

**Coralville City Council  
Work Session  
October 23, 2018  
Coralville City Hall**

Present: Mayor John Lundell; Council members Jill Dodds, Laurie Goodrich, Meghann Foster, Mitch Gross, Tom Gill

Staff Present: City Administrator Kelly Hayworth, Assistant City Administrator Ellen Habel, Director of Finance Tony Roetlin, City Attorney Kevin Olson, Building and Zoning Official Jim Kessler, Streets and Solid Waste Superintendent Eric Fisher

Others Present: Adam Hahn, Duane Musser, Watts Group; Gene Gessner

Mayor Lundell called the meeting to order at 6:55 pm.

1. November Planning and Zoning Submittals: Building Official Jim Kessler presented the submittals for the November Planning and Zoning Commission Meeting:

- Bridgewater Subdivision Part Three, Lot 50, C-PUD-B Site Plan: Kessler shared the plan for a retail and restaurant building that would face west on the south side of Holiday Road. Kessler said there are two parking lots, one on the north side of the building and one on the south side, and the two lots do not connect. Kessler said the building is primarily masonry with metal accents. The City Council expressed concerns regarding the side facing Holiday Road and requested more windows or other materials.
- Encompass Addition, Lot 1, C-PUD-2 Site Plan, Rezoning, Preliminary and Final Plat: Kessler shared the plans for the Encompass long-term rehabilitation health care building. Kessler said that at this time only the rezoning and plat are going forward to the Planning and Zoning Commission.
- Coral Galleria Part Three, Lots 2 and 3, Amended Preliminary Plat and Final Plat, Amended C-PUD-A and PUD-B Site Plan: Kessler noted this is for retail and restaurant use and each of the two buildings is approximately 8,000 square feet and a single story with access from James Street. Kessler said staff is working with the developer to add landscaping, finalize signage locations, and include berms on the south side.

2. Golfview Terrace Discussion: Kessler shared the rezoning and site plan for Golfview Terrace as currently proposed. Duane Musser of Watts Group said they had tried to address the concerns of staff, council, and neighbors. He noted that a significant amount of grading is required on the site for the building, utilities, and parking lot, and they will save as many trees as possible to the south and toward 1<sup>st</sup> Avenue, and will heavily landscape, as well. He noted the project includes 10 townhomes and a 45-unit building with 3 stories of residences and parking beneath. Musser pointed out sidewalk connections and the proposed sanitary sewer connection through the golf course. He added there was a lot of excess dirt on the site and that the work could be phased or completed all at once. He said the Watts Group is open to suggestions regarding colors on the townhomes and said they include screened-in porches and

full basements. He also pointed out the ends of the larger building where improvements were made, said those units will be one- and two-bedroom, owner-occupied.

3. Streets and Solid Waste Department Report: Streets and Solid Waste Superintendent Eric Fisher reported on maintenance, repair, traffic signal improvements, traffic monitoring, snow and ice preparations, and solid waste/recycling collections.

4. City Administrator's Time: City Administrator Kelly Hayworth reported on the following:

- A letter to the DOT regarding widening of Interstate 380.
- A response to Tom Scott regarding his request for Deer Creek Road.
- The hiring process and transition to a new Communications Specialist.
- Four contractors participated in a walk-through at the Marriott Hotel and Conference Center in advance of submitting proposals later this month.

City Attorney Kevin Olson provided an update on enforcement of massage therapy businesses.

Adjourned at 8:30 pm.

Notes taken by Ellen Habel, Assistant City Administrator