



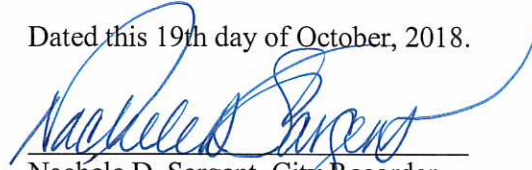
COALVILLE CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is hereby given that the Coalville City Council will hold its regular meeting on **Monday, October 22, 2018** at the Coalville City Hall, 10 North Main, Coalville, Utah. This meeting will begin at **6:00 P.M.** The agenda will be as follows:

1. Roll Call
2. Pledge Of Allegiance
3. City Council Agenda Items:
 - A. **Public Hearing:** Review, Discuss, Receive Comment, And Possibly Take Action On The Fair Ground View Subdivision Phase I Final Plan, CT-330-A and CT-330-1, 24 Multi-Family And Single Family Lots
 - B. **Public Hearing:** Review, Discuss, Receive Public Comment, And Possibly Adopt Proposed Key Focus Amendments To The Coalville City Development Code Ordinance 2018-5 Addressing Road, Street, Driveway, Water, Sewer, And Sensitive Land Provisions And Regulations
 - C. Public Works Updates
 - D. Community Development Updates
 - a. Business Licenses
 - E. Legal Updates
 - F. Council Updates
 - G. Mayor Updates
 - H. Executive Session
4. Review And Possible Approval of Minutes
5. Adjournment

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

Dated this 19th day of October, 2018.



Nachele D. Sargent, City Recorder

Mayor
Trever Johnson

Council
Adrianne Anson
Cody Blonquist
Arlin Judd
Rodney Robbins
Tyler Rowser

****In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Hall (435-336-5981) at least three days prior the meeting.**

Posted: October 19, 2018 City Hall, Coalville City Website, Utah Public Notice Website

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Coalville City Council
Regular Meeting
HELD ON
October 22, 2018
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: Cody Blonquist,
Arlin Judd, Adrienne Anson,
Rodney Robbins, Tyler Rowser

CITY STAFF PRESENT:

Shane McFarland, Engineer
Sheldon Smith, Attorney
Don Sargent, Consultant
Zane DeWeese, Public Works Director
Nachele Sargent, City Recorder

PUBLIC IN ATTENDANCE:

Courtney Richins, Bill Battersby, JT Adkins,
Jack Walkenhorst

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, Discuss, Receive Comment, And Possibly Take Action
On The Fairview Subdivision Phase I Final Plan, CT-330-A and CT-330-1, 24 Multi-Family
And Single Family Lots:**

Courtney Richins stated this was the Final plan for Phase I of the Fairview Subdivision. He stated the Townhomes would be recorded so they could be sold as individual lots. He stated they would have garbage cans for waste disposal as a dumpster didn't allow for recycling. Courtney stated there would be a sidewalk on both sides of the street. The streets would be 24' wide with an emergency turn around. There would be CCR's which would include no street parking. Courtney stated he had a problem getting in touch with the Fire District and had been referred back to the Building Inspector. He showed a picture of the design style for the Townhomes (Exhibit A). Shane McFarland referred to the Staff report (Exhibit B) and stated they had complied with the Conditional Use Permit that was part of the application and met the Code requirements. He stated there were 17

Multi-Family and 7 Single Family lots for a total of 24 units for Phase I. He stated the Applicant had committed to putting in a sidewalk along 100 South to the Fairground property. He stated they would identify the right-of-way and the sidewalk would be put in based on that. The Council questioned if there was enough room to turn around on lane #2 and Shane stated he would make sure it met the Code and NS Fire District requirements. Shane stated the Planning Commission approved the Final plan with the comments from the Staff report. He stated the Engineer's escrow estimate and the water right agreement would be taken care of before the plat was recorded. Sheldon Smith stated they could approve this contingent upon the escrow and water rights receiving final approval. Council Member Arlin Judd voiced his concern about the secondary water coming from the City pond and stated he would like to have them work through CCNIC for this development. Shane McFarland stated the number of connections wouldn't make a huge impact on the system especially where they were already serviced by the City.

Mayor Trever Johnson opened the public hearing at 6:37 P.M.

There were no public comments.

Mayor Trever Johnson closed the public hearing at 6:38 P.M.

A motion was made by Council Member Adrienne Anson to approve the Fairview Subdivision Phase I Final Plan contingent on the Staff recommendations being met and Fire Marshall approval and sign off. Council Member Rodney Robbins seconded the motion. The Ayes won the vote. Motion Carried.

Roll Call:

**Council Member Judd – Aye
Council Member Anson – Aye
Council Member Robbins – Aye
Council Member Rowser – Abstain
Council Member Blonquist - Aye**

Item B – Public Hearing: Review, Discuss, Receive Public Comment, And Possibly Adopt Proposed Key Focus Amendments To The Coalville City Development Code Ordinance 2018-5 Addressing Road, Street, Driveway, Water, Sewer, And Sensitive Land Provisions And Regulations:

Don Sargent stated he had been retained by the City to facilitate the proposed amendments to the Development Code. He stated his goal was to create a balance between protecting and providing safety to the City as well as enhancing the rural character. Don stated the Planning Commission had nine total suggestions and he had added three suggestions. Don presented showed a slide (Exhibit C) that pictured rural, suburban, and urban lifestyles and stated the City was currently a rural town that was

progressing toward the suburban lifestyle. Don reviewed the proposed changes for Phase I of the revisions with the Mayor and Council (Exhibit D).

8-4-040, Item C, #2: The existing Code does not require two roads for ingress and egress until 30 lots even though the individual Zones only allow five lots. This has been changed to require two access points for five lots or units. He reviewed the minimum second access as it was a passable access road and maintained for emergency services as approved by the North Summit Fire District and requested input on that item. The Tholen subdivision was an example of six lots that would require a second access. Don stated the Planning Commission requested for the Council to review the second access clause, 2b, to see if a standard number could address the need to have an improved second access. He suggested using 10 lots or units which was the State standard required for a subdivision plat to be recorded.

8-4-040, Item F: Don stated the road design was now tied to lot sizes with tables for rural design, moderate density design, and high-density design. He reviewed the tables with the Mayor and Council. He stated there was a minimum standard of 24' of surface pavement and 60' right-of-way for roads that would be eligible to be dedicated as a public roadway. Anything else would be considered a private drive. He gave the example of Promontory having all private roads and the County didn't have to maintain them. Don stated the Planning Commission recommended to change Table 2 for the range of road widths to 20 – 28 feet for residential roads. He stated table 3 addressed alleys which hadn't been addressed before. Don showed examples of roadway widths (Exhibit E).

8-4-040, Item G, #2: Don stated one of the biggest changes was driveways would need to be paved 50' from the edge of the public street which was a change from 100'. He reviewed the driveway standard with the Mayor and Council. The minimum width for driveways would be 12' with a minimum right-of-way of 24' for up to three lots. For driveways over three lots, it would be 20' with a minimum right-of-way of 32'. Don stated driveways over 200' would have to provide a turnout.

8-4-040, Item I, #4: Don stated the Planning Commission recommended changing this from summer access to all-weather year-round access.

8-4-060, Item A: Don stated the requirement of secondary irrigation had been added to the Code.

8-4-060, Item B, Item 1 & 2: Don stated the Developer should be required to pay for their proportionate share of impact to the system for concurrency management. He stated an impact analysis would be required and a pioneering agreement would be an avenue to address this. He stated typically a third party would be hired to do the analysis which would then be approved by the City Engineer. Don stated he had also tied in the water dedication agreement for developments which would be required before the final approval was issued.

8-4-060, Item C: Don Sargent the private water system information would only be used in unique circumstances.

8-4-060, Item H: Don Sargent stated he had added the Source Protection requirements to the Code for new development. The source protection plan had different zones and it

gave the City a recourse to mitigate any issues. He stated the impact would be determined from a study prepared by a Geo Tech Engineer.

8-4-070, Item B: Don Sargent stated the sewer facilities followed the same outline as the water with the concurrency management. He stated a Developer would enter into a Development Agreement with the City to address sewer service.

10-22-010: Don stated a purpose for the Sensitive Lands Zone was included in this section with the review process. He stated a provision had been added regarding annexations where in some areas they may need to provide a Sensitive Lands Analysis.

10-22-020: Don stated a review process had been added to the Sensitive Lands section.

10-22-050, Item D: Don stated this would define the entry corridor and scenic viewsheds for the City.

10-22-070, Item C, Line 3: Don stated the design guidelines had been incorporated into the Code. He stated they needed to be updated, but now designs coming to the City had a standard for review.

10-22-070, Item D, Line 4: Don stated the setback from wetlands would be changed to 50' instead of 100' to be more consistent with other small towns. He stated as a comparison Summit County was 40' and Park City was 50'.

8-4-050: Don stated this was added as a provision for the drainage and was consistent with the Sensitive Lands.

Don Sargent stated the NS Fire District, Mark Robertson, had reviewed all of these changes and had expressed his appreciation in being included in the review.

Mayor Trever Johnson stated he would like the Code to be more defined and to change language from may to shall to remove the possibility of leaving anything open to argument. Don Sargent stated it would be better to have shall and then an allowance for a variance. Sheldon Smith stated in some cases there could be a need for flexibility in the language, but in his opinion, it should be the general rule to be very specific for any requirements. Mayor Johnson asked for Sheldon to do a final review to verify the language used throughout the document. Sheldon Smith stated none of these items would be retroactive.

Don Sargent explained in more detail having the entry corridor defined in the Sensitive Lands section allowed the City to require the Sensitive Lands review for any development proposed in this area. It didn't eliminate development for this area. He also explained section 8-4-040, Item F, #4, and stated a homeowner wouldn't be able to provide an access to drive across their property without approval from the City. Sheldon Smith inquired about the language for the second access for developments. He stated in his opinion from a legal standpoint, two full accesses should be required for anything over five lots. Sheldon stated some of the requirements had the Planning Commission making some decisions and gave the example of 8-4-040, Item U, where it referred to the Commissioners deciding if it would be beneficial to share the expense of building a bridge and stated they wouldn't have the authority to make any commital decisions. He stated it should be the City Council that would make those decisions. Mayor Trever Johnson asked for Sheldon to include those items in his final review.

Mayor Trever Johnson opened the public hearing at 7:41 P.M.

Bill Battersby – property owner

Bill Battersby stated he thought this was great and thought it was great they were reviewing all of this. He stated it got a little gray with all of the Grandfathering things. He stated at one of the meetings he had attended, they were discussing signs and lighting, he understood Don would be getting to those, and questioned if there was a way to mitigate someone with really bright lights or a sign that was too high, to give them a certain amount of time to comply with the new requirements. He stated if the City didn't add something like that, the next guy and the next guy would continue with the really bright lights, etc. He suggested giving them a three-year period to change their lighting and signage to be compliant with the new rules. He questioned regardless of whatever they were changing, like the Historic District with tearing down half of the buildings, if a new guy would have to remodel to meet the historical guidelines again. He stated they were trying to make this place a nice community and he would like the Council to keep in mind how to regulate something that had already happened and how it would be brought back into compliance as they go along. Mayor Trever Johnson referred to Mr. Battersby's point on lighting, and stated there were a number of areas that were not in compliance and they were looking at putting more teeth into how it would be regulated and were working on the issues. Bill Battersby stated he thought it was great that more homes were being built around here. He questioned how more access was granted for 30 homes off of one access if there was another provision that only allowed five. He stated it must have been a good old decision or a shall or can discretion and he thought it was starting to get a little crowded around here and what they were doing was a good idea. Mayor Trever Johnson stated there were a number of items in the Code that contradicted each other and this process would clean it up and align it with the General Plan.

Mayor Trever Johnson closed the public hearing at 7:45 P.M.

Don Sargent stated he had noted the comments as they had gone through the items. Mayor Trever Johnson stated he understood on the agenda it stated this was for possible approval, but he would still like Sheldon to do a final review and questioned if the Council was interested in having him do that and then bring it back for final approval. Sheldon Smith stated he felt it made sense to do a final review. Council Member Cody Blonquist stated he agreed with Sheldon Smith and felt both accesses for a development should meet the City minimum requirements.

Don Sargent reviewed the changes requested from the Mayor and Council which included changing six or more lots would be required to have two access at the minimum road standard and the ten lots minimum would go away. He stated the rural local road right-of-way range would be changed to 24'. He stated the bridge expansion would be determined by the City Council and not the Planning Commission and a review of the

other items listed for Planning Commission approval would be done. Niki Sargent stated she felt naming roads and streets should be part of the Final review and not the Preliminary. Don agreed and stated he would make that change. He stated the language on the Sensitive Lands annexation study would be changed to shall instead of may. He stated he would remove the language for other important species as it was not necessary.

Don Sargent stated going forward he had started drafting the language for lighting and signage and he was including an amortization provision to mitigate existing issues that would be out of compliance. He stated he would be addressing lighting, signage, fences, and noise. Mayor Trevor Johnson requested for him to add the Zoning requirements for bees to his review. Sheldon Smith stated there were a lot of signs in the City right now that were out of compliance and needed to be dealt with. He stated it wouldn't be easy. Council Member Cody Blonquist stated he would also like Multi-Family housing parking to be reviewed to consider requiring an overflow parking area. Sheldon Smith stated another area of importance was the review of the milk and the sound ordinance. Don stated that was one of the areas in his next review. He stated his goal was to have the next draft available for review by the Planning Commission next month. Mayor Trevor Johnson stated the County had also requested a Code amendment for the Ledges Event Center. He stated they had drafted a proposed amendment to allow alcohol at the Center without having to get an event permit from the City. He stated he had sent it to Sheldon and Don for review and would like them to keep that in mind as they reviewed the Code. Don Sargent stated as long as these revisions were adopted within six months, they would be the new provisions for enforcement.

A motion was made by Council Member Tyler Rowser to table Item B, Ordinance 2018-5. Council Member Rodney Robbins seconded the motion.

Mayor Trevor Johnson re-opened the public hearing at 8:04 P.M.

Council Member Tyler Rowser amended his motion to continue the public hearing for Item B, Ordinance 2018-5 to Tuesday, November 13, 2018. Council Member Cody Blonquist seconded the motion. All Ayes. Motion Carried.

Item C – Public Works Update:

Zane DeWeese stated they were currently working with the Contractor to get the water lines installed. He stated the portion of Industrial Park Road was completed and they were currently working on the new line from 50 North to 100 North. He stated they would have 150 South completed next week. They would then move to Hobson Lane and work North as long as weather permitted. Zane stated he felt the Contractor was doing a great job on this project.

Item D – Community Development Updates:

Shane McFarland stated they had opened eleven bids for the Concrete Water tank and the apparent low bidder, Stapp Construction, was under budget. They were currently working on their qualification statements. He stated they would request qualifying statements from the three lowest bidders and would then select based on the qualifications. He stated the Stapp Construction bid was \$865,000 and it was budgeted for \$930,000.

Shane McFarland stated they would be meeting again with WesTech for the treatment plant design package next week.

Shane McFarland stated they had submitted the environmental review for the Force Main and Lift Station project and the Wetland delineation review would continue through this week. This was the last step for the documentation for the USDA.

Shane McFarland stated they were moving forward with the Main Street paving options for the North and South end of town.

Mayor Trever Johnson requested for Shane McFarland to present a report at the next Council meeting regarding the percentage of work done versus the percentage of budget spent. Shane stated he would have that information available for them.

Niki Sargent stated there was one business license for approval for Doby Batt for a hunting Guide service. She stated it had been reviewed by Derek Moss and he had recommended it for approval. Council Member Cody Blonquist questioned if he had a State license. Council Member Tyler Rowser stated DOPL required a license for this service. He stated a City license may be required to get his State license. Sheldon Smith recommend to have the approval contingent upon providing his State license.

A motion was made by Council Member Arlin Judd to approve the business license for Doby Batt subject to him being in compliance with all State licensing requirements. Council Member Adrienne Anson seconded the motion. All Ayes. Motion Carried.

Sheldon Smith stated he should be given a time frame to provide the State licensing information. He stated the City should always make sure they complied with all State license requirements for any business.

Item E – Legal Updates – Sheldon Smith:

Sheldon Smith stated he met with Steven Dalby about the lights on the Car Wash and Mr. Dalby agreed to be compliant with the historic guidelines. He stated for the City to just let him know what he needed to do. Shane McFarland stated they had already given Mr. Dalby the guidelines and had requested a written lighting plan and schedule, but they hadn't received anything. He stated he would call Mr. Dalby and report back at the next meeting. Council Member Tyler Rowser stated the County had a motion sensor on their

building at the Fairgrounds and that may be an option to consider. Council Member Cody Blonquist stated when they did the lighting revision they needed to consider and specify the LED Kelvin and 2700-3000 was more favorable. He also suggested they should have the dark sky requirement of all downward facing lights with nothing more than 3,000 Kelvin.

Item F – Council Updates:

Council Member Arlin Judd questioned if the issue with the trailer for Sherylyn Clark had been taken care of. Sheldon Smith stated he visited with her and she committed to have it taken care of within 60 days. He stated there were some serious issues going on up there and he would follow up.

Council Member Adrienne Anson stated after meeting with NaVee Vernon and Eric Blonquist about the Ledges trails, she had decided to reach out to Mountain Trails in Park City to get some advice about a trail system and flow for the City. She stated she would be meeting with him on Wednesday this week at 11:00 A.M. at the trail head and anyone interested was welcome to attend. She stated this wasn't any type of a contract or anything. It would just be him tossing out some ideas for the City. Council Member Anson stated she thought it would be nice to have a feel for any desired trails to be put in for the Echo State Park area and the flow for the trail for the Ledges. She stated she had sent pictures to some of the Council of the Logan River Trail and it would be an asset to the community to develop something like this. Council Member Anson stated Mountain Trails was a non-profit group that had done some projects in other communities. Mayor Trever Johnson stated he thought it was a good idea, but a lot of the property was private and the City couldn't just require an access through their property.

Council Member Tyler Rowser stated the NS Recreation District would be applying for the RAP Tax Grant and the City had provided a letter of support for their project. He stated they would be having a Geo Tech review on the fill the NS School had put in for their parking lot. He stated they would finish up the Civil Engineering and would then submit it for approval.

Item G – Mayor's Updates:

Mayor Trever Johnson didn't have any updates tonight.

Item H – Executive Session:

There wasn't an executive session tonight.

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

The Council reviewed the minutes of the October 22, 2018.

A motion was made by Council Member Arlin Judd to approve the minutes of October 22, 2018 as corrected. Council Member Rodney Robbins seconded the motion. All Ayes. Motion Carried.

Item #5 – Adjournment:

A motion was made by Council Member Tyler Rowser to adjourn the meeting. Council Member Cody Blonquist seconded the motion. All ayes. Motion Carried.

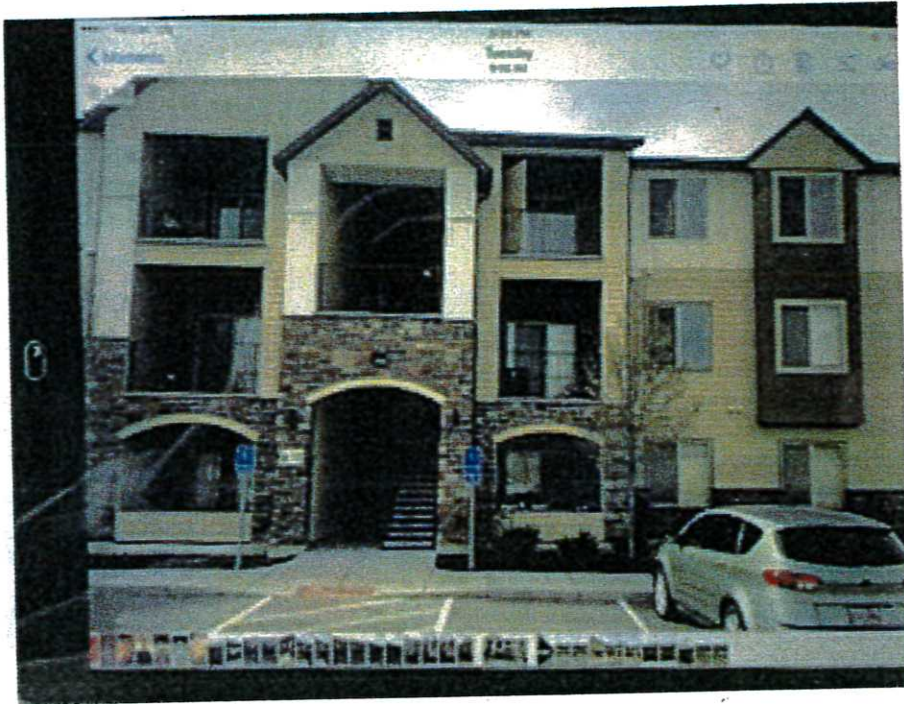
The meeting adjourned at 8:40 P.M.

Mayor Trever Johnson

Attest:

Nachele D. Sargent, City Recorder

"Exhibit A"
Council 10/22/18







J-U-B ENGINEERS, INC.

"Exhibit B"
Council 10/22/18

J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

DATE: October 22, 2018
TO: Coalville City Council
CC: Mayor Trever Johnson; Sheldon Smith, City Attorney
FROM: Shane McFarland P.E., City Engineer
Derek Moss, AICP, City Planner
SUBJECT: Fairview Final Subdivision Application Phase 1

Application Information: Courtney Richins (applicant) has submitted a final subdivision application for single-family and multi-family dwellings in the R-4 Zone on parcels CT-330-A and CT-330-1 at approximately 359 East 100 South, Coalville, UT.

Applicable Ordinances: Title 8, Chapter 2, Section 70 Final Subdivision Plat; Title 10, Chapter 13 R-4 Zone

Decision to be Made: Planning Commission's responsibility is to recommend to deny, recommend approval with conditions, or recommend approval of the final subdivision. City Council's responsibility is to deny, approve with conditions, or approve the conditional use application.

Staff Comments: The preliminary plan was approved by the City Council on April 23, 2018 and the Conditional Use Permit was approved on July 9, 2018. The following have been reviewed in accordance with the Coalville City Code and the conditions set forth on July 9, 2018:

- The applicant completed a traffic study, indicating the average number of additional trips that would be generated from multi-family housing units:
- Review by the North Summit Fire District: the North Summit Fire District and the Building Inspector have deferred review of the subdivision application and therefore this requirement has been satisfied.
- Provide a plan for outdoor trash and waste storage that is screened with solid fencing (not chain link with slats)

The final phase 1 plat has been reviewed with the following comments

1. The area with buildings 1-4 should either be a lot of record with all building included or description is needed for each individual units.
2. A note needs to be included to require Lot 2 to have a driveway onto the private drive and not on Border station road.

The construction set has been reviewed with the following comments

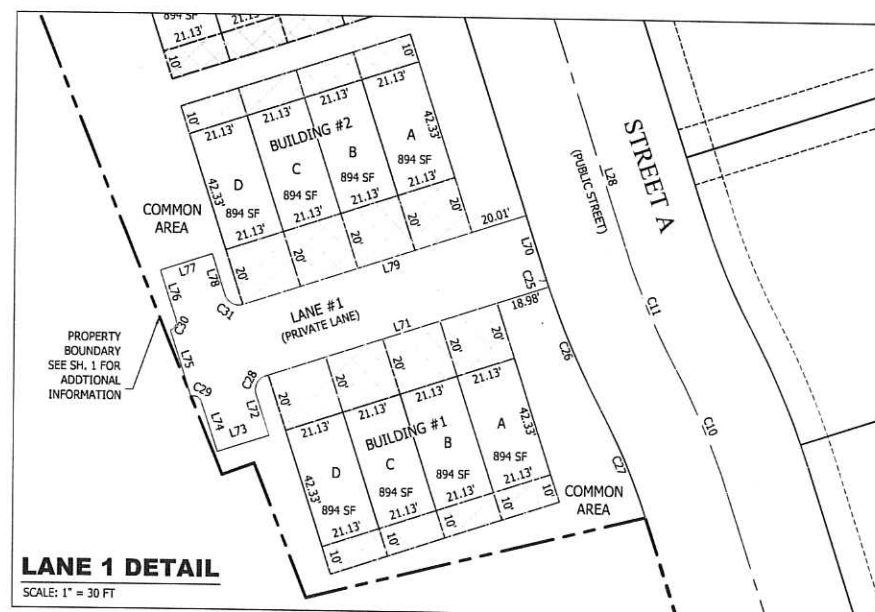
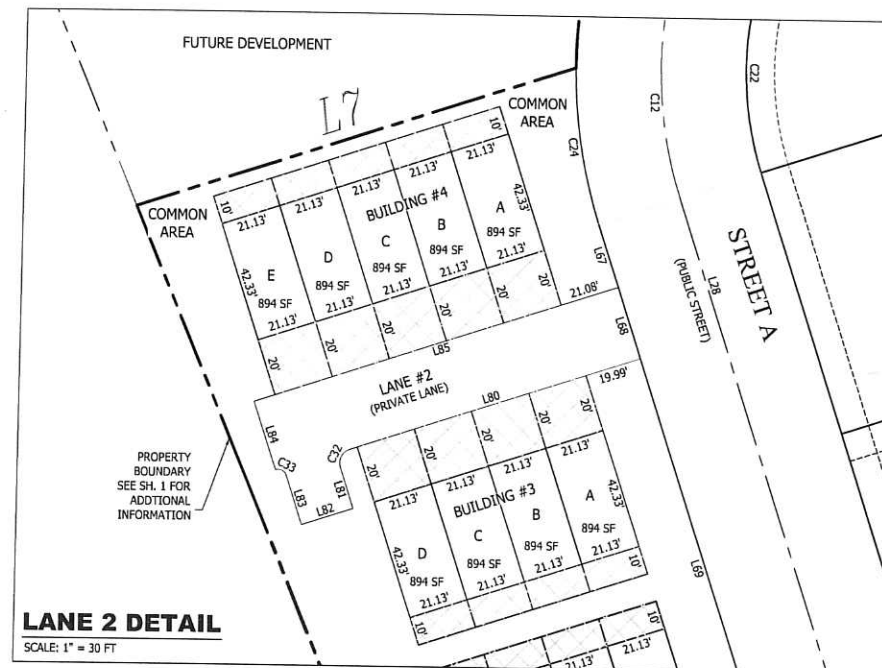
3. Please provide the spill way elevation on the detention pond outlet structure
4. There is a note referring to the incorrect city related to the sanitary sewer construction on sheet 8
5. The frontage along border station road needs to be fully improved with curb, gutter and sidewalk

6. The sidewalk needs to be extended to the west to connect to existing walk
7. A temporary turn around needs to be included at the end of phase 1.
8. A detailed engineers estimate will be needed prior to city council final approval for the purpose of discussing the future need of the escrow account.
9. The secondary water source will remain on Coalville City system. The development will not be required to connect to another system.
10. All water shares will need to be turned over to the city prior to city council final approval.

If you have any questions feel free to contact us.



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LEGEND	
	PROPERTY LINE
	LOT LINE
	CENTER / SECTION LINE
	STREET RIGHT-OF-WAY LINE
	EASEMENT LINE
	ADJACENT PROPERTY LINE
	NEW CENTERLINE MONUMENT
	SECTION CORNER
	PUBDE PUBLIC UTILITY & DRAINAGE EASEMENT
	SET 5/8" REBAR WITH AN ORANGE PLASTIC CAP, OR NAIL & WASHER STAMPED PINNACLE ENG. & LAND SURV.
	LIMITED COMMON AREA

FAIRVIEW SUBDIVISION PHASE 1
A PART OF THE SOUTH HALF OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 5
EAST, SALT LAKE BASE AND MERIDIAN, COALVILLE CITY,
SUMMIT COUNTY, UTAH

SUMMIT COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20____ AT _____ IN
BOOK _____ OF OFFICIAL RECORDS PAGE _____

SUMMIT COUNTY RECORDER
BY: _____
DEPUTY RECORDER

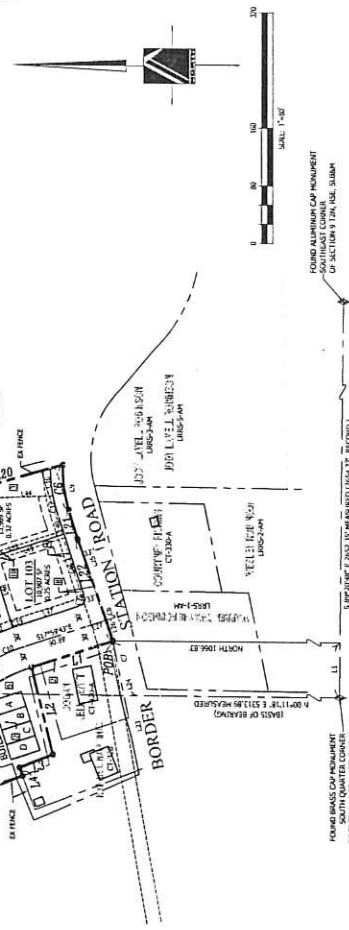
FOUND ALUMINUM CAP MONUMENT
NORTH QUARTER CORNER
OF SECTION 9 T1N, R0E, S04M

			CATCH RATE			OBSERVED	DL	BANDING
SILVER	LENGTH	DEPTH	INDIVIDUAL	PERCENT	PER HOUR			
C1	31-42	175-245	100.000	100.000	31.25	5	5	5 100% 175-245
C2	31-42	175-245	100.000	100.000	31.25	5	5	5 100% 175-245
C3	31-42	175-245	100.000	100.000	31.25	5	5	5 100% 175-245
C4	31-42	175-245	100.000	100.000	31.25	5	5	5 100% 175-245
C5	31-42	175-245	100.000	100.000	31.25	5	5	5 100% 175-245
C6	31-42	175-245	100.000	100.000	31.25	5	5	5 100% 175-245
C7	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C8	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C9	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C10	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C11	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C12	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C13	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C14	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C15	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C16	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C17	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C18	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C19	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C20	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C21	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C22	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C23	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C24	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C25	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C26	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C27	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C28	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C29	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C30	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C31	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C32	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C33	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C34	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C35	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C36	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C37	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C38	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C39	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C40	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C41	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C42	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C43	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C44	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C45	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C46	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C47	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C48	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C49	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C50	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C51	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C52	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C53	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C54	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C55	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C56	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C57	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C58	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C59	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C60	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C61	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C62	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C63	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C64	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C65	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C66	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C67	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C68	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C69	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C70	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C71	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C72	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C73	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C74	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C75	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C76	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C77	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C78	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C79	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C80	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C81	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C82	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C83	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C84	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C85	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C86	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C87	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C88	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C89	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C90	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C91	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C92	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C93	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C94	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C95	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C96	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C97	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C98	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C99	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102
C100	111-117	100-102	100.000	100.000	11.11	11	11	11 100% 100-102

1. STREET A IS A PUBLIC STREET
2. EXISTING WIRE FENCE
3. INGRESS / EGRESS & PUBLIC UTILITY AND DRAINAGE

- | | | |
|-----|---|--|
| 1 | EASTMENT IN TANK OF LOT 1 | |
| 2 | 30' PUBLIC UTILITY AND DRAINAGE easement | |
| 3 | 10' DRAINAGE easement | |
| 4 | 5' COMMON AREA / PUBLIC UTILITY AND DRAINAGE easement | |
| 5 | 10' DRAINAGE easement | |
| 6 | 20' PRIVATE EASTMENT S.W. 1/4 AND 20' PRIVATE EASTMENT IN TANK OF LOT 1 | |
| 7 | WATER LINE easement IN TANK OF LOT 1 | |
| 8 | 10' DRAINAGE easement | |
| 9 | 10' DRAINAGE easement | |
| 10 | 5' PHASEDLY EXISTING 20' SANTI AMER WATER easement | |
| 11 | 20' SANTI AMER WATER easement | |
| 12 | 10' DRAINAGE easement | |
| 13 | 10' DRAINAGE easement | |
| 14 | 10' DRAINAGE easement | |
| 15 | 10' DRAINAGE easement | |
| 16 | 10' DRAINAGE easement | |
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| 99 | 10' DRAINAGE easement | |
| 100 | 10' DRAINAGE easement | |

	PROPERTY
	LOT LINE
	CENTER /
	STREET RIGHT-OF-WAY
	EASEMENT
	ADJACENT MONUMENT
	SECTION CORNER
	POINT OF BEGINNING
	PUBLIC UTILITY & DRAINAGE
	SETBACK WITH ANCHOR



I, STEPHEN J. FACELLI, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 193137 AS REGISTERED UNDER THE STATE OF FLA. I FURTHER CERTIFY THAT BY AUTHORITY OF THE DEPT. OF LAND, I HAVE MADE A SURVEY OF THE TRACT OF LAND HEREON ON THIS PLAT AND DEBARKING BELLEVUE, AND HAVE SUBMITTED SAID TRACT OF LAND INTO LOTS AND STREETS, INDICATED TO BE KNOWN AS:

FAIRVIEW SUBDIVISION PHASE 1

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STATED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET HEIGHT, WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

THASE 1 BOUNDARY DESCRIPTION

BEGINNING AT AN EXISTING FENCE CORNER, SAID POINT BEING ON THE NORTH LINE OF BORDER STATION ROAD BY RECORD, SAID POINT BEING LOCATED SOUTH BY 70°48' EAST 78.20 HET ALONG AN ASSUMED QUARTER SECTION LINE AND NORTH 1066.83 FEET FROM THE SOUTH QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASIN 4, MERIDIAN (THIS BASED ON THE BOUNDARY DESCRIPTION IN RECORDS FOR THE 1/4 SECTION 9, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASIN 4, MERIDIAN).

[illegible]

OWNER'S DEDICATION

OF THE UNDERSIGNED OWNERS OF THE HEREIN DISCOUNTED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STRIPS, AS SHOWN ON THIS PLAT AND NAME SAID TRACT OF LAND

EAST/HEMLOCK BOULEVARD, PHASE 3

The undersigned hereby certify that the foregoing copy has met all the requirements of Louisville City Ordinances.

STATE OF UTAH)
COUNTY OF SUMMIT)

ON THE _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SUMMIT, IN SAID STATE OF UTAH, THE SIGNER, 1 OF THE ABOVE ORRINTS, _____, OF THE COUNTY OF SUMMIT, STATE OF UTAH, WHOSE NAME IS LOADED TO ME THAT SIGNED IT FULLY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

A PART OF THE SOUTH HALF OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 3 EAST,
SALT LAKE BASIN AND MERIDIAN, COVALVILLE CITY, SHERBORN COUNTY, UTAH

APPROVED THIS _____ DAY OF _____, 20____
BY A REPRESENTATIVE OF ROCKY MOUNTAIN POWER.

APPROVED THIS _____ DAY OF _____, 20____
BY A REPRESENTATIVE OF DOMINION ENERGY.

DOMINION ENERGY

APPROVED THIS _____ DAY OF _____
BY A REPRESENTATIVE OF DOMINION ENERGY.

CITY ATTORNEY'S AP

APPROVED THIS _____ DAY OF _____
BY THE COALVILLE CITY ATTORNEY.

APPROVED THIS _____ DAY OF _____, 20____
BY THE COVILLE CITY ATTORNEY.

APPROVED THIS _____ DAY OF _____, 20____
BY THE COVILLE CITY PLANNING COMMISSION.

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THE
IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION
THIS OFFICE. SIGNED THIS _____ DAY OF _____, 20____

CITY ENGINEER'S APPROVAL

PLANNING COMMISSION APPROVAL

_____ HIS _____ DAY OF _____, 20____
VILLE CITY PLANNING COMMISSION.

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY THE COALVILLE CITY COUNCIL.

ATTEST:

CITY COUNCIL APPROVAL

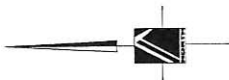
APPROVED THIS _____ DAY OF _____, 20____

COUNVILLE CITY COUNCIL

ENTRY NO. _____ FILED _____
RECORDED THIS _____ DAY OF _____
BOOK _____ OF OFFICIAL RECORDS

SUMMIT COUNTY RECORDER

1947	ROCKY MOUNTAIN POWER REPRESENTATIVE	COVALLUE CITY ATTORNEY	CHURMAN COVALLUE CITY PLANNING COMMISSION	COVALLUE CITY ENGINEER	COVALLUE CITY RECORDER	COVALLUE CITY MAYOR	BY:
1948	DOMINION ENERGY REPRESENTATIVE	COVALLUE CITY ATTORNEY	CHURMAN COVALLUE CITY PLANNING COMMISSION	COVALLUE CITY ENGINEER	COVALLUE CITY RECORDER	COVALLUE CITY MAYOR	BY:



- LEGEND**
- | | |
|-------|--|
| _____ | PROPERTY LINE |
| _____ | LOT LINE |
| _____ | STREET / SECTION LINE |
| _____ | CENTER RIGHT-OF-WAY LINE |
| _____ | EASEMENT LINE |
| _____ | ADJACENT PROPERTY LINE |
| ----- | NEW CATTLELINE INQUIRY |
| _____ | SECTION CORNER |
| _____ | PUBLIC UTILITY & DRAINAGE EASEMENT |
| ○ | SET BACK SEARS WITH AN UNBUILT PLASTIC CURB, DRIVE, SIDEWALK, OR STAMPED PARKABLE EASE, & LAND SURV. |

FAIRVIEW SUBDIVISION PHASE I

PART OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 5
 EAST, SALT LAKE BASE AND MERIDIAN, COALVILLE CITY,
 SUMMIT COUNTY, UTAH

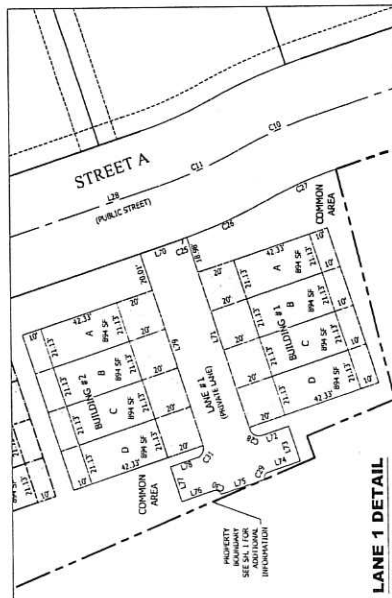
SUMMIT COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20____ AT _____ IN
BOOK _____ OF OFFICIAL RECORDS PAGE _____

SHULBURY COUNTY RECORDER

Y: _____ DEPUTY RECORDER

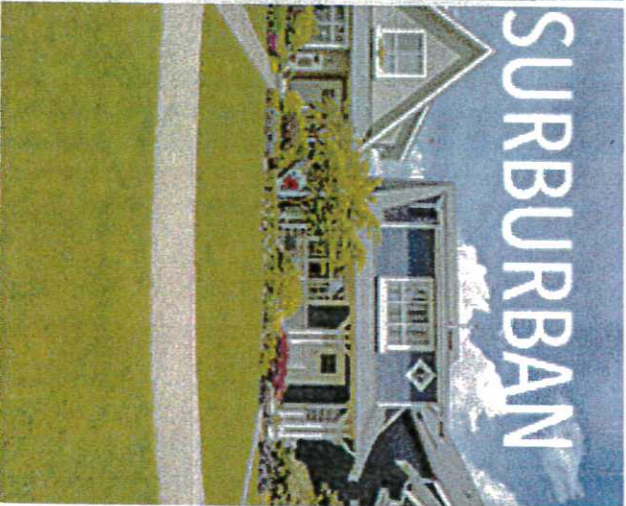
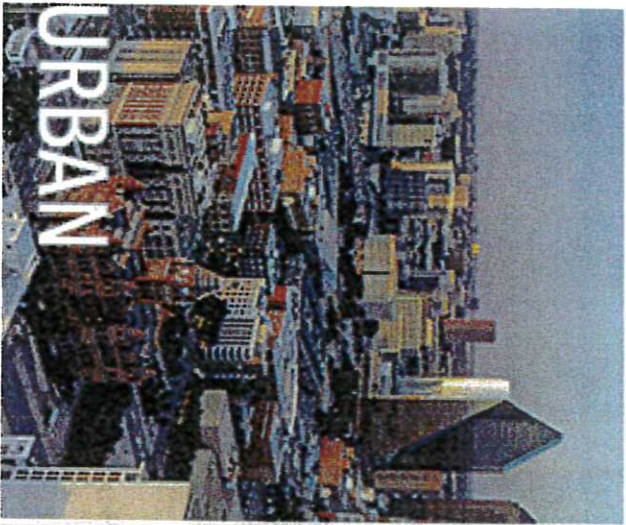
PROPERTY FOR ANY SUCTION USE.



1997

ALL INFORMATION SHOWN HEREON IS NOT FINAL OR APPROVED WITHOUT THE GOVERNING AGENCY(S)'S STAMP AND SIGNATURE. ANY

"Exhibit C"
Journal 10/22/18



"Exhibit D"
Council 10/22/18

ORDINANCE NO. 2018-5

**AN ORDINANCE TO ADOPT AMENDMENTS AND REVISIONS TO
SECTIONS 8-4-040, 8-4-060, 8-04-050 and CHAPTER 22 OF TITLE 10 OF THE
COALVILLE CITY DEVELOPMENT CODE RELATING TO ROADS,
STREETS AND DRIVEWAYS, WATER AND SEWEER FACILITIES,
SENSITIVE LANDS OVERLAY ZONE REGULATIONS AND FLOOD PLAIN
AREAS**

BE IT ORDAINED AND ENACTED by the City Council of Coalville, Summit County, State of Utah, as follows:

WHEREAS, the Coalville City Council by Ordinance No. 1997-3 adopted the Coalville City Development Code ("Development Code") dated July 14, 1997; and

WHEREAS, the Coalville City Council by Ordinance Nos. 1999-1 and 2001-4 adopted revisions to the Development Code dated March 8, 1999 and September 10, 2001 respectively; and

WHEREAS, the Coalville City Council by Ordinance No. 2006-2 adopted revisions to the Development Code dated August 14, 2006; and

WHEREAS, the Coalville City Council by Ordinance No. 2010-1 adopted revisions to the Development code dated March 22, 2010; and

WHEREAS, the Coalville City Council adopted Ordinance No. 2010-3 relating to Nuisance provisions as Title 7, Chapters 11-15 of the Development Code dated September 13, 2010; and

WHEREAS, the Coalville City Council adopted Ordinance No. 2011-1 relating to Titles 8, 9 and 10 of the Development Code dated May 23, 2011; and

WHEREAS, the Coalville City Council adopted Ordinance No. 2013-3 relating to Bee Keeping provisions as Title 10, Chapter 18 of the Development Code dated May 23, 2011; and

WHEREAS, the Coalville City Council adopted Ordinance No. 2014-2 relating to Demolition, Renovation and Excavation provisions as Chapter 4 of Title 8, of the Development Code dated March 24, 2014; and

WHEREAS, the Coalville City Council adopted Ordinance No. 2014-3 relating to "In Fill" provisions as revised Chapter 26 of Title 10, of the Development Code dated February 24, 2014; and

WHEREAS, the Coalville City Council adopted Ordinance No. 2015-2 relating to “Hens and Chickens” provisions as Chapter 18 of Title 10, of the Development Code dated March 9, 2015; and

WHEREAS, it is contemplated by City Ordinances that the same be reviewed from time to time and improved upon to stay viable and useful to the City; and

WHEREAS, following a public hearing, the Coalville City Planning Commission recommended approval of the amendments and revisions to the Development Code at its regular meeting held October 15, 2018; and

WHEREAS, following the holding of a public hearing as required by law, the City Council approved the following amendments and revisions to the Development Code at its regular meeting held October 22, 2018.

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

Section I

AMENDMENTS AND REVISIONS TO THE COALVILLE CITY CODE RELATING TO ROADS, STREETS AND DRIVEWAYS, WATER AND SEWER FACILITIES, SENSITIVE LANDS OVERLAY ZONE REGULATIONS AND FLOOD PLAIN AREAS

The attached Exhibit “A” are provisions relating to Sections 8-4-040, 8-4-060, 8-4-050 and Chapter 22 of the Coalville City Development Code. The Provisions are incorporated herein and made a part of this Ordinance by this reference and are hereby adopted by the Coalville City Council.

Section II

Findings

The City Council makes the following findings in connection with the approval of this Ordinance: 1) The amendments and revisions are consistent with the goals, objectives and policies of the Coalville City General Plan, 2) The amendments and revisions are consistent with the requirements of Title 10-3-080 of the Coalville City Development Code, and 3) The proposed amendments and revisions will not be detrimental to public health, safety and welfare of Coalville City residents.

Section III
Effective Date

This Ordinance shall take effect and the amendments and revisions to the Development Code referred to herein shall take effect upon the date of publication in the Summit County News, a newspaper of general circulation in Coalville City.

PASSED, APPROVED AND ADOPTED by the City Council of Coalville City, Utah this 22nd day of October, 2018.

Councilmember Anson	Voted:
Councilmember Blonquist	Voted:
Councilmember Rowser	Voted:
Councilmember Robbins	Voted:
Councilmember Judd	Voted:

ATTEST:

City Recorder

Mayor Johnson



DBS + ASSOCIATES, LLC

Don B Sargent, Principal
P.O. Box 266 | Coalville, UT 84017
435-901-0201 | dbs@allwest.net

Memo

DATE:

TO: Coalville City Mayor, City Council – 10/22/2018 CC Meeting

FROM: Don Sargent, Consultant

SUBJECT: Public Hearing - Key Focus Development Code Amendments

Attached for your review are the following Draft Amendments to the Development Code:

- Section 8.4.040 – **Roads, Streets and Driveways**
- Section 8-4-060 and 8-4-070 – **Water and Sewer Facilities**
- Chapter 22 – **Sensitive Lands Overlay (SLO) Zone Regulations**
- Section 8-04-050 – **Flood Plain Areas**

These amendments include the Impact Review Standards and Regulations and Sensitive Lands Key Focus Revisions previously discussed that the Mayor and City Council directed to be addressed within the development moratorium, which expires on October 30th.

The amendments were drafted from researching other rural small-town communities, industry trends and best practices, and applying my own public and private experience in land planning and community development. The primary focus in drafting the amendments was to balance the protection, assurance and safety of the City infrastructure systems while preserving the rural small-town character and charm.

The Planning Commission recommended approval of the amendments to the City Council on October 15, 2018. Several revisions were made to the amendments by the Planning Commission as noted in the underlined comments.

I will be prepared at the meeting to present the significant changes reflected in the draft amendments as well as those revisions recommended by the Planning Commission. Due to the comprehensive nature of the revisions, all sections, including Chapter 22 were replaced in their entirety, although many existing provisions were maintained in-part with the new language.

The process of drafting the amendments included on-going progress review meetings with the Mayor and City Staff, thus the amendments are being presented as a final draft pending the review and approval of the City Council.

It is understood that some additional formatting or grammatical corrections may need to be made prior to final publication.

cc: Shane McFarland, City Community Development Director
Derek Moss, City Planner
Zane DeWeese, City Public Works Director
Sheldon Smith, City Attorney
Niki Sargent, City Recorder

8-4-040: ROADS, STREETS AND DRIVEWAYS:

All road, street and driveway layout and design are subject to approval of the City. All roads, streets and driveways shall meet the applicable requirements of the Coalville City Engineering Standards and Construction Specifications and Transportation Master Plan, incorporated herein by reference.

Commented [DS1]: This section in the existing development code is replaced in its entirety with the following provisions.

A. Grading and Improvement Plans:

Roads, streets and driveways shall be graded and improved in conformance with the Coalville Engineering Standards and Construction Specifications as adopted and shall be approved as to design by the City. Construction Drawings are required to be submitted prior to Final Plat approval. Prior to Final Plat approval, the City shall make the determination as to whether each road, street or driveway is to be public or private. Such status shall be indicated on the plat.

1. Dedication: It is the general intention of the City for all subdivision streets to be dedicated public streets. If private roads are approved for public dedication in the future, they must be constructed to meet all requirements of public streets.

B. Topography and Arrangement:

Roads, streets or driveways shall be related appropriately to the topography. Local roads should generally be curved to avoid conformity of lot appearance. Grades of roads, streets and driveways shall conform as closely as possible to the original topography with all cut and fill sections adequately stabilized and revegetated. Steep grades resulting in large cut and fill sections shall be avoided. All cuts and fills shall conform to the Sensitive Land requirements of Title 10 Chapter 22 herein, regardless of whether the development is located within Sensitive Lands.

1. Integration: All roads and streets shall be properly integrated with the existing and proposed system of thoroughfares and dedicated rights-of-way as established in the General Plan, Streets Master Plan and Zoning Map. Streets shall be laid out to provide efficient drainage and utility systems, and to require the minimum number of streets necessary to provide convenient and safe access to property.

C. Access:

1. Access to Existing Roads: All points of access to existing public roads or highways shall meet the standards set forth in the Engineering Standards and Construction Specifications of the City. The design and construction of turn lanes, merging lanes, traffic signs or signals and other improvements required to make access points conform to the City or UDOT standards shall be the responsibility of the developer.

2. Ingress and Egress: A minimum of two (2) access roads for separate ingress and egress shall be required for all developments exceeding 5 lots or units. (One access road may be allowed for developments of 5 lots/units or less). At least one access road will be considered the main access to be dedicated with a right of way easement as part of the final plat approval.

Commented [DS2]: 5 lots/units are classified as a minor subdivision, over 5 lots/units is a major subdivision. This revised language is consistent with all residential zone access provisions. The conflicting provision that allowed 30 dwelling units on a single access has been deleted.

a. In situations where, dual access is not available within the initial development, one or more easements extending to the perimeter of the proposed development and evidence that existing vehicular access is available through adjacent properties to public roads must be provided by the developer.

b. At a minimum, the second access must be a passable access road and maintained for emergency services as approved by the North Summit Fire District (NSFD). This minimum standard may only be permitted for developments not more than (10) lots/units, with a design speed of not more than 25 mph.

Commented [DS3]: Need to include NSFD (North Summit Fire District) in definitions

Commented [DS4]: This sub-section was clarified/revised by the planning commission with consultant and staff input.

3. Spacing: Except as otherwise provided herein, access roads shall be spaced according to the following table:

Road Classification	Minimum Spacing	Minimum Distance from Intersection
Local	35 feet apart	50 feet
Collector	50 feet apart	75 feet
Arterials	Access points shall be minimized	

Local Road: A road having the sole function of providing access to adjacent land and which is designed to feed traffic onto collector roads.

Collector Road: A road which is designed to collect and distribute traffic between local roads and arterial roads and to serve as a linkage between land access and mobility needs.

Arterial Road: A road which brings traffic to and from freeways and serves major movements of traffic within or through areas that are not served by freeways. Arterials interconnect and provide direct access to the principal traffic generators within the County, such as offices and retail centers.

D. Intersections:

1. Grade: The grade within one hundred feet (100') of any intersection shall not exceed three percent (3%).

2. Alignment: Roadways shall be within ten percent (10%) of a perpendicular alignment within one hundred feet (100') of any intersection, unless otherwise approved by the city engineer.

3. Intersection Offsets/Spacing: Intersection offsets shall be based upon the roadway classification, and shall be measured as follows unless otherwise approved by the city engineer:

Road Classification	Offset
Local	125 feet
Collector	330 feet
Arterials	600 feet

Local Road: A road having the sole function of providing access to adjacent land and which is designed to feed traffic onto collector roads.

Collector Road: A road which is designed to collect and distribute traffic between local roads and arterial roads and to serve as a linkage between land access and mobility needs.

Arterial Road: A road which brings traffic to and from freeways and serves major movements of traffic within or through areas that are not served by freeways. Arterials interconnect and provide direct access to the principal traffic generators within the County, such as offices and retail centers.

E. Road Grades:

1. The maximum grade of all roads, with the following exceptions, shall be eight percent (8%). Rural collector, rural local, and rural minor roads shall require grades of ten percent (10%) or less. However, these rural roads may contain grades in excess of ten percent (10%) up to a maximum of twelve percent (12%) for short distances only when, at the discretion of the city, it is determined that the steeper road grade is in the best interest of the city for purposes of environmental protection and it is further determined that the steeper grade will not adversely affect public safety. Roads having grades more than eight percent (8%) shall be privately owned and maintained.

a. "Short distances" are measured along roadway centerline and are defined as less than or equal to five hundred feet (500') over a continual distance of one thousand feet (1,000').

b. Main through roads (nonstop sign roads) shall remain at a constant grade of less than eight percent (8%) through the intersection.

c. Retaining walls shall be used when cuts or fills exceed ten feet (10') as measured vertically at the edge of the road shoulder. Cut and fill slopes shall be as specified by a qualified engineer to achieve a stable embankment. Cut and fill areas shall be contoured to three feet (3') horizontal to one foot (1') vertical slopes or flatter unless stability at a steeper slope is determined by a qualified engineer and approved by the City Engineer.

2. In all instances, the minimum road grade shall be 0.3 percent.

3. Revegetation of all disturbed soils meeting City construction standards will be required along all roads.

F. Road Infrastructure Design:

1. The design and construction of all roads in the City shall be in accordance the Engineering Standards and Construction Specifications of the City, the American Association of State Highway and Transportation Officials ("A Policy of Geometric Design of Highways and Streets"), and those set forth in Table 1, 2 and 3 herein.
2. All roads and driveways shall have unobstructed vertical clearance of thirteen feet six inches (13'-6").
3. Roads on soils having low bearing strengths, high shrink/swell potentials or high frost heave hazards may be required, upon recommendation of the city engineer, to be constructed to specifications more demanding than those required on others.
4. Homeowners may not grant additional vehicular rights of way and road easements across their property in addition to those vehicular rights-of-way and road easements that are already of record at the date of the plat recordation.

TABLE 1

RURAL ROAD DESIGN STANDARDS

FOR DEVELOPMENT WITH LOT SIZES OF 1 ACRE OR MORE - Agricultural (AG), Residential Agriculture (RA), and Low-Density Residential (R-1) Zones

The city engineer may require adjustments based on site specific conditions and development characteristics.

	Rural Collector	Rural Local	Rural Minor
Function	Provides primary access to and through development from other arterial or collectors and is intended to serve as a primary trafficway	Provides supplemental access to adjoining properties and is secondary to a rural collector; provides limited continuity	Provides supplemental access to adjoining properties and is secondary to a rural local road; provides little continuity
Rights of way	50-60 feet	50-60 feet	50 feet
Pavement width	24 feet	20-24 feet	18-20 feet
Shoulder width	2-4 feet	2 feet	2 feet

Drainage	Open swale or ditch	Open swale or ditch	Open swale or ditch
Design speed	40 mph	25 mph	20 mph

The minimum width of a road surface that will be considered for a public dedication is 24 feet.

The minimum width of a road right of way that will be considered for public dedication shall be 60 feet.

All dimensions noted above represent minimum standards. Required dimensions may be greater depending on specific conditions.

TABLE 2
MODERATE DENSITY ROAD DESIGN STANDARDS
FOR DEVELOPMENT WITH LOT SIZES LESS THAN 1 ACRE

The city engineer may require adjustments based on site specific conditions and development characteristics.

	Arterial	Collector	Residential Street
Function	Traffic movement with limited access for adjacent uses	Traffic movement with limited access for adjacent uses	Access to adjacent moderate to high density uses
Rights of way	60-100 feet	50-60 feet	50-60 feet
Pavement width	24-50 feet	24-32 feet	20-28 feet
Shoulder width	n/a	n/a	n/a
Drainage	Curb/gutter or open swale or ditch depending on development intensity	Curb/gutter or open swale or ditch depending on development intensity	Curb/gutter

Commented [DS5]: The pavement width range was increased from 24 to 28 feet by the planning commission with consultant and staff input.

Sidewalks	Possibly, depending on development intensity	Possibly, depending on development intensity	Required, both sides of road depending on development intensity
Park Strips (5-8 feet wide)	Possibly, depending on development intensity	Possibly, depending on development intensity	Required, both sides of road depending on development intensity
Parking lanes	No	Not required	Possibly, depending on development intensity
Design speed	45 mph	35 mph	25 mph
The minimum width of a road surface that will be considered for public dedication is 24 feet.			
The minimum width of a road right of way that will be considered for public dedication shall be 60 feet.			
All dimensions noted above represent minimum standards. Required dimensions may be greater depending on specific conditions.			

**TABLE 3
HIGH DENSITY, MULTI-FAMILY RESIDENTIAL AND COMMERCIAL
DEVELOPMENT ROAD DESIGN STANDARDS**

The city engineer may require adjustments based on site specific conditions and development characteristics.

	Arterial	Collector	Commercial Street	Residential Street	Local Road	Alley
Function	Traffic movement with limited access for adjacent uses	Traffic movement with limited access for adjacent uses	Access to adjacent high density uses	Access to adjacent moderate to high density uses	Access to adjacent low density uses	Access to adjacent uses; not intended for traffic

						movement
Rights of way	60-100 feet	50-60 feet	65-96 feet	42-60 feet	44-48 feet	12-20 feet
Pavement width	24-50 feet	24-44 feet	20-36 feet	20-28 feet	20-28 feet	12-20 feet
Shoulder width	Per AASHTO	Per AASHTO	Per AASHTO	Per AASHTO	2 feet	Per AASHTO
Drainage	Curb/gutter or open swale or ditch depending on development intensity	Curb/gutter or open swale or ditch depending on development intensity	Curb/gutter	Curb/gutter	Curb/gutter or open swale or ditch depending on development intensity	n/a
Sidewalks (Both sides of road)	Required	Required	Required	Required	Required, depending on development intensity	n/a
Park Strips (5-8 feet wide)	Possibly, depending on development intensity	Possibly, depending on development intensity	Required, both sides of road depending on development intensity	Required, both sides of road depending on development intensity	Possibly, depending on development intensity	n/a
Parking lanes	No	Possibly	Yes	Yes	Possibly	No
Design speed	45 mph	35 mph	25 mph	25 mph	25 mph	15 mph

Commented [DS6]: The pavement width range was increased from 24 to 28 feet by the planning commission with consultant and staff input.

Commented [DS7]: The pavement width for a local road was also increased to 28 feet by the planning commission. However, after further review it may be appropriate to maintain the range to 24 feet consistent with minor road standards.

The minimum width of a road surface that will be considered for public dedication is 24 feet.

The minimum width of a road right of way that will be considered for public dedication shall be 60 feet.

All dimensions noted above represent minimum standards. Required dimensions may be greater depending on specific conditions.

AASHTO = American Association of State and Highway Transportation Officials.

G. Driveway Access:

1. All individual driveway access locations shall be designed to function well with the existing conditions and layout of each residential building. Care shall be taken in locating driveways to allow for the least amount of site and vegetation disturbance. Where possible, driveways shall parallel the slope to lessen site impact.
2. The maximum grade of any driveway shall not exceed ten percent (10%), except that twelve percent (12%) grades may be allowed for short distances not to exceed two hundred fifty feet (250') when approved by NSFD.
3. The minimum width of any driveway shall be twelve feet (12') and shall have a minimum right-of-way width of twenty-four feet (24').
4. A driveway may provide access to one or more dwelling units, but not more than five (5) dwellings. Driveways serving three (3) or more dwellings must be a minimum of twenty feet (20') in width and shall have a minimum right-of-way width of thirty-two feet (32').
5. Retaining walls shall be used with cuts more than ten feet (10'). Cut slopes shall be as specified by a qualified engineer to achieve a stable embankment. Fill areas shall be contoured to three feet (3') horizontal to one foot (1') vertical slopes or flatter. If the disturbed areas fail to match existing grade within ten (10) vertical feet, a retaining wall shall be used.
6. All driveways must provide a NSFD approved turnaround for emergency vehicles where the driveway meets the building pad, and every two hundred feet (200') when longer driveways occur.
7. Driveways more than two hundred feet (200') and less than twenty feet (20') wide must be provided with turnouts. Driveway turnouts must be an all-weather road surface, ten feet (10') wide and thirty feet (30') long. Driveway turnouts to be located as required by NSFD.

8. Driveway access for all lots within a subdivision may not be from any street or road other than interior roads within the subdivision, unless approved by the City based on site specific conditions and development characteristics.

9. Driveways with distances under fifty feet (50') must have a hard surface (concrete or Asphalt).

10. Driveways over fifty feet (50') must have a paved approach to the public street, with concrete or asphalt, for a distance of fifty feet (50') measured from the edge of the public street.

Commented [DS8]: This standard replaces the 100-foot requirement of the existing development code.

H. Cul-De-Sacs:

1. The maximum length of a cul-de-sac on any non-rural designated road, as defined in subsection F of this section, shall be seven hundred fifty feet (750').

2. The maximum length of a cul-de-sac on a rural designated road, as defined in subsection F of this section, shall be as follows, unless other lengths are agreed to by NSFD. The length of these cul-de-sacs shall be based on the wildfire hazard rating of the area:

Wildfire Hazard Rating	Maximum Length
Moderate	1,200 feet
High	900 feet
Extreme	500 feet

3. Cul-de-sacs on private roads shall not be less than sixty feet (60') in diameter. Public roads having a cul-de-sac shall not be less than ninety feet (90') in diameter, unless otherwise approved by the city engineer.

4. A hammerhead cul-de-sac design may be allowed in certain instances as approved by NSFD.

5. All cul-de-sacs longer than one-hundred fifty feet (150') must include signage within fifty feet (50') of the road intersection indicating the road is a dead-end road.

6. Project designs including cul-de-sacs within developments where local roads are dedicated for public maintenance are discouraged and will only be allowed where the configuration or constraints of the property necessitates the use of cul-de-sacs.

I. Road Base Specifications:

1. All roads shall include compacted road base, covered with either concrete or asphalt material, with the exception of emergency access roads, which may be compacted gravel or road base. Roads must meet all applicable Engineering Standards and Construction Specifications of the City.
2. All roads shall be designed by a qualified engineer. A geotechnical report supporting pavement design shall be required.
3. All roads shall have a base capable of supporting a gross vehicle weight of at least forty thousand (40,000) pounds. The city engineer may require additional support base depending on the specific function and traffic volumes anticipated on the roadway.
4. All road surfaces must be capable of providing all weather, year-round access.

Commented [DS9]: This sub-section was clarified/revised by the planning commission with consultant and staff input. An exception of emergency access roads in remote areas providing summer access only was deleted.

J. Bridges and Culverts:

1. Bridges and culverts shall be constructed to support a gross vehicle weight of forty thousand (40,000) pounds. Vehicle load limits shall be posted. Permanent culverts shall be installed at all intermittent and perennial stream crossings. Specifications for bridges, culverts and other stream crossing devices shall consider at least the 25-year frequency storm and upstream debris hazard. If the development is within the 100-year floodplain, then 100-year frequency storm shall be used in drainage design. Bridges and culverts deemed to be visible from a public roadway shall include materials such as natural stone, wood, or steel.
2. Bridges of primary benefit to the applicant, as determined by the City, shall be constructed at the full expense of the applicant without reimbursement from the City. The sharing of expense for the construction of bridges not of primary benefit to the applicant as determined by the City will be fixed by special agreement between the City Council and the applicant.

K. Traffic Control and Street Signage:

1. All roads will be designated with road names, and signs will be installed at each major road intersection. All lots and/or homesites will be visibly signed with street addresses and numbered as such or at the beginning of the driveway. Emergency access roads shall be clearly identified.
2. The applicant shall erect or post acceptable guarantees ensuring placement of road and street signs required by the City Engineer. All signs shall be installed before issuance of a building permit for any residence on the streets approved. Street signs shall be designed according to City Specifications and Construction Standards.

3. All roads shall be named or numbered in accordance with the City's addressing system and road identification signs in accordance with City standards and specifications. All permitted structures for residential, commercial and industrial uses shall post addresses prior to occupancy.

4. The developer shall be responsible for the expense of constructing and placing traffic control signs, as follows:

- a. Stop signs shall be placed at all intersections of arterial and collector streets or as determined by the city engineer.
- b. Yield signs shall be required at the intersection of all other streets and roads when determined appropriate by the city engineer.

L. Road Maintenance:

1. Snow Removal and Road Maintenance:

a. Snow removal and road maintenance on private roads will be the responsibility of the respective homeowners' association and/or homeowners and will be noted as such on the recorded plat.

2. Maintenance Cost:

a. Roads intended to be owned and maintained by the City will not be accepted for such purposes until adequate tax revenues accrue to the City from the development to pay the cost of all related road maintenance services for the roadway, in addition to other applicable City services for the development, or unless the City determines that there are compelling reasons to accept responsibility for the road in the absence of adequate tax revenues. Road maintenance and snow removal services shall be provided in accordance with the appropriate City ordinances.

M. Road Level of Service Standards:

- 1. No development application may be approved which causes a reduction in the level of service for any road below the adopted level of service as set forth in this Title, the General Plan and the Transportation Master Plan as amended.
- 2. The operational character that shall be maintained for roadways and intersections in the City shall be a level of service C for City roads and intersections and a level of service D for state roads. "Level of service" is as defined by the transportation research board, highway capacity manual (special report 209, 1985).
- 3. The applicant shall make an offer of dedication of any rights of way which are within but will not serve a development, and which are necessary to effectively link

the proposed development with future major roads or future developments, or to prevent the "landlocking" of adjoining properties or to provide the best possible long term circulation pattern prior to approval of a final subdivision plat or final site plan.

4. The dedication of the wider rights of way necessary to facilitate road improvements called for in the City Transportation Plan in response to a request from the City Council or Planning Commission, may be required.

N. Sidewalks:

1. Sidewalks, pedestrian walkways or nonmotorized trails necessary for adequate internal circulation within a development shall be provided. Sidewalks shall be provided in appropriate locations as specified in Tables 1 through 3 of this section.
2. Sidewalks, Trails and Paths shall be designed and constructed pursuant to Section 8-4-080 and in accordance with the City Engineering Standards and Construction Specifications.

O. Road Layout and Design

1. A rigid rectangular gridiron street pattern need not necessarily be adhered to, and the use of curvilinear streets shall be encouraged where such design will result in a more desirable layout.
2. Stub streets shall be extended to the boundary lines of the property to be subdivided, unless prevented by topography or other physical conditions, or unless in the opinion of the Planning Commission and City Council the extension is not necessary or desirable for the coordination of the layout of the subdivision with existing development or future development of adjacent property.
3. The layout of roads and streets shall provide for the continuation of principal access between adjacent properties when such continuation is necessary for convenient movement of traffic, effective safety protection, efficient provision of utilities, and where such continuation is in accordance with the Streets Master Plan. If the adjacent property is undeveloped and the road or street is proposed as a temporary dead-end road or street, the right-of-way shall be extended to the property line and shall include an acceptable turnabout as required by the NSFD.
4. Where a road or street does not extend to the boundary of the subdivision and its continuation is not required by the City for access to adjoining property, its terminus shall normally not be nearer than fifty feet (50') to such boundary. However, the City may require the reservation of an appropriate easement to accommodate drainage facilities, pedestrian traffic, snow removal/storage or utilities.

P. Blocks

Coalville City encourages the use of the grid block system in areas where a continuation of the existing adjacent grid pattern is logical or desirable. As such, the following provisions have been outlined to guide development layout:

1. Blocks shall have sufficient width to provide for two (2) tiers of lots of appropriate depths. Exceptions to this prescribed block width shall be permitted in blocks adjacent to major streets, or water ways. The lengths, widths, and shapes of blocks shall be appropriate for the locality and the type of development contemplated. Block lengths in residential areas should not exceed one thousand two hundred feet (1,200') or twelve (12) times the minimum lot width required in the zone district, whichever is greater, nor be less than four hundred (400) feet in length. When practicable, blocks along major arterials and collector streets shall be not less than one thousand feet (1,000') in length. In long blocks the City may require the reservation of an easement through the block to accommodate utilities, drainage facilities, or pedestrian traffic.
2. Pedestrian ways or crosswalks, not less than ten feet (10') wide, may be required by the City through the center of blocks more than eight hundred feet (800') long where deemed essential to provide circulation or access to schools, playgrounds, shopping areas, transportation centers, trails, or other community facilities.

Q. Road and Street Names.

The Planning Commission shall approve names for all roads and streets at the time of preliminary approval. Names shall be sufficiently different in sound and in spelling from other road names in Coalville to eliminate confusion. A Street which is or is planned as a continuation of an existing road shall bear the same name.

R. Street and Parking Lot Lighting.

Installation of street and parking lot lights shall be in accordance with Title 10: Chapter 5.

S. Reserve or Protection Strips.

The creation of reserve or protection strips shall not be permitted adjacent to a proposed street for the purpose to deny access from adjacent property to the street.

T. Excess Right-of-Way.

Right-of-way widths in excess of the standards referenced in these regulations shall be required whenever, due to topography, additional width is necessary to provide adequate cut and fill slopes. Such slopes shall not be more than 3:1 grade, unless specifically approved by the City.

U. Bridges.

Bridges of primary benefit to the applicant, as determined by the Planning Commission, shall be constructed at the full expense of the applicant without

reimbursement from the City. The sharing of expense for the construction of bridges not of primary benefit to the applicant as determined by the Planning Commission, will be fixed by special agreement between the City Council and the applicant.

V. Road Dedications and Reservations.

Where a subdivision borders an existing narrow road or when the General Plan or Streets Master Plan indicates plans for realignment or widening a road that would require use of some of the land in the subdivision, the applicant may be required to improve and dedicate such areas for widening or realignment of such roads.

W. Landscaping.

Trees shall be planted at the rate of at least one (1) tree per thirty (30) feet along a public street. The trees shall be 1 ½ - 2" caliper in size. Trees may be planted in clusters to create a more natural affect, if appropriate. All landscape park strips shall contain grass or other ground cover acceptable to the Planning Commission and shall be sufficiently irrigated. Shrubs, flower beds, bark mulch and other appropriate ground cover is highly encouraged, specifically native and drought resistant species. All landscaped areas shall be maintained using a sprinkler and/or irrigation system which is capable of being engaged automatically on a regular basis. The applicant shall provide appropriate guarantee on the trees for a minimum of one (1) year survival as part of the Construction Performance Guarantee of the overall project.

X. Variance.

When circumstances peculiar to the property exist, or if it is in the best interest of preserving the natural environment and when approved by the applicable public agencies, a variance to these road, street or driveway standards may be granted by the City. No Variance shall be given if the hardship has been self-imposed. All Variance Proceedings shall follow the procedures set forth in this title.

8-4-060: WATER FACILITIES:

All applicants proposing development that requires water supply will be responsible for the design, engineering and construction of extending and developing a safe water supply system for the project. Water supply systems shall provide water capable of serving domestic water use, secondary irrigation water and fire protection demands of the development. All developments and re-developments shall comply with the City Engineering Standards and Construction Specifications and City Culinary Water Master Plan, incorporated herein by reference.

Commented [DS1]: This section in the existing development code is replaced in its entirety with the following provisions.

A. Requirements:

All water supply systems, both domestic and secondary irrigation, shall meet the availability, distribution and delivery system, capacity, storage, design and construction requirements of the City. All water mains shall be a minimum eight (8) inches in diameter. The City Engineer shall review and approve all water supply systems prior to final subdivision plat, final site plan, conditional use, or permitted use approval.

Commented [DS2]: Secondary water was included in the water facilities as the city requires all new development proposing irrigation to be part of the city system

B. Concurrency Management:

All improvements whether on or off-site which provide direct benefit to the development shall be phased, constructed and paid for by the developer in a manner which does not decrease the existing service levels of the water supply facilities serving the community. The developer will be responsible for the proportionate share of off-site impact created by the proposed development.

Commented [DS3]: A pioneer agreement may be a use tool for accomplishing this requirement.

1. **Impact Analysis:** The impact of the development on the City's water systems will be determined through an impact analysis prepared by a qualified engineer and paid for by the developer. The impact analysis shall address the water demand required for the proposed development, and the water supply available to serve the project from existing City water resources. The impact analysis should specifically identify available water rights, source capacity, reserve capacity, system capacity and storage capacity required to provide the pressure, volume and quality required by the City regulations in time to meet the projected demand of the development. The impact analysis shall be approved by the City Engineer.

Commented [DS4]: The impact analysis has been described in much more detail than the existing development code reference.

2. **Water Dedication or Fee in Lieu:** The developer shall either dedicate sufficient water rights to the City to serve the proposed development or "pay a fee in lieu" in accordance with the City's duly adopted ordinances, resolutions and policies. Adequate proof of ownership of "wet" water (as opposed to paper water) in a quantity, quality, annual duration or availability throughout the entire year shall be required. The proof must be provided in a legal form, opinion or title policy that is acceptable to the City Attorney. The City shall not accept water certificates that have lapsed, expired or been revoked by the state engineer. The developer and City shall enter into a Water Dedication Agreement prior to final approval of the project.

Commented [DS5]: The language in this paragraph is intended to support the requirements stated in the existing city water dedication agreement.

C. Private Water Systems:

Commented [DS6]: This provision is intended to apply only in unique circumstances and is limited in its application.

Individual water systems (private wells) may be permitted by the City only in agriculture/remote areas designated on the zoning map as the Agricultural (AG) and Residential Agricultural (RA) Zones. Only lots one (1) acre or more in size for which a connection to the City water system is not feasible will be considered. Private water systems will not be allowed within any water source protection zone.

1. Health Department and NSFD Approval: Applicants must receive preliminary approval by the Summit County Health Department and NSFD on the feasibility of private water systems prior to approval of the development by the City. The developer must submit information concerning site geology, area hydrogeology, site topography, soil types and the proven wet water by the drilling of one or more test wells as determined by a qualified geotechnical engineer. Well logs shall be submitted to the county identifying the depth and yield of the well. The source must be consistently available at sufficient quantities to supply domestic, irrigation and fire protection needs according to City, State and NSFD regulations.
2. Final Plat and Building Permit Requirements: Language shall be included on the final recordation plat and within the project's CC&Rs that identifies the process for obtaining a building permit as it is related to water rights and well drilling confirmation. A water right and associated well permit will remain with each lot and is not transferable. A well of sufficient capacity shall be drilled prior to building permit issuance. Approval from the Summit County Health Department and NSFD shall be a pre-condition to issuance of a building permit.

D. Existing Systems:

Where a public water main is accessible, as determined by the City Engineer, the developer shall connect and install adequate water facilities (including fire hydrants) subject to the specifications of the City, State and NSFD. Water main extensions and water facility improvements shall be approved by the City Engineer, City Public Works Director and City Council.

E. Guarantees:

The location of all fire hydrants and all water storage and supply improvements shall be shown on the Final Construction Drawings. A qualified construction cost estimate for the design and construction costs, including both on and off-site improvements, shall be included in the performance guarantee to be furnished by the developer. All guarantees shall be in an acceptable form described herein.

F. Ownership of Facilities:

Prior to approval of the final subdivision plat, development site plan or conditional use permit, a determination shall be made by the City Council regarding the location and extent of facilities to be maintained by the City. Private facilities will be required to be so noted on the final subdivision plat or development plans and will be the responsibility of the developer or owners of the development.

G. Fire Hydrants:

Fire hydrants shall be required in all developments. Fire hydrants shall be located no more than five hundred (500) feet apart and shall be approved by the NSFD and City Engineer. In some instances, the City and NSFD may determine that due to wild land fire potential, hydrants will be required to be located no more than three hundred (300) feet apart. To eliminate future street openings, all underground utilities for fire hydrants, together with the fire hydrants themselves and all other water supply improvements shall be installed before any final paving of streets. All fire hydrants shall include clean outs. Fire hydrants located on cul-de-sacs shall be installed at the direction of the City Engineer and NSFD.

H. Source Protection:

New residential, commercial or industrial development shall not be approved within existing well and spring protection zones, identified as sensitive lands in this title, which are used for domestic consumption purposes, without a contained sewage collection and disposal system. The impact on water source protection zones shall be determined from a study prepared by qualified geotechnical engineer based on distance, soil conditions, slope and drainage patterns, or in compliance with state law.

Commented [DS7]: This provision will also be included in the Sensitive Lands Chapter 22 of the existing development code. The Icy Springs Protection Plan will be incorporated by reference.

Commented [DS8]: This sub-section was clarified/revised by the planning commission with consultant and staff input by adding a study being prepared as part of the impact determination.

I. Easements, Rights of Way:

Easements or rights of way required for currently proposed or anticipated future water service by the City shall be provided by all developments prior to final subdivision plat or final site plan approval.

8-4-070: SEWER FACILITIES:

All applicants proposing development that requires sanitary sewer service will be responsible for the design, engineering and construction of extending and developing a system for the project. All developments and re-developments shall comply with the City Engineering Standards and Construction Specifications, Sanitary Sewer Model and Capital Facilities Plan, incorporated herein by reference.

Commented [DS9]: This section in the existing development code is replaced in its entirety with the following provisions.

A. Requirements:

All sewer system plans shall be designed in accordance with current City, State and EPA rules, regulations, and standards. Off-site requirements may be necessary to mitigate impacts imposed by the development on the City Sewer Facilities. The City Engineer shall review and approve all sewer systems prior to final subdivision plat, final site plan, conditional use, or permitted use approval.

1. Connection: Sanitary sewerage facilities shall connect with the public sanitary sewer at sizes required by the City Public Works Director and the City Engineer. Sanitary sewerage facilities (including the installation of laterals in the right-of-way and dedication of easements) shall be subject to City standards.

B. Concurrency Management:

All improvements whether on or off-site which provide direct benefit to the development shall be phased, constructed and paid for by the developer in a manner which does not decrease the existing service levels of the sanitary sewer facilities serving the community. The developer will be responsible for the proportionate share of off-site impact created by the proposed development.

Commented [DS10]: A pioneer agreement may be a useful tool for accomplishing this requirement.

1. Impact Analysis: The impact of the development on the City's sanitary sewer system will be determined through an impact analysis prepared by a qualified engineer and paid for by the developer. The impact analysis shall address the sewer service demand required for the proposed development, and the sewer disposal capacity available to serve the project from existing City sewer system and plant facilities. The impact analysis should specifically identify available sewer plant capacity, reserve capacity and system capacity required to serve the project by the City in time to meet the projected demand of the development. The impact analysis shall be approved by the City Engineer.

Commented [DS11]: The impact analysis has been described in much more detail than the existing development code reference.

2. The developer and City shall enter into a Development Improvement Agreement (DIA) addressing sewer service prior to final approval.

Commented [DS12]: This provision puts the applicant on notice that an agreement with the city addressing the details of the project construction is required.

C. Public Sewer System:

A connection to the City sewer system will be required for all subdivisions, developments and structures that are less than three hundred feet (300') from an existing or proposed City sewer line or less than three hundred feet (300') from the boundaries of a platted or existing subdivision or development which is served by the City.

Commented [DS13]: 300 feet is the typical standard in the industry and is consistent with city ordinances. The 1000 feet requirement in the existing development code has been deleted.

D. Private Sewer System:

Individual sewer systems (septic tank and drain fields) may be permitted by the City only in agriculture/remote areas designated on the zoning map as the Agricultural (AG) and Residential Agricultural (RA) Zones. Only lots one (1) acre or more in size for which a connection to the City sewer system is not feasible will be considered.

Commented [DS14]: This provision is intended to apply only in unique circumstances and is limited in its application.

No individual disposal systems or treatment plants (private or group disposal systems) shall be permitted in the areas of the City serviced by the sewer system and within (300') from an existing or proposed City sewer line or less than three hundred feet (300') from the boundaries of a platted or existing subdivision or development which is served by the City. Private sewer systems will not be allowed within any water source protection zone.

1. Health Department Approval: Applicants must receive preliminary approval by the Summit County Health Department on the feasibility of private sewer systems prior to preliminary approval of the development by the City. The developer must submit information concerning site geology, area hydrogeology, site topography, soil types and representative percolation test results. The property must meet the minimum requirements of the county health department for consideration of individual sewer systems.
2. Final Plat: Prior to final subdivision plat, final site plan, conditional use or permitted use approval, the county health department shall determine that sufficient percolation tests are undertaken within the buildable area of each lot within the subdivision to verify that soils are capable of percolating at projected wastewater flow rates. The developer must submit such other data and information concerning utilization of individual sewage systems to allow an evaluation of the impact of the private systems on water quality.
3. Building Permit: Language shall be included on the final recordation plat and within the project's CC&Rs that identifies the process for obtaining a building permit as it relates to obtaining a septic tank and drain field permit. Approval from the Summit County Health Department shall be a pre-condition to issuance of a building permit.

E. Guarantees:

The location of all sewer system improvements shall be shown on the Final Construction Drawings. A qualified construction cost estimate for the design and construction, including both on and off-site improvements, shall be included in the performance guarantee to be furnished by the developer. All guarantees shall be in an acceptable form described herein.

F. Source Protection:

New residential, commercial or industrial development shall not be approved within existing well and spring protection zones, identified as sensitive lands in this title, which are used for domestic consumption purposes, without a contained sewage collection and disposal system. The impact on water source protection zones shall be determined from a study prepared by a qualified geotechnical engineer based on distance, soil conditions, slope and drainage patterns, or in compliance with state law.

Commented [DS15]: This provision will also be included in the Sensitive Lands Chapter 22 of the existing development code. The Icy Springs Protection Plan will be incorporated by reference.

Commented [DS16]: This sub-section was clarified/revised by the planning commission with consultant and staff input by adding a study being prepared as part of the impact determination.

G. Easements, Rights of Way:

Easements or rights of way required for currently proposed or anticipated future sewer service by the City shall be provided by all developments prior to final subdivision plat or final site plan approval.

Chapter 22

SENSITIVE LANDS OVERLAY (SLO) ZONE

Commented [DS1]: This chapter in the existing development code is replaced in its entirety with the following provisions.

- 10-22-010: Purpose
- 10-22-020: Review Process
- 10-22-030: Sensitive Lands Defined
- 10-22-040: Sensitive Lands Terms and Usage
- 10-22-050: Sensitive Lands Analysis
- 10-22-060: Sensitive Lands Determination
- 10-22-070: Sensitive Lands Regulations
- 10-22-080: Public Projects
- 10-22-090: Design Standards
- 10-22-100: Tree and Vegetation Protection
- 10-22-110: Economic Hardship Relief Provisions

10-22-010: PURPOSE

The purpose of the Sensitive Land Overlay (SLO) is to:

- A. Plan for and require dedicated Open Land in aesthetically and environmentally sensitive areas;
- B. Encourage preservation of large expanses of Open Land with wildlife habitat;
- C. Cluster development while allowing a reasonable use of property;
- D. Prohibit development on Ridgeline, Steep Slopes, and Significant Wetlands; and
- E. Protect and preserve environmentally sensitive areas, entry corridors and historic main street.

1. **Applicability:** For the purposes of this Chapter, any development, development activity or use located within Sensitive Lands, as defined in Section 10-22-030, must satisfy the requirements herein.

- a. **Annexations:** Whenever an Annexation Petition is presented to the City, the applicant may be required to provide a Sensitive Lands Analysis which may require varying levels of detail based upon existing conditions of the site. The Sensitive Lands will be determined from a Sensitive Lands Analysis pursuant to Section 10-22-050. The analysis may lead to the designation of additional sensitive land areas which may not have been previously identified.

Commented [DS2]: Purpose statement and applicability language was included to set forth the basis and development requirements of property within sensitive lands.

Commented [DS3]: Annexations were included for sensitive lands review as part of the petition process for consideration.

10-22-020: REVIEW PROCESS

The application review process has four primary steps:

- A. **Sensitive Lands Analysis.** Applicants for development within the SLO must identify the Property's sensitive environmental and aesthetic areas such as Steep Slopes, Ridgelines, Wetlands, Flood Plains, Stream Corridors, Wildland-Urban Interface, and Wildlife Habitat areas and provide, at time of application, a Sensitive Lands Analysis.
- B. **Application of Overlay Zone Regulations.** Regulatory standards apply to the type of Sensitive Lands delineated.
- C. **Site Development Suitability Determination.** City staff shall review the Sensitive Lands Analysis, apply the applicable Sensitive Lands Regulations (10-22-050: A through 10-22-050: H) and prepare a report to the Applicant and the Planning Commission identifying those areas suitable for development as developable land.
- D. **Hardship Relief.** If the Applicant demonstrates that these regulations would deny all reasonable use of the property, the City Council may modify the application of these regulations to provide the applicant reasonable use of the property pursuant to Section 10-22-110.

Commented [DS4]: A review process was included for clarification and understanding of sensitive lands review as part of a development application.

10-22-030: SENSITIVE LANDS DEFINED

The Sensitive Lands Overlay (SLO) Zone includes, but is not limited to:

- A. Drainage ways, floodplains, lake shores, water shed and recharge areas.
- B. Water spring and well source protection zones, including the Icy Springs Protection Plan incorporated herein by reference.
- C. Entry corridors, historic main street, and important vantage points as determined by the Staff, Planning Commission and City Council.
- D. Landfills, active or inactive.
- E. Natural or environmentally hazardous areas.
- F. Scenic view sheds, hillsides, and ridgelines.
- G. Slopes greater than fifteen (15) percent.

Commented [DS5]: After further review, consultant and staff added a specific reference to the Icy Springs Protection Plan - This revision was accepted by the planning commission.

- H. Unique natural features such as dense tree or shrub stands, rock outcroppings, ponds or springs and historic features.
- I. Stream corridors.
- J. Wetlands.
- K. Wildlife habitat and fisheries.

10-22-040: SENSITIVE LANDS TERMS AND USAGE

For the purposes of this Chapter, certain unique terms and words used herein shall be used, interpreted, and defined as set forth in this Section.

- A. **Compatible** - A development is compatible with an existing development or property if its architectural features, building height and materials, approved uses, intensity of such use and other features are complementary and do not have a significant adverse economic and aesthetic impact on existing development or property.
- B. **Crest of Hill** - The highest point on a hill or steep slope as measured continuously throughout the property. Any given property may have more than one hill crest.
- C. **Critical Wildlife Habitat** - Specific geographic areas that contain features essential to the conservation of an endangered or threatened wildlife species and that may require special management and protection.
- D. **Development Code** - The Coalville City Development Code, as adopted and amended.
- E. **Maximum Extent Feasible** - Means no reasonable or practical alternative exists, and all possible planning to minimize potential impacts has been undertaken.
- F. **Open Space (Land)** - Shall have the meaning set forth in Chapter 2-Definitions of this Code.
- G. **Ordinary High-Water Mark** - The line on the bank to which the high water ordinarily rises annually in season as indicated by changes in the characteristics of soil, vegetation or other appropriate means which consider the characteristics of the surrounding areas. Where the ordinary high-water mark cannot be identified, the top of the channel bank shall be the high-water mark.
- H. **Qualified Professional** - A professionally trained person with the requisite academic degree, experience, and professional certification or license in the field or fields relating to the subject matter being studied or analyzed.

- I. **Ridgeline**— The natural crest of a hill or mountain as viewed from major roads.
- J. **Significant Wetland** - Wetlands which occupy a surface area greater than 1/10 acre or are associated with permanent surface water, riparian vegetation and soils, or which are adjacent to or contiguous with a stream corridor as identified by the Army Corps of Engineers, Soils Conservation Service, or other applicable state or federal agency.
- K. **Slope** - The level of inclination of land from the horizontal determined by dividing the horizontal run of the slope into the vertical rise of the same slope and converting the resulting figure into a percentage value.
- L. **Steep Slope** - Slopes greater than fifteen (15) percent.
- M. **Stream** - Water Courses, excluding ditches and canals constructed for irrigation and drainage purposes, that flow year-round.
- N. **Stream Corridor** - The corridor defined by the stream's ordinary high-water mark and riparian vegetation boundary.
- O. **Wildland-Urban Interface Zone** - A wildland–urban interface (or WUI) refers to the zone of transition between unoccupied land and human development. Developed areas that are within 0.5 miles of the zone may also be included.

10-22-050: SENSITIVE LANDS ANALYSIS

Any applicant proposing development within the SLO as defined in Section 10-22-030 must submit a Sensitive Lands Analysis performed by a qualified professional that addresses all the following information:

- A. **Slope/Topography Map.** A slope and topographic map depicting contours at an interval of five feet (5') or less. The map must highlight areas of high geologic hazard, areas subject to land sliding, and all significant steep slopes in the following categories:
 - 1. Greater than fifteen percent (15%), but less than thirty percent (30%);
 - 2. Thirty percent (30%) and greater.
- B. **Ridgeline Areas.** A map depicting all crests of hills and ridgeline areas.
- C. **Vegetative Cover.** A detailed map of vegetative cover, depicting the following:
 - 1. Deciduous trees;
 - 2. Coniferous trees;

3. Gamble oak or high shrub; and
4. Sage, grassland, and agricultural crops.

The City may require a more detailed tree/vegetation survey if the site has unusual or significant vegetation, stands of trees, or woodlands.

- D. **Designated Entry Corridors, Scenic Viewsheds and Vantage Points.** Entry corridors, scenic viewsheds and vantage points within or adjacent to the project site shall be identified in the analysis.

Entry corridors shall include the following:

1. The area between I-80 and the rail trail to the east, and the area west of I-80 to the Weber River.
2. Five hundred fifty (550) feet from the centerline of 100 South and two hundred fifty (250) feet from the center line of Main Street and Chalk Creek Road and Border Station Road to the City limits.

Commented [DS6]: After further review, consultant and staff included the area west of I-80 to the Weber River as a designated entry corridor. This revision was accepted by the planning commission.

Scenic view sheds and designated vantage points shall be determined by the Planning Commission after a recommendation from the City staff at the time of Concept Plan review.

- E. **Wetlands.** A map delineating all Wetlands established by using the 1987 *Federal Manual for Identifying and Delineating Jurisdictional Wetlands*, as amended.
- F. **Flood Plains.** A map delineating all property which lies within Zone A of the FEMA Flood Zone Designations.
- G. **Streams, Canals, and Irrigation Ditches.** A map delineating all stream corridors, canals, and irrigation ditches, defined by the Ordinary High-Water Mark.
- H. **Wildlife Habitat Areas.** A map depicting all wildlife habitat areas, as defined by a Wildlife Habitat Report. The Wildlife Habitat Report shall be prepared by a qualified professional in ecology, wildlife biology, or other relevant disciplines and describe the following:
1. The ecological and wildlife use characterization of the property explaining the species of wildlife using the area, the times or seasons the property is used by those species, and the value, e.g. feeding, watering, cover, nesting, roosting, or perching, that the property provides for such wildlife species;
 2. The existence of critical wildlife movement corridors;

3. The existence of special habitat features, including key nesting sites, feeding areas, calving or production areas, use areas for migrant song birds and grassland birds, fox and coyote dens, deer and elk winter concentration areas, as identified by the Utah Division of Wildlife, and areas of high terrestrial or aquatic insect diversity, or other important species;

Commented [DS7]: Planning Commission added "other important species".

4. Areas inhabited by or frequently utilized by any species identified by state or Federal agencies as Threatened or Endangered;
5. The general ecological functions provided by the property and its features;
6. Potential impacts on these existing wildlife species that would result from the proposed development.

I. **ADDITIONAL INFORMATION REQUIREMENTS.** The City may require the applicant to submit the following additional information, as applicable:

1. **Visual Assessment.** A visual assessment, including photographic simulations, of the property from vantage points designated by the Planning Commission, depicting conditions before and after the proposed development, including the proposed location, size, design, landscaping, and other visual features of the project.
2. **Soil Investigation Report.** A soil investigation report, including but not limited to shrink-swell potential water table elevation, general soil classification and suitability for development, erosion potential, hazardous material analysis, and potential frost action. The soils report shall indicate whether the property is within a water source protection zone.
3. **Geotechnical Report.** A geotechnical report which must include the location of major geographic and geologic features, the depth of bedrock, structural features, folds, fractures, etc., and potential land slide and other high-hazard areas.
4. **Additional Slope Information.** If the size of the proposed development and visual sensitivity of the site dictate, the City may require the applicant to submit a slope/topographic map depicting contours at an interval of two feet (2').
5. **Fire Protection Report.** A fire protection report that identifies potential, Wildland Urban Interface areas. Analysis must include fire hazards, mitigation measures, access for fire protection equipment, existing and proposed fire flow capability and compliance with the International Wildland Urban Interface Code and the Summit County Wildfire Protection Plan.

6. **Hydrological Report.** A hydrological report, including information on groundwater levels, drainage channels and systems, and base elevations in flood plains.
7. **Agricultural Analysis:** An Agricultural Impact Analysis addressing the items in Section 10-29-040 may be required to determine the impacts on important agricultural areas. This analysis must address the effects of land use changes on vegetation, irrigation systems, range and crop land quality, weed control, agricultural accesses and rights-of-way, and fire concerns.

10-22-060: SENSITIVE LANDS DETERMINATION.

City Staff shall review the information presented in the Sensitive Lands Analysis and provide a recommendation to the Planning Commission determining and delineating all Sensitive Lands on the development property.

- A. **Waiver/Modification of Analysis and Report Requirements.** Based upon a preliminary assessment of the development proposal and a site field inspection, the Planning Commission and/or City Council may modify or waive any of the sensitive lands analysis requirements upon a determination and recommendation from City Staff that the information is not necessary for a full and adequate review of the development or is sufficient at a reduced level of detail.

Commented [DS8]: A Sensitive Lands Determination Section was included for understanding. A waiver of analysis and report requirements was also added for reasonableness.

10-22-070: SENSITIVE LANDS REGULATIONS

The following provisions shall apply to all Sensitive Lands identified on the development property from the Sensitive Lands Analysis:

- A. **Slope and Soil Protection:** The requirements in this Section are in addition to the regulations found elsewhere in this Code. In the event of a conflict, the stricter regulation shall apply.
 1. **Intent:** The intent of these regulations is to protect the visual integrity and environmental sensitivity of hillsides slopes and soils. This shall be accomplished by minimizing the visual and environmental impacts of development through careful site design and planning that maximizes the amount of open land, protects existing vegetation, avoids cut and fill and unsuitable soils, minimizes erosion, recognizes the need for water conservation and locates development on the least visually sensitive area of the property.
 2. **Prohibitions:** No development shall be allowed on slopes exceeding thirty (30) percent, lands subject to land sliding, regular flooding, soils deemed unsuitable for development, including land fill and mine shaft areas, and other high-hazard geological areas, as determined by a geotechnical or soils report prepared pursuant to Section 10-22-050 herein.

3. **Cut and Fill Slopes:** Cutting and filling to create additional or larger building sites shall be avoided to the maximum extent feasible. All proposed grading shall be reviewed by City Staff to ensure minimum visual impact and geotechnical safety. Cut and fill slopes shall be limited to a 3 to 1 slope or less. All graded slopes shall be re-contoured and re-vegetated to the natural, varied contour of the surrounding terrain.
4. **Streets:** Street construction on hillsides can be the most visually disruptive impact of a development. Development in some areas may not be appropriate if access roads cannot be constructed without causing significant visual impacts. The following standards apply for streets and roads, public and private that are proposed to be constructed on steep slopes:
 - a. Streets that cross slopes of thirty (30) percent or greater shall not be allowed, except that a short run of not more than one hundred (100) feet across slopes greater than thirty (30) percent may be allowed by the City if such streets will not have significant adverse visual, environmental, or safety impacts.
 - b. Where streets are proposed to cross slopes greater than fifteen (15) percent, the following standards shall apply:
 - i. Evidence must be presented that such streets will be built with minimum disturbance and environmental damage within acceptable public safety parameters.
 - ii. Streets shall, to the maximum extent feasible, follow contour lines, preserve the natural character of the land, and be screened with trees or vegetation and the existing terrain.
 - iii. Cutting and filling shall be held to a minimum and retaining walls shall be employed to help provide planting areas conducive to revegetation. Revegetation plans will be required for all areas disturbed by street construction.
5. **Retaining Walls:** Use of retaining walls may be encouraged to reduce the steepness of man-made slopes and provide planting pockets conducive for revegetation. The use, design, and construction of all retaining walls shall be subject to the approval of the City based upon assessment of visual impact, compatibility with surrounding terrain and vegetation, and safety considerations.
6. **Landscaping and Revegetation:** To mitigate adverse environmental and visual effects, slopes exposed in new development shall be landscaped or revegetated in a manner acceptable to the City. Topsoil from any disturbed

portion of a steep slope shall be preserved and utilized in revegetation. Fill soil must be of a quality to support native plant growth.

7. **Location of Development:** Any development permitted in steep slope areas pursuant to this Section shall be located in such a manner to reduce visual and environmental impacts to the maximum extent feasible. To determine the most appropriate location for development, the City shall require the applicant to conduct a visual and environmental analysis considering visual impact from key vantage points, potential for screening, location of natural drainage channels, erosion potential, vegetation protection, access, and similar site design criteria. Based upon the analysis, the City may require any one or a combination of the following mitigation measures:
 - a. Clustering of development
 - b. Dispersal of development
 - c. Transfer of development density to non-sensitive or less sensitive portions of the site.

B. Ridgeline Protection

1. **Intent:** The intent of these provisions is to protect the unique visual and environmental character of all ridgelines to ensure that development near ridgeline areas blend in rather than interrupts or modifies the natural contour elevations of these landforms. Significant ridgeline areas should be retained in a natural state, and development should be sighted in such a manner so as not to create a silhouette against the skyline or mountain backdrop as viewed from designated vantage points or major roads.
2. **Minimum setback:** No building, roof or other appurtenant device, except antenna structures, including mechanical equipment, on any building may visually intrude on ridgelines as viewed from designated vantage points or major roads as determined by a visual assessment.

C. Entry Corridor Protection

1. **Intent:** The intent of these provisions is to protect the visual image of Coalville as people enter the community. The City desires to maintain the visual character, small-town atmosphere and charm of all designated entry corridors by eliminating or mitigating visually obtrusive development and ensuring that significant portions of integrated open land remains intact.
2. **Applicability to future annexed properties:** Submission of an annexation petition shall require the applicant to identify relevant sensitive lands pursuant

to Section 10-22-050 herein of any affected entry corridor areas for designation by the City.

3. **Design Standards:** A visual assessment showing proposed development layout including building design, colors and materials, landscaping, exterior lighting and signing, shall be required for all entry corridor developments.
 - a. All development within an entry corridor shall comply with the design standards contained in Section 10-22-090 and the Multi-family and Affordable Housing Design Guidelines and Architectural Design Guidelines, incorporated herein by reference.
 - b. Development will not be approved within an entry corridor that will become the prominent visual feature in the view shed, particularly when surrounded by existing open lands.

Commented [DS9]: The existing Multi-family and Affordable Housing Design Guidelines and Architectural Design Guidelines were incorporated by reference in the Sensitive Lands Regulations.

D. Wetlands, Lake Shores, Stream or River Corridors, Floodplains and Drainage ways

1. **Intent:** Wetlands, lake shores, stream(s) and river channel corridors, floodplains and drainage ways provide important hydrologic, biological and ecological, aesthetic, recreational, and educational functions. The following requirements and standards are intended to promote, preserve and enhance these valuable resources and avoid adverse effects and potentially irreversible impacts.
2. **Prohibited Activities:** No person shall engage in any activity that will disturb, remove, fill, dredge, clear, destroy or alter any areas, including vegetation within wetlands, lake shores, stream or river corridors, floodplains, drainage ways and their respective setbacks, except as may be expressly allowed herein.
3. **Boundary Delineation:** The applicant shall provide delineations as follows:
 - a. Wetlands delineation shall be established using the methods of the 1987 *Army Corp of Engineers Manual for Identifying and Delineating Jurisdictional Wetlands*, as amended.
 - b. Lake shores, stream corridors and drainage ways shall be delineated at the ordinary high-water mark and riparian vegetation boundary as defined herein.
 - c. Floodplain (Zone A) delineation shall be accordance with FEMA mapping and the Coalville City Flood Insurance Rate Map and Flood Damage Prevention Ordinance.

4. **Setbacks:** The following development setbacks are required:

- a. Setbacks from wetlands shall extend a minimum of fifty (50) feet outward from the delineated wetland edge.
- b. Setbacks from lake shores and stream corridors shall extend a minimum of one hundred (100) feet outward from the ordinary high-water mark.
- c. Setbacks from irrigation ditches, canals and drainage ways that meet the Army Corps of Engineers definition for waters of the United States shall extend a minimum of twenty (20) feet from the ordinary high-water mark.
- d. Setbacks do not apply to floodplains. However, development is strongly discouraged within the Zone A Floodplain and will only be approved if the finish floor elevation of occupied structures is a minimum of one (1) foot above the 100-year flood elevation, as determined by a qualified professional.

Commented [DS10]: Setback requirements were revised consistent with industry standards and other similar small towns code provisions.

5. **Runoff Control:** All projects adjacent to wetlands, lake shores, stream corridors, floodplains and drainage ways shall provide appropriate temporary and permanent runoff and erosion control to minimize sediment and other contaminants to the maximum extent feasible. These control systems must be approved by the City.

6. **Habitat Restoration Projects:** The City may approve wetland, lake shores, stream corridor, floodplain and drainage way restoration and enhancement projects providing that the project plan has been reviewed by a qualified professional and approved by the appropriate State and Federal agencies with jurisdiction. All habitat restoration work shall be performed under the direct supervision of a qualified professional.

E. Wildlife Habitat and Fisheries

1. **Intent:** Wildlife habitat and fisheries provide important biological and ecological, aesthetic, recreational and educational functions. The following standards shall apply to any development which has the potential of adversely affecting critical wildlife or fishery habitats including winter range, migration corridors, birding areas and Class II Fisheries or other critical habitats identified in Section 10-22-050.
 - a. **Construction Timing:** Construction shall be organized and timed to minimize disturbance of Sensitive or Specially Valued Species occupying or using on-site and adjacent natural areas.
 - b. **Sensitive and Specially valued Species:** If the development site contains or is within five hundred feet (500') of a natural habitat area, and the

wildlife and habitat report show the existence of Sensitive or Specially Valued Species, the development plans shall include provisions to ensure that any habitat in any such natural area shall not be disturbed or diminished, and to the maximum extent feasible, such habitat shall be enhanced.

- c. **Connections:** If the development site contains existing natural habitat areas that connect to other off-site natural habitat areas, the development plan shall preserve such natural habitat area connections to the maximum extent feasible. If natural habitat areas lie adjacent to the development site, but such natural habitat areas are not presently connected across the development site, the development plan shall, to the extent reasonably feasible, provide such connection. Such connections shall be designed and constructed to allow for the continuance of existing wildlife movement between natural habitat areas and to enhance the opportunity for the establishment of new connections for movement of wildlife.
- d. **Wildlife Conflicts:** If wildlife that may create conflicts for future occupants of the development are known to exist in natural habitat areas adjacent to or on the development site, then the development plan must include provisions to minimize these conflicts to the extent reasonably feasible.
- e. **Development Layout:** Reasonable steps shall be taken to minimize habitat impacts which may require the clustering of development in the least-sensitive portions of the site. Development layout shall preserve critical wildlife habitat areas or floodplain corridors along streams supporting fisheries.

10-22-080: PUBLIC PROJECTS

A. Development Approvals for Public Projects/Public Works/Public Utilities

- 1. **Intent:** All public development projects and public utility installations that visually impact or otherwise adversely impact sensitive lands, shall be reviewed according to the following process and guidelines. It is the intent of this section that proposed public utilities projects, both private and public, make all reasonable attempts to comply with the following standards and guidelines:
 - a. **Review Process:** The project sponsor shall notify the City of the proposed project. A project plan delineating the location, alignment, and scope of the undertaking shall also be submitted. Minor projects which are determined by the City to have no potential for significant visual or environmental impacts shall be exempt from this process.

- b. **Mitigation:** The City Staff shall review the proposed project and may request the project sponsor prepare an environmental impact assessment (EA) or mitigation plan that addresses and/or mitigates environmental and visual impacts of the project. To the maximum extent feasible, the project sponsor shall design the public works to preserve the natural character of the sensitive land areas and locate structures and facilities in areas not visible from major public rights-of-way or public property such as parks.
- c. **Emergency Repairs:** In the event of an emergency that requires immediate action to protect the health and safety of the general public, such action may go forward without the immediate consent of the City. The City shall be consulted at the earliest stage reasonably possible in the construction/repair phase.
- d. **Maintenance:** Maintenance projects shall proceed only after notification and approval by the City Staff. If the City Staff determines that due to the size or nature of the maintenance activity, a significant adverse impact may result in sensitive land areas, the project shall proceed through the review procedures and regulations set forth herein.

10-22-090: DESIGN STANDARDS

All development within Sensitive Lands shall comply with the following design standards which supplement the Coalville City Architectural Design Guidelines and Multifamily and Affordable Housing Design Guidelines and Best Practices, incorporated herein by reference:

- A. **Building Color and Material:** All buildings shall be constructed with muted earth tone color materials that reflect the dominant color of the surrounding vegetation or background.
- B. **Parking and Landscaping:** Subdivision lots and streets shall be designed so that wherever possible parking is located between or behind buildings. Uses other than single family residences shall break up parking areas into smaller lots running parallel to the slope contours. The perimeter of parking areas shall be screened with vegetation, fencing, or other architectural or natural elements. A minimum fifteen (15) percent of the internal total parking lot area shall also include landscaping.
- C. **Rooftop Mechanical Equipment:** All rooftop mechanical equipment must be screened and/or painted to match the color of the roof so as not to be readily visible from nearby properties or hillsides above the equipment.
- D. **Roof Pitch, Color, and Materials:** The pitch of any roof shall generally parallel the slope upon which the building is located, but in any case, shall not exceed a height to horizontal ratio of 10/12 and shall not descend closer than seven (7) feet from the ground. The minimum roof pitch shall be 4/12. Roofs shall be of a

Commented [DS11]: The existing Multi-family and Affordable Housing Design Guidelines and Architectural Design Guidelines were incorporated by reference in the Sensitive Lands Regulations.

dark, muted earth tone color in a shade of gray, brown, or black that reflects the dominant color of the surrounding vegetation or background.

- E. **Underground Utilities:** Utility lines servicing developments in sensitive lands shall be installed underground, if the utility line is located within a scenic view corridor and the visual impacts of overhead lines cannot be reasonably mitigated.
- F. **Outdoor Lighting:** In addition to the lighting standards of Chapter 5 herein, all outdoor lighting associated with development in sensitive lands shall be of full cut-off variety and directed downward. Fixtures shall be located in such a way that the light source will not be visible when viewed from public areas and streets beyond the immediate lighted area.

10-22-100: TREE AND VEGETATION PROTECTION

The following provisions and mitigation measures are required as enhancements to existing regulations contained in this Code. These regulations will apply to new and existing subdivisions in Sensitive Lands, including the following criteria:

- A. **Establishing Limits of Disturbance:** Limits of disturbance may be required of any development including the construction of a single-family dwelling in Sensitive Lands or any property found to contain sensitive lands. The limits of disturbance will be established using the following criteria:
 - 1. Visual impacts of the development, including but not limited to screening from adjacent properties, ridgeline areas protection, and protection of entry corridors and scenic view-sheds.
 - 2. Erosion protection and control, including but not limited to protection of natural drainage channels.
 - 3. Fire protection and safety, including but not limited to location of trees and vegetation near structures.
 - 4. Irrigation and water conservation.
 - 5. Wildlife and fisheries habitat, including but not limited to, preservation of critical vegetation, migration routes, winter range, birthing areas, stream corridors and lakeshores.
 - 6. Stream and wetland protection and buffering.
- B. **Tree or Vegetation Removal:** No trees or vegetation within Sensitive Lands shall be removed for the purpose of providing open views to or from structures on a site.

- C. **Revegetation Plan:** All applicants proposing development in Sensitive Lands involving cut and fill and graded slopes shall submit a revegetation and landscaping plan for City approval. The plan shall include the type, size, and location of any vegetation and trees being planted and illustrate how the site will be recontoured with sufficient topsoil to ensure revegetation. The plan shall also indicate a time frame for revegetation which is acceptable to the City. Retaining walls shall be used to provide breaks in manmade steep slopes exceeding fifteen (15) percent and to provide planting pockets.

10-22-110: ECONOMIC HARDSHIP RELIEF PROVISIONS

- A. **Hardship Relief Petition:** Any applicant for development, after a final decision is taken by the City on a development application, may file a hardship relief petition with the City seeking relief from certain of the sensitive lands regulations on the basis that the denial of the application has created a substantial economic hardship, depriving the applicant of all reasonable use of the property. The petitioner shall have the burden of proving that the denial of the application created a substantial economic hardship.
- B. **Affected Property Interest:** The hardship relief petition must provide information sufficient for the City to determine that the petitioner possesses a protectable interest in property under Article I, Section 22 of the Constitution of Utah and the Fifth Amendment to the United States Constitution.
- C. **Economic Hardship Standard:** For purposes of this ordinance, a substantial economic hardship shall be defined as a denial of all reasonable use of the property. Upon a finding that a City action or determination has resulted in a denial of all reasonable use of the property, the City may provide the petitioner relief from certain provisions of the sensitive lands regulations.
- D. **Time for Filing Notice of Petition and Petition:** No later than ten (10) calendar days from final action by the City on any development application, the applicant shall file a notice of petition in writing with the City Recorder. Within thirty (30) days of filing of a petition, the applicant shall file a Hardship Relief Petition with the City Recorder.
- E. **Information to be Submitted with Hardship Relief Petition:** The hardship relief petition must be submitted in letter form and must be accompanied at a minimum by the following information:
1. Name of the petitioner.
 2. Name and address of current owner of the property, form of ownership, whether sole proprietorship, for-profit or not-for-profit corporation, partnership, joint venture or other, and if owned by a corporation, partnership, or joint venture, name and address of all principal shareholders or partners.

3. Price paid and other terms of sale of the property, the date of purchase, and the name of the party from whom purchased, including the relationship, if any, between the petitioner and the party from whom the property was acquired.
4. Nature of the protectable interest claimed to be affected, such as, but not limited to, fee simple ownership, leasehold interest.
5. Terms (including sale price) of any previous purchase or sale of a full or partial interest in the property within the previous three (3) years.
6. All appraisals of the property prepared for any purpose, including financing, offering for sale, or ad valorem taxation, within the previous three (3) years prior to the date of application.
7. All information concerning current mortgages or other loans secured by the property, including name of the mortgagee or lender, current interest rate, remaining loan balance and term of the loan and other significant provisions, including but not limited to, right of purchasers to assume the loan.
8. All listings of the property for sale or rent, price asked and offers received, if any, within the previous three (3) years.
9. All studies commissioned by the petitioner or agents of the petitioner within the previous three (3) years concerning feasibility of development or utilization of the property.
10. For income producing property, itemized income and expense statements from the property for the previous three (3) years.
11. Information from a title policy or other source showing all recorded liens or encumbrances affecting the property.
12. Review and processing fee in accordance with the Coalville City fee schedule.

The City may request additional information if necessary to arrive at a final conclusion concerning whether there has been a denial of all reasonable use of the property constituting a substantial economic hardship.

F. Findings of the City Council

The City Council shall, after receiving all the necessary information, hold a Public Hearing in accordance with the notification requirements of Chapter 3 herein. The City Council shall make their decision on the petition based on the evidence and testimonies presented, and address the following issues with their findings:

1. Whether the petitioner has complied with the submittal requirements for the hardship relief petition.
2. Whether the petitioner has a protectable interest in property.
3. The market value of the property considering the Sensitive Lands designation.
4. The market value of the property disregarding the Sensitive Lands designation.
5. Whether it was feasible to undertake construction on or development of the property as of the date of the development application, or in the reasonably near future thereafter.
6. Whether, in the opinion of the City Council, the actions by the City regarding the application created a substantial economic hardship.

8-4-050:C Flood Plain Areas.

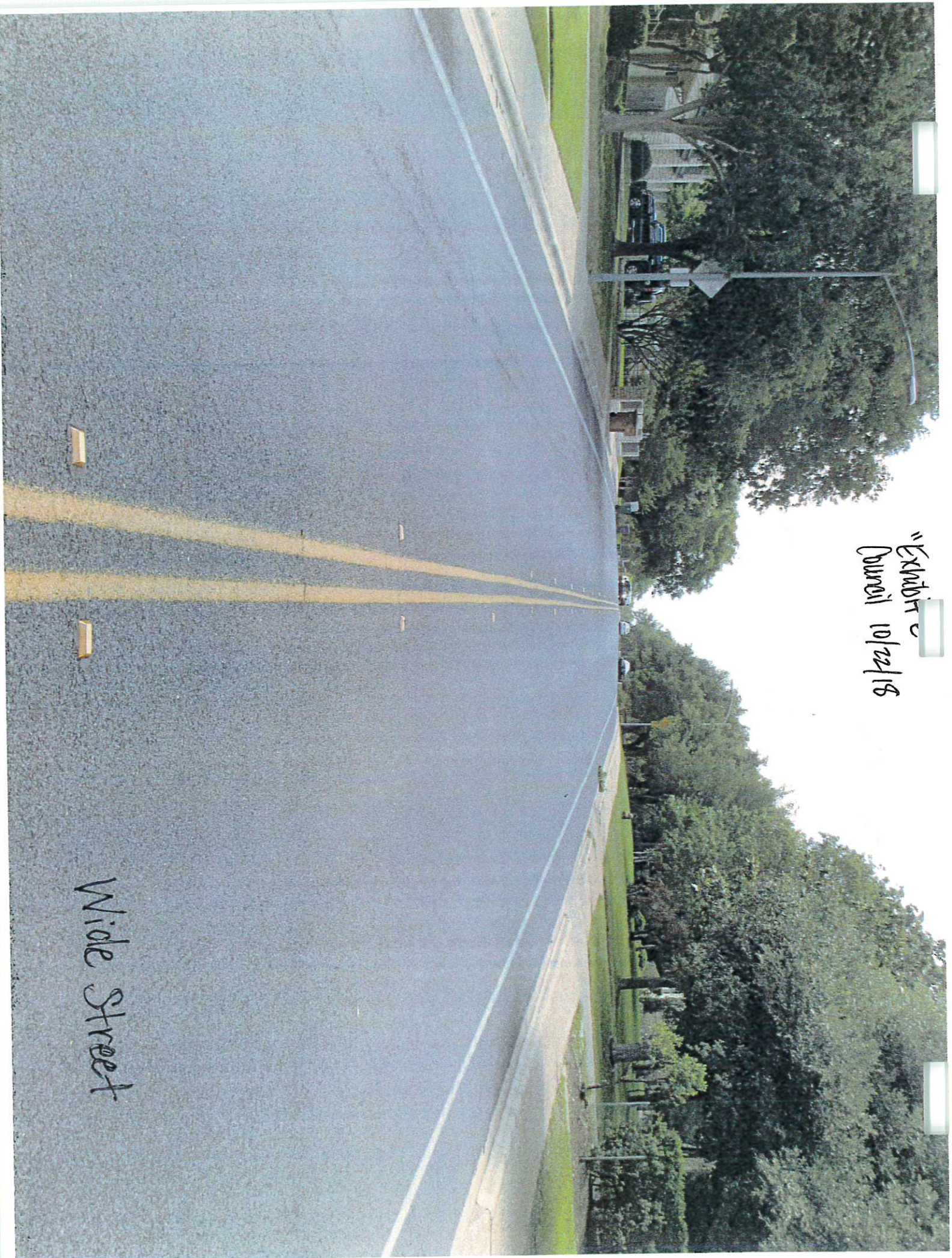
The Planning Commission may, upon recommendation of the City Staff and when determined necessary for the health, safety, or welfare of the present and future population of the area and for the conservation of water, drainage, and sanitary facilities, prohibit the development of any portion of the property which lies within a one-hundred(100) year flood plain of any stream, lake or drainage course. Flood plain areas shall be identified and regulated in accordance with Chapter 22 Sensitive Lands Overlay Zone, the Coalville City Flood Insurance Rate Map and Flood Damage Prevention Ordinance.

Commented [DS1]: This section in the existing development code is replaced in its entirety with the following language.

Commented [DS2]: Reference to the Sensitive Lands Regulations addressing Floodplains added for consistency.

Exhibit C
Council 10/22/18

Wide Street





Neighborhood Street





Drive way