



## MINUTES

### **SUMMIT COUNTY**

Eastern Summit County Planning Commission

### LEDGES

202 EAST PARK ROAD, COALVILLE, UTAH, 84017

THURSDAY, FEBRUARY 29, 2024

Meeting also conducted via Zoom.

### **DRAFT**

#### **Welcome/Attendance (6:00 p.m.)**

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

Peter Barnes  
Pat Putt  
Stephen James  
Scott Lalli  
Greg Flint  
Kort Utley  
Helen Strachan  
Ron Boyer  
Brian Craven  
Amy Price

#### **Regular Session (6:00 p.m.)**

- 1) **Public Input items not on the agenda or pending applications.** (6:00 p.m.)

Attachment: Cover Page

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.

#### **Work Session (6:00 p.m.)**

- 1) **Work Session and Discussion, 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 Kuhmeyer, County Planner.** (6:00 p.m.)

Attachment: Cover Page

Attachment: Cedar Crest Village Overlay Zone Work Session Staff Report

Attachment: Exhibit A: Work Session Questions and Discussion Points

Scott Lalli, *Senior Vice President*, for Larry H Miller presented a timeline and potential phasing for the Cedar Crest Village Overlay for discussion. Commissioners asked clarifying questions and provided comments on the proposal to which the LHM team responded.

Mr. Lalli directed the work session and discussion to affordable housing elements of the project.

#### **Regular Session Continued (7:13 p.m.)**

- 2) **Continued Public Hearing and Discussion, 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 Kuhmeyer, County Planner.** (7:13 p.m.)

Attachment: Cover Page

Attachment: Cedar Crest Staff Report 2.29.24

Attachment: Exhibit A: Village Overlay Rezone Review Process

Attachment: Exhibit B: Revised Draft Ordinance 1.18.24

Attachment: Exhibit C: Draft Development Standards

Attachment: Exhibit D: Draft Infrastructure Plan

Attachment: Exhibit E: Draft Land Use Map

Attachment: Exhibit F: Applicant Provided FAQ

Attachment: Exhibit G: Applicants Draft Project Land Plan Map

Attachment: Exhibit H: Applicable Code Standards

Attachment: Exhibit I: Compiled List of Comments and Concerns to be Addressed

Commission Chair Sonntag opened the meeting for public hearing at 7:13 p.m.

Clinton Vernon was called to speak at 7:14 p.m.

Sue Follett was called to speak at 7:16 p.m.

Pat Putt, *Community Development Director*, answered Ms. Follett's question about Summit County's Transportation Plan.

Gaye Stoner was called to speak at 7:24 p.m.

Alan Bell was called to speak at 7:26 p.m.

Paula McGee was called to speak at 7:27 p.m.

Brian Minchey was called to speak at 7:30 p.m.

Andrea Morgan was called to speak at 7:32 p.m.

Gavin Blonquist was called to speak at 7:34 p.m.

Robin Reade was called to speak at 7:40 p.m.

Stephen James, *Chief Visioning Officer* for LHM, responded to Ms. Reade's question in regard to options for senior citizen housing.

Shellie Barrus was called to speak at 7:44 p.m.

Paula McGee was called to speak again at 7:45 p.m.

Commission Chair Sonntag continued the public hearing to a date certain of March 21, 2024.

Commissioners made additional comments. LHM representatives responded, discussion continued.

Attachment: Public Input Sign-In Sheet

**Commission Items** (8:02 p.m.)

No commission items were discussed.

**Director Items** (8:02 p.m.)

Pat Putt, *Community Development Director*, provided an update for items on the agenda for the next two meetings. He also mentioned commissioners who's terms are up.

**Adjournment** (8:03 p.m.)

**Rich Sonntag made a motion to adjourn. David Darcey seconded, and all voted in favor, (7-0).**