

Coalville City Council  
Regular Meeting  
HELD ON  
January 11, 2016  
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: Adrienne Anson,  
Cody Blonquist, Arlin Judd,  
Rodney Robbins, Tyler Rowser

**CITY STAFF PRESENT:**

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

**PUBLIC IN ATTENDANCE:**

Camellia Robbins, Gibeon Robbins,  
Ed Keyes, Jodie Coleman, Steven Richins

**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 - Recognition Of The Previous City Council:**

Mayor Trever Johnson stated the City wanted to recognize Steven Richins and Jodie Coleman and thank them for all their time and efforts on behalf of Coalville City. He stated Steven Richins had served for the last 12 consecutive years on the Council and four years from a previous time for a total of 16 years. He stated Jodie Coleman had served on the Council for the last four years. Zane DeWeese thanked them for their service, time, and support of the Public Works Department. Sheldon Smith thanked them for all their effort and time spent on the City issues. Mayor Trever Johnson gave Steven and Jodie a plaque and \$100 as a special “thank you” from Coalville City.

**Item B – Public Hearing: Community Development Block Grant (CDBG) First Public Hearing Notice:**

Mayor Trever Johnson began the public hearing for the CDBG program and stated that this hearing was being called to consider potential projects for which funding may be applied under the 2016 Community Development Block Grant Program. It was explained that the grant money must be spent on projects benefiting primarily low and moderate-income persons. The Mountainland Association of Governments, in which Coalville City is a member, was expecting to receive approximately \$500,000 in this new program year. All eligible activities that could be accomplished under this program were identified in the CDBG Application Policies and Procedures Manual and interested persons could review it at any time. Mayor Trever Johnson read several of the eligible activities listed including examples, such as, construction of public works and facilities, i.e.: water and sewer lines, fire stations, acquisition of real property, and provision of public services such as food banks or homeless shelters. Also eligible were loan programs for private businesses which would then hire low income persons and the program could also pay for housing rehabilitation or down payment assistance for low income homeowners. Mayor Trever Johnson indicated that in the past Coalville City had received several grants including the SCADA program for the water department and the electronic water meter reading system. The City had handed out its capital investment plan as part of the regional "Consolidated Plan". This list showed which projects the City had identified as being needed in the community. It was asked that anyone with questions, comments, or suggestions during the hearing please identify themselves by name, before they speak. The Recorder would include their names in the minutes and we would specifically respond to questions and suggestions during the hearing.

Mayor Trever Johnson opened the hearing at 6:10 P.M.

There were no public suggestions.

Mayor Trever Johnson adjourned the hearing at 6:11 P.M.

The Mayor and Council discussed the options from the City CIP list which included the secondary water pond, culinary water upgrades, storm drains, community park, and sidewalks.

**A motion was made by Councilmember Adrienne Anson to pursue a Culinary Water Project for the CDBG Grant. Councilmember Tyler Rowser seconded the motion. All Ayes. Motion Carried.**

**Item D – Continued Review, Discussion, and Approval of New Planning Commission Members:**

Mayor Trever Johnson presented the names for approval for the Planning Commission. He stated there were three positions open and he had four candidates, Linda Vernon, Ed Keyes, Walter Yates, and incumbent Mike Peterson. The Council voted on the Planning members. Linda Vernon, Mike Peterson, and Walter Yates had the highest number of votes.

**A motion was made by Councilmember Tyler Rowser to appoint Linda Vernon, Mike Peterson, and Walter Yates to the Planning Commission. Councilmember Adrienne Anson seconded the motion. All Ayes. Motion Carried.**

**Item E – Continued Review, Discussion, and Approval of New Board Of Adjustment Members:**

Mayor Trever Johnson stated Jim Blonquist had resigned from the Board Of Adjustment and his seat needed to be filled. He stated he appreciated the time and effort Jim Blonquist had put in on the BOA. He stated he had served in that position for several years. Mayor Johnson stated he would like to appoint Ron Boyer to fill the position.

**A motion was made by Councilmember Arlin Judd to appoint Ron Boyer to the Board Of Adjustment. Councilmember Rodney Robbins seconded the motion. All Ayes. Motion Carried.**

Mayor Trever Johnson stated there still needed to be two alternates for the BOA. He stated he would come up with some names for consideration at a later date.

**Item F – Review, Discussion, And Approval Of Ordinance #2016-1 Schedule Of Coalville City Council Meetings For The 2016 Calendar Year:**

The Mayor and Council reviewed the Ordinance and meeting dates for 2016.

**A motion was made by Councilmember Arlin Judd to approve Ordinance #2016-1 Schedule Of Coalville City Council Meetings For The 2016 Calendar Year. Councilmember Adrienne Anson seconded the motion. All Ayes. Motion Carried.**

**Roll Call:**

**Councilmember Judd – Aye  
Councilmember Anson – Aye  
Councilmember Robbins – Aye  
Councilmember Rowser – Aye  
Councilmember Blonquist – Aye**

**Item G – Public Works Updates – Zane DeWeese:**

Zane DeWeese stated he wanted to make sure the Mayor and Councilmember Arlin Judd were aware of a conference call scheduled for tomorrow morning at 10:00 A.M concerning the sewer plant. He stated he had just received the e-mail today with the code to get in on the call. Mayor Johnson stated he was aware of it and Councilmember Arlin Judd stated he would check and see if he had received the information.

Mayor Trevor Johnson stated the Public Works Department had been doing a good job on the snow removal.

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

Shane McFarland stated he had one business license for approval. He stated it was for Skycon Inc., Ashley Woolstenhulme. Shane stated they would be working at the Crandall Ford Building parking lot. He stated they had been given the list of conditions (Exhibit A) associated with that property. Shane stated Mr. Woolstenhulme was okay with the conditions listed. The Council discussed the list of conditions including noise level concerns where the business was located near the Keyes Mink Ranch. They felt item #3 should follow the Code, Title 10-29-060 Construction Limitations Near Mink Farms/Ranches, which lists restrictions from March 1<sup>st</sup> to June 15<sup>th</sup>.

**A motion was made by Councilmember Arlin Judd to approve the business license for Skycon Inc., Ashley Woolstenhulme, with the 12 conditions associated with the property with the correction to Item #3 to change the timeframe to March 1<sup>st</sup> through June 15<sup>th</sup>. Councilmember Adrienne Anson seconded the motion. All Ayes. Motion Carried.**

Councilmember Cody Blonquist requested for the Code Title 10-29-060 to be reexamined for distance and noise level at a later date.

**Item C – Continued Hearing And Decision Of The Keyes Family Appeal From The Planning Commission:**

Sheldon Smith stated he and Mayor Trevor Johnson met with Ed Keyes and Ben Keyes to talk about some settlement opportunities. He stated he would like the hearing to be continued two weeks to the January 25<sup>th</sup> meeting in order to pursue those opportunities. He stated he would like to move to a closed session to discuss potential litigation items.

**A motion was made by Councilmember Tyler Rowser to move to an executive session to discuss potential litigation issues. Councilmember Rodney Robbins seconded the motion. All Ayes. Motion Carried.**

**Roll Call:**

**Councilmember Judd – Aye  
Councilmember Anson – Aye  
Councilmember Robbins – Aye  
Councilmember Rowser– Aye  
Councilmember Blonquist – Aye**

The Council moved to an executive session at 6:53 P.M.

The Council returned from an executive session at 7:58 P.M.

Sheldon Smith stated in closed session the Council discussed a settlement with the Keyes Family. He stated a proposal was made to pursue a settlement with some additional conditions.

**A motion was made by Councilmember Rodney Robbins to pursue a settlement as discussed in the executive session. Councilmember Cody Blonquist seconded the motion. Ayes won the motion. Motion Carried.**

**Councilmember Judd – Nay  
Councilmember Anson – Aye  
Councilmember Robbins – Aye  
Councilmember Rowser – Aye  
Councilmember Blonquist - Aye**

Councilmember Arlin Judd questioned if the possibility of an executive session needed to be listed on each agenda. He stated it would be there to use if needed. Sheldon Smith stated it wouldn't hurt, but legally the Council could move to an executive session as needed.

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

Sheldon Smith stated he didn't have any updates.

**Item E – Mayor's Updates:**

Mayor Trever Johnson stated he didn't have any updates.

**Item #4 – Review and Possible Approval Of Accounts Payable:**

The Council reviewed the Accounts Payable for January 2016.

**A motion was made by Councilmember Arlin Judd to approve the Accounts Payable for January 2016. Councilmember Rodney Robbins seconded the motion. All Ayes. Motion Carried.**

**Item #5 – Review, Discussion, and Possible Approval of Minutes:**

The Council reviewed the minutes of the December 28, 2015 and January 4, 2016 meetings.

**A motion was made by Councilmember Arlin Judd to approve the minutes of December 28, 2015 and January 4, 2016 as written. Councilmember Adrienne Anson seconded the motion. All Ayes. Motion Carried.**

**Item # 6 – Adjournment:**

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

The meeting adjourned at 8:07 P.M.

Attest:

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

\_\_\_\_\_  
Trever Johnson, Mayor

Conditions for the Crandall Ford Property, 627 South Main for construction business. This is not a permitted use or conditional use for this zone, however this parcel and structure is considered non-conforming and in the past has been allowed by a conditional use to operate as a construction company. The conditional use may be allowed based on these factors and on the historical use of this non-conforming structure.

1. Setback requirements for the zone shall be met.
2. No trailer, building, or temporary office may be used for temporary or permanent living quarters.
3. Noise levels during the breeding and birthing season for the mink farm adjacent to the property need to be kept to a minimum. Any loud noises can cause the mink to go into shock. Noise levels cannot exceed a dBA level of 92 during the period of April 15<sup>th</sup> through June 1<sup>st</sup> and cannot exceed a dBA level of 98, which is what is produced by a typical lawnmower, the rest of the time.

(Coalville City Ordinances address the period of March 1<sup>st</sup> through June 15<sup>th</sup> for noise limitation near mink farm operations: 10-29-060: Construction Limitations Near Mink Farms/Ranches: Any project located near a mink farm must come to an agreement before any excavation or construction can begin or continue between March 1<sup>st</sup> and June 15<sup>th</sup> that is reasonable for both parties to mitigate the negative effects of the noise associated with construction projects.)

4. Applicant is required to obtain a building permit for any temporary structure, fence, or shed.
5. A landscaping plan must be submitted and approved before any installation of any part of landscaping. Landscaping will be required to have a sprinkling system or form or irrigation. Trees, shrubs, and grass types and sizes should be documented on the plan.
6. All landscaping, temporary structures, and fencing must be maintained and kept in good condition.
7. All parking spaces must be striped and include a concrete or similar parking bumper for each stall to insure that automobiles do not strike the fence.
8. Plans must be submitted and approved for any power or other utility required for the business.
9. No poisonous, toxic, explosive, hazardous, or harmful materials may be stored in large quantities on the property or within large trailers.
10. Construction equipment must be stored toward the side and rear of the property.
11. A sign permit must be obtained for any signage proposed on the property.
12. All parking lot lighting fixtures will comply with the specific standards for lighting. Light fixtures shall not exceed sixteen (16) feet above grade, as measured to the top of the fixture or lighting source, and shall be facing downward.

2008	2009	2010	2011	2012	2013
Albert Clark	Albert	Albert	Albert Clark	Albert	Albert
Arlin Judd	Arlin	Arlin	Arlin Judd	Jeff	Jeff
Jack Weir	Jack Weir/ Dusty France	Dusty	Dusty	Dusty France	Dusty
Ken Burns	Ken Burns / Ty Collins	Ty	Ty	Thomas Hoskins	Thomas
Mike Peterson	Mike Peterson	Mike Peterson	Mike	Mike	Mike
			Tyler Rowser	Tyler	Tyler
2014	2015	2016	2017	2018	2019
Albert	Albert	Albert Clark			
Jeff	Walter Brock	Walter Brock			
Dusty	Dusty	Dusty France	Dusty France		
Thomas	Thomas(resigned)				
Mike	Mike				
Tyler	Tyler(resigned)				



# ORDINANCE NO. 2016-1

## SCHEDULE OF COALVILLE CITY COUNCIL MEETINGS FOR THE 2016 CALENDAR YEAR

**THIS ORDINANCE SETS FORTH THE MEETING SCHEDULE OF THE COALVILLE CITY COUNCIL FOR THE 2016 CALENDAR YEAR.**

THE CITY COUNCIL OF THE CITY OF COALVILLE, UTAH ORDAINS AS FOLLOWS:

**PURPOSE OF THIS ORDINANCE.** The provisions hereinafter contained are to establish and set forth notice to the public and all others that may have an interest in the regular City Council meetings for the City of Coalville and to adhere to the ordinances, statutes and laws of Coalville City and the state of Utah. All meetings of the Coalville City Council will be open to the public, unless otherwise permitted by state statute.

**ORDINANCE PROVISIONS.** The Coalville City Council will hold regular meetings at the Coalville City Hall, 10 North Main Street, Coalville, Utah at 6:00 P.M. on the following days:

JANUARY 11, 2016  
JANUARY 25, 2016  
FEBRUARY 08, 2016  
FEBRUARY 22, 2016  
MARCH 14, 2016  
MARCH 28, 2016  
APRIL 11, 2016  
APRIL 25, 2016  
MAY 09, 2016  
MAY 23, 2016  
JUNE 13, 2016  
JUNE 27, 2016  
JULY 11, 2016  
JULY 26, 2016 \*Tuesday  
AUGUST 08, 2016  
AUGUST 22, 2016  
SEPTEMBER 12, 2016  
SEPTEMBER 26, 2016  
OCTOBER 10, 2016 \*\*Columbus Day  
OCTOBER 24, 2016  
NOVEMBER 14, 2016  
DECEMBER 12, 2016

**CHANGES TO MEETING SCHEDULE.** All meetings scheduled for the Coalville City Council as part of the Ordinance may be changed or cancelled as provided in ordinance, State law, and/or by the action of the Council at a previous meeting. Proper legal notices must be provided in order to change the time, place, and/or day of the meeting.

**EFFECTIVE DATE.** This Ordinance shall take effect on the 11th day of January, 2016.

**PASSED, APPROVED AND ADOPTED** by the City Council of Coalville City, Utah this 11<sup>th</sup> day of January, 2016.

ATTEST:

COALVILLE CITY;

\_\_\_\_\_  
City Recorder

\_\_\_\_\_  
Mayor Johnson

Councilmember Anson

Voted \_\_\_\_\_

Councilmember Blonquist

Voted \_\_\_\_\_

Councilmember Judd

Voted \_\_\_\_\_

Councilmember Robbins

Voted \_\_\_\_\_

Councilmember Rowser

Voted \_\_\_\_\_

