MINUTES
COALVILLE CITY COUNCIL MEETING
Tuesday, October 15, 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:
Brandon Brady, John Hansen, and Louise Willoughby.
Absent: Lynn Wood and Shaun Powis
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 or pending applications.

No public comment was given.

Mayor Mark Marsh requested to change the order of the agenda and change item 4 to item 3. The council agreed.

Item 3 - Continued Review, Discussion, and Possible Adoption: Amendments to Chapters 1,2,3,28,29,30,32,33, and Other Miscellaneous Administrative or Legislative Provisions of the Coalville City Development Code, Ordinance No. 2024-2.

Coalville City Community Development Director Don Sargent gave a brief background of the proposed Development Code Amendments.
Councilor Louise Willoughby thanked staff for the hard work and illustrations. Councilor Brandon Brady asked a clarification question to which Don Sargent answered.

Councilor Brandon Brady made a motion to adopt Amendments to Chapters 1,2,3,28,29,30,32,33 and Other Miscellaneous Administrative or Legislative Provisions of the Coalville City Development Code, Ordinance No. 2024-2 with the revisions of changing the chart title MDP to MPD.
Councilor John Hansen seconded the motion.
Motion Passed (3-0) with two votes absent.

Item 4 – Review and Discussion of Annexation Protests: Robinson (NS Hill) Annexation Petition (NS- 424-A, 37.56 acres).

Coalville City Community Development Director Don Sargent gave background of the annexation petition and the protests that have been filed with the City.
Councilor John Hansen asked a question regarding access to the property.
Discussion was held between the applicant and council over access and what water is going to be required for the proposed annexation and development project. Discussion was held over the density of the proposed development and zoning of the property.

Councilor John Hansen made a motion to move forward with discussion on the Robinson Hill (NS Hill) Annexation Petition with the requirement that a written agreement to provide access to the property from surrounding landowners be acquired, that all required water rights for the development be acquired, and a preliminary plan for density consistent with requirements of current zoning and possible future R-2 zoning.
Councilor Brandon Brady seconded the motion.
Motion Carried (2-1) with two votes absent.

Item 5 – Review, Discussion, and Possible Approval: Rivers Edge/Wilde Property Master Planned Development Agreement.

Coalville City Community Development Director Don Sargent gave background of the River's Edge/Wilde Property Master Planned Development Agreement.
Discussion was held between council and staff over the water and multi-family parking for the Wilde Property Development.

Councilor Louise Willoughby made a motion to approve the River's Edge/Wilde Property Master Planned Development Agreement with the conditions that multi-family parking and water share transfers be included in the Development Agreement.
Councilor Brandon Brady seconded the motion.
Motion Carried (3-0) with two votes absent.

Item 6 – Updates:

A. Community Development

Coalville City Community Development Director presented to the council the current, long-range, and on-going projects.
Don Sargent briefed the council on a line upgrade of Rocky Mountain Power that will be taking place within the county and the city.

B. Public Works

No updates were given.

C. Engineering

Mayor Mark Marsh briefed the council that the sidewalk bids came in under budget.
Mayor Mark Marsh also briefed the council that the radio towers for water meters are under construction.

D. Legal

City Attorney Sheldon Smith informed the council that the trail easement agreement is complete and will be recorded this week.

E. Mayor

Mayor Mark Marsh informed the council that he will be attending a CDBG meeting on October 17th. Mayor Mark Marsh will be meeting with Recycle Utah about possible drop off locations in Coalville. Mayor Mark Marsh informed the council of the Health Fair that will be held on October 30th.

F. Council

Councilor John Hansen asked a question about the ledged trail parking lot.
Councilor Brandon Brady asked about impact fees. Mayor Mark Marsh informed councilor Brady that staff is currently scheduling with a third party to conduct an impact fee study.

Item 7 – Review and Possible Approval of Accounts Payable dated October 15, 2024.

Councilor John Hansen made a motion to approve Accounts Payable dated October 15, 2024
Councilor Brandon Brady seconded the motion.
Motion carried (3-0) with two votes absent.

Item 8- Review and Possible Approval of Minutes dated September 23, 2024

Councilor John Hansen made a motion to approve the minutes dated September 23, 2024.
Councilor Louise Willoughby seconded the motion.
Motion Carried (3-0) with two votes absent

Item 9 – 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 10 – Adjournment

Councilor Louise Willoughby made a motion to adjourn.
Councilor Brandon Brady seconded the motion.
Motion Carried (3-0) with two votes 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.

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Mark Marsh, Mayor Trevor Devey, City Recorder