



MINUTES

SUMMIT COUNTY

Eastern Summit County Planning Commission

SUMMIT COUNTY SERVICES BUILDING

110 N MAIN STREET, KAMAS, UT, 84036

THURSDAY, JANUARY 4, 2024

Meeting also conducted via Zoom.

Welcome / Attendance

Clinton Benson
Rich Sonntag
David Darcey
Marion Wheaton

Pat Putt
Laura Kuhrmeyer
Amir Caus
Helen Strachan
Amy Price
Jen Chappell
Ron Boyer

Regular Session (6:00 P.M.)

- 1) **Public Input for items not on the agenda or pending applications. (6:00 P.M.)**

Commission Chair Sonntag opened the meeting for public input at 6:00 p.m.

No public input was given.

Commission Chair Sonntag closed the meeting for public input at 6:00 p.m.

- 2) **Public Hearing and possible action regarding a proposed Plat Amendment application for the Little Dipper Subdivision Lot 10, located at 7561 Escalante Loop, containing approximately 0.83 acres. Applicant: Jake Robert York. Administrative Review. Project #23-121. Laura Kuhrmeyer, County Planner. (6:01 P.M.)**

Laura Kuhrmeyer, *County Planner*, addressed Commission Members stating that new information had been received that morning preventing the planning department from providing a recommendation on the proposed plat amendment application. Planner Kuhrmeyer recommended the Commission open the public hearing and continue the item to a date certain of February 1st.

Commission members asked clarifying questions to which Planner Kuhrmeyer and Helen Strachan, *Attorney*, responded.

Commission Chair Sonntag opened the meeting for public hearing at 6:06 p.m.

No public comment was given.

David Darcey made a motion to move the item to a date certain of February 1st. Marion Wheaton seconded, and all voted in favor, (4-0).

Attachment: Little Dipper Lot 10 Plat Amendment Staff Report 1.4.24

Attachment: Exhibit A: Written Project Description

Attachment: Exhibit B: Proposed Little Dipper Lot 10 Amended

- 3) ***The Applicant has requested that this Public Hearing be continued to February 1, 2024.* Public Hearing and continuation to February 1, 2024 regarding a Conditional Use Permit application for a Contractor's Yard located at 4782 W Browns Canyon Road, containing approximately 41.42 acres. Applicant: Daniel Chavez. Administrative Review. Project #22-248.** Laura Kuhrmeyer, County Planner. (6:12 P.M.)

Laura Kuhrmeyer, *County Planner*, gave a brief overview and asked for the item to be continued to a date certain of February 1st.

Commission Chair Sonntag opened the meeting for public hearing at 6:12 p.m.

No public comment was given.

Rich Sonntag made a motion to continue the public hearing to February 1st. David Darcey seconded, and all voted in favor, (4-0).

- 4) **Public hearing and action regarding a Final Subdivision Plat for the Promontory Hawk's Pass Subdivision (9 Lots), located off Double Deer Drive, Parcel SS-52 (396.98 acres - 5.7 acres used for the subdivision), Promontory, Summit County, UT; Applicant: Matthew Idema; Administrative Review. Project #23-178.** Amir Caus, Senior Planner, AICP.

Commission Chair Sonntag recused himself from discussion on agenda item number four (4).

Amir Caus, *AICP, Senior Planner*, presented the final subdivision plat for the Promontory Hawk's Pass Subdivision and recommended the

Commission forward a positive recommendation to the County Manager for a final decision.

Commissioner Benson opened the meeting for public hearing at 6:09 p.m.

No public comment was given.

Commissioner Benson closed the meeting for public hearing at 6:09 p.m.

Marion Wheaton made a motion to forward a positive recommendation for the Promontory Hawk's Pass Subdivision. David Darcey seconded, and all voted in favor, (3-0).

Attachment: Promontory Hawk's Pass Subdivision Staff Report.pdf

5) **Approval of Minutes: December 1, 2022, January 5, 2023, November 2, 2023, November 16, 2023, and December 7, 2023**

Rich Sonntag made a motion to approve approve the minutes dated December 1, 2022. Clinton Benson seconded, and all voted in favor, (4-0).

Attachment: ESCPC 12-01-22 Draft Minutes.docx

Rich Sonntag made a motion to approve the minutes dated January 5, 2023. Marion Wheaton seconded, and all voted in favor, (4-0).

Attachment: ESCPC 1-05-23 Draft Minutes--edited.docx

Rich Sonntag made a motion to approve the minutes dated November 2, 2023 with edits. David Darcey seconded, and all voted in favor, (4-0).

Attachment: ESCPC Draft Minutes 11.2.23.pdf

Rich Sonntag made a motion to approve the minutes dated November 16, 2023 with edits. David Darcey seconded, and all voted in favor, (4-0).

Attachment: ESCPC Draft Minutes 11.16.23.pdf

Rich Sonntag made a motion to approve the minutes dated December 7, 2023. David Darcey seconded, and all voted in favor, (4-0).

Attachment: ESCPC Draft Minutes 12.7.23.pdf

Commission Items (6:18 P.M.)

Commissioner Wheaton requested a work session as the Commission for the Cedar Crest Overlay.

Patrick Putt, *Community Development Director* and Helen Strachan, *Attorney*, responded to the request.

Director Items (6:23 P.M.)

Patrick Putt, *Community Development Director*, provided an update on the next meeting of the ESCPC to be held on January 18th.

Adjournment (6:30 P.M.)

Clinton Benson made a motion to adjourn. David Darcey seconded, and all voted in favor, (4-0).