Trever Johnson; Zane DeWeese, Public Works Director;

CC:

Sheldon Smith, City Attorney;

FROM:

Shane McFarland P.E., City Engineer

Derek Moss, AICP, City Planner

SUBJECT:

Beacon Hill Park (5519002)

**Application Information:** North Summit Recreation Special Service District has submit plans for phase 1 of the Beacon Hill Park. Phase 1 includes a playground, Pavilion, and Restroom along with surrounding area improvements.

Decision to be Made: The decision to consider recommending approval of the construction plan submitted.

### Staff Comments:

The property is located in the Public Facilities Overlay within the R4 zone. The following comments are related to the plan review.

- The plans reference a geo-technical report. Please submit the report to the city for our file and review.
- The site layout does not include any survey control or northing and easting for layout. It would be recommended to provide this information for accurate layout.
- The reference notes indicate the future road is to be engineered and installed by the city. The city should be aware that this is noted.
- Plans along with footing design for the pavilion will need to be submitted for building permit review
- Please relocate the culinary water lateral to avoid the proposed pavilion. With footing depths and design unknow it would be preferred to avoid any utility under the pavilion.
- The minimum size for storm drain is 15" please upsize the 12" CPP to 15 inches.
- There is concern in having a 2'x2' catch basin in the middle of the play area. We would recommend a land drain type approach as to avoid getting wood chips in the box as well as having a steel grate exposed in the area kid are playing. 6 inch pipe is sufficient.
- Please indicate the import material that is proposed to prepare the area for the playground and sidewalks.
- The general notes in the erosion control plan reference an incorrect city.

<ul> <li>We would recommend considering putting multiple valves for the drip line as to accommodate orientation and slope more efficiently.</li> </ul>
We would recommend approval of the Beacon Hill Park with the above mentioned comments included in the next plan revision. If you have any questions please contact us.

www.jub.com J-U-B ENGINEERS, Inc.





# BEACON HILL PARK PHASE I

325 S. Beacon Hill Drive Coalville, UT



Final Site Plan Review

January 4th, 2019

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FINAL SITE PLAN REVIEW

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DATE

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general notes

sheet index

OVANER
North Summit Recreation Special Services District PO Box 763
Coalville, UT 84107

project team

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435.640.2192

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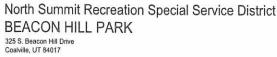
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FINAL SITE PLAN REVIEW



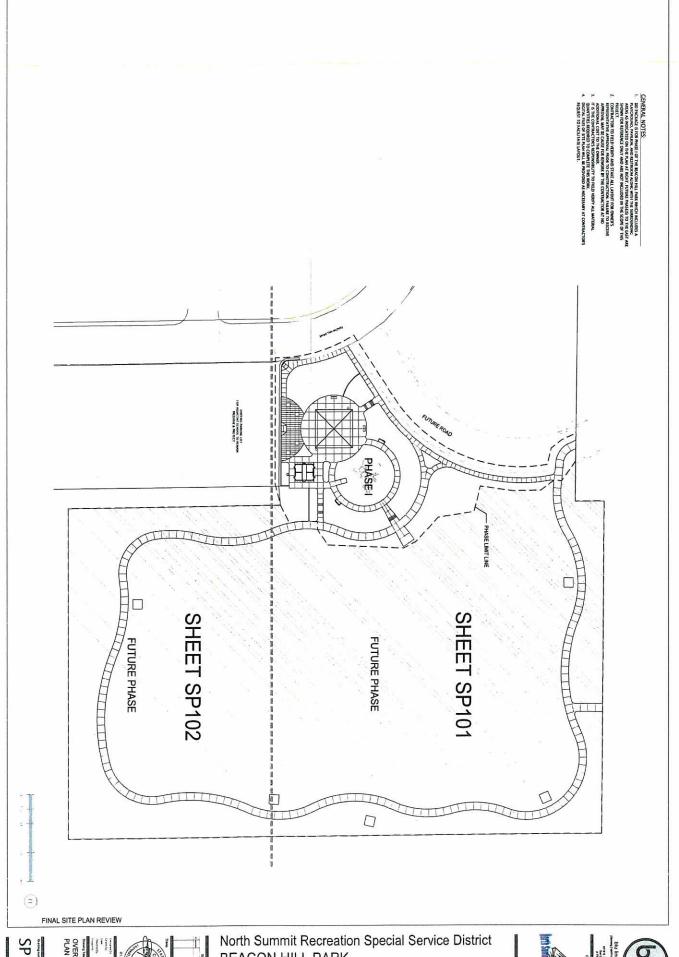














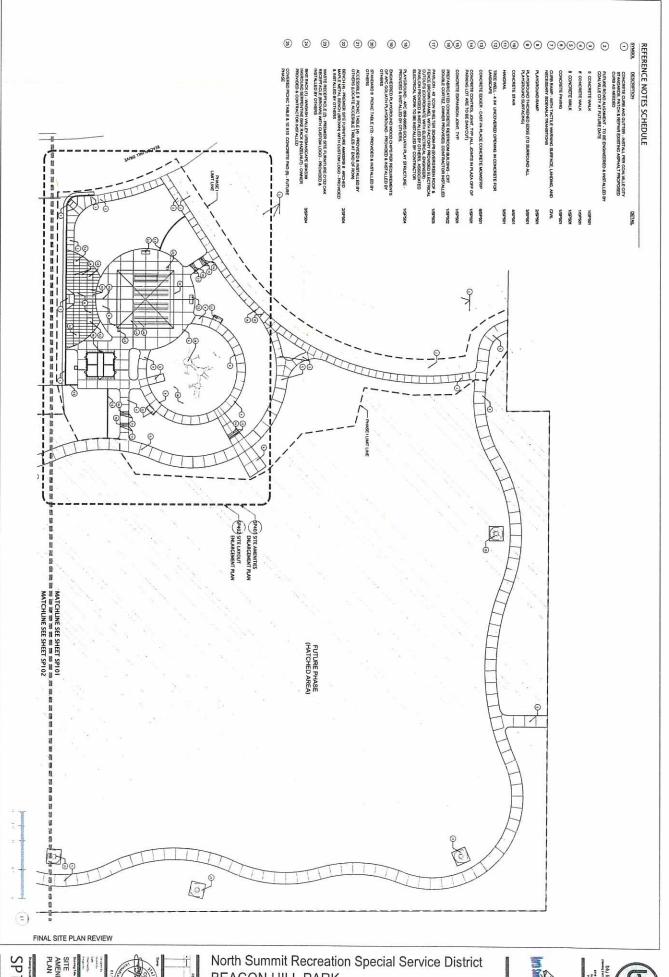












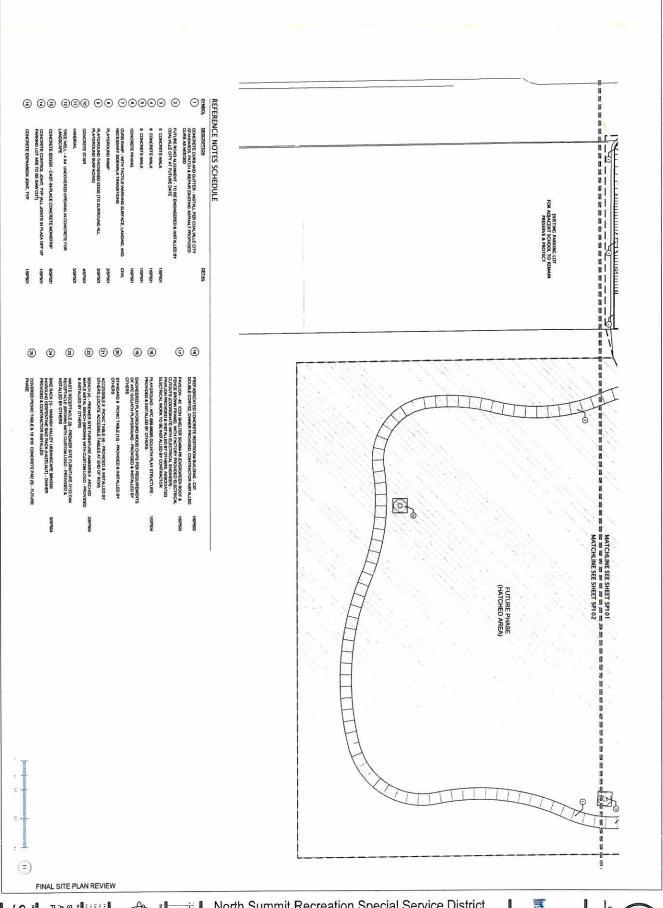
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BEACON HILL PARK 325 S. Beacon Hill Drive Coalville, UT 84017



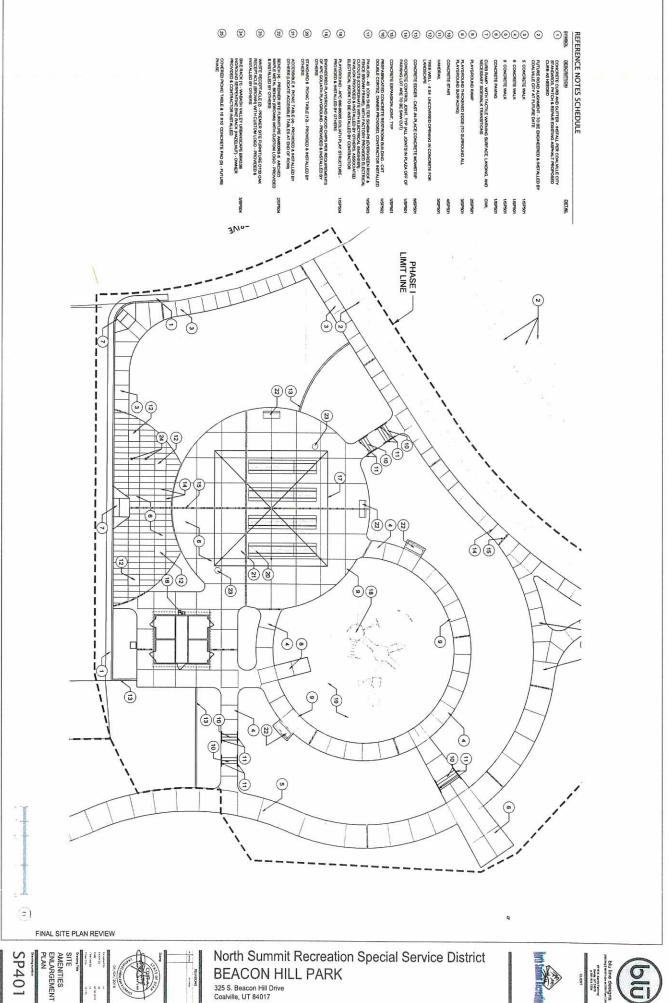




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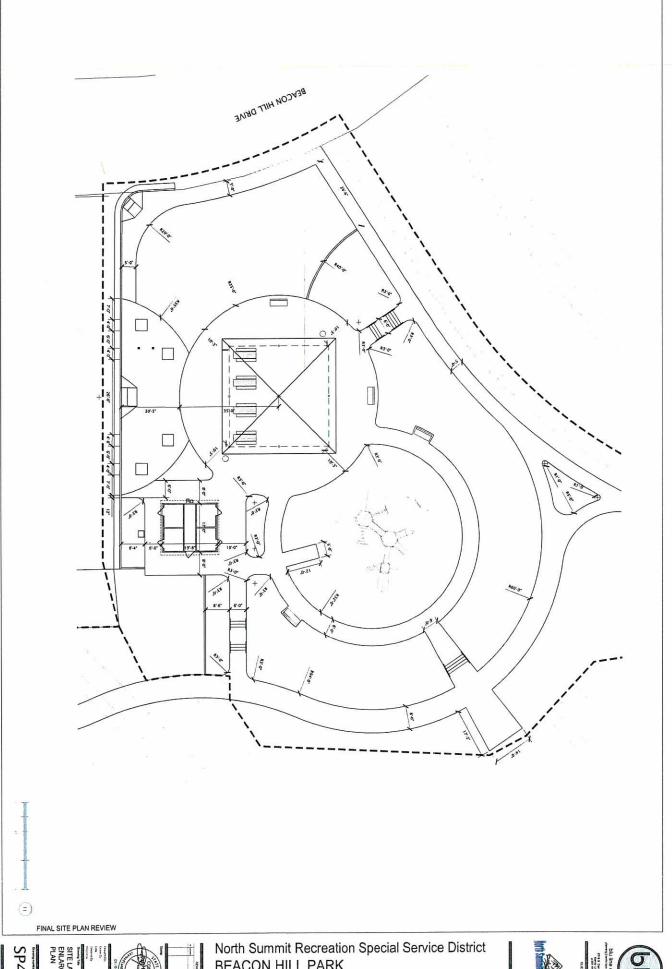




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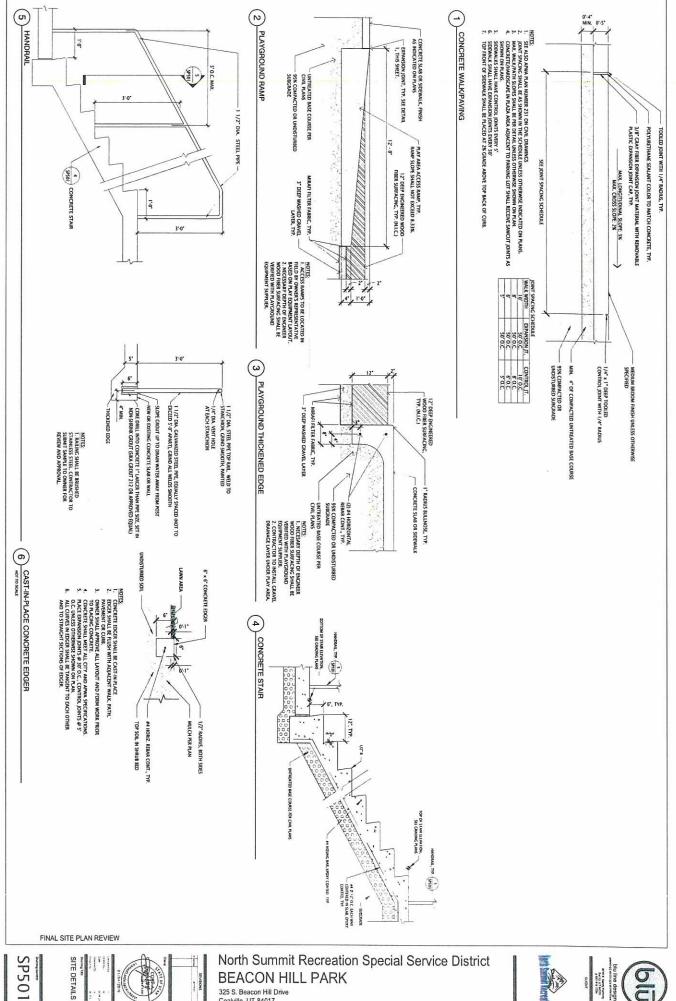




BEACON HILL PARK 325 S. Beacon Hill Drive Coalville, UT 84017









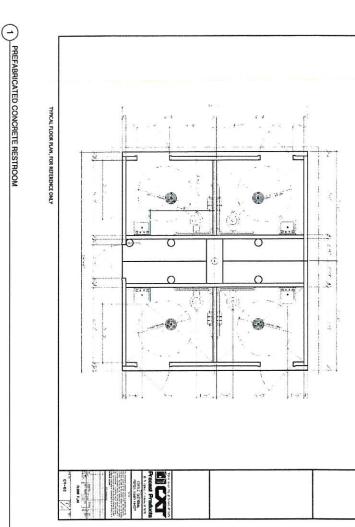












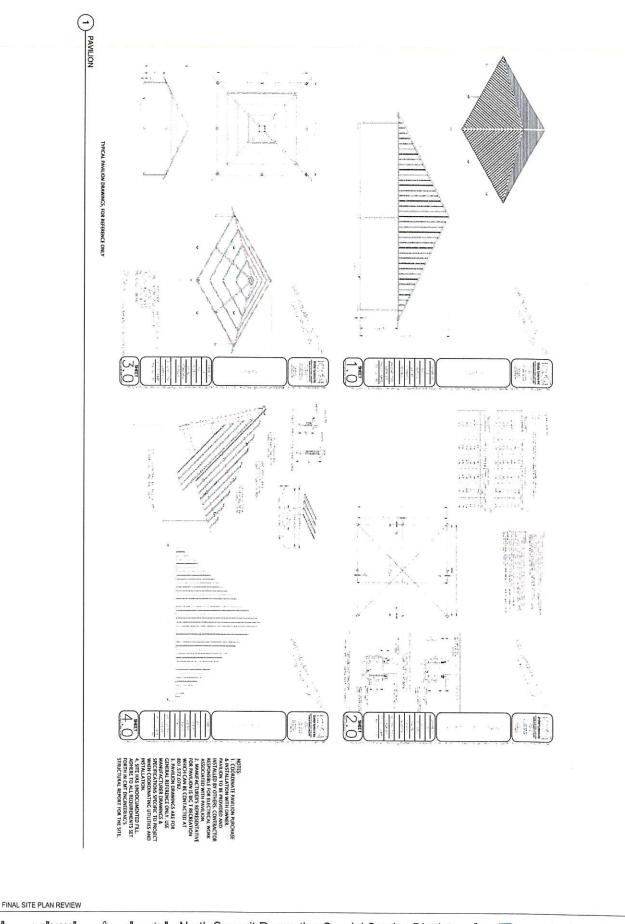
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FINAL SITE PLAN REVIEW





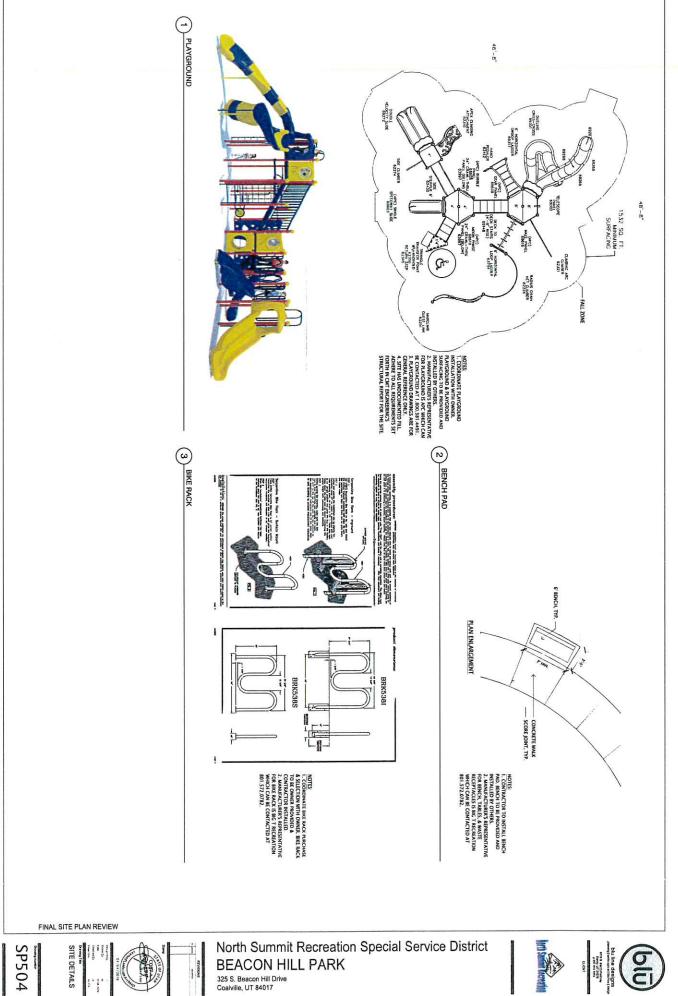


SITE DETAILS

North Summit Recreation Special Service District BEACON HILL PARK
325 S. Beacon Hill Drive
Coalville, UT 84017



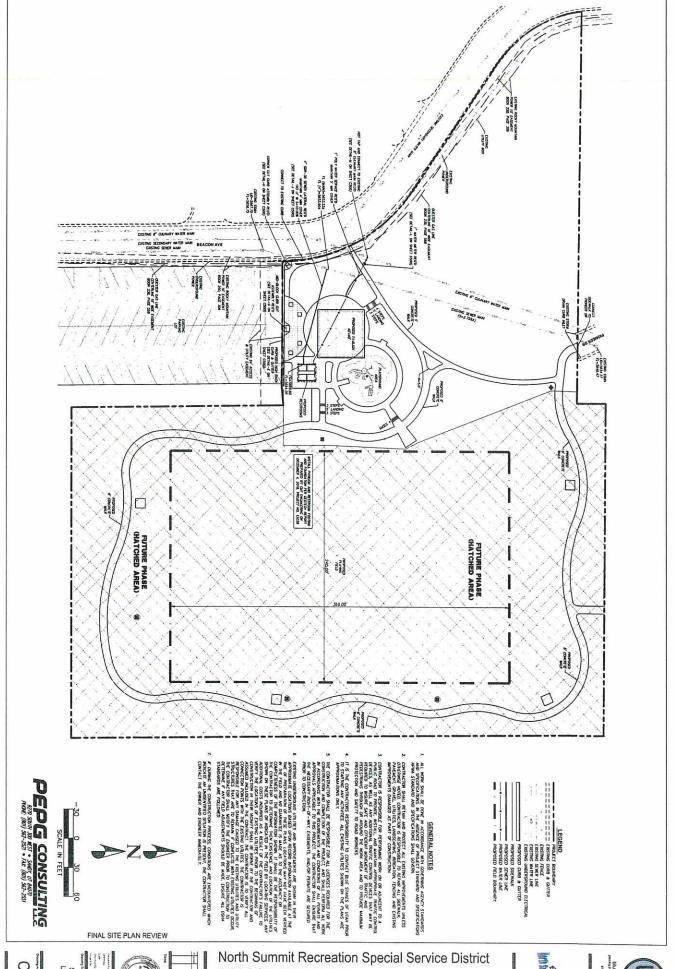
















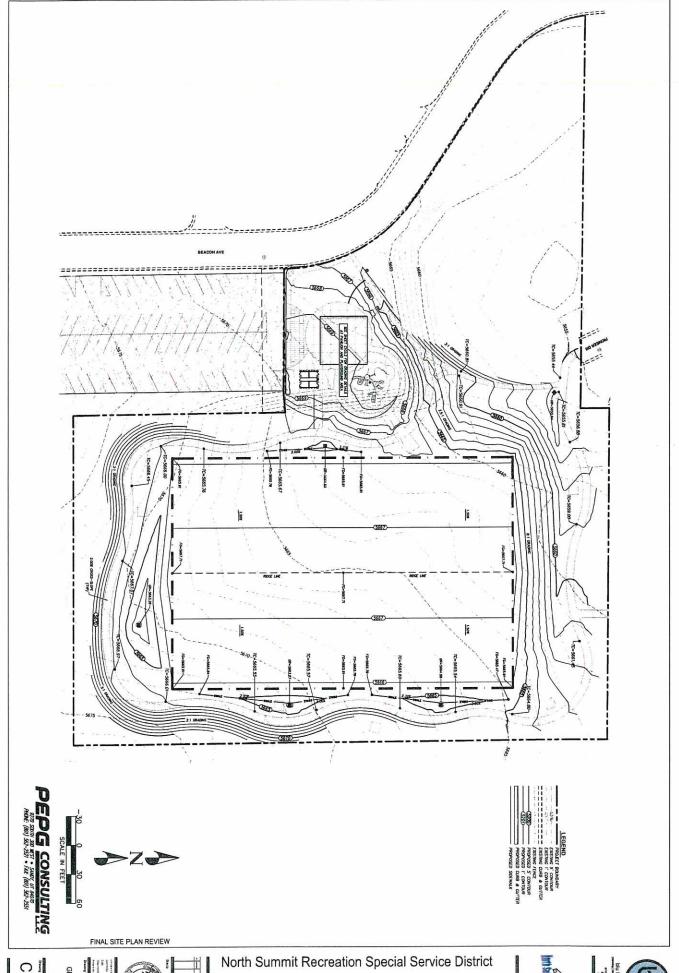


BEACON HILL PARK
Beacon Hill Drive
Coalville, UT 84017









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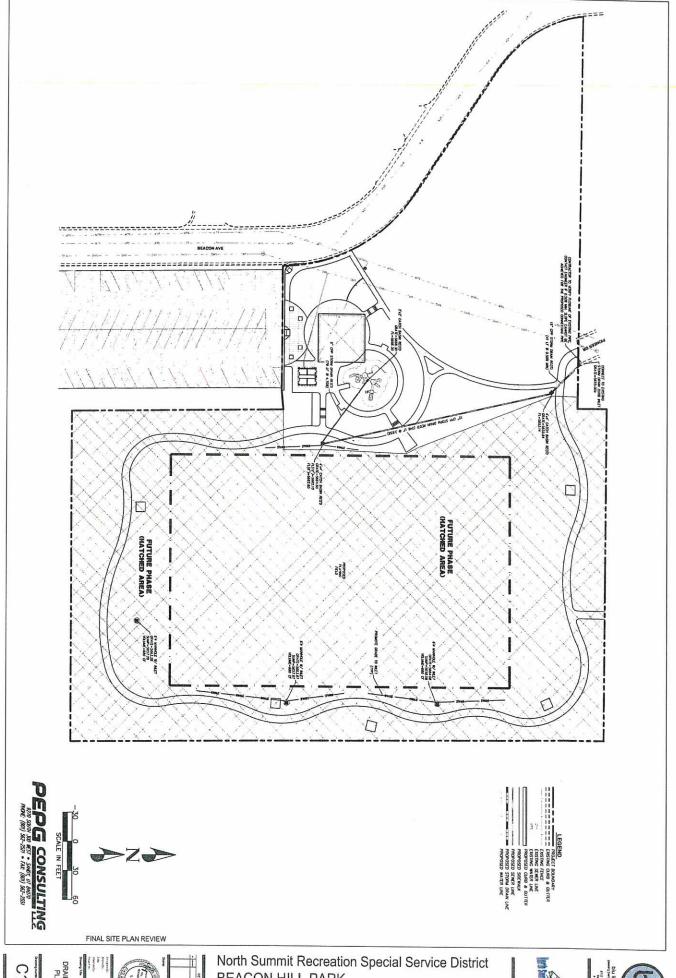




North Summit Recreation Special Service District BEACON HILL PARK
Beacon Hill Drive Coalville, UT 84017







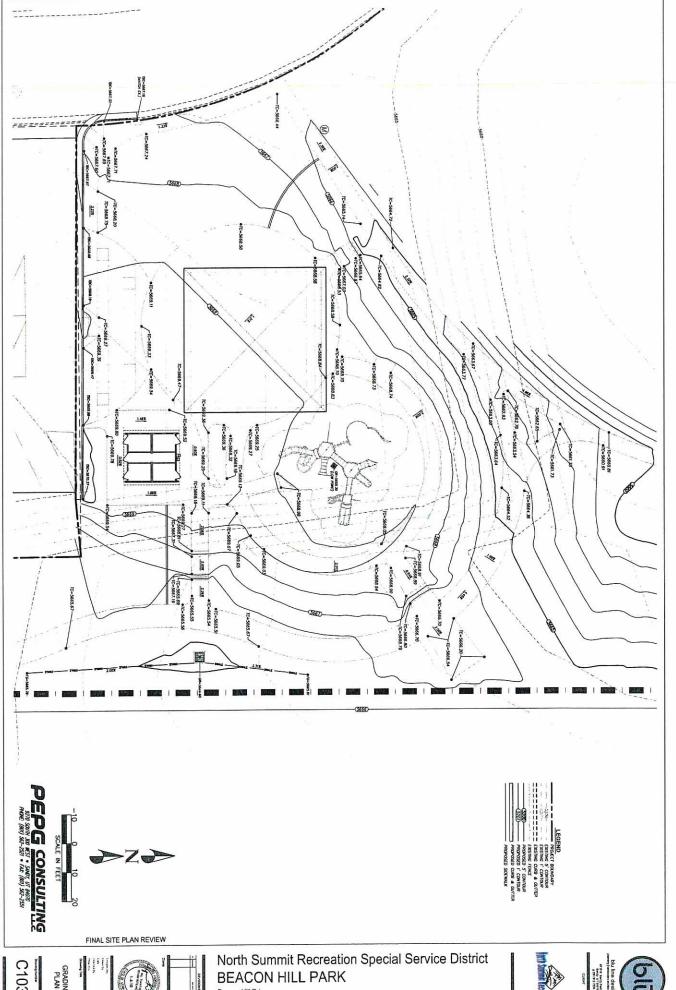






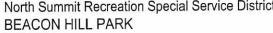








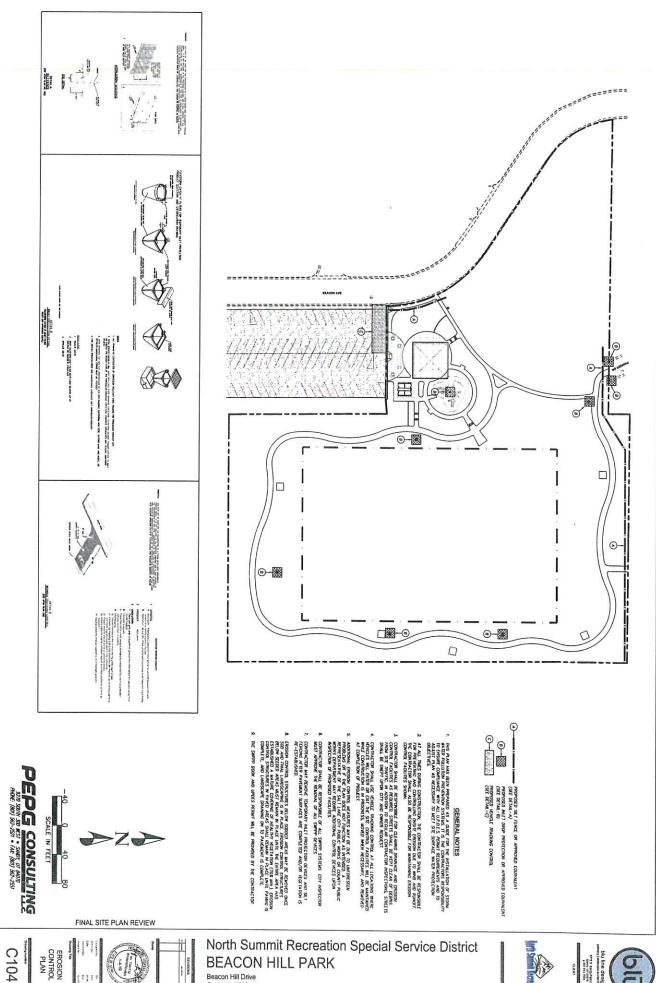




Beacon Hill Drive Coalville, UT 84017







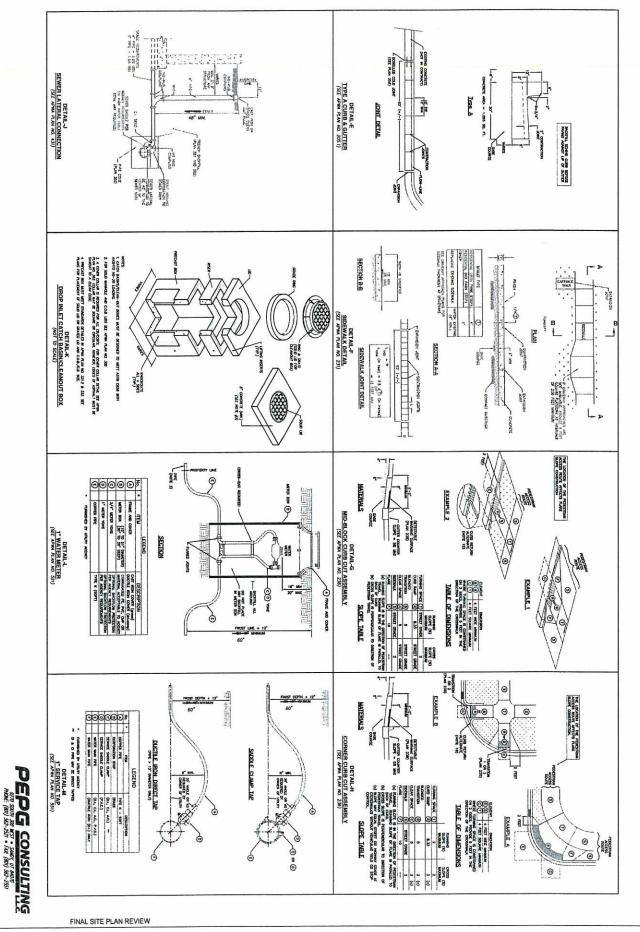












TYPICAL SECTIONS & DETAILS



North Summit Recreation Special Service District BEACON HILL PARK







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ELECTRICAL SYMBOL



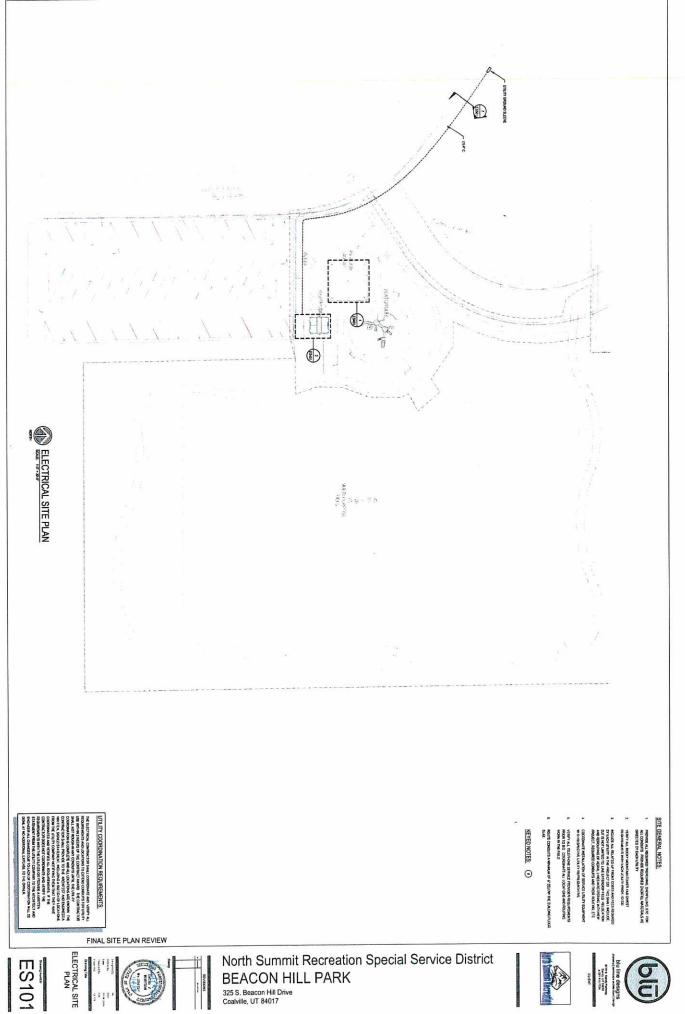














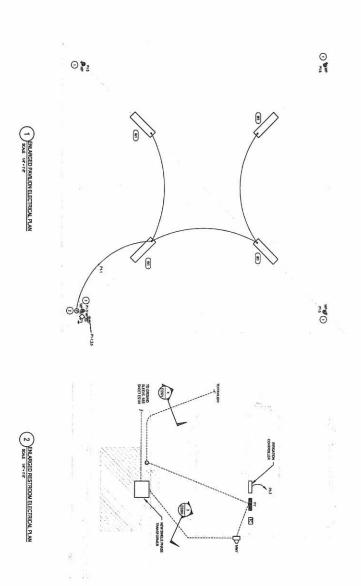
North Summit Recreation Special Service District BEACON HILL PARK
325 S. Beacon Hill Drive Coalville, UT 84017

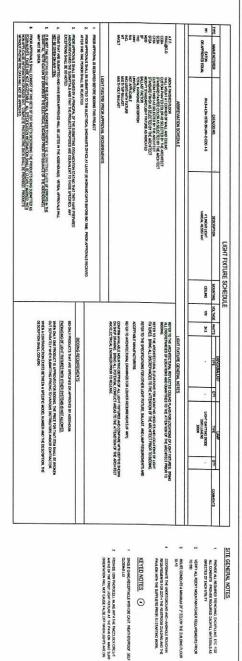












FINAL SITE PLAN REVIEW

ENLARGED ELECTRICAL SITE PLAN ES401



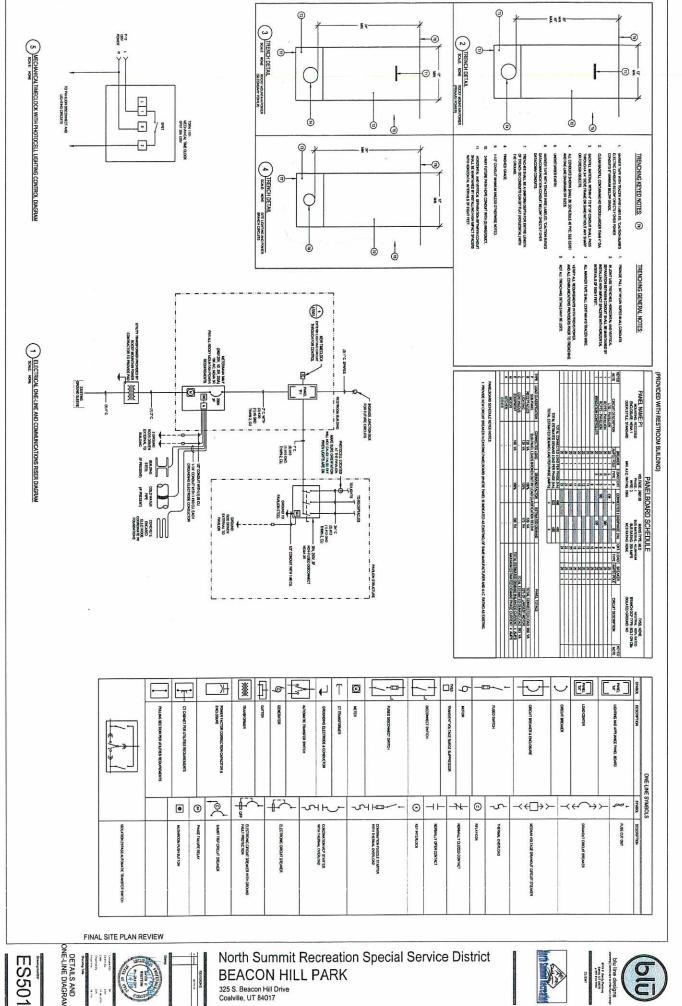








CONDUITS A MINAMAN OF 2" ECLOW THE SUNDING



ES501

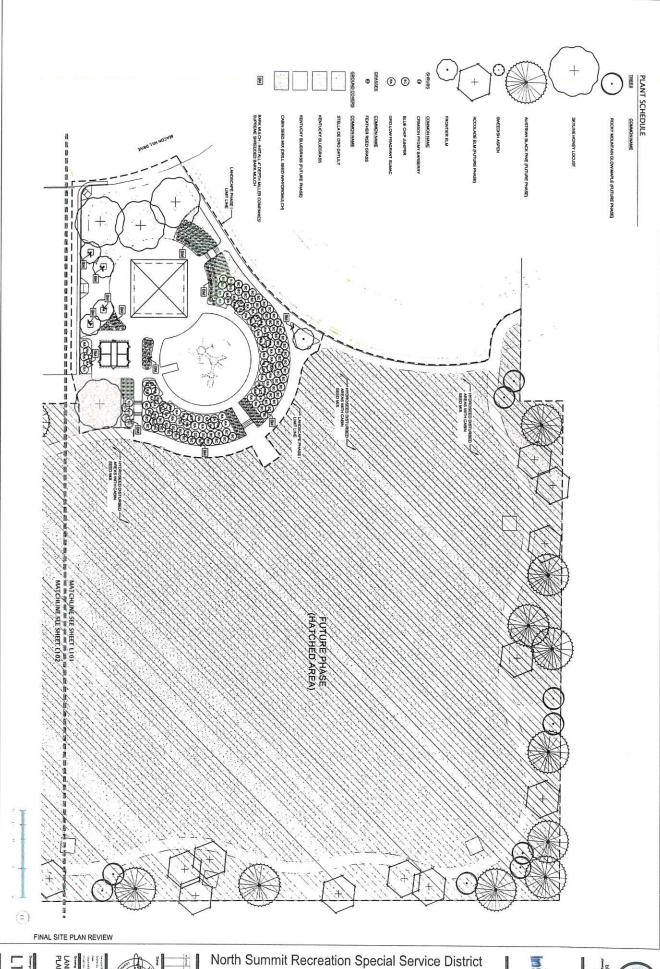


BEACON HILL PARK 325 S. Beacon Hill Drive Coalville, UT 84017













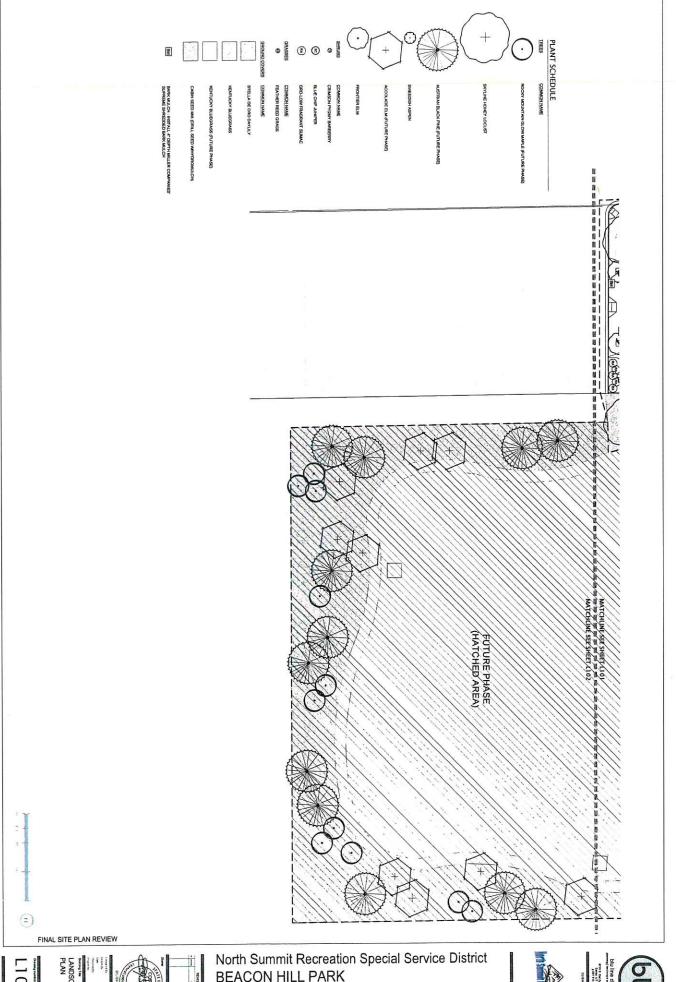






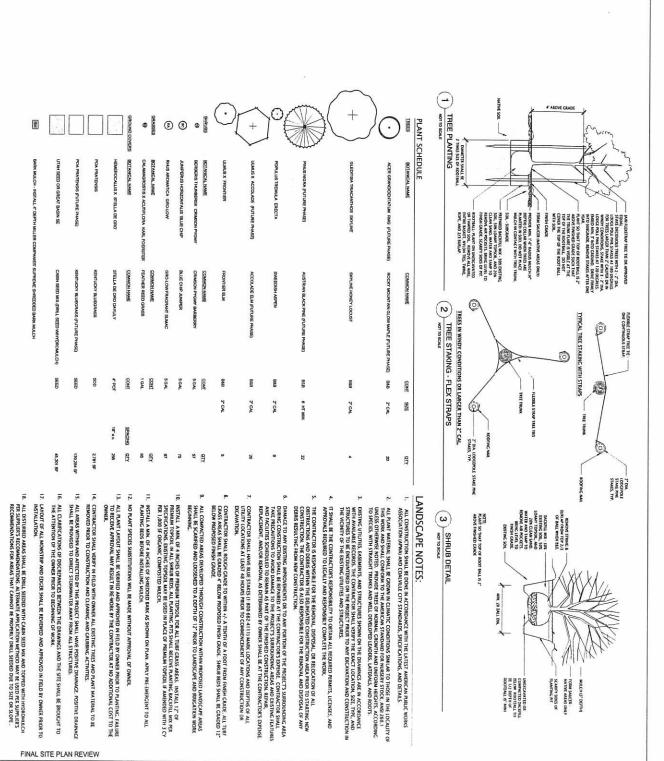












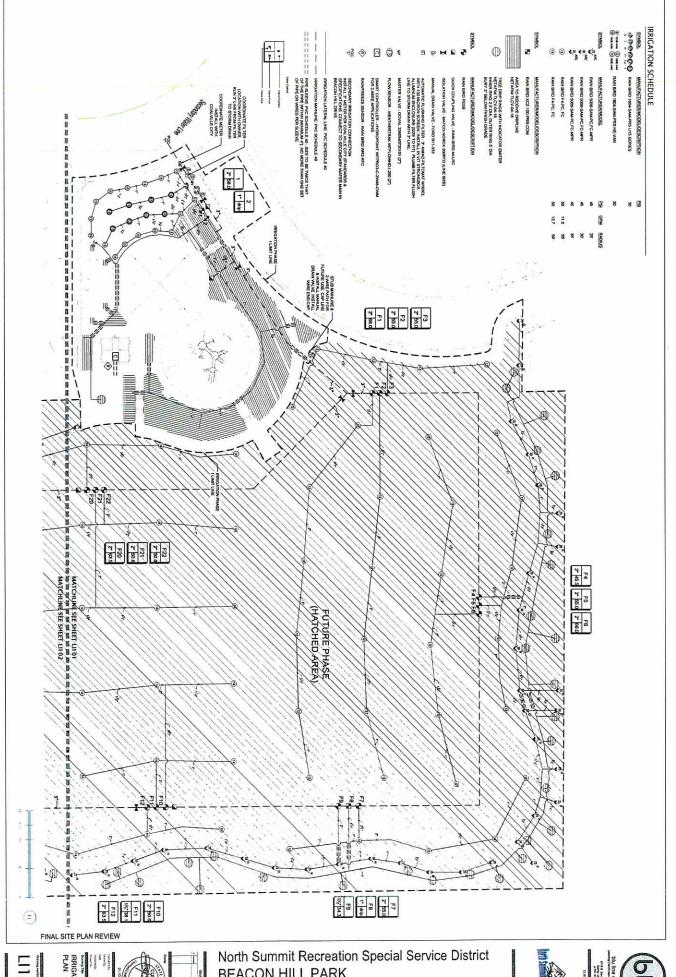
















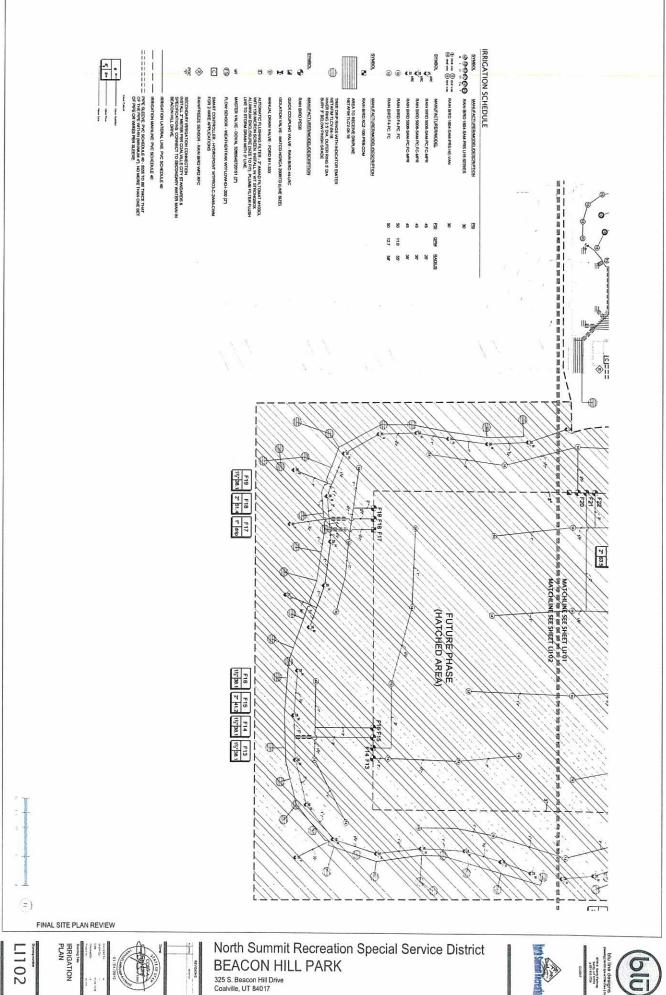








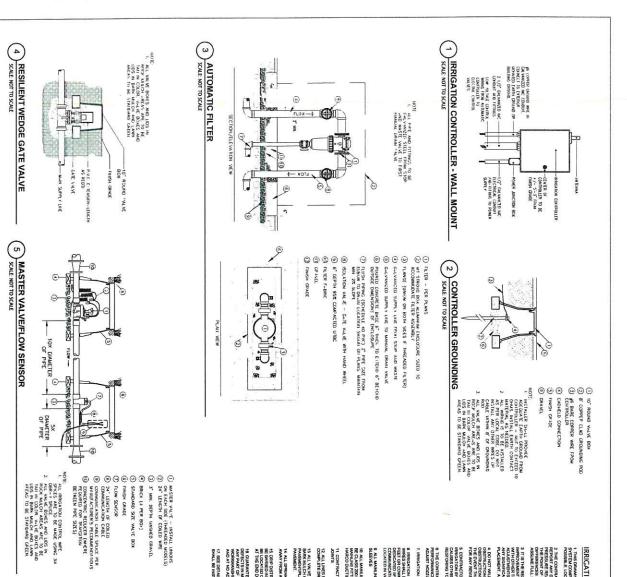












THIS DRAWING IS DIAGRAMATIC AND ISINTENDED TO CONVEY THE GENERAL LAYOUT OF IRRIGATION STEM COMPONENTS ALL RIBIDATION COURSEST SAMEL BY ALL OF INTENDED TO CONVEY THE GENERAL LAYOUT OF IRRIGATION COURSES WHEREVER SHALL BY MAJIND AND MAINTING AREAS WHEREVER SHELF LOCATE MAINLINE AND VALVES NEAR WALVS WABRE FEASBLE.

IT IS HE RESPONSEUTT OF HECOMPACTOR TO PANALMAZE HANGLE HANGLE HANGLES HE EFFORMATION ASTELL HANGLES H

4 DECODERS SHALL BE MOUNTED BY BRACKET TO INSIDE WALL OF VALVE BOX WITH DECODER ID ORIENTED TOWARD THE TOP OF VALVE BOX.

I MASTER VALVE TO BE CONNECTED VIA SINGLE STATION DECODER

WODELS
WEATHERTRAK WIZW-SVD-11

2 CONTRACTOR SHALL LAY OUT DECOIDERS AS REQUIRED BY SYSTEM NO TWO VALVES ARE TO SHARE THE SAME ADDRESS. ALL VALVES MUST BE WITHIN 10 OF THE DECOIDER TO WHICH THEY ARE CONNECTED.

1. ALL VALVES SHALL BE CONNECTED TO SYSTEM VIA DECODERS

SUPPLEMENTAL 2-WIRE IRRIGATION NOTES

THIRACTOR SHALL THE RECESSANT PRECAUTIONS TO PROTECT STE CONSTITIONS AND DESTINO AND DESTINO AND THE THE THAT THE CONTINUE AND THE CONTINUE AND THE THE THAT THE CONTINUE AND THE THE THAT THE CONTINUE AND THE THE THAT THE CONTINUE OF SHALL BE RESPONSIBLE FOR TORNIO TO CHORANGE CONTINUE OF SHALL BE RESPONSIBLE FOR TORNIO TO CHORANGE CONTINUE AND THE CONTINUE OF SHALL BE RESPONSIBLE FOR

THE COMPRACTOR SHALL FLUSH AND AJAJIST ALL SPRINGLER HEADS AND VALVES FOR OPTIMAN ERFORMANCE HISTALL HEADS WITH THE APPROPAINET ACK AND RADIUS FOR THE AREA TO BE COVERED DJUST NOZZLES TO BLIMINATE OVERSPRAY ONTO WALKS, BUILDINGS, ETC.

TION CONTROLLER(S) SHALL BE GROUNDED PER ESTABLISHED ASIC GUIDELINES

9 ALL MANNLINES, LATERAL LINES, AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES

ALL, MANUALE AND LATERAL UNE PIPE SMALL BE SCHEDULE AD PAY THROUGHT PIPE AT TO PIPE SMALL BE. CLASS 300 PMC, ALL, LYBEAR, UNE FITTENS SMALL BE SCHEDULE AD PAY UNELSES OTHERWISE ATTER SMALL BE. MALHE FITTINGS UNDER Y SMALL BE SCHEDWEED BY PAY LAMBER STITINGS Y AND LANGER SMALL BE. RECOLUCTELE ROYAL RESTRANT PER MANUFACTURESTS RECOLUMENTATIONS.

2) ALL LINES SHALL SLOPE TO DRAIN ADD MANUAL DRAINS AT ALL MANLINE LOW POINTS AS NECESSARY FOR COMPLETE DRAINAGE OF THE ENTIRE SYSTEM. INDICATE ALL DRAIN LOCATIONS ON "AS-BUILT DRAWNOS.

DO NOT MALIFILAT, YISTALL THE REGATION SYSTEM WHICH ITS APPARED IT IN THE RED THAT UNBOUNDED. IN THE RECONSTRUCTION OF THE REPORT WHICH IS THAT OF THE REPORT WHICH IS THE REPORT WHICH IS THE REPORT WHICH IS THAT OF THE REPORT WHICH IS THE REPORT WHICH IS

INDIANO) CONTRO, MIRES SHALL RE COLORI COODD MIRE FOR IDRIET SHANK, COMMON, HOT, SHANKE SS SHALL RE I AMAY (MARTE REED NETLANDERSCRIPTION). FOR CONTROL MIRE RANGE DOCERDA WAS THAN BOCKERDA WAS THAN BOCKER SHANKE TO TENNAMO SEQUITATION AND METER RECURSE OF THE SHANKER TO LOWER SHANKER TO LOWER SHANKER SHAKES TO BE SHAKE ALL WAS SHAKES TO BE SHAKES TO BE SHAKED WAS SHA

1. CONTRACTOR SHALL USE WELD-ON P-70 PRIMER AND 711 LOW VOC GEMENT FOR ALL SOLVENT WELDED OINTS

L'AVE BONGE AND LIDS IN ROCK MALCH AREAS ARE TO BET TALIN COLOR "ALVE BONES FASSILE MITH EDGE OF MELTHAND LIMAN REAGA RET DE ET FANDAD DEREEN ALGIA VALVE BONES FASSILE MITH EDGE OF MENTIFALANTING BEDS. WHERE FEASIBLE, LOCATE THE EDGE OF VALVE BONK 12"- IP FROM EDGE OF

8 3" OF EXTRA CABLE LENGTH TO BE INSTALLED AT ALL SPLICES

S EACH 2-WARE BRANCH IS TO BE EITHER A DIFFERENT COLOR OF WRE, OR MARKED WITH COLORED TAPE AT ALL SPLICES FOR TROUBLESHOOTING PURPOSES 4 3M DECODER CABLE FUSE DENCE (DOFD) TO BE INSTALLED AT ALL SPLITS IN THE Z-WRIE PATH WHERE MORE THAN TWO RUNS OF MEATHERTRAK WRIE COME TOGETHER INSTALL OCFD AND EXTRA CABLE IN STANDARD SZE VALVE BOX

A ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE HEADS SHALL BE LOCATED TO WAY FROM AND INF BELOW ADJACENT CURBS, WALLS, WALKS, AND MONSTRIPS DOATE DA UPALL SOE OF PLANTS, INSTALL DBIP FLUSH VALVE AT LOWPONT OF EACH DBIP ZOY.

JURANTEE LI, MORK SHALL BE GURANTEED FOR ONE YEAR FROM DITE OF ACCEPTANCE AGAINST ALL ECTES MANTERN, EQUARMENT, AND XORSMANSHED GURANTEE SHALL COPIER REPRIAT OF DAMAGE TO PART OF THE REMAKES RESULTING FROM LEWIS OF OTHER OF DEFECTS IN MATERIAL, EQUARMENT, OR TRAMASHER TO THE SATISFACTIONS OF THE OWNEET, REPAIRS, IF REQUIRED, SHALL BE DONE PROMETLY AND AND ADDITIONAL COST TO THE OWNEET.

7, SEE DETAILS FOR ADDITIONAL INFORMATION. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED HAVE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

#### RRIGATION NOTES

SINGE PROTECTION AND GROWSHIP.

1 SHARE PROTECTION AND GROWSHIP.

1 SHARE PROTECTION AND GROWSHIP.

10 1 DECODERS MACHINER'S LESS ADDITIONALLY, SHARE

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PROTECTION AND GROWSHIPS IS LESS ADDITIONALLY. SHARE

PROTECTION AND GROWSHIPS IS LESS ADDITIONALLY. SHARE

AND ALL THE CONTROLLER AND AT THE BIO OF EACH 2-WHITE SPAR

LOWGER THAN 25.

TAND ALONE SURGE PROTECTION - WEATHERTRAK WITZVILSP

2 REFER TO MANUFACTURER FOR INSTALLATION GUIDELINES ALL GROUNDING RODS SHALL ALLOW FOR 10 OHMS OF RESISTANCE OR LESS

INSTALL 2-WIRE PATH IN 1" CONDUIT WRE FROM CONTROLLER TO DECODERS SMALL BE WEATHERTRAY, ARE PAUCE BLETTER OF TAUND, FRE MANAFACTURER'S ECOMMENDATIONS SUPPLEMENTAL WIRE RUNS FROM DECODER TO ALVESS (NOT TO EXCEED TO BLENGTH) SMALL BE 14 AWG DIRECT URLAL WIRE.

FOR TROUBLESHOOTING PURPOSES, A STAR CONFIGURATION IS TO IE USED FOR WARING AS OPPOSED TO A LOOPED CONFIGURATION

THE SECRETARY blu line designs

6 MANUAL DRAIN VALVE

SIDE VIEW

TOP VIEW

ELBOW FVC THREADED

400 B

STREET ELL GRAVEL SUITP

PIC SIEE & THREADED NIPPLE 3/4" ELBOW

MANUAL DRAIN

TINE IN MAIN MARI LINE

> PLC STEENE VALVE BO

pa

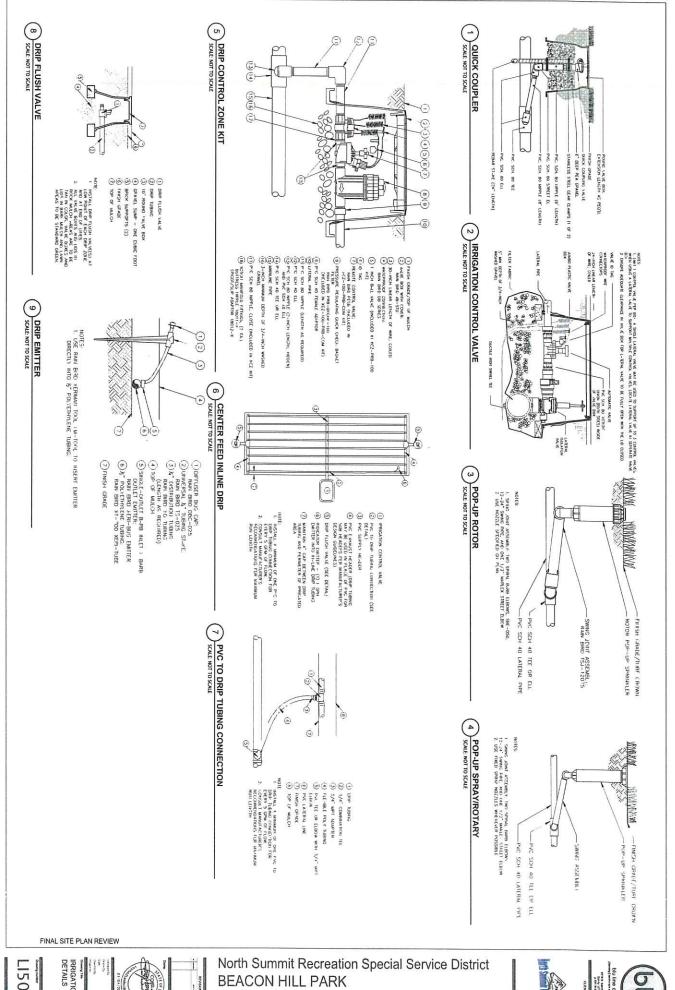
1/4" SCH 80

EIL SIBEET

FINAL SITE PLAN REVIEW

North Summit Recreation Special Service District **BEACON HILL PARK** 

325 S. Beacon Hill Drive Coalville, UT 84017





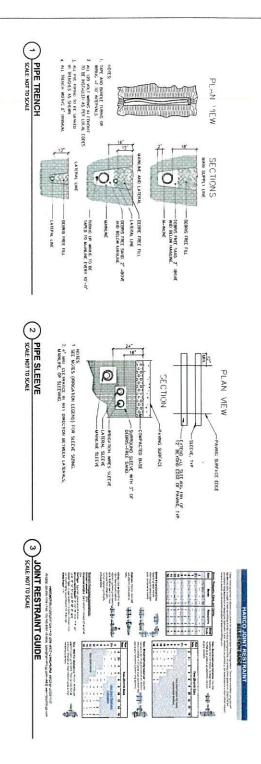












FINAL SITE PLAN REVIEW









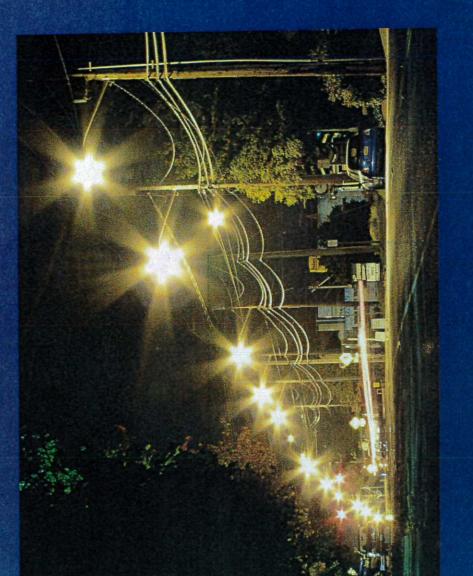
### INTRODUCTION

Lighting, Signing, Noise and Fencing



Proposed Phase II

Development Code Amendments



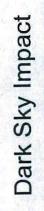


#### Purpose:

- To prevent the degradation of the night-time visual environment by production of unsightly, annoying, or dangerous glare
- residents and visitors; To minimize light pollution for the enjoyment of Coalville City
- ω To create lighting practices that promote the health and safety of Coalville City residents and visitors;
- To prevent the unnecessary waste of energy and resources in production of excessive light or wasted light;
- 5 To prevent interference of the use or enjoyment of property glow and light trespass. the scenic view of the night sky due to increased urban skywhich is not intended to be illuminated at night and the loss of









View of Wasatch front from Ben Lomond Peak (near Ogden).

#### LED Lumens and Kelvin Lighting Technology



# on LED Light Bulb

oose the LUMENS and KELVIIN That Fit Your Needs

Lumens: How Bright the Light is?

The Higher the Lumens, the Brighter the light

Now Look for Lumens 2600 lm Used to Look at Watts 150 w

1600 lm 1100 lm 75 W ₩ 00L

KELVIN: What Color the Light is? The Higherthe Kelvin, the Coolerthe light



450 lm

Watts is Energy

40 w

800 lm

₩ 09



## Colour Temperature Chart

3000k Warm White 4000k

Cool White

Candlelight

Extra Warm White

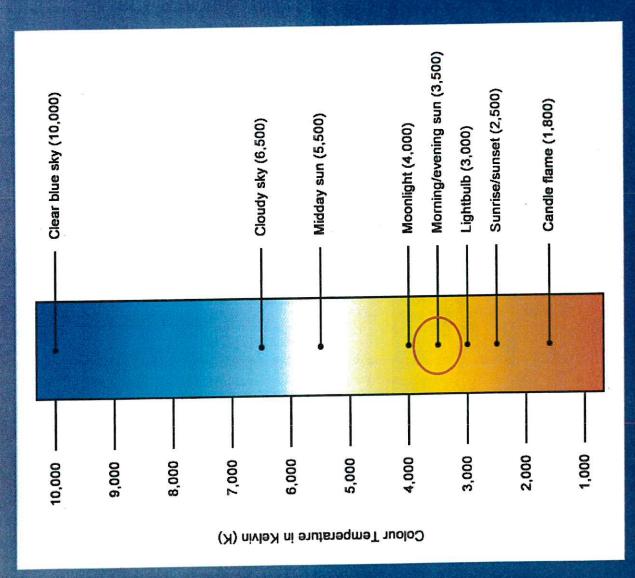
5000k Daylight

Overcast Sky 6500-7500k

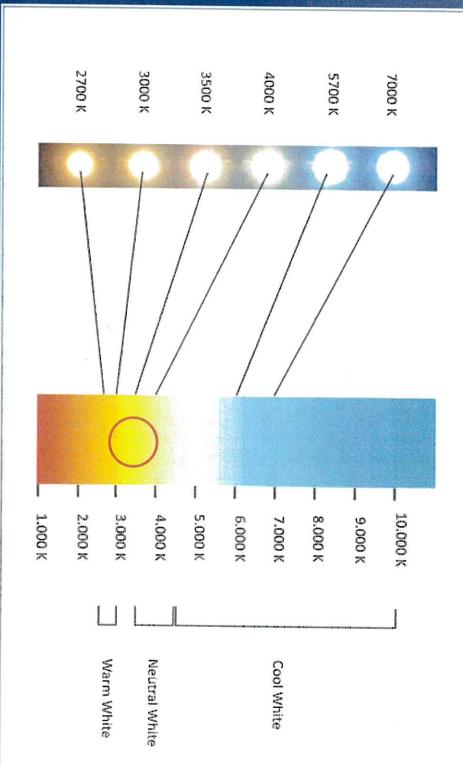
Blue Sky 8000k-12000k

LIGHTING







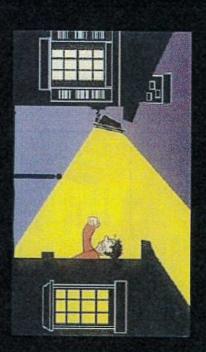




<b>5800</b> lumens	24W 45W special high voltage lamps	85W	300W	300W
<b>2600</b> lumens	24W special high	Š	W051	150W
1600 lumens	16-18W		T00/V	72W
1100 1600 Iumens Iumens	13W		75W	53W
<b>800</b> lumens	MoT-6	<b>1</b>	M09	43W
450 lumens	M9	8-9W	40W	Z9W
BRIGHTNESS	LED	등	Regular Incandescent	Halogen
BULB				



### Light Trespass

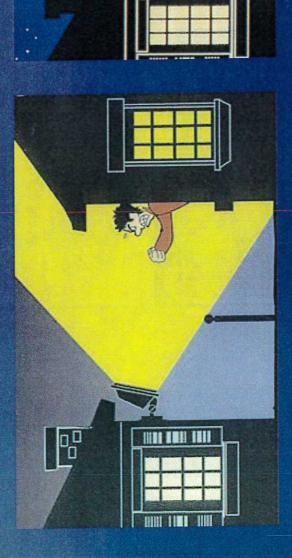


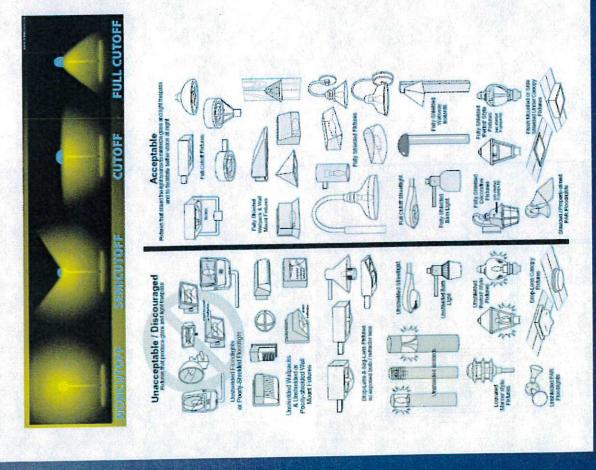
- Lighting that trespasses into your windows or property
- Prevents you from getting a good nights sleep





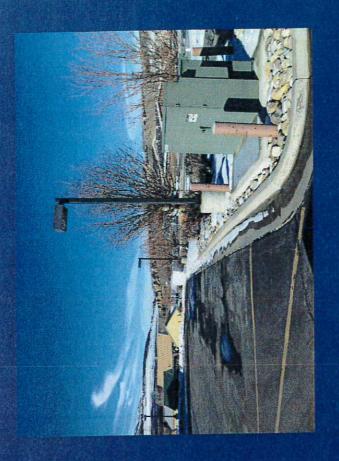


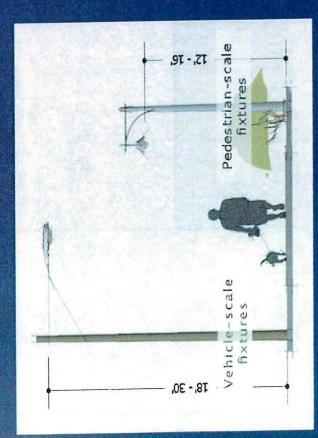




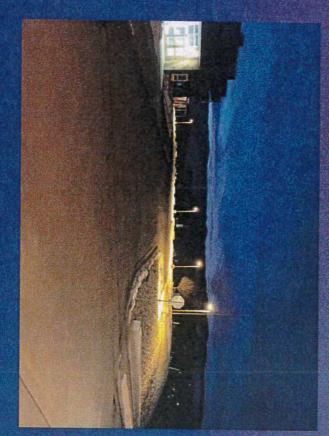
#### Examples





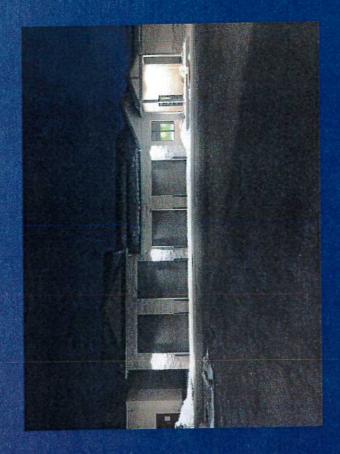


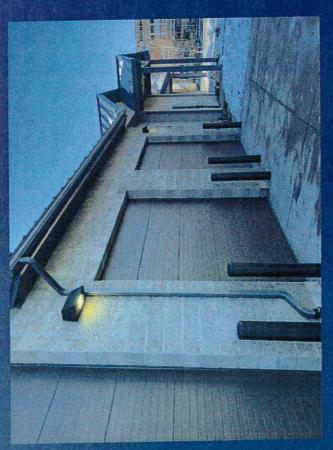




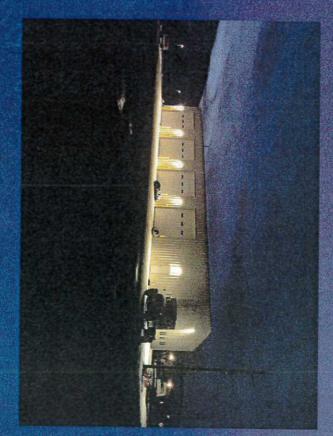






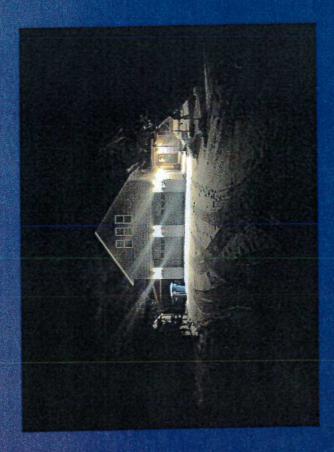


























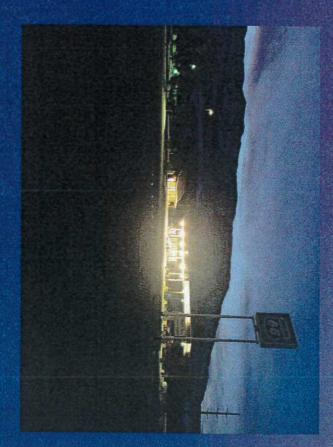
















## SIGN REGULATION

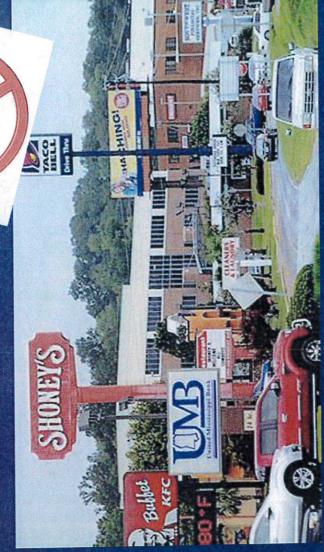
#### Purpose:

- Create an attractive economic and business climate that enhances the aesthetic appearance of the community.
- free expression is protected. Ensure that the constitutionally guaranteed right of
- ω. Reduce signs or advertising distractions and accidents. obstructions that may contribute to clutter or traffic



# Signs...what is, or can be, the problem?



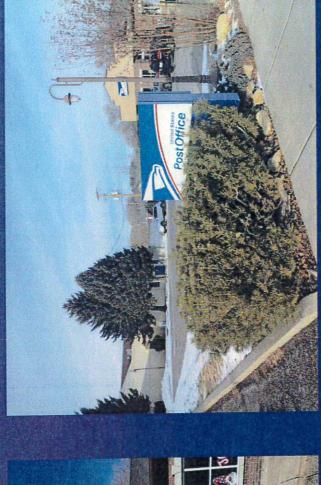


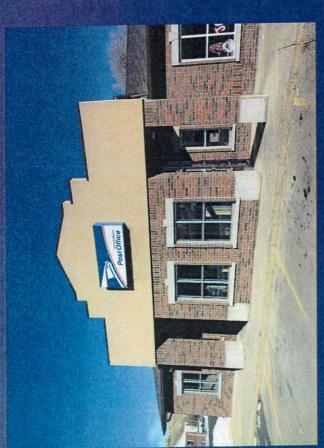


# Examples...good or bad?







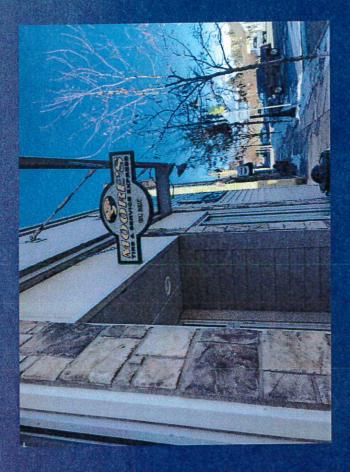


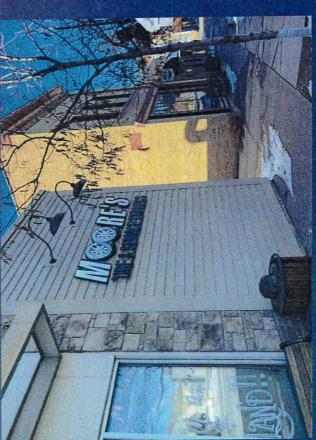


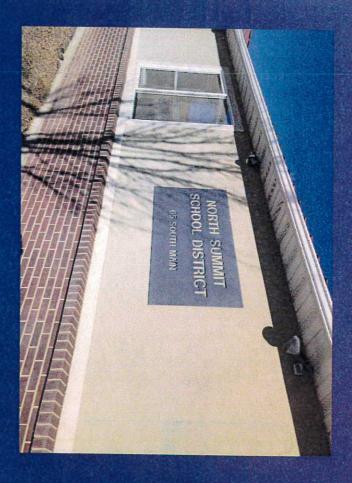


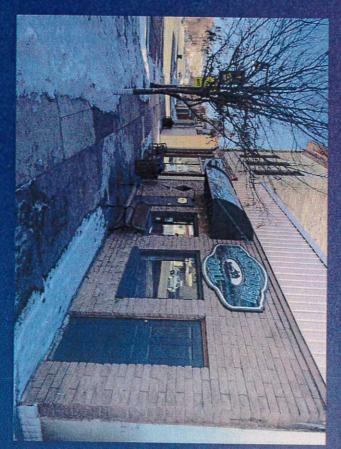




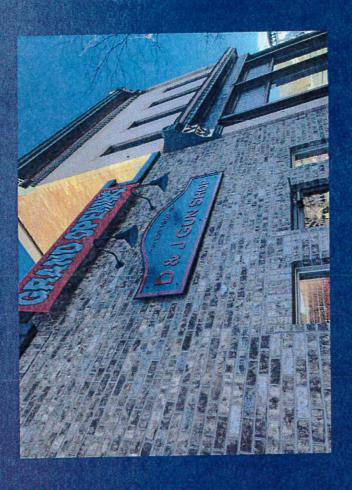


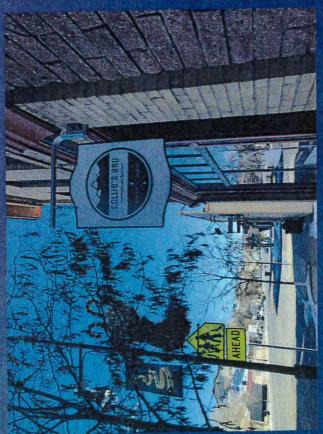




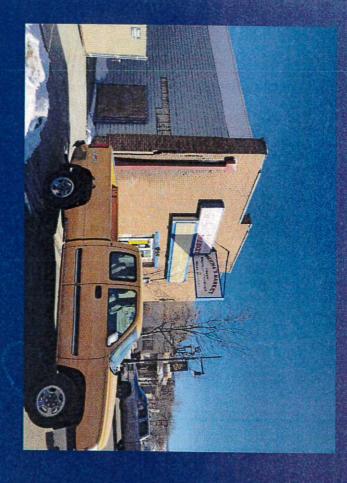








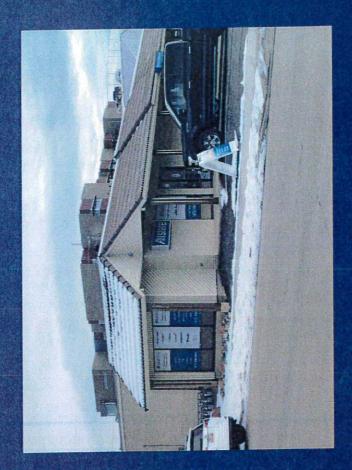




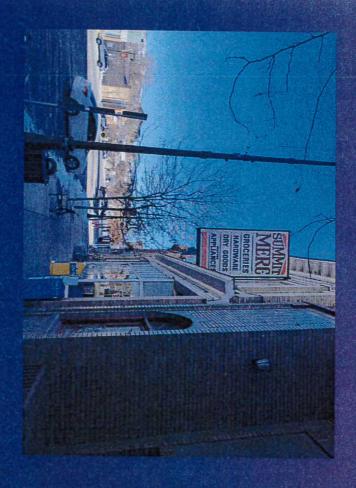


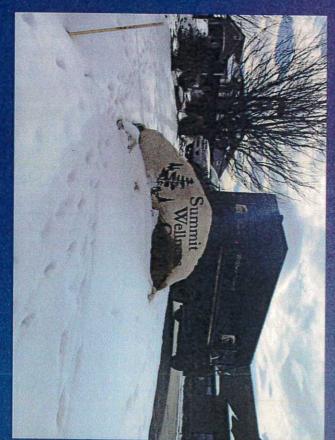






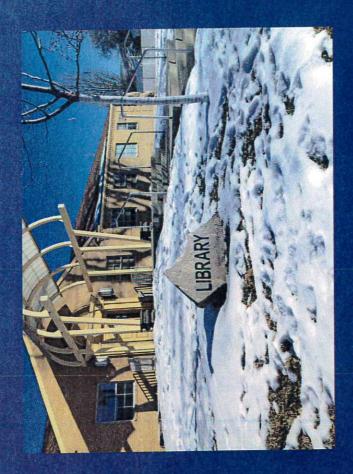


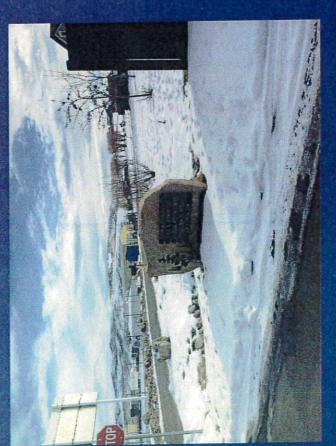


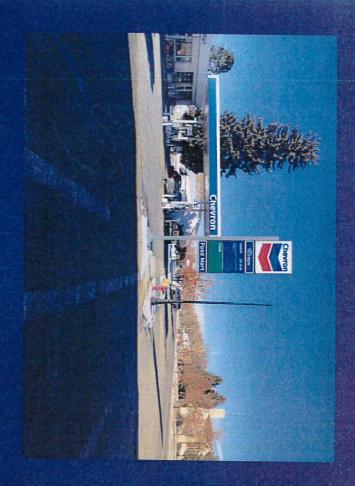


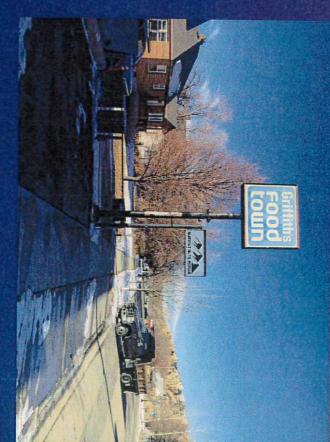












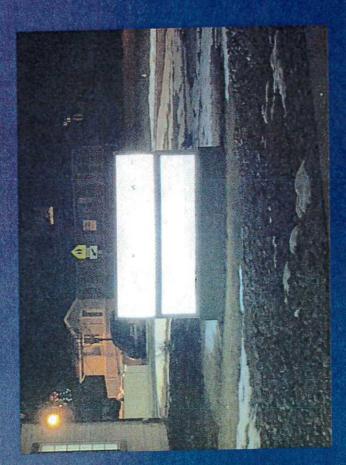


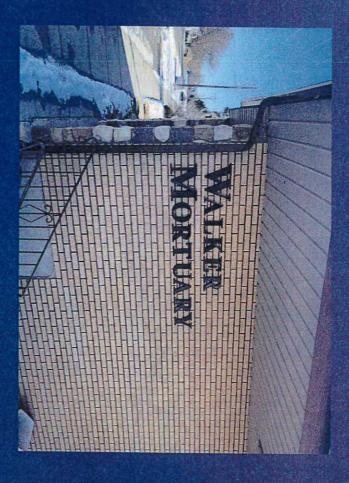


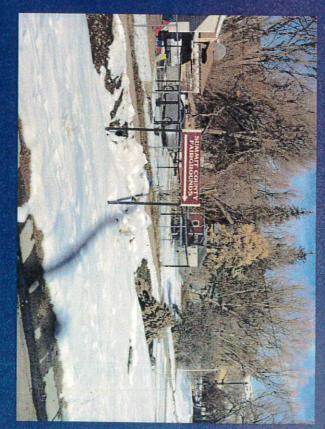








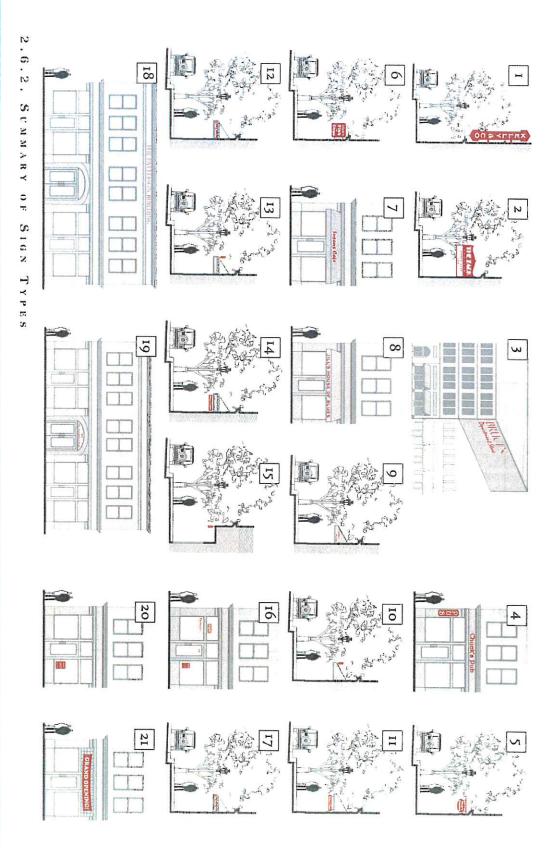








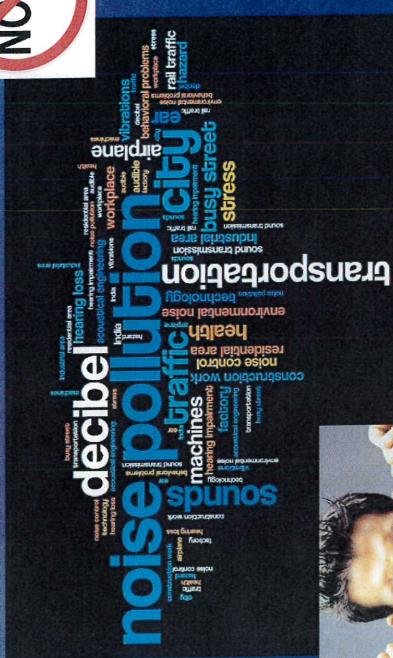


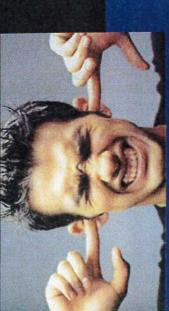




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NOISE

## Noise Disturbances

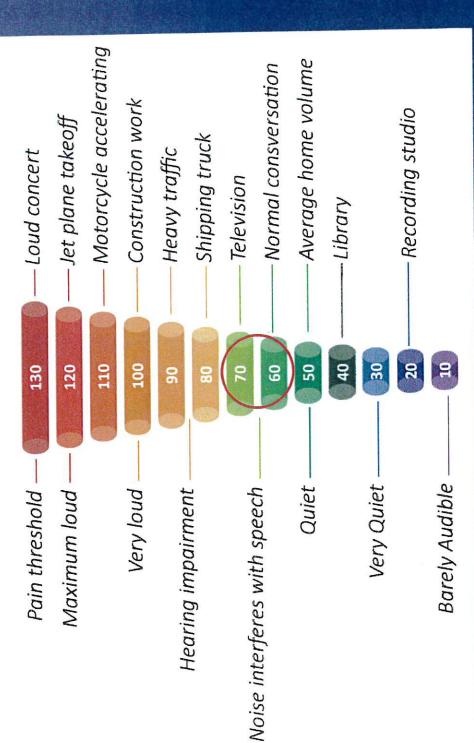
#### Purpose:



- 1. Reduce the making and creation of excessive, unnecessary, or unusually loud noises within the limits of Coalville City;
- Prevent the making and creation of such excessive, unnecessary, of the residents of the City; and or unusually loud noises that are prolonged, unusual, or detriment to public health, comfort, convenience, safety, or welfare unreasonable in their time, place, or use, that affect and are a
- Secure and promote the public health, comfort, convenience, safety, welfare, and the peace and quiet for the residents of the City



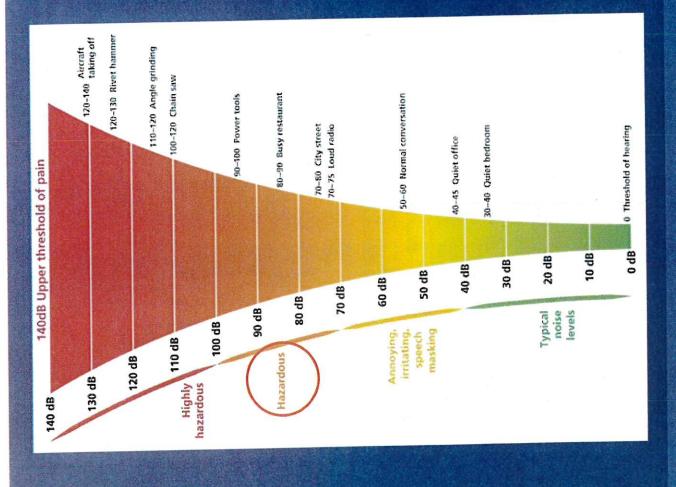
## DECIBEL LEVELS









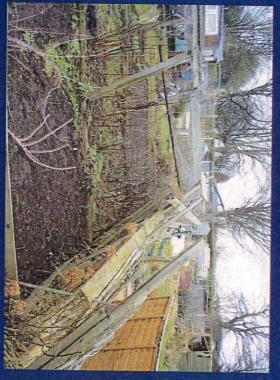




# Fences, Walls and Hedges

Purpose:

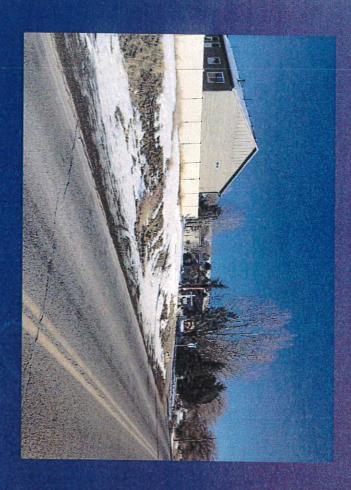
hedges of high or unsightly fences, walls and potential negative visual impact or hazards Ensure safe sight lines and minimize the







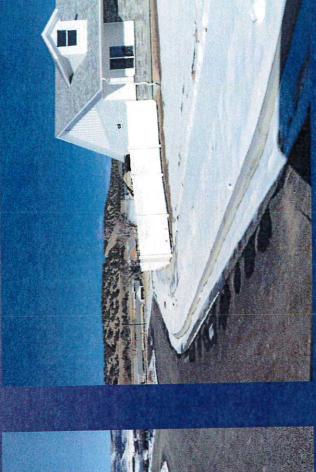
### Examples

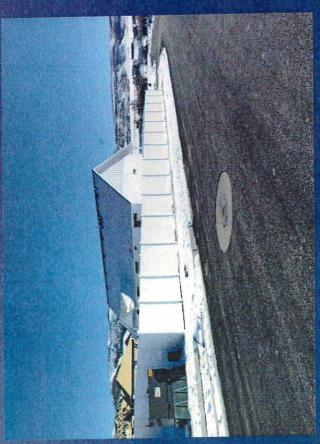


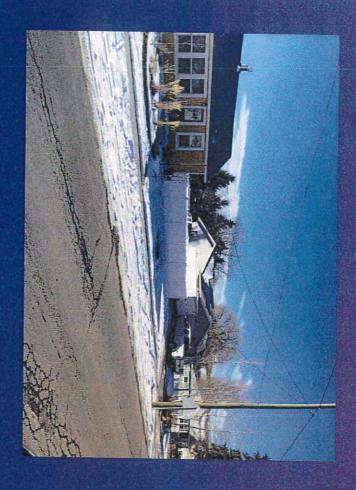


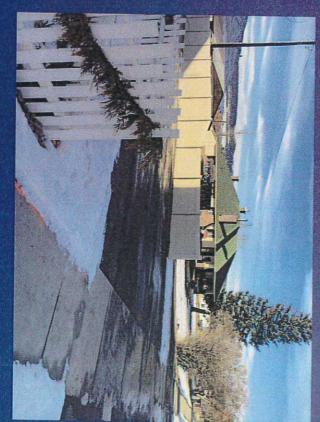










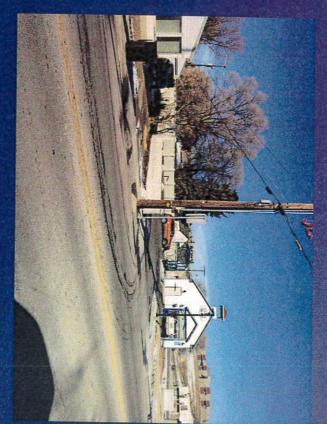




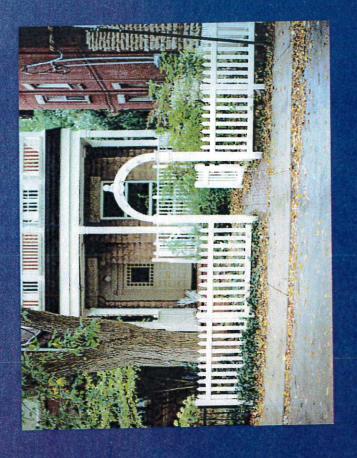


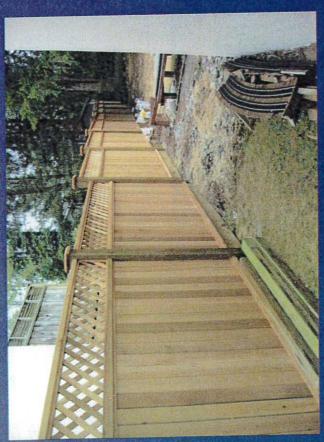














### Questions?

