



MINUTES

SUMMIT COUNTY

Eastern Summit County Planning Commission

SUMMIT COUNTY SERVICES BUILDING

110 N MAIN STREET, KAMAS, UT, 84036

THURSDAY, AUGUST 7, 2025

Meeting also conducted via Zoom.

Welcome/Attendance

Bill Wilde
David Darcey
Marion Wheaton
Bridget Hayes
Seth Bowen

Helen Strachan
Ray Milliner
Jennifer Leslie
Tiffanie N. Robinson
Eve Furse
Brian Craven

1. Regular Session (6:00 PM)

1) Pledge of Allegiance (6:01 PM)

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

Commission Vice Chair Wheaton opened the meeting for public comment.

No members of the public came forward to speak.

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

3) *Public hearing and action regarding the proposed seven-lot Creek View Farms Preliminary Subdivision; 650 Border Station; Parcel HRUN-1. Applicant: Lance Arnout. Owner: Tracy Breinholt. Administrative Review. Project #25-117. Jennifer Leslie, County Planner.* (6:01 PM)

Attachment: Cover Page

Attachment: Creek View Farms Preliminary Subdivision Staff Report

Planner Jennifer Leslie introduced the Preliminary Subdivision application and focused on the condition of approval regarding building envelopes. Applicant Lance Arnout supported. (6:02 PM)

Commissioner Bille Wilde and Commissioner David Darcey asked questions about water planning, to which Tracy Breinholt, the owner, and Lance Arnout, the applicant, responded. (6:06 PM)

Commissioner Bridget Hayes pointed out a correction in the condition of approval and requested that it be corrected. Commissioner Hayes also asked a general question about the process if there were water/septic issues, to which Planner Leslie responded. (6:09 PM)

Commissioner Vice Chair Marion Wheaton asked what would happen if there was a water change that led to lower density; could lots be eliminated? What would happen? Planner Leslie responded. (6:10 PM)

Commissioner Darcey sought clarification for conditions needed in the document from Planner Leslie and pointed out a correction for a typo. Planner Leslie responded. (6:11 PM)

Commissioner Bowen requested clarification regarding Exhibit C. Planner Leslie responded. (6:12 PM)

Applicant Lance Arnout offered additional clarification. (6:13 PM)

Commission Vice Chair Wheaton inquired about the aerial views that showed potential irrigation ditches. Planner Leslie, Owner Breinholt, and Applicant Arnout responded. (6:14 PM)

Commission Vice Chair Wheaton opened the public hearing. (6:16 PM)

Russell Judd was called to speak. (6:16 PM)

Randy Timm was called to speak. (6:19 PM)

Laura Coghlin was called to speak. (6:22 PM)

Commission Vice Chair Wheaton closed the public hearing. (6:24 PM)

Commissioner Wilde commented on water and property rights. (6:24 PM)

Commissioner Bowen commented on water. (6:27 PM)

Commissioner Hayes commented and asked a question about the runoff of water, to which Applicant Arnout, Owner Breinholt, and Justin Shepard responded. (6:29 PM)

Commissioner Darcey asked a question about water. Planner Leslie responded along with Owner Breinholt. (6:30 PM)

Commissioner Hayes asked if the wells could be combined into one well instead of separate wells. Applicant Arnaut replied. (6:34 PM)

Commission Vice Chair Wheaton had multiple questions, as well as questions on the new process and the updated law. Commissioners commented and asked questions. Planner Milliner explained the new process. (6:35 PM)

Commission Vice Chair Wheaton asked questions about easement access and septic tanks, to which Planner Leslie, Owner Breinholt, Justin Shepard and Applicant Arnaut responded. (6:39 PM)

Applicant Lance Arnaut spoke about septic and introduced himself. Justin Shepard, Stacy Ferguson, and Brad Williams introduced their selves as well. (6:48 PM)

Commissioner Darcey clarified the code for the Planning Commission. (6:49 PM)

David Darcey made a motion to approve the proposed seven-lot Creek View Farms Preliminary Subdivision with the finding of facts and conclusions of law and conditions of approval as stated in the staff report. (6:51 PM). Bridget Hayes seconded, and the motion failed, (2-3).

David Darcey voted AYE

Bridget Hayes voted AYE

Bill Wilde voted NAY

Marion Wheaton voted NAY

Seth Bowen voted NAY

Absent: Don Sargent

Alex Peterson

Planner Leslie asked for clarification on the vote. Civil Deputy Attorney Helen Strachan gave advice about what to do. (6:51 PM)

Commissioner Wilde spoke about what he needs to approve the application. (6:54 PM)

Bill Wilde made a motion to approve the seven-lot Subdivision preliminary Subdivision Application with the finding of facts, conclusions of law, and conditions of approval in the staff report, with the additional condition that all seven lots are hooked to the Cluff Ward Water System. (6:56 PM). David Darcey seconded, and the motion carried, (4-1).

**Bill Wilde voted AYE
David Darcey voted AYE
Marion Wheaton voted AYE
Bridget Hayes voted AYE
Seth Bowen voted NAY
Absent: Don Sargent
Alex Peterson**

- 3) ***Public hearing and action regarding a Conditional Use Permit for 4 Elks Ranch Event Center, on parcel SS-78-13, located at 6951 W. Browns Canyon Road. Applicant: Mark Rodeheaver. Owner: 4R Ranch, LLC, Administrative Review. Project #24-177. Tiffanie N. Robinson, Senior Planner. (6:57 PM)***

Attachment: Cover Page

Attachment: EXHIBIT C - SS-78-13 Wastewater Permit APPROVED

Attachment: 4 Elks Ranch Event Center CUP ESCPC PH Staff Report Project 24-177

Planner Tiffanie Robinson presented the proposed Conditional Use permit to the Commissioners. Planner Robinson noted an error in the staff report that would be corrected. (6:57 PM)

Commissioner Hayes asked about the types of events to be hosted as well as the hours of operation. Applicant Mark Rodeheaver and Planner Robinson responded. (7:04 PM)

Commission Vice Chair Wheaton asked a question about parking spots and asked about a possible addition to the condition of approvals. Applicant Mark Rodeheaver, Planner Robinson, and Civil Attorney Helen Strachan responded. (7:05 PM)

Commission Vice Chair Wheaton opened the public hearing at 7:10 PM. No members of the public came forward to speak. Commission Vice Chair Wheaton closed the public hearing at 7:10 PM.

David Darcey made a motion to approve a Conditional Use Permit for 4 Elks Ranch Event Center per the application, according to the findings of facts, conclusions of law, and conditions of approval, with the additional conditional approval that they will identify overflow parking on the site plan. (7:12 PM). Seth Bowen seconded, and all voted in favor, (5-0). Absent: Don Sargent, Alex Peterson.

- 4) ***Public hearing and recommendation to the County Council for amendments to the Eastern Summit County Development Code Sections 11-7 General Regulations, 11-6-17 Closure Due to Inaction, 11-2-10 Commercial Zoning District, 11-4-10 Zoning Variances and Appendix A Definitions. The purpose of the amendments is to replace the Board of Adjustment with an Administrative Law Judge and to bring the process by which Variances are reviewed into compliance with Utah State Law.***

Legislative Process. Project #25-098. Ray Milliner, Principal Planner. (7:13 PM)

Attachment: Cover Page

Attachment: Staff Report June 6 2025

Principal Planner Milliner introduced proposed code amendments to replace the Board of Adjustment with an administrative law judge. (7:13 PM)

Commissioner Wilde asked a clarifying question about the new process. Planner Milliner responded. (7:18 PM)

Commissioner Hayes asked who appoints the Judge, and is the Judge a singular person, or is there a pool of people or a panel of people, and added a few corrections in the Staff report. Planner Milliner responded. (7:24 PM)

Commission Vice Chair Wheaton opened the public hearing at 7:26 PM. No members of the public came forward to speak. Commission Vice Chair Wheaton closed the public hearing at 7:26 PM.

Bill Wilde made a motion to forward a positive recommendation to the Summit County Council per the findings of facts and conclusions of law for the code amendments in Chapter 11 of the Eastern Summit County Development Code. (7:26 PM). Bridget Hayes seconded, and all voted in favor, (5-0). Absent: Don Sargent, Alex Peterson.

5) **Approval of Minutes: July 17, 2025.** (7:26 PM)

Attachment: Cover Page

Attachment: Draft ESCPC Minutes 07.17.25

Bridget Hayes made a motion to approve the Minutes from July 17, 2025, as included in the staff report. (7:27 PM). Bill Wilde seconded, and all voted in favor, (5-0). Absent: Don Sargent, Alex Peterson.

2. **Commission Items** (7:27 PM)

Commissioner Hayes requested an update on Commission Trainings and requested an additional training on motions. Planner Milliner responded. (7:27 PM)

3. **Director Items** (7:28 PM)

Planner Ray Milliner updated the Commissioners that the Agrotourism language is going to the Council for approval. The next ESCPC Meeting is scheduled for August 20, with the planned agenda items. (7:28 PM)

4. **Adjournment** (7:30 PM)

David Darcey made a motion to adjourn. Bill Wilde seconded, and all voted in favor, (5-0). Absent: Don Sargent, Alex Peterson.

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.