

MINUTES
COALVILLE CITY COUNCIL MEETING
Monday June 23, 2025, 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, Shaun Powis, Lynn Wood, John Hansen, and Brandon Brady.

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 – **Councilor Shaun Powis** led the Pledge of Allegiance.

Item 2 - Public Comment:

Jonathan Cox with the Wohali development introduced himself to the council.

Item 3 – Continued Review, Discussion, and Possible Adoption: Resolution # 2025-4;
2024-2025 Fiscal Year Budget Amendment.

Dave Sanderson gave the background of Resolution 2025-4.

*Councilor Shaun Powis made a motion to adopt Resolution # 2025-4; 2024-2025
Fiscal Year Budget Amendment
Councilor Lynn Wood seconded the motion.
Motion Carried (5-0).*

Item 4 – Public Hearing Review, Discussion, and Possible Adoption: Fairview Estates Subdivision Phase 2 Final Plat Acknowledgement with Chalk Creek Bridge Construction, 134 Dobbs Drive (CT-330-A).

Coalville City Community Development Director Don Sargent gave the background of the Fairview Estates Subdivision Phase 2 Final Plat Acknowledgement with Chalk Creek Bridge Construction.

The applicant Courtney Richins addressed the conditions in the staff reports. Councilor Louise Willoughby asked for clarification on the sale of the town homes and the timing of the traffic bridge construction.

Discussion was held between council, staff, and the applicant on the construction of the traffic bridge and townhomes.

Discussion was held over water rights associated with the property.

Councilor Louise Willoughby asked for clarification on the costs that would be incurred by the city for the construction of the traffic bridge.

Mayor Mark Marsh opened the public hearing at 6:28 p.m.

Tyler Rowser at 240 East 100 South gave comment on the traffic bridge.

David Vernon 800 North 50 East gave comment on the traffic bridge.

Mayor Mark Marsh closed the public hearing at 6:31 p.m.

Discussion was held over traffic impact concerns with the additional traffic the bridge may encourage from Chalk Creek Estates Subdivision to Border Station Road.

Councilor Shaun Powis asked if there was an input from the adjacent developers of Chalk Creek Estates, Alan Stanford and Chris Boyer.

Discussion was held over the density of Fairview Estates.

Coalville City Community Development Director Don Sargent presented the revised conditions to the council.

Councilor Brandon Brady made a motion to approve Fairview Estates Subdivision Phase 2 Final Plat Acknowledgement with Chalk Creek Bridge Construction, 134 Dobbs Drive (CT-330-A) with the findings and revised conditions in the staff report.

No second was made.

Councilor Louise Willoughby expressed her concerns and frustration.

Councilor Shaun Powis expressed his concerns.

Councilor Brandon Brady expressed his concerns.

Councilor John Hansen expressed his concerns.

Discussion was held over traffic studies.

Councilor Lynn Wood made a motion to table the adoption of Fairview Estates Subdivision Phase 2 Final Plat Acknowledgement with Chalk Creek Bridge Construction, 134 Dobbs Drive (CT-330-A).

Councilor Louise Willoughby seconded the motion.

Motion Failed (1-4). Councilor Brandon Brady, John Hansen, Shaun Powis, and Louise Willoughby voted in the negative.

Additional discussion was held between the applicant, council, and staff.

Councilor Brandon Brady made a motion to approve Fairview Estates Subdivision Phase 2 Final Plat Acknowledgement with Chalk Creek Bridge Construction, 134 Dobbs Drive (CT-330-A) with the findings and revised conditions recommended by staff.

Councilor John Hansen seconded the motion.

Motion Carried (3-2). Councilor Louise Willoughby and Lynn Wood voted in the negative.

Item 5 – Continued Review, Discussion, and Possible Acceptance: Larry H. Miller Development Group (Hidden Meadows) Annexation Petition (NS-492, 40.00 acres; NS-496, 49.77 acres; NS-495-496-A, 226.57 acres).

Coalville City Community Development Director Don Sargent gave the background of the Larry H. Miller Group (Hidden Meadows) Annexation Petition.

Councilor John Hansen asked for clarification on the protest period during the annexation process.

Coalville City Community Development Director Don Sargent responded to Councilor Hansen's question.

Cameron Jackson with Larry H. Miller Real Estate Development gave a presentation that included summary data from the Public Forum that the Larry H. Miller Development group hosted.

Councilor Brandon Brady asked for clarification on tax predictions.

Cameron Jackson responded to Councilor Brandon Brady.

Councilor John Hansen made comment on the school children comparison.

Discussion was held between Cameron Jackson and the council over the School Children Comparison statistics.

Councilor Louise Willoughby made comment and asked questions on the School Children Comparison statistics.

Cameron Jackson responded to Councilor Willoughby's questions.

Councilor Shaun Powis asked for clarification on accessory dwelling units(ADU).

Coalville City Community Development Director Don Sargent responded to Councilor Shaun Powis's question.

Discussion was held between Council and Cameron Jackson over the Utility Master Plan.

Discussion was held over impact fees.

Councilor Shaun Powis asked for clarification why the switch from Summit County to Coalville City.

Cameron Jackson responded to Council Shaun Powis's question.

Stephen James made comments on the Hidden Meadows Annexation Petition.

Coalville City Community Development Director Don Sargent made comment on the Hidden Meadows Annexation Petition review process.

Discussion was held over the preservation of rural lifestyle in the Coalville area.

Stephen James gave comments on the density of the proposed Hidden Meadows Annexation Petition.

Councilor Shaun Powis asked for clarification on open space.

Stephen Jackson responded to Councilor Shaun Powis's question.

Discussion was held over the dedicated public parks.

Cameron Jackson asked the council for guidance on information that the council would like to see presented to them at a subsequent meeting.

Discussion was held between council and the applicant over topics to be discussed at future meetings.

Councilor Lynn Wood gave comment on the Hidden Meadows Annexation Petition.

Discussion was held over density.

Councilor Louise Willoughby made a motion to deny the Larry H. Miller Development Group (Hidden Meadows) Annexation Petition.

No second was made.

It was decided that the applicant would come back to present more information to the council at a subsequent meeting.

Item 6 – Review, Discussion, and Possible Adoption: Resolution 2025-5; A Resolution Accepting Resignation of Mike Gibbons and Appointing Shaun Boydston to the Board of Wohali Public Infrastructure Districts 1 & 2.

Coalville City Attorney Sheldon Smith gave the background of Resolution 2025-5; A Resolution Accepting Resignation of Mike Gibbons and Appointing Shaun Boydston to the Board of Wohali Public Infrastructure Districts 1 & 2.

Councilor Shaun Powis made a motion to adopt resolution 2025-5; A resolution accepting the resignation of Mike Gibbons and appointing Shaun Boydston to the board of Wohali Public Infrastructure Districts 1 & 2 with the revision of Shaun Boydston residing in Tremonton Utah.

*Councilor Louise Willoughby seconded the motion.
Motion Carried (5-0).*

Item 7 – Continued Review, Discussion, and Possible Adoption: Resolution 2025-3; Fireworks and Fires Prohibition During the Drought Period of 2025.

Mayor Mark Marsh gave the background of the resolution.

*Councilor Shaun Powis made a motion to adopt Resolution 2025-3; Fireworks and Fires Prohibition During the Drought Period of 2025 with the date ending on October 31st.
Councilor Louise Willoughby seconded the motion.*

Motion Failed (2-3) with Councilors Wood, Brady, and Hansen voting in the negative.

Councilor John Hansen made a motion to adopt Resolution 2025-3; Fireworks and Fires Prohibition During the Drought Period of 2025 with the exeption of allowing fireworks on the 4th of July and the resolution ending on October 31st.

Councilor Brandon Brady seconded the motion.

Motion Carried (3-2) with Councilors Willoughby and Powis voting in the negative.

Item 8 – Updates:

A. Community Development

No Updates.

B. Public Works

No Updates.

C. Engineering

No Updates.

D. Legal

City Attorney Sheldon Smith informed the council that a memo will be coming to them regarding Allen Hollow.

Sheldon Smith informed the council of an agreement he has drafted for an event that will be taking place in Coalville.

E. Mayor

Mayor Mark Marsh thanked Cindy Padgett for the 2025 Car Show.

Mayor Mark Marsh informed the council that signs will be posted to keep motorized OHV off of the ledges trail.

F. Council

Councilor John Hansen thanked Employee Staff for their hard work.

Councilor Brandon Brady informed the council of the county RAP tax opportunity.

Item 9 – Review and Possible Approval: Accounts Payable dated June 23, 2025.

Councilor Shaun Powis made a motion to approve Accounts Payable dated June 23, 2025.

Councilor John Hansen seconded the motion.

Motion carried (5-0).

Item 10 –Review, Discussion, and Possible Approval: Minutes dated June 9, 2025.

*Councilor John Hansen made a motion to approve the minutes dated June 9, 2025.
Councilor Shaun Powis seconded the motion.
Motion Carried (4-0) with one abstention by Councilor Willoughby.*

Item 11 - 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 held.

Item 12 - 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 the proceedings that occurred at the meeting.


Mark Marsh, Mayor


Trevor Devey, City Recorder