

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

MONDAY, AUGUST 21, 2023, 6:00 p.m.  
COALVILLE CITY HALL, COUNCIL CHAMBERS  
10 NORTH MAIN STREET  
COALVILLE, UT 84017

**In Attendance:**

Planning Commissioners: Chair Jeff White, Sophia Rice, Brandon Brady, Stefanie Bowen  
City Staff: Community Development Director, Don Sargent; Attorney, Sheldon Smith; City Treasurer, RaeShel Hortin, Public Works Director, Zane DeWeese (Virtual)  
Excused: Planning Commissioner Tim Bristow

Visitors Present: Paul Brown

*No sign-in required for those attending virtually.*

**Item 1A- Roll Call** 6:23 p.m.

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:**

River's Edge and Wilde Property Master Planned Development Preliminary Plans, 280 S. 500 West, CT-362-A, and CT-362, CT-362-363 and DRW-2-AM

*Applicant: Courtney Richins*

*Audio Time 00:01:25*

Don Sargent, Community Development Director, presented an overview for the public hearing regarding River's Edge Storage and Multi-Family Units transfer and development of the Wilde Property Master Plan Development Preliminary Plan.

Courtney Richins, Applicant, addressed the Commission and provided additional comments.

Don Sargent provided additional information and gave clarification.

Commissioners expressed concerns and asked clarifying questions. Courtney Richins, Don Sargent and Sheldon Smith, City Attorney, responded.

Commissioner Chair Jeff White opened the meeting for public hearing. (7:01 P.M.)

Paul Brown, commented.

Courtney Richins responded to public comment.

Commissioner Chair Jeff White stated that the Public Hearing will be continued at the next Planning Commission Meeting on September 18, 2023. (7:14 P.M.)

Commissioners provided comments and asked questions to which applicant and staff clarified.

**Attachment: Staff Report**

**Item 3 – Continued Review, Discussion, Public Hearing, and Possible Recommendation:**  
Red Hills Ranch MPD Phase 1, 31 Lot Final Subdivision Plat and Construction Drawings, approximately 800 South Main Street/Hoytsville Road, CT-482-F, CT-476  
*Applicant: Skylar Tolbert with Ivory Development*  
*Audio Time 01:01:29*

Don Sargent, Community Development Director, presented an overview and summary for public hearing regarding a Final Subdivision Plat and Master Plan Development for Red Hills Ranch Phase 1.

Skylar Tolbert, Applicant, addressed the Commission and provided the background of his project and provided additional comments.

Commissioners asked clarifying questions to which applicant and staff responded.

Commissioner Chair Jeff White opened the meeting for public hearing. (7:44P.M.) No public comment was made.

Commissioner Chair Jeff White stated that the public hearing will be continued at the next Planning Commission Meeting on September 18, 2023. (7:45 P.M.)

**Attachment: Staff Report**

**Item 4 - Work Session – General Plan Exhibits**  
*Audio Time 1:22:18*

Don Sargent, Community Development Director, gave an overview and led a discussion regarding the General Plan Exhibits.

Commissioners asked questions and discussed the General Plan Exhibits.

**Attachment: Staff Report**

**Item 5 – Updates:**

*Audio Time 1:39:11*

A) Community Development

Don Sargent provided a preview of upcoming meeting items and projects.

B) Planning Commission  
No Commissioner comments were given.

Item 6 – Review and Possible Approval of June 20, 2023, and July 17, 2023, Minutes  
Audio Time 1:52:15

MOTION

*Commissioner Stefanie Bowen made a motion to approve Minutes dated June 20, 2023, and July 17, 2023, with the noted revisions. Commissioner Sophia Rice seconded the motion.*

*All Ayes*

*Motion Carried (4-0)*

Item 7 – Adjournment 8:18 pm

MOTION

*Commissioner Stefanie Bowen made a motion to adjourn the meeting. Commissioner Brandon Brady seconded the motion. All Ayes*

*Motion Carried (4-0)*

*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