



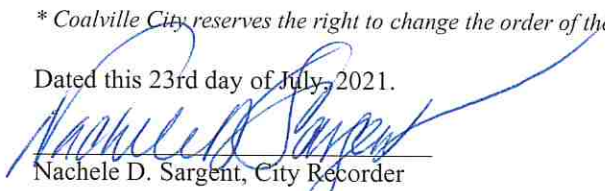
## COALVILLE CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is hereby given that the Coalville City Council will hold its Regular Meeting and Work Session on **Monday, July 26, 2021**, at the Coalville City Hall, 10 North Main, Coalville, Utah. This meeting will begin at **6:00 P.M.** **Limited in person seating will be available.** Others may connect to the meeting using the Zoom meeting information listed below. The agenda will be as follows:

1. Roll Call
2. Pledge Of Allegiance
3. City Council Agenda Items:
  - A. Review, Discussion, And Possible Approval To Continue The Force Main Project, Change Order/Fund Disbursement
  - B. Review, Discussion, And Possible Adoption Of Clarifying Amendments To The Coalville City Fee Schedule Resolution No. 2021-7
  - C. Work Session: Review And Discussion Of The Planning Commission Recommendation For The Parks, Trails, And Open Space Development Code And Master Plan Update Amendments
  - D. Public Works Updates
  - E. Consultant Updates
  - F. Community Development Updates
    1. Business Licenses
  - G. Legal Updates
  - H. Council Updates
  - I. Mayor Updates
  - J. Executive Session
4. Review And Possible Approval Of Accounts Payable
5. Review And Possible Approval Of Minutes
6. Adjournment

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

Dated this 23rd day of July, 2021.

  
Nachele D. Sargent, City Recorder

**\*\*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.**

**Mayor**  
Trever Johnson

**Council**  
Cody Blonquist  
Philip B Geary  
Rodney Robbins  
Tyler Rowser  
Don C Winters

Posted: July 23, 2021, City Hall, Utah Public Notice Website

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/86334858792?pwd=YXNNMlRjSIZKeHRMd0o4Um9sYS95UT09#success>

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Or One tap mobile :

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**Webinar ID: 863 3485 8792**

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Coalville City Council  
Regular Meeting  
HELD ON  
July 26, 2021  
IN THE  
Coalville City Council Chambers and Virtual

Mayor Trever Johnson opened the meeting at 6:00 P.M.

**MAYOR And COUNCIL PRESENT:**

Mayor Trever Johnson  
Council: Philip Geary, Don Winters,  
Tyler Rowser, Rodney Robbins  
Cody Blonquist (excused)

**CITY STAFF PRESENT:**

Don Sargent, Consultant  
Sheldon Smith, City Attorney  
Paul Taylor, City Engineer  
Chris Thomsen, City Engineer  
Zane DeWeese, Public Works Director (Virtual)  
Nachele Sargent, City Recorder

**PUBLIC IN ATTENDANCE:**

Kelly Penrod, Kelly Ovard, Margarita Richins,  
Sheryl Godfrey, Louise Willoughby, Mark  
Marsh, Walter Brock, Micheaux Brock and  
Family  
Virtual Attendance: Camellia Robbins, Tom  
Rees, Sheryl Rees

**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 B – Review, Discussion, And Possible Adoption Of Clarifying Amendments To The Coalville City Fee Schedule Resolution No. 2021-7:**

Don Sargent stated there were some items on the Fee Schedule that needed to be clarified and changed. He referred to the Staff report (Exhibit A) and reviewed the redlined items with the Mayor and Council.

- Minor Subdivision Fee – This eliminated the step of a preliminary plan review. The fee was a combination of the concept and final fee.
- Construction Plan Review – Changed to individual lot or units. There would be substantial review cost for major subdivisions and the current fees wouldn't cover the review required. This would ensure the developer would be paying for their review. Wohali would not be subject to this fee for Phase 1A. The fees in place at the time of application was what the applicant would be required to pay. Council Member Winters questioned if the \$100 per lot fee would be enough and wondered if a stipulation needed to be added where

something over 25 lots would have an additional fee. Don Sargent stated they could add an additional fee, but felt this would be enough to cover the review.

- Construction Inspection Fee – There was a misprint in the fee schedule and it should be 1% instead of .1%. This was consistent with the Code.
- Excavation Permit – The fee structure wouldn't change, but the wording would be changed to match the application form. Don requested for the Council to authorize Staff to change the wording to match the form. The Council agreed to that change.
- Special Services, Professional Consultant Fee: Adding the language to cover any professional help for the project.
- Special Business License Fee – Change the Special Event fee to \$75. This fee was what was being charged originally.

Council Member Tyler Rowser questioned if "observed holiday" should be added to the burial fee language. Don Sargent stated he could add that fee. The Council requested for that additional language to be added. Zane DeWeese stated it was nice to not have to worry about the holiday and it was more money to have someone working on the holiday. Council Member Rodney Robbins questioned if something needed to be added if there was an exception for a religious purpose. Sheldon Smith stated the City would legally need to accommodate those requests.

**A motion was made by Council Member Tyler Rowser to approved Resolution No. 2021-7 Fee Schedule For Coalville City and authorize the Staff to change the language only in excavation encroachment in structures and City right-of-way to be consistent with the application form. Council Member Rodney Robbins seconded the motion. All Ayes. Motion Carried.**

**Roll Call:**

**Council Member Geary – Aye  
Council Member Robbins - Aye  
Council Member Rowser – Aye  
Council Member Winters – Aye**

**Item C – Work Session: Review And Discussion Of The Planning Commission Recommendation For The Parks, Trails, And Open Space Development Code And Master Plan Update Amendments:**

Mayor Trevor Johnson stated the Planning Commission had held several meetings on the Parks, Trails, and Open Space and Master Plan Code updates. He stated this was a work session for Don Sargent to review the Planning Commission recommendation with the Council. Don Sargent stated the Planning Commission had spent over a year reviewing this particular amendment. He reviewed the Staff report (Exhibit B) with the Mayor and Council. Council Member Phil Geary stated he would like to have some reference points added to the maps. Don Sargent stated he would work with JUB Engineers to add some to the maps. He stated trails were important to the City to have connectivity throughout the City. He stated the City had a current map that was adopted in 2009 and they had reviewed it to see what needed to be added for future growth and development. Don stated one key point that was discussed was the equity and fairness for property owners and developers contributing to the trail system. He stated trails and open space needed to have a rational nexus. He stated they were considered an alternate form of transportation and had been associated with development. Don stated for an example, the City had received numerous

comments about the lack of sidewalks in the Indian Hills development. He stated people had to walk along the side of the street and even the new Beacon Hill Park didn't have sidewalk access. He stated the City had the ability to work with developers to obtain those sidewalk and trail segments needed. The Planning Commission spent a lot of time considering that and determined language should place the responsibility of trail easements and construction on all development applications. He stated they discussed maybe not needing trail easements for minor subdivisions, but then the rest of the community would be responsible to contribute to that trail when it really should be the property developer since it would mainly benefit the development itself. Don stated they did recommend allowing a single-family dwelling application on an existing building lot to provide an easement only to help ease the contribution burden. The easement would be part of the Public Utility Easement. Council Member Don Winters questioned if it had to be an established lot and if someone wanted to build on a large parcel if they would have to do it. Don Sargent stated not unless they divided the parcel. He stated the Planning Commission also requested for the City Council to explore trail funding options such as a flat fee per lot or ERU to be deposited in a fund specifically for trails to help the City pay for trail improvements throughout the City. Mayor Trever Johnson questioned how that would be assessed. Don Sargent stated a fee would need to be established and gave the example of an amount per lineal feet or an impact fee. He stated the City had an impact fee in the past, but those funds had to be spent within six years and there wasn't enough development happening to collect enough funds to really do a project. They were terminated because the Mayor and Council at the time felt they were deterring development and were unpopular with the residents. Don stated there may be a subdivision or development that wouldn't require a trail, but they should still be contributing to fund something in another area of the City. Don Sargent reviewed the existing trail map and then the proposed map and stated the existing trails did not change, but some were extended and others were added where new development has or could possibly happen. He referred to the sidewalk that the Black Willow development had installed as part of their project. He stated the trails and sidewalks shown on the map were conceptual and were not required to be improved until the property was being considered for development. He stated even then, the trails were not exact and would be designed for what fit the development and logical connections. He stated sidewalks were part of the trail system for developments. Don reviewed the trail classifications. He stated the Planning Commission felt the 20-foot easement currently listed in the General Plan was quite large and had established the new classifications. He stated once again these were also conceptual ideas. Council Member Tyler Rowser suggested having the trails at least wide enough for an ATV to be able to reach someone if help was needed. Council Member Rodney Robbins suggested for the horse trail to be wider too. Council Member Phil Geary referred to the information provided on page 22 showing the home buyers survey for amenities. Mayor Trever Johnson stated he understood for some people, trails were popular and especially with the pandemic and he was sensitive to the Planning Commission recommendations, but he was struggling with the balance between landowner's rights and public amenities. He stated in his opinion, he didn't think property values should factor into the motivation for trails one way or another, but how people felt in terms of importance should be considered. He stated he liked the idea that the trails were conceptual and there was flexibility of where they were placed. He stated he also had questions on what the setbacks would be, the maintenance in terms of infrastructure and debris/trash, safety, lighting, enforcement, how to balance landowner's rights whether it was agricultural or residential, and protecting landowner's preferences and desires for a community amenity. He stated he knew the City needed to have a Master Plan and wasn't saying these questions were deal breakers, but he was erring on the side of the landowners. Mayor Johnson recognized the effort the Planning

Commission had put in with their review and trusted their judgement and didn't have the answers, but hoped with the work session and the public hearing they could get the answers needed. Council Member Don Winters stated he agreed landowner's rights was a major issue on this. People coming into town would have to bear the cost to build the trails and that was also a concern. The people buying lots to build on would be paying the developer for the trails to be installed. The developer would just pass the cost on to them. He stated this would price homes in the City out of range for people to afford to move and live here. He stated this was what happened in Park City and our kids wouldn't be able to afford to live here. Mayor Trevor Johnson stated the developments were already required to connect with sidewalks. He stated the current Master Plan was already in effect. Council Member Winters stated he understood having to do sidewalks, but the other type of trails was extensive. Sheldon Smith questioned how the trail along the Rees property ridge would be triggered to be put in. Council Member Winters stated if JoAnn Rees wanted to give one of her daughters a lot to build on, they would have to put in the trail because it wasn't a lot of record. Paul Taylor stated it would only be required for the property affected by the subdivision boundary. Sheldon Smith stated they would only have to do it on the property they were developing. He stated if JoAnn Rees put something down by her house, they wouldn't have to put in a trail along the ridge. He stated he couldn't see anything triggering the trail being put in along the ridge. Council Member Tyler Rowser stated there could be a time when the City had funds to put that in or the North Summit Recreation District. Council Member Don Winters questioned if the City would have the liability if someone fell off the cliff from a trail along there. Sheldon Smith stated the City could have some liability there. Council Member Phil Geary referred to page 36 which referenced the costs to fund trails. Don Sargent stated it was very incremental to build out trails as it was just one segment at a time. Council Member Rodney Robbins questioned why a developer would have to put in a trail besides a sidewalk. Council Member Tyler Rowser stated sidewalks were recognized as part of the trail system and they would not be required to do both. Don Sargent stated there wouldn't be a need to duplicate it unless a developer wanted to do that. He stated if a trail was shown adjacent to or through or on a property, a trail would be considered at the time of development. He stated some trails would only make sense to be a sidewalk or others may need to be a gravel walking path. He stated the trail along the ridge and along the Weber river may need to be City funded trails and may not be triggered by development. He stated they needed to keep in mind this was a Master Plan which would allow the consideration for development. He stated there wasn't a plan in place when the Indian Hills Subdivision went in and not having sidewalks there was a danger. Council Member Rodney Robbins stated he had received a petition from JoAnn Rees with concerns about having to put in a trail/sidewalk if she gave four or five lots to her children. Don Sargent stated she would be required to put in a sidewalk or trail if she subdivided the property. He stated Summit County had tried to have a different rule for just family members and legally that was a bad move. Everyone would have to be treated the same even if it was just for family members. He stated in order to not put the burden on the community, the Planning Commission recommended the requirement for any development. Dividing the property changed the property from a landowner to a developer, but they would only need to provide the sidewalk for the property developed. Council Member Phil Geary stated that didn't make sense to him having sidewalks that went nowhere. Don Sargent stated they had to start somewhere. Mayor Trevor Johnson stated Courtney Richins had the requirement to put in a sidewalk for his project over along the access road. Niki Sargent stated the Planning Commission used the example of the Deer View Subdivision that wasn't required to put in a sidewalk because it went nowhere, but now the property owners wished they had a sidewalk along Chalk Creek Road. It would connect directly to the Chalk Creek Estates. If the first subdivision had been required to

put in a sidewalk they would have a walkable area that wasn't on the street. Council Member Tyler Rowser gave the example of the sidewalk in front of Black Willow that would eventually connect to the Boyden property which would connect to the trail head next to Chalk Creek at 200 North. Council Member Don Winters stated the property along Main Street was in the right-of-way and an easement wouldn't be needed. Sheldon Smith stated the bottom line came down to how important trails were to the City. He pointed out there was a trail in St. George that came to an end for about 100 feet, and you had to go out and around to continue on the trail. He stated if they wanted trails they needed to look ahead to avoid this type of thing. Council Member Phil Geary stated he thought the language was confusing to some and trails should be changed to sidewalks or easements. Don Sargent stated they could change the language to something else. Sheryl Godfrey referred to the map and stated if they divided the property, it was all one parcel and questioned if they would have to put everything in. Don Sargent stated no, just the property that was divided. He stated the Council could look at creating a basis for not requiring a trail in unique circumstances. Mayor Trever Johnson stated it couldn't be just financial. He stated he could understand the concern because people walking through Fair View Subdivision was different from a family having a trail system through their property. Don Sargent stated the configuration of the parcel with the easement area could be considered. Council Member Rodney Robbins suggested putting in the trails only where nothing could be built. Mayor Trever Johnson stated he thought that was what they had tried to do with the Master Plan and there needed to be a way to connect them. Council Member Don Winters stated the trail along the ridge would affect the wildlife. Sheldon Smith stated if the main concern was the Rees property along the ridge then take it off the map. Don Sargent stated the Planning Commission added that because of another trail that would connect to it. Council Member Tyler Rowser questioned where trail head parking would be located. Don Sargent stated the Planning Commission felt the trails were networked enough to not need trail head parking. Mayor Trever Johnson requested for the Council to continue to review this proposal looking at alignments and having it equitable. Council Member Rodney Robbins stating he had concerns with requiring something beyond the normal sidewalks without some type of compensation. Mayor Trever Johnson stated with the previous subdivisions, trails had been widely talked about as a requirement and had been favorably viewed by the Council. He stated it was a balancing act as an amenity. Council Member Rodney Robbins questioned item 2 on page 40, dedication of recreation areas; he stated if it was private they wouldn't have to dedicate it to the City and questioned if they could do that as the sidewalks would be private so it would mess up the trail system. Don Sargent stated this was talking about parks only and whether they would be dedicated to the City or remain private for the subdivision.

**Item A – Review, Discussion, And Possible Approval To Continue The Force Main Project, Change Order/Fund Disbursement:**

Mayor Trever Johnson stated the City needed to decide what they wanted to do on the Force Main Project. Paul Taylor stated the City had \$497,549.80 in grant money that was available for the Force Main project, but it had to be used or be in the process of being spent in the next three weeks. He referred to the Staff report (Exhibit C) and reviewed the options. He stated with option one, the City would need to come up with an additional \$60,000. Option two would be to change the pumps at the lift station. Sheldon Smith stated he thought the entire pump station needed to be modified. Paul Taylor stated he wasn't sure, but there was a little bit of flexibility there that would use the entire amount of funds left. He stated if the Council made a decision tonight he thought the USDA would give the approval to proceed and extend the funding timeframe. Mayor

Trever Johnson stated he thought they should go with option one because the lift station would be improved to the current City impact and may need to be expanded again when Wohali needed to tie in. He stated it didn't make sense to him to put the funds into the lift station if it needed to be upsized later for future growth. Council Member Rodney Robbins questioned if the line could go through the tunnel South of Bell's. Paul Taylor stated that would be something that needed to be researched and there wouldn't be time to do that for these funds. He stated right now they needed to decide if they wanted to do the change order for Counterpoint to proceed on the project. Mayor Trever Johnson stated they could use a portion of the CARES Act funds that had been appropriated to the City and then apply for additional funding from the State CARES Act funds program. The Council agreed to proceed with option one for the project using the remaining Grant and City CARES Act funds.

Mayor Trever Johnson asked Kelly Penrod, Counterpoint Construction, to explain to the Council the process they had been through to get to this point of the project. Kelly Penrod stated they had to find a different crossing for the Force Main when UDOT determined they couldn't use the original design. He stated it had been over four years trying to come up with a plan to continue the project. He stated they planned to do a directional drill for this project with the 18-inch culvert to cross the Freeway. He stated he agreed with the decision to move forward with the Freeway crossing instead of the pump station. Mr. Penrod stated they had spent extensive time which was part of the \$145,710.30 invoice. Paul Taylor stated this invoice included the work over the last four years of looking at multiple different alignments, investigation work, finding contractors that would be willing to do the project, pulling permits, and mobilized and verified existing pipes. He stated Counterpoint Construction was willing to overlook the overhead and profit that should be added to the invoice. Paul stated he knew they had put in more time than what was recorded. Zane DeWeese stated he had reviewed the information and agreed they were not charging the City for a lot of things that could be included. Paul Taylor stated the \$555,000 budget included this invoice and the contingency fund the USDA required. Mayor Trever Johnson recommended approving the project to move forward and paying the invoice Counterpoint had accumulated working on this project. Kelly Penrod stated if the Council gave approval he would contact the subcontractors to get the materials and project going tomorrow.

**A motion was made by Council Member Tyler Rowser to approve Option #1 Horizontal Directional Drilling Across The Freeway for \$555,264.00 to be paid out of the remaining \$497,549.80 USDA Grant and the balance from the budgeted CARES Act fund. Council Member Phil Geary seconded the motion. All Ayes. Motion Carried.**

Paul Taylor stated he would contact the USDA to let them know the City wanted to proceed with the project and funding.

Council Member Rodney Robbins questioned how the water would get back to the Wohali project from the Treatment Plant and if the City needed to put in additional piping. Paul Taylor stated the Water Treatment Plant would only be treating Well water and explained how the water worked.

**Item D – Public Works Updates:**

Mayor Trever Johnson stated with the drought going on this year and the concerns with secondary water, Zane had proposed using the water from the Brown Well to supplement the City secondary

water. Mayor Johnson stated they could tie in to the NSPIC line or install a separate line to keep it separate. He stated the Brown Well was pumping 300 gallons/minute and it would be a huge long-term asset to the secondary water system. He stated Sheldon Smith had checked on the water rights and they were still in place for Coalville City. Zane DeWeese stated this was a brainstorm to try and help the drought situation the City had been in for the last 10 years. He stated they had spent a lot of time over the years trying to get water when it was the City's turn from CCNIC and trying to figure out shares/rights for NSPIC. He stated he thought this would be a great option to supplement the secondary water system. Zane stated they had been testing the Well for the last month and it had been very consistent. He had also had the water tested again to see if it was an option for culinary use, but it would still not meet the water quality standards. He stated the City hadn't been able to use the Well, but everything was in place and just sitting there available for use. Mayor Johnson stated the project cost to run the pipe from the Well to connect to the City's system was \$94,000 and he felt it would be worth it for the City's future secondary water needs. He stated he had witnessed first-hand the struggles Zane has had trying to get the water the City had rights to from the other companies. Council Member Rodney Robbins stated he thought the Brown Well was full of brine and salt. Zane DeWeese stated it wasn't brine and salt, it was a TDS problem which was different, but it did have a high sodium content. He stated it would be diluted with the other water in the system and shouldn't hurt the lawns or crops and if you compared the water quality from what came out of Chalk Creek it wouldn't be an issue. Mayor Trever Johnson stated having this additional water would be another layer of protection for the culinary water.

Council Member Rodney Robbins questioned how the culinary water system was doing. Zane DeWeese stated so far they were holding their own. Council Member Don Winters questioned if the City had given Echo Town any water. Zane stated he had told them the City would help them if we had water available. He stated there were a lot of parts to the City system and depending on where they were in the cycle when Echo Town was ready for water, would determine whether or not there would be water available to give them.

Council Member Phil Geary questioned if water was still being sold by the business to individuals. Zane DeWeese stated he thought it was still happening. He stated they had taken some pictures of people filling up their tanks. Sheldon Smith stated he had spoken to the business owner and they claimed they didn't know anything about it. He stated he had asked him to look into it and make sure it wasn't happening. Zane stated there were a couple of issues with this happening. One was someone illegally selling water and the other was the possibility of cross connection for our system from a hose being flopped over a tank and turning it on and walking away. Council Member Tyler Rowser stated he was there when the business sold the water to someone and had questioned the cashier/manager about it. Sheldon Smith stated he knew there were people in Rockport Estates that were out of water and looking for a place to buy water. Zane stated they filled their tanks from a trailer dump location, and it was a risk for the City. He stated he was very tight with our water and didn't want to give it away. He stated that was one of the reasons construction water fees were added to the fee schedule. Council Member Tyler Rowser informed Zane there was a water truck that filled up out of the hydrant at the Summit County Fairgrounds. He stated it wasn't a County truck. Zane thanked him for the information and stated he would investigate it. Sheldon stated he would contact the business owner again.

**Item F – Community Development Updates:**

Paul Taylor informed the Mayor and Council he was in the process of retiring from JUB Engineers Inc. He stated for the last few months he had only been able to work part-time and had made the decision to focus on other things in his life right now. Paul stated JUB was in the process of transitioning his responsibilities to Chris Thomsen who was in attendance tonight. He stated Chris knew a lot about Coalville City and would be gradually taking over. Paul stated he planned to continue working part-time until the end of the year. Mayor Trevor Johnson welcomed Chris Thomsen and thanked Paul for all of his work for Coalville City and wished him well for the future.

**Item E – Consultant Updates:**

Don Sargent stated Wohali had finalized and recorded the Development Agreement for their project and the construction drawings had been approved and met the City standards. He stated Wohali would need to pay the performance bond and inspection fees and then they would have a pre-construction meeting to be approved to begin. Don showed some photos of the project site (Exhibit D). Council Member Phil Geary stated his daughter had been having a hard time pulling out of her driveway because of all the construction equipment. Don Sargent stated he would let them know to be more aware of that situation. He stated they had applied for a building permit to complete a sales center that was two storage containers with a wraparound deck.

Don Sargent stated the Planning Commission had been working on the Use list and Definitions for the Code updates.

**Item G – Legal Updates:**

Sheldon Smith stated he had been working with Don Sargent and Wohali on their Final plat to get it ready to be recorded. He stated he was also working on a couple of enforcement issues.

**Item H – Council Updates:**

Council Member Tyler Rowser stated he wanted to thank the City Staff for all their work on the Concert. He stated he had heard a lot of great comments about the event. Mayor Trevor Johnson agreed and stated it was a fun event.

Council Member Rodney Robbins questioned if the City had their hard drives backed up off-site. He stated he had read Clearfield got hacked and they didn't have to pay the ransom because they had access to their back up files. Niki Sargent stated the City did have their information backed up off-site.

Council Member Tyler Rowser questioned if Courtney Richins was still going to put in the sidewalk from the Fair View Subdivision to the Summit County Fairgrounds. Niki Sargent stated it was one of the requirements he would have to complete before the City released his bond.

**Item I – Mayor Updates:**

Mayor Trevor Johnson stated he didn't have any other items tonight.

**Item J – Executive Session:**

There wasn't an executive session tonight.

**Item 5 – Review And Possible Approval Of Minutes:**

The Mayor and Council reviewed the minutes of the June 28, 2021, meeting.

**A motion was made by Council Member Phil Geary to approve the minutes of June 28, 2021, as amended. Council Member Don Winters seconded the motion. All Ayes. Motion Carried.**

**Item 4 – Review And Possible Approval Of Accounts Payable:**

The Mayor and Council reviewed the accounts payable for July 2021. Council Member Tyler Rowser questioned if it would be better to have a pull container instead of a dumpster for City Hall. Niki Sargent stated the City used the dumpster a lot and a container wouldn't be big enough.

**A motion was made by Council Member Tyler Rowser to approve the accounts payable for July 2021. Council Member Phil Geary seconded the motion. All Ayes. Motion Carried.**

**Item 6 – Adjournment:**

**A motion was made by Council Member Tyler Rowser to adjourn the meeting. Council Member Phil Geary seconded the motion. All ayes. Motion Carried.**

The meeting adjourned at 8:55 P.M.

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Mayor Trevor Johnson

Attest:

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Nachele D. Sargent, City Recorder



"Exhibit A"  
Council 7/26/21

# Staff Report

Coalville City  
Project Coordinator

To: Coalville City Mayor and Council  
From: Don Sargent, City Project Coordinator  
Date of Meeting: July 26, 2021  
Re: Coalville City Fee Schedule Clarification Updates  
Action: Review, Discussion and Possible Adoption

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## Fee Schedule Updates

### REQUEST

The purpose of this agenda item is to review and discuss several clarifications fees to the overall city fee schedule for possible adoption by resolution.

### BACKGROUND

The city council previously adopted updates to the city fee schedule in March. Several additional fee items have come to attention that may need to be addressed and included in the fee schedule from the continued review of the development code updates and application of the updated fee schedule to date.

### ANALYSIS

**Attachment A** includes the previously updated fee schedule with the proposed clarifications shown as redlined. The clarifications are intended to make the fees consistent with development code language, adjust fees to adequately cover review costs, and add additional fees for permit applications and development activities that were not previously considered in the fee schedule.

### RECOMMENDATION

Staff recommends the City Council review and discuss the fee schedule, make any required changes, and consider adoption of the updated fee schedule by resolution. A draft resolution will be presented at the meeting.

### ATTACHMENTS

- A. Existing Fee Schedule with Proposed Redlined Revisions

# **ATTACHMENT A**

Existing Coalville City Fee Schedule (with track changes)

Effective Date: 03/27/2021

**RESOLUTION NO. 2021-3**  
**COALVILLE CITY FEE SCHEDULE**

**COMMUNITY DEVELOPMENT (PLANNING) FEES**

- 1) **Annexation:** \$1,500 + \$10/acre
- 2) **ALJ Administrative Appeal Hearing:** \$400
- 3) **ALJ Administrative Variance Hearing:** \$400
- 4) **Conditional Use Permit:** \$500
- 5) **Condominium Plat:** (same as subdivision fees)
- 6) **Development Agreement:** \$1,000
- 7) **Development Agreement Amendment:** \$500 (minor) \$750 (major)
- 8) **Zone Map Amendment:** \$1,000
- 9) **Development Code Text Amendment:** \$1,000
- 10) **Concept Plan:** \$25 per lot or unit/\$50 per 1,000 sq. ft. (non-residential)
- 11) **Preliminary Subdivision Plat/Site Plan:** \$250 per lot or unit/\$100 per 1,000 sq. ft. (non-residential)
- 12) **Final Subdivision Plat/Site Plan:** \$125 per lot or unit/\$75 per 1,000 sq. ft. (non-residential)
- 13) **General Plan Amendment:** \$1,000
- 14) **Lot Line Adjustment:** \$400
- 15) **Lot of Record Determination:** \$50 / parcel
- 16) **Subdivision Plat/Site Plan Amendment**
  - a. Administrative process (if no public hearing is held): \$500
  - b. Public process (if a public hearing is held): \$750
- 15) **Public Hearing Notification and Publication:** \$2.00/individual notice and actual cost of newspaper publication.
- 16) **Sign Permit:** \$75/sign
- 17) **Minor Subdivision/Site Plan (1-5 lots or units):** \$150 per lot or unit/\$125 per 1,000 sq. ft. (non-residential)
- 18) **Pre-Application Fees:** In the event an applicant requests a Staff review and/or Planning Commission Work Session prior to filing a formal application, a \$200 minimum fee shall be required. If a formal application is filed following the Staff review and/or Planning Work Session, the \$200 will be applied toward the application fee.

Effective Date: 03/27/2021

**Note:** Non-residential square feet are calculated from gross building area (exterior wall to exterior wall).

### **ENGINEERING and PUBLIC WORKS FEES**

- 1) **Construction Plans Review** (due with Final Subdivision Plat and Final Site Plan Application submittals): ~~\$100 per lot or unit \$500 (5 or less lots or units) \$1,000 (more than 5 lots or units)~~  
\$150/1,000 sq. ft. (non-residential)

**Note:** Non-residential square feet are calculated from gross building area (exterior wall to exterior wall).

2) **Construction Inspection Fee:**

- a. For projects with estimated construction cost less than or equal to \$500,000, the fee is 1.5% times the construction cost.\*
- b. For projects with estimated construction cost more than \$500,000, the fee is \$7,500 plus ~~0.1%~~ **1%** times the construction cost.\*

\* Construction costs to be included in the fee calculation are for all "Public" Improvements including sewer, water, secondary water, and roads. It does not include building or structure improvement costs.

3) **Public Street Vacation:** \$400

3) **Excavation Encroachments and Structures in the City Right of Way**

- a. **Excavation Permit:** \$150 Base Fee for the first 100 linear feet + \$10 per additional 100 linear feet
- b. **Driveway Encroachment Permit**
  - i. \$200 per Encroachment
  - ii. \$100 Re-inspection Fee
- c. **Structure Encroachment Permit:** \$100 first structure + \$10 per additional structure
- d. **Excavation Completion Bond:** \$400 per 100 feet of trench (\$1,500 min)
- e. **Asphalt Cut Repair Bond:** \$500 plus \$50 per square foot
- f. **Driveway Bond:** 120% of the estimated cost to complete restoration and revegetation
- g. **Road Closure Permit:** \$100

**Commented [DS1]:** Proposed clarifications for consistency with the existing application form will be presented at the city council meeting

4) **Excavation, Grading, and Filling on Private Property**

- a. **Grading Permit**
  - i. Less than 5,000 cubic yards: \$150/application
  - ii. Equal to or more than 5,000 cubic yards: \$400/application
- b. **Revegetation Bond:** 120% of the estimated cost to complete revegetation
- c. **Completion Bond:** 120% of the estimated cost to complete restoration

5) **Floodplain Development**

- a. **Application Review:** \$200 per application
- b. **Floodplain Determinations:** \$50 per request

6) **Storm Water Pollution Prevention Plan and Erosion Control Plan**

- a. **Sites Less Than One Acre:** \$100 per application
  - i. \$100 Re-inspection Fee
- b. **Sites of 1 Acre or More:** \$200 per Application + \$20 per additional acre

*Effective Date: 03/27/2021*

- i. \$100 Re-inspection Fee
- c. **SWP3 and ECP Bond:** 120% estimated cost to implement

*Effective Date: 03/27/2021*

**7) Construction Water Use Fees:** This fee is for the sale of water via a fire hydrant connection for the purpose of construction uses. The sale must be approved by the Coalville City Public Works Director (PWD). The PWD will also determine the connection site for the point of sale and reserve the right to stop the sale of water at any time for any reason. Sale of water is dependent upon the availability and, day to day city water operations. All connections to a truck, trailer or other means of transporting water must be approved by a public works employee. Water will be metered and charged per/gal. A fee will be assessed for connection and inspection.

**a. Water Meter Connections:**

- i. \$100.00 during public works normal working hours
- ii. \$150.00 after public works normal working hours

**b. Water Rates:**

- i. \$3.50 per 100/gal or 0.035 cents per/gal
- ii. \$4.50 per 100/gal or 0.045 cents per/gal after public works normal working hours
- iii. 1000 gallons or less will be charged \$35.00 per/load

**Note:** Water may not be sold by individual Coalville City water users or businesses to any outside entity.

*Effective Date: 03/27/2021*

**BUILDING PERMIT FEES**

**(fees are based on cost per square foot)**

**1) Building Valuations**

- a. Agricultural Buildings:** \$20 per square foot
- b. Commercial Structures per the International Building Code (IBC):** Cost per square foot as reported in the Building Safety Journal published by the International Code Council (ICC) and outlined in the table listed below:

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- c. **Residential Structures per the International Residential Code (IRC):** Cost per square foot is based on the table listed below:

**Residences (single family and townhouses)**

|             |            |
|-------------|------------|
| 250 — 1300  | = \$98.95  |
| 1301 — 1400 | = \$99.94  |
| 1401 — 1500 | = \$100.93 |
| 1501 — 1600 | = \$101.92 |
| 1601 — 1700 | = \$102.91 |
| 1701 — 1800 | = \$103.90 |
| 1801 — 1900 | = \$104.89 |
| 1901 — 2000 | = \$105.88 |
| 2001 — 2100 | = \$106.87 |
| 2101 — 2200 | = \$107.86 |
| 2201 — 2300 | = \$108.55 |
| 2301 — 2400 | = \$109.83 |
| 2401 — 2500 | = \$110.82 |
| 2501 — 2600 | = \$111.81 |
| 2601 — 2700 | = \$112.80 |
| 2701 — 2800 | = \$113.79 |
| 2801 — 2900 | = \$114.78 |
| 2901 — 3000 | = \$115.77 |
| 3001 & up   | = \$116.76 |

- d. **Garages:** \$37.87 per square foot

- e. **Decks:** \$5 per square foot

**2) Building Fees**

- a. **Agricultural Buildings:** \$6 per \$1,000 of valuation or fraction thereof
- b. **Commercial Structures built per the IBC:** Fees calculated at a rate of 0.0075 (3/4 of 1%) of the construction valuation
  - i. **Minimum fee:** \$25
- c. **Residential Structures built per the IRC:** Fees calculated at a rate of 0.0075 (3/4 of 1%) of the construction valuation.
  - i. **Minimum fee:** \$25

**3) Plan Review Fees**

- a. **Agricultural Buildings:** No fee
- b. **Commercial Structures:** 65% of building permit fee
- c. **Residential Structures:** 65% of building permit fee
- d. **Detached garages with no living space, decks/porches for existing structures, and accessory buildings:** 15% of building permit fee

**4) Plumbing Permit Fees**

- a. **Permit Issuance Fee:** \$10
- b. **System Fee (does not include \$10 issuance fee):**
  - i. **Agricultural Buildings:** \$0.025 per square foot

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- ii. **Commercial Structures per the International Plumbing Code (IPC):** \$0.03 per square foot
- iii. **Residential Structures per the IRC:** \$0.025 per square foot

**5) Mechanical Permit Fees**

- a. **Permit Issuance Fee:** \$10
- b. **System Fee (does not include \$10 issuance fee):**
  - i. **Agricultural Buildings:** \$0.025 per square foot
  - ii. **Commercial Structures per the International Mechanical Code (IMC):** \$0.03 per square foot
  - iii. **Residential Structures per the IRC:** \$0.025 per square foot

**6) Electrical Permit Fees**

- a. **Permit Issuance Fee:** \$10
- b. **System Fee (does not include \$10 issuance fee):**
  - i. **Agricultural Buildings:** \$0.025 per square foot
  - ii. **Commercial Structures per the National Electric Code (NEC):** \$0.035 per square foot
  - iii. **Residential Structures per the IRC:** \$0.03 per square foot

**7) Alternative Energy Permits:** These permits are separate from the permits issued for new construction. These permits include, but are not limited to, hot water, photovoltaic, geothermal, and wind generated power.

- a. **Photovoltaic System:** \$350 (private) \$700 (commercial)
- b. **Geo-Thermal:** \$250 (private) \$500 (commercial)
- c. **Solar Hot Water:** \$125 (private) \$250 (commercial)
- d. **Wind Generator:** \$125 (private) \$250 (commercial)
- e. **Permit Issuance:** 10% of review fee

**8) Utah State Surcharge:** A 1% surcharge on all permits to be collected and remitted to the State of Utah as per UCA 15A-1-209., as amended

**9) Other Inspections and Fees**

- a. **Inspections outside of normal office hours:** \$100 per hour (minimum of one hour)  
**Re-Inspection fee assessed under the provisions of Chapter 1 of both the IBC and IRC:** \$100 per occurrence
- b. **Inspections and permits for which no fee is specifically indicated:** \$100
- c. **Additional plan review required by changes, additions, or revisions to approved plans:** \$100 per hour (minimum of one hour)
- d. **Violations:** Double filing fee and \$25/day fine until corrective action is taken
- e. **Initial Building Permit Application Fee:** \$200 (fee credited to final fee amount if permit is issued)

**10) Demolition Permit:** \$200

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**PROVISIONS APPLICABLE TO COMMUNITY DEVELOPMENT, ENGINEERING,  
PUBLIC WORKS, AND BUILDING FEES**

**1) Refunds of Fees**

Community Development, Engineering and Public Works Fees

A refund may be given in an amount not to exceed fifty percent (50%) of the application fee or fees paid, when the application is withdrawn, in writing, prior to any of the following:

- a. Issuance of any notice of public hearing or prior to begin placed on agenda of the Planning Commission, Board of Adjustment, or City Council.
- b. Completion of the review of any documents or plans submitted with the application.
- c. An inspection or site visit requested by the applicant or performed by Staff.

Building Fees

A refund may be given in an amount not to exceed eighty percent (80%) of the building permit fees paid, at the discretion of the Building Official if work has not commenced on the permitted project and more than six months has not passed since the granting of the permit. Plan review fees are not refundable.

**2) Special Services**

Professional Consultant Fees: In the event it is necessary for the City to obtain the services of a planner, engineer, attorney, or other outside professional consultant to review an application, conduct inspections or provide other services, the applicant shall pay the actual hourly review cost incurred by the City for such services.

Special Circumstances: If an application requires specialized review, evaluation, or research for a unique or special circumstance(s), the applicant shall pay the hourly review costs of city staff or outside professional consultants to conduct the additional review.

**3) Hourly Review Costs**

Hourly review costs include the review of applications by city staff at current hourly rates at the time of review. Hourly review costs also include fees to review an application by an outside professional consultant.

Hourly Review Costs Paid Prior to City Action: Any hourly review costs to date, including outside professional consultant fees, shall be paid to the city by the applicant prior to any work session, public hearing, or other action taken by the city on the application.

**4) Double Fees**

Any person, firm, corporation, or any other entity who commences any development activity before obtaining the necessary permits shall be subject to double permit fees for the specified application. The payment of such double fee shall not relieve anyone from fully complying with the requirements of applicable codes and ordinances in the execution of the work nor from any other penalties prescribed herein.

Coalville City shall have the right to issue a stop work order if development activity is commenced or continued without obtaining the necessary permits.

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"Development Activity" as used herein includes any of the following activities requiring a permit:

- a. Change in use.
- b. Construction, clearing, filling, excavating, grading, paving, dredging, mining, drilling or otherwise significantly disturbing the soil of a site.
- c. Building, installing, enlarging, replacing or substantially restoring a structure, impervious surface.
- d. Erection of a sign.
- e. Alteration of a historic property for which authorization is required under this title.
- f. Any activity increasing the need for parking or generating additional traffic.
- g. Construction, elimination, or alteration of a driveway within a public road right-of-way.
- h. Demolition of existing structures.

#### **5) Review and Revision of Fee Schedule**

The City shall review the fee schedule every two (2) years and revise the fee schedule as necessary to ensure that the fees cover the actual cost of processing applications but in no case exceeds that amount.

*Effective Date: 03/27/2021*

**ADMINISTRATIVE CODE ENFORCEMENT FEES/FINES**

- 1) **Community Development (Planning)**
  - a. Sign violation: \$100
  - b. Re-inspection: \$100
  - c. Setback violation: \$200
  - d. Development activity without a permit: \$250
  - e. Prohibited land use: \$500
  - f. Junk ordinance: \$500
  - g. Any other violation not listed: \$250
- 2) **Engineering and Public Works**
  - a. Re-inspection: \$100
  - b. Tracking mud on the street: \$200
  - c. Steel tracked equipment driven on a public street: \$500
  - d. Failure to maintain sediment/erosion control: \$100
  - e. Illegal excavation, grading, or placement of fill on private property: \$500
  - f. Illegal driveway encroachment: \$200
  - g. Illegal excavation in City right-of-way: \$500
  - h. Snow deposited on a public street: \$50
  - i. Other violations not listed: \$250
- 3) **Building**
  - a. Building Violations: Double filing fee and \$25/day fine until corrective action is taken.
- 4) **Daily Non-Compliance Fines for all Violations:** \$25/day up to the initial corrective action and/or acceptable response is made to the City.

**GRAMA FEE SCHEDULE AND PROCESS FOR GRAMA REQUESTS**

**Process:**

- 1) A person making a request for a Coalville City record shall complete the "Request for Record – Utah Government Records Access and Management Act" prior to reviewing and/or receiving copies of records. In his/her discretion, the record custodian may accept the record request in a different format so long as the request contains the person's name, mailing address, and daytime telephone number, if available, and a description of the record requested that identifies the record with reasonable specificity.
- 2) The record request shall be submitted at Coalville City Hall or on the State Open Records Portal.
- 3) Upon receipt of the "Request for Record," a response to the request shall be provided to the requestor within ten (10) business days unless:
  - a. the requester has demonstrated that the record request benefits the public rather than the person (in which case response shall be within five (5) business days); or
  - b. "extraordinary circumstances" pursuant to Utah Code Annotated §63G-2-204(5) exists, which allows the City to delay approval or denial for an additional period of time.

**Fees:**

- 1) The costs for processing GRAMA requests and/or copies are set forth in the below GRAMA fee schedule.
- 2) Coalville City requires payment of past fees and future estimated fees prior to processing a request if:
  - a. fees are expected to exceed \$50.00; or
  - b. the requester had not paid fees from previous requests.
- 3) If the requester simply wants to inspect a record, they may do so at no charge, however, staff time for compiling the request or for costs of any copies requested thereafter, shall apply.
- 4) Fee Waivers: Coalville City may fulfill a record request without charge and is encouraged to do so when it determines that:
  - a. Releasing the record primarily benefits the public rather than a person;
  - b. The individual requesting the record is the subject of the record; or
  - c. The requester's rights are directly implicated by the information in the record, and the requester is impecunious.
- 5) Fee Waiver Appeals: A person who believes that there has been an unreasonable denial of a fee waiver may appeal the denial in the same manner as a person who appeals the inspection of a public record under UCA §63G-2-205 by filing a notice of appeal within 30 days.

Effective Date: 03/27/2021

GRAMA Fee Schedule

| <b>Copies</b>                                                                     | <b>Fee</b>                                                                                                                                                                                        | <b>Additional Information</b>                                                                                                                                                                                                 |
|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 8 1/2" x 11" non-color copies                                                     | \$.50 / sheet                                                                                                                                                                                     |                                                                                                                                                                                                                               |
| 8 1/2" x 11" color copies                                                         | \$1.00 / sheet                                                                                                                                                                                    |                                                                                                                                                                                                                               |
| 11" x 17" non-color copies                                                        | \$1.00 / sheet                                                                                                                                                                                    |                                                                                                                                                                                                                               |
| 11" x 17" color copies                                                            | \$2.00 / sheet                                                                                                                                                                                    |                                                                                                                                                                                                                               |
| Other sized copies                                                                | Actual cost to reproduce                                                                                                                                                                          |                                                                                                                                                                                                                               |
|                                                                                   |                                                                                                                                                                                                   |                                                                                                                                                                                                                               |
| Copies of videos                                                                  | \$15.00 / video recording                                                                                                                                                                         |                                                                                                                                                                                                                               |
| Copies of audio                                                                   | \$15.00 / audio recording                                                                                                                                                                         |                                                                                                                                                                                                                               |
| USB drives                                                                        | \$15.00/ 8 GB drive                                                                                                                                                                               |                                                                                                                                                                                                                               |
| Other media                                                                       | Actual costs                                                                                                                                                                                      |                                                                                                                                                                                                                               |
|                                                                                   |                                                                                                                                                                                                   |                                                                                                                                                                                                                               |
| <b>Services</b>                                                                   |                                                                                                                                                                                                   |                                                                                                                                                                                                                               |
| Notary Services                                                                   | \$5.00 / signature to notarize                                                                                                                                                                    |                                                                                                                                                                                                                               |
| Certification of a document                                                       | \$2.00 / certification                                                                                                                                                                            |                                                                                                                                                                                                                               |
| Records delivered by facsimile                                                    | \$.75 / page + plus telephone charges for long distance over 10 pages                                                                                                                             |                                                                                                                                                                                                                               |
| Mailing and shipping costs                                                        | \$2.00 for staff mail preparation time, plus actual mailing costs if greater than \$2.00                                                                                                          | Actual mailing costs are those for U.S. Postal Service or an authorized delivery service such as UPS, FedEx, etc.                                                                                                             |
| Staff time required to search, compile, and otherwise prepare to provide a record | Actual cost, not to exceed the hourly rate (not to include benefits) of the lowest paid employee who, in the discretion of the City, has the necessary skill and training to perform the request. | The first 15 minutes of staff time shall be at no charge.<br><br>Staff time for photocopying, faxing, and providing documents in electronic format (i.e., video, audio, or USB drive) is included in the cost of those items. |
|                                                                                   |                                                                                                                                                                                                   |                                                                                                                                                                                                                               |
|                                                                                   |                                                                                                                                                                                                   |                                                                                                                                                                                                                               |

Effective Date: 03/27/2021

**BUSINESS LICENSE FEES**

**Base Application Fees**

- 1) Professional Services: \$50 (Doctors, Architects, Engineers, Dentists, Lawyers, Bankers, etc.)
- 2) All Other Services: \$30
- 3) Prepared Food Distribution: \$25
- 4) Grocery Distribution: \$25
- 5) Hardware – Software: \$25
- 6) Oil and Fuel Products: \$25
- 7) Towing Services: \$25
- 8) Rental Equipment: \$25
- 9) Prescription Drugs: \$25
- 10) Gaming Machines/Vending Machines: \$25
- 11) Tanning Booths: \$25
- 12) Sale of Alcoholic Beverages: \$200
- 13) General Contractors: \$50
- 14) Sub-Contractors: \$30
- 15) Motel, Hotel, Mobile Home Park, RV Park, and Rental Units: \$20 Base Fee + \$10 Per Unit
- 16) Storage Units: \$20 Base Fee + \$5 Per Unit
- 17) Major Home Occupation: \$35
- 18) Minor Home Occupation: \$25
- 19) Solicitors, Peddlers, Vendors, and Transient Sales: \$25
- 20) Food Trucks: \$25
- 21) All Other Business Not Described Herein: \$25

**Number of Employees Fees** (Owner/ Manager Exempt)

Average number of employees at place of business each regular working day:

- 1 to 3: \$25.00  
4 to 20: \$40.00  
21 to 50: \$60.00  
50 and over: \$80.00

**Special Licenses**

- 1) Auction License: \$50 (each time)
- 2) Special Sales-Events & Promotions: ~~\$50~~75
- 3) Non-Profit Special Events: \$50
- 4) Motion Picture Productions: \$1,000

*Effective Date: 03/27/2021*

## **SEWER AND WATER FEES**

### **Sewer**

- 1) **Connection Fees:** \$1,500 (impact fees may also be applicable)

### **Water**

- 1) **Connection Fees:**
  - a.  $\frac{3}{4}$ -inch connection: \$1,350
  - b. 1-inch connection: \$1,850
  - c. 2-inch connection: \$3,200
- 2) **Reconnection Fee:** \$35
- 3) **Deposit Fee for Connection:** \$200

## **CEMETERY FEES**

- 1) **Grave Purchase:**
  - a. \$300 per grave (Coalville City Resident)
  - b. \$600 per grave (Summit County Resident)
  - c. \$900 per grave (Non-City or County Resident)
- 2) **Opening and Closing Fee:**
  - a. \$350 (Monday-Friday for Coalville City Resident)
  - b. \$450 (Monday-Friday for Summit County Resident)
  - c. \$550 (Monday-Friday for Non-City or County Resident)
  - d. \$400 (Saturday for Coalville City Resident)
  - e. \$500 (Saturday for Summit County Resident)
  - f. \$600 (Saturday for Non-City or County Resident)
  - g. One-half of the above fee for cremations and infants (age 8 and under child size vault)
  - h. \$100 (additional fee if procession reaches the cemetery at 2:00 PM or later)
  - i. \$1,000 for Disinterment
  - j. \$25 for Cemetery Certificate Transfer

**Note:** No burials on Sundays or Holidays

**RESOLUTION NO. 2021-7**  
**FEE SCHEDULE FOR COALVILLE CITY**

WHEREAS, Coalville City ordinances contemplate and provide that the City shall fix fees for the filing of various applications and permits and for purposes required in the implementation of the ordinances and regulations of Coalville City, and

WHEREAS, by Resolution No. 1998-5, the City adopted fee schedules for certain applications and permits filed and issued pursuant to the Development Ordinance adopted by the City, and

WHEREAS, by Resolution No. 2006-7, the City adopted revised fee schedules,  
and

WHEREAS, by Resolution No. 2010-2, the City adopted revised fee schedules,  
and

WHEREAS, by Resolution No. 2011-1, the City adopted revised fee schedules,  
and

WHEREAS, by Resolution No. 2015-1, the City adopted revised fee schedules,  
and

WHEREAS, by Resolution No. 2021-1, the City adopted revised fee schedules for the Community Development Department,

WHEREAS, by Resolution No. 2021-3, the City adopted revised fee schedules for the Community Development Department,

and

WHEREAS, certain changes are to be made in the fee schedule and the City desires to adopt a resolution providing a fee schedule which shall supersede and replace the fee schedule promulgated by Resolution No. 2021-3, updated to show the current fees,

**NOW, THEREFORE, BE IT RESOLVED** that the following fee schedule is hereby adopted for fees other than fees previously adopted by Resolution 2021-3 relating to the Community Development Department:

See Schedule Attached

Effective on the 15<sup>th</sup> day after the date of publication in the Summit County News.

DATED this 26th day of July, 2021.

Council Member Blonquist  
Council Member Rowser  
Council Member Geary  
Council Member Robbins  
Council Member Winters

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ATTEST:

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

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



"Exhibit B"  
Council 7/26/21

# Staff Report

Coalville City  
Project Coordinator

To: Coalville City Council and Mayor  
From: Don Sargent, City Project Coordinator  
Date of Meeting: July 26, 2021  
Re: Parks, Trails and Open Space - Development Code and Master Plan  
Update Amendments  
Action: Work Session

## Parks, Trails and Open Space – Development Code and Master Plan Amendments

### REQUEST

The purpose of this work session is to review and discuss the Planning Commission's recommended amendments to the parks, trails, and open space master plan and development code language.

This item is scheduled for work session only (public comment will be taken at a future noticed public hearing). No action on the amendments is requested at this time.

### BACKGROUND

Parks, Trails and Open Space are part of development code update amendment effort. The Planning Commission and City Council determined these amendments were important to address and directed staff to research and coordinate the updates for consideration.

The Planning Commission conducted the required public hearing and eight (8) work sessions on the proposed amendments. The amendments are associated with the existing Parks, Trails and Open Space provisions in the development code, general plan, and master plans/maps including the following:

- Development Code Sections: (2014)
  - 8-4-080
  - 8-4-100
- General Plan: (2012)
  - Parks, Open Space and Environment Element
- Parks, Trails and Open Space Master Plan (2009)
- Zoning Map (2019) GIS Updated (2021)
- Annexation Declaration Boundary Map (2019)

The existing development code and general plan language and mapping is included as Attachment A to this report for reference.

## ANALYSIS

### General Plan Goals, Objectives, and Policies

The Coalville City General Plan Parks, Open Space and Environmental Element sets forth the recreational goals, objectives, and policies for the city including the following statements:

- "It is the city's desire to build a sufficient network of parks and open space, connected by a trail system..."
- "Coalville will have trails that connect the neighborhoods of the city to regional trail systems, and the preservation of open spaces..."
- "Create a trail system throughout the city that provides access to parks, open spaces, commercial and civic properties."
- "City residents have expressed a strong interest in developing trails throughout the community as a valuable amenity for recreation and transportation."
- "As more of the city is developed, opportunities for providing continuous inter-connected trail corridors are diminished. For this reason, the city has developed a Master Trail Plan...to address the issue of trail development by making it a required step in the land planning process..."
- "The city is committed to making trail development an integral part of the on-going planning reviews..."
- Policy 4: "Apply the park area standard of the Development Code to new development applications as a condition of final approval to obtain park areas and recreational sites to accommodate new growth."
- Goal #3: "Multiple-use trail and sidewalk systems should be expanded and constructed, particularly along the Chalk Creek Corridor, Rails -to-Trail, Main Street and within new developments."
- Objective 1: "Trail systems are an important alternative form of transportation and should be planned for Coalville City as part of the trails master plan."

These and other statements are highlighted in the General Plan Element included in Attachment A for reference.

### Existing Parks, Trails, and Open Space Master Plan

The existing Coalville City Parks, Trails and Open Space Master Plan, adopted in 2009, shows the existing trails, sidewalks, parks, and open space in the city. Proposed future trails are also reflected on the master plan. The 2009 Master Plan is included in Attachment A for reference.

### Planning Commission Review

The Planning Commission review and drafting of the proposed updated development code Parks, Trails, and Open Space provisions and Master Plan mapping directly supports the General Plan and 2009 Master Plan. In addition, the following resources were also reviewed and considered in updating the code and master plan:

- Oakley City Trails, Parks, and Open Space Master Plan
- Publications on the Impact of Trails on Property Values
- Deed Restricted Open Land requirements in the updated MPD provisions of the development code.
- Former Coalville City Parks and Recreation Impact Fee Analysis
- Weber County Trails Impact Fee Analysis  
<https://www.webercountyutah.gov/Engineering/documents/Trails%20IFA.pdf>

- Cottonwood Heights Bicycle and Trails Master Plan  
<https://www.cottonwoodheights.utah.gov/home/showpublisheddocument/1818/637098581957070000>

These and other additional resources are available in Attachment B or the links above for reference.

One of the major issues and concerns discussed at the work sessions and public hearing was equity and fairness of property owners/developers contributing to the city-wide trail system. The Planning Commission discussed several options at length and determined the language should place the responsibility of trail easements and construction on all development applications with the exception of a building permit application for a single-family dwelling on an existing building lot.

In addition to the code language and master plan amendments, the Planning Commission also recommended the City Council explore trail funding options such as a flat fee per lot or an equivalent residential unit (ERU) assessment that is deposited into a trail fund. The fund may take the form of a trail improvement or impact fee. This fund could then be used by the City to build trails in those locations exempted by a single-family dwelling building permit application or other appropriate locations where connections are needed. This funding provision would help to provide equity for all developments sharing the cost of providing trails regardless of the trail classification and location.

It is important to recognize that proposed trails shown across private property on the master plan are conceptual and are intended for long-range planning purposes only. The trails will not be required until such time the property is considered for development through the City review and approval process. Language to that effect was added to the code amendment language as well as the master plan map.

On June 21, 2021, the Planning Commission unanimously recommended approval of the amendments to the City Council per the following attachments:

Attachment C: Recommended development code language amendments.

Attachment D: Revised recommended master plan with descriptions of changes made.

Attachment E: Updated recommended master plan and map legend.

Attachment F: Recommended trail type classifications.

The updated amendment language includes provisions for the timing, applicability and responsibilities required for parks, trails/sidewalks and associated easements.

## **RECOMMENDATION**

Staff recommends the City Council review and discuss the recommended Parks, Trails and Open Space language and Master Plan amendments and provide Staff direction for preparation of a public hearing.

## **ATTACHMENT(S)**

- A.** Existing Development Code Language and Mapping
- B.** Additional Resources Reviewed and Considered
- C.** Recommended Updated Development Code Language
- D.** Revised Master Plan with Descriptions
- E.** Recommended Updated Master Plan
- F.** Recommended Trail Classifications

# **ATTACHMENT A**

## Existing Development Code Language and Mapping

### **8-4-080: SIDEWALKS, CURBS, TRAILS, AND PATHS:**

**Commented [DS1]:** This Subsection 8-4-080 is incorporated into the proposed Subsection 8-4-080.

#### **A. Location**

~~Sidewalks shall be included within the dedicated non-pavement right-of-way of all roads unless an alternate location has been specifically approved by the Planning Commission. In many cases pedestrian paths separate from the road right-of-way may be preferable. Concrete curbs are required for all roads where sidewalks are required by these regulations and run along roads or where required at the discretion of the Planning Commission.~~

#### **B. Improvements**

~~Sidewalks shall be constructed of concrete at least four (4) inches thick, six (5) inches thick through driveway approaches, and not less than five (5) feet wide and shall be designed to best facilitate their assumed use and serve the public interest and safety.~~

#### **C. Trails and Paths**

~~Trails, pedestrian paths, and bike paths shall be related appropriately to topography, require a minimum of site disturbance, permit efficient drainage, and provide safe access. Walking and hiking trails, bike paths, and horse trails shall be provided by the developer as determined by the Planning Commission. Trails should provide a link to schools, recreation facilities, commercial areas, parks, other development areas and significant natural features. Trails shall be built to City specifications and easements shall be dedicated for trails. The trails shall be constructed at the time of road construction, unless the Planning Commission determines otherwise, in which case cash deposits shall be required pursuant to this Code for the trail improvements.~~

### **8-4-100: PARKS, PLAYGROUNDS, RECREATION AREAS, AND OTHER PUBLIC USES:**

**Commented [DS2]:** This Subsection 8-4-100 is incorporated into the proposed Subsection 8-4-080.

~~The Planning Commission in its review of each development, may require that land be reserved and Improvements installed for parks and playgrounds or other recreation purposes in locations identified in the General Plan and Recreation Element or other are where such reservations would be appropriate and would benefit the development and surrounding residents. Each reservation shall be of suitable size, dimension, topography, and general character and have adequate access for the particular purposes envisioned by the Planning Commission. The area shall be shown on the Final Plat. The developer may also be required to install improvements to the recreation areas which directly benefit the development. These improvements shall be built to City specifications.~~

#### **A. Required Park Area.**

~~Recreation areas shall be consistent with the Recreation Element unless the applicant desires to construct recreational facilities for the residents of the development. If the applicant is developing an area which contains areas~~

designated for public facilities according to the Recreation Element, the applicant may donate land and construct facilities in place of Impact Fees. The Planning Commission shall determine the number of acres to be reserved using the adopted level of service standard of the Coalville City impact Fee Ordinance of five (5) acres per one thousand (WOO) residents or typically five (6) acres per two hundred fifty (250) dwelling units or lots. This calculation equates to eight hundred seventy-one (871) square feet per single family dwelling unit. The Planning Commission shall also determine the level of improvements required. All required improvements shall be built to City specifications. The developer shall dedicate all such recreation areas and facilities to the City as a condition of final subdivision plat or development site plan approval. If the applicant chooses to provide recreational facilities to the residents of the development, the applicant may be entitled to a credit against the Parks and Recreation Impact Fee.

**B. Minimum Size of Park and Playground Reservations.**

In general, land reserved for recreation purposes shall have an area of at least one (1) acre. When the proposed area would create less than one acre, the Planning Commission may require that the recreation area be located at a suitable place on the edge of the development so that additional land may be added at the time adjacent land is developed, in no case shall an area of less than one quarter (1/4) acre be reserved for recreation purposes. This smaller amount will be accepted only when it is on the edge of the subdivision or when the Staff and Planning Commission determine that the reduced size will result in a functional and usable recreation site.

**C. Recreation Sites.**

Land reserved for recreation purposes shall be of a character and location suitable for use as a playground, play field, trail or for other recreation purposes, and shall be relatively level and dry; and shall be improved by the developer to the City standards required by the Planning Commission, which improvements shall be included in the performance guarantee. All land to be reserved for dedication to the City for park and recreational purposes shall be approved by the City Council and shown on the Final Plat.

**D. Open Space Created by Clustering Not Included in Calculations,**

Any open space created by clustering Units shall not be included in the calculator's for impact Fee credits or recreation space required. The provisions of this section are minimum standards. None of the paragraphs above shall be construed as prohibiting a developer from reserving other land for recreation purposes in addition to the requirements of this section.

**E. Other Public Uses.**

Except when an applicant utilizes a Master Planned Development concept in which land is set aside by the developer as required by this Code, when a tract to be developed includes a school, recreation uses, or other public use the space shall be suitably incorporated by the applicant into the Final Development Plan.

The Planning Commission shall refer the Final Development Plan to the public body concerned with acquisition for its consideration and report. The Planning Commission may propose alternate areas for such acquisition and shall allow the public body or agency thirty (30) days to reply. The agency's recommendation, if affirmative, shall include a map showing the boundaries and area of the parcel to be acquired and an estimate of the time required to complete the acquisition. Upon receipt of an affirmative report, the Planning Commission shall notify the property owner.

**8-4.110100: PRESERVATION OF NATURAL FEATURES AND AMENITIES:**

**8-4.120110: INFILL AND FLAG LOT DEVELOPMENT IN RESIDENTIAL AND COMMERCIAL ZONES:**



# Parks, Open Space and Environment Element

## Coalville City 2012 General Plan

### What does this element do?

The parks, open space and environment element is in place to help create parks, preserve open spaces, and protect the natural terrain from hazardous conditions for the enjoyment and safety of the citizens of Coalville. An open atmosphere has always been an identifying characteristic of Coalville. It has perhaps been the primary factor that has drawn people to the area. A feeling of openness can continue amid residential and other development through the establishment of parks, trails and open space areas. It is the city's desire to build a sufficient network of parks and open space, connected by a trail system that will contribute to the healthy, active lifestyles of the residents while also contributing to maintaining the historical feeling of openness.

### Parks, Open Space, and Environment Vision

Coalville will be a well-planned, small-town community with park facilities to meet the needs of a growing populace. It will have trails that connect the neighborhoods of the city to regional trail systems, and the preservation of open spaces that will ensure the continuance of our unique natural setting. The planned parks and open space will:

- Provide for adequate park facilities for current and future residents of Coalville.
- Create a trail system throughout the city that provides access to parks, open spaces, commercial and civic properties.
- Preserve essential natural features while accommodating residential development.
- Mitigate natural hazards.



# Parks, Open Space and Environment

Coalville City 2012 General Plan

## Parks

Park space is an essential element of the quality of life for every community. Throughout the planning process, the need to improve, expand, and enhance park facilities has proven to be a high priority by both city officials and the public. There are approximately 21.3 acres of parks with additional land that can be improved. Much of which is owned by Summit County. As growth occurs city leaders will work to provide a wide variety of park facilities, while balancing community funds and resources. Coordination with the County and North Summit Recreation District will be essential to success.

Due to its size and location, Coalville has always been a hub of activity and recreation to North Summit County. Good transportation facilities, access to services and proximity to Echo Reservoir and other opportunities draw visitors on a regular basis. Moving forward, the city should maximize these opportunities by promoting the expansion and enhancement of recreational facilities and the services provided within the community.



The North Summit County Recreation District is currently exploring the option of building a new recreation center to serve the area. Coalville is the likely location for such a facility and will work closely with the district and county to ensure the recreational needs of citizens are met in a responsible manner.





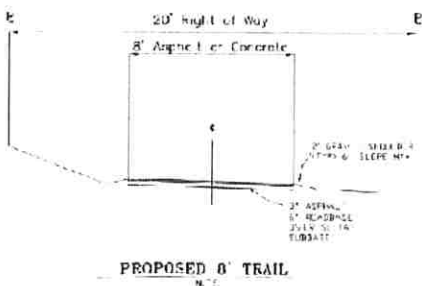
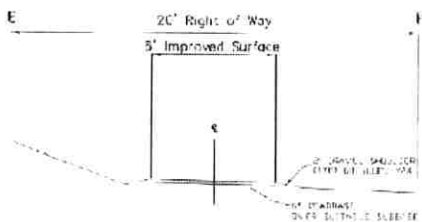
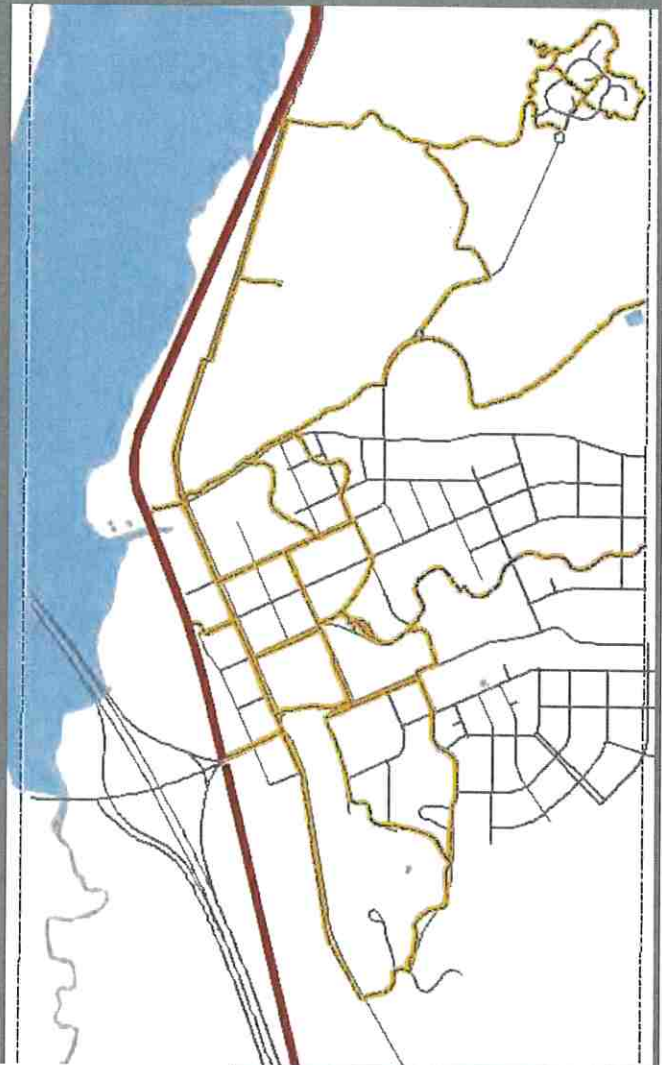
# Parks, Open Space and Environment

Coalville City 2012 General Plan

## Trails

City residents have expressed a strong interest in developing trails throughout the community as a valuable amenity for recreation and transportation. Trails along roads, waterways, hillsides, and canals offer residents and visitors, walkers, runners, cyclists, and equestrians safe routes for exercise and transportation separate from the ever-increasing amount of vehicular traffic on local streets.

As more of the city is developed, opportunities for providing continuous inter-connected trail corridors are diminished. For this reason, the city has developed a Master Trails Plan and Trail Design Standards to address the issue of trail development by making it a required step in the land planning process, before available trail corridors are lost. The city is committed to making trail development an integral part of ongoing planning reviews, to provide a valued community amenity.





# Parks, Open Space and Environment

Coalville City 2012 General Plan

## Open Space

Coalville is characterized by valuable open space resources that contribute to the community's character and overall quality of life. While residents expect that real estate development will occur as population increases, they would like to see their rural heritage conserved for the enjoyment of future generations.



It is often difficult for cities to provide a clear definition of open space, yet one is necessary to achieve the goals of Coalville and its residents. In many cases these lands are unfit for development. As development occurs, the city will work with land owners to conserve these valuable spaces while creating beautiful, well planned places to live, work and play. The overriding, guiding consideration should be on preserving and enhancing the natural resources and environment whenever possible and carefully integrating man's works with nature.

### Prime Areas for Open Space Preservation

|                                                                                           |
|-------------------------------------------------------------------------------------------|
| Water quality areas (watershed and well protection areas, springs, drainages, streams)    |
| Slopes 20% or greater                                                                     |
| Ridge lines                                                                               |
| Known geologic hazards (faults, landslide areas, avalanche zones, etc.)                   |
| High value or critical wildlife habitat areas and corridors                               |
| Public lands                                                                              |
| Significant rural/mountain viewsheds,                                                     |
| Community/recreational facilities and trails                                              |
| Future recreational locations should be identified on the city's park/open space map      |
| Areas of rich vegetation/large trees                                                      |
| Agricultural lands, including farms/ranches, and their prime soil areas and fields        |
| Ancillary agricultural facilities and corridors (canals/ditches, herding corridors, etc.) |
| Access points to lands historically used for providing access to public lands             |
| Existing open space within developed areas                                                |
| Intercommunity corridors and buffers                                                      |



# Parks, Open Space and Environment

Coalville City 2012 General Plan

## Parks, Open Space and Environment Goals, Objectives, and Policies

### **Goal #1 "Provide facilities and opportunities in the community for a balanced recreational program of physical and cultural activities for the residents of Coalville City"**

#### **Objective 1**

"Maintain the master recreation plan for the city which identifies the current and future parks and recreational facilities to accommodate the existing and future growth of the community . "

POLICY 1: Coordinate and participate with Summit County and North Summit School District for cooperation of recreational planning within Coalville City particularly with the planning and development of the county fairgrounds and recreation complex and joint use facilities.

POLICY 2: Ensure that City parks, buildings, land and recreational facilities are useful and attractive.

POLICY 3: Park and recreational facilities should be planned and designed to meet their proposed purpose and contribute to the design theme of the community.

POLICY 4: Apply the park area standards of the Development Code to new development applications as a condition of final approval to obtain park areas and recreational sites to accommodate new growth.

POLICY 5: Maintain a Capital Improvements Program (CIP) which incorporates a funding program for the construction of improvements to the City's recreational system.

POLICY 6: Identify, pursue and utilize all funding sources and development techniques that are available for park acquisition and development.

POLICY 7: Promote and solicit the donation of land, recreation and park equipment by private and corporate organizations and recognize their support.

POLICY 8: Protect park and recreation areas from incompatible developments and uses on adjacent properties.



**Goal #2 “Environmental resources of the city should be protected including water quality, air quality, wildlife habitat, scenic quality, hillsides, ridge lines, prime agriculture land, open space, soils, vegetation, wetlands, riparian corridors and flood plains.**

**Objective 1**

“Protect all of the environmental and natural resources of the City by requiring development to occur in a manner and location which preserves sensitive environmental lands.”

POLICY 1: Prohibit any development, except antenna structures, on mountain hill sides and ridge lines that allows a structure to protrude into the sky line, as viewed from all major public roadways.

POLICY 2: Prohibit any development in wetlands, unless appropriate mitigation is approved by the jurisdictional governmental agencies.

POLICY 3: Prohibit development or construction below any historic high-water line of all streams and rivers or whenever it will significantly alter the natural drainage patterns of the land. Development in a flood plain is strongly discouraged and if occurs shall specifically comply with all applicable Federal Emergency Management Agency regulations.

POLICY 4: Minimize the impact of major development within any critical wildlife winter ranges, birthing areas, or migration corridors.

POLICY 5: Prohibit any development or construction on any natural slope that is 30 percent or greater.

POLICY 6: Prohibit any development on lands which, based on reliable evidence, is found to be unsuitable for the activity due to inadequate soil conditions that have or can result in slide conditions or have evidence of erosion history.



# Parks, Open Space and Environment

Coalville City 2012 General Plan

POLICY 7: Development that accelerates the erosion of soil, and thereby contributes significantly to stream sedimentation, will require special review and mitigation according to Coalville City Engineering and Design Standards.

POLICY 8: All development shall preserve the maximum amount of existing vegetation possible on a site. All undisturbed areas on any site containing sensitive lands and vegetation shall be designated prior to construction. The edge of disturbance areas shall be made to look as natural as possible. Straight line removal of vegetation is discouraged.

POLICY 9: Apply the Right to Farm provisions in the Land Use Management Code to protect existing prime agricultural operations and provide incentives for the continued production of prime agricultural lands.



### **Goal #3 “Multiple-use trail and sidewalk systems should be expanded and constructed, particularly along the Chalk Creek Corridor, Rails-to-Trail, Main Street and within new developments.”**

#### **Objective 1**

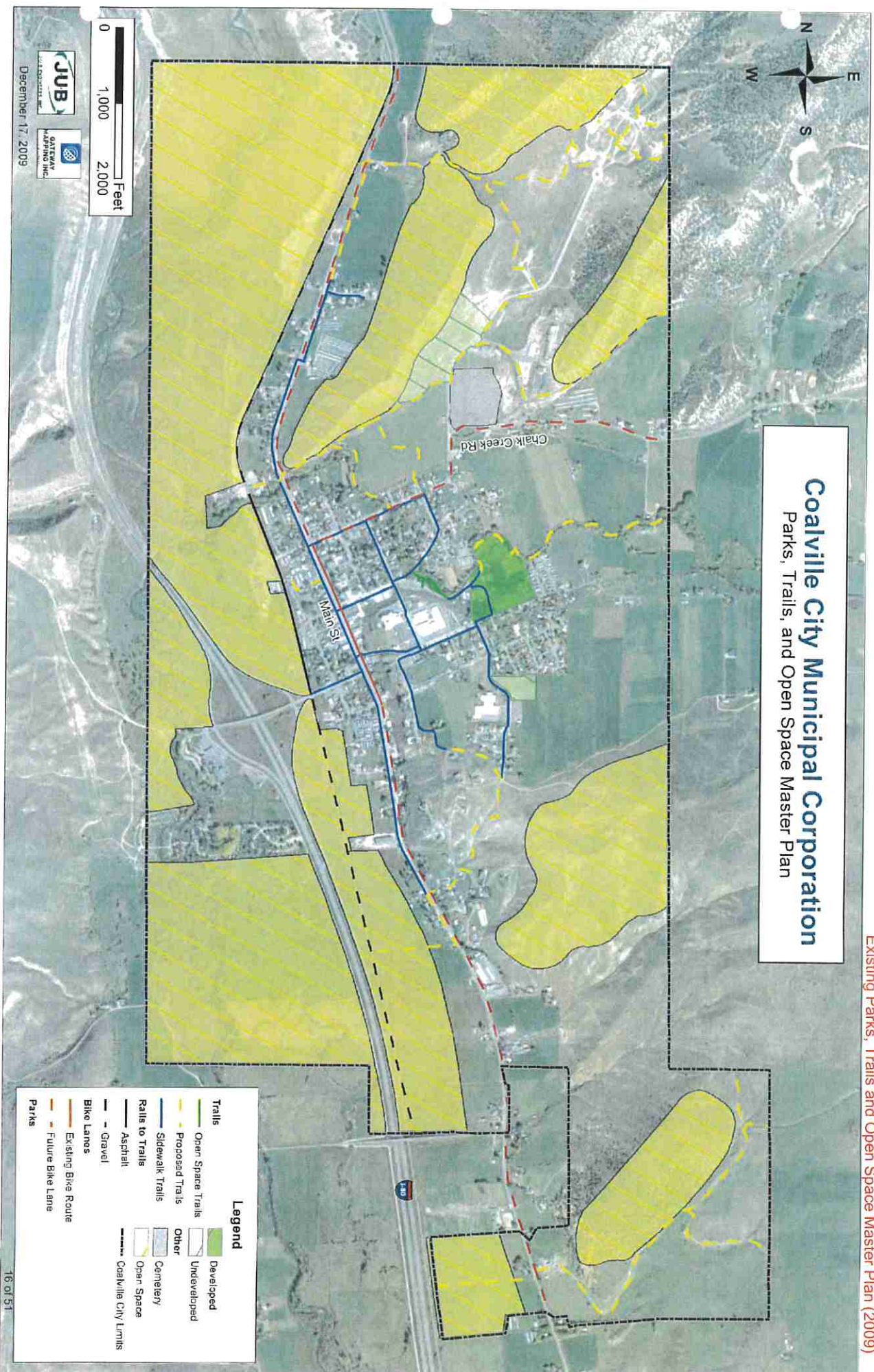
“Trail systems are an important alternative form of transportation and should be planned for Coalville City as part of a trails master plan.”

POLICY 1: A Chalk Creek corridor trail should be identified and planned for as a part of this general plan. This trail should tie into the existing Rails-to-Trail and main street sidewalk system.

POLICY 2: All future major developments shall be planned with trail linkages to the Chalk Creek Corridor, Rails-to-Trail, and Main Street Sidewalk System.

POLICY 3: All new development will conduct pedestrian impact analysis studies and design and construct trail infrastructure to meet residents needs.

# Coalville City Municipal Corporation Parks, Trails, and Open Space Master Plan



# Zoning Map

Coalville City, UT

June 2021

0 1,700 3,400  
Feet



- Community Commercial (CC)
- Highway Commercial (HC)
- Light Industrial (LI)
- Agricultural (AG)
- Residential Agricultural (R-A)
- Low Density Residential (R-1)
- Medium Density Residential (R-2)
- High Density Residential (R-4)
- Very High Density Residential (R-8)



# Annexation Declaration Boundary

Coalville City, UT

January 2019

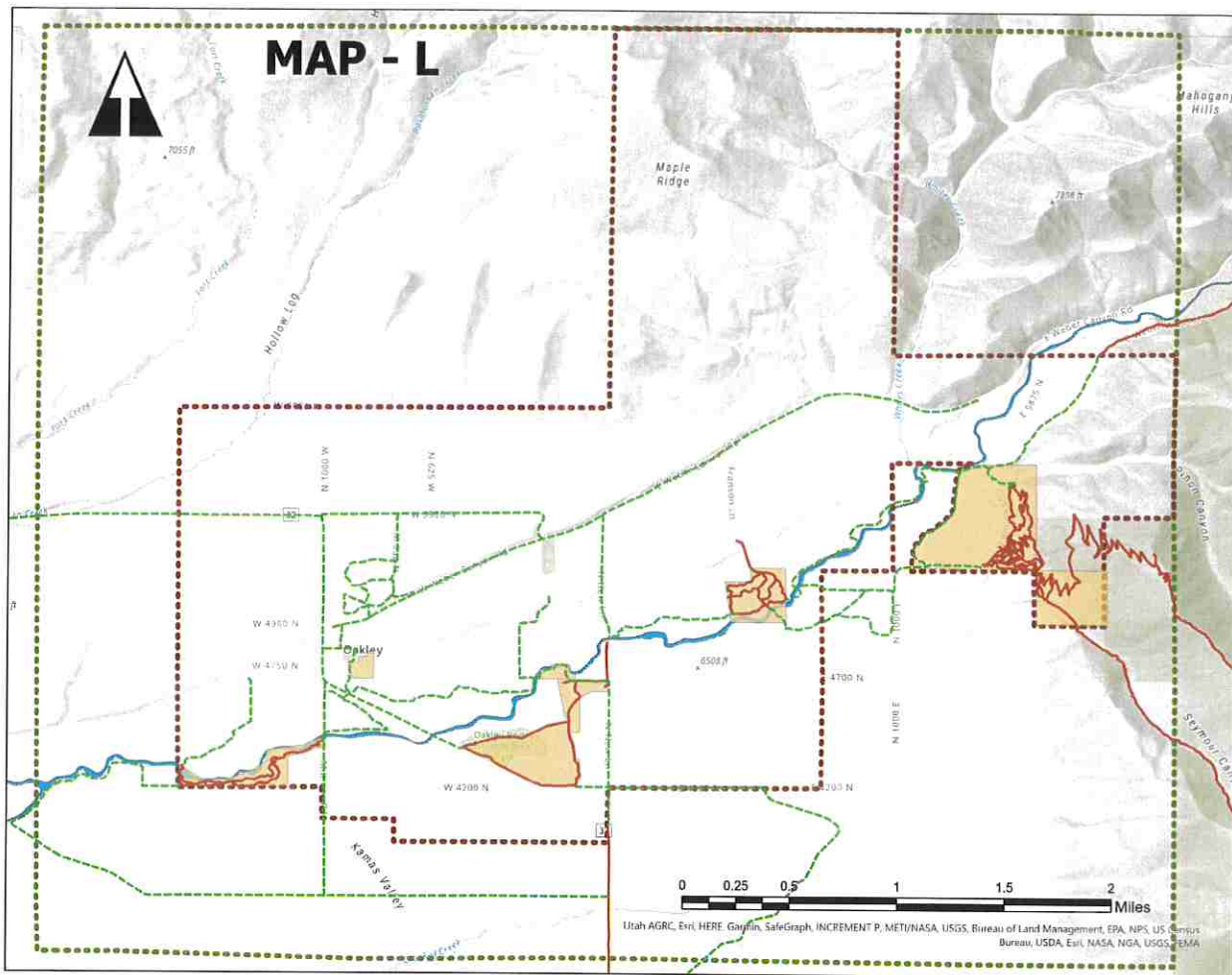
- Annexation Declaration Boundary
- Coalville City

0 0.75 1.5  
Miles



# **ATTACHMENT B**

Additional Resources Reviewed and Considered



Your county  
extension office



**UW**  
**Extension**  
Cooperative Extension  
Shawano County

Jay Moynihan  
Community Resource Development  
Room 101 Shawano County Courthouse 311 N. Main street  
Shawano, Wisconsin 54166 U.S.A.  
(715) 526 – 6136 [jay.moynihan@ces.uwex.edu](mailto:jay.moynihan@ces.uwex.edu)

06/04/2013

## Concerning Property Values and Bicycle, Jogging and Running Trails

### Summary

**“Trails are the most desired community amenity  
that homeowners seek when buying a home. “**

**National Association of Home Builders, 2008**

This type of trail or path is considered an *amenity*, something that increases the attractiveness and value of real estate or of a residential structure. Proximity to this type of trail is commonly used in real estate sales materials.

The actual increase in property value associated with this amenity varies with:

- The distance to trail or path (abutting or being crossed by is most valued)
- The aesthetic quality of the property the trail or path passes through (water edge higher)
- Commuting value for the prospective employed buyer
- Local prices, generally
- 

Brown County, Wisconsin 1998: + \$ 9,200

<http://fyi.uwex.edu/winnebagopcn/files/2012/08/BrownCountyPlanningCommission.pdf>

Delaware, 2006: +\$8,800

*Project Report for Property Value/Desirability Effects of Bike Paths Adjacent to Residential Areas*, prepared for Delaware Center For Transportation and The State of Delaware Department of Transportation by David P. Racca and Amardeep Dhanju, Center for Applied Demography & Survey Research, College of Human Services, Education, and Public Policy University of Delaware, Newark, DE 19716, November 2006

[http://www.ce.udel.edu/dct/publications\\_files/Rpt.%20188%20Bike%20Paths.pdf](http://www.ce.udel.edu/dct/publications_files/Rpt.%20188%20Bike%20Paths.pdf)

Ohio 1999: Closer to trail, easier to sell

Little Miami Scenic Trail Economic Study, Pflum, Klausmeier, & Gehrum Consultants, Inc.  
1892 Georgetown Road Hudson, Ohio 44236, August 1999

<http://www.google.com/url?sa=t&rct=j&q=&esrc=s&frm=1&source=web&cd=3&ved=0CFEQFjAC&url=http%3A%2F%2Fwww.americantrails.org%2Fresources%2Feconomics%2FLittleMiamiEcon.doc&ei=qxSuUf-BI6PEyQH2q4DoAg&usg=AFQjCNFNsoKKSixAuBZJYINI76U-9KEX3g&bvm=bv.47244034,d.aWc>

Ohio, 2008: Each foot from trail decreases property value by \$7.05.

*The Impact of the Little Miami Scenic Trail on Single Family Residential Property Values*, Division of Research and Advanced Studies of the University of Cincinnati, Duygu Karadeniz, 2008.

<http://etd.ohiolink.edu/send-pdf.cgi/KARADENIZ%20DUYGU.pdf?ucin1211479716&dl=y>

Ohio 2011: If within 1000 feet of trail, + \$9,000

*New Research Finds that Homeowners and City Planners Should 'Hit the Trail' When Considering Property Values*, <http://www.uc.edu/news/NR.aspx?id=14300> ,

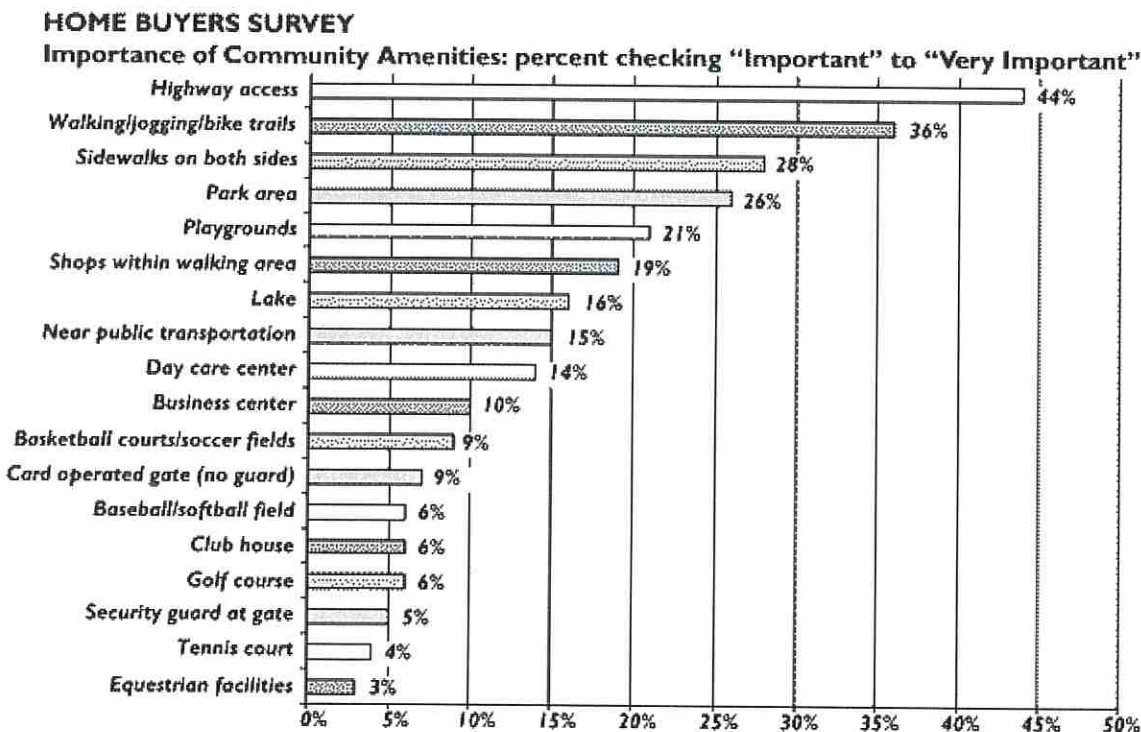
<http://www.theatlanticcities.com/commute/2011/10/how-much-bike-trail-worth/382/>

General article on benefits:

<http://www.americantrails.org/resources/economics/economic-benefits-trails-macdonald.html>

"In a 2002 survey of recent home buyers sponsored by the National Association of Realtors and the National Association of Home Builders, trails ranked as the second most important community amenity out of a list of 18 choices."

[http://www.elcr.org/resources/resc\\_9.pdf](http://www.elcr.org/resources/resc_9.pdf)



<http://www.americantrails.org/resources/benefits/homebuyers02.html>

**Want to research this?** Here is the Google search string for the words:  
walking biking paths property values

[https://www.google.com/search?sourceid=navclient&aq=&oq=walking+biking+paths+property+values&ie=UTF-8&rlz=1T4GNNI\\_enUS526US526&q=walking+biking+paths+property+values&gs\\_l=hp...0.0.0.12204.....0\\_mJK0e8KdxM](https://www.google.com/search?sourceid=navclient&aq=&oq=walking+biking+paths+property+values&ie=UTF-8&rlz=1T4GNNI_enUS526US526&q=walking+biking+paths+property+values&gs_l=hp...0.0.0.12204.....0_mJK0e8KdxM)



# Parks & Recreation

NRPA's monthly magazine

## CURRENT ISSUE

[HOME](#) | [PARKS & RECREATION MAGAZINE](#)

# May

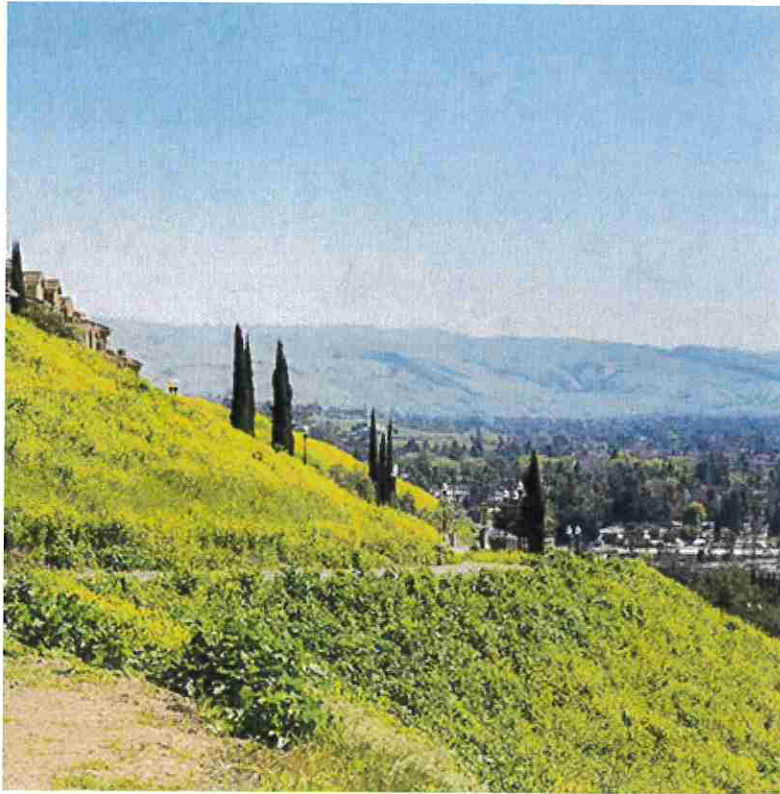
## The Impact of Trails and Greenways on Property Values

April 23, 2020, Department, by John L. Crompton, Ph.D.

Finance for the Field

For an enhanced digital experience, read this story in the ezine.

In 1989, the President's Commission on Americans Outdoors recommended the nation develop a system of recreational corridors: "Fingers of green that reach out from and around and through communities all across America." They called for a "prairie fire of local action" to implement the vision.



Three factors came together to create a “perfect storm,” which ignited that vision.

First, Congress was concerned the dramatic contraction of active rail lines from their peak of 254,251 miles in 1916 to 141,000 miles by 1980 was resulting in a loss of land corridors — which preempted any future reactivation that may be desired for military or mass transportation purposes. Consequently, in 1983 to preserve the corridors for potential future transportation uses, Congress amended section 8(d) of the National Trail Systems Act (often called the Railbanking Act or the Rails-to-Trails Act) to preserve established railroad corridors for interim trail and future rail use. This legislation spurred an extraordinary surge in trails.

The lack of funding needed to compensate adjacent landowners and to pay for the cost of transitioning rail line beds to hike-bike trails was a barrier to realizing the potential of the railbanking provision. The second element in the “perfect storm” was the 1992 federal Transportation Bill. This included a component that funded nontraditional projects that enhanced the existing transportation infrastructure. The funds provided up to 80 percent of the cost of a project, so local and state entities were required to finance only 20 percent of the cost. This offered a strong incentive for local trail initiatives. Similar enhancement funding has been included in every subsequent Transportation Bill.

The third factor emerged in the last quarter of the 20th century, when Americans became much more aware of the importance of exercise in maintaining good health. During the 1970s and 1980s, 25 million Americans took up running while many more engaged in regular walking. The most recent survey by the National Association of Homebuilders reported that walking/jogging trails ranked third or fourth among all homebuyer age groups as most desired local amenities on a list of 19. This reflects the growing prominence of trails in both the commuting and leisure dimensions of people’s lives.

### **Gauging Property Owners' Perceptions**

For the most part, the rationale underlying the proposition that trails and greenways may positively influence property values differs from that associated with parks. Unlike parks, any added property value is not likely to come from the views of nature or open space that a property owner enjoys, because in many cases, especially in urban trail contexts, there are no such vistas. Rather, any added value derives from access to the linear trail. It is a trail’s functionality or activity potential that is likely to confer added value, not the panorama of attractive open space.

In a recent article published in the *Journal of Park and Recreation Administration*, Sarah Nicholls, a professor in the department of business at Swansea University’s School of Management, and I reviewed findings of studies that evaluated the impact of trails on property values. Those conducted in the 1980s and 1990s relied on responses to surveys by people living next to trails.

Typically, they were asked two questions. First, did the trail increase or decrease their property's value? Opinion surveys from the 10 urban studies addressing this question reported that among 2,647 households residing proximate to 24 urban trails, only 6 percent perceived trails had a negative impact on their property. In contrast, 47 percent believed the trail increased their property's value.

Among the 1,212 proximate property owners along eight primarily rural trails, most perceived the trail did not influence their property's value. Again, only 6 percent reported a decrease, but the proportion perceiving an increase was much lower than along the urban trails (16 percent compared to 47 percent).

These findings were important because they strongly suggested that exposure to a trail after it has been open for a number of years led those most impacted to conclude that fears of negative financial repercussions associated with a trail are generally without merit.

Second, was the property likely to sell more quickly or more slowly because of its proximity to the trail? Responses were reflective of those to the first question. Among those residing proximate to urban trails, 62 percent perceived a sale would be faster and 8 percent slower, while the rural residents' responses were 29 percent faster and 9 percent slower.

### **Analyzing the Data**

This approach had three obvious limitations. First, responses were subjective best guesses given by homeowners who, in many cases, had given little or no thought to the issue, and whose answers were not informed either by personal experience with recent market transactions or by knowledge of comparable sales transactions. Second, the sample sizes of these studies were small. Third, only one of the 18 studies appeared in a refereed journal, which means they may not possess the rigor that is expected in peer-reviewed social science research.

The emergence of much more advanced electronic technology in the late 1990s enabled these issues to be addressed by using more sophisticated research and statistical processes, and databases comprised of sales transactions. We identified 20 studies that investigated the impact of trails on residential property values. The results indicated that a small positive premium of between 3 percent and 5 percent was the most widespread outcome for a single-family home located next to a trail. However, there were outliers that suggested the premium might be as high as 15 percent in some cases, while in other contexts there may be a small negative impact.

**John L. Crompton, Ph.D.**, is a University Distinguished Professor, Regents Professor and Presidential Professor for Teaching Excellence in the Department of Recreation, Park and Tourism Sciences at Texas A&M University and an elected Councilmember for the City of College Station.

# American Trails

filed under: economics of trails (/resources/query/?subCat=188685&news=1)

## Trail Effects on Neighborhoods: Home Value, Safety, Quality of Life

Compiled by Suzanne Webel, Boulder Area Trails  
Coalition

*Are trails safe? How do they affect property values of adjacent residents?*

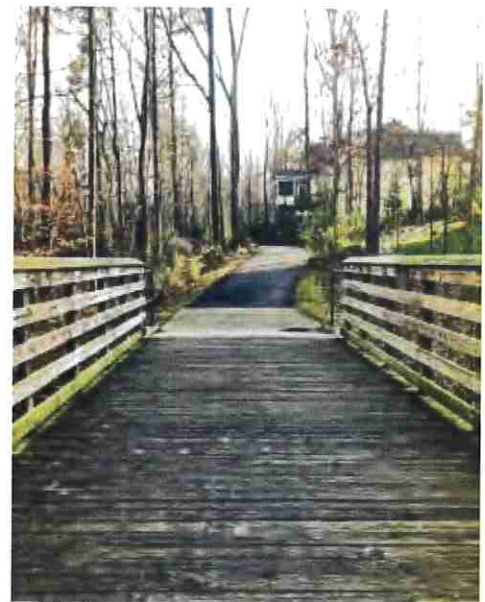
[Facebook](#)

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[More](#)

These perennial issues have been the subject of a few studies which find that trails are quite benign in their social impact. The facts haven't stopped groups organized against rail trail development from trumpeting that the few instances of crime are proof that trails are unsafe.

Homeowners nationwide express the same concerns and fears about proposed trails in their neighborhoods. But studies in various parts of the United States seem to show that concerns about trails lowering property values and increasing crime are unfounded. In fact, trails have consistently been shown to increase (or have no effect on) property values, to have no measurable effect on public safety, and to have an overwhelming positive influence on the quality of life for trail neighbors as well as the larger community.



Cary greenway; photo by James Willamor

## **1. The Effect of Greenways on Property Values and Public**

**Safety;** The Conservation Fund and Colorado State Parks, State Trails Program (1995)

"The study of Property Values and Public Safety was to determine what effect, if any, the presence of urban trails has had on public safety to property owners who live adjacent to a trail and on property owners who live within one block of a trail. The study also evaluated the level of public acceptance for urban trails and their effect on the quality of life in these neighborhoods...

"The need for the study arose due to concerns expressed by several different neighborhoods over the proposed construction of new trails. These concerns included fears that the presence of an urban trail might lower property values and also create a risk to public safety,

thus adversely affecting the quality of life in the neighborhood. These concerns are similar to concerns voiced in the past over proposed trails that are now established and accepted...."

Three Denver trails were studied in detail: "Data was collected in the summer of 1994 by telephone interviews of residents adjacent to or near to the trails, real estate agents who buy and sell homes in metro-Denver, patrol officers who work the trails, and biweekly surveys of the Denver Post Real Estate advertisements...."

Results of the survey show that "urban trails are regarded as an amenity that helps to attract buyers and to sell property. For residents of single family homes adjacent to a trail:

- 29% believed that the existence of the trail would increase the selling price of their home (and 43% said it would have no effect).
- 57% of the residents felt that the trail would make the home easier to sell (with 36% saying no effect).
- 57% of these residents had lived in their homes prior to construction of the trail
- 29% of those surveyed were positively influenced by the trail in their decision to buy the home.
- Results were similarly positive for residents who lived near but not adjacent to the trail..."

"Of the real estate agents interviewed:

- 73% believed that a home adjacent to a trail would be easier to sell
- 55% agreed that the home would sell for more than a comparable home from a different neighborhood
- 82% of real estate agents used the trail as a selling point
- 100% believed trails are an amenity to the community around it...

"No public safety issues could be directly linked to the trail. Only one resident interviewed was concerned with this issue, and none of the officers interviewed believed trails had any effect on public safety....

"[In summary,] concerns that urban trails might adversely affect [sic] public safety and property value in surrounding neighborhoods are not substantiated by the results of this study. The effect of a trail is beneficial, rather than detrimental."

## **2. The Impact of the Brush Creek Trail on Property Values and Crime;** Santa Rosa, CA, Michelle Miller Murphy, Sonoma State University, (1992)

"The purpose of this study was to determine what effect, if any, a bicycle/pedestrian trail has on property values and crime rates. Concerns by local property owners that proposed trails may negatively affect property values or increase crime prompted this survey. Due to its 9 year existence, the Brush Creek Trail, built along Brush Creek in Santa Rosa's Rincon Valley, was selected as the focus of this survey....

"Seventy five residents were surveyed on how long they had lived in the neighborhood, how the trail has affected their overall quality of life; what effect the trail would have on selling their homes, what effect the trail had in their decision to buy their homes; how the trail has affected their privacy, and what problems, if any, they have had with crime caused by trail users. Additionally, interviews were conducted with apartment and mobile home park managers near the trail, real estate agents with listings adjacent to trails, and law enforcement agencies; fifteen other cities were contacted for information on surveys regarding the effect of trails on property values and crime..."

- 64% of respondents felt the trail increased the quality of life in the neighborhood, with another 13% saying "no effect"
- 33% said the trail would make their home easier to sell, with 49% saying "no effect"
- 23% said the trail would make their home sell for more, with 69% saying "no effect"

Of real estate agents:

- 19% said homes next to a public trail would sell for slightly more, with another 48% saying "no effect"
- 61% of real estate agents said they use proximity to trails as selling points

"The law enforcement agencies had no data to determine crime statistics; survey results from 15 other cities showed only a small number of minor infractions including illegal motorized use of the trail, litter, and unleashed pets.

"The study shows neither increased crime nor decreased property values due to trails. On the contrary, the most overwhelming opinion by residents along the Brush Creek Trail is that the trail/creek has a positive effect on the quality of life in the neighborhood."

**3. Economic Impacts of Protecting Rivers, Trails, and Greenway Corridors: a Resource Book** (1990), Rivers and Trails Conservation Assistance, National Park Service;

This comprehensive volume includes studies from across the U.S., analyzed by impacts on Real Property Values, Expenditures by Residents (i.e. how people spend their leisure dollars), Commercial Uses, Agency Expenditures, Tourism, Corporate Relocation, Public Cost Reduction, Benefit Estimation, etc.

"The effect on property values of a location near a park or open space has been the subject of several studies... Many studies have revealed increases in property values in instances where the property is located near or adjacent to open spaces..."

A 1978 study of property values in Boulder, Colorado, noted that housing prices declined an average of \$4.20 for each foot of distance from a greenbelt up to 3,200 feet. In one neighborhood, this figure was \$10.20 for each foot of distance. The same study determined that, other variables being equal, the average value of property adjacent to the greenbelt would be 32% higher than those 3,200 feet away.

The same study revealed that "the aggregate property value for one Boulder neighborhood was approximately \$5.4 million greater than if there had been no greenbelt. This results in approximately \$500,000 additional property tax revenue annually. The purchase price of the greenbelt was approximately \$1.5 million. Thus, the potential increase in property tax alone could recover the initial costs in only three years."

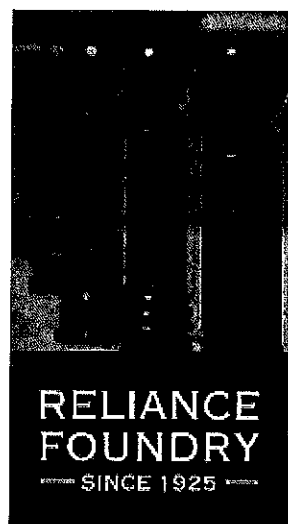
A different 1988 Boulder study found that "the public cost for maintaining non-open space, such as developed acres, was estimated to be over \$2,500 per acre, and could be as high as \$3,200 per acre when utilities, flood control, transportation, and subsidiary governmental entities' costs are included. The cost for maintaining open space in the City was only \$75 per acre, or less than three percent of the cost on non-open space..."

#### **4. Effects of Three Cary Greenways on Adjacent Residents (1995), Lauren A. Tedder, University of North Carolina at Chapel Hill**

"The purpose of this study was to determine if such problems plague the adjacent and nearby residents of three Cary, North Carolina greenways... a survey of those living near the three greenways was conducted. Respondents were asked questions designed to reveal their satisfaction with the greenway, their initial feelings toward the greenway, the frequency of problems they experienced, their use of the greenway, and their perceptions of the effect of the greenway on their property value.

"The results of the survey, which achieved a 75% response rate, supported the hypothesis that most residents feel satisfied with the greenways and that problems are minimal.

"Planners should take care to instill positive feelings among affected residents toward a proposed greenway by involving them in the planning process, educating them on the benefits of greenways, presenting data that refute their fears of perceived problems, and calming their greatest fears of crime through crime prevention efforts. Reducing the number of occurrences of the most commonly reported problems will require adapting greenways to specific circumstances. For example, noise and loss of privacy problems may be ameliorated by increased buffers between the greenway and home, while open wood rail fences may more clearly signify property lines and reduce trespassing."



(<https://www.reliance-foundry.com>)

*Published September 01, 2000*

#### **More articles by this author**

- Developing and Operating Water Trails at the Local, Statewide and Regional Levels  
(<https://www.americantrails.org/resources/developing-and-operating-water-trails-at-the-local-statewide-and-regional-levels>)

# Measuring Trails Benefits: Property Value

## How are trails related to property value?

Trails can be associated with higher property value, especially when a trail is designed to provide neighborhood access and maintain residents' privacy. Trails, like good schools or low crime, create an amenity that commands a higher price for nearby homes. Trails are valued by those who live nearby as places to recreate, convenient opportunities for physical activity and improving health, and safe corridors for walking or cycling to work or school.

Price is not property owners' only concern. Legal, well-marked access eliminates problems with trail users trespassing. Research also shows that those who opposed a trail prior to construction generally find a trail to be a much better neighbor than they anticipated.

When trails increase property value, local governments receive more property tax revenue. Depending on the trail, this revenue boost can help to partially offset the trail's construction and maintenance costs.

Additional details on each of these topics, as well as other relevant research, are available at <http://headwaterseconomics.org/trail>.

## Select Research Highlights

- In [San Antonio, Texas](#), neighborhood trails were associated with a two percent house price premium. Trails that were surrounded by greenbelts were associated with a five percent house price premium.<sup>1</sup>
- In [southwestern Ohio](#), the Little Miami Scenic Trail is associated with higher property value in urban, suburban, and rural settings. Up to a mile away from the trail, for every foot closer to the trail, property value increase by about \$7. A home a half mile from the trail would sell for approximately nine percent less than a home adjacent to the trail.<sup>2</sup>
- In suburban [New Castle County, Delaware](#), homes within 50 meters of bike paths commanded a four percent price premium.<sup>3</sup>
- In rural [Methow Valley, Washington](#), homes within one-quarter mile of trails benefited from a 10 percent price premium.<sup>4</sup>
- Along a popular trail in [Austin, Texas](#), the price premium ranged from 6 to 20 percent, depending on whether the neighborhood had views of the greenbelt surrounding the trail and whether it had direct neighborhood access to the trail.<sup>5</sup> This price premium translated to roughly \$59,000 per year in [additional tax revenue](#) or five percent of the annual cost of trail construction and maintenance.<sup>6</sup>

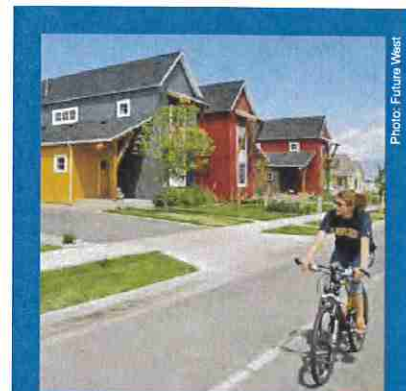


Photo: Future West

## How to use this information:

This research is of interest to property owners adjacent to a proposed trail, residential developers who are considering incorporating trails in new subdivisions, and local government staff who want to understand trails' fiscal impacts.

This summary is one of several handouts describing the state of research related to the benefits of trails. The other summaries address:

- Public health
- Business impacts
- Quality of life
- Overall benefits
- Access

This series offers a succinct review of common benefits identified in the 130+ studies in Headwaters Economics' free, online, searchable **Trails Benefits Library**.

- In [Indianapolis](#), researchers found that a high-profile, destination trail was associated with an 11 percent price premium for homes within a half mile of the trail. Other trails had no price premium.<sup>7</sup>
- In [Seattle, Washington](#)<sup>8</sup> and [upstate New York](#),<sup>9</sup> adjacent property owners were concerned about trail-related crime before the trail was built. Researchers found no change in crime rate after the trail was built.

## Methods

To measure the price premium attributable to proximity to trails, researchers use statistical models that compare the price of homes identical in all ways (e.g., size, age, number of bedrooms) except their distance from a trail. When this price difference is calculated over thousands of homes, researchers are able to estimate the average price premium for homes near trails.

Some research uses surveys to ask homeowners whether they believe the trail increases their property value and by how much. Due to the subjective and likely biased nature of these questions, conclusions from these surveys are unreliable. Careful statistical modeling provides more objective estimates.

Original studies and additional details on methods can be found in the Trails Benefits Library at <http://headwaterseconomics.org/trail>.

## Contact

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*Research shows  
that homes near  
trails often have  
higher property  
value, with a  
price premium  
ranging from five  
to ten percent in  
most studies.*

## Footnotes

- 1 Asabere, P. and F. Huffman. 2009. "The relative impacts of trails and greenbelts on home price." *The Journal of Real Estate Finance and Economics* 38(4): 408-419.
- 2 Karadeniz, D. 2008. *The Impact of the Little Miami Scenic Trail on Single Family Residential Property Values* (Unpublished Master's Thesis). University of Cincinnati School of Planning.
- 3 Racca, D. and A. Dhanju. 2006. *Property Value/Desirability Effects of Bike Paths Adjacent to Residential Areas*. University of Delaware, Delaware Center for Transportation Working Paper 188.
- 4 Resource Dimensions. 2005. *Economic Impacts of MVSTA Trails and Land Resources in the Methow Valley*. Methow Valley Sport Trails Association.
- 5 Nicholls, S., and J. Crompton. 2005. "The Impact of Greenways on Property Values: Evidence from Austin, Texas." *Journal of Leisure Research* 37(3): 321-341.
- 6 Crompton, J., and S. Nicholls. 2006. "An Assessment of Tax Revenues Generated by Homes Proximate to a Greenway." *Journal of Park and Recreation Administration* 24(3): 103-108.
- 7 Lindsey, G., Man, J., Payton, S., and K. Dickson. 2004. "Property values, recreation values, and urban greenways." *Journal of Park and Recreation Administration*, 22 (3): 69-90.
- 8 Zarker, G., J. Bourey, B. Puncochar, P. Lagerwey. 1987. *Evaluation of the Burke-Gilman Trail's Effect on Property Values and Crime*. Seattle Engineering Department Office of Planning.
- 9 Feeney, S. 1997. *The Mohawk-Hudson Bike-Hike Trail & Its Impact on Adjoining Residential Properties*. Schenectady County Department of Planning, Schenectady, NY.

It is common for developers to provide (and construct) trails and sidewalks as they know their property values and product demand will substantially increase by doing so, particularly in today's market.

The Wohali, Black Willow and Chalk Creek Estates developments are recent examples in Coalville.

Trails provide both physical and mental health opportunities to a community.

Homeowners nationwide express the same concerns and fears about proposed trails in their neighborhoods. But studies in various parts of the United States seem to show that concerns about trails lowering property values and increasing crime are unfounded. In fact, trails have consistently been shown to increase (or have no effect on) property values, to have no measurable effect on public safety, and to have an overwhelming positive influence on the quality of life for trail neighbors as well as the larger community.

**"Trails are the most desired community amenity that homeowners seek when buying a home. "**

**National Association of Home Builders, 2008**

#### 15.17.080 Trails

*Kamas*

Any future trail system developed for the enjoyment and use by the public will be constructed within the twenty-five foot (25') landscape buffer required by this code. Kamas City will not be responsible for the construction or maintenance of any trail system.

#### **HISTORY**

Adopted by Ord. 2017-01 on 3/14/2017

#### 13.23.250 Public Sites And Open Spaces

*Oakley*

- A. Where a proposed park, playground, school, trail or other public use is shown in the General Plan, is located in whole or in part within a subdivision, the planning commission may require the dedication or reservation of such area.
- B. Where deemed appropriate by the planning commission, upon consideration of the particular type of development proposed in the subdivision, the planning commission may require the dedication or reservation of such other areas, the need for which is created by or added to by such development for schools, parks, and other neighborhood purposes.

service demand, etc.) of the previously approved master planned development. A minor amendment shall be processed as a Minor Permit.

- B. Major Amendment: A major amendment is defined as an amendment that increases square footage, density, or intensity (traffic or parking demand, service demand, etc.) of the previously approved master planned development. A major amendment shall be processed as a Master Planned Development.

### 8-6-060: MPD REQUIREMENTS

All applications for a master planned development shall meet the following minimum requirements. Additional project information necessary for the project analysis may be required at the discretion of the Community Development Director, Planning Commission, or City Council.

- A. Density: The maximum density permitted on the project site will be determined as a result of a site design, sensitive lands and infrastructure impact analysis. The maximum density shall not exceed that set forth in the proposed or existing zone, except as otherwise provided in this section.
- B. Deed Restricted Open Land: Deed restricted open land consists of land in a subdivision or MPD that is left natural, undeveloped or unimproved (except recreation areas) and is deed restricted for public or private purposes including agricultural production, scenic, historic, or cultural resources and active or passive recreational uses such as trails, parks, golf courses and similar uses.
1. Deed restricted open land does not include open areas in private individual residential lots, public roads, private roads, parking spaces and drive aisles in parking lots, outdoor storage areas and land covered by structures not designated for recreational use.
  2. A base percentage amount of deed restricted open land is required in all master planned developments within each zone district as follows:

|                                       |     |
|---------------------------------------|-----|
| a. Agricultural Zone (AG)             | 20% |
| b. Residential Agricultural Zone (RA) | 15% |
| c. Low Density Residential (R-1)      | 10% |
| d. Medium Density Residential (R-2)   | 10% |
| e. High Density Residential (R-4)     | 10% |
| f. Very High Residential (R-8)        | 5%  |
  3. The City Council may consider a reduction in the base amount of deed restricted open land when the reduction results in the project advancing the goals, objectives and policies of the General Plan.
  4. Where an MPD contains more than one (1) zone, the City Council may consider the location of deed restricted open land irrespective of zone boundaries to advance the project design or use, accessibility and quality

of the open land. This exception may only be considered if the project advances the goals, objectives and policies of the General Plan.

5. At the discretion of the City Council, Deed Restricted Open Land may be applied on different property better suited for restricted open land which is not associated with the proposed development and owned by the applicant.

C. Density Bonus: A density bonus may be permitted in accordance with the following:

1. Deed Restricted Open Land: In addition to the base requirement of an MPD, additional deed restricted open land is a requirement for the development of bonus density.
2. Bonus Density Calculation. If the proposed number of lots in an MPD is greater than the allowed base density, the applicant shall be entitled to the increased number of lots in excess of base density at a one-to-one percentage ratio of the amount of deed restricted open land being set-aside.

- a. The amount of bonus density is calculated by multiplying the base density by the percentage of deed restricted open land being set-aside, in addition to the base requirement of the MPD.
- b. The amount of the density bonus cannot exceed more than fifty percent (50%) of base density.
- c. The base density and minimum lot size in each zone for Master Planned Developments shall be as follows:

|                                     |                               |
|-------------------------------------|-------------------------------|
| Agriculture Zone (AG)               | 1 Unit/20 Acres: 1-acre min.  |
| Residential Agriculture Zone (RA)   | 1 Unit/5 Acres: 3/4-acre min. |
| Low Density Residential (R-1)       | 1 Unit/Acre: 1/2-acre min.    |
| Medium Density Residential (R-2)    | 2 Units/Acre: 1/3-acre min.   |
| High Density Residential (R-4)      | 4 Units/Acre: 1/4-acre min.   |
| Very High Density Residential (R-8) | 8 Units/Acre: 1/8-acre min.   |

- d. No more than fifty percent (50%) density bonus of the deed restricted open land may consist of sensitive lands.

*Example Bonus Density Calculation for a ten (10) acre parcel in the R-1 Zone with 2 acres of sensitive lands:*

R-1 Zone base density (1U/AC) = 10 lots/minimum lot size ½ acre.  
10%(1 acre) base requirement + 20% (2 acres) deed restricted open land being set-aside = 2 bonus density lots.

50% of 2 acres of sensitive lands= 1 acre.

Total of 12 lots on 6 acres at ½ acre minimum size.

- D. Setbacks: The minimum setback around the exterior boundary of an MPD shall match the setbacks of the more restrictive/larger abutting zone setback. In some cases, that setback may be increased to create an adequate buffer to adjacent uses. The City Council may reduce or increase setbacks as determined by the overall density configuration, clustering, open land, and proposed product types within the development from those otherwise required provided the project meets minimum Building Code and Fire Code requirements.
- E. Building Height: The maximum building height for all structures within a master planned development shall not exceed the zone standard. The City Council may grant additional building height beyond the maximum zone standard up to forty five feet (45') based on demonstrated good cause, related but not limited to, structured parking, workforce housing, deed restricted open land, community outdoor common area improvements, superior architectural design or provision of community support services.
- F. Reduction of Minimum Lot Size Requirements: The City Council may reduce the minimum lot size specified in a zone (minimum 0.10 acre) for density purposes if it finds the proposed decrease in minimum lot size:
1. Improves the development site design;
  2. Results in the clustering of buildings or lots;
  3. Preserves contiguous open land and natural resources;
  4. Provides efficiency of infrastructure, and;
  5. Produces unique product type development.
- G. Off-Street Parking: Master planned developments shall meet the following off-street parking standards:

|                                  |                                             |
|----------------------------------|---------------------------------------------|
| a. Residential uses:             |                                             |
| (1) Single family dwelling unit  | Minimum 2 spaces/unit                       |
| (2) Duplex dwelling unit         | Minimum 2 spaces/unit (total of 4/building) |
| (3) Accessory dwelling unit      | Minimum 1 space/unit                        |
| (4) Guest house                  | Minimum 1 space/unit                        |
| (5) Multi-unit (3 or more units) | Minimum 1 space/unit                        |

## CHAPTER 6

### PARKS AND RECREATION IMPACT FEES

#### BACKGROUND

The Impact Fees Act allows cities and towns to charge impact fees for "parks, recreation facilities, open space and trails,"<sup>31</sup> as long as there exists a reasonable relationship between the fees imposed and the needs generated by new development [Utah Code 11-36-102 (12)(f)]. Parks and Recreation impact fees are implemented by a City in order to sustain the current Level of Service ("LOS"), not to increase it. Therefore, it is important to identify the parks & recreation level of service standards to ensure that the capacities of projects financed through impact fees do not exceed the established standard.

#### EXISTING PARK FACILITIES

Coalville City has 21.3 acres of park facilities. However, the City owns only 3.3 acres of the total park land; the remaining 18 acres are owned by Summit County.

Figure 6.1

| PARK FACILITIES                         |       |
|-----------------------------------------|-------|
|                                         | Acres |
| Fair Complex (County-owned)             | 16    |
| Entryway Park (County-owned)            | 2     |
| Park Land (City-owned, unimproved land) | 3.3   |
| Total                                   | 21.3  |

Therefore, only 3.3 acres can be used in establishing the city-owned park standard – the level of service that can be used in establishing impact fees. With a 2007 population of 1,567 persons and 3.3 park acres, the City has a de facto park standard of 2.11 developed park acres per 1,000 population and 3.592 trail miles per 1,000 population. The value per acre of existing facilities, including land and improvements, is \$253,513 whereas the trails value per mile is \$112,530.

*3.3 developed acres / (1,567/1,000) = 2.11 developed park acres per 1,000 population  
5.62 trail miles / (1,567/1,000) = 3.592 developed trail miles per 1,000 population*

#### GROWTH IN PARKS AND TRAILS DEMAND

Park demand comes from residential, not commercial growth. Coalville City has a current population of 1,567, with an estimated buildout population of 11,500 – an increase in population of 9,933 persons.

<sup>31</sup> Utah Code [11-36-102(12)(g)]

This population growth will result in the demand for an additional 20.96 acres of parkland, if the existing city-owned level of service is to be maintained.<sup>32</sup>

The existing trails standard is 5.62 trail miles per 1,000 persons. Given population growth of 9,933 persons, Coalville City will need an additional 35.66 trail miles in order to maintain the current level of service.<sup>33</sup>

#### COST OF FACILITIES NEEDED

The additional 20.96 acres of parkland (unimproved) are estimated to cost \$1,676,800 (\$2008).<sup>34</sup> This cost does not include any improvements to the land because the existing park land owned by Coalville City does not include any improvements. Therefore, new development cannot be expected to make up this deficiency and pay for a higher level of service than what currently exists.

The additional 35.66 trail miles are estimated by cost \$10 per linear foot (not including land costs),<sup>35</sup> for a total of \$1,882,848, calculated by multiplying the 35.66 miles by 5,280 feet per mile, multiplied by \$10 per foot.

#### PROPORTIONATE SHARE ANALYSIS

The additional park costs of \$1,676,800 should be divided equally among the new growth of 9,933 persons for a per capita park cost of \$168.81 per person. The additional trails cost of \$1,882,848 should also be divided equally among the 9,933 increased population for a per capita trails cost of \$189.55 per person. The total per capita cost for parks and trails is \$358.36, plus costs for professional services, for a dwelling unit cost of \$1,065.81 (assuming an average household size of 2.97 persons).

Figure 6.2

| PROPORTIONATE SHARE ANALYSIS     |             |
|----------------------------------|-------------|
| <b>Parks</b>                     |             |
| Park Acres per 1,000 population  | 2.11        |
| Additional Acres Needed          | 20.96       |
| Cost per Acre                    | \$80,000    |
| Additional Cost                  | \$1,676,800 |
| Population Growth                | 9,933       |
| Cost per Capita                  | \$168.81    |
| <b>Trails</b>                    |             |
| Trail miles per 1,000 population | 3.59        |
| Additional Miles Needed          | 35.66       |
| Cost per Mile                    | \$52,800    |
| Additional Cost                  | \$1,882,848 |
| Population Growth                | 9,933       |

<sup>32</sup> Calculated by multiplying the current parks standard of 2.11 park acres by the increased population of 9,933 persons, divided by 1,000 -  $(2.11 * (9,933/1000))$ .

<sup>33</sup> Calculated by multiplying the current trails standard of 3.59 miles by the increased population of 9,933 persons, divided by 1,000 -  $(3.59 * (9,933/1000))$ .

<sup>34</sup> Based on an estimated \$80,000 per acre.

<sup>35</sup> It is assumed that easements for trail land can be obtained as a condition of development approval, and therefore no land costs for trails have been included in this analysis.

| PROPORTIONATE SHARE ANALYSIS  |            |
|-------------------------------|------------|
| Cost per Capita               | \$189.55   |
| Totals: Parks and Trails      |            |
| TOTAL per Capita              | \$358.36   |
| Professional Costs per Capita | \$0.50     |
| Total per Capita              | \$358.86   |
| Average Household Size        | 2.97       |
| Per Household Impact Fee      | \$1,065.81 |

#### CREDITS AGAINST GROSS IMPACT FEE

There are no bonds outstanding to pay for parks and trails facilities. Therefore, no credits need to be made against the gross impact fee for future bond payments.

#### OTHER CREDITS

At the discretion of the City, a developer may choose to donate infrastructure, labor or supplies for the building of capital facilities in lieu of the above impact fee or a portion thereof, as long as the donation is consistent with the City's plans for parks and trails development. The City would determine if a potential donation would meet City needs for infrastructure and the fair market value of such a donation to the city.

# **ATTACHMENT C**

Recommended Updated Development Code Language

DRAFT 07/12/21

**8-4-080: PARKS, TRAILS and OPEN SPACE:** All required parks, trails/sidewalks and open space are subject to approval of the City consistent with the Coalville City Parks, Trails and Open Space Master Plan and the applicable Coalville City Engineering Standards and Construction Specifications, incorporated herein by reference. All required open space shall be provided by the developer and all required park and trail/sidewalk improvements shall be constructed and paid for by the developer.

**Commented [DS1]:** This Section 8-4-080 replaces existing Sections 8-4-080 and 8-4-100 of the development code.

- A. Parks.** All developments including residential subdivisions, master planned developments and commercial or industrial projects require land to be reserved, and improvements installed for parks and playgrounds or other recreation purposes in locations identified in the Coalville City Parks, Trails, and Open Space Master Plan. Each reservation shall be of suitable size, dimension, topography, and general character, have adequate access, and benefit the development and surrounding residents. The area shall be shown on the subdivision plat or development site plan. The developer shall also be required to install improvements to the recreation areas which directly benefit the development. All improvements shall be built to City specifications.

Payment of a fee to the City in lieu of reserving land and installing improvements may be considered in unique circumstances, as determined by the City, including property location, lack of access or need for parks or other recreational facilities. The fee-in-lieu amount shall be determined from a cost estimate of reserving the required land and installing the associated improvements.

1. Required Park Area. The number of acres to be reserved using level of service standard of five (5) acres per one thousand residents or typically five (5) acres per two hundred fifty (250) dwelling and other units or lots. This calculation equates to eight hundred seventy-one (871) square feet per single family dwelling unit or 3,000 square feet of an equivalent residential unit (ERU) for all other units including but not limited to rental units and commercial or industrial buildings.
2. Dedication of Recreation Areas. The developer shall dedicate all recreation areas and facilities to the City as a condition of final subdivision plat or development site plan approval. If the applicant provides recreational facilities solely for the use of the residents of the development, the facilities shall be privately maintained by the development and not dedicated to the City.

3. Easement Area or Fee-in-Lieu of Provisions. In certain circumstances, such as property location, land characteristics, existing surrounding recreational areas and facilities, or other factors the City determines to be applicable, dedicated easement areas or payment of a fees-in-lieu may be preferable to on-site land reservations for parks and recreational facilities.
  4. Minimum Size of Park Areas and Recreational Facilities. In general, land reserved in all subdivisions or other developments for recreation purposes shall have an area of at least one (1) acre. When the proposed area would create less than one acre, the City may require that the recreation area be located at a suitable place on the edge of the development so that additional land may be added at the time adjacent land is developed, in no case shall an area of less than one quarter (1/4) acre be reserved for recreation purposes This smaller amount will be accepted only when it is on the edge of the subdivision or when the City determines that the reduced size will result in a functional and usable recreation site.
  5. Recreation Sites. Land reserved for recreation purposes shall be of a character and location suitable for use as a playground, play field, trails or for other recreational purposes, and shall be relatively level and dry; and shall be improved by the developer to the City standards. Such improvements shall be included in the performance guarantee for the development. All land to be reserved for dedication to the City for park and recreational purposes shall be approved by the City Council.
  6. Additional Recreational Areas or Open Space Reserved. The provisions of this section are minimum standards. None of the paragraphs above shall be construed as prohibiting a developer from reserving land for recreational or open space purposes in addition to the requirements of this section.
- B. Trails and Sidewalks.** Trails and sidewalks shall promote the expansion of the Coalville City trail and sidewalk network as illustrated on the City Parks, Trails and Open Space Master Plan. All subdivisions, master planned developments and commercial developments shall be designed with trail or sidewalk linkages to the Chalk Creek Corridor, Rails-to-Trail, Historic Main Street trail and sidewalk systems or other areas as applicable. An impact analysis shall be prepared by the developer addressing existing and future trail and sidewalk needs and opportunities.

## DRAFT 07/12/21

1. Required Trails. The Coalville City Trails, Parks and Open Space Master Plan shows the existing and proposed future trails and sidewalks in the city. The future trails and sidewalks shown on the master plan are conceptual and are not required to be constructed until such time the property is considered for development. An easement and construction of the associated trail classification shall be required with all development applications, except for a building permit application not associated with a development application. Only an easement for the associated trail classification shall be required for a property being considered for a building permit application.
2. Location. Trails and sidewalks are to be generally located as shown on the trails master plan and shall provide a link to schools, recreation facilities, Historic Main Street, parks, other development areas and significant natural features, such as Chalk Creek, the Weber River, Echo Reservoir, ridgelines, rock outcroppings, cliffs, densely vegetated areas, and other similar features. In most cases trails separated from the road right of way are preferable. Sidewalks shall be located within the dedicated non-pavement right-of-way of all roads unless an alternate location has been specifically approved by the City. Preferably the sidewalks should be separated from the travel lane by a park strip.
3. Design Standards. Trails shall be related appropriately to topography, require a minimum of site disturbance, permit efficient drainage, and provide safe access. Walking and hiking trails, bike paths, and horse trails shall be provided by the developer consistent with the City Parks, Trails and Open Space Master Plan, the General Plan and the Engineering Standards and Construction Specifications as determined through the project review process.
4. Construction Standards. Trails and sidewalks shall be built to applicable City standards and specifications based on the classification of trail or sidewalk being constructed as identified on the Coalville City Trails, Parks and Open Land Master Plan. Easements for the applicable trail classification shall be dedicated for trails. Trails and sidewalks shall be constructed at the time of road construction, unless the City determines

**Commented [DS2]:** Need to include each trail classification construction drawing in the city engineering standards and specifications.

DRAFT 07/12/21

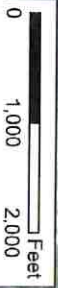
otherwise through the development review process, in which performance security shall be required pursuant to the Code for all trail and sidewalk improvements. Sidewalks shall, at a minimum, be constructed of concrete at least four (4) inches thick, and six (6) inches thick through driveway approaches, and not less than five (5) feet in width.

- C. Open Land.** All Master Planned Developments (MPD), as set-forth in Title 8-6 shall provide and deed restrict open land that is left natural, undeveloped, or unimproved (except recreational areas) for public or private purposes. A base percentage amount of deed restricted open land is required for development within each zone district in accordance with Section 8-6-060:B of the Code.

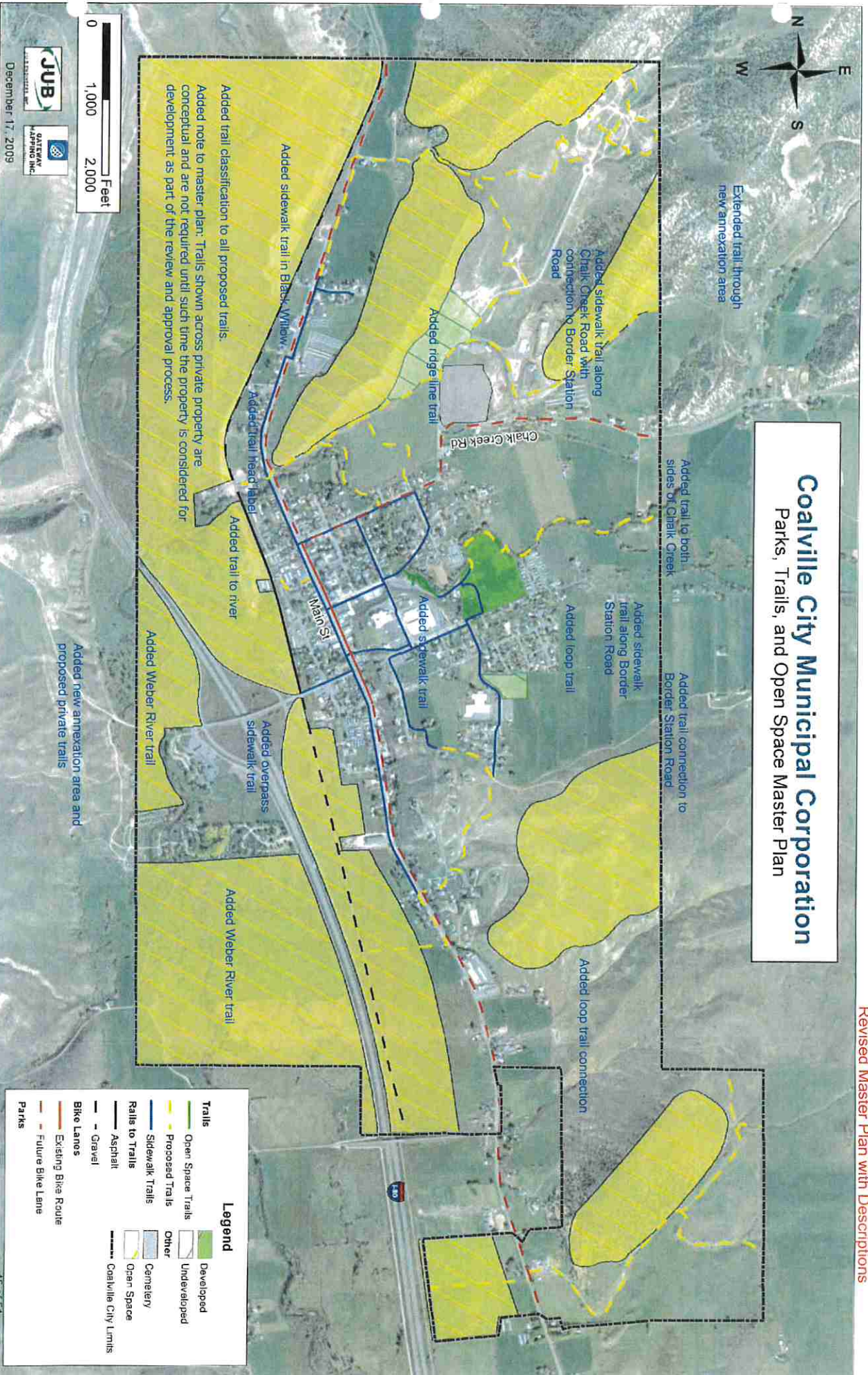
# **ATTACHMENT D**

## Revised Master Plan with Descriptions

# Coalville City Municipal Corporation Parks, Trails, and Open Space Master Plan



December 17, 2009

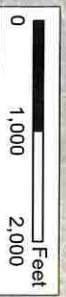
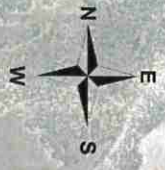


| Legend |                       |
|--------|-----------------------|
|        | Developed             |
|        | Undeveloped           |
|        | Open Space Trails     |
|        | Proposed Trails       |
|        | Other                 |
|        | Sidewalk Trails       |
|        | Rails to Trails       |
|        | Asphalt               |
|        | Gravel                |
|        | Bike Lanes            |
|        | Existing Bike Route   |
|        | Future Bike Lane      |
|        | Parks                 |
|        | Coalville City Limits |

# **ATTACHMENT E**

## Recommended Updated Master Plan

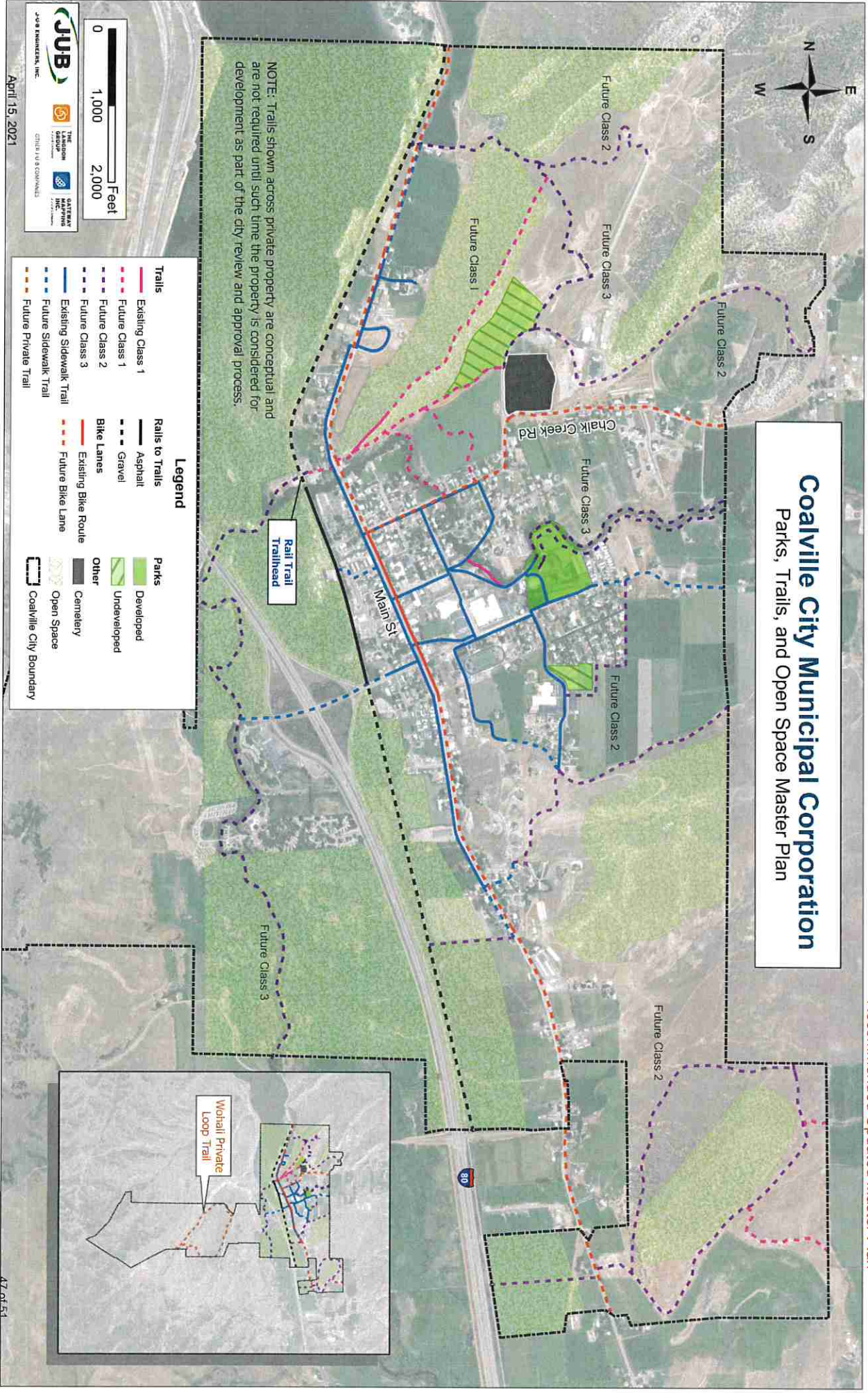
# Coalville City Municipal Corporation Parks, Trails, and Open Space Master Plan



April 15, 2021

NOTE: Trails shown across private property are conceptual and are not required until such time the property is considered for development as part of the city review and approval process.

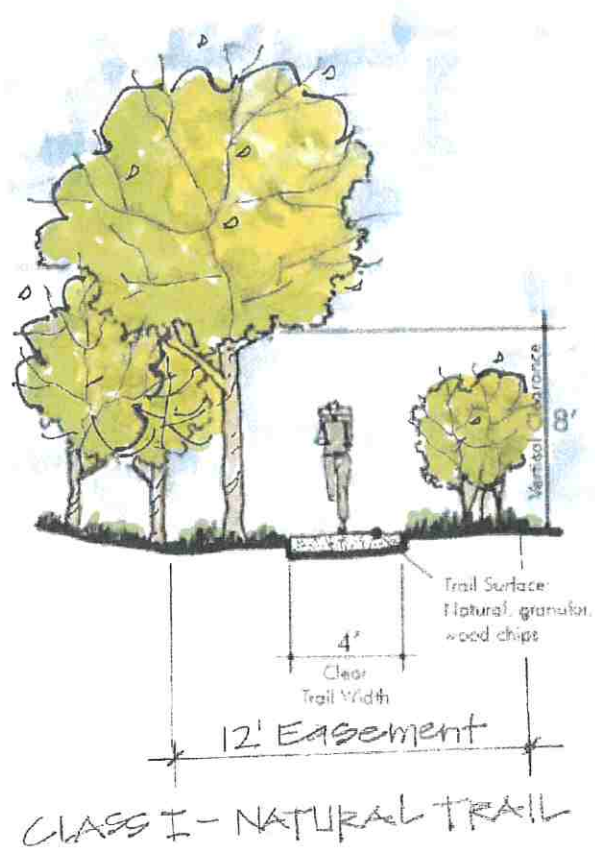
- Trails**
  - Existing Class 1
  - Future Class 1
  - Future Class 2
  - Future Class 3
  - Existing Sidewalk Trail
  - Future Sidewalk Trail
  - Future Private Trail
- Rails to Trails**
  - Asphalt
  - Gravel
  - Bike Lanes
  - Existing Bike Route
  - Future Bike Lane
- Parks**
  - Developed
  - Undeveloped
  - Other
  - Cemetery
  - Open Space
- Coalville City Boundary**

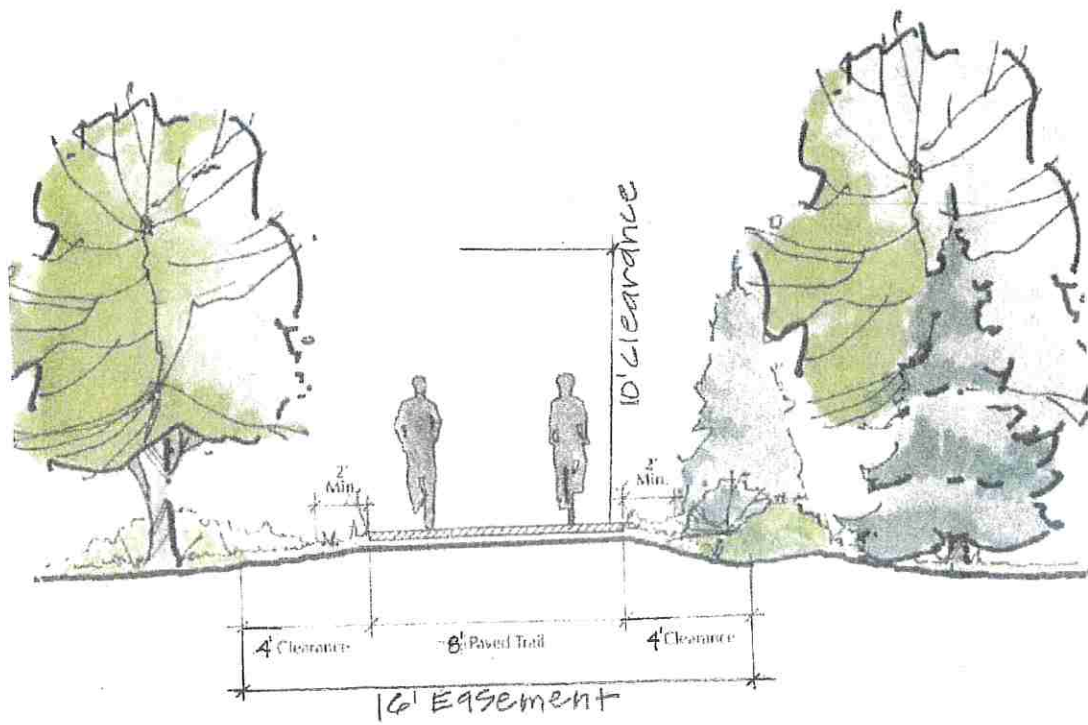


# **ATTACHMENT F**

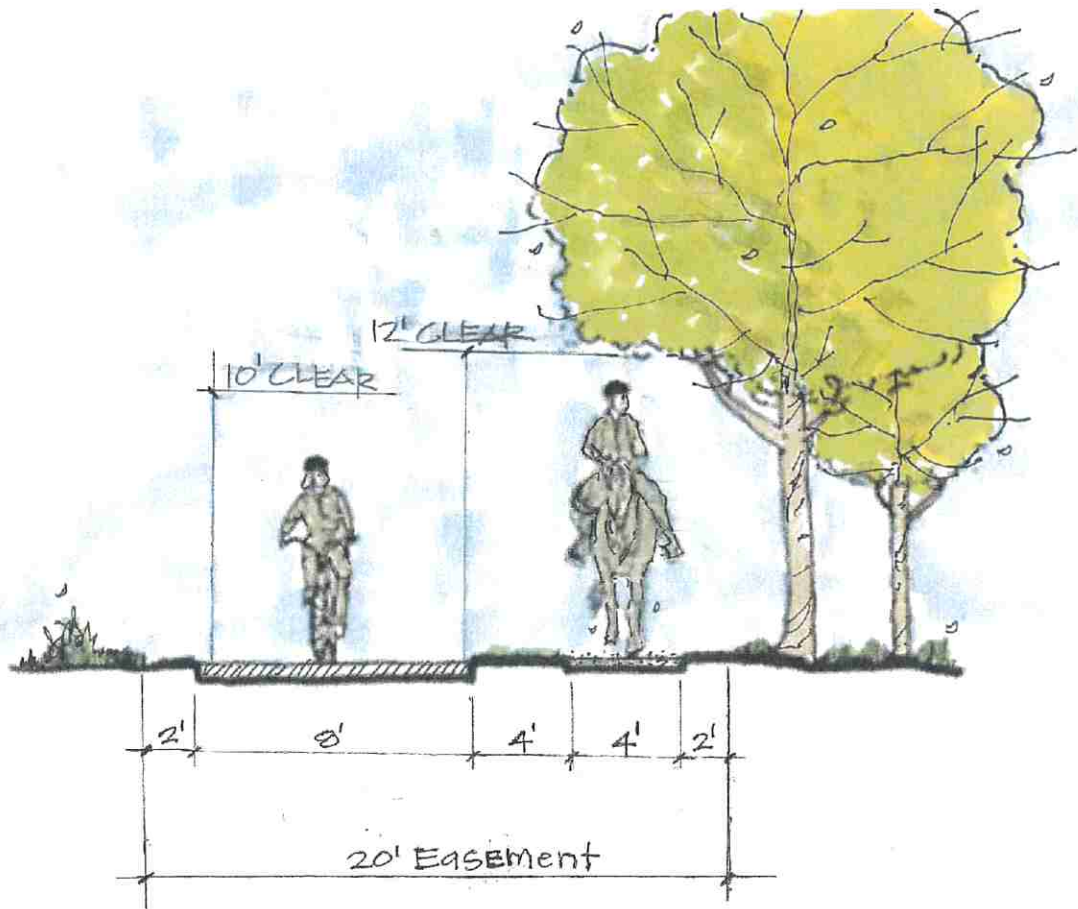
## Recommended Trail Classifications

## Recommended Trail Classifications





CLASS II - IMPROVED TRAIL



CLASS III - MULTI-USE TRAIL

"Exhibit C"  
Council 7/26/21



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## STAFF REPORT

DATE: July 21, 2021  
TO: City Council, Trevor Johnson  
CC: Niki Sargent, Zane DeWeese, Sheldon Smith  
FROM: Paul Taylor, P.E. City Engineer  
SUBJECT: Force Main Project Status Update

Mayor Johnson recently asked for an update on the force main project. This report is intended to summarize where we currently are and provide information to help the Council to direct staff on where to go from here. The last formal update was dated March 19, 2021.

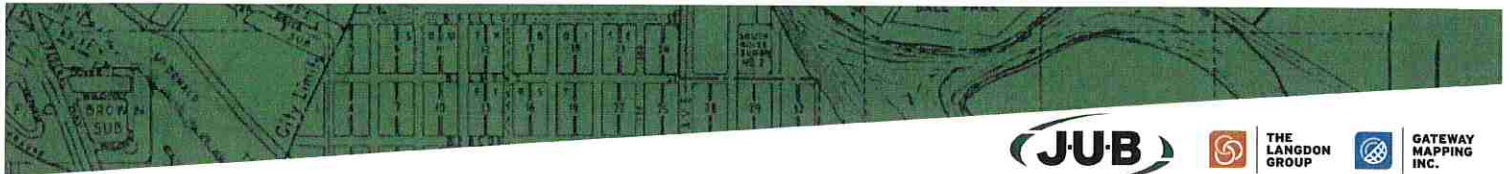
### Budget Status

The project budget has not changed since March. The latest extension is due to expire on, I believe, August 15 of this year. I have been told verbally that no additional extensions will be granted unless we have a contractor actively working on the project. Here is a summary of available project funds:

|                                                                    |                     |                                    |
|--------------------------------------------------------------------|---------------------|------------------------------------|
| Contingency left over from sewer project (obligated 8/15/2013)     | \$145,989.85        | (grant #03)                        |
| Cost overrun for lift station (obligated 3-21-2016)                | \$304,000.00        | (grant #05)                        |
| State funds originally \$100 K. \$75 K was used for truck.         | \$25,000.00         |                                    |
| Interest that has accrued on remaining state funds (as of 10/9/20) | \$22,559.95         | (This will be slightly higher now) |
| <b>TOTAL AVAILABLE</b>                                             | <b>\$497,549.80</b> |                                    |

### Construction Options

The recent conversation with Mayor Johnson, requested that we identify what options we have to complete some work without exceeding this budget. Utilizing a combination of recent (Feb. 23, 2021) revised quotes from Counterpoint Construction and the latest bid amounts (2017) for



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items not specifically itemized in the February revised numbers we have developed two options for consideration. Option #1 focuses on trying to get as much of the force main piping in the ground as possible. Option #2 focuses on making improvements to the existing pump station and installing piping from the pump station to the east as far as possible.

Both options include paying some outstanding claims for work completed to-date in investigating alternative alignments and revising bid numbers. Both options also include a 10% contingency (typically required by USDA to move forward with a project) and an estimated 6% engineering and inspection fee (also required by USDA to ensure the project is completed according to standards).

### Option #1

The priority for installing the force main is getting the boring completed under I-80. Unfortunately, with the amount of money available, we can only construct the boring itself, installing the 18" casing under the freeway. There isn't enough money available to install any of the piping. This option spends money installing a pipe that can not be used until money is found to complete the rest of the piping.

#### **OPTION #1 - HORIZONTAL DIRECTIONAL DRILLING ACROSS FREEWAY AND CASING INSTALLATION**

| Item | Description                                                       | Quantity | Unit | Unit Price  | Extended Price      |
|------|-------------------------------------------------------------------|----------|------|-------------|---------------------|
| 1    | Mobilization                                                      | 1        | ls   | \$45,688.00 | \$45,688.00         |
| 2    | Steel Casing                                                      | 350      | lf   | \$815.00    | \$285,250.00        |
| 3    | Traffic Control                                                   | 1        | ls   | \$22,125.00 | \$22,125.00         |
|      | <b>TOTAL CONSTRUCTION COSTS</b>                                   |          |      |             | <b>\$353,063.00</b> |
|      | Counterpoint Change Order (Work done to investigate alternatives) |          |      |             | \$145,710.30        |
|      | Contractor Designated Budget                                      |          |      |             | \$498,773.30        |
|      | Contingency (10%)                                                 |          |      |             | \$35,306.30         |
|      | Construction Inspections/Coordination                             |          |      |             | \$21,183.78         |
|      | <b>Combined Project Costs</b>                                     |          |      |             | <b>\$555,263.38</b> |

Mobilization and Traffic Control are estimates not quotes and will need to be verified



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## Option #2

The other option that might make sense is to spend the money making improvements that can benefit the city now. This option focuses on making improvements to the existing pump station and the first 250 feet of pipe. This option would replace the existing pumps (relatively new) with new suction lift pumps, replacing piping and valving in the pump station and installing a new 8" pipe moving to the east at least to the east side of the southbound offramp.

### OPTION #2 - LIFT STATION REPLACEMENT AND FIRST 250' OF PIPE

| Item                                         | Description                                                                                                       | Quantity | Unit | Unit Price  | Extended Price      |
|----------------------------------------------|-------------------------------------------------------------------------------------------------------------------|----------|------|-------------|---------------------|
| 1                                            | Mobilization and General Conditions                                                                               | 1        | LS   | \$45,688.00 | \$45,688.00         |
| 2                                            | Removal of Pumps, Piping and Appurtenances From Existing Lift Station                                             | 1        | LS   | \$1,650.00  | \$1,650.00          |
| 3                                            | Furnish and Install Package Suction Lift Pump Station including a precast concrete wet well-complete and in place | 1        | LS   | \$62,352.00 | \$62,352.00         |
| 4                                            | Furnish and Install Precast Concrete Doghouse Manholes Complete and in Place                                      | 2        | EA   | \$3,430.00  | \$6,860.00          |
| 5                                            | Bypass Pumping and Hauling of Sanitary Sewage                                                                     | 1        | DAYS | \$15,543.00 | \$15,543.00         |
| 6                                            | Bypass Pumping Precast Concrete Vault including all appurtenances – complete and in place                         | 1        | LS   | \$8,322.00  | \$8,322.00          |
| 7                                            | Furnish and Install Lift Station Electrical Power Supply System                                                   | 1        | LS   | \$29,051.00 | \$29,051.00         |
| 8                                            | Site Restoration                                                                                                  | 1        | LS   | \$1,279.00  | \$1,279.00          |
|                                              | Subtotal                                                                                                          |          |      |             | \$170,745.00        |
| <b>Items not part of Original Schedule B</b> |                                                                                                                   |          |      |             |                     |
| 9                                            | SCADA System RTU                                                                                                  | 1        | LS   | \$15,318.00 | \$15,318.00         |
| 10                                           | 8" DR 11 HDPE Pipe                                                                                                | 250      | LF   | \$91.00     | \$22,750.00         |
| 11                                           | 18" Steel Casing HDD                                                                                              | 100      | LF   | \$815.00    | \$81,500.00         |
| 12                                           | 8" x 6" Reducer                                                                                                   | 1        | EA   | \$1,600.00  | \$1,600.00          |
| 13                                           | Sand Bedding (Material)                                                                                           | 100      | TON  | \$36.00     | \$3,600.00          |
| 14                                           | UTBC                                                                                                              | 1        | TON  | \$70.00     | \$70.00             |
| 15                                           | Asphalt Repair                                                                                                    | 0.5      | TON  | \$745.00    | \$372.50            |
|                                              | Subtotal                                                                                                          |          |      |             | \$125,210.50        |
|                                              | <b>TOTAL CONSTRUCTION COSTS</b>                                                                                   |          |      |             | <b>\$295,955.50</b> |
|                                              | Counterpoint Change Order (Work done to investigate alternatives)                                                 |          |      |             | \$145,710.30        |
|                                              | Contractor Designated Budget                                                                                      |          |      |             | \$441,665.80        |
|                                              | Contingency (10%)                                                                                                 |          |      |             | \$29,595.55         |
|                                              | Construction Inspection/Coordination                                                                              |          |      |             | \$19,533.06         |
|                                              | <b>Combined Project Costs</b>                                                                                     |          |      |             | <b>\$490,794.41</b> |

 Unit prices from original bid 2017  
 Unit prices from revised bid 2-17-2021

Cost estimates for both options will need to be verified by the contractor and schedules and availability will need to be determined. In order to keep funding, it is believed that we will need to at least purchase materials or mobilize equipment. Exact requirements will need to be verified with USDA.

## Option Discussion

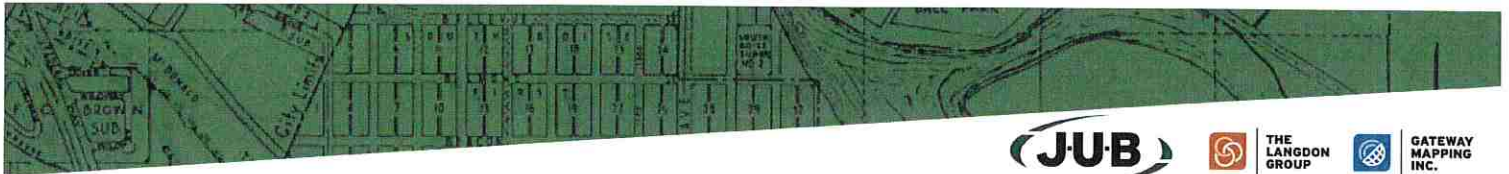
There are advantages with both options. The most problematic portion of the entire project has been the issue of crossing the freeway. If we can spend the money we currently have to provide a way to cross the freeway that is acceptable to UDOT, pulling the pipe through the casing at a later date should be quite simple. Finding the money needed to complete this work will then need to be a focus. It is unfortunate that there is not enough grant money to complete this work. Option #1 addresses this most problematic section.

Option #2 would spend the money in places where the city realizes immediate benefit. We won't have to wait until we can find more money to benefit. I understand that the most problematic section of pipe is the first few hundred feet. This option starts with replacing the worst section of pipe. There is no guarantee that once this section of pipe is replaced that there won't be more problems with sections further to the east. The downside to this option is that we would be replacing pumps that are relatively new and not getting the full use out of the existing pumps.

Both options push the limits of the available funding. Option #1 has a little higher risk due to the many unknowns associated with boring under the freeway.

## Counterpoint Change Order Claim

Probably over a year ago, Shane McFarland asked Counterpoint to identify costs that they have incurred on this project for which they have not yet been paid. Counterpoint did that and identified \$145,710.30 in expenses incurred. This was for time spent doing many different activities including potholing to locate the existing freeway crossing casing pipes, working with J-U-B and the City to identify and consider at least four different alternative alignments, coordinating options with subcontractors, preparing bid numbers for the different options, investigating alternative methods for crossing the freeway (jacking and boring versus horizontal directional drilling), investigating UDOT requirements, considering dewatering options, and many other tasks. I am convinced, after reviewing the numbers carefully with Counterpoint, that



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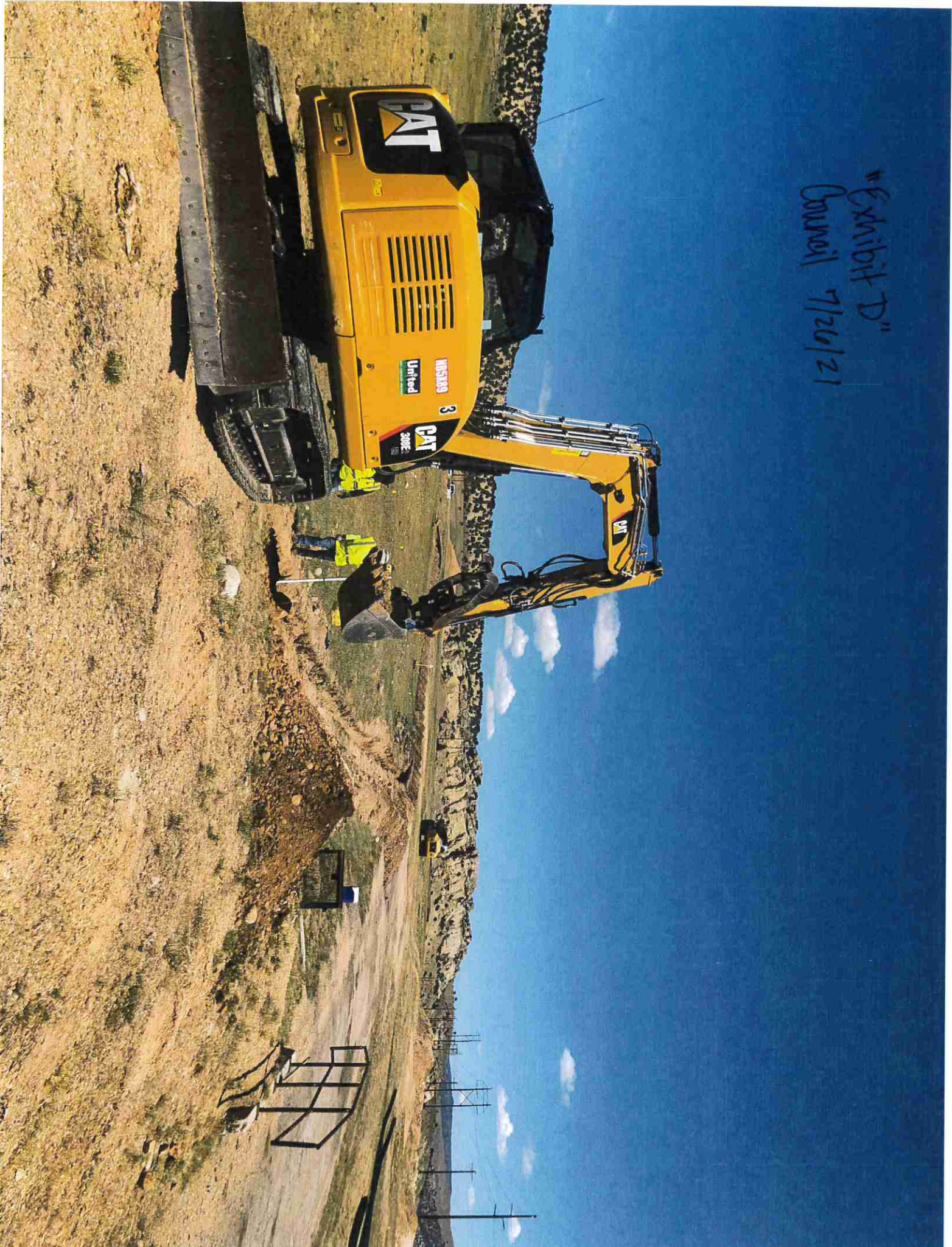
these numbers represent only a portion of the time and effort they have expended in trying to help the city find a viable solution. At the request of the mayor, I have invited Counterpoint to attend this City Council meeting to be available to address this change order and try to answer questions that might exist.

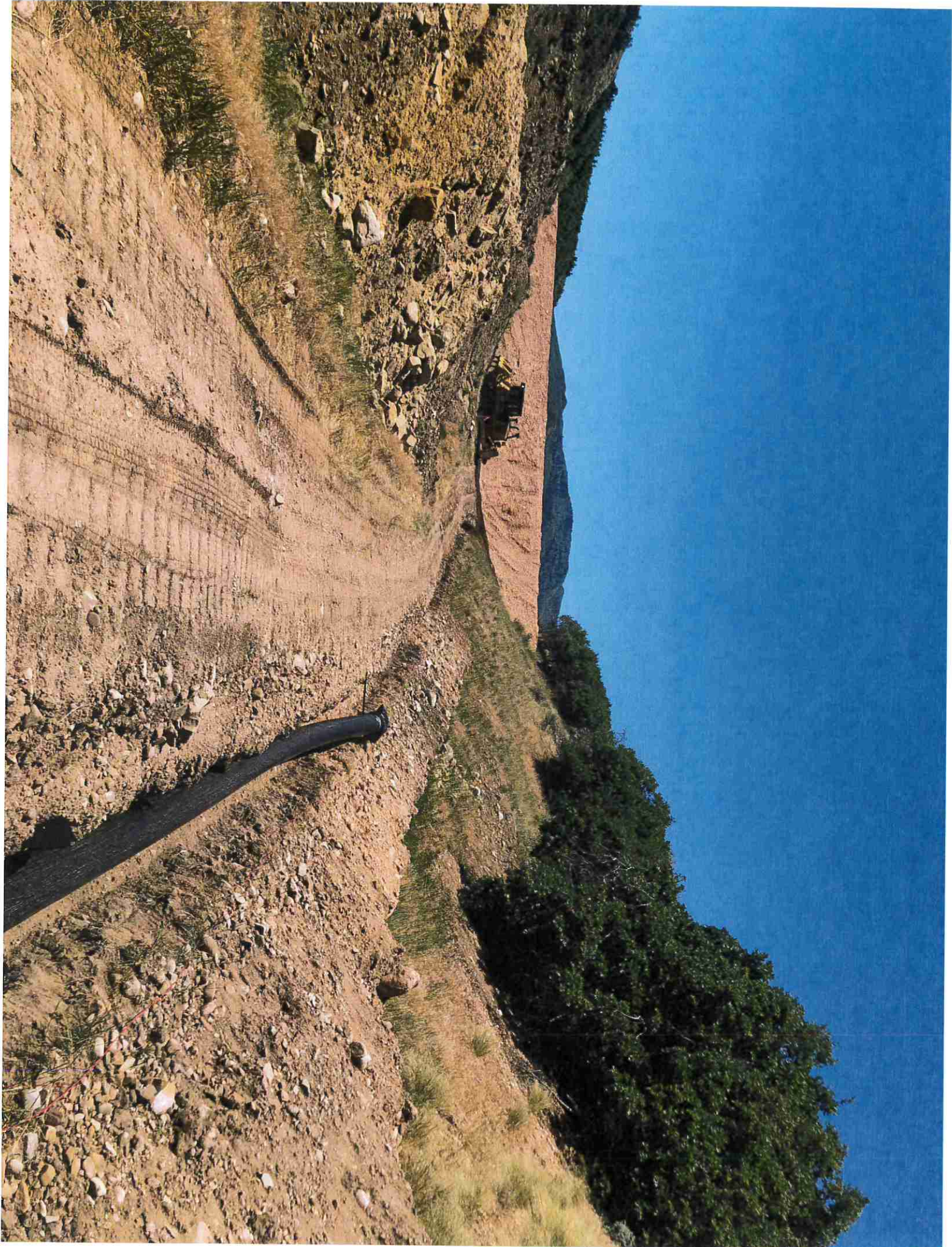
## **Recommendation**

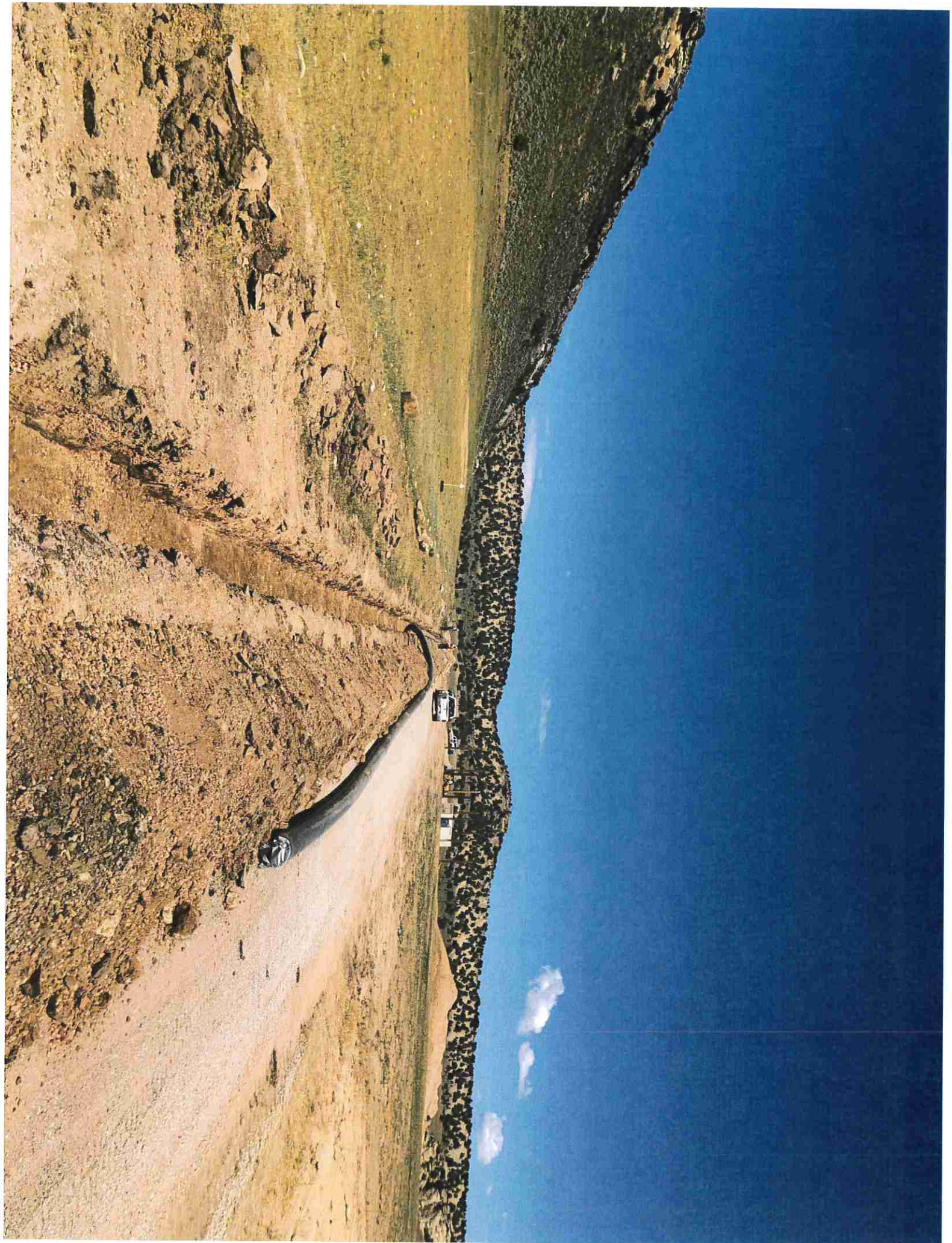
J-U-B recommends that the city approve the change order for Counterpoint and that the City utilize the rest of the available money to complete at least a portion of the needed improvements. As to which option is the best, we don't have a strong preference. Doing either one puts the city in a better position to complete the project at a later date.

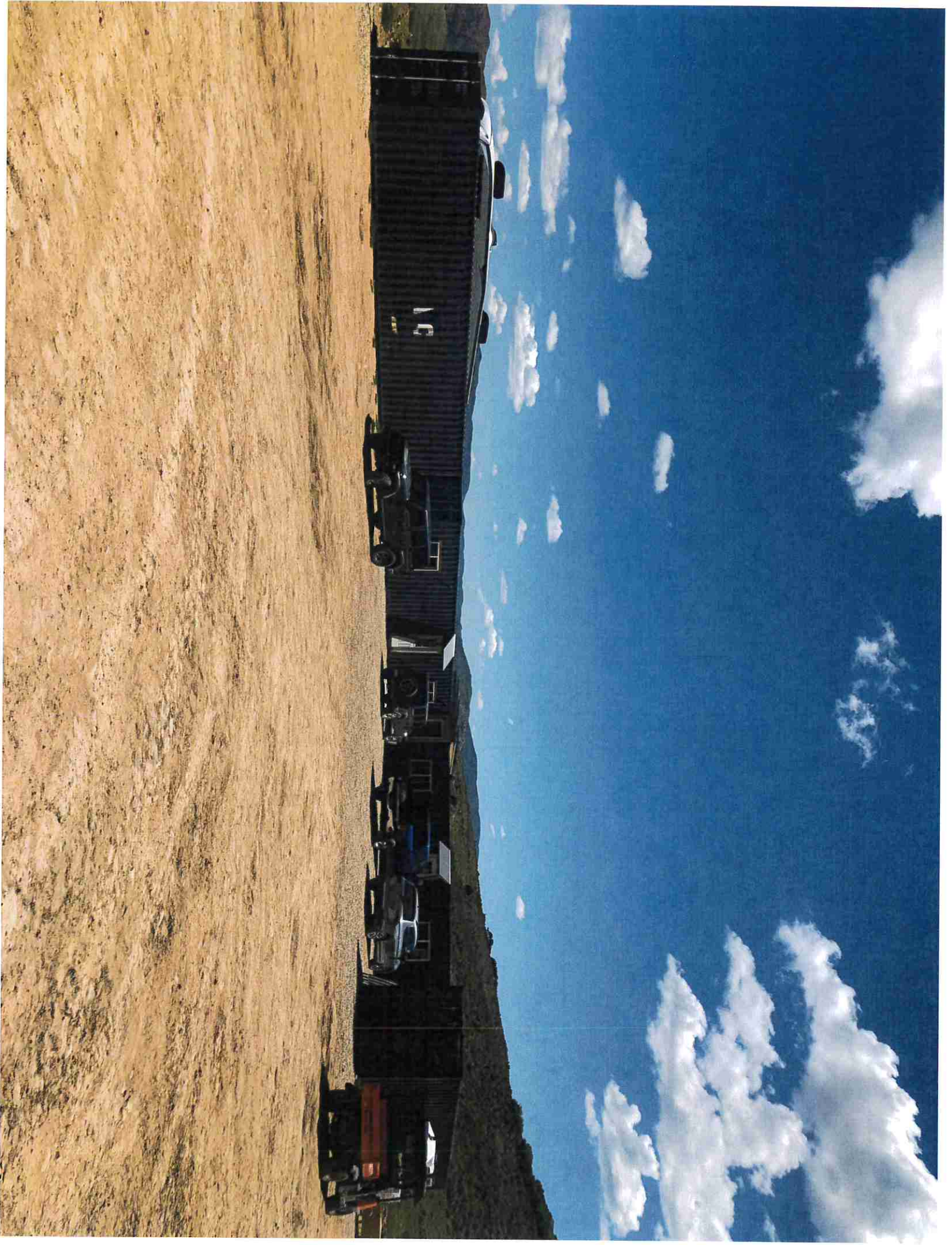
J-U-B needs direction from the Council to move this project forward. Time is of the essence.

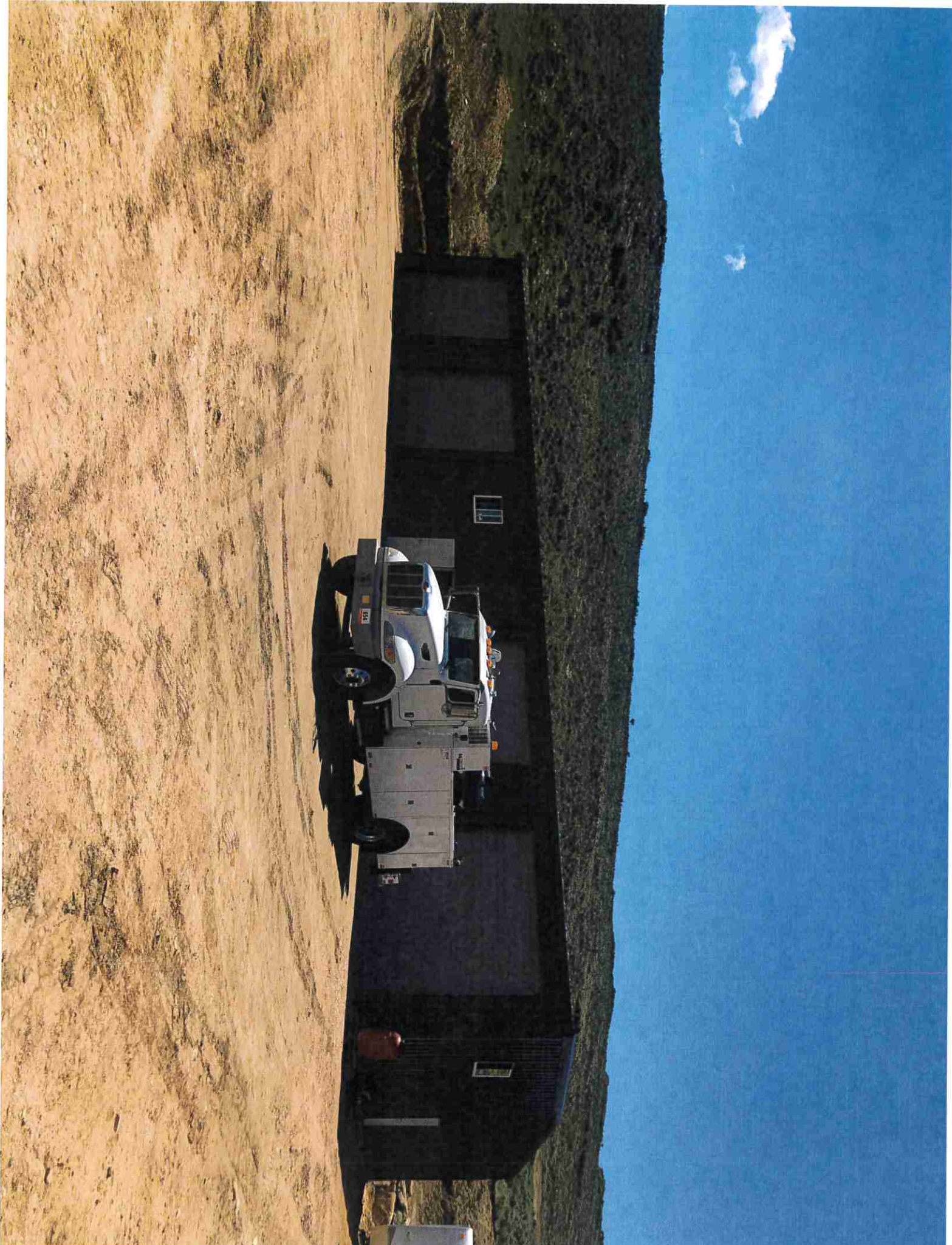
"Exhibit D"  
Journal 7/26/21

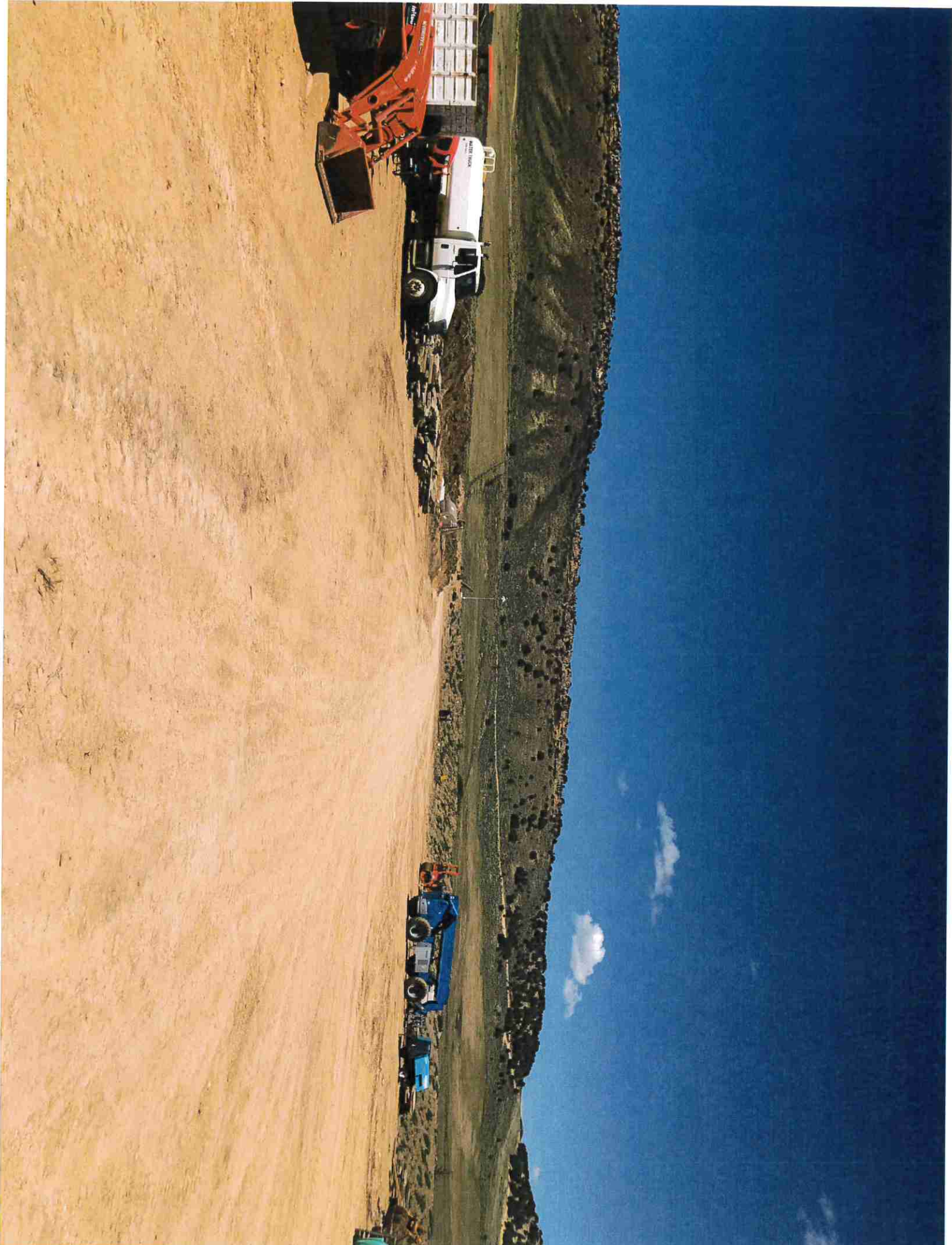






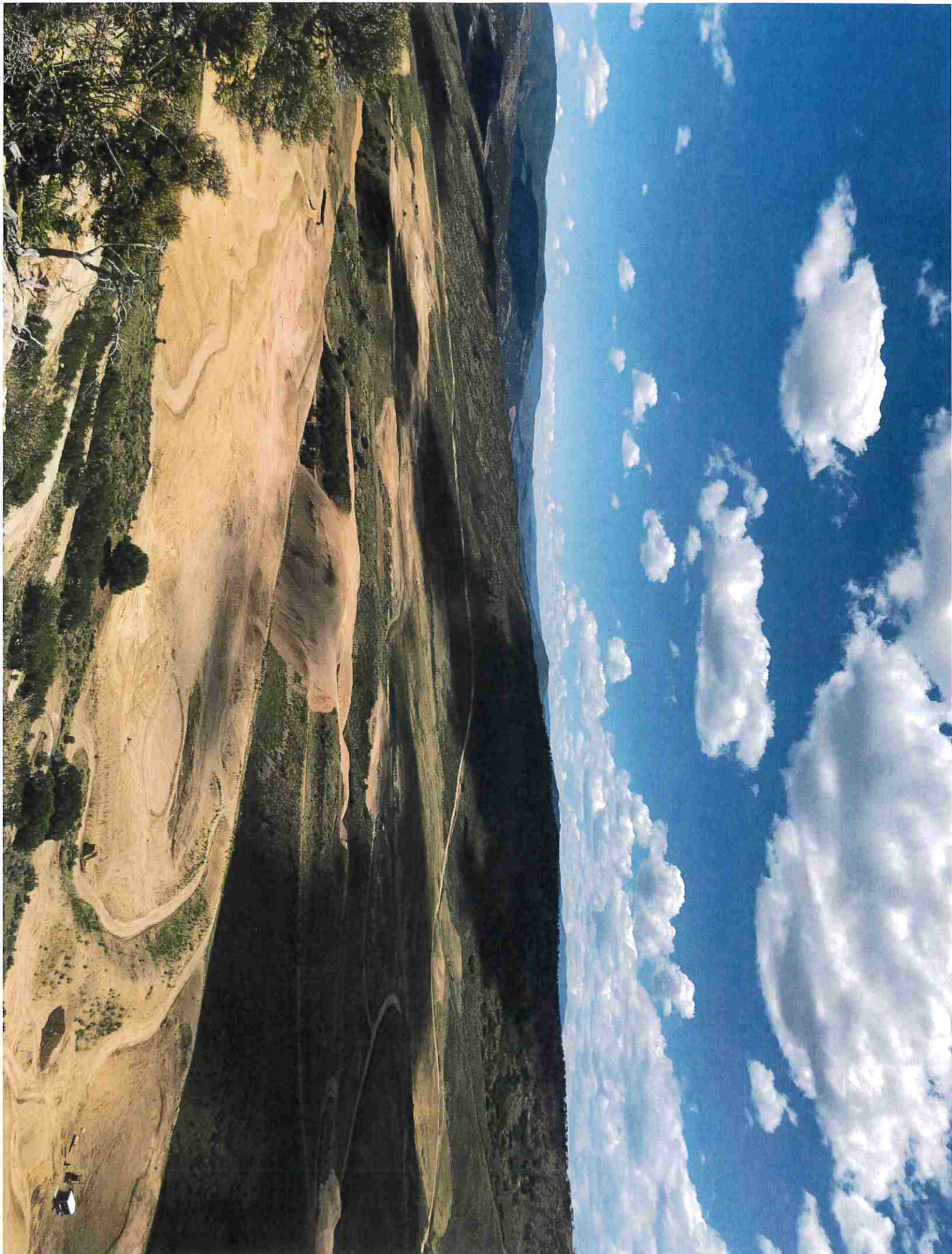


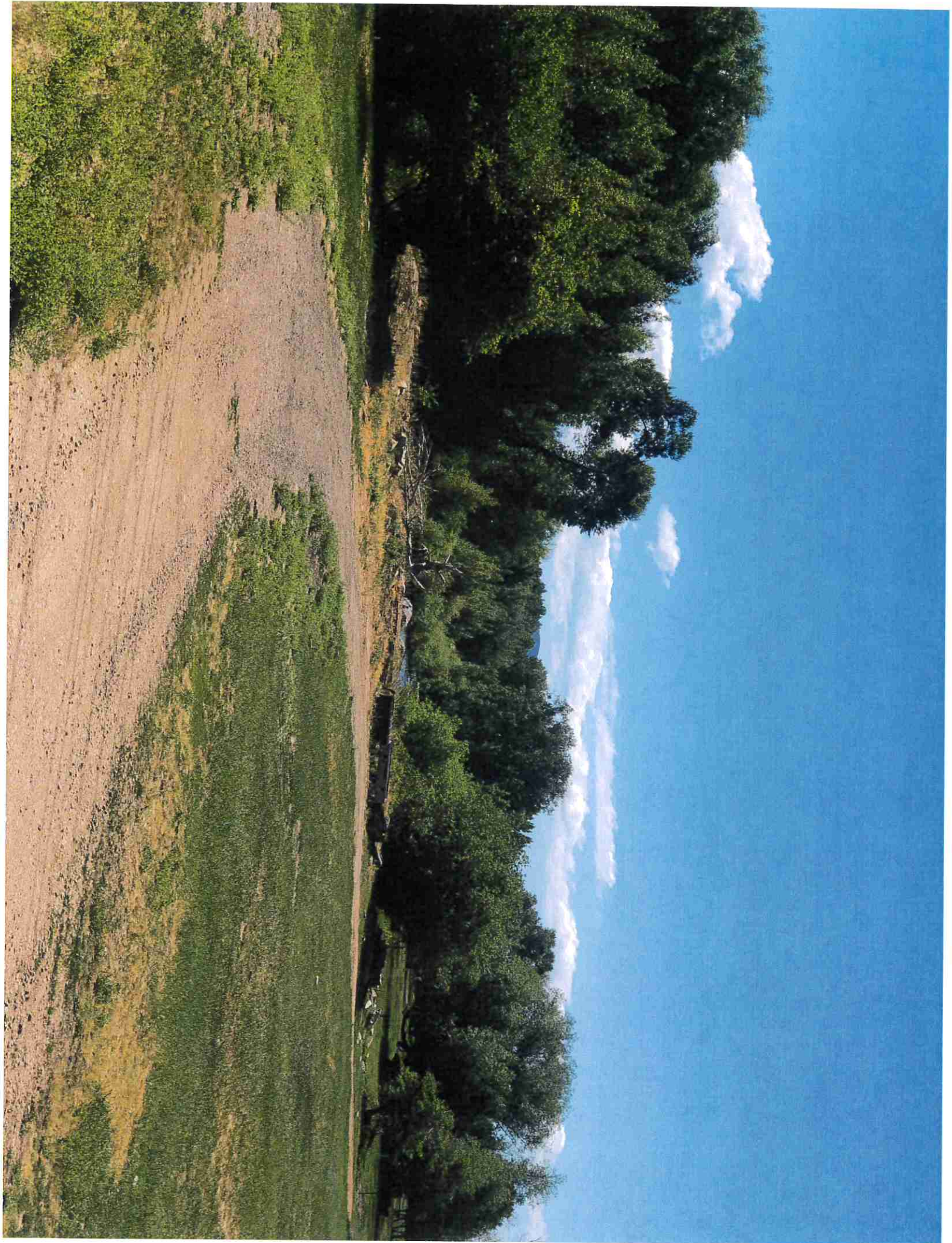














# SUMMIT COUNTY

## GRADING



**APPLICANT:** Wohall Partners

**ADDRESS:** Haul Road by Icy Springs Rd, Coalville

**PERMIT NO.:** 20-G-07

**DATE ISSUED:** 6/9/21

**EXPIRATION DATE:** 12/9/21