

MINUTES
COALVILLE CITY COUNCIL MEETING
Monday, December 11, 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, Tyler Rowser, Louise Willoughby

City Staff: Attorney, Sheldon Smith, Community Development Director, Don Sargent; City Recorder, Trevor Devey

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 Tyler Rowser** led the Pledge of Allegiance

Item 2 – Retirement Recognition: Zane DeWeese.

Mark Marsh gave Zane DeWeese a token of appreciation on behalf of Coalville City in recognition of his retirement. The Council thanked Zane for his service.

Item 3 –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 given.

Item 4 – Public Hearing and Possible Adoption: General Plan, Zoning Map Updates, and Mixed-Use Overlay Development Code Amendments ~ Ordinance 2023-5.

Don Sargent gave the background of Ordinance 2023-5. Councilor Louise Willoughby asked a few questions about exhibits for the General Plan. A discussion was held between Council and staff about clarifications to Councilor Louise Willoughby's questions.

Mayor Mark Marsh opened the public hearing at 6:32pm. Mayor Mark Marsh closed the public hearing at 6:33pm.

Councilor Tyler Rowser made a motion to approve Ordinance 2023-5, adopting the revisions to the General Plan, Zoning Map Updates, and Mixed-Use Overlay Development Code Amendments with the condition that insertion of the exhibits be ratified and a reference to the Historic District provisions be included in the Mixed-Use Overlay as soon as possible.

*Councilor Steven Richins seconded the motion.
Motion Carried (4-1).*

Councilor Louise Willoughby clarified why she made the decision to vote nay.

Item 5- Public Hearing and Possible Approval: Wohali Phase 2D Resort Unit Preliminary Plan, 721 N Icy Springs Road.

Don Sargent gave the background of Wohali Phase 2D Resort Unit Preliminary Plan. Councilor Steven Richins asked for sewage clarification. Wade Budge, Wohali's attorney, clarified questions that the Council asked Wohali. Wade Budge clarified the use of the six resort units in the 2D Preliminary Plan.

Mayor Mark Marsh opened the public hearing at 6:50pm.

Sheri Powis asked a question about the timing of the submission of plans and staff reports to the Council. Staff responded to Mrs. Powis's question.

Mayor Mark Marsh closed the public hearing at 6:53pm.

Wade Budge clarified the process of the preliminary plan and the preliminary approval.

Councilor Phil Geary asked a question over concern of water connections.

Don Sargent answered Phil Geary's question.

Discussion and clarification were had between Council, Don Sargent, and Wade Budge.

*Councilor Louise Willoughby made a motion to table Wohali Phase 2D Resort Unit Preliminary Plan, 721 N Icy Springs Road, until the next scheduled council meeting.
Councilor Steven Richins seconded the motion.
Motion Carried (4-1).*

Tyler Rowser clarified why he gave vote against the motion.

Item 6 – Wohali Liquor License Local Consent: Utah DABS Bar Equity and On-Premise Beer Recreational License.

Erin Stone introduced herself and the Liquor Licenses that Wohali is applying for. Erin Stone explained that Wohali is requesting local consent and what that entails.

A discussion was held between Erin Stone, Council, and staff.

*Councilor Tyler Rowser made a motion to approve the Wohali Liquor License Local Consent, Utah DABS Bar Equity and On-Premise Beer Recreational License.
Councilor Phil Geary seconded the motion.
Motion carried (5-0).*

Item 7 – Updates:

A. **Community Development**

Don Sargent presented the alcohol business license for Wohali Manor Food and Beverage and the Eagle Golf Course.

Councilor Tyler Rowser made a motion to approve the business licenses for Wohali Manor Food and Beverage and the Eagle Golf Course business licenses subject to the findings and restricting issuance until the liquor licenses have been issued and verified.

Councilor Steven Richins seconded the motion.

Motion carried (5-0).

Don Sargent presented the business license for Polar King and On Point Construction LLC.

Councilor Tyler Rowser made a motion to approve the business licenses for the Polar King Coalville and On Point Construction LLC with the staff suggested conditions.

Councilor Don Winters seconded the motion.

Motion carried (5-0).

Don Sargent gave the Wohali annual fiscal report presented as of December 4, 2023.

Don Sargent presented the low impact permit for Troy Gonzalez.

Councilor Tyler Rowser made a motion to approve the Low Impact Permit for Troy Gonzalez with the findings and conditions by staff.

Councilor Louise Willoughby seconded the motion.

Motion Carried (5-0).

Don Sargent presented the Community Development Director project list to the council.

B. Public Works

No Update

C. Engineering

No Update

D. Legal

Sheldon Smith gave an update of water issues that are current throughout the city.

E. Mayor

Mayor Mark Marsh gave updates on the current City matter that he has been involved in.

F. Council

Item 8 - Review and Possible Approval: Resolution 2023-7: Updates to the Coalville City Fee Schedule.

Don Sargent presented to the council Resolution 2023-7.

*Councilor Tyler Rowser made a motion to approve Resolution 2023-7.
Councilor Phil Geary seconded the motion.
Motion carried (5-0).*

Item 9 – Review and Possible Approval: Ordinance 2023-6, Schedule of Coalville City Council and Planning Commission Meetings for the 2024 Calendar Year.

*Councilor Tyler Rowser made a motion to approve Ordinance 2023-6.
Councilor Steven Richins seconded the motion.
Motion carried (5-0).*

Item 10 – Review and Possible Approval: Accounts Payable dated December 11, 2023.

*Councilor Louise Willoughby made a motion to approve Accounts Payable dated December 11, 2023.
Councilor Steven Richins seconded the motion.
Motion carried (5-0).*

Item 11 – Review and Possible Approval: Minutes dated November 13 and December 5 2023.

*Councilor Tyler Rowser made a motion to approve Minutes dates November 13, 2023 and December 5, 2023.
Councilor Louise Willoughby seconded the motion.
Motion carried (5-0).*

Item 12 – Adjournment

*Councilor Steven Richins made a motion to adjourn the meeting.
Councilor Tyler Rowser seconded the motion.
Motion carried (5-0).*

Mark Marsh, Mayor

Trevor Devey, City Recorder