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**MINUTES**

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**SUMMIT COUNTY**

Eastern Summit County Planning Commission  
LEDGES EVENT CENTER  
202 EAST PARK ROAD, COALVILLE, UT, 84017  
THURSDAY, APRIL 20, 2023

Meeting also conducted via Zoom.

**Welcome/Attendance**

Bill Wilde  
Clinton Benson  
Marion Wheaton  
Rich Sonntag  
David Darcey

Patrick Putt  
Peter Barnes  
Helen Strachan  
Tiffanie N. Robinson  
Ray Milliner  
Kari Juip  
Terry Woodruff  
Michael Sapers  
Peter Tomai  
Adam Sapers  
Mark Horne  
Doug Clyde  
Jessika O'Brien  
Brian Craven

**Regular Session (6:01 P.M.)**

- a. **Public input for items not on the agenda or pending applications (6:01 P.M.)**

**Commission Chair Wilde opened the meeting for public input. (6:01 P.M.)**

No public comment was offered.

**Commission Chair Wilde closed the meeting for public input. (6:01 P.M.)**

- b. **Public Hearing and Action regarding the Amended Conditional Use Permit for the Grit Guest Ranch located on parcel SS-69-B-15, 8835 N. Park East Rd., Browns Canyons; Applicant: Kari Juip; Senior Planner: Tiffanie N. Robinson. Administrative Process. Project #23-010 (6:02 P.M.)**

Tiffanie N. Robinson, Senior Planner, presented for public hearing and action regarding the amended CUP for the Grit Guest Ranch located in Browns Canyon.

Kari Juip, Applicant, and Terry Woodruff, Applicant, provided additional comments.

Commissioners asked questions. Ms. Juip, Mr. Woodruff, Ms. Robinson responded.

**Commission Chair Wilde opened the meeting for public hearing. (6:16 P.M.)**

Richard Tanga commented.

Kelly McMullen commented.

**Commission Chair Wilde closed the meeting for public hearing. (6:20 P.M.)**

Commissioners asked additional questions. Ms. Juip and Ms. Robinson responded.

**Marion Wheaton made a motion to approve the amended Conditional Use Permit according to the findings of fact, conclusions of law and conditions of approval outlined in staff report for the Grit Guest Ranch. Rich Sonntag seconded, and all voted in favor, (5-0).**

Attachment: Staff Report - Grit Guest Ranch Amended CUP

Attachment: PowerPoint - Grit Guest Ranch Amended CUP

#### **Work Session (6:25 P.M.)**

- a. **Work Session/Pre Application discussion of a potential Master Planned Development and Rezone of Parcels SS-80-6, SS-80-6B, SS-80-6C, and SS-80-6D Browns Canyon Road from AG-80 to Commercial. Applicant Michael Sapers. Ray Milliner Principle Planner. Legislative Process. No Project #. (6:26 P.M.)**

Ray Milliner, Principle Planner, led a discussion for a potential MPD and Rezone in Browns Canyon.

Applicants, Michael Sapers, Peter Tomai, Adams Sapers, and Mark Horne, provided additional information for discussion.

Commissioners provided feedback and direction. Mr. Milliner, Mr. M. Sapers, Mr. Tomai, and, Mr. A. Sapers responded.

Attachment: Staff Report - PreApp Report

- b. **"Presentation of Riparian Areas and Their Relationship to Water Quality and Development", Presenter: Doug Clyde. Pat Putt, Community Development Director. (7:02 P.M.)**

Patrick Putt, Community Development Director, introduced Doug Clyde.

Doug Clyde gave presentation to the Commission titled Presentation of Riparian Areas and Their Relationship to Water Quality and Development.

Commissioners thanked Doug for his presentation and time.

#### **Commission Items (7:40 P.M.)**

Commissioners commented in response to Doug Clyde's presentation and inquired how staff could help. Pat Putt, Community Development Director, responded.

#### **Director Items (7:46 P.M.)**

Patrick Putt, Community Development Director, provided a preview of upcoming meeting items and events.

#### **Adjourn (7:55 P.M.)**

**Marion Wheaton made a motion to adjourn. Bill Wilde seconded, and all voted in favor, (5-0).**