



MINUTES

SUMMIT COUNTY

Eastern Summit County Planning Commission

110 NORTH MAIN STREET

1885 W. UTE BLVD., KAMAS, UTAH, 84036

THURSDAY, JUNE 5, 2025

Meeting also conducted via Zoom.

Regular Session (6:00 PM)

Bill Wilde
David Darcey
Don Sargent
Alex Peterson
Bridget Hayes
Seth Bowen

Helen Strachan
Peter Barnes
Jennifer Strader
Tiffanie Robinson
Jennifer Leslie
Melissa Mendez
Brian Craven

- 1) ***Pledge of Allegiance*** (6:00 PM)
- 2) ***Public comment for items not on the agenda or pending applications.*** (6:01 PM)

Attachment: Cover Page

Commission Chair Peterson opened the meeting for public comment.
(6:01 PM)

No one appeared.

Commission Chair Peterson closed the meeting for public comment.
(6:01 PM)

- 3) ***Public hearing and action regarding a Conditional Use Permit for a 3,612 square foot Accessory Building located on Lot 4 of the Lazy Acres Ranch Estates North Minor Subdivision; 268 W Lazy Acres Ln, Marion, Summit County, Utah; Parcel LAREN-4. Applicant: Dirk Rockhill, CDS Drafting and Design. Owner: Loren and Tiffanie Chandler. Administrative review. Project #25-059. Jennifer Leslie, County Planner. (6:01 PM)***

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Attachment: Lazy Acres Poolhouse CUP Staff Report

Jennifer Leslie, County Planner, presented the proposal for Project #25-059 with support from Dirck Rockhill, CDS Drafting and Design, owner Loren Chandler, and General Contractor Wayne Goff of Goff Contracting. (6:02 PM)

Commissioner Hayes asked about water consumption. The presenters responded. (6:04 PM)

Commissioner Bowen asked if this structure was outside of the plat. The presenters responded. (6:05 PM)

Commission Chair Peterson opened the public hearing for comment. (6:06 PM)

No one appeared.

Commission Chair Peterson closed the public hearing for comment. (6:06 PM)

Bill Wilde made a motion to approve the conditional use permit per the finding of facts and conclusions of law and conditions of approval. (6:07 PM). David Darcey seconded, and all voted in favor, (6-0).

- 4) ***Public hearing and action regarding a Subdivision Plat Amendment to vacate Lot 11 of the Pine Meadow Ranch Plat F Subdivision and combine it with Lots 1 and 2 of the Pine Meadow Ranch Plat D Subdivision; 1235 N Alexander Canyon Rd; Parcels PI-D-1, PI-D-2, PI-F-11. Applicant and Owner: Renate Rij. Administrative review. Project #25-006. Jennifer Leslie, County Planner. (6:08 PM)***

Attachment: Cover Page

Attachment: Pine Meadow Ranch Plat D & F Amendments Staff Report

Jennifer Leslie, the County Planner, presented the proposal for Project #25-006. (6:08 PM)

Commissioner Darcey confirmed that the same person owns all lots. Planner Leslie responded. (6:09 PM)

Commissioner Chair Peterson opened the public hearing for comment. (6:09 PM)

No one appeared.

Commissioner Chair Peterson closed the public hearing for comment.
(6:09 PM)

David Darcey made a motion to approve the proposal to vacate Lot 11 of the Pine Meadows Ranch Plat F and combine it with the vacated Lots 1 and 2 of the Pine Meadow Subdivision per the finding of facts and conclusions of law and conditions of approval. (6:10 PM). Bridget Hayes seconded, and all voted in favor, (6-0).

- 5) ***Public hearing and action regarding a Conditional Use Permit and Final Site Plan application for an Accessory Building over 2,000 SF on Parcel CD-296-F, located at 3920 North SR 32. Administrative review. Applicant: Dirk Rockhill. Owner: Sharri and Steve Pappas. Project #25-035. Tiffanie N. Robinson, Senior Planner. (6:12 PM)***

Attachment: Cover Page

Attachment: Pappas Acc Building and ADU CUP ESCPC PH 6.5.2025 Staff Report #25-035

Attachment: Pappas Accessory Building CUP PH 6.5.2025 #25-035

Tiffanie N. Robinson, Senior Planner, presented the proposal for Project #25-035, Dirk Rockhill, CDS Drafting and Design, and the Owners, Sharrie and Steve Pappas, were present to support. (6:12 PM)

Commissioner Hayes asked Planner Robinson to explain what a grandfathered parcel, CD-269-F, is. Planner Robinson responded. (6:15 PM)

Commissioner Darcey and Commission Chair Peterson asked questions about access to the driveway. Planner Robinson responded. (6:16 PM)

Commission Chair Peterson opened the public hearing for comment.
(6:17 PM)

No one appeared.

Commission Chair Peterson closed the public hearing for comment.
(6:17 PM)

Bridget Hayes made a motion to approve the conditional use permit in the final site plan pursuant to the finding of facts and conclusions of law and conditions of approval found in the report. (6:18 PM). David Darcey seconded, and all voted in favor, (6-0).

- 6) ***Public hearing and action regarding a Conditional Use Permit and Final Site Plan application for an Accessory Building over 2,000 SF on parcel FTHLE-1-2 of the Foothill Estate Subdivision, located at 409 East 600 South, Francis. Administrative review. Applicant: Kyle Stockley. Owner: Kyle and Cindy Stockley. Project #25-036. Tiffanie N. Robinson, Senior Planner. (6:19 PM)***

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Attachment: Stockley Acc Building and ADU CUP ESCPC PH 6.5.2025
Staff Report #25-036

Attachment: Stockley Accessory Building CUP PH 6.5.2025 #25-036

Tiffanie N. Robinson, Senior Planner, presented the proposal for Project #25-036. Dirk Rockhill, CDS Drafting and Design, was present to support. (6:19 PM)

Commissioner Bowen asked if the building would be built within the plat. Planner Robinson responded. (6:21 PM)

Commissioner Darcey inquired about the water and the septic system. Planner Robinson and Dirk Rockhill responded. (6:22 PM)

Commission Chair Peterson opened the public hearing for comment. No one appeared.

Commission Chair Peterson closed the public hearing for comment. (6:26 PM)

Seth Bowen made a motion to approve the proposed conditional use permit for the final site plan, approving the application pursuant to the findings of facts and conclusions of law and the conditions of approval found in the staff report. (6:26 PM). David Darcey seconded, and all voted in favor, (6-0).

- 7) ***Public hearing and action regarding a Conditional Use Permit and Final Site Plan application for Warehousing and Commercial Storage, on lot ROS-3- AM in the Red Onion Amended Subdivision, located at 2135 South 50 East, Wanship. Administrative review. Applicant: Don Sargent. Project #23-117. Tiffanie N. Robinson, Senior Planner. (6:27 PM)***

Attachment: Cover Page

Attachment: Red Onion Storage CUP ESCPC PH Staff Report #23-117

Attachment: Red Onion Storage CUP PH 6.5.2025 #23-117

Commissioner Don Sargent recused himself from the discussion of Project #25-117. (6:28 PM)

Bill Wilde
David Darcey
Alex Peterson
Bridget Hayes
Seth Bowen

Helen Strachan
Peter Barnes
Jennifer Strader
Tiffanie Robinson
Jennifer Leslie
Melissa Mendez
Brian Craven

Tiffanie N. Robinson, Senior Planner, presented the proposal for Project #25-117. Owner Sheldon Smith was present to support. (6:28 PM)

Commission Chair Peterson opened the public hearing for comment.
(6:45 PM)

Clayton Vernon was called to speak. (6:46 PM)

TJ Bates was called to speak. (6:48 PM)

Commission Chair Peterson closed the public hearing for comment.
(6:51 PM)

Owner Sheldon Smith responded to public comments. (6:52 PM)

Commissioner Darcey commented about the difficulties of the property to work with. (6:55 PM)

Commissioner Hayes asked about employment for the community.
Owner Sheldon Smith responded. (6:55 PM)

Commissioner Wilde expressed that the property was great for this project. (6:56 PM)

Commissioner Bowen inquired about a safety plan for vehicles with leaks and whether we could identify potential areas for runoff. Planner Robinson, Owner Sheldon Smith, and Commissioner Wilde responded. (6:56 PM)

Commissioner Darcey added comments about the elevation and a possible conditional berm added to the permit. Planner Robinson and Owner Sheldon Smith responded. (7:03 PM)

Alex Peterson made a motion to approve the Conditional Use Permit pursuant to the finding of facts and conclusions of law and conditions of approval found in the staff report with the additional condition that the applicant and the planner work with the Storm Water Division to ensure that best practices are being utilized on the site. If there is a significant change that would modify the application, the application must come back to the Planning Commission for review. (7:08 PM). David Darcey seconded, and the motion carried, (4-1).

Bill Wilde voted AYE

David Darcey voted AYE

Alex Peterson voted AYE

Seth Bowen voted AYE

Bridget Hayes voted NAY

8) ***Approval of Minutes: May 1, 2025 and May 15, 2025.*** (7:13 PM)

Attachment: Cover Page

Attachment: Draft ESCPC Minutes 05.01.25.pdf

Attachment: Draft ESCPC Minutes 05.15.25.pdf

Bill Wilde made a motion to approve ESCPC Minutes May 1, 2025. (7:13 PM). Alex Peterson seconded, and all voted in favor, (4-0).

David Darcey made a motion to approve ESCPC Minutes May 15, 2025. (7:13 PM). Seth Bowen seconded, and all voted in favor, (4-0).

Commission Items (7:14 PM)

Commissioner Darcey discussed community concerns about establishing boundaries and defining what constitutes a village for the Village Overlay. And announced a State Road 32 Open House. (7:15 PM)

Director Items (7:15 PM)

Planner Robinson announced that the next meeting would be on July 17, 2025, due to a holiday and a quorum issue, and will take back the concern about establishing boundaries for the Village Overlay as they seek further clarification on the Village Overlay and its definitions. (7:15 PM)

Adjournment (7:16 PM)

David Darcey made a motion to adjourn. Bridget Hayes seconded.