

MINUTES
COALVILLE CITY
PLANNING COMMISSION MEETING

MONDAY, NOVEMBER 20, 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; City Treasurer, RaeShel Hortin

Item 1A- Roll Call 6:01 p.m.

A quorum was present.

Item 1B- Pledge of Allegiance

Chair, Jeff White led the pledge of allegiance.

Item 2 – Review, Discussion, Public Hearing, and Possible Recommendation: Wohali Phase 2D Preliminary Plan, 721 N. Icy Springs Road

Applicant: Wohali Partners

Audio Time 01:04

Don Sargent, Community Development Director, presented and provided an overview for the scheduled public hearing regarding the Wohali Phase 2D Preliminary Plan.

Eric Langvardt with Langvardt Design Group, Wohali Partners Applicant, addressed the commissioners and provided additional comments.

Chair Jeff White opened the meeting for public hearing. 6:16 p.m.

No public input was offered.

Chair Jeff White closed the meeting for public hearing. 6:17 p.m.

Commissioners asked questions in which staff and applicant answered.

Attachment: Staff Report – Wohali MPD – Phase 2.D Preliminary Plan

MOTION

Commissioner Brandon Brady made a motion to recommend approval to the City Council the Wohali Phase 2D Preliminary Plan as presented by Don Sargent and Eric Langvardt including the findings in the Staff Report provided.

*Commissioner Sophia Rice seconded the motion. All Ayes.
Motion Carried (5-0)*

**Item 3 - Review, Discussion, Public Hearing, and Possible Recommendation:
Final General Plan, Zoning Map Updates and Mixed-Use Overlay Development Code
Amendments**

Don Sargent, Community Development Director
Audio Time 0:20:16

Don Sargent, Community Development Director, presented background and an overview for the scheduled public hearing regarding the Final General Plan, Zoning Map Updates and Mixed-Use Overlay Development Code Amendments.

Chair Jeff White opened the meeting for public hearing. 6:27 p.m.

Forest Dabb - made comment.

Chair Jeff White closed the meeting for public hearing. 6:34 p.m.

General discussion amongst Planning Commission in which they asked questions that Sheldon Smith, City Attorney and Don Sargent answered.

Attachment: Staff Report – Final General Plan, Zoning Map Updates and Mixed-Use Overlay Amendment

MOTION

Commissioner Brandon Brady made a motion to recommend approval to the City Council the Final General Plan, Zoning Map Updates and Mixed-Use Overlay Amendments as presented by Don Sargent.

*Commissioner Stefanie Bowen seconded the motion. All Ayes.
Motion Carried (5-0)*

Item 4 – Updates: Audio 0:45:30

A) Community Development

Don presented to the commissioners the current, long range, and ongoing projects.

B) Planning Commission

No updates were given.

**Item 5 – Review and Possible approval of September 18, 2023, and October 16, 2023,
Minutes**

MOTION

Commissioner Tim Bristow made a motion to approve the Minutes for September 18, 2023, and October 16, 2023, Minutes.

Commissioner Brandon Brady seconded the motion. All Ayes.

Motion Carried (5-0)

Item 6 – Adjournment

MOTION

Commissioner Sophia Rice 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