



COALVILLE CITY PLANNING COMMISSION MEETING NOTICE AND AGENDA

Notice is hereby given that the Coalville City Planning Commission will hold its regular Meeting on **Monday, June 19, 2017** at the Coalville City Hall located at 10 North Main Street, Coalville Utah. This meeting will begin at **6:00 P.M.** The agenda will be as follows:

1. Roll Call
2. Pledge Of Allegiance
3. Open and Public Meetings Training – Sheldon Smith
4. **Public Hearing:** Preliminary Subdivision Plan Review
Parcel No. CT-317-X – 42 Lots Courtney Richins and Chris Boyer
5. Community Development Updates
6. Review and Possible Approval of Minutes
7. Adjournment

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

Dated this 16th day of June, 2017.


Nachele D. Sargent

****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: June 16, 2017 City Hall, Utah State Posting Website

Mayor
Trever Johnson

Council
Adrienne Anson
Cody Blonquist
Arlin Judd
Rodney Robbins
Tyler Rowser

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Coalville City Planning Commission
Regular Meeting
HELD ON
June 19, 2017
IN THE
CITY HALL

Planning Chair Dusty France called the meeting to order at 6:04 P.M.

Planning Commission Members Present: Planning Chair: Dusty France
Vice Chair: Walter Yates
Commissioners: Brice Lucas
Nathanael Davenport, Jason Moore
Linda Vernon (excused)

City Staff Present:

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

Public In Attendance:

Mayor Trever Johnson, Derek Moss;
JBU Engineers Inc., Whitney Lewis,
Ashley Lewis, Tonja Hanson, Jim
Robinson, Deb Robinson, Chris
Boyer, Courtney Richins, Kelley
Pentz, Jack Walkenhorst

Item 1 – Roll Call:

A quorum was present.

Item 2 – Pledge Of Allegiance:

Chair Dusty France led the Commissioner's, Staff and Public in the Pledge Of Allegiance.

Item 4 – Public Hearing: Preliminary Subdivision Plan Review:

Shane McFarland explained the Staff Report and the Preliminary Subdivision Plan (Exhibit A) which was for 43 lots. He stated the property was approved to be re-Zoned to R-2. The review included how the utilities were laid out, street layout, widths, slopes, and lot sizes. Shane stated the Applicant owned 21 acres and had purchased additional ground to have 43 lots total. He stated they planned to do the development in phases and could build 30 homes on one egress according to the Code. He stated tonight they would hear the public comments and then decide if they liked the way the subdivision was laid out or if they would rather see a different layout. He stated the

preliminary plan was to give comments on what they would like to see for the final plan.

Chair Dusty France opened the public hearing at 6:32 P.M.

Tonja Hanson – resident

Tonja Hanson stated she believed her property butted up against lot #112. She stated she felt this was a great place for a subdivision. She questioned what the community benefits were other than the tax base. She stated there was a lot of density here. She didn't see any future trail and felt the lots along Chalk Creek were large enough to allow an opportunity for public access along there to create a trail system as part of the approval process. She stated if you left it to the future, it would never happen and she really wanted them to take that into consideration. There was a great opportunity there to benefit the future of the area. Tonja Hanson stated she understood it was allowed to have 30 homes on one access, but felt that was a lot of traffic to go out on Chalk Creek Road. It would be at least 60 cars a day and felt it would be nice to have both roads available even for just 30 homes. She stated with the trail head listed for the future, she felt the future parts of the whole development needed to happen now, in her lifetime, as they considered the approval process.

Trever Johnson – Mayor, resident

Trever Johnson stated one of the reasons he had got involved in the City was because of the stories from the good old days. He stated he wanted to have all of the commerce the City used to have for people of his demographic. He stated he built a house here and felt it was a little difficult to get through the process. He wanted to make it attractive for growth and streamline the process. Trever Johnson stated at one point the infrastructure couldn't even support a development like this, but with the completion of the sewer plant and being in the process of updating the water system, the City was ready and able to handle new growth. He stated he thought for the City to not die on the vine we needed to take the risk on this development. If someone was willing to come to Coalville and take the risk to develop and build and be part of the community, then we needed to support it. There was a demand for it. He stated he got asked a lot about where someone could find a lot to build and right now there wasn't a lot of opportunity. Trever Johnson stated he would encourage them to consider the view that this community should welcome growth, both Residential and Commercial, and support someone that was willing to put their money here. He stated we needed to be responsible and sensible about it, but felt this was a move in the right direction.

Ashley Lewis – potential property owner

Ashley Lewis stated he was born and raised here and would like the opportunity to move back here. He stated he moved away because there wasn't an opportunity to stay in the area. He stated he felt this was a great opportunity to allow kids to come back and start the growth for the City. He stated if you didn't have family ground, it was really tough to find a place. Ashley Lewis stated he lived in a subdivision right now in Heber City and he had a feel for what a park and trail system would add to this. He agreed with Tonja Hanson if you left it to the future, it may never get done. He felt for the community as a whole it would be nice to have a dedicated trail to be able to walk into town without having to walk down the street. He stated there would be some potential safety concerns for the six or seven lots around Chalk Creek and the Developer may need to be required to put in a privacy fence there. He stated he appreciated Courtney Richins and Chris Boyer for trying to do this.

Chris Boyer – Developer

Chris Boyer stated they would be working with the County to make sure everything fit for both the County and them. He stated they had already met with the County to acknowledge a future trail system with them and they loved the idea of a proposed future trail there. He stated the County really appreciated the opportunity to meet with them and liked the idea of where the trail head was proposed. He stated until the County had their development finalized it was hard to plan any further.

Trever Johnson – second comment

Trever Johnson stated he didn't want to speak for the Council, but in the past they had been very sensitive to this type of situation and were very trail friendly.

Courtney Richins – Developer

Courtney Richins stated once the County decided what they were going to do with the Fairground property; they should be able to walk from their project all the way to town. The County would connect to the Senior Citizens building and to Chris Boyer's property and then they would end the trail at their project.

Chair Dusty France questioned if the trail would continue to connect to the property to the East. Chris Boyer stated it would connect by sidewalk through their project. He stated their property ended at the City limits and they didn't own any more property

to run a trail through. Commissioner Jason Moore stated he didn't think they could get so far in the future that they tried to determine what may happen 20 years in the future. He stated this property ended at the City limits and anything beyond that should be considered at another time and place. He stated whatever happened to the East would be able to access the trail head from the sidewalks. Courtney Richins stated Chris Boyer was already making a concession to let the trail go through his property and as long as the County held up their end with continuing the trail, the trail system would happen. He stated otherwise this would be a trail to nowhere. Sheldon Smith stated for the City purpose we would just say there couldn't be a protective strip there, but otherwise that was as far as they could take it.

Tonja Hanson – second comment

Tonja Hanson stated she felt it would be very unfortunate not to consider receiving an easement along the Creek all the way to the end of the City limits. Yes, we don't know what the Judd Family would do in the future, but this would lay the ground work for the future with this development if there was an opportunity. She stated she didn't think they should let it go. Everywhere you went there were trail systems that attracted people. Trails along the Creek would bring people to town to visit the businesses. She asked for them to please take that into consideration.

Chair Dusty France closed the public hearing at 6:48 P.M.

The Planning Commissioners discussed the trail options. Commissioner Jason Moore questioned if it would be a City owned trail and questioned how big of an easement was needed. Shane McFarland stated it would be owned by the City. They discussed whether or not the trail needed to be extended along Chalk Creek. Derek Moss stated it was not uncommon for trails to connect by sidewalk and streets as they moved along and the access would be provided with the sidewalks in the development. Vice Chair Walter Yates stated he felt it would be more desirable to have the trail all the way along the Creek even if it ended at the City Limits. Chair Dusty France referred to the Code Title 8-4-100 where it stated tighter density could be considered if they were willing to have some open space for the trail system and a park. Trevor Johnson recommended for them to include in their motion that they recommended for the Council to discuss and finalize the trail head. He stated when they came back for Final approval the Commission would be able to see what the final plan looked like. He stated he felt it was more appropriate to discuss it and then put it back on the Developer to define it on the Final Plan. He stated that was why everything tonight stated it was for the future. He stated "future" meant part of the final process, not 25 years into the future. He stated he felt trails were important and they should include

that in their motion. Sheldon Smith agreed and stated he felt they were trying to go too much into detail and specifics. He stated if the trails were important to them they should include it in the motion. Vice Chair Walter Yates stated he didn't agree with that as things had been discussed before and they had made their recommendations, just like with the re-Zone, trails and parks were stated to be a significant concern, but they were not drawn on the plans before them for approval tonight. He questioned how to make sure it would happen if they just agreed to pass it on again or should they really address it now and require something to be done about it. Vice Chair Yates stated he didn't want to pass it on again as their proposal for the R-2 issue was ignored. Chair Dusty France agreed with Walter Yates's comments as the concern was they felt their recommendations were overlooked and not taken care of. Shane McFarland stated he understood their concerns and tonight was to give direction for the final plan. The Commissioners discussed the road layout. Commissioner Brice Lucas stated he felt the cul-de-sacs seemed to be jammed with no-where to go and wasn't getting the open feeling they had discussed. Shane stated they had recommended for the roads to be laid out as they were as it helped the traffic flow to be slower. Courtney Richins stated they had originally proposed a continuous loop and then realized it would be more like a race track and wanted to slow the traffic down. The Commissioners discussed the egress points. Shane McFarland stated this would be built in phases, but it had to be all planned out so everything connected and made sense. He stated the Code allowed for 30 homes to be built with one egress. Vice Chair Walter Yates questioned if they had the option of offering the same density, but allowing smaller parcels or something besides single dwelling homes that could be clustered to offer more open space. He stated he would like that feel and the mixed use better for this parcel instead of a huge area filled with single family homes. Sheldon Smith stated they could suggest that would be something you would like to see, but you couldn't require them to do something like that. He stated he didn't even think they could require them to put in a park. Commissioner Nathanael Davenport stated he currently lived in the Beacon Hill Subdivision which was Zoned R-4. He stated his lot was 7,400 square feet and the lots being proposed tonight seemed palatial in comparison. He stated he still felt he had the open country feel where he lived. He stated there were fields all around and didn't feel the open feel here was in jeopardy. Chair Dusty France stated he liked the overall layout of the subdivision, but felt they were all in agreement that a park and trails needed to be added. Shane McFarland gave the Commissioner's the options for tonight's discussion. He stated they could recommend denying the plan, approving the plan with modifications like a trail, or approving the plan as it was.

A motion was made by Commissioner Nathanael Davenport to accept the subdivision plan as currently constituted with the recommendation to the City

Council to make sure there is adequate trail space and at least one acre of park space.

Vice Chair Walter Yates stated he would like to have stronger wording in regards to the trail space and park. Chair Dusty France referred to the Code Title 8-4 where it stated in their review they may require the development to reserve land for improvements for parks and playgrounds or other recreational purposes identified in the General Plan... where such reservations would be appropriate for the development and surrounding residents. Sheldon Smith clarified they could require it, but they couldn't do it at the expense of their density. He gave the example of requiring a park and then they would only have room for 35 lots instead of 42 lots. Chair France stated there were options set up where they could offset the loss of density whether it be from impact fees or allowing for a higher density to make up for the loss. He stated he felt it was important to be able to relay that to the City Council.

Vice Chair Walter Yates amended the motion to include the requirement of a trail and park elements through and along Chalk Creek.

Commissioner Nathanael Davenport summed up the motion to accept the subdivision plan as currently constituted with the recommendation to the City Council of the requirement of at least one acre of park space and comprehensive trail access through the subdivision and along Chalk Creek. Commissioner Jason Moore seconded the motion. All Ayes. Motion Carried.

Item 3 – Open and Public Meetings Training – Sheldon Smith:

Sheldon Smith informed the Planning Commissioners they were required by law to have annual training on Open and Public Meetings and referred to State Statute Title 52 Chapter 4. He reviewed the requirements with the Commission and stated all meetings needed to be open any time there was a quorum and if they were conducting City business. The community was entitled to know what their thoughts were and what they were deciding on. Sheldon stated anytime there were three or more Commissioners it was considered a quorum and should be advertised as a public meeting. He stated if it was a social gathering or a by chance meeting, it was not a quorum, but cautioned them that they really shouldn't be discussing City business. He stated even an electronic meeting would constitute a quorum if there were three or more of them. He stated a site tour would be an exception as they were allowed to do that without minutes, but it was still a fine line if the discussion headed toward any type of decision. Commissioner Nathanael Davenport clarified that information gathering would be fine, but deliberating would not. Sheldon agreed and stated it was

important that the public had confidence in them and how they conducted themselves. He stated it was against the law to ignore the Open Meeting requirements and the City could be fined and they could personally be held accountable. Trever Johnson stated there were certain requirements that had to be met for it to be considered an open meeting. He stated the meeting had to be noticed to the public, it had to be recorded, and minutes had to be taken. Sheldon stated there were certain requirements that would allow them to have a closed meeting, but it would need to meet one of the specific provisions for closed meetings. Sheldon stated he thought they did a great job tonight with the public hearing and just wanted to touch on a couple of items. He stated we relied on Shane a lot to explain the projects, but it should really be the applicant. He stated the applicant should be responsible to present their proposal. Derek Moss stated the public also deserved to hear the staff comments and recommendation so the information received wasn't just from the applicant's side of the project. Sheldon agreed and stated the applicant should go first and then Shane would give the Staff information. The meeting should then be turned over and opened to the public for their comments. The public should approach the Commissioners, identify themselves and make their comments to the Commissioners and not the public in attendance. He stated they may try to engage the Commissioners for a response to their questions or comments, but there shouldn't be any dialog going back and forth between them and the Commissioners. He stated after all of the public comments had been made then the public hearing should be closed. Sheldon stated once the public hearing was closed, there shouldn't be any more comments or dialog from the public. The discussion then was for the Commissioners. Chair Dusty France stated public hearings could get heated especially when someone had been stewing over the project or situation. He stated they shouldn't engage to defend or argue it with them. He stated they were here to listen to them. Trever Johnson stated he had a lot of feedback about the public hearing from the last meeting and he suggested keeping the meeting as formal as possible. If they wanted to have something clarified, they should ask the Chair for permission to ask for clarification. Trever Johnson stated that would help to keep the meeting order. Sheldon stated the last thing he wanted to discuss was a conflict of interest. He stated if they had anything that may potentially be a conflict of interest, they should declare it in writing so it was on record and the City had a form they could use if needed. He gave the example that he had a Title business and there may be a time when he would be doing work for the applicant. He stated he had filled out the form to put everyone on notice. Sheldon stated that was different than a conflict with a topic. He stated if they had a monetary interest or something that was coming before the City for a decision; they should declare the conflict at the individual meeting and recuse themselves if needed. Sheldon stated it was always best to err on the side of caution. Trever Johnson expressed his thanks to them for being willing to be here and serve the

City. He stated their recommendations to the Council were heard and taken into consideration and their input mattered.

Item 5 – Community Development Updates:

Shane McFarland stated the City contracted with JUB Engineers Inc. to provide planning service for the City and they recently hired someone, Derek Moss, which was a licensed planner that would be helping. Derek Moss stated he was a certified planner since 2015 and had been working for different communities for eight years. He stated his goal was to support them with the review process and was excited to be working with the City. Shane McFarland stated it had been discussed to review the Trail Master Plan and the Permitted Uses in the Commercial Zone and they would be putting something together for the Commissioners to review. He stated the Mayor had also given them the direction to review the Code and to bring some suggestions for Code efficiencies and streamlining the process for review and approval. The Commissioners discussed the options for reviewing the Code.

Shane McFarland stated he thought the Commissioners did very well and handled the public hearing very appropriately tonight.

The Commissioners discussed the trail systems and the options for being involved in County discussions with regards to their proposal for the Fairgrounds. Derek Moss stated they would need to be invited to any type of a Staff meeting, but they would be able to attend any of the public hearings. Shane McFarland stated they would invite the property owners for any other property involved to the City meetings. He stated the difference here was that Chris Boyer owned the property that adjoined the County Fairgrounds property and the Staff had encouraged them to meet with the County to have continuity with the trail system. Commissioner Brice Lucas questioned who would be required to maintain the trail system and would the Developer be required to put in lighting for safety and security. Shane stated the lighting requirements would be on the final plan and were listed in the Code and the trail would be turned over to the City for maintenance.

Item 6 – Review Of Minutes:

The Commissioners reviewed the minutes of the May 15, 2017 meeting.

A motion was made by Commissioner Nathanael Davenport to approve the minutes of May 15, 2017 as amended. Commissioner Jason Moore seconded the motion. All Ayes. Motion Carried.

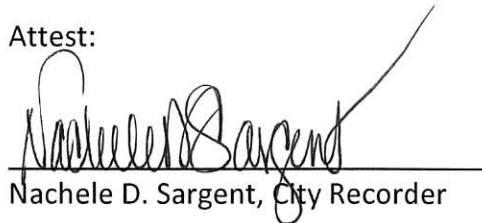
Item 7 – Adjournment:

**A motion was made by Commissioner Brice Lucas to adjourn the meeting.
Commissioner Jason Moore seconded the motion. All Ayes. Motion Carried.**

The meeting adjourned at 8:25 P.M.


Dusty France, Chair

Attest:


Nachele D. Sargent, City Recorder



J-U-B ENGINEERS, INC.

Exhibit A
Planning 6/19/17

J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

DATE: June 16, 2017

TO: Coalville Planning Commission

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

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

SUBJECT: Trout Creek Preliminary Plan (5517002)

Application Information:

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

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

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

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

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

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

Staff Comments:

Planning

- The subdivision is located in an R-2 zone and shall meet the purpose, density, lot size, and frontage requirements of this zone, which are:
 - to provide areas of the community characterized by medium density single family developments;
 - density of two (2) lots per acre;
 - minimum lot size of 1/3 acre (14,520 sq. ft.); and,
 - lot frontage minimum distance for each residential lot of one hundred (100) feet.
- The proposed roads would provide North-South and East-West connections and are consistent with alternatives for corridor preservation, specifically for access to Chalk Creek Road, 50 North, and Border Station Road. See Figure 1.

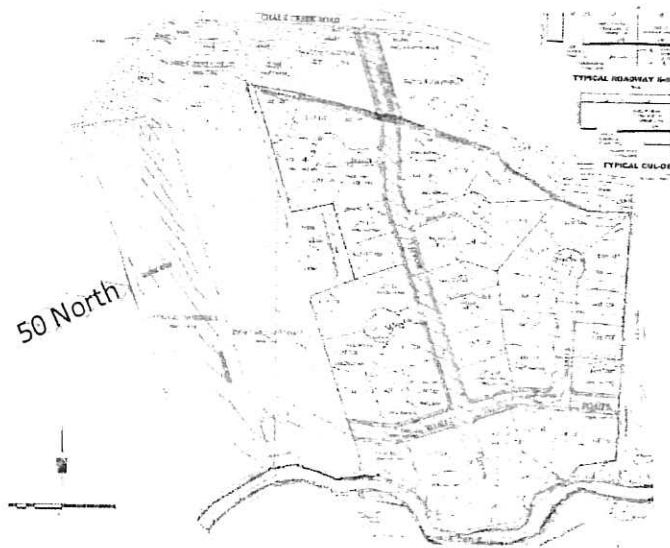


Figure 1. Future Roads

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

Engineering

- The proposed road and cul-de-sac cross sections meet city standard

- Preliminary layout of existing utilities is consistent with city standards
- Continued review of capacity and flow requirements will occur during final plat review.

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

CIVIL ENGINEERING LAND PLANNING LAND SURVEYING STRUCTURAL ENGINEERING CIVIL ENGINEERING LAND PLANNING LAND SURVEYING STRUCTURAL ENGINEERING CIVIL ENGINEERING LAND PLANNING LAND SURVEYING

An aerial photograph of a residential neighborhood. A black outline is drawn on the image, highlighting a specific house. To the right of the outlined house, the words "SUBJECT PROPERTY" are printed in a bold, black, sans-serif font. The photograph shows various houses, streets, and green spaces from a high-angle perspective.

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

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

327 WEST GORDON AVE. #3
LAYTON, UT 84041

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

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

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROTECTED FROM THE HAZARD OF LIVE PLACED TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OSHA" SAFETY AND HEALTH REGULATIONS, OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS. THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAFETY REGULATIONS AND ORDERS.

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

TRAFFIC CONTROL PLAN FOR WORK WITHIN 100' RIGHT OF WAY MUST MEET THE STANDARDS & SPECIFICATIONS
RECOMMENDING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT STATE OF MA
SCHEDULE OF TRANSPORTATION MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES, AND
STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE CITY TRAFFIC ENGINEER EXCEPT WHEN
REQUIRED BY LAW ENFORCEMENT OR FIRE OFFICIALS
THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE
MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
WORKING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF
STANDARD STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR
TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE CITY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.
TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE
SATISFACTION OF THE CITY TRAFFIC ENGINEER.
TRAFFIC CONTROL DEVICES (T.C.D.s) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES

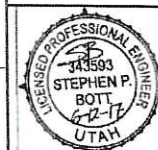
<u>CITY</u> COALVILLE CITY 10 NO. MAIN P.O. BOX 188 COALVILLE, UT 84017 PHONE: 435-336-5981 FAX: 435-336-2052	<u>CONCRETE</u> COALVILLE CITY ENGINEER SHANE MCFARLAND 466 N KAYS DR, KAYSVILLE, UT 84037 PHONE: 801-547-0392	<u>FIRE INSPECTION</u> COALVILLE CITY 10 NO. MAIN P.O. BOX 188 COALVILLE, UT 84017 PHONE: 435-336-5981 FAX: 435-336-2052
<u>SEWER</u> COALVILLE CITY 10 NO. MAIN P.O. BOX 188 COALVILLE, UT 84017 PHONE: 435-336-5981 FAX: 435-336-2052	<u>STORM DRAIN</u> COALVILLE CITY 10 NO. MAIN P.O. BOX 188 COALVILLE, UT 84017 PHONE: 435-336-5981 FAX: 435-336-2052	<u>CULINARY WATER</u> COALVILLE CITY 10 NO. MAIN P.O. BOX 188 COALVILLE, UT 84017 PHONE: 435-336-5981 FAX: 435-336-2052
<u>SECONDARY WATER</u> COALVILLE CITY 10 NO. MAIN P.O. BOX 188 COALVILLE, UT 84017 PHONE: 435-336-5981 FAX: 435-336-2052	<u>POWER</u> ROCKY MOUNTAIN POWER SALT LAKE CITY, UT ED ZIEBER 801-543-3017	<u>NATURAL GAS</u> QUESTAR CORPORATION 180 EAST 100 SOUTH SALT LAKE CITY, UT 84145 MIKE DAVIS 801-595-6805

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

PINNACLE
Engineering & Land Surveying, Inc.

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

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



REVISION	BY	DATE
DESIGNED BY SM		5-2017
DRAWN BY 6-12-17		
APPROVED BY		

CALL BLUESTAR



SHEET
1
OF 6

100% of the total sample. The results of the regression analysis are presented in Table 1. The results show that the regression model is significant at the 1% level of significance. The adjusted R-squared value is 0.85, indicating that 85% of the variance in the dependent variable is explained by the independent variables. The results also show that the regression model is a good fit for the data, as indicated by the F-statistic and the p-value.

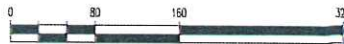
VICINITY MAP



SUBJECT PROPERTY

EX BLDG

NRCS



SCALE: 1"=80'

LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

- BM4 BENCHMARK
- CRG CURB AND GUTTER
- CB CATCH BASIN
- CP CONTROL POINT
- P.O.B. POINT OF BEGINNING
- FH FIRE HYDRANT
- G.V. GATE VALVE
- IRR IRRIGATION
- LD LAND DRAIN
- LDMH LAND DRAIN MANHOLE
- KH MANHOLE
- MON MONUMENT
- ROW RIGHT OF WAY
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- SDCB STORM DRAIN CATCH BASIN
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- SSCO SANITARY SEWER CLEANOUT
- SSMH SANITARY SEWER MANHOLE
- LP UTILITY POLE
- W/O UTILITY/LIGHT POLE WITHOUT
- PH ENTRY # - OFFICIAL RECORDS PHOTO

- BOUNDARY LINE
- STREET RIGHT-OF-WAY LINE
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- ADJACENT PROPERTY LINE
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- W EX. CULINARY WATERLINE

- [] NEW BUILDING
- NEW DRAINAGE SWALE
- (1250) EG CONTOUR MAJOR
- (4250) EG CONTOUR MINOR

- ◆ SECTION CORNER
- ◆ MONUMENT
- ◆ CONTROL POINT
- EXISTING TREE
- EXISTING PINE TREE
- SET BAR & CAP OR NAIL & WASHER STAMPED "PINNACLE"

- [] EXISTING CONCRETE
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- ASPHALT SAWCUT
- EXIST. CONC. C&G OR SIDEWALK

PINNACLE
Engineering & Land Surveying, Inc.
Layton • West Bountiful • Mount Pleasant • St. George
2720 North 350 West, Suite #108
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

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



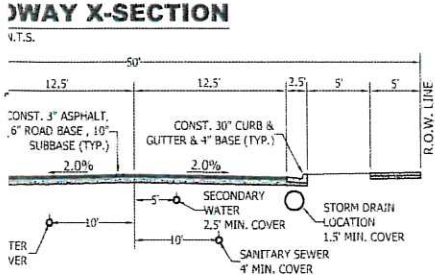
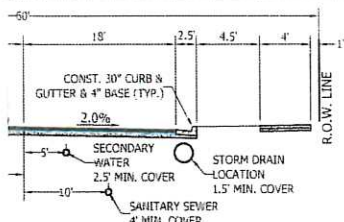
DATE	BY	REVISION
5-2017	SM	
6-12-17	DESIGNED BY	
6-12-17	DRAWN BY	
6-12-17	WS	
6-12-17	APPROVED BY	
6-12-17	SJF	

CALL BLUESTAKES
1-800-862-4111



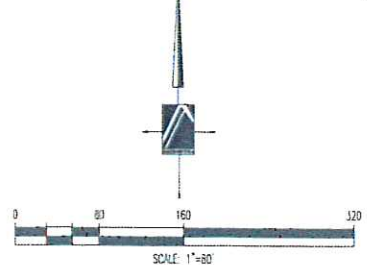
AT LEAST
48 HOURS
BEFORE
DIGGING

SHEET
2
OF 6



R.O.W. CURVE TABLE

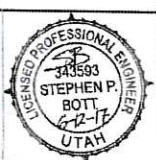
STATION	CHANGING CURVE	PC	PT	PI	END OF CURVE	STATION
1+00	100.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00
1+10	110.00	1+10.00	1+10.00	1+10.00	1+10.00	1+10
1+20	120.00	1+20.00	1+20.00	1+20.00	1+20.00	1+20
1+30	130.00	1+30.00	1+30.00	1+30.00	1+30.00	1+30
1+40	140.00	1+40.00	1+40.00	1+40.00	1+40.00	1+40
1+50	150.00	1+50.00	1+50.00	1+50.00	1+50.00	1+50
1+60	160.00	1+60.00	1+60.00	1+60.00	1+60.00	1+60
1+70	170.00	1+70.00	1+70.00	1+70.00	1+70.00	1+70
1+80	180.00	1+80.00	1+80.00	1+80.00	1+80.00	1+80
1+90	190.00	1+90.00	1+90.00	1+90.00	1+90.00	1+90
2+00	200.00	2+00.00	2+00.00	2+00.00	2+00.00	2+00
2+10	210.00	2+10.00	2+10.00	2+10.00	2+10.00	2+10
2+20	220.00	2+20.00	2+20.00	2+20.00	2+20.00	2+20
2+30	230.00	2+30.00	2+30.00	2+30.00	2+30.00	2+30
2+40	240.00	2+40.00	2+40.00	2+40.00	2+40.00	2+40
2+50	250.00	2+50.00	2+50.00	2+50.00	2+50.00	2+50
2+60	260.00	2+60.00	2+60.00	2+60.00	2+60.00	2+60
2+70	270.00	2+70.00	2+70.00	2+70.00	2+70.00	2+70
2+80	280.00	2+80.00	2+80.00	2+80.00	2+80.00	2+80
2+90	290.00	2+90.00	2+90.00	2+90.00	2+90.00	2+90
3+00	300.00	3+00.00	3+00.00	3+00.00	3+00.00	3+00
3+10	310.00	3+10.00	3+10.00	3+10.00	3+10.00	3+10
3+20	320.00	3+20.00	3+20.00	3+20.00	3+20.00	3+20
3+30	330.00	3+30.00	3+30.00	3+30.00	3+30.00	3+30
3+40	340.00	3+40.00	3+40.00	3+40.00	3+40.00	3+40
3+50	350.00	3+50.00	3+50.00	3+50.00	3+50.00	3+50
3+60	360.00	3+60.00	3+60.00	3+60.00	3+60.00	3+60
3+70	370.00	3+70.00	3+70.00	3+70.00	3+70.00	3+70
3+80	380.00	3+80.00	3+80.00	3+80.00	3+80.00	3+80
3+90	390.00	3+90.00	3+90.00	3+90.00	3+90.00	3+90
4+00	400.00	4+00.00	4+00.00	4+00.00	4+00.00	4+00
4+10	410.00	4+10.00	4+10.00	4+10.00	4+10.00	4+10
4+20	420.00	4+20.00	4+20.00	4+20.00	4+20.00	4+20
4+30	430.00	4+30.00	4+30.00	4+30.00	4+30.00	4+30
4+40	440.00	4+40.00	4+40.00	4+40.00	4+40.00	4+40
4+50	450.00	4+50.00	4+50.00	4+50.00	4+50.00	4+50
4+60	460.00	4+60.00	4+60.00	4+60.00	4+60.00	4+60
4+70	470.00	4+70.00	4+70.00	4+70.00	4+70.00	4+70
4+80	480.00	4+80.00	4+80.00	4+80.00	4+80.00	4+80
4+90	490.00	4+90.00	4+90.00	4+90.00	4+90.00	4+90
5+00	500.00	5+00.00	5+00.00	5+00.00	5+00.00	5+00
5+10	510.00	5+10.00	5+10.00	5+10.00	5+10.00	5+10
5+20	520.00	5+20.00	5+20.00	5+20.00	5+20.00	5+20
5+30	530.00	5+30.00	5+30.00	5+30.00	5+30.00	5+30
5+40	540.00	5+40.00	5+40.00	5+40.00	5+40.00	5+40
5+50	550.00	5+50.00	5+50.00	5+50.00	5+50.00	5+50
5+60	560.00	5+60.00	5+60.00	5+60.00	5+60.00	5+60
5+70	570.00	5+70.00	5+70.00	5+70.00	5+70.00	5+70
5+80	580.00	5+80.00	5+80.00	5+80.00	5+80.00	5+80
5+90	590.00	5+90.00	5+90.00	5+90.00	5+90.00	5+90
6+00	600.00	6+00.00	6+00.00	6+00.00	6+00.00	6+00
6+10	610.00	6+10.00	6+10.00	6+10.00	6+10.00	6+10
6+20	620.00	6+20.00	6+20.00	6+20.00	6+20.00	6+20
6+30	630.00	6+30.00	6+30.00	6+30.00	6+30.00	6+30
6+40	640.00	6+40.00	6+40.00	6+40.00	6+40.00	6+40
6+50	650.00	6+50.00	6+50.00	6+50.00	6+50.00	6+50
6+60	660.00	6+60.00	6+60.00	6+60.00	6+60.00	6+60
6+70	670.00	6+70.00	6+70.00	6+70.00	6+70.00	6+70
6+80	680.00	6+80.00	6+80.00	6+80.00	6+80.00	6+80
6+90	690.00	6+90.00	6+90.00	6+90.00	6+90.00	6+90
7+00	700.00	7+00.00	7+00.00	7+00.00	7+00.00	7+00
7+10	710.00	7+10.00	7+10.00	7+10.00	7+10.00	7+10
7+20	720.00	7+20.00	7+20.00	7+20.00	7+20.00	7+20
7+30	730.00	7+30.00	7+30.00	7+30.00	7+30.00	7+30
7+40	740.00	7+40.00	7+40.00	7+40.00	7+40.00	7+40
7+50	750.00	7+50.00	7+50.00	7+50.00	7+50.00	7+50
7+60	760.00	7+60.00	7+60.00	7+60.00	7+60.00	7+60
7+70	770.00	7+70.00	7+70.00	7+70.00	7+70.00	7+70
7+80	780.00	7+80.00	7+80.00	7+80.00	7+80.00	7+80
7+90	790.00	7+90.00	7+90.00	7+90.00	7+90.00	7+90
8+00	800.00	8+00.00	8+00.00	8+00.00	8+00.00	8+00
8+10	810.00	8+10.00	8+10.00	8+10.00	8+10.00	8+10
8+20	820.00	8+20.00	8+20.00	8+20.00	8+20.00	8+20
8+30	830.00	8+30.00	8+30.00	8+30.00	8+30.00	8+30
8+40	840.00	8+40.00	8+40.00	8+40.00	8+40.00	8+40
8+50	850.00	8+50.00	8+50.00	8+50.00	8+50.00	8+50
8+60	860.00	8+60.00	8+60.00	8+60.00	8+60.00	8+60
8+70	870.00	8+70.00	8+70.00	8+70.00	8+70.00	8+70
8+80	880.00	8+80.00	8+80.00	8+80.00	8+80.00	8+80
8+90	890.00	8+90.00	8+90.00	8+90.00	8+90.00	8+90
9+00	900.00	9+00.00	9+00.00	9+00.00	9+00.00	9+00
9+10	910.00	9+10.00	9+10.00	9+10.00	9+10.00	9+10
9+20	920.00	9+20.00	9+20.00	9+20.00	9+20.00	9+20
9+30	930.00	9+30.00	9+30.00	9+30.00	9+30.00	9+30
9+40	940.00	9+40.00	9+40.00	9+40.00	9+40.00	9+40
9+50	950.00	9+50.00	9+50.00	9+50.00	9+50.00	9+50
9+60	960.00	9+60.00	9+60.00	9+60.00	9+60.00	9+60
9+70	970.00	9+70.00	9+70.00	9+70.00	9+70.00	9+70
9+80	980.00	9+80.00	9+80.00	9+80.00	9+80.00	9+80
9+90	990.00	9+90.00	9+90.00	9+90.00	9+90.00	9+90
10+00	1000.00	10+00.00	10+00.00	10+00.00	10+00.00	10+00



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



CALL BLUESTAKES
1-800-662-4111

AT LEAST 18 HOURS BEFORE DIGGING

SHEET
3
OF 6

11

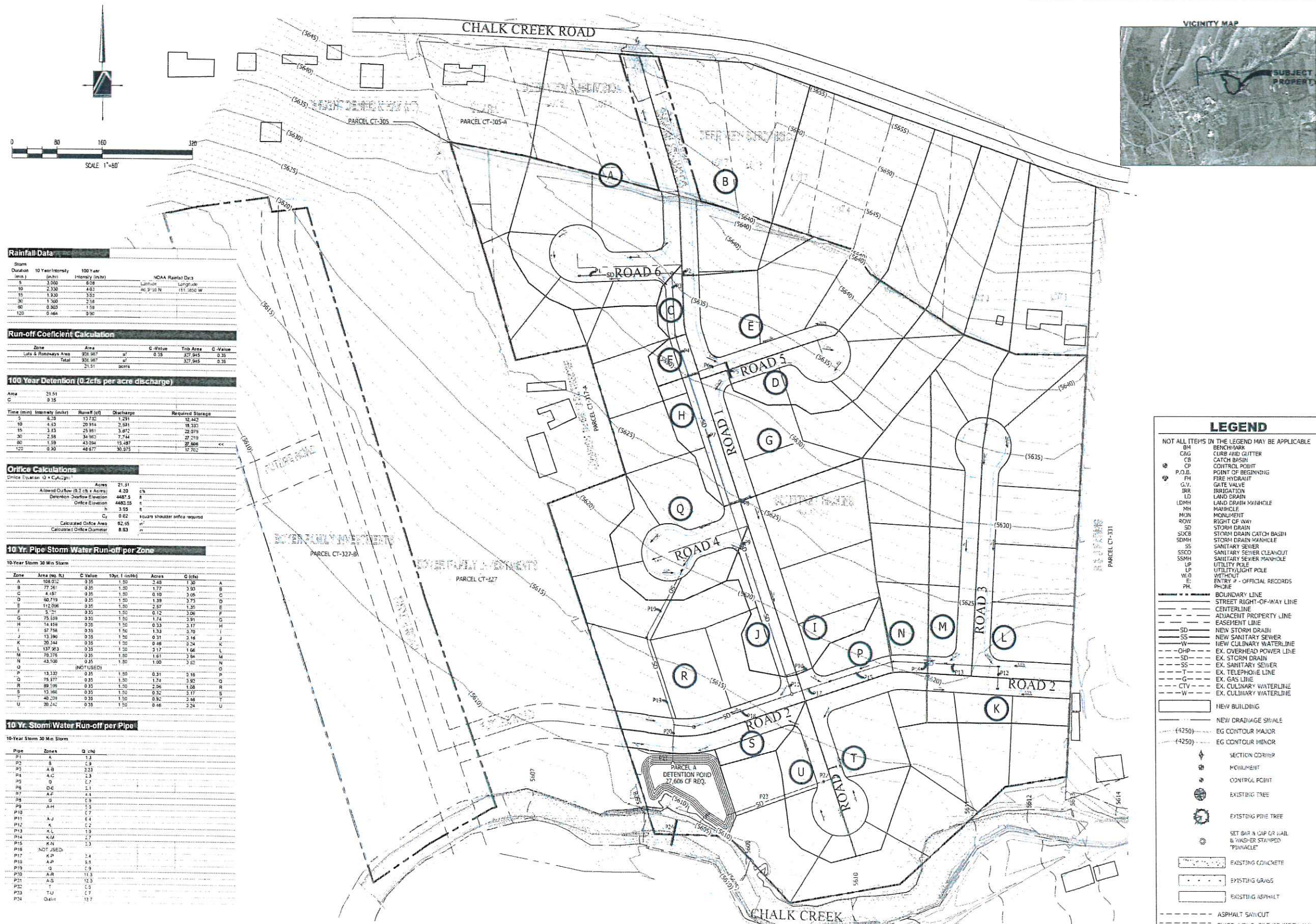
12

13

1

2

3



Rainfall Data

Storm Duration (min)	10 Year Intensity (in/hr)	100 Year Intensity (in/hr)	NOAA Rainfall Data Latitude Longitude
5	3.550	6.08	40.3 95 N 111.306 W
10	2.330	4.03	
15	1.930	3.53	
30	1.500	2.58	
60	0.903	1.58	
120	0.464	0.90	

Run-off Coefficient Calculation

Zone	Area	C-Value	Trib Area	C-Value
Lots & Roadways Area	205.367	0.35	71.875	0.35
Total	21.51		337.845	0.35

100 Year Detention (0.2cfs per acre discharge)

Time (min)	Intensity (in/hr)	Runoff (cfs)	Discharge	Required Storage
5	6.28	13.732	1.291	12.442
10	4.03	20.944	2.581	18.363
15	3.33	25.961	3.872	22.089
30	2.58	34.983	7.744	27.239
60	1.58	43.994	15.487	27.808
120	0.90	46.877	30.973	17.752

Office Calculations

Office Number	Area	21.51	0%
Allowed Outflow (0.2 cfs x Acres)	4.30		
Detention Surface Elevation	4487.5		
Office Elevation	4482.5		
h	5.0		
C _d	0.62		
Calculated Office Area	82.65		
Calculated Office Diameter	8.63		

10 Yr. Pipe Storm Water Run-off per Zone

Zone	Area (sq. ft.)	C-Value	10yr. I (in/hr)	Area	Q (cfs)
A	108,012	0.35	1.30	2.48	1.30
B	77,361	0.35	1.30	1.72	0.93
C	4,457	0.35	1.30	0.10	0.05
D	50,719	0.35	1.30	1.39	0.73
E	112,096	0.35	1.30	2.37	1.30
F	5,719	0.35	1.30	0.12	0.06
G	75,538	0.35	1.30	1.74	0.93
H	14,458	0.35	1.30	0.33	0.17
I	27,758	0.35	1.30	0.33	0.17
J	13,390	0.35	1.30	0.31	0.16
K	20,344	0.35	1.30	0.46	0.24
L	137,963	0.35	1.30	2.17	1.16
M	70,278	0.35	1.30	1.81	0.94
N	43,500	0.35	1.30	1.00	0.53
O	(NOT USED)				
P	13,330	0.35	1.30	0.31	0.16
Q	75,877	0.35	1.30	1.74	0.93
R	89,596	0.35	1.30	2.58	1.38
S	15,966	0.35	1.30	0.32	0.17
T	40,239	0.35	1.30	0.82	0.46
U	20,742	0.35	1.30	0.46	0.24

10 Yr. Storm Water Run-off per Pipe

Pipe	Zone	Q (cfs)
P1	A	1.3
P2	B	0.9
P3	A, B	2.23
P4	A, C	2.3
P5	D	0.7
P6	D, E	2.1
P7	A, F	4.4
P8	G	0.9
P9	A, H	2.7
P10	A, J	0.4
P11	K, L	1.9
P12	K, M	2.7
P13	K, N	5.3
P14	NOT USED	
P15	K, P	5.4
P16	A, Q	5.5
P17	Q	0.9
P18	A, R	11.3
P19	A, S	12.0
P20	T	0.9
P21	T, U	0.7
P22	U	12.7

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 - EXIST. CONC. CURB OR SIDEWALK

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RICHINS PROPERTY
PRELIMINARY DRAINAGE AREAS & CALCULATIONS
FOR: COURTNEY RICHINS
PO BOX 374
HENEFER, UTAH
PROJECT #17-024

DATE: 6-12-17
BY: SM
REVISIONS: 1
DESIGNED BY: SM 5-20-17
CHECKED BY: WS 6-12-17
DRAWN BY: WS 6-12-17
APPROVED BY: SF 6-12-17

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET
6
OF 6

Blank