

MINUTES
COALVILLE CITY COUNCIL MEETING
Monday, November 14, 2022, 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: Tyler Rowser, Steven Richins, Don Winters, Phil Geary, Louise Willoughby

City Staff: Attorney, Sheldon Smith; Community Development Director, Don Sargent; Public Works Director, Zane DeWeese; City Treasure, RaeShel Hortin

Item 1 – Roll Call

A quorum was present.

Item 2 – Pledge of Allegiance

Mayor Mark Marsh led the Pledge of the Allegiance

Item 3D – Review and Discussion of amending water rates

Item was moved by Mayor Mark Marsh.

Mayor Mark Marsh stated that Coalville City would be amending water rates. He stated that letters will be mailed to all water users to inform them and to let them know about the public hearing that will be held in December. He reviewed plans and financials that would need to take place.

City Auditor Tim Rees stood and reviewed a financial finding and estimate given to Coalville City. Tim Rees stated that he agreed with the estimated amounts.

Councilors asked questions to which Tim Rees and the Mayor answered.

Item 3A - Public Hearing regarding Bonds to be issued: A public hearing to receive input from the public with respect to the issuance of Coalville City's water revenue bonds, in one or more series, in the aggregate principal amount not to exceed \$500,000 for water system improvements, including installation of secondary water meters, and related improvements.

Mayor Mark Marsh opened the public hearing. No public comment was made.

Mayor Mark Marsh clarified information in regard to the issuance of Coalville City's water revenue bonds. He spoke about the installation of secondary water meters and explained it will be required for secondary water to be metered.

Councilors asked questions to which the Mayor answered.

Item 3B – Review, Discussion, Public Hearing, and Possible Approval: Courthouse Hill MPD Final Subdivision Plat and Construction Drawings, 270 N Main (CT-276)

Mayor Mark Marsh opened the public hearing. No public comment was made. The public hearing was closed.

Don Sargent reviewed the staff report for the proposed 12-lot Courthouse Hill Subdivision. The project includes a subdivision for dwelling units, nightly rentals, and associated recreational amenities. **Don Sargent** stated the Planning Commission had reviewed the application, conducted a public hearing, and recommended for approval with several conditions. Don reviewed Staff/Planning Commission recommendations.

- The draft Development Agreement shall be reviewed by Staff for input and submitted for review and approval by the City Council prior to recordation of the final subdivision plat.
- An on-site resident manager or local caretaker shall be required to manage and monitor on-site operations as addressed in the development agreement.
- The sidewalk and trail included on the approved site plans and construction drawings shall be shown on the final plat.
- The applicant shall execute the standard city water agreement for culinary and secondary water service for development prior to recordation of the final subdivision plat.
- The applicant shall execute the standard city development improvement agreement and performance guarantee for all public improvements prior to recordation of the final subdivision plat.
- Staff shall certify the project construction details for compliance with the development code and engineering standards and specifications prior to recordation of the final subdivision plat.

Councilors began a discussion regarding accessory dwelling units and the connection with this project. Questions and discussion continued between Councilors, the Mayor, City Staff, and Jim Boyden (applicant).

MOTION

Councilor Louise Willoughby made motion to table discussion until they can get clarification on accessory dwelling units.

Councilor Don Winters seconded the motion.

Councilor Tyler Rowser amended motion to table until December 12, 2022, meeting.

Councilor Louise Willoughby seconded the amended motion.

Roll Call

Councilor Tyler Rowser- Aye

Councilor Steven Richins – Aye

Councilor Don Winters – Aye

Councilor Phil Geary – Aye

Councilor Louise Willoughby – Aye

Motion Carried (5-0)

Item 3C – Review, Discussion, Public Hearing, and Possible Approval: River’s Edge Storage and Apartments – CUP Site Plan Amendments, 280 South 500 West (CT-362-A)

Mayor Mark Marsh opened the public hearing. No public comment was made. The public hearing was closed.

Don Sargent reviewed the staff report. He stated that applicant, Courtney Richins has requested several revisions to the previously approved project site plan.

Further discussion and questions took place including timeline, apartments, asphalt, and water use between Councilors, City Staff, and Courtney Richins.

Don Sargent continued with Planning Commission recommendations.

- The private lane into the development and connection with any new (unbuilt) storage unit building shall be paved with asphalt.
- Curb and gutter shall be installed at edge of asphalt pavement areas.
- Drainage swells to be installed at edge of roto-mill surface areas.
- A traffic study shall be provided by the applicant and approved by the city engineer prior to submittal of subdivision plat/building permit application for the apartments.
- All lighting and signing for the development shall comply with city standards and regulations.
- The city engineer and public works director shall review and approve the revised storm water drainage system in accordance with city standards.
- The developer shall propose and receive approval of on-site recreational facilities, open space and landscape plan, trash dumpster location and screening, building architectural plans, and perimeter fencing associated with the apartments prior to subdivision plat approval and submittal of a building permit application for any apartment building.
- The developer shall improve 500 W (frontage road) to city standards including a sidewalk prior to occupancy of any residential unit in the apartments.
- The developer is responsible to construct and pay for any required off-site infrastructure including water (culinary and secondary) and sewer to serve the project.

MOTION

Councilor Tyler Rowser made motion to approve with the Planning Commission’s recommendations plus adding a 1-year time frame for the apartments to be started.

Councilor Phil Geary seconded the motion.

Roll Call

Councilor Tyler Rowser- Aye
Councilor Steven Richins – Aye
Councilor Don Winters – Aye
Councilor Phil Geary – Aye
Councilor Louise Willoughby – Aye
Motion Carried (5-0)

Mayor Mark Marsh closed the public hearing for (Item 3A) Coalville City's water revenue bonds.

Item 3E – Review, Discussion, And Possible Approval: X-Press Pay

Mayor Mark Marsh stated that Coalville City has been working to get an online bill pay system going. He stated that City Treasure, RaeShel Hortin had been working had with X-Press Pay and other municipalities that already use the system. **Mayor Mark Marsh** stated this will give the public the chance to pay their city bills online and not require them to pay by check, phone, or come in the office to pay.

Discussion and questions continued between Councilors, the Mayor, and RaeShel Hortin.

MOTION

Councilor Tyler Rowser made motion to approve the use of X-Press Pay
Councilor Louise Willoughby seconded the motion.

Roll Call

Councilor Tyler Rowser- Aye
Councilor Steven Richins – Aye
Councilor Don Winters – Aye
Councilor Phil Geary – Aye
Councilor Louise Willoughby – Aye
Motion Carried (5-0)

Item 3F – Community Development Updates

Don Sargent stated there was one business license for approval, Drakkar Trucking located at 190 S 50 E. This is a home based, trucking business.

Don Sargent recommended,

- All business-related equipment shall be parked/stored indoors or screened from public roadways and adjacent properties.
- No more than two (2) business related vehicles shall be parked or stored at the residence at any one time.

MOTION

Councilor Tyler Rowser made a motion to approve Drakkar Trucking with Don's recommendations.

*Councilor Steven Richins seconded the motion. All Ayes
Motion Carried (5-0)*

Don Sargent reviewed the items coming up for the both the City Council and Planning Commission.

Item 3F – Public Works Update

Zane DeWeese stated the Water Treatment Plant is almost finished. He explained some of the things they have been working on to get that going.

He stated that he has been working with the Lions Club and the banners and Christmas decorations will be going up on November 21st.

Item 3G – Engineer Updates

There were no Engineering updates tonight.

Item 3H – Legal Updates

Sheldon Smith stated the name of the Skate Park had been changed, he was wondering what could be put there with the new name. He suggested an engraved rock or a flag. Further discussion took place between Sheldon Smith, Councilors, and the Mayor.

Sheldon Smith talked about the Parking Ordinance the city has. He asked about sending reminders out as we are getting ready to enter the winter months.

Sheldon Smith asked the council if there was any enforcement that needed done. Discussion continued regarding signs between Sheldon Smith, Councilors, and the Mayor.

Item 3I – Mayor Updates

Mayor Mark Marsh went over information for the upcoming City Light Parade. Further discussion took place regarding the Light Parade.

Mayor Mark Marsh stated that he has been working with Brandon Brady on a MAG TAG Grant. He explained it is a grant that could be used to revitalize Main Street.

Item 3J – Council Updates

There were no Council Updates

Item 4 - Review And Possible Approval Of Accounts Payable

The Mayor and Councilors reviewed the accounts payable.

MOTION

Councilor Don Winters made motion to Approve accounts payable for November 2022.

Councilor Tyler Rowser seconded the motion. All Ayes

Motion Carried (5-0)

Item 5 – Adjournment

MOTION

Councilor Tyler Rowser made the motion to adjourn the meeting.

Councilor Steven Richins seconded the motion. All Ayes

Motion Carried (5-0)

The meeting adjourned at 9:27 P.M.

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