

MINUTES
COALVILLE CITY COUNCIL MEETING
Monday, August 24, 2026, 6:00 P.M.
COALVILLE CITY HALL, COUNCIL CHAMBERS
10 N MAIN STREET
COALVILLE, UT 84017

In Attendance

Mayor: Rory Swensen

Council Members: Lynn Wood, Brandon Brady, Matt Boyer (via zoom), Shaun Powis, and Jeff Peterson.

City Staff: Don Sargent, Community Development Director; Kyle Clark, Public Works Director; RaeShel Hortin, City Deputy Recorder; Devin Ovard, City Attorney (via zoom)

Mayor Rory Swensen opened the meeting at 6:05 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:

Albert Richins at 40 North 50 East.

Rozella Richins 47 South.

Item 3 – Continued Review, Discussion, and Possible Approval: Robinson Hill (NS Hill) Annexation Petition, NS-424-A, 37.56 Acres.

Applicant: Jonathan Shaw

Community Development Director Don Sargent presented to the council the Robinson Hill Annexation Petition and updated draft annexation agreement for potential approval. Staff recommends that the City Council continue the review and discussion of the annexation petition; consider the updated annexation agreement for possible approval of the annexation; request additional information; provide direction to the petitioner or staff; or deny the petition. Don Sargent shared with council the annexation agreement showing proposed zoning, installation of a water tank, and providing a service agreement.

Applicant Jonathan Shaw and Cory Berdinner were in attendance to answer questions.

The Council and staff discussed the City's water capacity, water rights, and available water sources for the proposed development. While the City has capacity for additional

connections, concerns remain regarding the availability of sufficient water rights and sources to serve the development. The Council also discussed concerns with accepting a fee in lieu of required water shares.

The Council directed staff to further evaluate the City's culinary and secondary water availability and coordinate with state agencies, City engineers, and legal counsel. Mayor Swensen stated he would contact the State to gather additional information before further consideration of the annexation.

Attachment: Robinson Hill Annexation Staff Report

MOTION

Council Member Brandon Brady made a motion to table the Robinson Hill (NS Hill) Annexation Petition.

Council Member Lynn Wood seconded the motion.

Vote: All ayes (5-0). Motion carried, 1 Via Zoom.

Item 4 – Work Session: Review and Discussion: City Development Code Update Amendments recommended by the Planning Commission including review and approval processing for administrative applications, clarity, correctness, and changes related to temporary signs, commercial campgrounds, business licenses, special events, and other provision updates.

The Council conducted a work session on proposed Development Code amendments recommended by the Planning Commission. Discussion focused primarily on business licensing, door-to-door solicitors, temporary and portable sign regulations, and maintaining consistent enforcement while supporting local businesses. The Council also reviewed amendments related to administrative authority, glamping facilities, multifamily attached dwellings, and minor code corrections.

The Council directed staff to continue refining the proposed amendments and directed them to proceed with the next step in the amendment process, with a public hearing tentatively scheduled for September 14, 2026.

Attachment: Development Code Amendment Staff Report

Item 5 – Updates:

- A. **Community Development** – Don Sargent reported continued activity on several development projects. Red Hills Phase 1 home construction and Phase 2 infrastructure work were progressing, with multiple single-family building permits approved. Fairview Phase 1 and 2 were nearing recordation and bridge construction was expected to begin soon. Wilde Meadows infrastructure work was underway; Rasmussen Farm remained under Planning Commission review; and Rivers Edge Storage was under construction. Staff also reported renewed coordination regarding

Wohali, including new building permits for previously expired resort-related structures. Staff reiterated that the required sewer lift station and force main improvements must be completed before overnight occupancy or certificates of occupancy are permitted for applicable resort units.

- B. **Public Works** – Kyle Clark reported that the budgeted sidewalk project was nearly complete and paving work, including improvements in Beacon Hill, had been completed. Additional subsurface repairs were required after soft areas were discovered during milling, and the contractor would return to complete cleanup and remaining minor work.
- C. **Engineering** – No updates were provided.
- D. **Legal** – No updates were provided.
- E. **Mayor** – Mayor Swensen reported that the North Summit Elementary water service line replacement would be postponed until spring 2027 at the School District's request to avoid disruption during the school year. Bids had also exceeded the available grant amount, and the city would pursue additional funding. Mayor Swensen publicly recognized and thanked the agencies and personnel involved in the Rocky Canyon Fire response. He announced a September 12 Community Action Day for the City Hall xeriscaping project, with volunteers invited to assist. He also announced a September 14 museum tour with the Daughters of Utah Pioneers prior to the Council meeting and provided an update regarding continuing State-level discussions concerning Public Infrastructure Districts (PIDs).
- F. **Council** – Council Members Brandon Brady and Lynn Wood reported receiving public concerns regarding pedestrian safety on Main Street, particularly the crosswalk near Schoolhouse Hill.

Item 6 – Review and Possible Approval: Accounts Payable dated August 10, 2026, and August 20, 2026

MOTION

Council Member Shaun Powis made a motion to approve the Accounts Payable dated August 10, 2026.

Council Member Lynn Wood seconded the motion.

Vote: All ayes (5-0). Motion carried, 1 Via Zoom.

MOTION

Council Member Shaun Powis made a motion to approve the Accounts Payable dated August 20, 2026.

Council Member Matt Boyer seconded the motion.

Vote: All ayes (5-0). Motion carried, 1 Via Zoom.

Item 7 – Approval of Minutes: City Council Minutes dated July 27, 2026

MOTION

Council Member Jeff Peterson made a motion to approve City Council Minutes date July 27, 2026.

City Council Member Shaun Powis seconded the motion.

Vote: All ayes (4-0). Motion carried, 1 Abstain.

Item 8 – 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.

Item 9 – Adjournment

MOTION

Council Member Lynn Wood made a motion to adjourn the meeting.

The meeting adjourned at 8:44 p.m.

These minutes are intended as a brief summary of the proceedings and actions taken at the meeting and are not a verbatim transcript.

Rory Swensen, Mayor

Halle Mosher, City Recorder