



MINUTES

SUMMIT COUNTY

Eastern Summit County Planning Commission

SUMMIT COUNTY COURTHOUSE

60 NORTH MAIN STREET, COALVILLE, UT, 84017

THURSDAY, JULY 17, 2025

Meeting also conducted via Zoom.

DRAFT

Regular Session (6:00 PM)

Alex Peterson
Marion Wheaton
Bill Wilde
David Darcey
Bridget Hayes
Seth Bowen

Helen Strachan
Peter Barnes
Laura Kuhrmeyer
Jennifer Leslie
Melissa Mendez
Ron Boyer

- 1) ***Pledge of Allegiance*** (6:00 PM)
- 2) ***Public comment*** (6:01 PM)

Commission Chair Peterson opened the public comment at 6:01 PM.
No members of the public came forward to speak.
Commission Chair Peterson closed the public comment at 6:01 PM.

- 3) ***Public Hearing and Action regarding the proposed D-Bar Subdivision Amended. The purpose of the amendment is to adjust the boundary lines of both D-BAR-1 and D-BAR-2. Administrative***

Process. Project #25-057. Laura Kuhrmeyer, County Planner. (6:01 PM)

Attachment: Cover Page

Attachment: Project 25-057 D Bar Plat Amendment Staff Report and Exhibits 7.17.25

Planner Laura Kuhrmeyer presented proposed actions regarding the D-Bar Subdivision, Project #25-057, at 6:02 PM.

Commissioner Hayes clarified a potential typo in the amendment, to which Planner Kuhrmeyer responded. (6:03 PM)

Commissioner Darcey inquired about the reason for seeking this adjustment. Planner Kuhrmeyer provided a response. (6:03 PM)

Public Hearing (6:04 PM)

Commission Chair Peterson opened the public comment at 6:04 PM.
No members of the public came forward to speak.
Commission Chair Peterson closed the public comment at 6:04 PM.

Commissioner Bowen asked a question about density. Planner Kuhrmeyer provided a response. (6:05 PM)

Seth Bowen made a motion to recommend for approval of the proposed amendment for the D-Bar Subdivision per the finding of facts and conclusions of law and conditions of approval. (6:06 PM). Marion Wheaton seconded, and all voted in favor, (6-0).

- 4) **Public Hearing and Action regarding the vacation of Lot 21-A in Kamas East Plat "A" and the combination of the vacated Parcel and Parcel CD-450-D. Administrative Process. Project #25-022. Laura Kuhrmeyer, County Planner.** (6:06 PM)

Attachment: Cover Page

Attachment: Project 25-022 Kamas East Lot 21 Plat Amendment Staff Report and Exhibits ESCPC 7.17.25

Planner Laura Kuhrmeyer presented an action regarding the vacation of Lot 21-A in Kamas East Plat "A" and the combination of the vacated Parcel and Parcel CD-450-D. Project #25-022. (6:07 PM)

Commissioner Hayes asked about the reference to "grandfathered" in the presentation and its specific meaning. Planner Kuhrmeyer provided a response. (6:08 PM)

Public Hearing (6:09 PM)

Commission Chair Peterson opened the public hearing at 6:09 PM.
No members of the public came forward to speak.
Commissioner Chair Peterson closed the public hearing at 6:09 PM.

Marion Wheaton made a motion to recommend for approval the proposed Kamas East Plat "A" Lot 21-A Amended based on the finding of facts and conclusions of law and conditions of approval. (6:09 PM). David Darcey seconded, and all voted in favor, (6-0).

- 5) ***Public Hearing and Action regarding the Little Dipper Lot 10 Plat Amendment, proposing to adjust the Subdivision boundary along Lot 10 to increase the size of Parcel LD-10 (7561 Escalante Loop) by approximately 0.52 acres. Administrative Process. Project #23-121. Laura Kuhrmeyer, County Planner.*** (6:10 PM)

Attachment: Cover Page

Attachment: Project 23-121 Little Dipper Plat Amendment Staff Report 7.17.2025

Planner Laura Kuhrmeyer presented an action regarding the Little Dipper Lot 10 Plat Amendment. Project # 23-121. (6:10 PM)

Commissioner Bowen asked whether all right-of-ways had been deeded, about the topography of Lot 10, and the reason for the new access point's path around the area. Planner Kuhrmeyer provided a response. (6:12 PM)

Commissioner Chair Alex Peterson asked if they were going to put in another road? Planner Kuhrmeyer provided a response. (6:12 PM)

Commissioner Bowen asked about the possibility of another house being built on Lot 10. Planner Kuhrmeyer provided a response. (6:13 PM)

Public Hearing (6:13 PM)

Commission Chair Peterson opened the public hearing at 6:09 PM.

Attorney Nathan Eaton was called to speak. (6:14 PM)

Commission Chair Peterson closed the public comment at 6:15 PM.

Marion Wheaton made a motion to recommend for approval the Little Dipper Lot 10 Plat Amendment per the finding of facts and conclusions of law and conditions of approval. (6:15 PM). Bill Wilde seconded, and all voted in favor, (6-0).

- 6) ***Discussion and demonstration of how to find a site plan. Recommendation to the Summit County Council regarding a proposal to remove the Final Site Plan requirements included in Section 11-4-6 of the Eastern Summit County Development Code. Legislative Review. File #25-016. Jennifer Leslie, County Planner.*** (6:16 PM)

Attachment: Cover Page

Attachment: Final Site Plan Code Amendments Staff Report

Planner Jennifer Leslie presented a recommendation to remove the Final Site Plan requirements included in Section 11-4-6 of the Eastern Summit County Development Code. File #25-016. (6:16 PM)

Commission Chair Peterson asked Planner Leslie to simulate a conversation with a citizen inquiring about the conditions of approval for a company. Planner Leslie provided a response. (6:21 PM)

Commissioner Darcy remarked on the effectiveness of the search function, noting that it is quite powerful. It can retrieve dates for staff reports and public hearings. However, it may not be comprehensive, though all the staff reports are still available. (6:23 PM)

Commissioner Hayes asked about the site plan process. Planner Leslie provided a response. (6:25 PM)

Commission Chair Peterson clarified minor conditional changes in the process site plan. Planner Leslie provided a response. (6:27 PM)

Commissioner Hayes recommended that a flow chart be completed for the new process if there was not one in place. Planner Leslie provided a response. (6:28 PM)

Commission Chair Peterson clarified the need for a public hearing with Deputy Attorney Helen Strachan. Planner Leslie and Deputy Attorney Strachan responded. (6:30 PM)

David Darcey made a motion to recommend for approval the removal of the Final Site Plan requirements included in Section 11-4-6 of the Eastern Summit County Development Code. (6:31 PM). Seth Bowen seconded, and all voted in favor, (6-0).

7) ***Approval: ESCPC Minutes June 5, 2025.*** (6:31 PM)

Attachment: Cover Page

Attachment: Draft ESCPC Minutes 06.05.25.pdf

Approval of Minutes June 5, 2025, with a correction of Dates to Bates. (6:31 PM)

David Darcey made a motion to approve ESCPC Minutes as corrected. (6:33 PM). Bill Wilde seconded, and all voted in favor, (5-0).

Attachment: Public Sign-In 7-17-25

Commission Items (6:33 PM)

Commissioners provided comments and asked questions about how minutes are documented. Clerk Melissa Mendez and Deputy Attorney Helen Strachan responded. (6:33 PM)

Director Items (6:43 PM)

Community Development Director Peter Barnes spoke about making the County processes as easy and accessible as possible, while also educating. Discussed upcoming meetings and items that will be on the agenda, as well as a potential work session for the Commissioners. (6:44 PM)

Commissioner Hayes asked for an update about the General Plan status. Director Barnes responded. (6:49 PM)

Commissioner Darcey noticed some really good comments and hoped to see them integrated into the project. Director Barnes responded. (6:51 PM)

Commission Chair Peterson asked if there was any movement on agrotourism being incorporated into the Code. Director Barnes responded. (6:52 PM)

Commissioners commented and asked questions on moderate-income housing for Eastern Summit County. Director Barnes responded. (6:57 PM)

Adjournment (7:06 PM)

Marion Wheaton made a motion to adjourn. David Darcey seconded.