

MINUTES
COALVILLE CITY
PLANNING COMMISSION MEETING

MONDAY, MAY 15, 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 6:05 pm

City Staff: Community Development Director, Don Sargent; Attorney, Sheldon Smith; City Treasurer, RaeShel Hortin; City Recorder, Public Works Director, Zane DeWeese (Virtual), Jesus Ramirez (Virtual)

Item 1A- Roll Call

A quorum was present.

Item 1B- Pledge of Allegiance

Chair, Jeff White led the pledge of allegiance.

Item 2 – Review and Discussion: Conditional Use Application, 20 South Main

Applicants: Jesus Ramirez Alvarado

Audio 00:57

Don Sargent presented the location and background of the Conditional Use Application. Commissioner Jeff White asked if there was parking located behind the building. Don Sargent clarified that there is a parking area behind, but it is undefined. Don Sargent gave a brief overview of the conditional use standards of review.

The applicant Jesus Ramirez discussed the parking issues. Don, Jesus, and the Commissioners discussed what is needed and agrees to have a public hearing on the June 20th meeting.

Item 3 - Work Session - Concept Plan and Rezone Request

Applicant: Shane Wilde

Audio 17:21

Don Sargent presented the location and background of the Rezone Request. Don gave items for discussion of the Concept Plan. The applicant stated his plans with the property and the reasoning behind wanting to rezone.

The applicant agreed to get the information required for a public hearing on the June 20th meeting.

Item 4 - Review and Verification: General Plan Exhibits

Audio 35:19

Don Sargent, Community Development Director

Don Sargent presented to the Commission the General Plan Exhibits that the City Council had reviewed and revised. Discussions were held over the Transportation Plan, Slope Map, and Zoning Maps.

Item 5 - Updates:

A) Community Development

Don Sargent provided a preview of upcoming meeting items and project lists.

B) Planning Commission

No Commissioner comments were given.

Item 6 - Review and Possible Approval of March 20, 2023, and April 17, 2023, Minutes

Commissioner Brandon Brady made a comment about a correction needed on the minutes. Commissioner Stefanie Bowen also commented on a needed correction on the March 20, 2023 minutes.

MOTION

*Commissioner Brandon Brady made a motion to approve Minutes dated March 20, 2023, and April 17, 2023 with the recommended corrections. Commissioner Tim Bristow seconded the motion. All Ayes
Motion Carried (5-0)*

Item 7 - Adjournment

MOTION

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

Chair Jeff White

Attest:

RaeShel Hortin, City Treasurer

APPROVED