

MINUTES  
**COALVILLE CITY**  
**PLANNING COMMISSION MEETING**

MONDAY, JULY 17, 2023, 6:00 p.m.  
COALVILLE CITY HALL, COUNCIL CHAMBERS  
10 NORTH MAIN STREET  
COALVILLE, UT 84017

**In Attendance:**

**Planning Commissioners:** Chair Jeff White, Vice-Chair Brandon Brady, Stefanie Bowen, Sophia Rice, Tim Bristow

**City Staff:** Community Development Director, Don Sargent; Attorney, Sheldon Smith; City Recorder, Trevor Devey

**Item 1A- Roll Call**

A quorum was present.

**Item 1B- Pledge of Allegiance**

Chair, Jeff White led the pledge of allegiance.

**Item 2 – Continued Review, Discussion, Public Hearing, and Possible**

**Recommendation:** Fairview Estates Phase 2 Preliminary Subdivision Plat and Phase 1 Plat Amendment, 134 Dobbs Drive, (CT-330-A).

*Applicant: Courtney Richins*

Don Sargent briefed the Commission on the current status and proposals of Fairview Estates. Commissioner Jeff White opened the public hearing. Commissioner Jeff White closed the public hearing with no public comment. Commissioner Jeff White made comment on the 50ft right of way. Commissioner Brandon Brady and Applicant Courtney Richins discussed the easement. Applicant Courtney Richins agreed the curb, gutter, and sidewalk will go across the right of way to keep it clean to the road edge. The Applicant and Commission agreed that the right of way will currently be left undeveloped and vacant.

**MOTION**

*Commissioner Brandon Brady made a motion to recommend Fairview Estates Phase 2 Preliminary Subdivision Plat and Phase 1 Plat Amendment with the conditions and findings, 134 Dobbs Drive, CT-330-A to Coalville City Council.*

*Commissioner Tim Bristow seconded the motion. All Ayes.*

*Motion Carried (5-0)*

**Item 3 - Continued Work Session – Rivers Edge/Wilde Property Master Plan Development Concept Plan.**

*Applicant Courtney Richins*

Don Sargent presented the background of the project to the commission. Applicant Courtney Richins and the Commission had discussion about moving residential units from Rivers Edge over to the Wilde development. Applicant Courtney Richins clarified the confusion on what is being proposed. Don Sargent further clarified the discussions that were had between staff and the applicant. Further discussion was had over the Master Plan Development. The Applicant Courtney Richins and the Commission came to an agreement on the River's Edge Storage development being paved to the gate, behind the gate will be roto-mill to match the existing roto-mill surface. Further discussion will be had at subsequent meetings on the preliminary plans for the Wilde Property Master Development Plan.

**Item 4 – Work Session- Review and Discussion: General Plan Exhibits.**

Don Sargent presented to the Commission the new updated exhibits and the exhibits that are currently in progress. Don Sargent let the commission know that staff and J-U-B were working together to update the future land use and transportation plan exhibits. Further review and discussion will be had at subsequent meetings.

**Item 5 – Review, Discussion, and Possible Recommendation:**  
**Road Dedication (CT-301-C)**

*Applicant: Chris Boyer/Coalville City*

*City Attorney Sheldon Smith gave the background of the road dedication and the history of the project.*

**MOTION**

*Commissioner Tim Bristow made a motion to recommend the road dedication plat for CT-301C to Coalville City Council.*

*Commissioner Brandon Brady seconded the motion. All Aye.*

*Motion Carried (5-0)*

**Item 6 – Updates:**

**A) Community Development**

Don Sargent presented to the council the current, long range, and ongoing projects. Commissioner Brandon Brady briefed the Commission on the progress of the MAG Tag Grant Main Street Revitalization Plan.

**B) Planning Commission**

No updates were given.

**Item 8 – Adjournment**

**MOTION**

*Commissioner Tim Bristow made a motion to adjourn the meeting.*

*Commissioner Stefanie Bowen seconded the motion. All Ayes.*

*Motion Carried (5-0)*

*The content of the minutes is not intended, nor are they submitted, as verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.*

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Chair Jeff White

Attest:

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RaeShel Hortin, City Treasurer