

MINUTES
COALVILLE CITY COUNCIL MEETING
Monday, May 13, 2024, 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: Louise Willoughby, Lynn Wood, Shaun Powis, John Hansen, and Brandon Brady.

City Staff:

Community Development Director: Don Sargent

City Attorney: Sheldon Smith

City Recorder: Trevor Devey

Public Works Director: Kyle Clark

Mayor Mark Marsh opened the meeting at 6:00 p.m.

Item 1 – Welcome

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

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

Jodie Coleman introduced herself to the council and stated the city public street leading into Valley View Trailer Park needs improvement. She stated that since it is a public street the city is responsible for maintaining the road.

Item 3 – Public Hearing Review, Discussion, and Possible Approval: Chalk Creek Estates Phase 2 Subdivision Plat Amendment. 500 East Chalk Creek Run Drive (Approximate) Proposed New Lot # 211.
Applicant: Everything Homes, Alan Stanford

Mayor Mark Marsh opened the Public Hearing at 6:15pm.

Don Sargent gave the background of the proposed Chalk Creek Estates Phase 2 Subdivision Plat Amendment. Discussion was held between the Council, Staff and Alan Stanford the applicant over the trail easement shown on the plat. Alan Stanford addressed the Council over obtaining a permit without the road connecting to 50 North being complete. Don Sargent gave the staff's concern of issuing a Certificate of Occupancy with a temporary status. The applicant Alan Stanford clarified what his intentions are with getting a permit before the road is completed. Louise Willoughby asked a question regarding the 31st home with egress. Councilor John Hansen asked the applicant Alan Stanford about the second access. Mayor Mark Marsh closed the Public Hearing at 6:49pm.

Councilor Louise Willoughby made a motion to approve Chalk Creek Estates Phase 2 Subdivision Plat Amendment Lot # 211 with the following conditions:

- 1. Any remaining items of the subdivision plat amendment and boundary line adjustment shall be addressed by the applicant and verified by Staff for compliance with the development code prior to plat recordation.*
- 2. The road access connection with 50 North shall be constructed, inspected, and accepted by the City prior to issuance of a building permit for the existing undeveloped lots in the subdivision including Lots 204, 205, 206, 207, and 208. A building permit application for the new Lot 211 in the subdivision may be filed and processed by the City.*

*Councilor John Hansen seconded the motion.
Motion Carried (5-0).*

Item 4 – Public Hearing Review, Discussion, and Possible Approval: Lakeside Subdivision Plat Amendment 401 North Main Street, Lot # 3, Proposed Relocation of Sewer Utility Easement.

Applicant: Jason Moore

Mayor Mark Marsh opened the public hearing at 6:57 pm.
Don Sargent gave the background of the Lakeside Subdivision Plat Amendment Sewer Utility Easement.
Jason Moore gave his reasoning for moving the sewer and secondary water lines.
Mayor Mark Marsh closed the Public Hearing at 7:08 pm.

Councilor Shaun Powis made a motion to approve the Lakeside Subdivision Plat Amendment Proposed Relocation of Sewer Utility Easement with the conditions of approval stated in the staff report.

*Councilor Lynn Wood seconded the motion.
Motion Carried (5-0)*

Item 5- Review and Discussion: Main Street Revitalization Plan

Don Sargent gave the summarization of the staff report. Councilor Brandon Brady gave his recommendations on editing the plan. A discussion was held between council and staff over the adjustments that need to be made to the plan.

The Council decided to table the review of the Plan until the next meeting on the 28th of May.

Item 6- Review and Possible Approval: Fiscal Year 2024 Fraud Risk Assessment
Mayor Mark Marsh gave the background of the Fraud Risk Assessment.

Councilor Lynn Wood made a motion to table the Fiscal Year 2024 Fraud Risk Assessment until the May 28th, 2024 meeting.

Councilor Louise Willoughby seconded the motion.

Motion Carried (5-0)

Item 7- Review and Discussion: Coalville City Secondary Irrigation Pond Agreement

City Attorney Sheldon Smith gave the background of the Coalville City Secondary Irrigation Pond Agreement. Discussion was held over when City Staff will turn on the secondary water system.

Councilor Louise Willoughby made a motion to approve the Coalville City Secondary Irrigation Pond Agreement.

Councilor Brandon Brady seconded the motion.

Motion Carried (5-0)

Item 8 - Updates:

A. Community Development

Don Sargent gave the current, long-range, and on-going planning projects.

B. Public Works

Kyle Clark briefed the council that EXC is back in town working on the secondary meter project.

C. Engineering
No Updates

D. Legal

Sheldon Smith briefed the council on the agreement with the Brown Well. Sheldon Smith briefed the council about the Rocky Mountain Power ordinance that will be presented to them in the near future.

E. Mayor

Mayor Mark Marsh briefed the council on the veteran memorial at the cemetery for the Memorial Day celebration.

F. Council

Councilor Lynn Wood asked about the rules and procedures. Sheldon Smith stated that they will discuss the document at a subsequent meeting.

Councilor Brandon Brady briefed the council on the get healthy Utah meeting that he and Mayor Marsh attended.

Item 6 – Review and Possible Approval of Accounts Payable dated May 13, 2024.

Councilor Brandon Brady made a motion to approve Accounts Payable dated May 13, 2024.

Councilor Lynn Wood seconded the motion.

Motion carried (5-0).

Item 7 – Review and Possible Approval of Minutes dated April 22, 2024.

Councilor Louise Willoughby made a motion to approve Minutes dated April 22, 2024.

Councilor Lynn Wood seconded the motion.

Motion carried (5-0)

Item 8 - Adjournment

Councilor Louise Willoughby made a motion to adjourn.

Councilor John Hansen seconded the motion.

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

Trevor Devey, City Recorder