



MINUTES

SUMMIT COUNTY

Eastern Summit County Planning Commission

SUMMIT COUNTY COURTHOUSE

60 N. MAIN ST., COALVILLE, UT, 84017

THURSDAY, JUNE 27, 2024

Meeting also conducted via Zoom.

DRAFT

Welcome/Attendance

Bill Wilde
Clinton Benson
Rich Sonntag
David Darcey
Marion Wheaton
Alex Peterson

Jennifer Strader
Tiffanie N. Robinson
Ray Milliner
Elyse Kats
Pat Putt
Peter Barnes
Laura Kuhrmeyer
Eve Furse
Brian Craven

Regular Session (6:00 PM)

- 1) ***Public input items not on the agenda or pending applications.*** (6:01 PM)

Commissioner Chair Peterson opened the meeting for public input.
No one appeared.
Commissioner Chair Peterson closed the meeting for public input.

- 2) ***Public hearing and action regarding a Plat Amendment for the JB Hoyt Subdivision which would result in reconfigured lots 3, 4, and 5, and removal of the platted cul-de-sac, located at 3555 North Crystal Creamery Lane, Summit County, UT; Parcels JBH-1, JBH-2, JBH-3, JBH-4, and JBH-5. Applicant: Brent DeHart. Owners: John***

Whitely, Brent DeHart, Kyle Wiberg, Michael Collard, and Jon Wiberg. Administrative Review. Project # 23-149. Jennifer Strader, Senior County Planner. (6:02 PM)

Attachment: Cover Page

Attachment: Staff Report for 6.27.24 ESCPC.pdf

Jennifer Strader, *Senior Planner*, introduced the proposed Plat Amendment.

Commissioner Chair Peterson opened the public hearing.
No one appeared to comment.
Commissioner Chair Peterson closed the public hearing.

Bill Wilde made a motion to approve the JB Hoyt Subdivision pursuant to the following findings and facts, conditions of law, and conditions of approval. David Darcey seconded, and all voted in favor, (7-0).

- 3) ***Public Hearing and action, Fox Run North Lot 1 Amended plat amendment, located at 1824 Fox Run North on parcel FRN-1, Wanship, Utah. Applicant: Troy Anderson. Administrative Review. Project #24-034. Tiffanie N. Robinson, Senior County Planner. (6:07 PM)***

Attachment: Cover Page

Attachment: FRN-1 Plat Amend ESCPC PH 6.27.2024 #24-034 Staff Report

Tiffanie Robinson, *Senior Planner*, presented the proposed plat amendment. Planner Robinson mentioned two written public comments she had received in advance of the hearing.

Commissioner Chair Peterson asked a question to which Planner Robinson responded.

Commissioner Chair Peterson opened the public hearing.

Danielle Montague-Judd spoke about the proposed plat amendment.

Curtis Judd spoke about the proposed plat amendment.

Mark Pearl spoke about the proposed plat amendment.

Commissioner Darcey asked Mr. Pearl a question, and Mr. Pearl responded.

Talin Bingham was called to speak and read a letter from Bud Crowther.

The Applicant Troy Anderson spoke in support of the requested amendment.

Mrs. Anderson provided additional information in support of the requested amendment.

Danielle Montague-Judd was called to speak again.

Commissioner Chair Peterson closed the public hearing.

Commissioners commented on the proposed amendment.

Commissioner Darcey asked a question of the Petitioners. The Andersons and Mr. Pearl responded to the question.

The applicants responded to additional questions.

Bill Wilde made a motion to deny Fox Run North Lot 1 Amended plat amendment, located at 1824 Fox Run North on parcel FRN-1, Wanship, Utah. Marion Wheaton seconded, and all voted in favor, (5-0).

Attachment: Public Comment Sign In 6-27-24

- 4) ***Public Hearing and action on a Conditional Use Permit for an underground transmission line. New Washington Irrigation Company applicant (David Ure representative). Project #24-056. Ray Milliner, Principal Planner. (7:07 PM)***

Attachment: Cover Page

Attachment: CUP Staff Report Irrigation June 6, 2024.pdf

Ray Milliner, *Planner*, presented the proposed Conditional Use Permit (CUP).

Commissioner Chair Peterson opened the public hearing.

No one appeared to comment.

Commissioner Chair Peterson closed the public hearing.

Rich Sonntag made a motion to approve a Conditional Use Permit. Clinton Benson seconded, and all voted in favor, (6-0).

- 5) ***Public hearing and recommendation to the County Council for an amendment to Chapter 7, Moderate Income Housing of the Eastern Summit County General Plan. Ray Milliner, Principal Planner, Elyse Kats, County Staff. (7:10 PM)***

Attachment: Cover Page

Attachment: Staff report June 27, 2024 with Ordinance.pdf

Ray Milliner, *Planner*, introduced the proposed amendment. Elyse Kats, *Economic Development and Housing Manager*, presented the proposed amendments on which staff are seeking a recommendation to Council.

Commissioners asked questions. Manager Kats and Jeff Jones, *Economic Development and Housing Director*, responded.

Rich Sonntag made a motion to recommend for approval an amendment to Chapter 7, Moderate Income Housing of the Eastern Summit County General Plan with the discussed changes and corrections identified during the meeting. (7:32 PM). Marion Wheaton seconded, and all voted in favor, (6-0).

5. ***Revisited, to open public hearing.*** (7:46 PM)

Commissioner Chair Peterson opened the public hearing at 7:46 PM.
No one appeared to comment.
Commissioner Chair Peterson closed the public hearing.

David Darcey made a motion to recommend for approval an amendment to Chapter 7, Moderate Income Housing of the Eastern Summit County General Plan with the discussed changes and corrections identified during the hearing (7:47 PM). Marion Wheaton seconded, and all voted in favor, (6-0).

6) ***Public Hearing and recommendation to the County Council for amendments to Title 11-4-5 Subdivisions, Condominiums, Subdivision Plat Amendments, Parcel Boundary Adjustments, and Divisions of Land for Non-Development Purposes, Title 11-4-12: Master Planned Developments and Title 11-7-5 Planning Commission of the Eastern Summit County Code. Ray Milliner, Principal Planner.*** (7:33 PM)

Attachment: Cover Page

Attachment: Staff Report June 27, 2024.pdf

Ray Milliner, *Planner*, introduced the proposed amendments to the subdivision requirements.

Commissioner Chair Peterson opened the public hearing.
No one appeared to comment.
Commissioner Chair Peterson closed the public hearing.

Rich Sonntag made a motion to recommend for approval with non-substantive changes as deemed necessary by legal counsel. Bill Wilde seconded, and all voted in favor, (6-0).

7) ****At the request of the Applicant this item will be continued to a date uncertain* Continued Discussion and possible action on the Cedar Crest Village Overlay application, located in eastern Hoytsville area, containing approximately 1,085 acres. Applicant: Cedar Crest Village Overlay Committee with representatives from Ivory Development and Larry H. Miller. Project #19-111. Patrick Putt, Community Development Director; Peter Barnes, Planning Director; and Laura Kuhrmeyer, County Planner.*** (6:00 PM)

Commissioner Chair Peterson notified those present that this item was delayed to a date uncertain.

8) **Approval of Minutes: April 4, 2024, April 18, 2024.** (7:44 PM)

Attachment: Cover Page

Attachment: ESCPC Draft Min 4.4.24.pdf

Attachment: ESCPC Draft Min 4.18.24.pdf

Commissioners Alex Peterson and David Darcey volunteered on 4/4, not Bill Wilde.

David Darcey made a motion to approve the minutes dated April 4, 2024 with the change discussed and the April 18 2024 minutes. Rich Sonntag seconded, and all voted in favor, (5-0).

Commission Items (7:49 PM)

No commission items were discussed.

Director Items (7:49 PM)

Community Development Director Putt discussed the upcoming calendar--July 4th no meeting; the next meeting will be July 18; he explained the need for additional time on the Cedar Crest plan; and he answered Commissioners' questions. (7:48 PM)

Chair Peterson and the other Commissioners thanked Director Putt for all his work and guidance. (7:53 PM)

Adjournment (8:00 PM)

David Darcey made a motion to adjourn. Rich Sonntag seconded, and all voted in favor, (6-0).