

MINUTES
COALVILLE CITY
PLANNING COMMISSION MEETING

MONDAY, December 15, 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 – 6:02 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 input was closed by the Chair.

Item 3 – WORK SESSION: Review and Discussion: Proposed Rasmussen Farms Zone Amendment and Subdivision Concept Plan, 421 E. Chalk Creek Road (Lot 2-Vernon Ranch Subdivision).

Applicant: Terry Diston and Riley Rasmussen

Don Sargent, Community Development Director, presented an overview of the item. Don stated that this a work session to introduce a proposed rezone and concept subdivision plan.

Applicant Terry Diston was in attendance to answer questions. Terry clarified why applicant Riley Rasmussen is requesting a rezone and explained the future plan of the subdivision.

Commissioners asked clarifying questions in which applicant and Don Sargent answered.

Commissioner Guadarrama asked for clarification on the correct address of the project.

Commissioners suggested that the applicant come back with a second access plan, and asked staff to schedule a public hearing and include the surrounding lots and parcels less than 1-acre in size in the rezone for review and possible recommendation at the next meeting scheduled for January 20, 2026.

Attachment: Staff Report – Rasmussen Farms Property Rezone Concept Plan

Item 4 – Updates:

A) Community Development

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

B) Planning Commission

Matt stated that this would be his last meeting on planning commission. He thanked everyone for their support.

Item 5 – Approval of Minutes dated October 20, 2025

MOTION

Commissioner Chantal Guadarrama made a motion to approve Minutes dated October 20, 2025.

Commissioner Tim Bristow seconded the motion.

All Ayes.

Motion Carried (5-0)

Item 6 – Adjournment

Meeting Adjourned Without Objection at 6:57 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 the proceedings that occurred at the meeting.

Chair Jeff White

Attest:

RaeShel Hortin, City Treasurer

Approved