MINUTES

SUMMIT COUNTY

Eastern Summit County Planning Commission

SUMMIT COUNTY COURTHOUSE

60 NORTH MAIN STREET, COALVILLE, UT, 84017

THURSDAY, OCTOBER 16, 2025

Meeting also conducted via Zoom.

Draft

Regular Session (6:00 PM)

Bill Wilde
David Darcey
Marion Wheaton
Alex Peterson
Bridget Hayes

Peter Barnes
Maddy McDonough
Ray Milliner
Amir Caus
Amanda Curtis
Mustapha Osman
Helen Strachan
Melissa Brucia
Melissa Mendez
Brian Craven

1) ***Pledge of Allegiance.*** (6:01 PM)

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

Attachment: Cover Page

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 for a 4,040 sq. ft. Accessory Building located on Lot 5 of the Lazy Acres Ranch Estates North Minor Subdivision; 308 Lazy Acres Ln, Marion, Summit County, Utah; Parcel LAREN-5. Applicant: Dirk Rockhill, CDS Drafting and Design. Owner: Josh and Tristan Hannay. Administrative Review. Project # 25-145. Amanda Curtis, County Planner.*** (6:02 PM)

Attachment: Cover Page

Attachment: 25-145 Staff Report.pdf

Amanda Curtis, Planner, presented a Conditional Use Permit for Parcel LAREN-5. Project # 25-145. (6:02 PM)

Commission Chair Peterson opened the public hearing at 6:06 PM.
No members of the public came forward to speak.
Commission Chair Peterson closed the public hearing at 6:06 PM.

David Darcey made a motion to approve the Conditional Use Permit for a 4,040 sq. ft. Accessory Building located on Lot 5 of the Lazy Acres Ranch Estates, subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval as stated in the staff report. (6:06 PM). Marion Wheaton seconded, and all voted in favor, (5-0). Absent: Don Sargent, Seth Bowen.

4) ***Public hearing and action regarding a Final Subdivision Plat for the Promontory Hawks Pass Phase 2 Subdivision (15 Lots with 1 Open Space Parcel), located off Double Deer Drive and Golf Club Link (South of the Nicklaus Clubhouse Complex), Parcel SS-52 (~20.5 acres used for the subdivision), Promontory, Summit County, UT; Applicant: Matthew Idema; Administrative Review. Project #25-061. Amir Caus, AICP, Senior Planner.*** (6:07 PM)

Attachment: Cover Page

Attachment: Promontory Hawks Pass Phase 2 Subdivision Staff Report.pdf

Planner Amir Caus presented a Final Subdivision Plat of Promontory Hawks Pass Phase 2 on Parcel SS-52. Project #25-061. Commission Chair Peterson asked if the applicant would like to add any additional information. Shawn Potter, General Counsel at Promontory Development, and Morgan Reese, Director of Legal Services for Promontory, responded. (6:08 PM)

Commissioners inquired about modifications to specific notes and the occupancy of employee housing. Attorney Potter and Planner Caus addressed these inquiries. (6:09 PM)

Commission Chair Peterson opened the public hearing at 6:11 PM.
No members of the public came forward to speak.
Commission Chair Peterson closed the public hearing at 6:11 PM.

Bridget Hayes made a motion to recommend for approval to the County Manager to approve the Final Subdivision Plat for the Promontory Hawks Pass Phase 2 Subdivision pursuant to the following Findings of Fact, Conclusions of Law, and Conditions of Approval. (6:12 PM). Bill Wilde seconded, and all voted in favor, (5-0). Absent: Don Sargent, Seth Bowen.

5) ***Public hearing and action regarding a Conditional Use Permit for a ~4500 sf accessory building with an accessory dwelling unit, located at 300 W 2100 N, Kamas, Summit County, UT; Parcel CD-466-D-1 (1.70 acres); Applicant: Dirk Rockhill, CDS Drafting and Design. Owners: Jeff Peterson;***
Administrative Review. Project #25-155. Mustapha Osman, County Planner. (6:13 PM)

Attachment: Cover Page

Attachment: Staff Report_Peterson Accessory Building.pdf

Planner Mustapha Osman presented a Conditional Use Permit for an accessory dwelling unit on Parcel CD-466-D-1, Project #25-155. (6:15 PM)

Commissioners commented and asked questions about the parcel's suitability for subdivision. Civil Attorney Helen Strachan, Planner Osman, Dirk Rockhill, CDS Drafting and Design, and Planner Ray Milliner responded. (6:18 PM)

Commission Chair Peterson opened the public hearing at 6:26 PM.
No members of the public came forward to speak.
Commission Chair Peterson closed the public hearing at 6:26 PM.

Marion Wheaton made a motion to approve the Peterson accessory building according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval. (6:27 PM). Bill Wilde seconded, and all voted in favor, (5-0). Absent: Don Sargent, Seth Bowen.

6) ***Public hearing and recommendation to the County Council for an amendment to the Eastern Summit County General Plan. The purpose of the amendment is to create Section 8, Sustainable Development, Water Use and Agriculture as required by the Utah State Legislature. Legislative Process. Ray Milliner, Principal Planner.*** (6:28 PM)

Attachment: Cover Page

Attachment: East Side Staff Report October 16, 2025.pdf

Planner Ray Milliner and Maddy McDonough, Economic Development and Housing Manager, presented an amendment to create Section 8

and add a new section on Sustainable Development, Water Use, and Agriculture, as required by Utah State laws. (6:28 PM)

Commission Chair Peterson opened the public hearing at 6:39 PM.
No members of the public came forward to speak.
Commission Chair Peterson closed the public hearing at 6:39 PM.

Commissioners discussed and asked questions about educating builders and families about water conservation. Explore water-saving technologies for golf courses and use secondary water systems in community developments. Policies that encourage water conservation, such as implementing xeriscaping and offering incentives, could be beneficial. There was a conversation about the possibility of merging small water companies to improve efficiency, addressing leaks in the water system, and securing funding for these improvements, as well as conserving agricultural water to maintain access to it. Summit County could collaborate with Weber Basin to secure the financing of capital projects and support laws that promote, rather than hinder, agricultural water conservation efforts. A question was raised about how the county ensures enough water supplies for new developments when state law does not allow water concurrency requirements. County Planner Milliner, Manager McDonough, and Planner Osman provided answers. (6:39 PM)

Bridget Hayes made a motion to Recommend that the report be forwarded to the County Council with the addition of discussion and comments that were made. (7:16 PM). Bill Wilde seconded, and the motion carried, (3-2).
Bill Wilde voted AYE
Alex Peterson voted AYE
Bridget Hayes voted AYE
David Darcey voted NAY
Marion Wheaton voted NAY
Absent: Don Sargent
Seth Bowen

7) ***Discussion/Update on the housing element of the Eastern Summit County General Plan.***
Peter Barnes, Community Development Director, Maddy McDonough, Economic Development and Housing Manager. (7:18 PM)

Attachment: Cover Page

Attachment: SR_10.16.25_Eastern.pdf

Attachment: Affordable Housing Terms_Oct 25.pdf

Attachment: MISSING MIDDLE HOUSING TOOLKIT.pdf

Attachment: Olympic-Monograph-Sep2025-Final.pdf

Peter Barnes, Community Development Director, and Maddy McDonough, Economic Development and Housing Manager, briefed the

Commissioners on two development plans: Strategic Plan 2035 and the New Summit County Housing Authority plan. (7:19 PM)

Commissioners posed questions and suggested additional items for the Missing Middle Tool Kit. Commissioners inquired about definitions and terms, and agreed to clarify and define all terms related to Affordable Housing, as well as to support the housing overlay moving forward. Director Barnes and Manager McDonough responded. (7:32 PM)

8) ***Approval of Minutes: August 7, 2025, August 21, 2025, and September 4, 2025.*** (7:55 PM)

Attachment: Cover Page

Attachment: Draft ESCPC Minutes 08.07.25.pdf

Attachment: Draft ESCPC Minutes 08.21.25.pdf

Attachment: Draft ESCPC Minutes 09.04.25.pdf

Bill Wilde made a motion to approve the Minutes for August 7, 2025. (7:55 PM). David Darcey seconded, and all voted in favor, (4-0). Absent: Don Sargent, Seth Bowen. Abstain: Alex Peterson.

Bill Wilde made a motion to approve the Minutes for August 21, 2025, and the Minutes for September 4, 2025. Commissioner Wheaton abstained from voting on the minutes from September 4, 2025. (7:56 PM). David Darcey seconded, and all voted in favor, (5-0). Absent: Don Sargent, Seth Bowen.

Commission Items (7:58 M)

Commissioner Darcey requested a work session about the Village overlay and creating boundaries. (7:59 PM)

Director Items (7:59 PM)

Director Barnes updated the Commissioners on the upcoming agenda and possible trainings. (7:59 PM)

Adjournment (8:07 PM)

Marion Wheaton made a motion to adjourn. David Darcey seconded, and all voted in favor, (5-0). Absent: Don Sargent, Seth Bowen.

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.