

MINUTES
COALVILLE CITY
PLANNING COMMISSION MEETING

MONDAY, MARCH 18, 2024, 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, Cindy Padgett, Stefanie Bowen
Tim Bristow
City Staff: Community Development Director, Don Sargent; City Treasurer, RaeShel Hortin

Item 1A- Roll Call 6:02 p.m.

A quorum was present.

Item 1B- Pledge of Allegiance

Chair, Jeff White led the pledge of allegiance.

Item 2 – Public Input for items not on the agenda or pending applications.

No public input was offered.

Item 3 – Continued Review, Discussion, 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 01:20

Don Sargent, Community Development Director, presented to the Commission and provided an overview and background information on the River's Edge and Wilde Property Master Planned Development Preliminary Plans.

Courtney Richins, Applicant, addressed the Commissioners and added additional comments.

Commissioners provided comments and made suggestions.

Attachment: Staff Report –River's Edge/Wilde Property MPD Preliminary Plans

MOTION

Commissioner Stefanie Bowen made a motion to recommend approval of the Master Plan Development and Preliminary Plans to the City Council with the findings and conditions

listed in the Staff Report provided by Don Sargent and the relocation of the pickleball court, the low-level playground equipment, and trees.

Commissioner Sophia Rice seconded the motion. All Ayes

Motion Carried (5-0)

Item 4 – Work Session- Review and Discussion: Allen Hollow 5 Acre Farm and Green House Concept Plan, Parcel CT-250, North end of Allen Hollow.

Applicant: Forrest Dabb

Audio: 36:58

Don Sargent, Community Development Director, presented and provided an overview for discussion of the Allen Hollow 5 Acre Farm and Green House Concept Plan.

Forrest Dabb, Applicant, addressed the Commissioners and shared a power point introducing the overall project and provided additional comments.

General discussion between commissioners, staff, and applicant.

Planning Commission and Staff provided feedback and input regarding the proposed project and applicable development code requirements for moving forward in the review process.

Attachment: Staff Report – Allen Hollow Farmhouse Development – Initial Review

Item 5 – Updates: *Audio 1:09:36*

A) **Community Development**

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

B) **Planning Commission**

No Updates

Item 6 – Review and Approval of February 20, 2024, Minutes

MOTION

Commissioner Stefanie Bowen made a motion to approve the Minutes for February 20, 2024, Minutes.

Commissioner Tim Bristow seconded the motion. All Ayes.

Motion Carried (5-0)

Item 7 – Adjournment 7:23 p.m.

MOTION

Commissioner Stefanie Bowen made a motion to adjourn the meeting.

Commissioner Tim Bristow 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