

**MINUTES**  
**COALVILLE CITY COUNCIL MEETING**  
**Monday, February 9, 2026, 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 6:02 p.m.

**Item 1 – Welcome**

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

**Item 3 - Public Comment:**

No comment

**Item 4 – Public Hearing: Review, Discussion and Possible Action: 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 Council Members and Mayor brief background, description, and recommendation regarding Rasmussen Farms Rezone and Subdivision Concept Plan.

General discussion between Council Members regarding concerns and questions.

Don Sargent responded to questions and concerns.

Mayor Rory Swensen opened public hearing at 6:22pm.

No public comment was made.

Public Hearing was closed.

General Discussion between Council Members and Applicant regarding Rasmussen Farms Rezone.

Applicant responded to questions and concerns from City Council Members.

*Council Member Brady made a motion for positive approval to rezone parcels and areas shown in the concept plan and according to the staff report.*

*Council Member Powis seconded the motion.*

*Motion carried (5-0)*

#### **Item 4 – Review of City Audit**

*Jon Haderlie, CPA. Partner, Larson & Company, PC*

Jon Haderlie introduced himself and gave brief report on the Coalville City Audit. Jon went through audit report with City Council members and talked about responsibility for financial statements. Jon Haderlie asked City Council Members to reach out to him directly regarding any questions or concerns. Jon shared that Coalville City is in compliance with the state.

General discussion was held between City Council Members and Jon regarding questions and concerns regarding the City Audit which Jon replied.

#### **Item 5- Work Session: Continuation of review and possible direction on General Plan Amendments**

*Mayor Rory Swensen*

Mayor Rory stated that his goal is to receive feedback and potential direction regarding the General Plan amendments. He expressed a desire to forward the matter to the Planning Commission and staff to develop proposed amendments and return them to the City Council for further consideration. Mayor Rory also indicated that he would like to include interpretive language clarifying that mandatory terms are intended to guide ordinance implementation.

Council Member Boyer expressed concern that the income and housing data presented reflect a broader regional perspective rather than being more specifically tailored to Coalville City. He suggested placing greater emphasis on policies that support a generational community, encouraging opportunities for multiple generations to live and thrive together within the community.

City Council gave mayor direction to allow City Planning Commission to look into.

**Item 6 – Updates:**

- A. **Community Development** – Don Sargent presented to the council to-date, current, long-range, and ongoing projects and applications.

Mayor Rory Swensen asked questions regarding Sports Field Lighting Code Amendment.

Don Sargent replied to questions and clarified.

Council Member Peterson made comment.

- B. **Public Works** – no comment
- C. **Engineering** – Don Sargent shared that Ivory Homes are trying to complete sewer and water lines for Phase 1 and Phase 2.
- D. **Legal**- Craig Smith tried giving update for Legal update, echo occurred on zoom. Audio echo was corrected. Craig Smith gave brief update on Wohali Lift Station Balance.
- E. **Mayor**- Mayor Swensen and Kyle went to preliminary CDBG and modified the final plan. Went on drive around City and will be addressing issues and concerns that were brought to his attention.
- F. **Council**- Matt Boyer gave brief summary on Utah Legal Cities and Towns and house bill 84. That a landowner comes in with an application with preferred use, furthers their goal with housing. If not denied within 30 days they will be able to. Boyer reached out and expressed concern about bill. House Bill 501 fees for water services makes some fees for using state water resources optionally to a point and then after so many years it will be mandatory. Encourages other Council Members to look at Utah Legal Cities and Towns and be brought up to date. Craig Smith HB 104 was held it came out with recommendation and will likely pop up in upcoming meetings.

**Item 7 – Review and Possible Approval:** Accounts Payable dated February 9, 2026.

*Peterson made a motion to approve Accounts Payable dated February 9, 2026  
Council Member Boyer seconded the motion.  
Motion carried (5-0)*

**Item 8 – Approval of Minutes:** City Council Minutes dated January 27, 2026 and CDBG Public Hearing January 27, 2026

*Council Member Boyer made a motion to approve the City Council minutes dated January 27, 2026,  
City Council Member Peterson seconded the motion.*

*Council Member Boyer made a motion to approve dated January 27, 2026,  
City Council Member Brady seconded the motion.  
City Council Member Peterson seconded the motion.*

*Motion carried (5-0)*

**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.

*Council Member Wood made a motion to move into Closed Session to address pending litigation  
City Council Member Powis seconded the motion.*

**Item 10 – Adjournment**

*Meeting Adjourned Without Objections by Council Member Boyer  
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