

MINUTES
COALVILLE CITY COUNCIL MEETING
Monday, August 14, 2023, 6:00 P.M.
COALVILLE CITY HALL, COUNCIL CHAMBERS
10 N MAIN STREET
COALVILLE, UT 84017

In Attendance:

Mayor and Council: Mayor Mark Marsh, Councilors: Don Winters, Steven Richins, Phil Geary, Louise Willoughby, Tyler Rowser

City Staff: Attorney, Sheldon Smith, Community Development Director, Don Sargent; City Recorder, Trevor Devey
Public Works Director, Zane DeWeese (Virtual)

Mayor Mark Marsh opened the Coalville City Council meeting at 6:00 P.M.

Item 1 – Welcome

- A. Roll Call – A quorum was present.
- B. Pledge of Allegiance - **Councilor Don Winters** led the Pledge of Allegiance

Item 2 –Public Comment: The Public may address the Mayor and Council with any matter of City business not listed on the agenda. No public comment was held.

Item 3- Review, Discussion, and Possible Approval: Coalville-Hoytsville Irrigation Company Fee Schedule.

Mayor Mark Marsh gave the background of the fee schedule. Ben Keyes introduced to the Council the Coalville-Hoytsville Irrigation Companies stance on the proposed fee schedule. Ben Keyes gave the itemized logistics of the billing that have been given to Coalville City. Sheldon Smith presented to the Council Coalville City's stance on the fee schedule and the original agreement. A discussion was held between Sheldon Smith and Ben Keyes over the fee schedule. Councilor Louise Willoughby asks for clarification on the letter that Sheldon Smith sent to the Coalville-Hoytsville Ditch Company. Further discussion was held between the Council, Sheldon Smith, and Ben Keyes.

Councilor Steve Richins made a motion to approve payment to the Coalville-Hoytsville Irrigation Company for 12,677.40 with the condition to construct an agreement by March of 2024.

*Councilor Louise Willoughby seconded the motion.
Motion passed (4-1).*

Item 4- Review, Discussion, and Possible Approval: Red Hills Master Planned Development Phase 1 Preliminary Subdivision Plat Approval Extension Request.
Applicant: Skylar Tolbert/Ivory Homes

Don Sargent introduced the Red Hills Master Planned Development Phase 1 Preliminary Subdivision Plat Approval Extension Request.

Councilor Louise Willoughby asked staff what happens if the Council were to deny an extension request. Don Sargent clarified that the applicant would have to start over with the process.

*Councilor Louise Willoughby made a motion to approve Red Hills Master Planned Development Phase 1 Preliminary Subdivision Plat Approval Extension Request for a onetime 6-month extension.
Councilor Steven Richins seconded the motion. All Aye
Motion passed (5-0)*

Item 5- Review, Discussion, and Possible Approval: Summit County Fairgrounds Improvements Low Impact Permit. *Applicant: Summit County/Ron Boyer*

Don Sargent gave the background on the Summit County Fairgrounds Improvement Low Impact Permit.

Applicant Ron Boyer presented to the council the fairground master plan phase two and the original master plat of 2017. A discussion was held between the council and Ron Boyer about the plans for the future use of the fairgrounds.

*Councilor Tyler Rowser made a motion to approve Summit County Fairgrounds Improvements Low Impact Permit with the five conditions recommended by staff with a revision to condition one.
Councilor Phil Geary seconded the motion. All Aye
Motion Passed (5-0)*

Item 6-Updates
Community Development

Don Sargent presented the business license for Love and Learning Childcare.

Don Sargent stated that the code requires the applicant to have any applicable federal and state licensing to which he clarified that the applicant does have.

Councilor Tyler Rowser made a motion to approve the business license for Love and Learning Childcare with the conditions of state and federal licensing be copied and provided to Coalville City.

*Councilor Louise Willoughby seconded the motion. All aye
Motion Passed (5-0)*

Councilor Phil Geary stated that there was a business that is not in compliance of its current issued business license. Summit Gunworks LLC was submitted as a minor home business and sales have been conducted on Main Street thus not being compliant with the conditions of approval that were included within Summit Gunworks LLC's original business license application. Sheldon Smith stated that he will draft a letter to be sent to Summit Gunworks LLC requesting compliance or requesting a new business license.

Don Sargent presented the current, long-range, and on-going planning projects.

Current Planning Projects:

1. NSRD Indian Hills Plat Amendment/LIP

Councilor Louise Willoughby asked if there was a restroom at the NSRD property and if the connection was culinary. Don Sargent clarified that there are existing restrooms. Clarification was made that a drinking fountain can be installed utilizing the existing water meter.

2. Coalville Corner CUP (On Hold)
3. CCE Phase 4 Construction Coordination
4. Wohali Construction Coordination

Councilor Louise Willoughby stated that she was looking online and discovered Wohali is advertising internationally. What Councilor Louise Willoughby has discovered is that if you pay 800,000 dollars and buy into a golf course you will have United States Citizenship. Councilor Louise Willoughby stated that they are selling all the units and not including nightly rentals, which is against the Development Agreement between Coalville City and Wohali. It is agreed that City staff will investigate further into the matter.

5. Red Hills DA and Phase 1 Final Plat
6. Shane Wilde Property Rezone (On Hold)
7. Fairview Estates Phase 2 Subdivision
8. Summit County Fairgrounds Improvements LIP

Long-Range Planning Projects:

1. Code Amendments Codification
2. General Plan Updates with Exhibits

3. Zoning Map Updates
4. Mag Tag Grant Main Street Revitalization Plan
5. DA Template Preparation
6. Application Form Updates
7. Business Application Template

On-going Projects:

1. Building Permit Applications
2. Business License Applications
3. Sign Permit Applications
4. Staff Project Coordination
5. General Inquiries and Questions

It was agreed between Council and staff to revise the provision in the code for fee in lieu of for secondary water rights.

Public Works: No Updates

Engineering: No update

Legal: Sheldon Smith brought to the Council's attention recycling water and a new law that will shut down water recycling on October 10th 2023.

Mayor: Mayor Mark Marsh gave the Council the updates on the current grants that are in progress.

Council: Councilor Tyler Rowser asked about the previous extensions that the council had approved.

Councilor Louise Willoughby asked why we have not received public transportation in Coalville.

Item 7- Review and Possible Approval Of Accounts Payable, dated August 14, 2023

Councilor Tyler Rowser made a motion for the Approval of Accounts Payable, dated August 14, 2023. Councilor Phil Geary seconded the motion. All aye Motion Passed (5-0)

Item 8- Review and Possible Approval of Minutes, dated July 25, 2023

This Item was removed from the meeting. The minutes were not available for review.

The Council entered an Executive Session at 8:27pm

The Council exited an Executive Session at 8:50pm

Item 9 – Adjournment

MOTION

Councilor Steven Richins made the motion to adjourn.

Councilor Tyler Rowser seconded the motion. All Ayes

Motion Carried (5-0)

The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

Mark Marsh, Mayor

RaeShel Hortin, City Treasurer