

**MINUTES**  
**COALVILLE CITY COUNCIL MEETING**  
**Monday, August 12, 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, Brandon Brady, and John Hansen

**City Staff:**

**Community Development Director:** Don Sargent

**City Attorney:** Sheldon Smith

**City Recorder:** Trevor Devey

**Public Works Director:** Excused

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 John Hansen** 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 or pending applications.

Larry Vernon gave background of his family’s estate at 391 East Chalk Creek Road. Larry Vernon voiced his concerns over the Summit County Road Project taking place on Chalk Creek Road.

No other public comment was given.

**Item 3 – Public Hearing Review, Discussion, and Possible Approval:** Moore Subdivision Lot 1 Plat Amendment 155 South 100 East Proposed New Lot #3, 0.36 acres.

Mayor Mark Marsh opened the Public Hearing at 6:11pm. Coalville City Community Development Director Don Sargent gave the background of the Moore Subdivision Lot 1 Plat Amendment located at 155 south 100 east. The applicant Cameron Richins introduced himself. Councilor Brandon Brady asked a question regarding the private driveway. Discussion over the sewer utility was had. Thomas Moore clarified the sewer issues that have been discussed regarding the property.

Mayor Mark Marsh closed the Public Hearing at 6:26pm.

*Councilor Shaun Powis made a motion to approve the Moore Subdivision Lot 1 Plat Amendment, 155 South 100 East Proposed New Lot #3, 0.36 acres, with the four recommended conditions found in the staff report.*

- 1. Any remaining items of the subdivision plat amendment shall be addressed by the applicant and verified by Staff for compliance with the development code prior to plat recordation.*
- 2. The applicant shall transfer a water share or pay a fee-in-lieu for culinary water service for the new lot prior to recordation of the plat.*
- 3. Secondary water for the new lot shall be provided by an existing private water company or the applicant shall transfer a water share to the city for secondary water service.*
- 4. The applicant shall obtain NSFD approval of the plat prior to plat recordation.*

*Councilor Louise Willoughby seconded the motion.*

*Motion Carried (5-0)*

**Item 4 – Public Hearing Review, Discussion, and Possible Approval:** Red Hills Ranch MPD Phase 1, 31 Lot Final Subdivision Plat and Construction Drawings 800 South Hoytsville Road (CT-482-F, CT-476)

Mayor Mark Marsh opened the Public Hearing at 6:29pm.

Coalville City Community Development Director Don Sargent gave the overview of the Red Hills Ranch MPD Phase 1 31 Lot Final Subdivision Plat and Construction Drawings located at 800 South Hoytsville Road (CT-482-F, CT-476).

Skyler Tolbert with Ivory Development introduced himself to the council. Skyler Tolbert addressed workforce housing within the development. Discussion was had between the council, staff, and Skyler Tolbert regarding workforce housing.

Skyler Tolbert reviewed the conditions of approval

Skyler Tolbert discussed the sewer and water for the subdivision.

Discussion was held between the applicant, staff, and council over culinary water and sewer services for the Red Hills Ranch Subdivision. Discussion was held about upsizing pipe diameters for culinary and sewer services to serve the future growth of Coalville City.

Councilor Shaun Powis gave comments about paving the rail trail. Councilor Shaun Powis read a quote from Strongtowns.org

Councilor Brandon Brady discussed sidewalks going south along main street to the Red Hills Ranch Development. Don Sargent clarified what the Development Code requires for sidewalks.

Mayor Mark Marsh closed the public hearing at 7:47pm.

It was decided by the council to table an action on Red Hills Ranch MPD Phase 1, 31 Lot Final Subdivision Plat and Construction Drawings until the items discussed are more fully addressed by the applicant and presented to the council at a subsequent meeting.

**Item 5 – Public Hearing Review, Discussion, and Possible Approval:** Budget Amendment: Resolution 2024-2; 2024 -2025 Fiscal Year Budget Amendment No. 1.

*Councilor Lyn Wood made a motion to approve resolution 2024-2; 2024-2025 Fiscal Year Budget Amendment No. 1.*

*Councilor John Hansen seconded the motion.*

*Motion Carried (5-0)*

**Item 6 – Review, Discussion, and Possible Approval:** Chalk Creek Estates Phase 4 MPD Development Agreement.

The applicant withdrew the agenda item.

**Item 7 – Review, Discussion, and Possible Acceptance:** Robinson (NS) Hill Annexation Petition (NS-424-A, 37.56 acres)

Coalville City Community Development Director Don Sargent gave the overview of the Robinson (NS) Hill Annexation Petition and the process of annexation in Coalville City.

Jonathan Shaw introduced the reasoning of wanting to annex into Coalville City.

Councilor Louise Willoughby stated that the last two annexation petitions have been denied. Discussion was held about the process of annexation.

Discussion was held between the applicant, council, and staff over the annexation and future land use of the parcels.

Discussion was held between council and staff over Coalville City's annexation declaration boundary.

Mayor Mark Marsh asked staff a question over the annexation boundary.

Discussion was had by the council over the process of annexation.

*Councilor Shaun Powis made a motion to table the Robinson (NS) Hill Annexation Petition until the September 9<sup>th</sup> meeting and hold a public open house on September 4<sup>th</sup> to discuss the Coalville City Annexation Boundary.*

*Councilor Louise Willoughby seconded the motion.*

*Motion Carried (5-0)*

**Item 8 Review and Possible Approval:** Safe Streets For All Demonstration Grant

Councilor Brandon Brady introduced to the council the Safe Streets For All Grant. To provide information on possible ways to improve pedestrian safety on Main Street. Brandon Brady gave the deadline for the grant. Brandon Brady indicated he would be willing to prepare the grant application and prepare any needed information so the city would have little if any cost in the project.

*Councilor Lynn Wood made a motion to approve the application for the Safe Streets For All Demonstration Grant.*

*Councilor Brandon Brady seconded the motion.*

*Motion Failed (3-2)*

**Item 9 Review and Discussion:** Valley View Mobile Park Road

Mayor Mark Marsh gave the history of the road. He presented to the council the bids to repave the road. Conversation was held between Jodie Coleman, council, and staff. It was decided by the council to repave the road with a 2 inch overlay and to assume all maintenance responsibilities.

**Item 10 - Updates:**

**A. Community Development**

Don Sargent gave update to the council on the main street revitalization plan and that it will be added to the August 26<sup>th</sup> agenda. Don Sargent also informed the Council that the administrative review and processing amendments required by Senate Bill 174 is scheduled on the August 19<sup>th</sup> Planning Commission Agenda for a public hearing.

**B. Public Works**

Mayor Mark Marsh gave updates for the road projects. Mayor Mark Marsh thanked the Public Works Department for the preparations made to the City for the Summit County Fair.

**C. Engineering**

Mayor Mark Marsh gave updates on the ledges trail project.

**D. Legal**

Sheldon Smith informed the council that the rules and procedures were sent out for review to the council. Sheldon Smith addressed a comment that was made to the council that Sheldon Smith accosted Kendra Stephens. Sheldon Smith stated that in his perspective he did not accost Kendra Stephens. Sheldon Smith apologized to Kendra Stephens that she felt that Sheldon Smith had accosted her. Sheldon Smith expressed his hope that all involved can move on and continue to work together.

#### **E. Mayor**

Mayor Mark Marsh gave an update on a service project that took place at North Main Street.

#### **F. Council**

Councilor Shaun Powis gave comment that he would like the point system for animals be put on the agenda for discussion on the August 26<sup>th</sup> City Council Meeting. Don Sargent clarified the code amendment process.

Councilor Shaun Powis recommended a wastewater retention pond.

#### **Item 11 – Review and Possible Approval of Accounts Payable dated August 12, 2024.**

*Councilor Shaun Powis made a motion to approve Accounts Payable dated August 12, 2024.*

*Councilor Louise Willoughby seconded the motion.*

*Motion carried (5-0).*

#### **Item 12- Review and Possible Approval of Minutes dated July 18 and July 22, 2024**

*Councilor Louise Willoughby made a motion to approve Minutes dated July 18 and July 22, 2024*

*Councilor Lynn Wood seconded the motion.*

*Motion Carried (5-0)*

**Item 13 – Closed Session:** Possible motion to enter a closed session for the purchase, exchange, or lease of property; pending or reasonably imminent litigation; the character, professional competence, or the physical or mental health of an individual; or the deployment of security personnel, devices, or systems.

No closed session was had.

#### **Item 13 – Adjournment**

*Councilor Louise Willoughby made a motion to adjourn.*

*Councilor Shaun Powis 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.*

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Mark Marsh, Mayor

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Trevor Devey, City Recorder