



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 28th 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 Two Lot Subdivision, Weber View Subdivision, Miles and Connie Evans, 477 South Main, CT-335-B
 - B. **Public Hearing:** Review, Discussion, and Possible Approval of a Conditional Use Permit Final Plan For Three (3) Four-Plex Units for Jack Clark, 49 West 50 North, Schmidt-2
 - C. Water Treatment Plant Application Presentation And Possible Approval of A Contract For Design – JUB Engineers, Inc.
 - 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. Adjournment

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

Mayor
Trever Johnson

Council
Arlin Judd
Jodie Coleman
Steven Richins
Adrienne Anson
Rodney Robbins

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 27, 2015 City Hall, Utah State Website

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Coalville City Council
Regular Meeting
HELD ON
September 28, 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:

Shane McFarland, Community
H. Zane DeWeese, Public Works Director
Nachele Sargent, City Recorder
Sheldon Smith, City Attorney (excused)

PUBLIC IN ATTENDANCE:

Jack Clark, Clay Carlson, Ed Keyes, Tom
Moore, Miles Evans, Camellia Robbins,
Steve Timmons, Charlotte Timmons, Tyler
Rowser, Dwayne Sargent, Colleen Sargent,
Cindy Gooch, Brandon Nielson

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 – Public Hearing: Review, Discussion, and Possible Approval of the Final Plan for a Two Lot Subdivision, Weber View Subdivision, Miles and Connie Evans, 477 South Main, CT-335-B:

Shane McFarland reviewed the staff report (Exhibit A) with the Mayor and Council. He stated the applicant received a variance for the driveway, but went back to the Board Of Adjustment to verify the width requirement. Shane stated the Fire District was okay with the gate at the top of the driveway remaining at 16 feet, but the BOA stayed with the decision that the gate must be moved to 20 feet.

Mayor Trever Johnson opened the public hearing at 6:05 P.M.

There was no public comment.

Mayor Trever Johnson closed the public hearing at 6:06 P.M.

Shane McFarland stated there would be a note on the plat stating a sprinkling suppression system would be required in the home if there wasn't sufficient water service at the time a building permit was issued. Don Sargent stated the applicant, Miles Evans, was okay with moving the gate to 20 feet, but he didn't understand why the BOA would require that when the Fire District was okay with the gate being left at 16 feet. He stated the basis for the 20 feet requirement was because of the Fire Code. Shane McFarland stated he didn't know, but it went to the BOA twice and they stayed with the Fire Code recommendations.

A motion was made by Councilmember Steven Richins to approve the Two Lot Weber View Subdivision with the staff comment requirements, the sprinkling system note on the plat, and the BOA driveway variance including moving the gate to 20 feet. Councilmember Adrienne Anson seconded the motion. All Ayes. Motion Carried.

Item B – Public Hearing: Review, Discussion, and Possible Approval of a Conditional Use Permit Final Plan for Three (3) Four-Plex Units for Jack Clark, 49 West 50 North, Schmidt-2:

Shane McFarland reviewed the staff report (Exhibit B) with the Mayor and Council. He explained when the previous owner, Duane Schmidt, subdivided the property; he was given a density allowance for the parcel of ground with the platted street. He stated this changed the density from being eligible for 5 units to 11 units. Shane stated during the approval process, the Planning Commission and the applicant expressed a desire to allow a 12th unit. He stated Jack Clark had previously designed his plan for the property the City purchased for the Corridor Preservation and he wanted to be able to use the same plans. Shane stated Mr. Clark proposed having the 12th unit as his personal office/management unit, but the Planning Commission felt it left the possibility of changing the unit to a residential unit at a later date. The Planning Commission proposed allowing the 12th unit with an Amenity Bonus. Shane explained Mr. Clark would be required to provide a greater percentage of infrastructures than what would be required for his development, which would benefit the City. He stated Mr. Clark had tried to purchase more property to allow the extra unit, but there wasn't any property available. Shane stated for the Amenity Bonus they were proposing to build 50 West, 30 feet wide, to the South property line and install an 8" water line to the property. He stated originally Mr. Clark would only be responsible to put in 50% of the road for his project. Shane stated Jack Clark would like to have a pioneer agreement to be able to be reimbursed for 25% of the cost of the road improvement. He stated if someone else developed their property they would reimburse Mr. Clark for 25% of the cost for the street. Shane stated this would mean Jack Clark would be paying 75% of the cost of the entire street to his South property line and installing an 8" water line in exchange for the 12th unit density. Shane stated the Planning Commission recommended for Jack Clark to only have to build the road to his South property line because of the scales located in the middle of the platted street. He stated the Planning Commission didn't feel they could make Mr. Clark be responsible for trying to figure out what to do about the scales. Tom Moore stated he owned the property where the scales were located. He stated Brown's Dairy

bought the scales from the old Chappell Coal Mine and Les Marsh paid to have them moved and installed. Tom Moore stated Mr. Marsh received permission from the City to place them in the platted street at the time because no one was using it and there weren't any plans in place to improve the street. Councilmember Arlin Judd questioned if the 30 feet width would match up to the rest of 50 West. Shane stated it would be a little wider, but the streets didn't line up anyway so there would be a small jog to continue South on 50 West. Zane DeWeese stated he had the street surveyed and the markers were on the corners so the Council would be able to see where the street was platted. Councilmember Arlin Judd stated this was a private road now, but people used it all the time. He stated he was concerned about having a dead end street and then having a private road that paralleled and continued after that. He stated he felt there would be some safety issues if it was left like that. Mayor Trever Johnson stated when the subdivision was approved it was discussed that the developer would be responsible for the road. He questioned if it was discussed in reference to the entire road or just to the property line. Councilmember Arlin Judd stated he felt it was only discussed for the property line.

Mayor Trever Johnson opened the public hearing at 6:28 P.M.

Tom Moore – adjacent property owner

Tom Moore stated he would have to close the property and private road where people had been driving. He stated it used to have a fence on the property, but the previous owner had taken it down. He stated a kid was flying down the private road recently hitting the holes and just flying. He stated he was concerned one day they would crash into the Feed Store. Tom Moore stated when he blocked off the street there wouldn't be an access between Center Street and 50 North. He stated he couldn't allow people to continue driving or trespassing on that area. Mayor Trever Johnson agreed.

Colleen Sargent – adjacent property owner

Colleen Sargent stated she didn't feel the City could consider having this development without having the road opened and improved all the way. She stated it would be dangerous. She stated there were so many people that already used that road that it should have been opened a long time ago. She stated every time Main Street was closed people used this road. Colleen Sargent stated there wouldn't be just 24 cars there. There would be 36 or more. She questioned where they expected to have the extra cars parked. She stated she felt for any emergency vehicles or anything else it would be too dangerous without having access all the way around there. She stated she felt you couldn't just have a dead end there because it would be too dangerous. She stated she felt there were too many units for the size of property and the area. She stated there wasn't any open space. She stated there were already issues with other places with all asphalt and no grass. She stated people wouldn't want to live there. She stated she felt the people there would need to have a place to get outside and maybe have a place for a barbeque. She stated she felt they should

consider reducing the size of the housing and having more space for extra storage and a play area for kids. She stated all of the extra cars would be parked on the road and then it would be more difficult to get around. She stated in other cities if they have this much density then they have a park as part of the project. She stated it needed more green space and more parking. She stated she felt they should have more parking for guests.

Councilmember Adrienne Anson questioned if there would be any green space. Jack Clark stated there would be grass in between the buildings and at the back of the project. Shane McFarland stated there would be grass where there wasn't a sidewalk or a building. Tyler Rowser stated they had grass areas on the plans that were presented to the Planning Commission. Jack Clark stated there would be picnic tables, a swing set, and a play area at the back of the project. Clay Carlson stated they wanted to have the open area at the back of the property to help keep the kids away from the street. Jack Clark stated each unit would have their own back patio and back yard. Shane McFarland stated they would be nice buildings and Mr. Clark was committed to doing a good project.

Dwayne Sargent – adjacent property owner

Dwayne Sargent questioned if there was extra space for storage. He stated he felt there wasn't enough room for someone to park their trailer or boat. He stated he felt it was being over built. He stated when the City had events he couldn't even get around and everybody tried to use the private road. He felt the street should be opened.

Shane McFarland stated the Code only required 2 parking spaces per unit. He stated Jack Clark had provided the parking spaces required for this development. Shane stated there was a discussion about overflow parking, but the Code didn't require more on-site parking. He stated they couldn't tell the future and didn't know who would be living there and they couldn't require Mr. Clark to put in any more. Councilmember Rodney Robbins agreed and stated they should only have to do what the Code required. Councilmember Adrienne Anson stated from being a former renter, it was not unusual to only be allowed to have two cars. Jack Clark stated they would have a renter's agreement for them to only be allowed two cars and no extra storage for other items like boats or trailers.

Mayor Trever Johnson closed the public hearing at 6:40 P.M.

Shane McFarland stated he felt the agreement of 100% of the road and the 8" water line was enough benefit for the City to allow the 12th unit. He stated Mr. Clark had also sold the City his original property for this development for the Corridor Preservation and felt that he had given a fair amenity for the extra unit.

Niki Sargent stated she spoke with Sheldon Smith and he felt the entire street should be opened. She stated Mr. Smith said it would be the scale owner's responsibility to move the scales out of the platted street and it would not be Mr. Clark's responsibility. Niki stated he

said it wasn't unreasonable for the City to require the scales to be moved. She stated it was discussed at the Planning meeting for Jack Clark to have to open the street the entire way for his project. She stated the City may have to give up getting the 8" water line, but the street would be improved and opened the entire way. Niki stated the Council could require the entire road to be improved as part of the conditional use. Mayor Trever Johnson stated he felt the scales was a separate issue and shouldn't be a condition of approval for this project. He stated in his opinion it should be the City's responsibility to take care of the scale issue by the time this project was completed. Councilmember Arlin Judd stated he agreed and felt there were too many properties involved to complete the street. He stated there would also be a problem with the property of Steve Jenkins where the single wide trailer was located. Mayor Trever Johnson stated he would work with Shane and Zane to get it taken care of. Shane McFarland stated this project was a conditional use permit. He stated one of the conditions would be they could only access this property from 50 North during construction. He stated they would not be allowed to access the area from Center Street.

A motion was made by Councilmember Rodney Robbins to approve the Jack Clark Final Plan for Three (3) Four-Plex Units Conditional Use Permit with the staff comments and conditions, the Amenity Bonus of the 12th unit, and the pioneer agreement. Councilmember Adrienne Anson seconded the motion. All Ayes. Motion Carried.

Item C – Water Treatment Plant Application Presentation and Possible Approval of a Contract for Design – JUB Engineers, Inc.:

Cindy Gooch reviewed the updated water improvements project costs (Exhibit C) with the Mayor and Council. She stated the USDA application was ready for submittal and just needed the signatures. Cindy stated the application required an environmental study, the preliminary engineering report, which had already been completed, and a design contract for services, which they brought for review. She stated the original Water Master Plan had all of the improvements estimated at 7 million dollars. She stated with the Council's request of adding the treatment of the Weber River water along with the shallow water treatment and the added \$450,000 to purchase land, it added \$1.5 million to the original cost. She stated they would apply to the USDA first and then they would come back with what they would give and then they would go to the DEQ to see what they would do. Cindy stated the DEQ didn't have a lot of grant money right now. She stated they could possibly get up to 75% from the USDA. Cindy stated then they would go to the Army Corps of Engineers and they would have the possibility of getting approximately one million dollars from them. She stated if they received money from the Army Corps of Engineers it would be used for engineering and not construction. Mayor Trever Johnson gave an update on the property purchase. He stated they had been working with Dwayne and Colleen Sargent to purchase their property. He stated the Sargent's had decided to keep the building portion of the property, but had agreed to sell the one acre parcel to the City. Mayor Johnson stated the City had offered \$125,000 for the one acre parcel in conjunction with Sheldon Smith purchasing the building portion of the property as a personal venture. He stated the

Sargent's were willing to sell the one acre parcel at \$100,000. Colleen Sargent stated they had always been willing to sell the parcel at \$100,000. Cindy Gooch stated there would be other land and easements they still had to obtain on the other side of the river to pull water to the treatment plant that had been included in the property purchase estimate. Mayor Trever Johnson recommended for the Council to approve the design contract subject to Sheldon's review.

A motion was made by Councilmember Arlin Judd to approve the JUB Engineers, Inc. contract for design for the water improvements project subject to review by Sheldon Smith, City Attorney, and to allow them to submit the application for funding on behalf of the City. Councilmember Steven Richins seconded the motion. All Ayes. Motion Carried.

Item D – Public Works Updates – Zane DeWeese:

Zane DeWeese stated due to the recent heavy rain he wanted to remind the Council about the areas for letters to be sent to address the ditches and drainage. Mayor Trever Johnson stated for Zane to go ahead and come up with the next areas for review. Zane stated he would get a list ready. He stated there was a problem area at the Thayne Bristow property where the water followed the sidewalk and runs into his basement. Zane stated the road had been built up over the years and was higher than the sidewalk and so the water followed the sidewalk instead of draining to the street. He stated there was a drain in the area, but it was uphill from the Preschool and Bristow's property. He stated he was going to have Shane McFarland look at the area to see if he could give ideas to help with the drainage. Zane stated it was his understanding the City would be improving the street and putting in curb and gutter with funds we would be receiving in 2019 and he didn't really want to put a lot of money toward redoing the drainage there at this time. Mayor Trever Johnson stated he would look at coming up with some options to work with the property owners there. Councilmember Arlin Judd stated the property owner there would like to block off the trail that the motorcycles were using to get up the hill. Niki Sargent stated that platted street had been vacated and the property owner could block off anything on his property. Councilmember Adrienne Anson questioned if there was a concern of a possible drainage issues and landslide problems where the Preschool had been digging out part of the bottom of the mountain. Zane DeWeese stated there could be a potential problem there, but he didn't know of anything immediate. Mayor Trever Johnson stated it was private property there.

Zane DeWeese stated there would be some surplus items from the old sewer plant and he would like to be able to offer some of the equipment to a neighboring City for purchase. He questioned if he could go ahead and do that or if it needed to be listed as a surplus property sale and offered to the public. Councilmember Steven Richins stated the State offered their items to the Counties and Cities first. He stated it wouldn't have to be offered to the public unless it was just being sold. The Council told Zane it was okay to entertain an offer from another entity.

Zane DeWeese questioned if he could sign Industrial Park Road as no street parking. The Council approved for him to go ahead and post the road as no parking. Councilmember Arlin Judd questioned what happened with the no parking issue on 50 East. Mayor Trever Johnson stated he had received a lot of calls and he had Zane take down the cones on the East side and leave the cones on the West side south of the Medical Center. Councilmember Arlin Judd stated he parked on the City overflow parking lot and quite a few followed. He stated it wasn't as bad as it had been. Mayor Trever Johnson stated Zane had ordered more signage to be put in there for no parking. Niki Sargent stated she had received a call from the Medical Center because of the parking on the landscaped area at their property. She stated they were frustrated because the City required them to put in and maintain the landscaping, but they didn't block off their area with the cones too. Mayor Trever Johnson stated he would work on that.

Item E – Community Development Updates – Shane McFarland:

Shane McFarland stated Rocky Mountain Power was ready to bring poles across the freeway from the Best Western Hotel to the substation. He stated they were not doing anything more than what was originally proposed. Shane stated the Council had approved to uphold the original approval and Rocky Mountain Power would like a letter stating they were okay to go ahead. Councilmember Arlin Judd stated the Council agreed to honor the previous approval at the last meeting. Shane stated he would bring the substation plans to the Council for review, and would send RMP a letter stating the Council would honor the original approval. Mayor Trever Johnson addressed Ed Keyes and stated in regards to his question, any permit the City would issue would only deal with City property and would not deal with individual land owner's property. He stated they would have to deal with Rocky Mountain Power on their own. Mayor Johnson stated the only permit the City would grant would be for the City right-of-ways or City property. Ed Keyes stated the reason he questioned it was because Summit County had to give them a conditional use permit to go anywhere in the County and they had received a permit to come to the substation in Coalville. He stated all of the landowners North of Coalville had agreed to the new easement. He stated but the County hadn't issued anything South of Coalville because the land owners still had issues with the new easement. Ed Keyes stated two or three properties were within the City limits. He stated he understood if it was in the County it wasn't a City issue, but if it was in the City they should have to issue them a permit. Mayor Johnson stated the City would not be involved in any negotiations for anything on private land. Tyler Rowser stated the County conditional use permit was based on the height of the pole. He stated they had height restrictions for the poles. Ed Keyes stated he felt the City should look at the height of the poles too. He stated it would be a landscape issue for the City. He stated they were changing from 50 foot poles to 100 foot poles which would affect the skyline of the City. He stated it may not be part of the substation project, but it would be the next thing they would be working on. Ed Keyes stated they were not trying to stop Rocky Mountain Power, but would like the poles moved out of the middle of their property and the height of the poles

was a concern too. Mayor Trever Johnson stated the point on this approval was the City was not part of the equation with the private property issues.

Item F – Legal Updates – Sheldon Smith:

Sheldon Smith was not able to attend tonight.

Item G – Council Committee Updates:

Councilmember Adrienne Anson stated she went to the park for the Cystic Fibrosis Bike Event and they stated it was hard for them to go through the approval process with the City and the County. She stated the County wouldn't allow them to let one of the radio vans stay overnight and they said the bathrooms were broken and wouldn't allow them to use them. Niki Sargent stated the issues they checked with the City about were all to do with the County. She stated it came to the Council for approval and the City worked with them and sent the approvals for the event. Zane DeWeese stated he had received an email about them using the facilities there and he sent a nice email back and explained they would have to work with Summit County.

Councilmember Adrienne Anson suggested looking for a different route to detour traffic at the bottom of the school house hill when there were parades on Main Street. She stated there was a lot of traffic waiting down the hill while the Homecoming parade went by. Councilmember Rodney Robbins stated there really wasn't a way to reroute the parade or traffic because there wasn't any other roads. Councilmember Arlin Judd stated they may be able to look at additional signage and keeping the roadway open at Center Street.

Councilmember Adrienne Anson suggested having a Candidate hometown debate for the City. She stated she thought it would be a nice opportunity for people in the community to be able to express what they desired from the City Council. Tyler Rowser stated that would be a good project for the school Government and Law teacher to organize. Councilmember Arlin Judd stated he didn't know if the City ever held a debate. Niki Sargent stated Russ Judd organized one a long time ago for one of his school classes.

Councilmember Rodney Robbins suggested placing the scale issue for discussion on the next agenda. Councilmember Arlin Judd suggested for the Street Committee to meet with all parties involved and come to the Council with a proposal. He stated he spoke with Tom Moore about the possibility of moving the scales to a part of his property, but he didn't seem too favorable on the subject. Councilmember Steven Richins stated he would try and put together a meeting.

Niki Sargent stated Thayne Bristow had contacted the City to see if he could put up a fence on the vacant Bristow lot. She stated they had received a clean-up letter and he wanted to put up a six foot slab fence to block the property. Councilmember Rodney Robbins stated a

slab fence would be rough, uneven wood. Councilmember Arlin Judd stated the Code would give the height and material options.

Niki Sargent questioned if the Council wanted to have the lights put up in the trees like they did last year for the Light Parade Festival. The Council agreed to have the lights put up the same as last year.

Item H – Mayor’s Updates:

Mayor Trevor Johnson stated he would like to set the date for the Light Parade Festival for Saturday, December 12, 2015. He stated the events committee would have a meeting to discuss the details.

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

The Council reviewed the minutes of the September 14, 2015 meeting.

A motion was made by Councilmember Arlin Judd to approve the minutes of September 14, 2015 as corrected. 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 7:45 P.M.

Attest:

Nachele D. Sargent, City Recorder

Trever Johnson, Mayor



J-U-B ENGINEERS, INC.

"Exhibit A"
City Council
J-U-B COMPANIES

9/28/15



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

DATE: September 24, 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: Weber View Subdivision. (5515002-209)

This is the final review for Weber View Subdivision for the 2015 submission. The subdivision is a two lot subdivision splitting an existing lot of 1.16 acres into Lot 1 and Lot 2 shown as 0.54 acres and 0.62 acres respectively. The following comments were made during the planning commission approval process. Additional comments for this review are made in **BOLD**.

1. The proposed subdivision boundary description has been checked and closes within an acceptable distance. **Okay**
2. A change in the city code has occurred since the original 2007 reivev and title 8-4-040K requires all private roads be built 24 feet wide and paved to a minimum distance of 100 feet measured from the edge of the public street. The existing asphalt drive will need to be improved to meet the private road standards and should be shown on the plan for final plat approval. **The development applied for a variance to the Board of Adjustment to request that a 12' asphalt road be allowed. The variance was granted with the following conditions: 1. a 20' clear space must be maintained 2. The existing gate which is currently at 16 feet needs to be increased to 20 feet wide. In addition the fire marshal has met on site and approved the clear space. The approved asphalt width must be maintained and clear year round.**
3. A letter was submitted stating an easement will be obtained for utility access to provide water and sanitary sewer from the Cotton Stream Subdivision. A written description of this easement along with all agreements need to be included for review and approval of the final plat. **The 10' public utility has been shown on the north side of the property. Okay**
4. A signature block for Questar Gas needs to be added. **Okay**
5. Upon review of the current Coalville City Culinary Water Master Plan, it has been determined that the current 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 operation. 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 model it is JUB's opinion that the fire hydrants within 500 feet of this subdivision will deliver less than 1,000 gpm while maintaining 20 psi. The estimated flow at this location during a fire flow demand is about 843 gpm. J-U-B recommends the City and developer consider the following:

- 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.

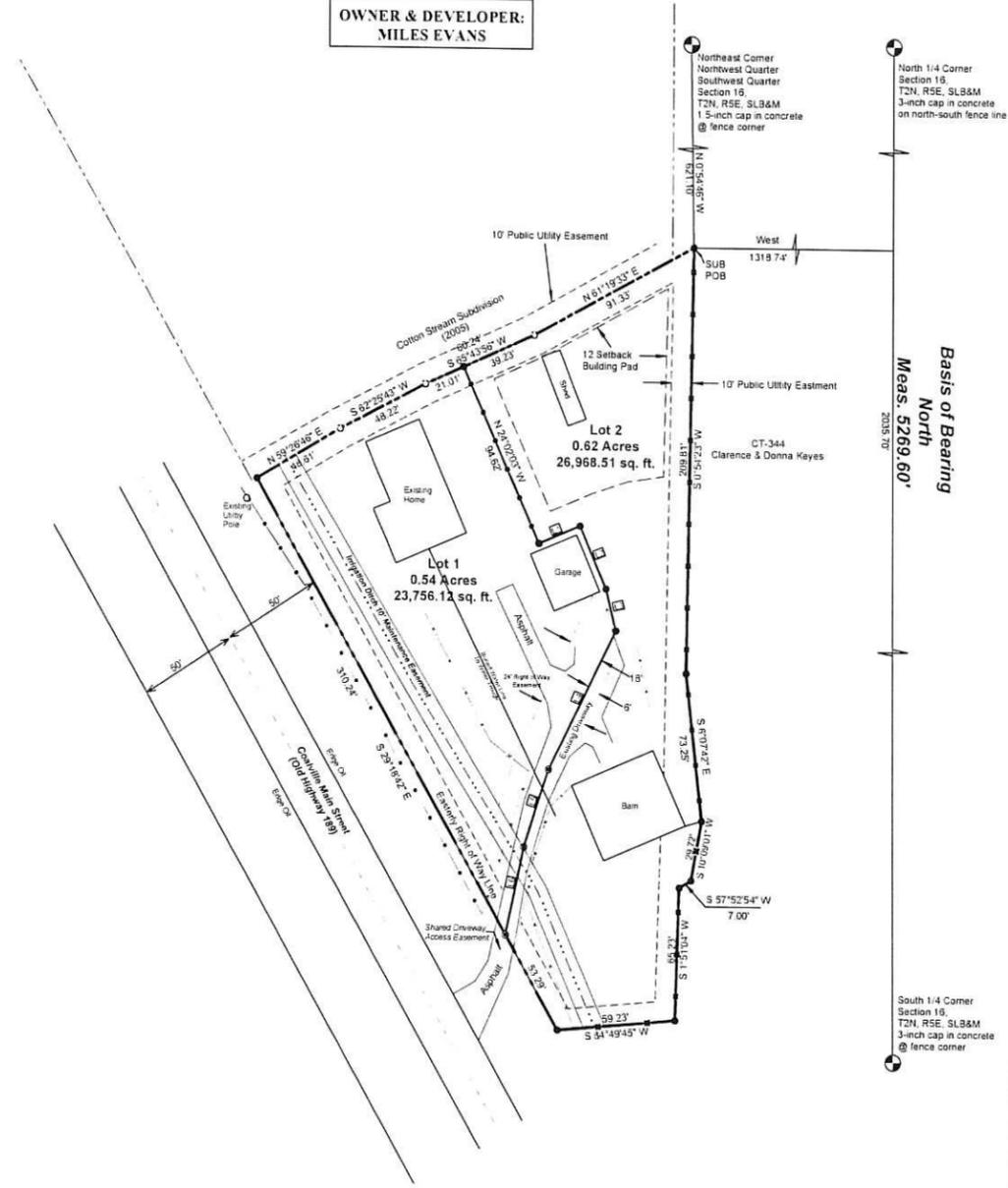
In addition, fire hydrants must be installed no more than 500 feet apart and within 500 feet of the development and must be approved by North Summit Fire District. **A note has been added to require sprinkling systems in the event the city water main cannot adequately serve the property at the time of construction. Okay.**

WEBER VIEW SUBDIVISION

Located in the Southwest Quarter of Section 16, Township 2 North, Range 5 East, Salt Lake Base & Meridian.
Coalville City, Summit County, Utah

SHEET 1 OF 1

OWNER & DEVELOPER:
MILES EVANS



ADDRESS TABLE

LOT NO. 1	477 S. Main
LOT NO. 2	475 S. Main

Line Table

Id	Bearing	Distance
L1	N 66°52'02" E	22.42
L2	S 23°07'58" E	33.57
L3	S 13°45'28" E	21.30
L4	S 28°09'15" W	76.97
L5	S 17°54'41" W	40.43
L6	S 11°55'52" W	44.23

QUESTAR GAS COMPANY

Approved and Accepted
this _____ day of _____, 20____.
BY: _____
Director

- NOTES
- Owners of property within the Coalville City recognizes the importance of agricultural lands and operations and small rural business enterprises. It is recognized that agricultural land and operations and rural business enterprises have unique operating characteristics that must be respected. (Owners of each lot plotted in this subdivision (the owner of the residence constructed upon this lot) has been given notice and recognizes that there are active agriculture lands and operations and rural business enterprises within Coalville City and acknowledges and respects(s) that, so long as such lands and operations exist, there may be dust, noise, odor, prolonged work hours, use of roadways for the purposes of herding/moving animals, and other attributes associated with normal agricultural operations and rural business.
 - All lots shown are for single family dwellings.
 - Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the public utility easement identified on this plat map as may be necessary or desired in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right require removal of any obstructions including structures, trees and any vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE.
 - All lots within this subdivision must meet all building permit requirements at the time of building permit issuance.
 - Utilities for Lot 2 will be serviced through the existing platted 10 foot public utility easements as shown on the recorded Cotton Stream Subdivision.
 - The owner of Lot 2 of the subdivision shall be required to install and maintain a home internal fire suppression (sprinkler) system for fire protection purposes. This fire suppression requirement shall only be applicable in the event the city main water line serving the immediate area cannot adequately provide fire water flow per International and State Fire Code standards.

Surveyor Certificate

I, Wade Wilde do hereby certify that I am a Registered Professional Land Surveyor holding certificate No. 368332 as prescribed by the laws of the State of Utah, in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I further certify that I have completed a survey of the property described on this plat in accordance with Section 17-23-17, Utah Code, and have verified measurements shown, and have subdivided and property into lots and streets hereafter to be known as WEBER VIEW SUBDIVISION and that the same has been surveyed and monuments have been placed on the ground as shown hereon.

August 9, 2015

BOUNDARY DESCRIPTION

A portion of land located in the Southwest Quarter of Section 16, Township 2 North, Range 5 East, Salt Lake Base and Meridian and having a Basis of Bearing taken as North between the South Quarter Corner and the North Quarter Corner of said Section 16, described as follows:

Beginning at a point North 2035.70 feet and West 1318.74 feet from the South Quarter Corner of Section 16, Township 2 North, Range 5 East, Salt Lake Base and Meridian, which point being located at a fence corner and running thence South 0°54'23" West 209.81 feet along a fence line; thence South 0°07'42" East 73.25 feet along a fence line; thence South 10°09'01" West 29.72 feet along a fence line; thence South 57°52'54" West 7.00 feet along a fence line; thence South 1°51'04" West 65.23 feet along a fence line; thence South 84°49'45" West 59.23 feet along a fence line to the easterly line of Coalville Main Street (Old Highway 189); thence North 29°18'42" West 310.24 feet along said line to the southerly line of Cotton Stream Subdivision; the following courses are along the southerly line of Cotton Stream Subdivision, thence North 59°26'46" East 48.51 feet; thence North 52°25'43" East 48.22 feet; thence North 55°43'58" East 50.24 feet; thence North 91°19'33" East 91.33 feet to the point of beginning.

Containing 1.16 Acres

LEGEND

- Chainlink fence
- Right of Way Coalville Main Street (Old Highway 189)
- Fence Line
- Southerly Line Cotton Stream Subdivision
- Irrigation Ditch
- 10' PUE (Public Utility Easement)
- Building Pad Lot 2
- ⊙ Utility Pole
- 5/8" rebar and cap stamped LS 163839 to be set
- ⊙ Nail to be set in Asphalt

OWNERS DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME THE SAID TRACT WEBER VIEW SUBDIVISION AND HEREBY DEDICATE, GRANT AND CONVEY TO COALVILLE CITY, SUMMIT COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS. THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO COALVILLE CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY COALVILLE CITY.

IN WITNESS WHEREOF _____ HAVE HEREUNTO SET _____ THIS _____ DAY OF _____ A.D. 20____

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SUMMIT

PERSONALLY APPEARED BEFORE ME THIS _____ DAY OF _____, 20____ THE FOLLOWING: _____

WHO ACKNOWLEDGED TO ME THAT _____ HE _____ EXECUTED THE ABOVE OWNERS DEDICATION.
MY COMMISSION EXPIRES _____ NOTARY PUBLIC
RESIDING IN _____

CONSENT TO RECORD

STATE OF UTAH
COUNTY OF SUMMIT

THE UNDERSIGNED LIEN HOLDER HEREBY CONSENTS TO THE RECORDATION OF THIS PLAT BY _____ AUTHORIZED OFFICIAL.

THE FOREGOING CONSENT TO RECORD WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____ MY COMMISSION EXPIRES _____ NOTARY PUBLIC
RESIDING IN _____

SUMMIT COUNTY HEALTH DEPARTMENT	ROCKY MOUNTAIN POWER	NORTH SUMMIT FIRE DISTRICT	CITY PUBLIC WORKS DEPARTMENT
Approved and Accepted this _____ day of _____, 20____ DEPARTMENT OF HEALTH BY: _____	Approved and Accepted this _____ day of _____, 20____ ROCKY MOUNTAIN POWER BY: _____	Approved and Accepted this _____ day of _____, 20____ FIRE DISTRICT BY: _____	Approved and Accepted this _____ day of _____, 20____ BY: _____ Director
PREPARED BY:	CITY COUNCIL APPROVAL	CITY PLANNING COMMISSION	CITY ENGINEER
HIGH MOUNTAIN SURVEYING, LLC P.O. Box 445 1325 South Hoytsville Road Coalville, Utah 84017 435-336-1210 Evans Miles Sub Local 11.07 Proj. No. 1067-07	Presented to the Coalville City Council this _____ day of _____, 20____ at which time this record of survey was approved. _____ MAYOR	Approved and accepted by the Coalville City Planning Commission this _____ day of _____, 20____ _____ CHAIR	I hereby certify that this office has examined this plat and it is correct in accordance with information on file in this office on this _____ day of _____, 20____ _____ COALVILLE CITY ENGINEER
			ATTORNEYS CERTIFICATE
			I have examined the proposed plat of this subdivision and in my opinion it conforms with the ordinances applicable thereto and now in force and effect. _____ COALVILLE CITY ATTORNEY
			COUNTY RECORDER
			STATE OF UTAH COUNTY SUMMIT Recorded and filed at the request of Date: _____ Time: _____ Entry # _____ Fee: _____ _____ COUNTY RECORDER



J-U-B ENGINEERS, INC.

"Exhibit B"
City Council 9/28/15

J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

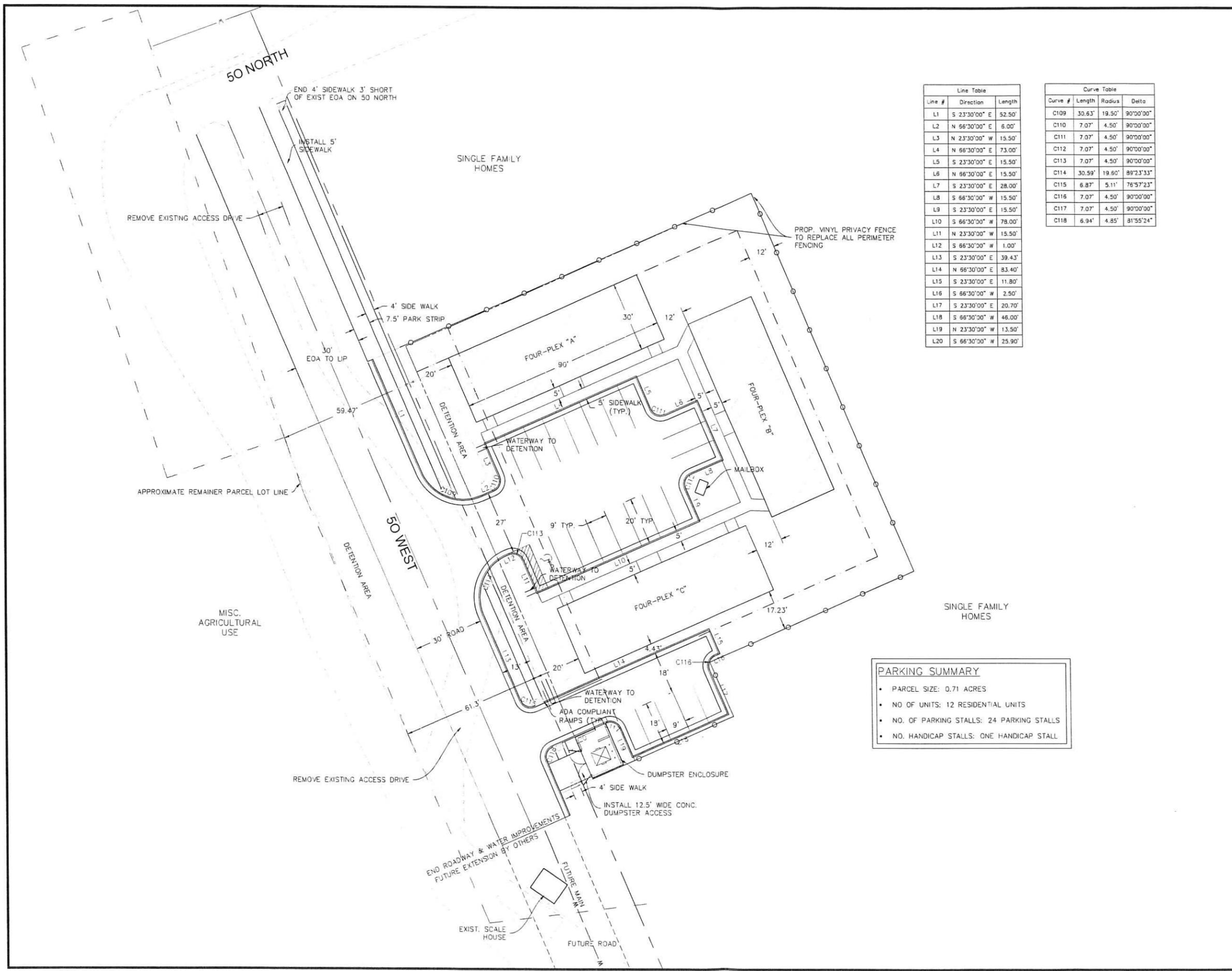
DATE: September 24, 2015
TO: Coalville City Council
CC: Mayor Trever Johnson; Zane DeWeese, Public Works Director
FROM: Shane McFarland P.E., City Engineer/community development director
SUBJECT: Jack Clark Property (5516002-202)

This is the final review for plans submitted by Jack Clark for the property located between Center Street and 50 North recorded as Lot 2 of the Schmidt Subdivision. The property is recorded as lot 2 with an acreage of 0.71 and a remaining parcel of 0.68 acres. Lot 2 is the only buildable area due to a platted road through the remaining parcel. The density from the remaining parcel has been allowed to be used on the buildable lot allowing 11 units. The plan proposes 3 four-plex units. The following comments were made during the planning commission approval process. This is a conditional use permit. Additional comments are in **BOLD**.

1. 50 West is a platted street and will need to be built to provide access to this development. The concept plan shows a 30 foot asphalt roadway. Further conversations need to occur to determine the responsibility of land owners and the city in regard to the construction of the road. The road must be built to Coalville City standards. It has been proposed that the development receive an amenity density bonus per Coalville City Code 8-6-03 paragraph C. This paragraph allows for a density bonus if the development agrees to provide improvements greater than what would be required. Jack has agreed to build 50 west and install an 8" waterline from 50 north to the south property line of his development. **During the September 21st planning commission it was approved that the development will build 50 west including the waterline from 50 North to the south property line. A pioneering agreement may be set up to receive 25% payback from the incurred cost when the adjacent land develops.**
2. The development is approved for 11 units. To allow for uniform building size it is proposed to build 12 units. One unit must be built and maintained as a management unit for office and leasing purposes only. During the August 31st planning meeting the commission did not approve the 12th unit to be a management unit. It was stated that another alternative will have to be pursued to allow the 12th unit. The amenity density bonus was offered as the alternative to receive the extra unit. **The 12th unit was approved and granted in return for the development providing 50 west and the waterline and will be responsible for at least 75% of the cost. It was determined that 50% was required by the development with 25% allowed for the addition of one extra unit.**

3. Submit architectural plans indicating square footage of the proposed building, building height, and what the building color and facade will consist of. **Okay**
4. Please show neighboring structures/homes and their proximity to the proposed development.
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. The community development director will need to meet with the fire marshal. Approval should be contingent upon fulfilling any requests the fire marshal may have. **The Fire Marshal has met on site and is aware of the project.**
6. "Will serve" letters are needed from both gas and power companies. **Okay**
7. A grading and drainage plan is required for this development. Run off and storage calculations must be submitted by a licensed professional engineer. Calculations have been submitted for retention of the 1-hour, 100 year storm event. An overflow route needs to be determined to ensure other land owners do not become flooded. **The plans will be updated accordingly.**
8. The plan shows connection to the existing 6" water main in 50 North and installing an 8" water main. The water main must be installed per Coalville City standards. Water meter location has been indicated. **Okay**
9. The plan shows connection to the existing sewer. 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. The plan indicated an 8" sewer line will be connected to the city main in 50 west. This must be installed to Coalville city standards. **Okay**
10. There is an existing sewer line along the east side of the property. The city maintains a 12' wide easement from centerline in each direction. The adjacent building enters the easement by 3 feet. Approval from the public works will need to be given in regard to only having 9 feet of easement width from the corner of the building. It has been discussed with the public works director though not the preferred distance the 9' will allow for construction to take place in the event a repair has to take place. **Okay**
11. The plan indicates connection to the existing secondary pressure irrigation system. The landscaped areas are shown. Landscaping is required in front of the buildings between the sidewalk and building. This is currently shown. **Okay**
12. A 6 foot privacy fence is required. The plan indicates a vinyl privacy fence around the property. **Okay**

13. Dumpster and enclosure location has been shown. **Okay**
14. The city will provide the addresses.
15. During the August 31st planning meeting a condition was made that sidewalk be provided from the development to 50 north. This has been shown. **Additional sidewalk to allow connectivity from the buildings to 50 west is needed. The plans will be updated accordingly.**



Line Table		
Line #	Direction	Length
L1	S 23°30'00" E	52.50'
L2	N 66°30'00" E	6.00'
L3	N 23°30'00" W	15.50'
L4	N 66°30'00" E	73.00'
L5	S 23°30'00" E	15.50'
L6	N 66°30'00" E	15.50'
L7	S 23°30'00" E	28.00'
L8	S 66°30'00" W	15.50'
L9	S 23°30'00" E	15.50'
L10	S 66°30'00" W	78.00'
L11	N 23°30'00" W	15.50'
L12	S 66°30'00" W	1.00'
L13	S 23°30'00" E	39.43'
L14	N 66°30'00" E	83.40'
L15	S 23°30'00" E	11.80'
L16	S 66°30'00" W	2.50'
L17	S 23°30'00" E	20.70'
L18	S 66°30'00" W	46.00'
L19	N 23°30'00" W	13.50'
L20	S 66°30'00" W	25.90'

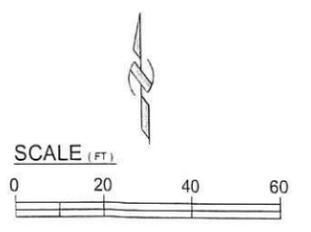
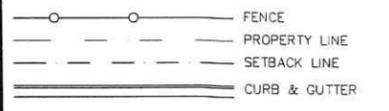
Curve Table			
Curve #	Length	Radius	Delta
C109	30.63'	19.50'	90°00'00"
C110	7.07'	4.50'	90°00'00"
C111	7.07'	4.50'	90°00'00"
C112	7.07'	4.50'	90°00'00"
C113	7.07'	4.50'	90°00'00"
C114	30.59'	19.60'	89°23'33"
C115	6.87'	5.11'	76°57'23"
C116	7.07'	4.50'	90°00'00"
C117	7.07'	4.50'	90°00'00"
C118	6.94'	4.85'	81°55'24"

PARKING SUMMARY	
•	PARCEL SIZE: 0.71 ACRES
•	NO. OF UNITS: 12 RESIDENTIAL UNITS
•	NO. OF PARKING STALLS: 24 PARKING STALLS
•	NO. HANDICAP STALLS: ONE HANDICAP STALL

NOTES:

- 30' MIN. ASPHALT PAVED ACCESS ROAD
 - 60' RIGHT-OF-WAY
 - CMU DUMPSTER ENCLOSURE WITH IRON GATES
 - VINYL PRIVACY FENCE AROUND ALL SIDES OF THE PARCEL
- PROVIDED RETENTION = 2,600 SF±

LEGEND

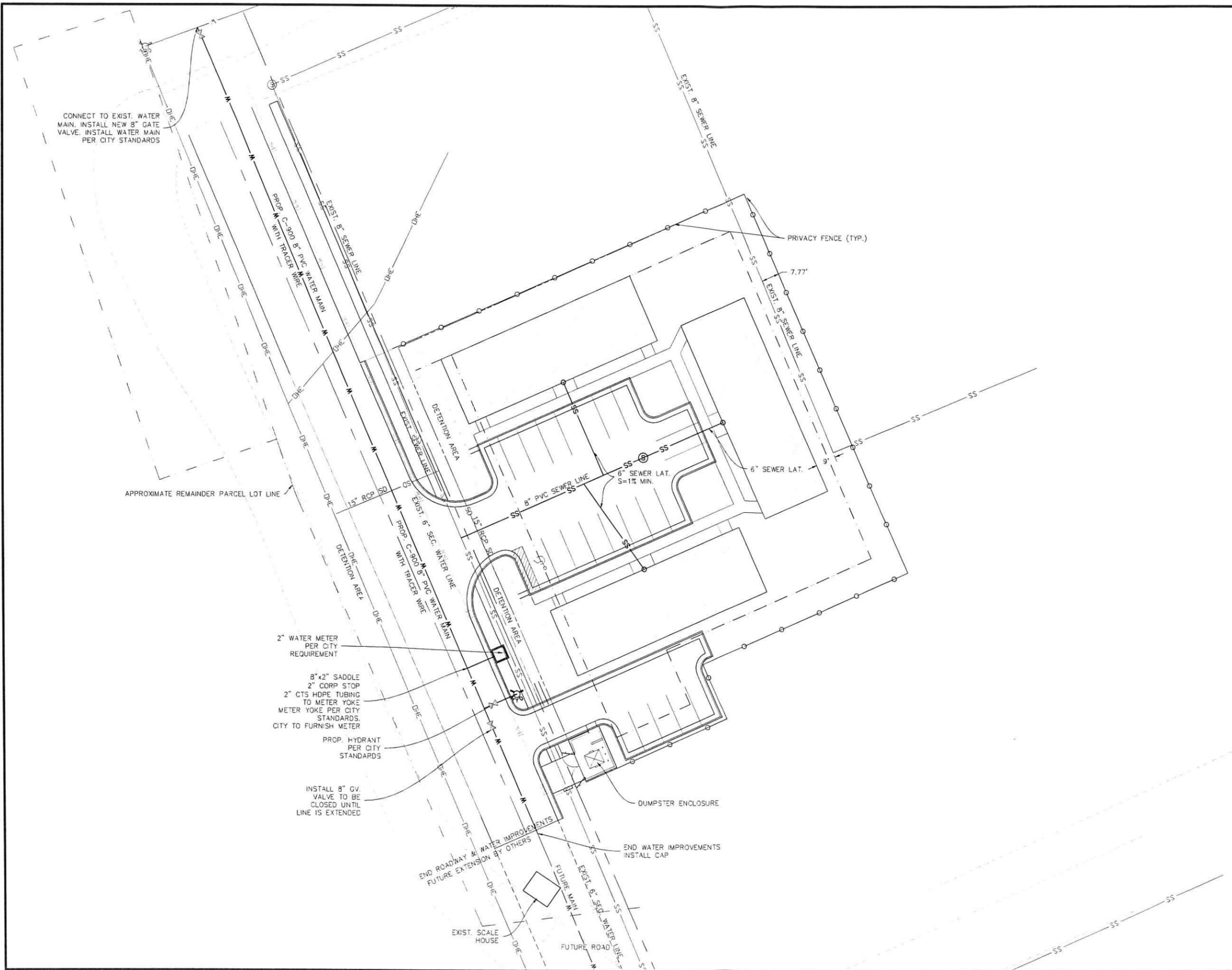


Rev.	By	Date	Remarks

JACK CLANK/CARLSON CUSTOMS
**COALVILLE
 THREE FOURPLEX UNITS
 SITE PLAN**

BINGHAM ENGINEERING SALT LAKE CITY - (801) 532-2520 OGDEN - (801) 399-1882	Dsn: _____ Drw: _____ Rvw: _____	SHEET C1 of 3
	Print Date: 08/28/2015 Created: 3/3/15 Proj: # 5304	

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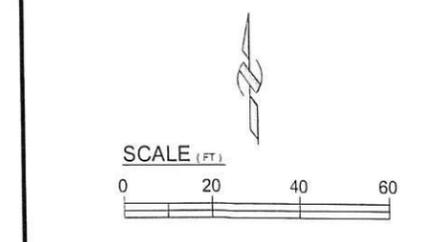


NOTES:

- SEE PLAN AND PROFILE DRAWINGS FOR SEWER AND STORM DRAIN DETAILS.
- NATURAL GAS TO BE EXTENDED BY QUESTAR. ALIGNMENT TBD.

LEGEND

DHE	EXIST. OVERHEAD ELECTRIC
IRR	EXIST. IRRIGATION
IRR	PROP. IRRIGATION
SS	EXIST. SEWER
SS	PROP. SEWER
W	EXIST. WATER
W	PROP. WATER
SD	EXIST. STORM DRAIN
SD	PROP. STORM DRAIN
○	FENCE
---	PROPERTY LINE
---	SETBACK LINE
---	CURB & GUTTER



Rev	By	Date	Remarks

JACK CLARK/CARLSON CUSTOMS

**COALVILLE
THREE FOURPLEX UNITS
PROPOSED UTILITIES**

BINGHAM ENGINEERING SALT LAKE CITY - (801) 532-2520 OGDEN - (801) 399-1882	Dsn: _____ Drw: _____ Cnk: _____ Rvw: _____	Sht: C2 of 1
	Print Date: 09/15/2015 Created: 7/23/15 Proj. # 5304	Copyright © 2015 Bingham Engineering, Inc. Drawing not to be reused in part or in whole without written permission. P:\5304 - Coalville\5304Prj\5304 UTILITY PLAN.dwg

CONNECT TO EXIST. WATER MAIN. INSTALL NEW 8" GATE VALVE. INSTALL WATER MAIN PER CITY STANDARDS

2" WATER METER PER CITY REQUIREMENT

8"x2" SADDLE
2" CORP STOP
2" CTS HDPE TUBING TO METER YOKE
METER YOKE PER CITY STANDARDS.
CITY TO FURNISH METER

PROP. HYDRANT PER CITY STANDARDS

INSTALL 8" GV. VALVE TO BE CLOSED UNTIL LINE IS EXTENDED

END ROADWAY & WATER IMPROVEMENTS
FUTURE EXTENSION BY OTHERS

END WATER IMPROVEMENTS
INSTALL CAP

EXIST. SCALE HOUSE

FUTURE ROAD

FUTURE MAIN

EXIST. 6" SEC. WATER LINE

DUMPSTER ENCLOSURE

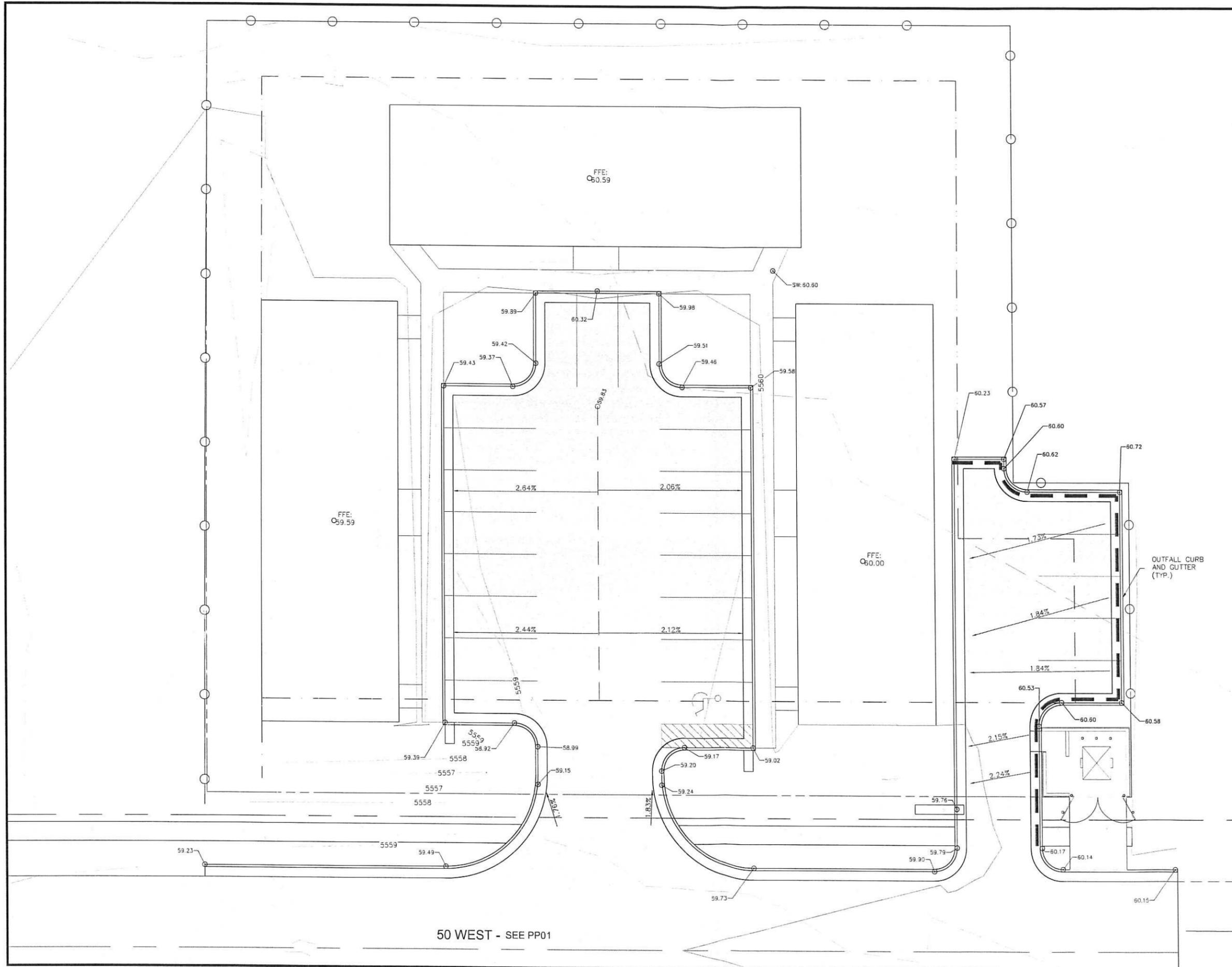
6" SEWER LAT. S=1% MIN.

6" SEWER LAT.

8" PVC SEWER LINE

EXIST. SEWER LINE

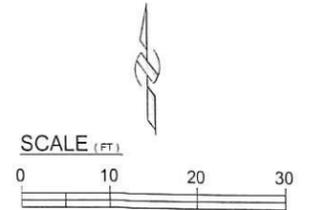
DETENTION AREA



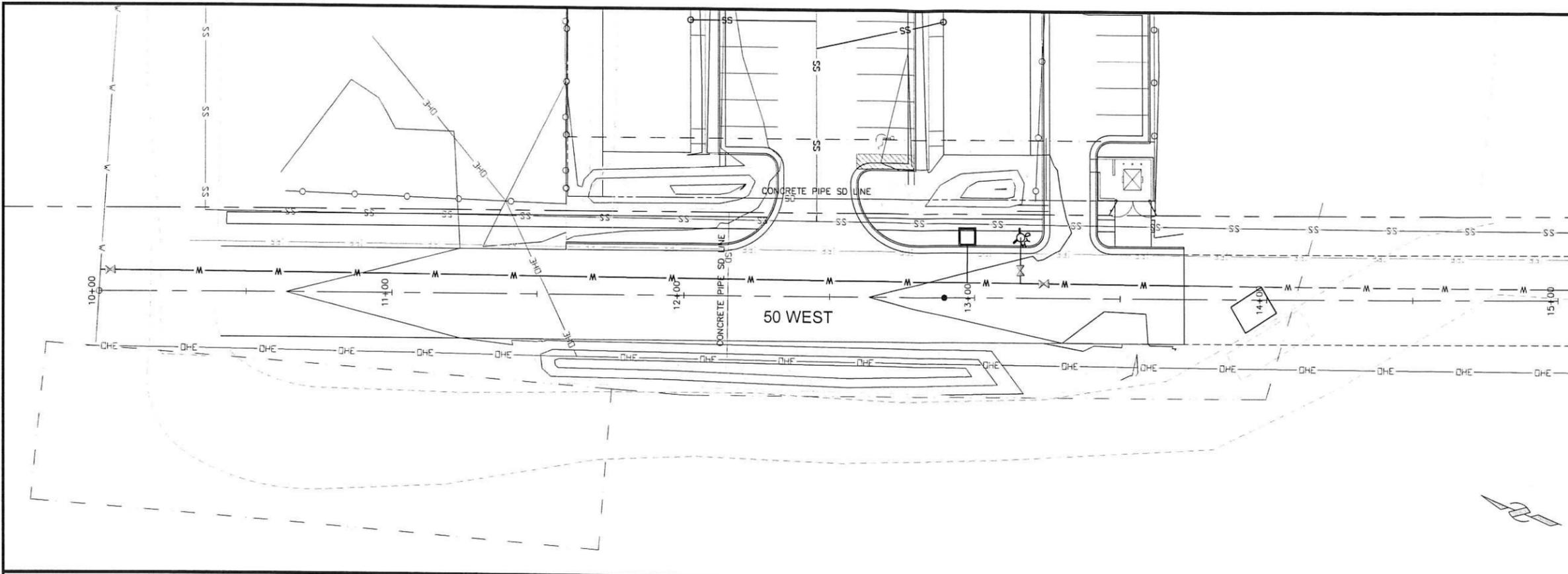
NOTES:

LEGEND

- FENCE
- PROPERTY LINE
- SETBACK LINE
- CURB & GUTTER

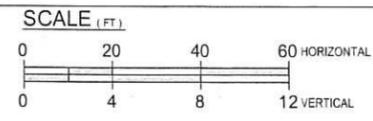
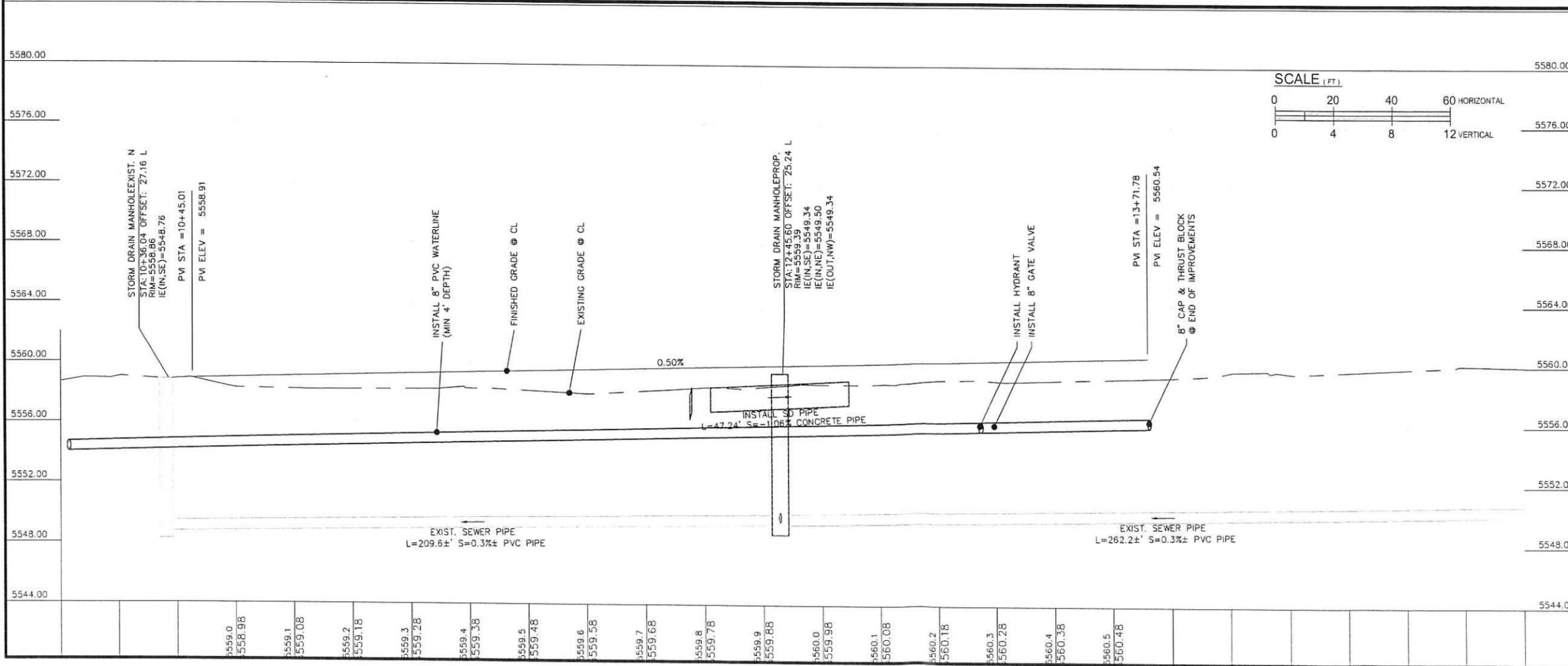


Rev.	By	Date	Remarks
JACK CLARK/CALSON CUSTOMS			
COALVILLE THREE FOURPLEX UNITS DEVELOPMENT GRADING PLAN			
BINGHAM ENGINEERING SALT LAKE CITY - (801) 532-2520 OGDEN - (801) 399-1662			Sht C3 of 3
Print Date: 08/17/2015		Created: 7/23/15 Proj: # 5304	
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C:\5304\CAD\5304 model_2.dwg jeremy			



- NOTES:**
1. TBC = CL ROAD.
 2. CUT TO SUB-GRADE AND PROOF ROLL PRIOR TO PLACING ANY GRANULAR MATERIAL.
 3. ROAD PAVEMENT SECTION PER CITY STANDARDS.

- DHE — EXIST. OVERHEAD ELECTRIC
- IRR — EXIST. IRRIGATION
- IRR — PROP. IRRIGATION
- SS — EXIST. SEWER
- SS — PROP. SEWER
- W — EXIST. WATER
- W — PROP. WATER
- SD — EXIST. STORM DRAIN
- SD — PROP. STORM DRAIN
- ○ — FENCE
- - - - - PROPERTY LINE
- - - - - SETBACK LINE
- ==== CURB & GUTTER



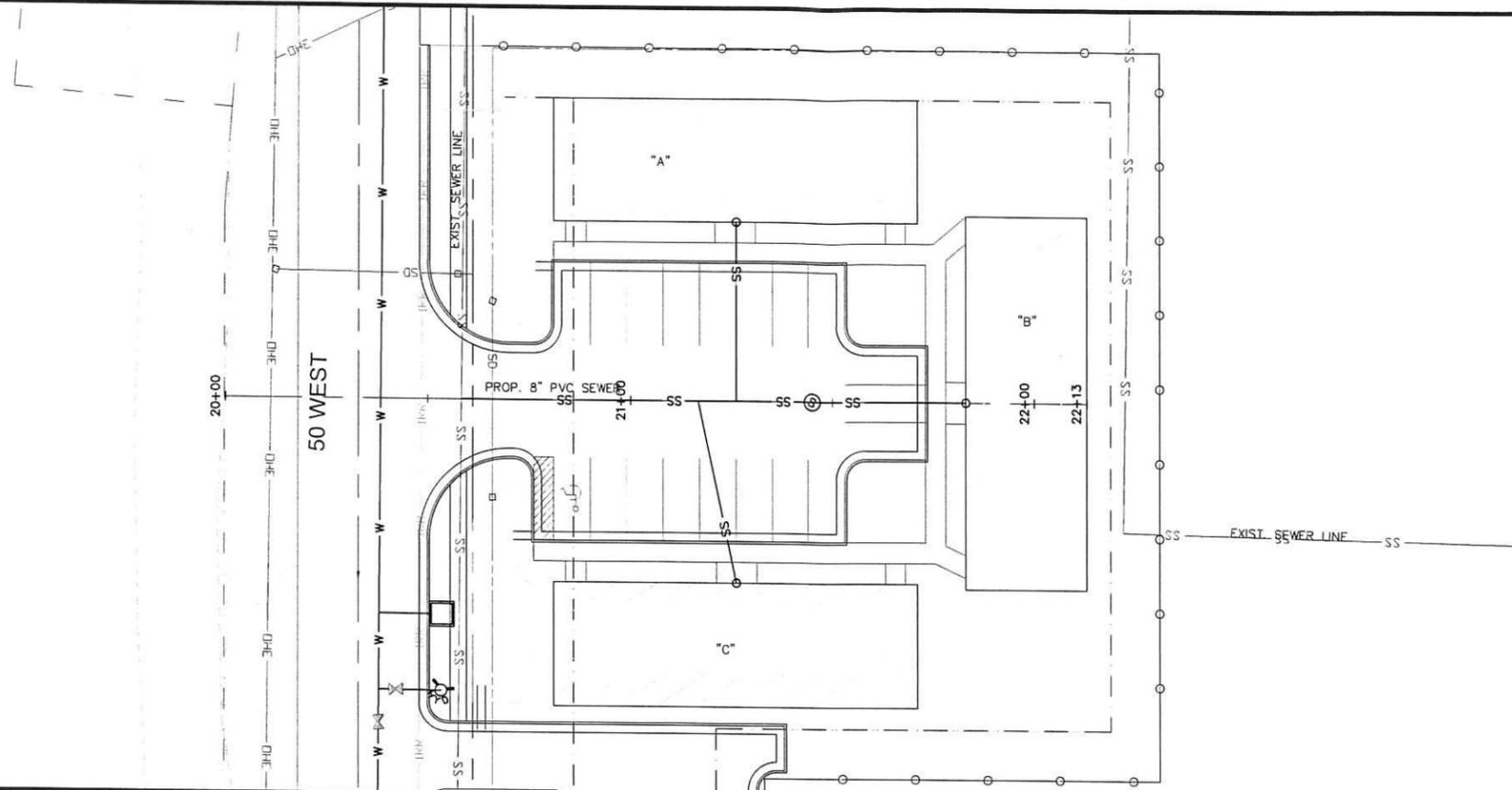
Rev.	By	Date	Remarks

JACK CLANK/CARLSON CUSTOMS

COALVILLE FOURPLEX
50th WEST
PLAN AN PROFILE
STA:10+00 - STA:14+00

B BINGHAM ENGINEERING Sht: **PP01**
SALT LAKE CITY - (801) 532-2620
OGDEN - (801) 399-1062

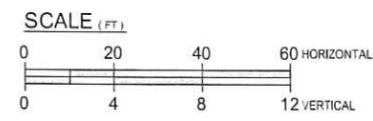
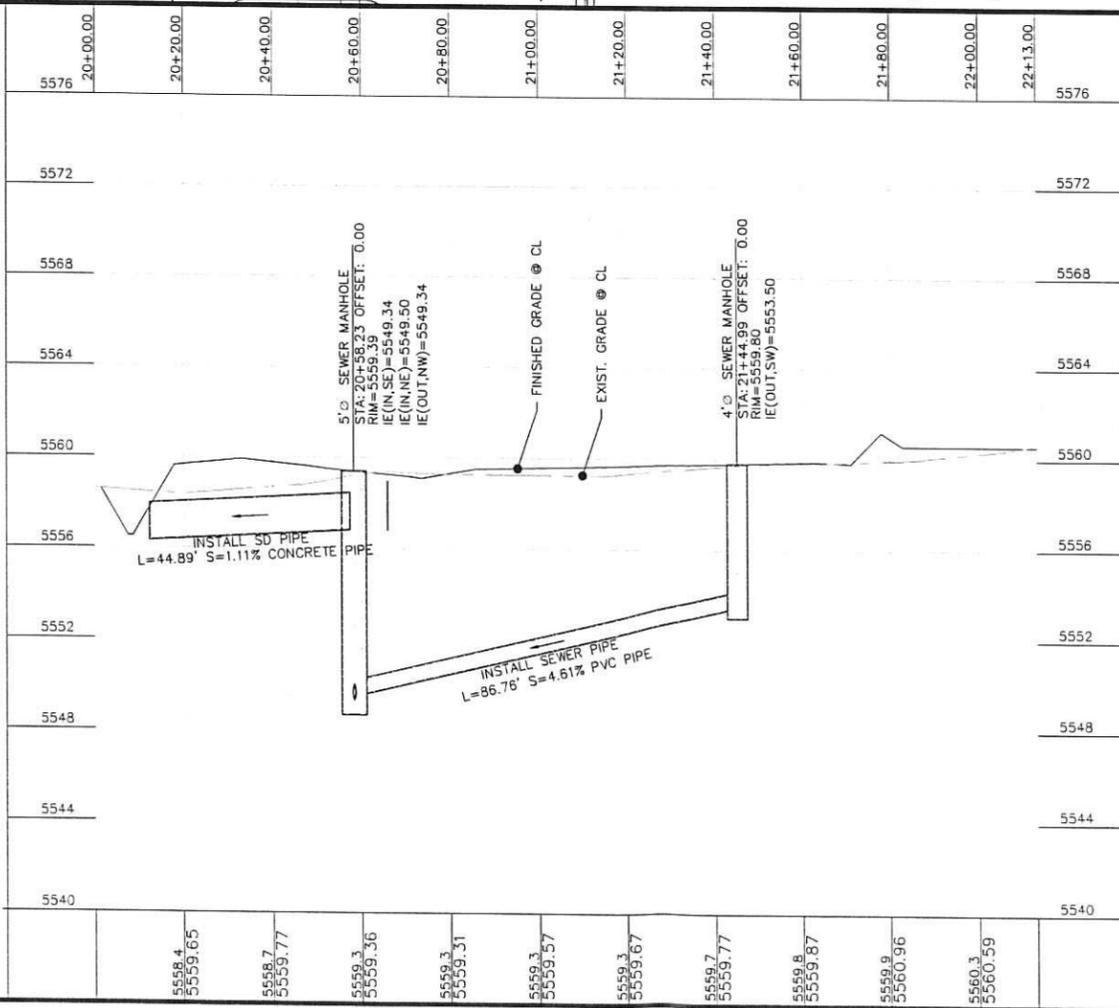
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NOTES:

1. COORDINATE BUILDING PLUMBING AND SEWER LATERAL LOCATIONS TO ASSURE LATERALS WORK.

- OHE ——— EXIST. OVERHEAD ELECTRIC
- IRR ——— EXIST. IRRIGATION
- IRR ——— PROP. IRRIGATION
- SS ——— EXIST. SEWER
- SS ——— PROP. SEWER
- W ——— EXIST. WATER
- W ——— PROP. WATER
- SD ——— EXIST. STORM DRAIN
- SD ——— PROP. STORM DRAIN
- ——— FENCE
- ——— PROPERTY LINE
- - - - - SETBACK LINE
- ==== CURB & GUTTER



Rev.	By	Date	Remarks

JACK CLARK/CARSLON CUSTOMS
COALVILLE FOURPLEX
PARKING LOT
PLAN AND PROFILE
STA:20+00 TO STA:22+13

BINGHAM ENGINEERING SALT LAKE CITY - (801) 532-2520 OGDEN - (801) 399-1662	Dsn: _____	Smt: _____
	Chk: _____ Rvw: _____	PP02 of 2

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