



## COALVILLE CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is hereby given that the Coalville City Council will hold its regularly scheduled City Council Meeting on **Monday, the 27th day of July, 2015** at the Coalville City Hall located at 10 North Main Street. The meeting will start at **6:00 P.M.** The agenda will be as follows:

1. Roll Call
2. Pledge Of Allegiance
3. City Council Agenda Items
  - A. Review, Discussion, and Possible Approval of the Business License for the Major Home Occupation Conditional Use Permit Keziah Gates, 302 East 100 South
  - B. Continued Review, Discussion, and Possible Approval Of The Proposed OK Subdivision – Don Sargent
  - C. Public Works Updates – Zane DeWeese
  - D. Community Development Updates – Shane McFarland
    1. Business Licenses
    2. Enforcement Updates
  - E. Legal Updates – Sheldon Smith
  - F. Council Committee Updates
  - G. Mayor's Updates
4. Review And Possible Approval Of Minutes
5. Review And Possible Approval Of Accounts Payable
6. Adjournment

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

Nachele D. Sargent, City Recorder

**Mayor**  
Trevor Johnson

**Council**  
Arlin Judd  
Jodie Coleman  
Steven Richins  
Cuyler Scates  
Rodney Robbins

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during these hearings should notify the City Hall at least three days prior to the hearing to be attended.

Posted: July 23, 2015 City Hall, Utah State 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 Council  
Regular Meeting  
HELD ON  
July 27, 2015  
IN THE  
CITY HALL

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

**MAYOR AND COUNCILMEMBERS PRESENT:** Mayor Trever Johnson  
Councilmembers: Steven Richins,  
Adrienne Anson, Jodie Coleman,  
Arlyn Judd, Rodney Robbins

**CITY STAFF PRESENT:**

Shane McFarland, Development Director  
Nachele Sargent, City Recorder

**PUBLIC IN ATTENDANCE:**

Tyler Rowser, Randy Ovard, Becky Ovard,  
Don Sargent, Kody Bristow, Pamela  
Bristow, Thayne Bristow, Wendy Stuart,  
Camellia Robbins, Ben Keyes, Jenna Keyes,  
Brandi Hull, Cory Hull, Cordell Hull, Stanley  
Bailey

**Item 1 – Roll Call:**

A quorum was present.

**Item 2 – Pledge of Allegiance:**

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

**Item A – Review, Discussion, and Possible Approval Of The Business License For The Major Home Occupation Conditional Use Permit Keziah Gates, 302 East 100 South:**

Shane McFarland stated Keziah Gates had applied for a Conditional Use Major Home Occupation for a day care center. He stated because of the number of children she planned on tending, a Conditional Use Application was required. Shane stated the Planning Commission had approved the Conditional Use Permit with the staff recommendations (Exhibit A) at their meeting on July 20, 2015. He stated Keziah Gates had agreed to the conditions and had met the requirements for a Major Home Occupation at 302 East 100 South. Shane stated the State would not issue a license for the business until Ms. Gates obtained a City license, but she would be required to provide a copy of the State license to the City when she received it. Shane stated it was recommended as a requirement that the

child loading and unloading had to be done in the driveway. They would not be able to park on the side of the road. He stated there was a blind corner there and it would not be safe to park on the side of the road as there wasn't enough room to be completely out of the roadway. The Mayor and Council discussed options for the parking at that location. Niki Sargent stated Zane DeWeese felt there was a parking issue in this area. She stated it used to be marked for no parking on the South side starting at 200 East but some of the signs had been removed. She stated Zane would like to put up no parking signs from 200 East to the City limits especially for the Summit County Fair. Councilmember Jodie Coleman stated the fair parking did get real congested in that area. Tyler Rowser stated he felt it should be no parking for both sides of the street when you reached Park View Mobile Home Park. He stated he didn't think there was enough room to have on street parking there. The Council decided to have the area listed as no parking on the South side of 100 South from 200 East to the City limits and to install a children at play sign by the Keziah Gates residence.

**A motion was made by Councilmember Jodie Coleman to approve the Major Home Occupation Conditional Use business license for Keziah's Child Care at 302 East 100 South and for the City to install a children at play sign at that location. Councilmember Steven Richins seconded the motion. All Ayes. Motion Carried.**

**Item B– Continued Review, Discussion, and Possible Approval Of The Proposed OK Subdivision – Don Sargent:**

Shane McFarland reviewed the staff report for the OK Subdivision and stated the City came to an agreement to help with the two major issues of the water and sewer requirements. He stated the subdivision would be allowed to have septic systems for the five lots. The lot sizes would have to be at least one-half acre and would be based on the Summit County Health Department approval. Shane stated the subdivision would meet the fire flow requirement by requiring sprinkling systems to be installed in the homes. He stated the note on the plat would state the sprinkling system would only be required if the City could not provide sufficient fire flow. There would also be a note added for the septic tank requirement that the homeowner would have five years to connect to the City sewer system once it became available within 300 feet of the property. Shane stated a note would also be added for lot #1 that the driveway would need to be 24 feet wide paved 100 feet to the road. Councilmember Jodie Coleman questioned if lot #1 could be subdivided into smaller lots at a later time. Don Sargent stated the City Code allowed for additional density there, but it would have to have the approval of the home owners and would have to go through the subdivision process for the City. Shane McFarland stated the 24 foot easement would limit the number of lots available to subdivide and the grade of the ground would make it a challenge. Councilmember Adrienne Anson questioned if the homeowners would be required to pay the connection and impact fees even though the City couldn't provide all of the services. Mayor Trever Johnson stated they would be required to pay the fees for whatever service they connected to.

**A motion was made by Councilmember Arlin Judd to approve the OK Subdivision Final Plan with the notations of the conditions presented with the staff comments. Councilmember Steven Richins seconded the motion. All Ayes. Motion Carried.**

**Item C – Public Works Updates:**

Niki Sargent stated as already discussed, Zane DeWeese asked for her to bring up the no parking issue and ask for direction before the Summit County Fair.

**Item D– Community Development Updates – Shane McFarland:**

Shane McFarland stated the Weber View Subdivision received a variance for the driveway issue and they would be going back to the Planning Commission for final approval.

Shane McFarland stated Zane DeWeese wanted him to mention the issue with the secondary water pond leaking in Wright's field. He stated Zane said the Wright's were still having problems with this and something would need to be done to correct the issue. Mayor Trevor Johnson stated there had been some effort and research done to try and figure out the problem, but a plan for a fix had not been decided. Shane stated he would work with Zane on trying to come up with a solution. He stated Zane just wanted to make the Council aware of it.

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

Sheldon Smith was not in attendance tonight.

**Item I – Council Committee Updates:**

Councilmember Steven Richins stated the Street Committee met and were looking at doing the project by Bell's Gas and Groceries. Shane McFarland stated Zane had asked for him to do a bid form and packet for the project. He stated it was approximately 130 feet with a roll curb. Mayor Trevor Johnson questioned what would be involved with getting a bid. Shane stated if a project was below a certain cost they could just get a couple of contractors to bid on it. He stated the work would consist of cutting out the old asphalt and possibly doing a structural fill and replacing four inches of asphalt. Shane stated the total with a 25% contingency would be around \$23,500. He stated it was still very preliminary.

Councilmember Adrienne Anson stated she would like to organize a City Youth Council. She stated she felt this would be a worthwhile endeavor. She stated they could hold quarterly meetings and this would give kids the opportunity to take ownership in the community and provide leadership and service opportunities. She stated they could hold quarterly meetings

and have the members help with the City events. Mayor Trever Johnson stated he would like to have more information on what the primary purpose of a City Youth Council would be. Councilmember Arlin Judd suggested for Councilmember Anson to explore how other cities handled the Youth Council and how they benefited the community. Councilmember Adrienne Anson stated they could lead clean-up days and promote service projects. She stated she would also like to open it up to any youth in the North Summit Area and not just City residents. Mayor Trever Johnson questioned if it could be in conjunction with something academically with the School. Councilmember Jodie Coleman stated she would like to know how the Youth Council would be set up and guidelines of how it would be run. Councilmember Adrienne Anson stated she would do more research and bring it back for approval.

Councilmember Adrienne Anson stated she would like to revamp the tree board. She stated she would like the City to have more of a direction with the Tree City USA membership and the Arbor Day event. The Council agreed for Councilmember Adrienne Anson to go ahead with her plan to revamp the tree committee.

Councilmember Jodie Coleman stated she wanted to remind everyone of the Summit County Fair. She stated the Tour of Utah bike race would be happening at the same time as the Parade again, but it shouldn't be a problem. It would be handled the same as last year.

Councilmember Arlin Judd questioned where things were with the Sewer Facility. Mayor Trever Johnson stated they were 100% converted to the new plant. He stated overall they were happy with how things were going there. Mayor Johnson stated the funding partners were looking at holding a Board meeting here in August. He stated he suggested for the ribbon cutting to be held at the same time and they were in agreement. Councilmember Arlin Judd suggested having an open house for the citizens on the same day. Mayor Johnson stated he would confirm the day and time and would let the Council know.

**Item J – Mayor's Updates:**

Mayor Trever Johnson gave the Council an update on the City personnel. He stated the personnel committee voted to hire Kyle Clark as the new Public Works person. Mayor Johnson stated they also voted to give Zane DeWeese and Drew Robinson a raise. He stated he was happy with the direction the Public Works Department was going. He stated he was impressed with them and with the Summer help.

Mayor Trever Johnson asked Shane McFarland for an update on the Water projects. Shane McFarland stated they had started conducting the environmental process of the funding application and were continuing negotiations with the land owner for the treatment plant site. He stated the funding partners had asked for the City to apply in October instead of August. Shane stated the funding for the August date had already been spent, but they felt

we would be able to get in on the October funding. Shane stated the funding partners knew the application was coming and they were willing to help with the project. He stated they were still working to meet the August deadline and at this point there were not any concerns or red flags. Mayor Trever Johnson stated he had the opportunity to tour Ogden's Water Treatment Facility. He stated they treat a lot of water there and it was very impressive and effective. Shane McFarland stated it would be a beneficial project for the City in the long term.

**Public Comment:**

Mayor Trever Johnson addressed the public to see if there were any concerns for the City Council.

Pamela Bristow – 137 South Main

Pamela Bristow stated she and others were here tonight because of a petition that was being circulated to condemn some homes which would put people out on the street. She stated it was implied the petition was to have people clean up their property, but she had found out it was really to condemn the homes. Pamela Bristow stated she had signed the petition, but felt it was done under false pretenses and would like to stop the petition. She stated she did not want to put anyone out on the street. Kody Bristow stated they signed the petition to have the homes like the abandoned home called the "cat house" cleaned up, but they didn't agree to condemn and bulldoze homes people were living in. Pamela Bristow questioned if the City could put out some dumpsters so people could use them to clean up their yards. She stated not everyone could afford to pay to go to the dump. Mayor Trever Johnson stated he had not seen a petition and wasn't aware of one going around the City. He stated there were Codes in place that addressed clutter and weeds. He stated City policy was if a complaint came in they would review it and if it merited enforcement the City would take action. He stated he had not received any complaints at this time. Mayor Johnson stated he would look at the possibility of getting a dumpster and would talk with Pamela Bristow after the meeting.

Councilmember Jodie Coleman suggested for the Mayor to get in touch with the people that were circulating the petition to see what was happening with it so the Council was informed. She stated she agreed there were homes that needed to be cleaned up and taken care of, but it needed to be handled the proper way through the City ordinances. She stated it was very difficult to get people to take the responsibility to clean up their property. She stated even when dumpsters were provided the people that needed to use them usually would not do it. Councilmember Jodie Coleman stated if there was a way to get the homes cleaned up without going down the legal road, she felt the community would rally around to help them. Mayor Johnson stated he would look into the petition issue.

Cordell Hull – 720 S Hoytsville Road

Cordell Hull stated he was here to support the Keyes Mink Farm. He stated they were also part of the petition complaints because of the smell from the mink. Cordell Hull stated he wanted to support the Keyes Family as they have had the mink business since 1958.

Cordell Hull stated he would like to be updated on when the sewer line would be run in front of his property. He stated they had annexed their property into the City limits to be able to connect to the sewer line. Cordell Hull stated at the meeting for the annexation he was told it would only cost around \$1,500 to connect to the sewer line. He stated he later found out they would have to extend the sewer line and it would cost around \$32,000 to get it to his property. He stated he felt he was very misled by the City. Mayor Trever Johnson stated at this time, the priority for the City was water. He stated Summit County did a study to see what the cost would be to run a sewer trunk line to connect to the City and it was his understanding that it wasn't feasible to do so at this time. He stated the County didn't feel they could put the burden on the existing homes that would connect to the system to pay for the entire project. Mayor Johnson stated it was on the radar for the County to eventually run a line, but he didn't know the time frame. Cordell Hull questioned if they could withdraw from the annexation. Mayor Trever Johnson stated he didn't have any information on how they would do that.

Brandi Hull – 716 S Hoytsville Road

Brandi Hull stated the only reason they annexed into the City was to be able to hook to the City sewer system. She stated their property taxes have doubled now that they were in the City limits. Brandi Hull stated she wanted to know how this could be reversed. She stated the subdivision was being allowed to have septic tanks and they hadn't heard anything about it. She stated she felt they should be able to have sewer service and was disappointed to hear it wasn't even on the plan for the future.

Councilmember Steven Richins stated the sewer line ended at Tim Rees' property because that was about the end of the City limits at the time it was installed. He stated the line daylighted there and there would need to be a lift station installed. Councilmember Richins stated he didn't remember the sewer line being an issue when the annexation was discussed. Councilmember Arlin Judd and Councilmember Jodie Coleman stated they didn't remember the sewer line being an issue either.

Mayor Trever Johnson stated he understood their frustration and desire to connect to the sewer system, but the priority right now had to be the water department. He stated the funds were not available for the City to extend the sewer line to their property at this time. Mayor Johnson stated there were some real struggles that needed to be addressed with the water system including storage and source.

**Item #4 – Review, Discussion, and Possible Approval of Minutes:**

The Council reviewed the minutes of the June 22, 2015 meeting.

**A motion was made by Councilmember Jodie Coleman to approve the minutes of June 22, 2015 as written. Councilmember Adrienne Anson seconded the motion. All Ayes. Motion Carried.**

**Item #5 – Review and Possible Approval Of Accounts Payable:**

The Council reviewed the accounts payable for July 2015. The Council discussed the \$15,000 check for the water rights reservation. Shane McFarland stated the State had asked for a letter of intent on what the City wanted to purchase and what they wanted to keep on reserve. He stated he would verify and make it clear in the letter that the City did not want to lose out on the water right reservation because of non-payment. Niki Sargent stated she had misunderstood and had included it again with the accounts payable. She stated she would hold the check until she heard from Shane.

**A motion was made by Councilmember Adrienne Anson to approve the accounts payable for July 2015. Councilmember Steven Richins seconded the motion. All Ayes. Motion Carried.**

**Item # 6 – Adjournment:**

**A motion was made by Councilmember Steven Richins to adjourn the meeting. Councilmember Rodney Robbins seconded the motion. All ayes. Motion Carried.**

The meeting adjourned at 7:25 P.M.

Attest:

\_\_\_\_\_  
Nachele D. Sargent, City Recorder

\_\_\_\_\_  
Trevor Johnson, Mayor



J-U-B ENGINEERS, INC.

# MEMORANDUM

**DATE:** July 23, 2015

**TO:** Coalville City Mayor and Council

**CC:** Public Works Staff and Office Staff

**FROM:** Shane McFarland P.E., City Engineer/Community Development Director

**SUBJECT:** Keziah's Child Care

**The Coalville City Planning Commission approved and recommended to the City Council at the July 20, 2015 meeting with the staff requirements.**

1. A Conditional Use Permit will be required to obtain the business license.
2. A site visit has been made to assess the parking and drive area. The driveway is located along a narrow stretch of 100 South and near a blind corner or bend. During the visit it was determined that all loading and offloading will need to take place on the driveway. Drop off should not take place on the street as it will cause a potential obstruction to traffic and a safety hazard to the children. Due to the nature of the driveway, only two drop offs should be made at a time. If traffic becomes a problem, a schedule for drop offs will need to be produced.
3. Business hours are marked 7:30 A.M. – 5:00 P.M. Monday – Friday.
4. A State License is required.



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 \_\_\_\_\_  
 License # \_\_\_\_\_  
 County \_\_\_\_\_

### Business License Application: Home Occupation

Name of Business Keziah's Childcare  
 Business Address 302 E 100 S  
 Mailing Address 302 E 100 S  
 City Coalville State UT Zip 84017

Business Phone No. 435-553-8050  
 Fax Number 435-336-5730  
 State Registration # \_\_\_\_\_

Opening date of business \_\_\_\_\_ # of Employees 0

Do you have a Federal ID No.? (check one)  
 Yes \_\_\_\_\_ No   
 Contractor # \_\_\_\_\_  
 New Business   
 New Owner   
 New Location

Organization Type: (circle one)  
 Corporation Partnership Proprietorship LLC

#### Applicant Information

Owner Name Keziah Gates Owner Phone Number 435-553-8050  
 Address 302 E 100 S City Coalville State UT Zip 84017  
 Birth Date 5/26/96 Length of Time Lived in Coalville 18 years

Email kmgs softball@live.com

#### Property Owner Information

Property Owner Name YURIA BARRIOS Phone Number 435 962-0822  
 Address PO Box 2072 City Park City State UT Zip 84060

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 [Signature]

#### Detailed Description of Business

Full time Daycare from 7:30am - 5:00pm



APPLICATION for  
**CONDITIONAL USE** within  
COALVILLE CITY:

**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: \$ \_\_\_\_\_ 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: 302 E 100 S Coalville, UT 84017

Name of Owner: (Property owner) Keziah Gates  
Address of Owner: 302 E 100 S Coalville, UT 84017  
Phone: 435-553-8050 Cell: 435-553-8050  
Email: kingsoftball@live.com Fax: \_\_\_\_\_

Name of Applicant: Keziah Gates  
Address of Applicant: (Mailing address) 302 E 100 S Coalville, UT 84017  
Phone: 435-553-8050 Cell: 1-435-553-8050  
Email: kingsoftball@live.com 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. *attached*
- \_\_\_ 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.
- \_\_\_ 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: *Sheryl G. Ginter* Date: 5/22/15

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:

302E 100S Coalville, UT 84017

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

7:30-5:00 Monday thru Friday, 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?

I have mentioned owning a childcare to 2 of my neighbors. They have not spoken of anything negative to do with having a childcare next door.

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 do not have any 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?



**LICENSED FAMILY/LICENSED FAMILY GROUP FOOD SERVICE INPECTION**

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



## Home Occupations

My childcare currently consists of 4 children ages 1-6. I plan on taking up to 8 children once a childcare license is obtained. I have no children of my own nor do I have any employees.

I use my backyard for child's play only. It is surrounded by a 6ft tall fence on 2 sides and a 5ft tall fence on 1. Both fences have been thoroughly searched for any type of hazard and are both hazard free. My backyard is surrounded by other homes. There are no fields, bobwire fences or any type of hazard surrounding my home that are accessible to children.

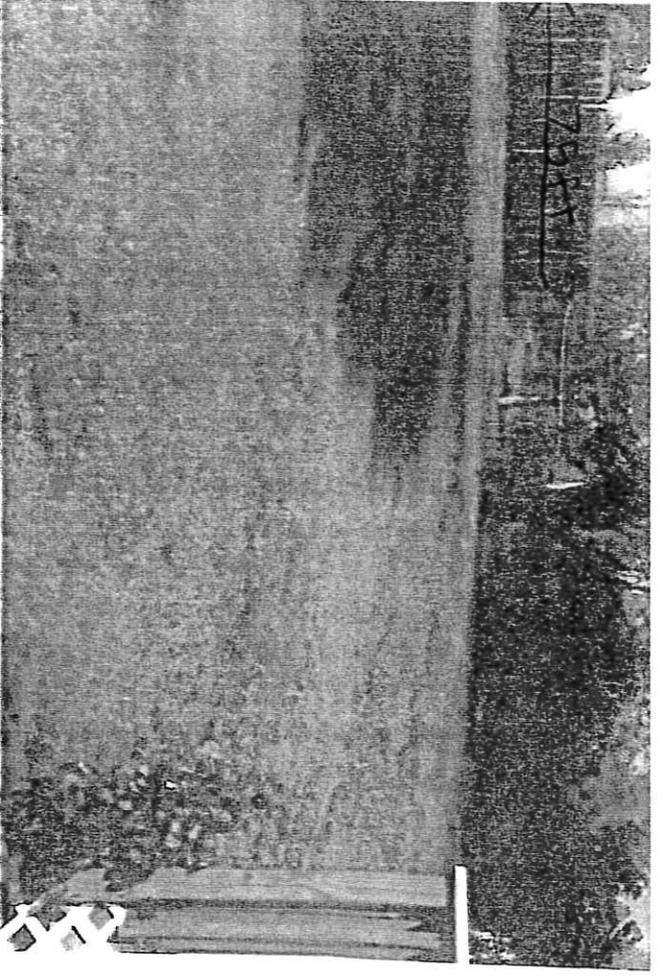
All parents of children in my childcare have the option to drop their children off so the passenger side of their vehicles is facing my house. I will ensure that all parents will drop off their children with their vehicles passenger side facing forward my house. Some children are dropped off earlier than others. The earliest is sometimes at (but no earlier than) 6:30a.m. and the latest is at 5:15p.m. Other than the parents vehicles, the North Summit, Elementary School District, Kindergarten and Pre-school busses also drop off children at my home.

I do not yet have my State Childcare License, before I can get that I need a business license submitted. I do have all other forms needed complete, such as: Health Inspection, Fire Inspection, First Aid Certificate, CPR Certificate, written Policies and Procedures, Emergency and Disaster plan, Affidavit of Lawful Presence in the United States, Background clearance and I also have a Certificate stating that I attended the New Providers Training. Other forms I have filled out and written myself are the Business License Application: Home Occupation, all emergency contacts for children, an activity plan, and a monthly menu.

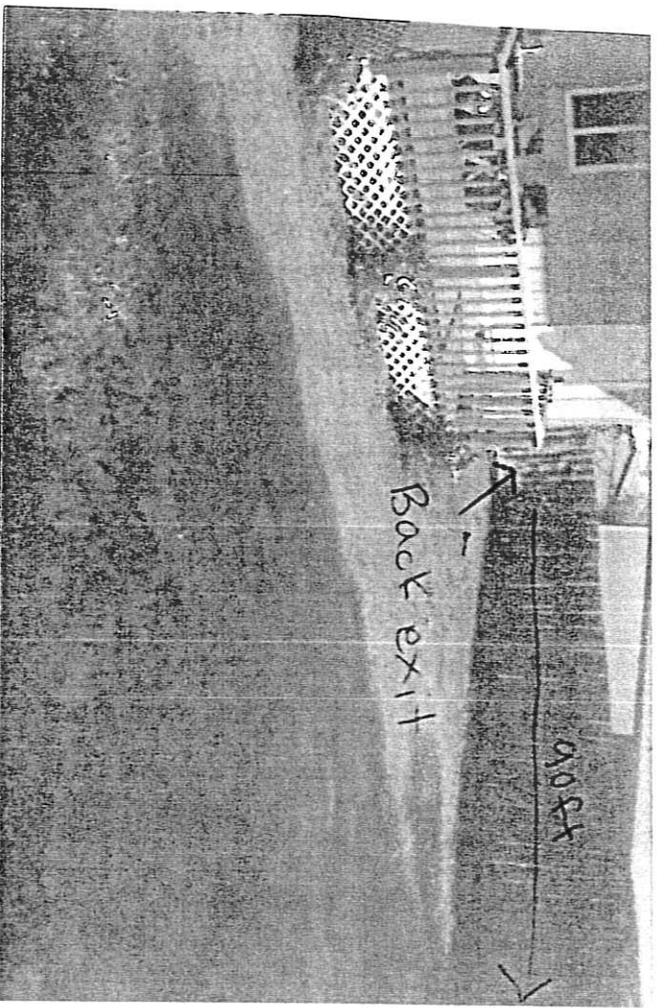
My standard hours of operation are from 7:30a.m to 5:00p.m. Monday thru Friday and some holidays. If a parent needs their child to be in my care before my hours start I will comply with no more than an hour before 7:30a.m.

Sincerely,

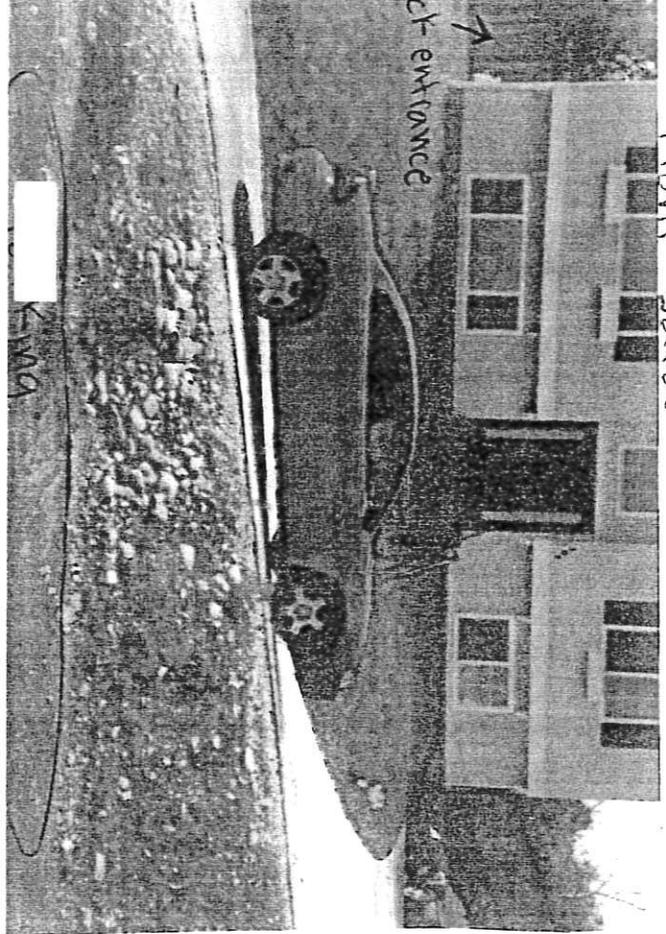
Keziah Gates



Back Yard



Back Yard



Front yard

Back entrance

Back



J-U-B ENGINEERS, INC.

Exhibit B  
7/27/15 City Council

JUB COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

# MEMORANDUM

**DATE:** July 23, 2015

**TO:** Coalville City Council

**CC:** Mayor Trever Johnson; Zane DeWeese, Public Works Director

**FROM:** Shane McFarland P.E., City Engineer/Community Development Director

**SUBJECT:** Ovard/Kercher Subdivision

This is our Second review of the Ovard Kercher subdivision. The subdivision is located at 706 South Hoytsville Rd.

The proposed development is to create five (5) new lots as a minor subdivision. Lot 1 is 10.26 acres, Lot 2 is 0.50 acres, Lot 3 is 0.50 acres, Lot 4 is 0.65 acres, and Lot 5 is 0.36 acres. There is an existing irrigation pond on lot 1 and an irrigation easement. The following comments were made for the initial review dated 1-14-2015. Additional comments for this review are made in bold

1. The lot lines have been checked and close within an acceptable distance. **Okay**
2. A signature block for Summit County Health Department needs to be added. **Okay**
3. The driveway to lot 1 must be paved for a minimum of 100 feet. If lot 1 becomes multiple lots or has more than five dwellings, it must be constructed to Coalville City private road standards. **A note has been added to the plat to indicate this requirement. Okay**
4. Upon review of the Coalville City Culinary Water Master Plan, it has been determined that the current water system cannot meet State of Utah Division of Drinking Water (DDW) regulation R-309-105-9 for this subdivision in regards to fire flow suppression in maintaining 20 psi during such a situation. R-309-105-9 reads as follows:
  - A. *Unless otherwise specifically approved by the Executive Secretary, no water supplier shall allow any connection to the water system where the dynamic water pressure at the point of connection will fall below 20 psi during the normal operation of the water system. Water systems approved prior to January 1, 2007, are required to maintain the above minimum dynamic pressure at all locations within their distribution system. Existing public drinking systems, approved prior to January 1, 2007, which expand their*

*service into new areas or supply new subdivisions shall meet the minimum dynamic water pressure requirements in R309-105-9(2) at any point of connection in the new service area or new subdivisions.*

- B. Unless otherwise specifically approved by the Executive Secretary, new public drinking water systems constructed after January 1, 2007 shall be designed and shall meet the following minimum water pressures at points of connection:*
- a. 20 psi during conditions of fire flow and fire demand experienced during peak day demand*
  - b. 30 psi during peak instantaneous demand*
  - c. 40 psi during peak day demand*
- C. Individual home booster pumps are not allowed as indicated in R309-540-5(4)(c).*

In addition regulation R309-510-9(4) for fire flow states the following:

- A. Distribution systems shall be designed to deliver needed fire flows if fire hydrants are provided. The design engineer shall consult with the local fire suppression authority regarding needed fire flows in the area under consideration. This information shall be provided to the Division. Where no local fire suppression authority exists, needed fire flows shall be assumed to be 1000 gpm unless the local planning commission provides a letter indicating that the system will not be required to provide any fire flows, in which case fire hydrants will not be allowed to be installed on any mains.*
- B. If a distribution system is equipped with fire hydrants, the system shall be designed to insure that minimum pressures required by R309-105-9 exist at all points within the system when fire flows are added to the peak day demand of the system. Refer to Section R309-510-7 for information on determining the peak day demand of the system.*

Based on review of the current model 716 gpm can be provided while maintaining 20psi. J-U-B recommends the City and developer consider the following:

- Discussing with the local Fire Authority the approval of the lots noting 1,000 gpm may not be available.
- Discussing with the local Fire Authority the possibility of requiring in home private sprinkler systems for these homes.
- Discuss increasing the line size as shown in the current water master plan.

In addition, fire hydrants must be installed no more than 500 feet apart and within 500 feet of the development and must be approved by North Summit Fire District. Several discussion have occurred regarding the fire flow and

during the June 22, 2015 council meeting direction was given by the city council and supported by the fire marshal that approval of the plat would be contingent upon the requirement of internal fire suppression systems for each individual home. A note has been made on the plat to indicate this requirement. Additionally the developer has committed to installing one new fire hydrant per Coalville city standards to service fire flow in this area. Okay.

5. The plans do not show if secondary water is in the area and how connection will be made. Will the existing irrigation pond remain, and how is it used? Do others have rights to the pond and need to be identified? **The pond will remain and the irrigation easement has been shown on the plat. Also a 10' public utility easement has been show to allow access as needed.**
6. Title 8 section 4-70 states that *"No individual disposal system or treatment plants (private or group disposal systems) shall be permitted in the areas of the City serviced by the sewer system and within one thousand (1000) feet or less of that system as measured from the development property line closest to the system lines."*

It is indicated that the nearest sewer manhole is 482.50 feet from the property. The sewer main must be extended to service the development, engineered plans showing elevations, pipe size, and slope must be submitted. Plans must be stamped by a licensed professional engineer. **During the June 22, 2015 council meeting it was indicated by the council that the use of individual septic systems for each lot will be acceptable. The initial comment stated that septic systems will not be allowed within 1000 feet of the existing sewer. There was concern as to whether a variance would need to be granted. Upon further review of code and ordinances the Coalvile City Sewer ordinance states that all homes must hook to the sewer if they are within 300 feet of an existing sewer main. The development is 482.5 ft. The Ordinance should dictate the distance. The development is further than 300 feet from the nearest sewer manhole.**

**Also it was required that all lots be a minimum size of 0.5 acres to meet the Summit County Health Department minimum lot size for septic tanks. Lot 5 has been increased from 0.36 to 0.5 acres and Lot 4 has been decreased from 0.65 to 0.51 acres. All other lots meet the minimum size requirement. Okay.**

7. All other utilities needed to service each lot must be shown. **Okay**
8. City Right of Way along Main Street/Hoytsville Road must be shown. Show the centerline of the existing right of way along with the required half width right of way line. The frontage of all lots must follow the right of way line. **Okay**

## Niki Sargent

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**From:** Don Sargent <dbs@allwest.net>  
**Sent:** Wednesday, July 01, 2015 8:47 AM  
**To:** 'Shane McFarland'; 'Sheldon Smith'; brettjones@allwest.net  
**Cc:** 'Niki Sargent'  
**Subject:** OK Subdivision Sewer Service and Water Fire-Flow Requirements

Per City Council direction on June 22, 2015 regarding sewer and water fire-flow requirements for the OK Subdivision, please review and provide any comment and input to the following conclusions as discussed at the meeting:

The land owners shall pay for the cost and installation of one additional fire hydrant on the city water line adjacent to the subdivision to provide fire protection to the property.

The land owner will conduct or provide representative verification of acceptable percolation test results per Summit County Environment Health standards for the property to be served with septic tank and drain field systems.

The following notes will be included on the final Mylar plat to put future lot owners on notice of and the responsibility for the provision of sewer service and fire protection water flow for each lot of the subdivision:

1. Each lot of the subdivision is eligible for a septic tank/drain field system for sanitary sewer service as approved by the Summit County Health Department. The septic tank/drain field system option shall only be applicable in the event a city sewer line is not proximately available to serve the property by gravity flow or lift station. Each lot owner shall install a stub-out to the property line as approved by the city at the time of building permit issuance. Lot owners are eligible for a 5-year grace period to hook-on to the city sewer line.
2. The owners of each lot of the subdivision shall be required to install and maintain a home internal fire suppression (sprinkling) system for fire protection purposes. The fire suppression requirement shall only be applicable in the event the city water line adjacent the property cannot adequately provide fire flow per International and State Fire Code standards.

Please let me know if you have comment or input by next Wednesday, July 8<sup>th</sup>, so we can include the notes on the final subdivision plat for city approval.

Thanks,



dbS & Associates

LAND PLANNING and DEVELOPMENT

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