



MINUTES

SUMMIT COUNTY

Eastern Summit County Planning Commission
SUMMIT COUNTY SERVICES BUILDING-AUDITORIUM
110 NORTH MAIN STREET, KAMAS, UTAH, 84036
THURSDAY, SEPTEMBER 4, 2025

Meeting also conducted via Zoom.

Draft

Welcome/Attendance (6:02 PM)

Alex Peterson
David Darcey
Bille Wilde
Don Sargent
Seth Bowen

Helen Strachan
Ray Milliner
Amir Caus
Laura Kuhrmeyer
Melissa Mendez
Brian Craven

Regular Session (6:02 PM)

- 1) ***Pledge of Allegiance*** (6:02 PM)
- 2) ***Public comments for items not on the agenda or pending applications.*** (6:02 PM)

Commission Chair Peterson opened the public comment at 6:02 PM.
No members of the public came forward to speak.
Commission Chair Peterson closed the public comment at 6:02 PM.

- 3) ***Public hearing and action regarding a Conditional Use Permit (CUP) for a Nursery to be located at 3487 N Crystal Creamery Drive. Parcel JBH-5. Applicant: Jon Wiberg. Owner: Jon and Jennifer Wiberg. Administrative Process. Project #25-054. Laura Kuhrmeyer, County Planner.*** (6:03 PM)

Attachment: Cover Page

Attachment: Project 25-054 Nursery CUP Staff Report ESCPC 9.4.25

Planner Laura Kuhrmeyer presented a Conditional Use Permit (CUP) for a Nursery. (6:03 PM)

Commissioner Darcey sought clarification on several points regarding the findings of fact. First, what was the outcome with the contracting yard? Was it denied? Additionally, can a Conditional Use Permit be granted for the same parcel of land that contains a primary residence? Finally, are there any plans for the greenhouse? Planner Kuhrmeyer and applicant/ owner Jon Wiberg responded. (6:06 PM)

Commissioner Bowen inquired about the potential for this nursery to be open to the public. Applicant and Owner Jon Wiberg provided a response. (6:11 PM)

Commission Chair Peterson opened the public comment at 6:12 PM. No members of the public came forward to speak. Commission Chair Peterson closed the public comment at 6:12 PM.

Commissioner Darcey clarified that in Finding of Facts number 1, it should say "Nursery" instead of "Contracting Yard." Planner Kuhrmeyer responded. (6:13 PM)

David Darcey made a motion to approve the public comment. (6:14 PM). Bille Wilde seconded, and all voted in favor, (5-0). Absent: Marion Wheaton, Bridget Hayes.

Commission Chair Peterson reopened public comment at 6:15 pm. Zach Morley was called to speak on Zoom. Commission Chair Peterson closed the public comment at 6:16 pm.

Applicant and Owner Jon Wiberg responded to the public comment and Commissioner Darcey's questions. (6:17 PM)

Bille Wilde made a motion to approve the Wiberg Nursery application pursuant to the findings of facts, conclusions of law and conditions of approval. (6:20 PM). Seth Bowen seconded, and the motion carried, (4-1).

Alex Peterson voted AYE

Bille Wilde voted AYE

Don Sargent voted AYE

Seth Bowen voted AYE

David Darcey voted NAY

Absent: Marion Wheaton

Bridget Hayes

- 4) ***Public hearing and action regarding a Conditional Use Permit to establish a Promontory soil repository site to be located off Painted Valley Pass, Promontory, Summit County, UT; Parcel SS-66 (782.61 acres); Applicant: Matthew Idema representing Promontory***

Development LLC (Francis Najafi); Administrative Process. Project #25-042. Amir Caus, AICP, Senior Planner. (6:22 PM)

Attachment: Cover Page

Attachment: Promontory - Soil Repository CUP - July 3, 2025 Eastern Summit County Planning Commission Meeting.pdf

Senior Planner Amir Caus a Conditional Use Permit to establish a Promontory soil repository site. (6:22 PM)

Matthew Idema, Director of Development at Promontory, and Shawn Potter, General Counsel at Promontory Development, introduced themselves and opened the floor for questions from the Commissioners. (6:25 PM)

Commissioner Bowen asked about noxious weeds and the hours of operation. Director Idema responded. (6:26 PM)

Commissioner Darcey asked, "Is this a big dirt pile?" Exhibit A3 contains the cut fill summary and the construction access design data. If I understand correctly, this is how big the dirt pile will be. What is the Concrete Wash area? Do you keep the topsoil on site? Director Idema responded. (6:28 PM)

Commissioner Sargent applauded the application. (6:33 PM)

Commission Chair Peterson inquired whether any remediation had been performed on the old site. Director Idema and Attorney Potter responded. (6:34 PM)

Commissioner Darcey had one more question regarding Exhibit A3, which details the volume of material being processed. If I understand it correctly, the exhibit specifies both a minimum and maximum height for the dirt pile. Additionally, condition of approval number 2 states that if offsite visibility from county and state roads is compromised, the applicant must cease operations until a suitable solution is implemented to address the issue. Where did that requirement originate? Director Idema responded. (6:38 PM)

Commission Chair Peterson opened the public comment at 6:42 PM. No members of the public came forward to speak. Commission Chair Peterson closed the public comment at 6:42 PM.

Bille Wilde made a motion to approve Promontory soil repository site pursuant to the findings of facts, conclusions of law and conditions of approval. (6:43 PM).The motion did not receive a second.

Debate ensued with Commissioners. (6:43 PM)

Bille Wilde made a motion to approve Promontory soil repository site striking item 2 in the conditions of approval pursuant to the findings of facts, conclusions of law and conditions of approval.

(6:48 PM). David Darcey seconded, and all voted in favor, (5-0). Absent: Marion Wheaton, Bridget Hayes.

Commission Items (6:48 PM)

No Commission Items were brought forward. (6:48 PM)

Director Items (6:48 PM)

Planner Ray Millner updated the Commissioners about the revocation and presented the upcoming agenda. (6:48 PM)

Adjournment (6:54 PM)

Seth Bowen 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.