



MINUTES

SUMMIT COUNTY

Eastern Summit County Planning Commission
SUMMIT COUNTY SERVICES BUILDING - AUDITORIUM
110 NORTH MAIN STREET, KAMAS, UTAH, 84036
THURSDAY, APRIL 4, 2024

Meeting also conducted via Zoom.

****AMENDED****

Welcome/Attendance

Bill Wilde
Clinton Benson
Rich Sonntag
David Darcey
Alex Peterson
Kelvin Judd

Amir Caus
Ray Milliner
Madlyn McDonough
Tiffanie Robinson
Laura Kuhrmeyer
Helen Strachan
Brian Craven
Jenn Fowler
Todd Evans
Michael Dee
Julie Dee

Regular Session (6:00 PM)

- 1) ***Public input items not on the agenda or pending applications. (6:00 PM)***

Commissioner Chair Sonntag opened the meeting for public input.

No public input was given.

Commissioner Chair Sonntag closed the meeting for public input.

- 2) ***Public hearing and action for a Conditional Use Permit for a contractor's yard on Parcel #SS-76-4 off Browns Canyon Road. Todd Evans Applicant. Administrative review. Project #24-005. Ray Milliner, Principal Planner. (6:00 PM)***

Attachment: Blackdog Staff Report April 4, 2024 Planning Commission.pdf

Ray Milliner, *Principal Planner*, presented background information on the Conditional Use Permit for parcel #SS-76-4, off Brown Canyon Road.

Commissioners asked follow-up questions to which *Principal Planner*, Ray Milliner, and the applicant, Todd Evans responded.

Commissioner Chair Sonntag opened the meeting for public hearing.

No public comment was given.

Commissioner Chair Sonntag closed the meeting for public hearing.

Alex Peterson made a motion to approve this status as stated in the staff report with the conditions as laid out and draft findings of facts. Rich Sonntag seconded, and all voted in favor, (5-0).

- 3) *****Approval of Minutes** - February 1, 2024. (6:12 PM)***

Attachment: ESCPC Draft Minutes 02.01.2024.pdf

Rich Sonntag made a motion to approve minutes from the February 1, 2024 meeting. Bill Wilde seconded, and all voted in favor, (5-0).

Work Session (6:13 PM)

- 1) ***Work Session and discussion on a Proposed Code Amendment to Section 11-3-6, Chart of Allowed and Permitted Uses; Chapter 11-6, General Regulations; and Appendix A, Definitions. Legislative Review. Project #24-041. Laura Kuhrmeyer, County Planner (6:44 PM)***

Attachment: Addiction Recovery Code Amendment Staff Report 4.4.24

Laura Kuhrmeyer, *County Planner*, presented commissioners information on the proposed code amendment to section 11-3-6 (project #24-041). *Planner*, Kuhrmeyer, asked commissioners for any feedback and commissioners responded.

- 2) ***Work Session and discussion on a Proposed Code Amendment to Section 11-3-6, Chart of Allowed and Permitted Uses; Chapter 11-6, General Regulations; and Appendix A, Definitions. Legislative Review. Project #24-006. Laura Kuhrmeyer, County Planner (6:54 PM)***

Attachment: Hope Recovery Ranch MPD Work Session 4.4.24

Attachment: Exhibit A: Proposed Site Plan

Attachment: Exhibit B: Proposed Floor Plans and Elevations

Attachment: Exhibit C: Applicant Provided Description

Laura Kuhrmeyer, *County Planner*, provided the commissioners with information and a description on the proposed amendment to section 11-3-6 (project #24-006).

Applicants, Michael and Julie Dee provided commissioners with a brief history and background behind the proposed amendment.

Commissioners provided feedback and voiced some concerns.

Kelvin Judd, a representative for applicants responded to the commissioners.

3) ***Eastern Summit County General Plan Direction and Advisory Committee discussion. Planners: ESC General Plan Team - Ray Milliner, Maddy McDonough, Amir Caus, Laura Kuhrmeyer, Tiffanie Robinson. (6:14 PM)***

Attachment: Staff Report_General Plan_4.4.24.pdf

County Planners, Madlyn McDonough, Ray Milliner, Tiffanie Robinson, and Amir Caus presented to commissioners an update on the progress and vision for the Eastern Summit County General Plan.

Commissioners had follow up questions and provided comments to which *County Planner*, McDonough, and team responded.

Eastern Summit County General Plan team asked commissioners for two volunteers to serve on the Advisory Committee. Commissioners Alex Peterson and David Darcey volunteered. Commissioners thanked the team and congratulated them.

Commission Items (7:14 PM)

No commission items were discussed.

Director Items (7:24 PM)

Commissioner Alex Peterson asked for clarification on a zoning item that came up at a previous meeting.

Ray Milliner, *Principal Planner*, responded to commissioners on the zoning question. Planner Milliner informed commissioners that in the next meeting to be held on April 18, 2024, they will be asked to elect a new Chair.

County Planner, Laura Kuhrmeyer provided commissioners with an update on the meeting with Larry H. Miller and what to expect for the next meeting on April 18, 2024. This meeting will be a work session only with no public comment.

Adjournment (7:24 PM)

Alex Peterson made a motion to adjourn. Rich Sonntag seconded, and all voted in favor, (5-0).