

MINUTES
COALVILLE CITY
PLANNING COMMISSION MEETING

TUESDAY, January 20, 2026, 6:00 P.M.
COALVILLE CITY HALL, COUNCIL CHAMBERS
10 NORTH MAIN STREET
COALVILLE, UT 84017

In Attendance:

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

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

CALL TO ORDER – 6:06 P.M. by Chair Jeff White

Item 1A- Roll Call

Roll call was taken and a quorum was confirmed.

Item 1B- Pledge of Allegiance

The Pledge of Allegiance was led by Chair Jeff White.

Item 2 – Public Comment: - Chair Jeff White opened the public comment period. No public comments were received, and the public comment period was closed.

Item 3 Review, Discussion, and Possible Approval: Cliff View Subdivision Final Plat Recordation Extension Request, 264 N Chalk Creek Road, CT-293
Applicant: Cade and Amber Sargent

Community Development Director Don Sargent presented an overview of the request for an extension to record the Cliff View Subdivision Final Plat. The request was due to difficulties removing tenants from a structure required by Coalville City to be demolished.

MOTION

Commissioner Chantal Guadarrama made a motion to approve the extension request of 6-months for the Cliff View Subdivision Final Plat Recordation.
Commissioner Sophia Rice seconded the motion.
Motion Carried.

Item 4 – Public Hearing: Review, Discussion and Possible Recommendation:

Rasmussen Farms Rezone and Subdivision Concept Plan, 421 E. Chalk Creek Road (Lot 1 Vernon Ranch Subdivision) and Surrounding Lots and Parcels: Lot 2 Vernon Ranch, CT-290-ESC, CT-290-1, CT-291, CT-292-A, CT-334, CT-305-A, DVS-9-AM, DVS-8-AM, DVS-7-AM, DVS-6-AM, DVS-5-AM, DVS-4-AM, AND DVS-3-AM.

Applicant: Terry Diston and Riley Rasmussen

Don Sargent, Community Development Director, presented an overview of the Rasmussen Farms Rezone and Concept Subdivision.

Applicant Terry Diston was in attendance to answer questions.

Chair Jeff White opened the public hearing at 6:22 pm

Chair White noted a concern raised by a nearby property owner regarding animal rights; however, staff clarified that the existing animal point system would not be affected by the rezone. One anonymous question was submitted regarding potential tax impacts, and staff responded that the rezone should not affect property taxes or values.

Chair Jeff White closed the public hearing.

Attachment: Staff Report – Rasmussen Farms Property Rezone Public Hearing

Motion

Commissioner Sophia Rice made a motion to recommend approval of the Rasmussen Farms Rezone and Subdivision Concept Plan, finding that the required findings had been met.

Commissioner Chantal Guadarrama seconded the motion.

All Ayes. Motion carried (5-0).

Item 5 - Review, Discussion, and Possible Approval: Red Hill Phase 2 Preliminary Subdivision Plat, 780 S Hoytsville Road, CT-482-F

Applicant: Skylar Tolbert with Ivory Development

Don Sargent, Community Development Director, presented an overview of the Red Hill Phase 2 Preliminary Subdivision Plat.

Ethan Brown, Applicant, with the Red Hill Phase 2 was present to answer questions.

Commissioners had no comments or questions

Attachment: Staff Report – Red Hill Phase 2 Preliminary Subdivision Plat

Motion

Commissioner Tim Bristow made a motion to approve the Red Hill Phase 2 Preliminary Subdivision Plat.

Commissioner Chantal Sophia seconded the motion.

All Ayes. Motion carried (5-0).

Item 6 - Work Session: Updates to Outdoor Recreation and Athletic Facility Lighting Standards, Development Code Section 05-060: H.

Don Sargent, Community Development Director, presented proposed updates to the City's outdoor recreation and athletic facility lighting standards.

Justin Carteton with Musco Lighting Co. attended remotely to answer questions.

Commissioners asked clarifying questions, which were addressed by staff and Justin Carteton.

Chair Jeff White suggested proceeding with code updates and requested staff schedule a public hearing for the February 17, 2026, Planning Commission meeting.

Item 7 – Updates:

A) Community Development

Don Sargent provided updates on current, long-range, and ongoing projects.

B) Planning Commission

No additional updates were provided.

Item 8 – Approval of Minutes dated December 15, 2025

MOTION

Commissioner Chantal Guadarrama made a motion to approve the minutes dated December 15, 2025.

Commissioner Sophia Rice seconded the motion.

All Ayes. Motion carried (5-0).

Item 9 – Adjournment

Meeting was Adjourned at 7:03 p.m. without objection.

These minutes are not intended to be a verbatim transcript but represent a summary of the proceedings of the meeting.

Chair Jeff White

Attest:

RaeShel Hortin, City Treasurer

Planning Commission Meeting Minutes
January 20, 2026

APPROVED