

**MINUTES**  
**COALVILLE CITY**  
**PLANNING COMMISSION MEETING**

**MONDAY, October 20, 2025, 6:00 P.M.**  
**COALVILLE CITY HALL, COUNCIL CHAMBERS**  
**10 NORTH MAIN STREET**  
**COALVILLE, UT 84017**

**In Attendance:**

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

**Excused:** Sophia Rice

**City Staff:** Community Development Director, Don Sargent; City Treasurer, RaeShel Hortin

**CALL TO ORDER** – 6:08 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 – Review, Discussion, and Possible Approval** - **Landmarks West Proposed Commercial Building, Low Impact Permit, 107 S. Main Street (CT-72), 0.637 Acres.**

*Applicant: Van Kelly*

*Audio Time: 1:12*

**Don Sargent, Community Development Director**, presented the item. Don stated that this is a continued review of the proposed 107 S Main Commercial Office Building with final plans and construction drawings for possible approval of a low impact permit.

Applicant Van Kelly addressed the Commissioners with explaining the site plan, parking, and storm drainage on the property. The applicant stated that he would like to continue the growth for Coalville on Main Street.

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

Attachment: Staff Report – 107 S. Main Commercial Office Building Final Plan

**MOTION**

Commissioner Matt Boyer made a motion to approve the Low Impact Permit for the Commercial Office Building with the findings in the Staff Report including the landscaping, sidewalk, storm drainage and parking that was discussed.

Commissioner Chantal Guadarrama seconded the motion.

All Ayes.

Motion Carried (4-0) Commissioner Sophie Rice Abent.

**Item 4 – Updates:** *Audio 41:55*

**A) Community Development**

Don presented to the commissioners the current, long range, and ongoing projects. Don asked commissioners for their input regarding a sign application for Troy Gonzalez and for the usage of the Boyden Building property that is listed for sale at the corner of Main Street and Center Street. Commissioners gave comments and suggestions.

**B) Planning Commission**

No Updates

**Item 5 – Approval of Minutes dated August 18, 2025**

**MOTION**

Commissioner Tim Bristow made a motion to approve Minutes dated August 18, 2025.

Commissioner Matt Boyer seconded the motion.

All Ayes.

Motion Carried (4-0) Commissioner Sophie Rice Abent.

**Item 6 – Adjournment**

Meeting Adjourned Without Objection at 7:23 p.m. by Commissioner Chantal Guadarrama.

*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.*

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Chair Jeff White

Attest: