

MINUTES
COALVILLE CITY COUNCIL MEETING
Monday, April 10, 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 Treasurer, RaeShel Hortin; City Recorder, Trevor Devey
Public Works Director, Zane DeWeese (Virtual)

Mayor Mark Marsh opened the Coalville City Council meeting at 6:03 P.M.

Item 1 – Welcome

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

Tonja Hansen- introduced herself as a new county council and gave her background. She stated that the reason that she “threw her hat in the ring” was because she felt that an advocate from the east side of the county was needed. Council member Phil Geary asked Tonja about the rail for trail and the surveying that they are doing, to which she answered.

Item 2 – Public Comment: Public may address the Mayor and Council with any matter of city business not listed on the agenda.

No Public comment was made.

Item 3 – Review, Discussion, and Possible Approval: Wilda No. 2 Minor Subdivision Final Plat, 663 South Main Street (WLDA-1)

Applicant: Wilda Peterson

Audio: 12:00

Don Sargent stated that this is a review, discussion and possible approval of the final plat for the proposed Wilda’s No. 2 Minor Subdivision. Don shared and reviewed the final plat. Don stated that staff is recommending that City Council review and discuss and consider approving the final subdivision plat with the following conditions:

- A. The applicant shall submit the final plat to the NSFD for final review and approval prior to recordation.
- B. The remaining acreage of Lot 1 and Parcel A is not eligible for further subdivision development.
- C. The applicant shall execute a city water agreement for culinary. The applicant agreed to provide their own secondary water for the new lots.
- D. Installation of meters shall be required on existing and new secondary water service connections for the subdivision.
- E. Staff shall verify the final plat details for compliance with the development code and engineering standards and specifications prior to recordation.
- F. A quit claim deed shall be recorded for the lot line adjustment between Lot 1 and Parcel CT-358-B concurrent with the final plat recordation.

Jeff Petersen at 675 So. Main - adjacent property owner and applicant representative Stated that he had a surveyor come and survey the property. They will keep all construction activity inside the property line. Council Member Louise Willoughby asked about the concern that the Downard's had in reviewing the letter. Another question was asked by Louise regarding the area behind Wilda's residence, it was asked how much space is between the property line. Council member Don Winters asked for clarification of how much acreage is in the subdivision.

Louise Willoughby asked what the dimensions are on the proposed Peterson driveway. Louise Willoughby asked about water rights with the property. Asking what the plan is for hooking on to the Coalville City secondary water. Louise asked about the culinary water that would be used. Jeff Peterson answered with the water plans for the property. Louise Willoughby stated that she is concerned with property owners keeping their water shares instead of turning the water shares in and purchasing the secondary water from Coalville City and paying the fee in lieu. Michelle Peterson asked for clarification for how the secondary water fees work and how much water would be needed for the property. \$12,500 for both culinary and secondary water, with a new water connection. Discussion took place between council members and applicants regarding culinary water and secondary water for the property.

Fee in lieu of 2 lots \$12, 500 for both lots for culinary water and use own secondary water for the two lots was agreed upon.

Don Sargent stated that the property was also a lot line adjustment that the new purchasers of Parcel CT-358-B agreed to that will adjust and clean up the lot line. Quit claim deed to be recorded.

Mayor Mark Marsh asked for a motion.

MOTION

Councilor Tyler Rowser made a motion to approve the Wilda No. 2 Subdivision Final Plat with quit claim deed to be recorded with the final plat and payment in fee in lieu for culinary water only.

*Councilor Phil Geary seconded the motion. All Aye
Motion carried (5-0)*

Item 4 - Review, Discussion, and Possible Acceptance for continued review and consideration:

Applicant: Kelvin Judd

Audio 52:32

- A. Cedar Crest Land Holdings, LLC Annexation Petition, Parcel NS-496, 49.9 Acres
- B. Cedar Hollow Investments, LLC Annexation Petition, Parcel NS-492, 40.0 Acres

Don Sargent briefed on the staff report (Exhibit A) stating that the annexation petitions for completeness and compliance with City and State Code requirements for moving forward with the public hearing process. Don stated that the applicant is proposing residential zoning of the annexation property for a total of 141 single-family lots. Staff recommends the City Council review and discuss the annexation petition, address any questions or comments with the applicant and staff, and consider a possible acceptance determination for the annexation petitions to proceed forward with the public hearing process.

Kelvin Judd, the applicant, stated that they want to start the process. Does Coalville City want to have a say in the development of Cedar Crest development or should we move forward with Summit County. Kelvin clarified that there are two separate applications because there is two separate owners. They are planning them together. They have decided to keep the two separate due to one being an LLC. That way it does not mix the funding of the two owners. Don reviewed the map giving clarification to the access and property lines.

Don reviewed the application process of the annexation petition. Council member Phil Geary questioned the water agreement and water obligation of the applicant.

Louise Willoughby stated her concerns with large density, schools and general plan with Coalville City.

Kelvin Judd stated that they don't expect that this will not be easy and that they are expecting to jump through hoops. They are not here to say that they want a free pass they are wanting to pay their own way and would like the opportunity to go thru the process and address the questions that the city has. We are not asking for any favors and want to continue looking for affordable housing. We want to be on the same team and work together with Coalville City. Louise Willoughby asked if the development would be residential or commercial.

Kelvin Judd asked if it is possible to table the petition to give him time to gather more information to provide to the council.

MOTION

Councilor Louise Willoughby made a motion to deny the acceptance of the annexation petitions due to the current existing growth within the city limits, the property is in an outlying area, and the limited capacity in the city water and sewer systems. ?

Councilor Steve Richins seconded the motion. 4 Ayes 1 nay

Motion Carried (4-1)

Item 5 – Review and Consideration of Approval: Ordinance No. 2023-2: Ordinance Designating Sewer Capacity Reservations

City Staff: Sheldon Smith, City Attorney

Audio 1:46:00

Sheldon Smith briefed Ordinance No. 2023-2 designating sewer capacity reservations. Don Sargent shared the current sewer capacity status and obligated ERC's from existing projects.

MOTION

Councilor Steve Richins made a motion to approve Ordinance No. 2023-2: Ordinance Designating Sewer Capacity Reservations.

Councilor Tyler Rowser seconded the motion. All Aye

Motion carried (5-0)

Item 6 - Continued Review and Discussion: General Plan Updates

City Staff: Don Sargent, Community Development Director

Audio 1:55:39

Don Sargent briefed the staff report (Exhibit B) and stated that this is a continued review and discussion of the general plan updates as recommended by the Planning Commission and revised by the City Council for preparation of a public hearing at a subsequent meeting.

Louise had questions regarding Page #112 line 24 in the updates in which Don Sargent answered.

Louise thanked Don for doing a good job with the corrections.

The council directed staff make any final updates to the general plan and prepare the exhibits for a review of the complete document at a subsequent city council meeting.

Item 7 – Updates

A. Community Development

Don Sargent presented the current, long-range and on-going planning projects and gave a brief description:

Current Planning Projects:

1. Redlands Minor Sub
2. Luna Properties STR
3. Wilda No. 2 Minor Sub
4. Judd Annexation Petition

5. Wilde/Carson Annexation Petition
6. Louder Annexation Petition
7. Lazy "J" DA
8. NSRD Indian Hills Plat Amendment/LIP
9. Courthouse Hill DA
10. Coalville Corner CUP
11. CCE Phase 4 Final Plat/CD's
12. Shane Wilde Property Rezone
13. Courtney Richins Projects
14. Wohali Construction Coordination
15. Red Hills DA

Long-Range Planning Projects:

1. Code Amendments Codification
2. General Plan Updates
3. Zoning Map Updates
4. MAG Tag Grant Project Coordination
5. DA Template Preparation
6. Application Form Updates

On-going Project Reviews:

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

B. Public Works

Zane DeWeese reviewed the master plan for the wastewater plant and growth development and plan.

C. Engineer

No Engineering updates.

D. Legal

Attorney Sheldon Smith stated that there is a letter going out to Alan Bell that the city will not be lowering or adjusting and discounting their water bills.

E. Mayor

Mayor Mark Marsh meeting with Chris and assistant on Tuesday to look at safe route. Monitoring Chalk Creek for flooding issues. Stated that there is a sand bagging station at the Summit County livestock building. Completed a training and workstation with Kathy McMullin with Summit County. We will be doing monthly training with staff to keep us up to date with emergency training. Weber Water Basin is releasing water out of Rockport and Echo to Weber River.

F. Council

Steve Richins stated that there was a white Subaru that is parked in the middle of the road at 50 North. Sheldon will look at it and send the necessary notice.

Louise Willoughby stated that they need a new member on the fireboard.

Item 8 - Review and Possible Approval of Accounts Payable, dated April 10, 2023

The Mayor and Councilors reviewed April 10, 2023, accounts payable.

MOTION

Councilor Tyler Rowser made a motion to approve April 10, 2023, accounts payable.

Councilor Steven Richins seconded the motion. All Ayes

Motion Carried (5-0)

Item 9- Review and possible approval of minutes, dated February 27, 2023, and March 13, 2023.

MOTION

Councilor Louise Willoughby made a motion to approve the February 27, 2023

Councilor Tyler Rowser seconded the motion. All Ayes

Motion Carried (5-0)

MOTION

Councilor Tyler Rowser made a motion to table the March 13, 2023

Councilor Louise Willoughby seconded the motion. All Ayes

Motion Carried (5-0)

Item 9 - Adjournment

MOTION

Councilor Tyler Rowser made the motion to adjourn.

Councilor Louise Willoughby 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

APPROVED