

MINUTES
COALVILLE CITY
PLANNING COMMISSION MEETING

MONDAY, July 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 Treasurer, RaeShel Hortin

CALL TO ORDER – 6:04 P.M. by Chair Jeff White

Item 1A- Roll Call

A quorum was present.

Item 1B- Pledge of Allegiance

Led by Chair Jeff White.

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 – Review, Discussion, and Possible Approval: Fairview Subdivision Phase 2, Subdivision Plat Amendment, 134 Dobbs Drive (CT-330-A).

Applicant: Courtney Richins

Audio Time: 01:35

Don Sargent, Community Development Director, presented to the commissioners a brief history and overview of the Fairview Subdivision Phase 2. Don requested that Planning Commission review, discuss, and possibly approve a plat amendment for Phase 2 of the Fairview Subdivision addressing multi-family building units, parking, driveway, and street access with construction of a vehicle and pedestrian bridge across Chalk Creek.

Applicant Courtney Richins was in attendance to answer questions.

Commissioner Sophia Rice asked for clarification of the bridge. Commissioners asked additional clarifying questions to which Courtney Richins and Don Sargent answered.

Attachment: Staff Report – Fairview Phase 2 Subdivision Amended Plat

MOTION

Commissioner Tim Bristow made a motion to approve Fairview Phase 2 Subdivision Plat Amendment with the findings and conditions listed in the staff report.

Commissioner Matt Boyer seconded the motion.

All Ayes.

Motion Carried (5-0)

Item 4 – Review, Discussion, and Possible Approval: Black Mink Legacy, Minor Subdivision Final Plat, 6 North 200 East (CT-311, CT-121-A).

Applicant: Chase Black

Audio Time: 20:30

Don Sargent, Community Development Director, presented to the Commissioners and gave a brief background of the proposed 3-lot Black Minor Subdivision Final Plat. The proposed development parcels are CT-311 and CT-121-A, located at 6 North 200 East.

Applicant Chase Black was in attendance to answer questions.

Commissioners asked questions and provided comments regarding the sidewalk.

Attachment: Staff Report –Black Subdivision Final Plat

MOTION

Commissioner Matt Boyer made a motion to approve of the Black Mink Legacy Minor Subdivision Final Subdivision Plat with the findings, conditions and recommendations outlined in the staff report.

Commissioner Sophia Rice seconded the motion.

All Ayes.

Motion Carried (5-0)

Item 6 – Updates: Audio 33:38

A) Community Development

Don Sargent stated the Sheldon Smith has retired and the city is in the process of doing an RFP for new legal services. We will be using Craig Smith for legal services in the interim. Don presented to the commissioners the current, long range, and ongoing projects.

B) Planning Commission

No Updates

Item 7 – Approval of Minutes dated April 21, 2025

MOTION

Commissioner Chantal Guadarrama made a motion to approve Minutes dated April 21, 2025. Commissioner Tim Bristow seconded the motion.

All Ayes.

Motion Carried (5-0)

Item 8 – Adjournment

Meeting Adjourned Without Objection at 6:52 p.m. by Commissioner Matt Boyer.

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