MINUTES

SUMMIT COUNTY

Eastern Summit County Planning Commission

SUMMIT COUNTY COURTHOUSE

60 NORTH MAIN STREET, COALVILLE, UT, 84017

THURSDAY, AUGUST 21, 2025

Meeting also conducted via Zoom.

DRAFT

Welcome/Attendance (6:00 PM)

Bill Wilde
David Darcey
Don Sargent
Marion Wheaton
Alex Peterson
Bridget Hayes
Seth Bowen
Peter Barnes
Helen Strachan
Amir Caus
Jennifer Leslie
Melissa Mendez
Brian Craven

Regular Session (6:00 PM)

1) ***Pledge Of Allegiance*** (6:00 PM)

2) ***Public comment for items not on the agenda or pending applications.*** (6:01 PM)

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

3) ***Public hearing and action regarding a Conditional Use Permit for a 6,575 sf animal rescue in Browns Canyon; 4291 N Frosty Ln; Parcel SS-72-5. Applicant: John Davis. Owner: David Swartz. Administrative review. Project 24-023. Jennifer Leslie, County Planner.*** (6:01 PM)

Attachment: Cover Page

Attachment: Sage Hill Farms CUP Staff Report

Attachment: 24-023 ESCPC Presentation Sage Hill Farm

Planner Jennifer Leslie presented a conditional use permit for an animal rescue in Browns Canyon. Project 24-023. (6:02 PM)

David Swartz, the owner of Sage Mountain Farm, along with Todd Potasky from Blackdog Builders, Inc., appeared to answer questions. David Swartz clarified that the name of the business is Sage Mountain and that it operates as a 501(c)(3) nonprofit organization. (6:07 PM)

Commissioners inquired about the lighting plan, animal waste, and the private road where the animal rescue is located. Planner Leslie and owner David Swartz responded. (6:08 PM)

Commission Chair Peterson opened the public hearing. (6:12 PM)
No members of the public came forward to speak.
Commission Chair Peterson closed the public hearing. (6:12 PM)

Commissioner Bowen inquired about ridgeline restrictions; Planner Leslie responded. (6:13 PM)

Marion Wheaton made a motion to approve the application pursuant to the finding of facts, conclusions of law and conditions of approval. (6:14 PM). Bill Wilde seconded, and all voted in favor, (7-0).

4) ***Review and revocation of a Conditional Use Permit (CUP) for a Recycling Facility, Class II, and Nursery/Greenhouse located at 7550 W. Lower Bowl Road, Parcel SS-70-11. Applicant/Business Owner: Kylee Mimbach. Property Owner: GT500KR LLC, Kristen Clayton as Registered Agent. Amir Caus, Senior Planner.*** (6:14 PM)

Attachment: Cover Page

Attachment: Mimbach Staff Report 8-21-25.pdf

Attachment: REVOCATION REPORT EXHIBITS COMBINED.pdf

Attachment: Cannon Law Group

Civil Deputy Attorney Helen Strachan explained the intent to revoke the Conditional Use Permit. The Commissioners agreed to hold a hearing. Chair Peterson asked for clarification on the procedure, and there were no objections. (6:15 PM)

Senior Planner Amir Caus reviewed and proposed revocation of the conditional permit for a Class II Recycling Facility and a Nursery/Greenhouse. Code Enforcement Officer Scott Buchan was

present to support the presentation and answer any questions. (6:23 PM)

Commissioners asked clarifying questions about the process, violations, and materials accepted at the site. Senior Planner Caus and Civil Deputy Attorney Strachen responded. (6:45 PM)

Attorney Kyle Reeder from Cannon Law Group, along with property owners Jared and Kristen Clayton, responded to the staff report. (6:51 PM)

A lengthy discussion ensued. (7:00 PM)

David Darcey made a motion to revoke the approved Mimbach Conditional Use Permit according to the following findings of fact and conclusions of law as stated in the staff report. (7:45 PM). Seth Bowen seconded, and all voted in favor, (7-0).

Commission Items (7:46 PM)

No Commission items brought forward. (7:47 PM)

Director Items (7:47 PM)

Community Development Director, Peter Barnes, addressed the Commissioners with the future agenda. (7:47 PM)

Adjournment (7:50 PM)

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

Meeting minutes and recordings appear at summitcountyutah.gov/meetings. When in the electronic version of the minutes, clicking on the hyperlinked times takes you to that spot in the meeting recording.