

MINUTES
COALVILLE CITY
PLANNING COMMISSION MEETING

MONDAY, April 21, 2025, 6:00 P.M.
COALVILLE CITY HALL, COUNCIL CHAMBERS
10 NORTH MAIN STREET
COALVILLE, UT 84017

In Attendance:

Planning Commissioners: Sophia Rice, Chantal Guadarrama, Matt Boyer, Jeff White, Tim Bristow

City Staff: Community Development Director, Don Sargent; City Attorney, Sheldon Smith; City Treasurer, RaeShel Hortin

CALL TO ORDER – 6:03 P.M. by Vice-Chair Tim Bristow

Item 1A- Roll Call

A quorum was present.

Item 1B- Pledge of Allegiance

Led by Commissioner Tim Bristow.

Item 2 – Public Comment: - Public input was opened by Chair Commissioner Jeff White, receiving no public comment, the public hearing was closed by the Chair.

Item 3 – Public Hearing Review, Discussion, And Possible Recommendation:
Downtown Main Street Outdoor Dining Provisions, Development Code Text Amendment.

Audio Time 01:28

Don Sargent, Community Development Director, presented to the commissioners a brief overview. Don stated that staff recommends the Planning Commission review, discuss, conduct a public hearing, and possibly recommend approval of amendments to the development code to allow limited outdoor dining opportunities within the downtown Main Street corridor of the city.

Chair Jeff White opened the public hearing. No comments were offered. Chair closed the public hearing.

Commissioners asked clarifying questions in which Don Sargent and Attorney Sheldon Smith answered.

Attachment: Staff Report - Downtown Dining Development Code Text Amendment

MOTION

Commissioner Matt Boyer made a motion to make a positive recommendation to the City Council with the amendments to the development code to allow limited outdoor dining opportunities within the downtown Main Street corridor of the city, with the findings and conditions listed in the staff report and legal counsel changes.

Commissioner Tim Bristow seconded the motion.

All Ayes.

Motion Carried (5-0)

Item 4 – Review, Discussion, And Possible Approval: Wohali Phase 2B, and 2C Resort Unit Plan Amendment, (WOH-2B, 2C) and Wohali Phase 2D Resort Unit Plan Update (WOH-2D)

Applicant: McKay Ozuna representing Wohali Land Estates

Audio Time: 17:24

Don Sargent, Community Development Director, presented to the Commissioners and gave a brief overview of the item. The Phases 2B, 2C and 2D Resort Unit Plans are located in the Village Center of the Wohali MPD off Wohali Way. The request is to approve plat amendments for Wohali Phase 2B and 2C Resort Unit Plans and revisions to Phase 2D Resort Unit Plan addressing updated plat notes and resort unit building clarifications.

Applicant McKay Ozuna with Wohali was in attendance to answer questions.

Commissioners provided final comments and asked additional questions to which the applicant and staff answered.

Attachment: Staff Report – Wohali Phase 2B and 2C Resort Unit Plan Amendments and Phase 2D Resort Unit Plan Revisions.

MOTION

Commissioner Chantall Guadarrama made a motion to approve the Wohali Phase 2B and 2C Resort Unit Plan Amendment and Wohali Phase 2D Resort Unit Plan Update, addressing updated plat notes and resort unit building clarifications with the one findings and conditions outlined in the staff report.

Commissioner Sophia Rice seconded the motion.

All Ayes.

Motion Carried (5-0)

Item 5 - Review, Discussion, and Possible Approval: Vernon Ranch Minor Two-Lot Subdivision Final Plat, 391 East Chalk Creek Road (CT-334-A)

Applicant: Bradley Vernon

Audio Time 26:50

Don Sargent, Community Development Director, presented and gave a brief overview of the final plat for the proposed 2-lot Vernon Ranch Minor Subdivision. The proposed

development parcel is CT-334-A, located at 391 East Chalk Creek Road, across the road from the Chalk Creek Estates Subdivision. The applicant is proposing 2 lots for the subdivision.

Applicant Bradley Vernon was in attendance to answer questions.

Clarifying questions were asked by commissioners in which the applicant answered.

Attachment: Staff Report – Vernon Ranch Subdivision Final Plat

MOTION

Commissioner Matt Boyer made a motion to approve the proposed 2-lot Vernon Ranch Minor Subdivision final plat with the conditions numbers 3, 4 and 5 outlined in the staff report.

Commissioner Chantal Guadarrama seconded the motion.

All Ayes.

Motion Carried (5-0)

Item 6 – Updates: *Audio 34:35*

A) Community Development

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

B) Planning Commission

No Updates

Item 7 – Approval of Minutes dated March 17, 2025

MOTION

Commissioner Sophia Rice made a motion to approve Minutes dated March 17, 2025. Commissioner Matt Boyer seconded the motion.

All Ayes.

Motion Carried (5-0)

Item 8 – Adjournment

Meeting Adjourned Without Objection at 6:50 p.m. by Commissioner Tim Bristow.

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