

MINUTES
COALVILLE CITY COUNCIL MEETING
WORK SESSION

Monday, March 27, 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 Treasure:** RaeShel Hortin; **Public Works Director:** Zane DeWeese

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 – Mayor Mark Marsh led the Pledge of Allegiance

Item 2 – Review and Discussion: Potential sewer service extension for Cedar Crest Development

Applicant: Ivory Homes: Skylar Tolbert and Nick Mingo

Greg Flinn with Larry H Miller Real Estate introduced himself and his partner Nick Mingo with Ivory Homes. Greg gave his purpose and background. As a BYU student he worked on Coalville City's general plan.

He stated that Larry H Miller Real Estate is interested in creating great places for people to live.

Gregg reviewed the overview of the Cedar Crest Village Overlay Project.

The main goal is construction of cost-efficient public and or private infrastructure (streets, water, wastewater, and sewer). He shared their vision to provide responsible infrastructure. We are trying to answer three questions as we build the community.

- 1. Sewer Treatment** – Coalville city upgraded sewer treatment plant a few years ago. The applicant stated they have the ability to expand the capacity of the sewer treatment plant.
- 2. Distribution-** Extension to Red Hill dev. along the rail trail with the possibility to extend further south to capture the Cedar Crest Development area.
- 3. Practicality-** The applicant stated the options they are exploring. Connecting to the existing Coalville City sewer system or creating a separate sewer treatment plant with its own separate district.

Louise Willoughby asked how many homes they are looking at for the development of Cedar Crest? Greg shared the map showing Cedar Crest stating what the plan is and what is included in the 800 acres owned currently by Ivory Homes.

Sheldon Smith asked the applicant if they are interested in exploring the possibility of hooking on to Coalville City's Sewer line and if the council has any interest. Steve Richins asked how many homes and connections the applicant is looking at. The applicant stated that there are about 600 units initially planned. Steve Richins asked Zane about adding onto the sewer plant if the city absorbed these 600 units. Zane answered that we would have to add on to the sewer plant. Zane gave the numbers that they have currently analyzed. Steve Richins asked how much the City could build on without adding new ground. Zane stated the City could double the current capacity with the existing resources. Councilors asked questions regarding the sewer plant and the expansion and the costs. Zane answered. Louise asked that public infrastructure, what would be in it for Coalville City to be the sewer dump for this development. Sheldon Smith would have to have an agreement with the applicants to cover Coalville City. If there is no benefit to the city and its residents then it wouldn't make sense, per the city councilors.

Zane stated that in the O&Ms at the Sewer plant the city could make some changes and could change to a type 1 re-use water and could then be used as secondary water. Relatively minor changes that could be beneficial to Coalville City. Councilor Louise Willoughby stated that research needs to be done to make sure that there would be a benefit to Coalville City. The research needs to be completed and presented before the council makes a decision. Mark Marsh stated that the annexation does go to Creamery Lane. Don Sargent suggested several options and advantages to consider with the annexation to Coalville City.

Nick Mingo stated the two options, working with Coalville City and utilizing the current sewer plant. The applicant stated that a plan for their own waste treatment plant and that they have a preliminary design. Their design will re-use secondary water if the state legislature approves. The economics will be beneficial to the city. What does this valley look like in 30 to 50 years? Do you want there to be 3 different sewer plants at each exit? Or do we want one?

Sheldon Smith stated that we need to look at the annexation of the Cedar Crest Development.

Don Sargent shared the annexation map to show the boundaries of the annexation declaration area. Phil Geary asked who designed the map? The annexation map has been around for a long time. And changes were made in 2019. Steve stated that we have been talking about annexing to Creamery Lane for several years.

Mark Marsh asked if they were to run a line for the development what does that look like? Asked to Nick? 18-inch line is what the Cedar Crest committee has stated. Nick stated who are we going to partner with for the water system, Hoytsville Pipe Water Company, Coalville City, or will we build our own?

We are having the same conversations right now with Hoytsville Pipe Water Company. Do you want to partner with us? That is the questions we are asking right now. A development agreement will be what is needed for the development. Nick stated that research is currently being held on the well and water system. Councilor Phil Geary stated that we want to look at the opportunities? Applicant Greg Flinn stated that Zions did an analysis to look at what would be the effect to Coalville City. Louise stated that we need to look at the

bigger picture with what we want to become. Mark asked what we want the city to look like and how we want it to change. Applicant Nick Mingo addressed traffic concerns. The applicant's team has spoken with UDOT about constructing a new interchange around Spring Canyon and Creamery Lane. Nick states that UDOT's preferred location is at Creamery Lane.

Phil Geary stated that an open forum is needed so that city citizens could give public comments on the annexation at the high school. Louise stated that she would like the meeting to go differently than the ones that were held previously. Don Sargent stated the annexation procedure with the state statues has changed since the Wohali annexation. We will have some experience with a few annexations before we get there. Nick stated that we are not selling anything, we are here finding the best solution. Nick stated that they are having these meetings weekly.

Louise stated that we would like to be involved in ways that can help the citizens understand.

Mayor thanked the applicants for their time tonight.

Item 3 -2022 Pre-Disaster Mitigation Plan Resolution

Zane DeWeese, Public Works Director

Asked the councilors if you are willing to continue working with the County on the emergency planning. The county will provide the communication for any emergency in Coalville City.

Resolution needs to be signed and adopted.

MOTION

Councilor Tyler Rowser made a motion to approve the resolution 2022 Pre-disaster mitigation plan with a 2023 resolution number. Resolution number is 2023-2 Coalville City Pre-Disaster Mitigation Plan Resolution.

Councilor Phil Geary seconded the motion. All Aye

Motion Carried (5-0)

Item 4 – Review, Discussion, and Possible Approval: Allen Hollow Road Dedication

Sheldon Smith, City Attorney

Cancelled from agenda. Additional work is necessary.

Item 5 - Review and Discussion: General Plan Updates Recommended by Planning Commission:

Don Sargent, Community Development Director

Don Sargent briefed the staff report and stated the primary focus for the updates is consistency with the recent code amendments. Including new state statues. Coalville City is not a specified municipality due to our population being under 5,000. Don clarified that the city is a 5th class city. Staff recommended the city council reviews and provide any input or direction regarding the general plan updates. Phil Geary asked the concern that he has regarding the land use page 5 of 121.

(F) zone or rezone for higher density or moderate housing. That does not apply to our city due to being a city of the 5th class.

What is considered moderate income? Per Phil Geary? That number is taken from Summit County, so it wouldn't be accurate for Coalville City. Louise Willoughby stated that she does have a question about the public meetings. No one attended the public meetings for public comment. Louise Willoughby stated that she didn't feel that the economic paragraph was consistent with the rest of the following plan further down. And the moderate-income housing on page 27 of 121, Needs to be reviewed to be consistent with the rest of the pages. Louise went through the other changes with the general plan that she would like to be reviewed or corrected. Don Sargent reviewed and clarified the questions Louise asked. Don Sargent will go through the changes and update the general plan reflecting the changes discussed. Will bring back to the next meeting in April.

Item 6 – Review/Possible Approval of Accounts Payable, dated March 27, 2023

Remove from the agenda. Report didn't print. Will bring back to April 11th meeting.

Item 7- Adjournment

MOTION

Councilor Tyler Rowser made the motion to adjourn.

Councilor Don Winters seconded the motion. All Ayes

Motion Carried (5-0)

The meeting adjourned at 8:25 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

APPROVED