

MINUTES
COALVILLE CITY COUNCIL MEETING
Tuesday, January 27, 2025, 6:00 P.M.
COALVILLE CITY HALL, COUNCIL CHAMBERS
10 N MAIN STREET
COALVILLE, UT 84017

In Attendance

Mayor and Council

Mayor: Rory Swensen

Council Member: Lynn Wood, Brandon Brady, Matt Boyer, Shaun Powis, and Jeff Peterson.

City Staff: Don Sargent, Community Development Director; Kyle Clark, Public Works Director; Halle Mosher, City Recorder

Mayor Rory Swensen opened the meeting at 6:07 p.m.

Item 1 – Welcome

- A. Roll Call – A quorum was present.
- B. Pledge of Allegiance – Led by **Mayor Rory Swensen**

Item 2 - Public Comment:

No comment

Item 3 – Discussion and Possible Action: Reappointment of two current Planning Commission members to an additional term.

Mayor Rory Swensen indicated that Tim Bristow and Jeff White have termed out of their second term and are eligible for one more term on the planning commission.

Council Member Boyer made a motion to reappoint Jeff White to Planning Commission

Council Member Peterson seconded the motion.

Motion carried (4-1) Council Member Powis Opposed

Council Member Boyer made a motion to reappoint Tim Bristow to Planning Commission

Council Member Peterson seconded the motion.

Motion carried (4-1) Council Member Powis Opposed

Item 4 – Discussion and Possible Action: Appointment of new Planning Commission member based on a letter of interest submitted and decision by the Mayor

Council Member Powis made a motion to appoint Chris Tomczyk

Council Member Wood seconded the motion.

Motion carried (5-0)

Item 5- Presentation: Update regarding the Utah Renewable Communities Program (URC). Summit County Sustainability Director: Emily Quinton

Emily Quinton introduced herself and presented an update and brief description to the City Council regarding the Utah Renewable Communities Program (URC). Emily discussed the URC Program development process from 2019-current and Coalville's participation. Upon approval of the URC program by the Public Service Commission (PSC), participating communities must adopt an ordinance within 90 days to implement the program.

General discussion between City Council Members and Emily regarding clarification on reimbursement, what is considered clean energy, and what customers should expect on their bill as more renewable energy is put online. Emily responded to questions and concerns from City Council Members.

Emily recommended Coalville to appoint a new primary board member to the URC and will share a copy of the template ordinance for Coalville team to review.

Item 6 – Continued Review, Discussion, and Possible Approval: Robinson Hill (NS Hill) Annexation Petition, NS-424-A, 37.56 Acres. Applicant: Jonathan Shaw

Don Sargent gave Council Members and Mayor brief description and background on the Robinson Hill Annexation.

Jonathan Shaw introduced himself and proposed road connection to Beacon Hill to Sagewood Way, land dedication to allow more water tanks for Coalville city as it expands, trails, and open space for community to use. Jonathan explained that right now he has 7 shares of water, 5 blue lakes (secondary and culinary) and 2 (secondary 1:1) from Upper Chalk Creek. Jonathan would like to do agriculture homes sites allowing farm animals.

General Discussion between City Council Members and Applicant regarding zoning, density, water and sewer, and concerns for water shares.

Public Works Director, Kyle Clark confirmed that Coalville City does have the water and sewer capacity for this development currently and recommends a water tank that goes both ways, so it is not isolated to this development. Kyle shared concern about having a parking lot near the existing water tank for security.

General Discussion between City Council Members and Jonathan regarding concerns about annexing properties that do not have sufficient water shares. City Council would like to see more water shares before going forward but are appreciative of the offset offers that will benefit the community. Staff suggested that perhaps payment of fee in lieu of be increased so the city can purchase water shares that the petitioner cannot.

Coalville City Attorney Craig Smith shared he believes that water shares are difficult to find and recommends negotiating an annexation draft agreement if there are enough public improvement benefits.

Council Member Brady made a motion to have staff draft an annexation agreement with applicant that includes benefits and concerns regarding water shares.

Council Member Powis seconded the motion.

Motion carried (5-0)

Item 7- Work Session: Rasmussen Farms Rezone and Subdivision Concept Plan, 421 E. Chalk Creek Road (Lot 1 Vernon Ranch Subdivision) and Surrounding Lots and Parcels: Lot 2 Vernon Ranch, CT-290-ESC, CT-290-1, CT-291, CT-292-A, CT-334, CT-305-A, DVS-9-AM, DVS-8 AM, DVS-7-AM, DVS-6-AM, DVS-5-AM, DVS-4-AM, AND DVS-3-AM.

Applicant: Terry Diston and Riley Rasmussen

Don Sargent gave brief description on proposed Rezone and Subdivision Concept Plan. The applicant is wanting to receive feedback and direction from the city council for preparation of the required public hearing.

General discussion between the applicant and City Council Members regarding secondary access, lots, property site, and sensitive lands information on the map. The council requested the applicant address the secondary access and generally agreed on expanding the rezoning to include the surrounding non-conforming lots less than an acre in size so they would be conforming under zoning.

The city council directed staff to schedule a public hearing on the proposed rezone.

Item 8- Work Session: General Plan Amendments Review, Discussion, and Possible Direction. *Mayor Rory Swensen*

Mayor Rory Swensen brought to the attention of City Council Members that he would like to look at possible amendments to the General Plan to revise wording to be more direct, clear, and to target language to protect the city in future growth. Mayor Swensen suggest making the General Plan more guideline friendly and would like moderate income housing targeted to our area. Due to time of the meeting Mayor Swensen would like to postpone this discussion on this agenda item to the subsequent meeting.

Item 9- Advice, Consent, and Possible Approval: Legal Services Selected Through RFP Process. *Mayor Rory Swensen*

Mayor Rory Swensen indicated that based on the previous RFP process he would like to propose appointing Devin Ovard as in-house City attorney and maintaining our current outside counsel, Craig Smith, on as needed basis. Devin offers the most competitive rate, responsible option, with residency in Coalville.

Council Members Powis and Wood expressed concern towards appointing a new city attorney given where Coalville City is currently with Wohali and the challenges Coalville is facing.

Mayor Swensen shared that this proposal is structured in a way that will allow an in-house attorney and retain the current outside attorney. This anticipates the needs of the deep bench council while also providing day-to-day legal services from an in-house attorney.

Council Member Boyer shared he has reviewed applications and how detailed orientated Devin is compared to other candidates. Giving the opportunity to start working and getting quickly up to speed with his background and knowledge of the area.

General discussion between Mayor and City Council Members regarding their views and concerns regarding appointing a new City Attorney and allowing Craig Smith law firm to assist with legal matters that Devin might need help with.

Rory shared that there is no timeline based on what the city needs. Complex legal issues would be handled by outside counsel.

Council Member Wood made a motion to defer decision until after close session

Council Member Brady seconded the motion.

Motion carried (5-0)

Item 10 – Updates:

- A. **Community Development** – Don indicated that due to the length of the meeting he would defer his updates until the next meeting.
- B. **Public Works** – Kyle Clark shared that they have patched road on the Rail Trail and will continue to watch it throughout the winter. Kyle informed Mayor and City Council that Red Hills sewer line pipe for the Rail Trail mainline got delivered and they started digging January 27, 2026, and he will keep them up to date.
- C. **Engineering** –
- D. **Legal**–

- E. **Mayor-** Mayor Swensen shared that the annual Coalville Car Show has set a date for June 13th and wanting to expand the explore expanding the Car Show. Mayor Swensen shared with council public recognition for Public Works.
- F. **Council-** Council Member Brady talked with Spencer Foster regarding a Work Session with Rob Terry and shared and updated Council on the MAG TAG Grant that was applied for in late December and will hear back late February who will be rewarded the grant.

Item 11 – Review and Possible Approval: Accounts Payable dated January 27, 2026.

Council Member Wood made a motion to approve Accounts Payable dated January 27, 2026

Council Member Peterson seconded the motion.

Motion carried (5-0)

Item 12 – Approval of Minutes: Minutes dated January 12, 2026

Council Member Boyer made a motion to approve the minutes dated January 12, 2026.

City Council Member Peterson 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.

Council Member Wood made a motion to move into Closed Session to address pending litigation, and personnel.

City Council Member Brady seconded the motion.

City Council returned from closed session and Rory Swensen repeated his desire and motion to appoint Devin Ovard as Coalville City attorney while retaining Craig Smith Law Firm

Motion carried (3-2) Council Member Powis and Council Member Wood Opposed

Item 14 – Adjournment

Mayor Swensen made

Meeting Adjourned Without Objections by Council Member Peterson

Seconded by Council Member Wood

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.

Rory Swensen, Mayor

Halle Mosher, City Recorder

APPROVED