MINUTES
COALVILLE CITY COUNCIL MEETING
Monday, August 26, 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, Brandon Brady, and John Hansen
Virtual: Shaun Powis
City Staff:
Community Development Director: Don Sargent
City Attorney: Sheldon Smith
City Treasurer: RaeShel Hortin
Public Works Director: Kyle Clark

Mayor Mark Marsh opened the meeting at 6:02 p.m.

Item 1 – Welcome

A. Roll Call – A quorum was present.
B. Pledge of Allegiance – **City Councilor Lynn Wood** 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.

Denise Smith at 150 South 50 East gave comments over the council meeting that was held on August 12, 2024. Denise Smith was upset over comments saying that we did not want the rail trail paved. Denise Smith also disagreed with comments made regarding Wohali also at the August 12, 2024, council meeting. Denise Smith also made comment on development with in Coalville City.

Zane DeWeese at 415 East Chalk Creek Circle gave comments regarding the right to farm, animal point system discussions that have taken place at prior city council meetings.

Nachelle Sargent at 450 South Main expressed her emotions on feeling the need to address the council. Nachelle Sargent gave comments regarding the right to farm, animal point system discussions that have taken place at prior city council meetings.

Kendra Stephens at 412 East Chalk Creek Road made a comment clarifying some comments that were made over her social media posts.

Ziana DeWeese Hortin at 156 Dobbs Drive made comments regarding Kendra Stephens social media posts.

Mayor Mark Marsh closed the public comment at 6:35pm.

Councilor Louise Willoughby asked for clarification regarding the process of a code amendment.
Coalville City Community Development Director Don Sargent clarified the code amendment process to Councilor Willoughby.

Councilor Lynn Wood made a motion to revise the agenda and move Agenda Item Number 6 to Agenda Item Number 3.
Councilor John Hansen seconded the motion.
Motion Carried (4-0) with one vote absent.

Item 3 – Review and Discussion: Development Code Section 26-050: Farm Animal Point System.

Community Development Director Don Sargent gave the background of the Farm Animal Point System Code Provisions.

Councilor John Hansen gave comment on keeping the Farm Animal Point System the way it is.
Councilor Brandon Brady stated he would like to see the council review the Farm Animal Point System, but it should be reviewed after a proper application has been received by the property owner.
Councilor Lynn Wood stated that she feels this is a council issue because the decision could affect the entire community.
Councilor Louise Willoughby stated that she feels that it is the council's responsibility to review the Farm Animal Point System also due to the entire City of Coalville will be affected by reviewing the Farm Animal Point System.
Discussion was held between council and staff over the Farm Animal Point System.
It was decided by the council to not review the Farm Animal Point System unless a code amendment application is submitted to by the property owner to the city.

Item 4 – Review, Discussion, and Possible Approval: Chalk Creek Estates Phase 4 MPD Development Agreement.
Applicant Alan Stanford, Everything Homes

Coalville City Community Development Director Don Sargent gave the background of the Chalk Creek Estates Phase 4 MPD Development Agreement.

Discussion was held between council and staff over Chalk Creek Estates Phase 4 MPD Development Agreement.
Discussion was held between council, staff, and the applicant over the class 2 trail in Phase 4 of the Chalk Creek Estates Development.

Councilor Louise Willoughby made a motion to approve the Chalk Creek Estates Phase 4 MPD Development Agreement with the provisions that the drawings be updated and any other items by staff be completed with the developer.
Councilor John Hansen seconded the motion.
Motion Carried (4-0) with one vote absent.

Item 5 – Review and Discussion: Amending Chapters 1, 2, 3, 28, 29, 30, 32, and Other Miscellaneous Clarification Provisions of the Coalville City Development Code.

Coalville City Community Development Director Don Sargent gave the background of the Development code Update Amendments.
Jacob Hansen, presented to the city council what has changed with SB174 & HB476. Jacob Hansen reviewed with the council what the draft does and the main changes in chapter 28-30.
Councilor Louise Willoughby asked Jacob Hansen why a Development Agreement is no longer required and why it is a bad idea.
Jacob Hansen clarified Councilor Louise Willoughby's question.
Discussion was held between council, staff, and Jacob Hansen over Development Agreements.

The council directed staff to work with the consultant group no clarifying the amendment language for continued review and discussion at the next city council meeting.

Item 5 – Continued Review, Discussion, and Possible Acceptance: Updated Main Street Revitalization and Connectivity Plan.

Coalville City Community Development Director Don Sargent and Councilor Brandon Brady gave the background of the Coalville Main Street Revitalization and Connectivity Plan.
Discussion was held between council and staff over the updated Main Street Revitalization and Connectivity Plan.

Councilor Louise Willoughby made a motion to accept the Main Street Revitalization and Connectivity Plan.
Councilor Brandon Brady seconded the motion.
Motion Carried (5-0)

Item 8 – Review, Discussion, and Possible Acceptance: Coalville City Rules and Procedures

City Attorney Sheldon Smith briefed the council on the draft Coalville City Rules and Procedures.
Discussion was held between council and staff over the Coalville City Rules and Procedures.

Councilor Lynn Wood made a motion to table the Coalville City Rules and Procedures until the next city council meeting to be held on September 9, 2024.
Councilor Louise Willoughby seconded the motion.
Motion Carried (5-0)

Item 9 – Updates:

A. Community Development

Coalville City Community Development Director Don Sargent gave the current, long-range, and on-going project list.

B. Public Works

No updates were made.

C. Engineering

Mayor Mark Marsh gave updates on the ledges trail project.

D. Legal

City Attorney Sheldon Smith asked the council to please respond to a GRAMA request that was submitted.
Discussion was held between council and staff over what information was needed to fulfill the GRAMA request.

E. Mayor

Mayor Mark Marsh read a letter of resignation from Stefani Bowen on the Planning Commission.
Mayor Mark Marsh recommended for advice and consent to the council Matt Boyer to replace Stefani Bowen on the Planning Commission. The council supported the appointment.

F. Council

Councilor Lynn Wood stated that the mural project is in process.
Councilor Shaun Powis stated that the planning for the town hall meeting scheduled on September 4th has been successful. Discussion was held between the council and staff over responsibilities during the town hall meeting.

Item 11 – Review and Possible Approval of Accounts Payable dated August 26, 2024.

Councilor Louise Willoughby made a motion to approve Accounts Payable dated August 26, 2024.
Councilor Lynn Wood seconded the motion.
Motion carried (4-0) with one vote absent.

Item 12- Review and Possible Approval of Minutes dated August 12, 2024

August 12, 2024, minutes were not sent out to council. Minutes dated August 12, 2024, will be sent to council for the meeting to be held on September 9, 2024.

Councilor Louise Willoughby made a motion to table the approval of minutes dated August 12, 2024, until the next city council meeting to be held on September 9, 2024.
Councilor John Hansen seconded the motion.
Motion Carried (4-0) with one vote absent.

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 John Hansen made a motion to adjourn.
Councilor Shaun Brandon Brady seconded the motion.
Motion Carried (4-0) with one vote absent.

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