



**AGENDA**  
**EASTERN SUMMIT COUNTY PLANNING COMMISSION**

NOTICE is hereby given that the Eastern Summit County Planning Commission will meet, on  
Thursday, September 21, 2023  
electronically, via Zoom, and at the anchor location of Summit County Courthouse-Council  
Chambers  
60 North Main  
Coalville, UT 84017

(Agenda items may or may not be discussed in the order listed)

You may attend in person or Join Zoom webinar:

<https://summitcountyut.zoom.us/j/99249026124>

**OR** To listen by phone only: Dial 1-301-715-8592,  
or 1-253-215-8782, Webinar ID: 992 4902 6124

6:00 P.M. Regular Session

1. Public input for items not on the agenda or pending applications.
2. Public hearing and possible recommendation for amendments to Chapter 11-6-5 Accessory Dwelling Units, Chapter 11-3-16 Chart of Allowed and Permitted Uses and Appendix A: Definitions, of the Eastern Summit County Development Code relating to Accessory Dwelling units and Live/work dwelling units.

*Ray Milliner, County Planner.*

[Staff Report Public Hearing September 21 2023.pdf](#)

3. Approval of Minutes: September 7, 2023

[ESCPC Draft Minutes 9.7.23.pdf](#)

Commission Items

Director Items

Adjourn

To view staff reports available at the end of the Friday before the meeting please visit [www.summitcounty.org](http://www.summitcounty.org)

*Individuals needing special accommodations pursuant to the Americans with Disabilities Act regarding this meeting may contact Vicki Geary, Summit County Community Development Department at (435) 336-3123.*



## STAFF REPORT

**To:** Eastern Summit County Planning Commission  
**From:** Ray Milliner, County Planner  
**Date of Meeting:** September 21, 2023  
**Type of Item:** Code Amendment – Public Hearing  
**Chapter 11-6-5 Accessory Dwelling Units**  
**Process:** Legislative

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**RECOMMENDATION:** Staff requests that the Eastern Summit County Planning Commission review, conduct a public hearing and forward a positive recommendation to the County Council for amendments to Chapter 11-6-5 Accessory Dwelling Units in the Eastern Summit County Development Code.

### BACKGROUND

Last year, the Summit County Council adopted amendments to the Housing Element in the Eastern Summit County General Plan. Among the amendments were the following strategy and implementation measures:

**“STRATEGY D:** Create or allow for, and reduce regulations related to, internal and detached accessory dwelling units in residential zones (Utah Code § 17-27a-403(2)(b)ii(E)).

**Implementation Measure 7.10:** Within two years of the approval of the Summit County Moderate Income Housing Plan by the State of Utah, amend the Development Code to reduce regulations related to accessory dwelling units.

**Implementation Measure 7.11:** Within two years of the approval of the Summit County Moderate Income Housing Plan by the State of Utah, amend the Development Code to make accessory dwelling units an allowed use in the AG-2.5, AG-5, AG-10, AG-20, AG-40, AG-80, VO, and C zones.

The origin of these amendments was a law passed by the Utah State Legislature (HB-462) that requires counties who meet certain criteria to Include a moderate-income housing element in their General Plan, and Report on its compliance. The annual report was required to identify the selected strategies, the implementation plan for each strategy, and specific examples of what was done within the County to implement the strategies.

The purpose of these amendments is to bring the Eastern Summit County Development Code into compliance with the strategy and implementation measures in the General Plan.

### PROPOSAL

The proposed amendments will do the following:

1. Eliminate Agricultural Dwelling Units from the Code.
2. Create live/work dwelling unit use, definition, and criteria.
3. Amend criteria and definition for Accessory Dwelling Units.
4. Create internal accessory dwelling unit use, definition, and criteria.
5. Make Accessory Dwelling and Internal Accessory Dwelling Units allowed uses in zones where residential uses are allowed.

## DISCUSSION

### Agricultural Accessory Dwelling Units

Currently Agricultural EDUs are a Low Impact permit in the AG-20, 40 and 80 zones and a Conditional use in the AG-5 and 10 zones. They are allowed within a single-family home or within a detached building. They are limited to 2,000 square feet, and the applicant must demonstrate that they have a 'viable agricultural operation' on the site.

The primary issue with Agricultural EDUs is the 'viable agricultural operation' component of the language ("agricultural operation" definition was removed from Appendix A of the Code in 2017, and replaced with:

"AGRICULTURAL ACTIVITY: The tilling of the soil, raising of crops (including timber), forage, grazing and raising of animals/fish for agricultural purposes."

To verify that the applicant is conducting an "agricultural activity" staff will research whether the property has greenbelt status. To qualify for greenbelt status a property owner must have had at least five acres of land in active agricultural production for at least 2 years. If the property meets these criteria, then it is determined that the owner is conducting an "agricultural operation."

If a person is conducting agricultural activity on a 5-acre farm, then she is eligible for an Agricultural EDU. There are very few 5-acre farms in Eastern Summit County with the need for a full-time employee and her family. Rather, the agricultural activity status simply gives the property owner an opportunity to build a larger unit than would be allowed on similar sized parcels or lots.

The Planning Commission has consistently expressed concern that people will take advantage of these regulations to acquire an additional unit of density on their property. Staff are recommending that the language be removed from the Code entirely.

### Live/work Dwelling Units

Live/work Units are properties that combine residential and non-residential uses within one unit. Staff is proposing that the Commission review and adopt language that would allow live/work units in the Commercial and Light Industrial zones. Currently the Development Code allows a type of live/work unit in all the AG zones as a "Home Occupation." The Code restricts the work portion to small-scale activities and limits the numbers of employees or client visits. Live/work units are like home occupations, but the regulations are not as restrictive. In live/work units, the non-residential activity takes precedent over the residential activity.

The proposed regulations mirror the rules in the International Building Code, which limits the size of each unit to 3,000 square feet (residential and commercial) and requires that at least 50% of the floor area be commercial. It limits the number of workers allowed in a unit at one time to five and requires that either the owner or an employee of the business live there. The uses allowed in the unit would be limited to the uses in the zone, and the Planning Commission is given authority to limit the uses through a restrictive use covenant.

### Accessory Dwelling Unit

Accessory dwelling units are a low impact permit in all zones that allow single family residences in the East Side Development Code. The proposed changes would allow the use in these zones but would create additional criteria that the property owner would need to follow.

- Keeps 1,000 square foot size requirement.
- Prohibits them within condominium units.
- Prohibits nightly rentals. Rentals must be for at least 30 days or more.
- Requires that property owners clearly identify the area to be an accessory dwelling unit on the building permit plans.
- Requires the property owner to work with the Health Department to ensure that the property has proper septic/sewer capability prior to permit issue.

These changes are meant to give the County more clarity over what is allowed and what is prohibited when reviewing the use, and ultimately when reviewing enforcement complaints.

### *Internal Accessory Dwelling Unit*

These regulations are like those in the Accessory Dwelling Unit section. This is because Utah State Code says that internal accessory apartments that meet its definition are permitted in areas zoned for residential uses in spite of local regulations.

The State definition:

- “(a) “Internal accessory dwelling unit” means an accessory dwelling unit created:
- (i) Within a primary dwelling;
  - (ii) Within the footprint of the primary dwelling described in Subsection (1)(a)(i) at the time of the internal accessory dwelling unit is created; and
  - (iii) For the purpose of offering a long-term rental of 30 consecutive days or longer.
- (b) (i) “Primary dwelling” means a single-family dwelling that:
- (A) is detached; and
  - (B) is occupied as the primary residence of the owner of record.
- (ii) “Primary dwelling” includes a garage if the garage:
- (A) is a habitable space; and
  - (B) Is connected to the primary dwelling by a common wall.”

Internal Accessory Dwelling Units differ from Accessory Dwelling Units in the following ways:

- The internal accessory dwelling unit must be within an existing single-family home. No unit is allowed within an accessory building.
- There is no size limitation to an internal accessory dwelling unit.
- The home where the internal accessory dwelling unit is located must be owner occupied.

If the County wants to allow Accessory Dwelling Units in areas that are outside of the State definition, then we must create separate regulations.

### **Analysis**

Section 11-5-3 of the Eastern Summit County Development Code establishes a process for amendments to the text of the Code, it states that whenever an amendment to the Code is initiated, it must be reviewed by the Planning Commission who will deliver a recommendation to the County Council. The Code Amendments

County Council, after holding a public hearing, can approve, approve with modifications, or deny the amendment. There is no criterion.

The Eastern Summit County General Plan has specific goals related to future amendments.

**“STRATEGY D:** Create or allow for, and reduce regulations related to, internal and detached accessory dwelling units in residential zones (Utah Code § 17-27a-403(2)(b)ii(E)).

**Implementation Measure 7.10:** Within two years of the approval of the Summit County Moderate Income Housing Plan by the State of Utah, amend the Development Code to reduce regulations related to accessory dwelling units.

**Implementation Measure 7.11:** Within two years of the approval of the Summit County Moderate Income Housing Plan by the State of Utah, amend the Development Code to make accessory dwelling units an allowed use in the AG-2.5, AG-5, AG-10, AG-20, AG-40, AG-80, VO, and C zones.”

These amendments bring the Development Code into compliance with the State Code. They relate directly back to the General Plan strategies and implementation measures that were adopted by the Council last year. The amendments will aid in County efforts to provide affordable housing and give property owners an opportunity to generate income on their property.

**Recommendation**

Staff requests that the Eastern Summit County Planning Commission review, conduct a public hearing and forward a positive recommendation to the County Council for amendments to Chapter 11-6-5 Accessory Dwelling Units in the Eastern Summit County Development Code.

**Findings of Fact**

1. The goal of Chapter 2 of the Eastern Summit County General Plan is to develop land use codes which balance the diversity of desires of Eastern Summit County residents, including private property rights.
2. In furtherance of this goal, §11-1-1 of the Eastern Summit County Code provides that “The eastern Summit County general plan was developed to ensure that the rural, agricultural, and small-town character of the eastern portion of the county shall remain, even in the presence of growth and change. The intention of the county is to assure the managed, proper and sensitive development of land to protect and enhance these desired qualities and the lifestyle that exists.”
3. Last year, the Summit County Council adopted amendments to the Housing Element in the Eastern Summit County General Plan.
4. Among other things, one of the amendments to the housing element was to “Create or allow for, and reduce regulations related to, internal and detached accessory dwelling units in residential zones.”
5. The purpose of these amendments is to bring the Eastern Summit County Development Code into compliance with the strategy and implementation measures in the General Plan.
6. On September 21, 2023, the Eastern Summit County Planning Commission conducted a public hearing and reviewed new regulations for Accessory Dwelling Units in the Eastern Summit County Development Code.
7. The creation and use of accessory dwelling units will allow a mix of compatible residential uses in zones where residential uses are allowed.
8. Accessory dwelling units built on existing lots are new homes where infrastructure already exists, rather than in a place that would require new infrastructure.

**Conclusions of Law:**

1. The amendment is consistent with the goals, objectives, and policies of the General Plan.
2. The amendment is consistent with the requirements established in chapter 6 of the Eastern Summit County Development Code.
3. The proposed amendment is not detrimental to public health, safety, and welfare.

**Exhibits**

**Exhibit A.** Draft Ordinance with Language

**SUMMIT COUNTY, UTAH  
ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE EASTERN SUMMIT COUNTY  
DEVELOPMENT CODE SECTION 11-6-5: ACCESSORY DWELLING UNITS, INTERNAL ACCESSORY  
DWELLING UNITS, AND LIVE/WORK DWELLING UNITS**

**PREAMBLE**

**WHEREAS**, Utah Code Annotated (“UCA”) §17-27a-102(b) provides that counties can enact all ordinances that they consider necessary or appropriate to govern, among other things, accessory dwelling units; and,

**WHEREAS** the goal of Chapter 2 of the Eastern Summit County General Plan is to develop land use codes which balance the diversity of desires of Eastern Summit County residents, including private property rights; and

**WHEREAS**, in furtherance of this goal, §11-1-1 of the Eastern Summit County Code provides that “The eastern Summit County general plan was developed to ensure that the rural, agricultural and small-town character of the eastern portion of the county shall remain, even in the presence of growth and change. The intention of the county is to assure the managed, proper and sensitive development of land to protect and enhance these desired qualities and the lifestyle that exists.” and,

**WHEREAS** Last year, the Summit County Council adopted amendments to the Housing Element in the Eastern Summit County General Plan; and

**WHEREAS** among other things one of the amendments to the housing element was to “Create or allow for, and reduce regulations related to, internal and detached accessory dwelling units in residential zones; and

**WHEREAS** The purpose of these amendments is to bring the Eastern Summit County Development Code into compliance with the strategy and implementation measures in the General Plan; and

**WHEREAS** the creation and use of accessory dwelling units will allow a mix of compatible residential uses in zones where residential uses are allowed; and

**WHEREAS** the Eastern Summit County Planning Commission held a public hearing on September 21, 2023; and

**WHEREAS** the Eastern Summit County Planning Commission recommended adoption of the amended sections of the Eastern Summit County Development Code on-----; and

**WHEREAS** the Summit County Council held a public hearing on \_\_\_\_\_; and,

**NOW, THEREFORE**, the County Council of the County of Summit, State of Utah, ordains as follows:

Code Amendments

**Section 1.** **EASTERN SUMMIT COUNTY DEVELOPMENT CODE** The Eastern Summit County Development Code is amended as depicted in Exhibit A.

**Section 2.** **Effective Date.** This Ordinance shall take effect immediately after publication.

Enacted this \_\_\_ day of \_\_\_\_\_, 2023.

ATTEST:

SUMMIT COUNTY COUNCIL

\_\_\_\_\_  
Evelyn Furse  
Summit County Clerk

\_\_\_\_\_  
Roger Armstrong, Chair

APPROVED AS TO FORM

\_\_\_\_\_  
David L. Thomas  
Chief Civil Deputy

VOTING OF COUNTY COUNCIL:

Councilmember Stevens \_\_\_\_\_

Councilmember Robinson \_\_\_\_\_

Councilmember Harte \_\_\_\_\_

Councilmember Armstrong \_\_\_\_\_

Councilmember Hansen \_\_\_\_\_



# **EXHIBIT A**

## **PROPOSED AMENDMENTS TO CHAPTER 6**

**11-6-5: ACCESSORY DWELLING UNITS, INTERNAL ACCESSORY DWELLING UNITS, AND LIVE/WORK DWELLING UNITS:**

~~—A. Scope: When designated in section 11-3-16 of this title, an accessory dwelling unit or an agricultural employee dwelling unit may be approved by the County. When approved through the conditional use process, both an accessory dwelling unit and an agricultural employee dwelling unit may be approved on the same parcel/lot.~~

~~—B. Accessory Dwelling Unit:~~

~~—1. An accessory dwelling unit shall not exceed one thousand (1,000) square feet of gross square footage, as measured from exterior wall to exterior wall of the dwelling unit itself.~~

~~—2. An accessory dwelling unit may be placed within a larger accessory structure (such as a barn or garage), but the dwelling unit itself shall be limited to one thousand (1,000) square feet.~~

~~—3. Other provisions of this title will apply to the size and permitting of the larger accessory structure.~~

~~—C. Agricultural Employee Dwelling Unit: An agricultural employee dwelling unit is a one-family dwelling unit of up to but not to exceed two thousand (2,000) square feet. Before an agricultural employee dwelling unit is approved, it must be demonstrated that the property on which the dwelling will be located contains a viable "agricultural operation", as defined in appendix A of this title. An agricultural employee dwelling unit shall be located in reasonable proximity to the primary residential dwelling unit as determined through the conditional use review. An agricultural employee dwelling unit can be constructed prior to the primary structure as long as the conditional use criteria is satisfied.~~

~~—D. Deed Or Restrictive Use Covenant Required: An accessory dwelling unit and an agricultural employee dwelling unit shall be connected by deed or restrictive use covenant to the principal dwelling unit or structure on the parcel/lot, and shall not be eligible for subdivision/condominiumization and conveyance to another person. (Ord. 708, 12-10-2008)~~

**A. Accessory Dwelling Units:** Accessory Dwelling Units are incidental to and on the same Lot as a One-Family Dwelling Unit.

**1. Location:** Accessory Dwelling Units may be established:

- a. within the footprint of a One-Family Dwelling Unit, or
- b. attached to a One-Family Dwelling Unit, or
- c. within or attached to a larger Accessory Structure (such as a barn or garage), or
- d. on the same Lot as a One-Family Dwelling Unit, or
- e. built as a standalone structure on the same Lot as a One-Family Dwelling Unit.

**2. General Standards:** All Accessory Dwelling Units shall conform to the following standards:

- a. **Size:** Accessory Dwelling Units shall be limited to a maximum Floor Area of one thousand (1,000) square feet. Included within the floor area shall be all wall partitions, mechanical rooms, hallways, and stairwells.
- b. **Accessory Dwelling Units Per Lot:** One (1) Accessory Dwelling Unit or one (1) Internal Accessory Dwelling Unit may be located on a Lot. In no case shall a Lot

contain both an Accessory Dwelling Unit and an Internal Accessory Dwelling Unit.

- c. **Condominiums:** Accessory Dwelling Units shall not be established within Condominiums or Condominium units.
- d. **Ownership:** The Accessory Dwelling Unit may not be sold separately from the One-Family Dwelling Unit or the associated commercial Use.
- e. **Rental Term:** Nightly Rentals are prohibited in Accessory Dwelling Units. Rental terms for the Accessory Dwelling Unit shall be no less than thirty (30) days.
- f. **Parking:** In addition to the parking requirement for the primary Use, a minimum of one (1) off-street parking space must be provided for the Accessory Dwelling Unit.
- g. **Certificate of Occupancy:** A certificate of occupancy for an Accessory Dwelling Unit shall only be granted concurrent with or after the issuance of a certificate of occupancy for the One-Family Dwelling Unit.
- h. **Review:** The Applicant for an Accessory Dwelling Unit must submit a floor plan, and Site plan showing the proposed location, size, layout, and any proposed changes to an existing Structure or Site as part of the building permit submittal.
- i. **Septic:** If the proposed Accessory Dwelling Unit is on a Lot with a septic system, the applicant shall demonstrate that the system can accommodate the One-Family Dwelling Unit or the associated commercial Use as well as the Accessory Dwelling Unit without failing.

**B. Internal Accessory Dwelling Units:** Internal Accessory Dwelling Units are an incidental residential use within the Building Footprint of a One-Family Dwelling Unit.

1. **Applicability:** Internal Accessory Dwelling Units must comply with the standards found in Utah State Code Section 17-27a-526 as amended. If an Accessory Dwelling Unit is within or attached to a One-Family Dwelling Unit but does not comply with all standards in Utah State Code Section 17-27a-526 as amended, the standards outlined in 11-6-5(A) of this Title shall apply.
2. **Standards:** Internal Accessory Dwelling units must comply with the following standards:
  - a. **Accessory Dwelling Units Per Lot:** One (1) Internal Accessory Dwelling Unit or one (1) Accessory Dwelling Unit may be located on a Lot. In no case shall a Lot contain both an Internal Accessory Dwelling Unit and an Accessory Dwelling Unit.
  - b. **Ownership:** The One-Family Dwelling Unit shall be occupied by the Owner, and the Internal Accessory Dwelling Unit shall not be sold separately from the One-Family Dwelling Unit.
  - c. **Rental Term:** Nightly Rentals are prohibited in an Internal Accessory Dwelling Unit. Rental terms for the Internal Accessory Dwelling Unit shall be no less than thirty (30) days.
  - d. **Parking:** In addition to the required parking for a Single-Family Dwelling Detached, at least one (1) off-street parking space must be provided for the Internal Accessory Dwelling Unit.
  - e. **Review:** The Applicant for an Internal Accessory Dwelling Unit must submit to the Community Development Department a floor plan, and Site plan showing the proposed location, size, layout, and any proposed changes to an existing Structure or Site.
  - f. **Septic:** If the proposed Internal Accessory Dwelling Unit is on a Lot with a septic system, the applicant shall demonstrate that the system can

accommodate the One-Family Dwelling Unit as well as the Internal Accessory Dwelling Unit without failing.

**C. Live/Work Dwelling Units:** Live/Work Dwelling Units combine commercial, office or light manufacturing activities, that are allowed, low impact or conditional Uses in the zone, with a residential living space for the business owner or business owner's employee and that person's household into one single unit.

1. **Applicability:** Following the appropriate process as required by the Chart of Allowed and Permitted Uses in 11-3-16 of this Title, Live/Work Dwelling Units shall be identified on the Plat or Condominium Plat.
2. **Standards:** Live/Work Dwelling Units shall be located, developed, and operated in compliance with the following standards:
  - a. **Work Activity:** No work activity with the potential to adversely affect others living or working in or nearby the Live/Work development by reason of dust, glare, heat, noise, noxious gases, odor, smoke, traffic, vibration, or other impacts, or would be hazardous by way of materials, process, product, or waste is allowed.
  - b. **Restrictive Use Covenant:** The Planning Commission, as part of the Conditional Use Permit review, may require a Restrictive Use Covenant limiting the Uses allowed in the project due to potential impacts (dust, glare, heat, noise, noxious gases, etc.).
  - c. **Size:** The Floor Area of a Live/Work Dwelling Unit may not exceed three thousand (3,000) square feet total.
  - d. **Floor Area:** At least 50 percent of the Floor Area of a Live/Work Dwelling Unit must be designated and regularly used for work activities.
  - e. **First Floor:** The nonresidential function of the Live/Work Dwelling Unit shall be limited to the first floor or main floor of the Live/Work Dwelling Unit.
  - f. **Parking:** In addition to the required parking for commercial use, each Live/Work Dwelling Unit shall have at least one (1) off-street parking space per unit. The Planning Commission may modify or waive this parking requirement through the Conditional Use Permit process.
  - g. **Occupancy Limit:** Not more than five (5) workers or employees are allowed to occupy the workspace of the Live/Work Dwelling Unit at one time.
  - h. **Residency Restriction:** At least one (1) resident of the residential portion of the Live/Work Unit shall be the owner or employee of the nonresidential use in the Live/Work Unit.
  - i. **Rental Terms:** Nightly Rentals are prohibited in Live/Work Dwelling Units. Rental terms for the residential portion of the Live/Work Dwelling Units shall be no less than thirty (30) days.

**To be added to Section 11-3-16 CHART OF ALLOWED AND PERMITTED USES**

Use	R-2.5	AG-5	AG-10	AG-20	AG-40	AG-80	CA	C	LI	I	Additional Information
Accessory Dwelling Unit	⊥	⊥	⊥	⊥	⊥	⊥	⊥	⊥	⊥	⊥	Section <del>11-6-5</del> of this title
Dwelling Unit, Accessory	A	A	A	A	A	A	A	A			Section <del>11-6-5</del> of this title
Dwelling Unit, Internal Accessory	A	A	A	A	A	A	A	A			Section <del>11-6-5</del> of this title
Dwelling Unit, Live/Work								C	C		Section <del>11-6-5</del> of this title

**To be added to Appendix A: Definitions**

**DWELLING UNIT, ACCESSORY:** An Accessory Dwelling Unit is a type of Accessory Use that includes a residential unit with cooking, sanitation, and sleeping facilities, and is located on the same Lot or Lot of Record as the One-Family Dwelling Units or associated commercial use. Unless it is otherwise allowed as part of a Development, Settlement, or Consent Agreement, a guest house shall be considered an Accessory Dwelling Unit. An area used by the owner of the primary residence or primary tenant/business as a dwelling unit for the private use of the property owner's relatives, domestic help, caretakers, nursing staff, or similar users. An accessory dwelling unit shall contain cooking, sanitation and sleeping facilities.

**DWELLING UNIT, AGRICULTURAL EMPLOYEE:** A one-family dwelling unit located on a lot or parcel used for an agricultural activity. The dwelling unit must be an accessory use to the principal dwelling unit and agricultural activity on the property. An agricultural employee dwelling unit shall contain cooking, sanitation and sleeping facilities.

**DWELLING UNIT, INTERNAL ACCESSORY:** The definition of an Internal Accessory Dwelling Unit shall be identical to the definition used in Utah State Code section 17-27a-526(1)(a) as amended.

**DWELLING UNIT, LIVE/WORK:** A building containing both living facilities (including provisions for sleeping, eating, cooking, and sanitation) and adequate workspace reserved for and regularly used by one or more persons residing in the unit. A Live/Work Dwelling Unit shall comply with International Building Code 508.5-508.5.11 as amended.



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**MINUTES**

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**SUMMIT COUNTY**

Eastern Summit County Planning Commission

SUMMIT COUNTY SERVICES BUILDING

110 N MAIN STREET, KAMAS, UT, 84036

THURSDAY, SEPTEMBER 7, 2023

Meeting also conducted via Zoom.

**DRAFT**

**Welcome/Attendance**

Rich Sonntag  
Clinton Benson  
Bill Wilde  
David Darcey  
Don Sargent  
Marion Wheaton  
Alex Peterson

Peter Barnes  
Jennifer Strader  
Jennifer Leslie  
Lynda Viti  
Jessika O'Brien  
Brian Craven  
Elyse Kats

**Regular Session (6:05 P.M.)**

- 1) **Public input for items not on the agenda or pending applications.**

**Chair Sonntag opened the meeting for public input. (6:05 P.M.)**

No public input was given.

**Chair Sonntag closed the meeting for public input. (6:05 P.M.)**

- 2) **Public hearing and recommendation regarding amendments to the Moderate Income Housing Element of the Eastern Summit County General Plan. Jennifer Strader, Senior Planner (6:05 P.M.)**

Jennifer Strader, *Senior Planner*, reviewed the proposed amendments to the Eastern Summit County Moderate Income Housing Plan (MIHP).

**Alex Peterson made a motion to forward a positive recommendation to the Summit County Council, pursuant to the findings of fact and conclusions of law contained in the staff report. Marion Wheaton seconded, and all voted in favor, (7-0).**

**Chair Sonntag opened the meeting for public hearing. (6:08 P.M.)**  
No public input was given.

**Chair Sonntag closed the meeting for public hearing. (6:08 P.M.)**

Attachment: 9.7.23 ESCPC PH Staff Report.pdf

3) **Approval of Minutes: August 17, 2023 (6:09 P.M.)**

**Rich Sonntag made a motion to approve minutes dated August 17, 2023. Alex Peterson seconded, and all voted in favor, (6-0).**

Commissioner Sargent abstained from vote.

Attachment: ESCPC Draft Minutes 8.17.23.pdf

**Commission Items (6:09 P.M.)**

Chair Sonntag asked about Cedar Crest.

**Director Items (6:09 P.M.)**

Peter Barnes, *Director of Planning, Zoning and Design*, gave an update on Cedar Crest and provided a preview of upcoming meetings and agenda items.

**Adjourn (6:15 P.M.)**

**Alex Peterson made a motion to adjourn. Rich Sonntag seconded, and all voted in favor, (7-0).**