



## 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 14th day of September, 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. **Public Hearing:** Review, Discussion, And Possible Approval Of The Final Plan For A Five Lot Subdivision, Zetta Lane Subdivision, Preston Tholen, 252 South Main, CT-349 & CT-347
  - B. Discussion And Possible Approval Of A Proposal To Place A Sign About Reading On The North Summit School District Property – Michelle Williams
  - C. Review, Discussion, And Possible Approval Of The 2016 Beer Tax Fund Program Plan
  - D. Public Works Updates – Zane DeWeese
  - E. Community Development Updates – Shane McFarland
    1. Business Licenses
    2. Enforcement Updates
  - F. Legal Updates – Sheldon Smith
  - G. Council Committee Updates
  - H. 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

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: September 11, 2015 City Hall, Utah State Website

**Mayor**  
Trever Johnson

**Council**  
Arlin Judd  
Jodie Coleman  
Steven Richins  
Adrienne Anson  
Rodney Robbins

PO Box 188  
10 North Main Street  
Coalville, UT 84017

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www.coalvillecity.org

Coalville City Council  
Regular Meeting  
HELD ON  
September 14, 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, Arlin Judd, Rodney Robbins,  
Jodie Coleman (excused)

**CITY STAFF PRESENT:**

Zane DeWeese, Public Works Director  
Shane McFarland, Development Director  
Nachele Sargent, City Recorder

**PUBLIC IN ATTENDANCE:**

Preston Tholen, Calee Tholen, Robin  
Wilde, Doug Wilde, Cody Wilde, Aimee  
Wilde, Tyler Rowser, Michelle Williams

**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 Final Plan For A Five Lot  
Subdivision, Zetta Lane Subdivision, Preston Tholen, 252 South Main, CT-349 & CT-347:**

Shane McFarland reviewed the Staff report (Exhibit A) for the Zetta Lane Subdivision with the Council. He stated the subdivision design had five lots with one additional lot as open space with a detention basin. Shane stated the subdivision could only have five lots on a private road and so the design had to be changed. He stated Preston Tholen agreed to do a lot line adjustment to have the first lot as a separate parcel with access from Main Street and then there would only be five lots coming off the private road. Shane stated the road would be part of each lot and an easement would need to be recorded for each individual lot to allow access. He stated a concern for safety from the adjoining property owner came up at the Planning meeting and they requested for a six foot privacy fence to be added to the North side of the property. He stated it had been added to the plat. Shane McFarland

stated Preston Tholen would set up a Homeowners Association for the maintenance of the road, water, and sewer laterals. He stated the individual lot owners would take care of the landscaping for their lot. He stated the homes would be two-story homes without basements. Preston Tholen questioned if the City would allow the separate lot to still be accessed from the private road. He stated it would be better for the project. Shane stated he felt it would be nicer and safer for that lot, but it would go against the private road standard.

Mayor Trever Johnson opened the public hearing at 6:15 P.M.

Doug Wilde – adjacent property owner

Doug Wilde stated he owned part of the property on the South side of the development. He stated he was all in favor of having the affordable housing project. He stated he felt it was great for the community. Doug Wilde stated he did have a concern though about the water that ran toward and drained to this property. He stated in the Spring the water runs through his field and it would run right to this subdivision. Doug Wilde stated he didn't want someone coming back on him saying it was his problem. He stated he would like to have something put in place to help with the drainage for the homes that would be built there. Doug Wilde stated the ditches were privately owned and had gone to the pressurized irrigation system and many of the ditches had been filled in. He stated right now there was still an open ditch that ran right in to this property because that was how the old property owner used to water his place. Doug Wilde stated he had talked to Preston Tholen about his concern. He stated there needed to be a drainage system with this project to ensure the homes were not flooded. He stated he didn't want the liability from the property flooding. Shane McFarland stated as far as Preston Tholen's property was concerned the drainage had been taken care of. Doug Wilde stated but all of the water from the neighboring property drained toward Mr. Tholen's property. He stated he just wanted everyone to be aware of his concern.

Aimee Wilde – representing adjacent property owner David Wilde

Aimee Wilde stated for the David Wilde request, she needed to make sure the six foot privacy fence on the North side of the property was a condition of approval. Shane McFarland stated it had been added to the plat, but for the first 40 feet it would be a three foot fence so people could see when they pulled out.

The Mayor closed the public hearing at 6:20 P.M.

Mayor Trever Johnson stated in the interest of safety and having a cleaner access he felt the first parcel should be able to be accessed from the private road and would like that to be allowed for this particular property.

**A motion was made by Councilmember Arlin Judd to approve the Zetta Lane Subdivision with the conditions recommended by the Planning Commission and Staff Report with the addition of the change of lot #1 to be a new parcel and to allow access for the new parcel from Zetta Lane. Motion seconded by Councilmember Rodney Robbins. All Ayes. Motion Carried.**

**Item B– Discussion And Possible Approval Of A Proposal To Place A Sign About Reading On The North Summit School District Property – Michelle Williams:**

Michelle Williams stated she represented the Reading Foundation. She stated they had commissioned for a sign to be built (Exhibit B) which was designed by a North Summit student and would like permission to have the sign installed. Mrs. Williams stated Principal Holmes had requested for her to come to the City for their input and approval. She stated this was brought before the Council at a previous meeting and she was back to get their approval for the location of the sign. Michelle Williams stated they were proposing to place the sign in the landscaped area right in front of the District Office or to the side of the property where the flag poles were located. She stated the sign was 48 inches tall and 38 inches wide and would be set on a 12 inch concrete base. She stated they would be placing two signs together so it could be seen from either direction. The Mayor and Council stated they were okay with either location and the School District could place the sign wherever they wanted on their own property. Mayor Trever Johnson thanked Mrs. Williams for coming in to discuss it with the City.

**Item C – Review, Discussion, And Possible Approval Of The 2016 Beer Tax Fund Program Plan:**

Mayor Trever Johnson reviewed the Beer Tax program plan with the Council. He stated he had the opportunity to talk at a graduation from the Summit County Recovery Foundation and felt this was a great program for the use of the funds. He stated he had seen firsthand the results from this program. Mayor Johnson stated the program plan had to be approved by the State and they would approve this Foundation.

**A motion was made by Councilmember Arlin Judd to approve the 2016 Beer Tax Fund Program for donation to the Summit County Recovery Foundation. Councilmember Steven Richins seconded the motion. All Ayes. Motion Carried.**

**Item D – Public Works Updates:**

Zane DeWeese stated they were planning on shutting off the secondary water on October 1<sup>st</sup>. He stated he would like to have an agreement set up with NSPIC to have them turn off at the same time. Doug Wilde stated NSPIC would be turning off their water on October 1<sup>st</sup> too.

Zane DeWeese stated there were two trees on 50 North that had some limbs blown down that fell across one of Allwest's lines last week. He stated they were able to get the branches cleaned up, but felt something needed to be done to prevent it happening again. He stated he had Trees Inc. come and look at the trees and they recommended for the trees to be removed. He stated they told him they had a lot of succor growth in them and it was not part of the strength of the tree. Zane stated he also had some concerns about the trees on 50 East, but they were still okay to be trimmed.

**A motion was made by Councilmember Steven Richins to remove the two trees on 50 North and replace them with two new trees and to have the trees on 50 East trimmed. Councilmember Adrienne Anson seconded the motion. All Ayes. Motion Carried.**

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

Shane McFarland stated Rocky Mountain Power would be improving their substation that was located here in the City. Shane questioned if the Council would like to have them come back through the process. He stated they had previously received approval and they were following the exact same plan. The Mayor and Council stated they were okay with honoring the previous approval, but would like to review the plans so they would be up to date with what was happening. Shane McFarland stated he would bring it to the Council for review.

Shane McFarland stated they were prepared to submit the Water Treatment application the week of September 21, 2015. He stated they were working with Dwayne Sargent to purchase his property for the Water Treatment Plant location. Shane stated they had looked at other options, but this property was the best for the City. He stated Mr. Sargent would like to sell all of his property at one time and didn't want to separate and only sell the open one acre parcel. Shane stated the one acre parcel would be around \$100,000 and when everything was taken into account, it was still in the best interest of the City to purchase it at this price if possible. He stated the USDA also agreed that it was the best option. Shane stated Sheldon Smith was willing to do a personal investment and purchase the rest of the property which would allow the City to be able to purchase the parcel they needed. He stated Sheldon wanted the Council to be aware that it would be a personal investment for him and wanted it to be above board with everyone understanding. Shane stated the City would greatly benefit where it would allow the one acre parcel to be purchased separately.

Shane McFarland stated the USDA does not require an open house and public notification for the application process. He questioned if the Council would be interested in still holding something now to inform the residents of the proposed new projects. Shane stated there would be an open house held later that would be required to address the rate increase and to inform the public of the plan. The Council decided to wait and hold the open house at a later date when all of the information would be available to have the answers ready to inform the residents all at once.

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

Sheldon Smith was not able to attend the meeting tonight.

**Item J – Council Committee Updates:**

Councilmember Arlin Judd questioned what the agenda would be for the Ribbon Cutting Ceremony. Mayor Trever Johnson stated it was scheduled for Wednesday, September 23, 2015 and would start at 10:30 A.M. with a luncheon to follow. He stated Niki Sargent would send out a reminder. The Council decided to have the Open House from 3:00 P.M. to 6:00 P.M. Zane DeWeese stated his people were scheduled to stay and give tours of the plant.

Councilmember Arlin Judd stated there was a divot left in the road from the secondary water construction by the Keyes property. Zane DeWeese stated he would take care of it.

Councilmember Arlin Judd questioned if the seal coat at the Sewer Plant was finished. Zane DeWeese stated they completed the seal coat at the Plant and also the portion by the Rails-To-Trails that the City needed to do.

Councilmember Arlin Judd stated he would like to schedule Rocky Mountain Power to help hang the Christmas Decorations. Niki Sargent stated she would contact Chad Ambrose to get on the schedule.

**Item K – Mayor's Updates:**

Mayor Trever Johnson stated he had received complaints about the parking along 50 East when they were having the N. S. Football games. He stated it was a safety concern because a vehicle could barely get down the road. He stated people were parking on both sides of the road and if there was an emergency, an ambulance or fire truck would have a hard time getting down the street. Mayor Johnson stated they were parking along the side where the Medical Clinic and the homes were and they were digging up the grass and had run over their sprinklers. Councilmember Steven Richins stated the City had already listed one side of the street as no parking. The Council discussed having more signage, tow away zone

signage, planting trees, placing rocks, blocking off the entire section on both sides, and blocking off the entire street. Councilmember Arlin Judd stated the Medical Building allowed over flow parking in their parking lot during non-business hours and there was also the roto-mill parking lot the City owned that was available for parking. He stated the School had plenty of parking, but the people liked to be closer and didn't want to have to walk. Councilmember Adrienne Anson stated the parking problem wasn't just for the School football games. She stated they also had Little League games on Saturdays that created problems. The Council decided to have the sides of the street barricaded off and listed as no parking on both sides of 50 East for the next couple of home games and to have additional signage for no parking on both sides of the street.

Niki Sargent stated Bill Battersby had requested a trash receptacle to be placed in front of his building. She stated there was a bench there and he wanted a garbage can to go with it. Niki stated they had priced the trash receptacles and they were very expensive. She stated they had explained to him the cans alternated down both sides of the street and were strategically placed. Niki questioned if Mr. Battersby could place it himself if he purchased it. The Council decided Main Street was laid out in a specific manner and they were not interested in purchasing or having another trash receptacle placed there.

Niki Sargent stated it was time to start looking at the new Capital Improvement list. She stated it would be required for any grant applications. Niki stated they also needed to look at a project for the CDBG grant if they were interested. She stated the City would need to do a new survey this year for the CDBG grant and it would be good to get it taken care of now. Mayor Trever Johnson stated he thought the secondary pond problem would be a good project to look at. Shane McFarland stated the City may need something for a water line for 50 West Street. Niki Sargent stated she would get the guidelines for the CDBG survey to get it started.

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

The Council reviewed the minutes of the August 24, 2015 meeting.

**A motion was made by Councilmember Arlin Judd to approve the minutes of August 24, 2015 as written. Councilmember Steven Richins seconded the motion. All Ayes. Motion Carried.**

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

The Council reviewed the accounts payable for September 2015.

**A motion was made by Councilmember Steven Richins to approve the accounts payable for September 2015. Councilmember Rodney Robbins 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 7:30 P.M.

Attest:

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

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



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

EXHIBIT A  
9/14/15 City Council

**DATE:** September 11, 2015  
**TO:** City Council  
**CC:** Mayor Trever Johnson; Zane DeWeese, Public Works Director  
**FROM:** Shane McFarland P.E., City Engineer/community development director  
**SUBJECT:** Preston Tholen, 252 South Main Street (5515002-207)

This is the third review for the concept plan submitted by Preston Tholen for the property located at 252 South Main Street. It is our understanding that this is to utilize parcels CT-349 and CT-347. A lot line adjustment will be filed to create the final property boundaries. The subdivision is to create five (5) lots ranging from 0.20 acres to .15 acres on parcel CT-349 and the remaining property to be parcel CT-347. The following comments in standard text were made during the first review and those in bold during the second review. Additional comments for this review are found below.

1. 10' Public Utility Easements will be provided for each lot. Also indicate if any easements for access to the detention basin will be needed for maintenance or other activities. **Zetta Lane will be designated as an access easement to allow access to the detention pond and each individual lot. This easement needs to be dedicated on the final plat as access for ingress and egress for each individual lot owner. Also indicate the easement is intended for utility purposes.**
2. The access road must be built to Coalville City private road standards. The cross section of 3" asphalt/6" road base/12" sub-base or as required by pavement design from a soils report must be shown on the plans. Soils report must be submitted before any portion of the development can start. **It was clarified with the developer that the soils report is an option to allow for an amended road cross section. If a soils report is not submitted then the 3/6/12 cross section will be required upon construction.**
3. Submit architectural plans indicating square footage of the proposed building, building height, and what the building color and facade will consist of.
4. Need to show neighboring structures/homes and their proximity to the proposed lots. **Okay**
5. North Summit Fire District must provide a service letter indicating intent to serve, fire hydrant locations, and fire flow requirements. The existing system can provided at least 1,000 gpm to this area. In addition the hammer head turnaround is provided and must meet the International Fire Code in regards to turnaround for emergency vehicles. **North Summit Fire District is currently reviewing the submitted plans for compliance on the turnaround and fire hydrant locations. The available fire flow at 20 psi is approximately 1440 gpm.**

6. "Will serve" letters are needed from both gas and power companies. **Okay**
7. A grading and drainage plan is required for this development and has been submitted. A detention basin has been proposed with accompanying calculations stamped by a professional engineer. Please indicate the drainage that will received the discharge and if any easements are needed. **It was not indicated that any easements will be needed for discharge. The discharge will enter the nearby drainage ditch.**
8. The plan shows connection to the existing 6" water main in Main Street. Water meter locations must be coordinated with the city. **This will occur during the construction phase.**
9. The plan shows connection to the existing sewer in Main Street. Laterals shall connect to a sewer main line in accordance with Standard Specification Division 4A. Cleanouts are required every 100 ft. and at each series of bends, also cleanouts must be located within 5 ft. of the outside foundation wall. Due to the nature and grade of the property three lots will have a proposed private pump. The city does not maintain private laterals.
10. The plan indicates connection to the existing secondary pressure irrigation system. Please indicate landscaped areas with trees. **Each proposed lot will have a home built and sold, the owner of that home will be responsible for landscaping at their own preference.**
11. A 6 foot privacy fence is required along the south boundary where the existing fence line is shown. Indicate height, material and color. **Okay**
12. Please indicate how garbage removal will be handled, either by individual dumpsters or a larger dumpster. **Individual dumpsters will be used, screening will not be needed.**
13. The city will provide the addresses.
14. **It would be recommended that an HOA be established for maintenance on the proposed roadway. The city does not maintain private roads.**

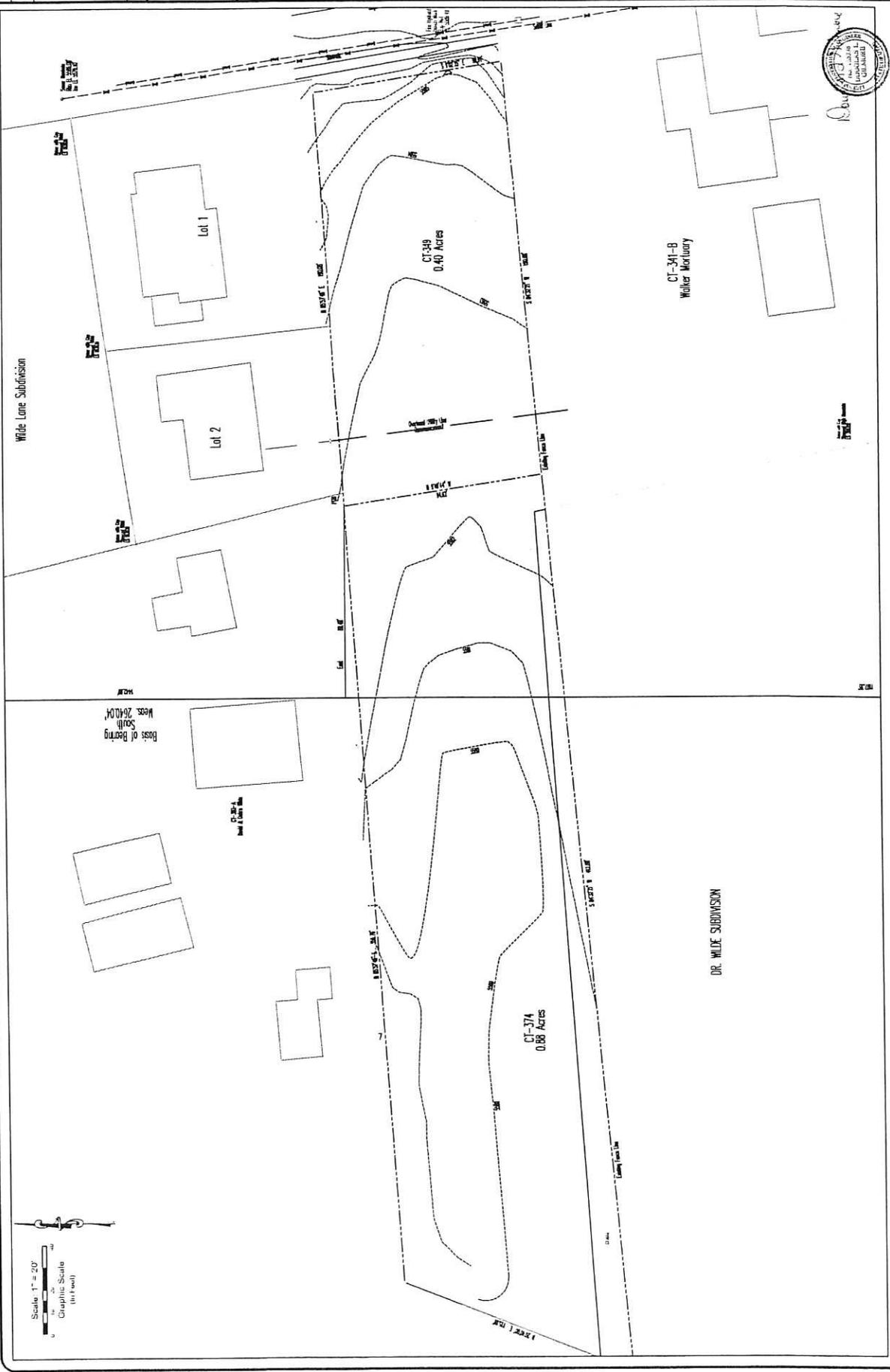
#### City Council Additional Comments

1. The planning commission asked that a privacy fence on the North property line be included for privacy and safety. This has been added to the plans
2. There is need to adjust the lot lines on the proposed plans. There is currently 6 lots shown on the private road. Only 5 lots are allowed. A change to lot lines of the subdivision needs to occur to remove the proposed lot 1 from the subdivision and create its own 1/8 acre parcel. The subdivision could then renumber lots 2-5 as 1-4 and the remaining parcel CT-347 as the fifth lot on the road.

ZETTA LANE SUBDIVISION  
EXISTING SITE PLAN  
COALVILLE, UTAH

GILMORE ENGINEERING  
4781 Albia Park Way  
Murray, Utah 84107

PROJECT NUMBER	
DATE	02-24-2015
DESIGNED BY	ALH
CHECKED BY	
DATE	
SCALE	
BY	

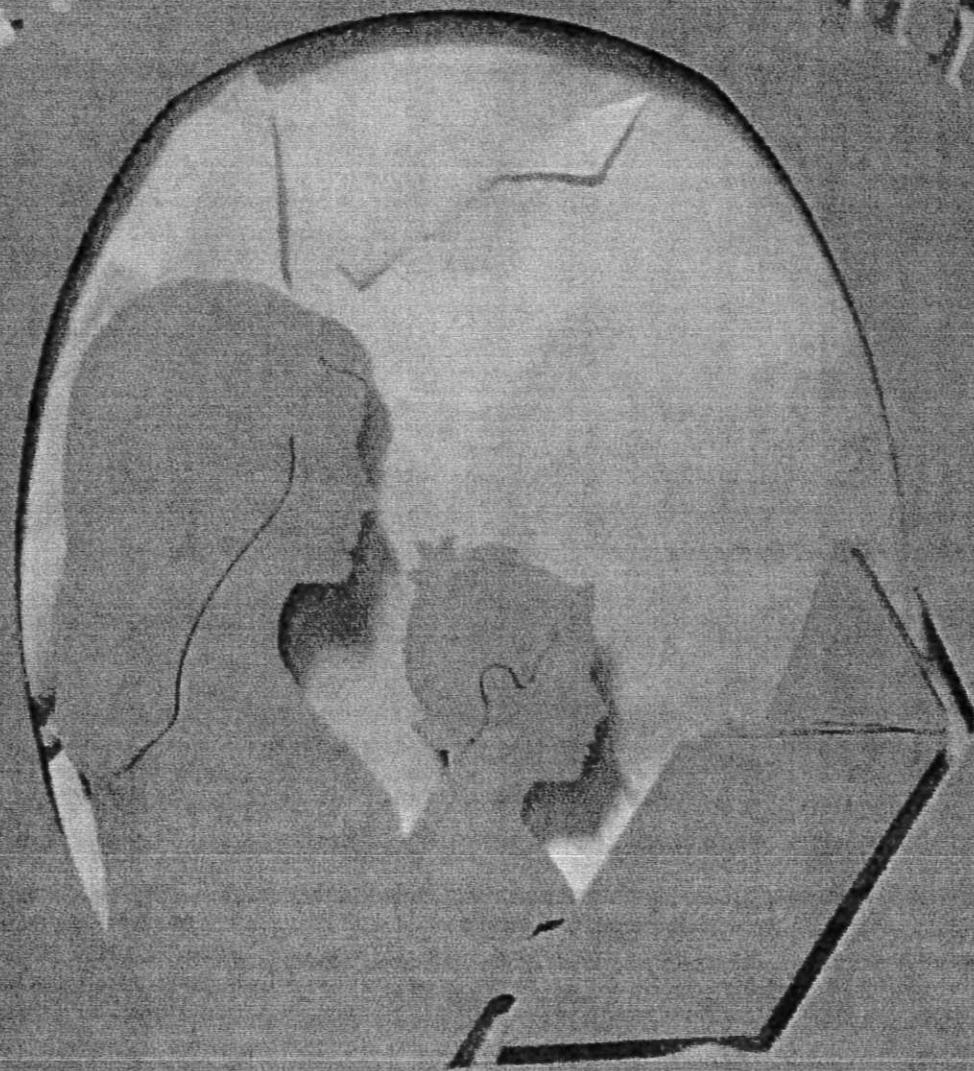






"Exhibit B"  
9/14/15 City Council

READ WITH A CHILD



Just 20 Minutes  
A Day

"Exhibit C" 9/14/15 City Council

scrf



Timeline About Photos Likes More ▾

About The Summit County Recovery Foundation

Page Info

PAGE INFO

Address Park City, Utah 84098

Short Description A non-profit organization that supports the recovery efforts of participants in the Summit County Drug Court.

Company Overview The Summit County Recovery Foundation is a micro non-profit administered solely by volunteers and funded solely by donations from altruistic individuals. It had no start-up expenses and has no overhead. One-hundred percent of donations go directly to support and benefit the recovery efforts of people who struggle with substance abuse.

Long Description Started in 2011, the Summit County Drug Court is a county and state funded problem solving court that helps high risk and high need drug offenders complete treatment goals and achieve lasting sobriety. But government cannot solve every problem. The Summit County Recovery Foundation was founded in 2013 to fill the gap between what government provides and what a person struggling with addiction needs. The Foundation aims to provide awards and incentives to drug court participants, to sponsor and encourage pro-social activities, and to provide need-based financial assistance for the costs of drug court.

General Information To make a donation to the Foundation contact Paul Quinlan or Matthew Bates, or follow the link below to make a secure donation through PayPal:

[https://www.paypal.com/cgi-bin/webscr?cmd=\\_s-xclick&hosted\\_button\\_id=WSLZPE4Y3BX4L](https://www.paypal.com/cgi-bin/webscr?cmd=_s-xclick&hosted_button_id=WSLZPE4Y3BX4L)

Phone 435-655-5165

2016 Beer Tax Funds: \$2,229.04

# BEER TAX FUNDS – PLAN – State Fiscal Year 2016



Reporting Period: July 1, 2015 through June 30, 2016

PLANS are due no later than Friday, June 12, 2015. Recipients will receive an approval from the USAAV Council if the plan is accepted. Please refer to the updated *Beer Tax Guidelines* located on the USAAV web page: [www.usaav.utah.gov](http://www.usaav.utah.gov).

Name of Municipality (City or Town—not the PD or SO):

Coalville City

Name of County:

Summit

Name and Title of Contact Person Preparing Plan (Print):

Nachele D Sargent

Mailing Address (Street, City, Zip Code):

PO Box 188, Coalville, 84017

Contact's Phone Number:

435-336-5981

Contact's Fax Number:

435-336-2062

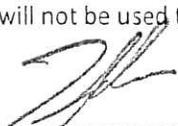
Contact's E-mail Address:

niki.sargent@coalvillecity.org

## SUMMARY OF PROPOSED BEER TAX EXPENDITURES

Clearly describe the specific programs/projects under the appropriate category where you propose the Beer Tax Funds will be spent. COMPLETE ONLY THE CATEGORIES WHERE BEER TAX FUNDS WILL BE APPLIED.

1	<p>Alcohol and/or Substance Abuse-Related Prevention Programs (<i>programs must be evidence-based or evidence-informed, see Guidelines for additional information</i>). Specifically identify the prevention program:</p> <p>Are you coordinating with the Local Substance Abuse Authority (LSAA) in your area (LSAA are listed at the end of the Guidelines)?  <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
2	<p>Treatment of Offenders with Alcohol and/or Substance Abuse Problems:  Coalville City will be giving \$2229.04 to The Summit County Recovery Foundation. This group is a non-profit organization that supports the recovery efforts of participants in the Summit County Drug Court. This group works directly with the Local Substance Abuse Authority.</p>
3	<p>Alcohol and/or Substance Abuse-Related Law Enforcement:</p>
4	<p>Prosecution of Alcohol and/or Substance Abuse-Related Cases:</p>
5	<p>Confinement of Alcohol and/or Substance Abuse Offenders (<i>counties have an additional requirement in this category, see Statute for information</i>):</p>

<p>Chief Executive Officer (print name and title)</p> <p>Trever Johnson, Mayor</p>	<p>CEO Telephone</p> <p>435-336-5981</p>	<p>CEO E-mail Address</p> <p>mayor@coalvillecity.org</p>
<p>As chief executive officer, I do hereby attest the Beer Tax Funds will be spent according to the Plan details listed above and accounting for these monies will be separate from other funds (separate account/code, restricted line item, etc.). Additionally, the Beer Tax Funds will not be used to supplant any current funding for alcohol and/or substance abuse-related projects or programs.</p>		
<p>  Signature of Chief Executive Officer</p>	<p>6/12/15  Date CEO Signed</p>	

CEO MUST SIGN THE FORM OR IT WILL BE RETURNED

Please send completed PLAN to: Utah Commission on Criminal and Juvenile Justice – ATTN: Doreen Weyland, Utah State Capitol Complex – Senate Building, Suite 330, P.O. Box 142330, Salt Lake City, UT 84114-2330 Email: [dweyland@utah.gov](mailto:dweyland@utah.gov) Telephone: (801) 533-1323, Fax: (801) 538-1024.