

MINUTES
COALVILLE CITY
PLANNING COMMISSION MEETING
MONDAY, April 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, Chris Tomczyk, Jeff White (Chair), Tim Bristow

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

CALL TO ORDER – Chair Jeff White called the meeting to order at 6:06 p.m.

Item 1A- Roll Call

A quorum was confirmed.

Item 1B- Pledge of Allegiance

The Pledge of Allegiance was led by Vice - Chair Tim Bristow.

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

Item 3: Public Hearing: Review, Discussion and Possible Recommendation:
General Plan Update Amendments

Don Sargent, Community Development Director, presented the proposed amendments to the City General Plan and reviewed the associated staff report.

Chair Jeff White opened the public hearing at 6:25 p.m. No public comments were received, and the public hearing was closed.

Following discussion, the Planning Commission expressed support for the proposed amendments.

Attachment: Staff Report – Proposed Amendments to the City General Plan

MOTION

Commissioner Sophia Rice moved to forward a positive recommendation to the City Council regarding the proposed General Plan amendments, including the findings outlined within the staff report.

Seconded by Commissioner Tim Bristow.

Vote: All Aye (5-0) Motion Carried.

Item 4 – Review, Discussion, and Possible Approval: Wilde Property Amended Subdivision Plat, 270 S. Main Street, Parcels CT-362 and DRW-2-AM

Applicant: Courtney Richins

Don Sargent, Community Development Director, presented proposed amendments to the Wilde Meadows Site Plan and Subdivision Plat.

Applicant, Courtney Richins, was present and responded to questions from Planning Commission.

Following discussion and clarification regarding the proposed amendments, the Planning Commission reviewed the staff report and conditions of approval.

Attachment: Staff Report – Wilde Meadows Property Site Plan and Subdivision Plat Amendments

MOTION

Commissioner Sophia Rice moved to approve the Wilde Meadows subdivision plat amendments, including the conditions listed within the staff report.

Seconded by Commissioner Chantal Guadarrama.

Vote: All Aye (5-0) Motion Carried.

Item 5 – Review, Discussion, and Possible Approval: Red Hill Phase 2 Final Subdivision Plat, 780 S Hoytsville Road, Parcel CT-482-F **Applicant: Ethan Brown with Ivory Development**

Don Sargent, Community Development Director, presented an overview of the proposed Red Hill Ranch Phase 2 Final Subdivision Plat within the Master Planned Development (MPD).

Applicant, Ethan Brown, was present and addressed questions from the Planning Commission.

Discussion included clarification regarding subdivision requirements and applicable development standards.

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

MOTION

Commissioner Chantal Guadarrama moved to approve the Red Hill Ranch Phase 2 Final Subdivision Plat with the conditions outlined in the staff report and subject to all requirements of the Master Planned Development.

Seconded by Commissioner Sophia Rice.

Vote: All Aye (5-0) Motion Carried.

Item 6 – Updates:

A) Community Development

Don Sargent provided updates regarding ongoing and upcoming development projects within the City.

B) City Attorney

Devin Ovard provided updates regarding the Waholi Development and ongoing discussions related to state water matters.

C) Planning Commission

Commissioner Sophia Rice stated that this would be her final Planning Commission meeting. Commissioner Chris Tomczyk requested future discussion regarding water and sewer availability within the City.

Item 7 – Approval of Minutes dated March 16, 2026

MOTION

Commissioner Chris Tomczyk moved to approve the Planning Commission Meeting Minutes dated March 16, 2026.

Seconded by Commissioner Chantal Guadarrama.

Vote: All Ayes (5-0) Motion carried

Item 8 – Adjournment

A motion was made and seconded to Adjourned the meeting.

Vote: All Aye.

The meeting adjourned at approximately 7:10 p.m.

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
April 20, 2026

APPROVED