

MINUTES
COALVILLE CITY
PLANNING COMMISSION MEETING

MONDAY, August 18, 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

Absent: Tim Bristow

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

CALL TO ORDER – 6:11P.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.

Chair Jeff White stated that because the applicant for Item #3 had not yet arrived that they would go ahead with item #4 Community Development, Don Sargent Updates.

Item 3 – WORK SESSION: Review and Discussion - Landmarks West Proposed Commercial Building Concept Plan, 107 S. Main Street (CT-72), 0.637 Acres.

Applicant: Van Kelly

Audio Time: 13:30

Don Sargent, Community Development Director, presented to the Commissioners a brief overview of the proposed Landmarks West Commercial Office Building Concept Plan. Don stated that staff recommends planning commission provide direction to staff and/or the applicant regarding the proposed concept plan for continued review and approval consideration of a final plan and LIP.

Applicant Van Kelly presented to the Commissioners verifying the material of the building and discussed the business that possibly would be in the building. Van stated that he would like to spruce up main street and make it more inviting.

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

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Don Sargent stated the height and set back requirements for this project site.

Applicant, Van Kelly offered to partner with Coalville City to update the community board.

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

The Commissioners expressed that they would like the applicant to return at a subsequent meeting with final drawings and a completed project plan for further review and potential approval.

Item 4 – Updates: *Audio 01:16*

A) Community Development

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

B) Planning Commission

No Updates

Item 5 – Approval of Minutes dated July 21, 2025

MOTION

Commissioner Chantal Guadarrama made a motion to approve Minutes dated July 21, 2025. Commissioner Sophia Rice seconded the motion.

All Ayes.

Motion Carried (4-0)

Item 6 – Adjournment

Meeting Adjourned Without Objection at 6:48 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