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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, OCTOBER 5, 2023

Meeting also conducted via Zoom.

**Welcome/Attendance (6:00 P.M.)**

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

Pat Putt  
Peter Barnes  
Tiffanie Robinson  
Laura Kuhrmeyer  
Helen Strachan  
Brian Craven  
Jessika O'Brien  
Michael Watts  
Greg Flint  
Scott Lalli

**Regular Session (6:00 P.M.)**

1. **Public input for items not on the agenda or pending applications.** (6:00 P.M.)

**Chair Sonntag opened the meeting for public input.** (6:00 P.M.)

No public input was given.

**Chair Sonntag closed the meeting for public input.** (6:00 P.M.)

2. **#2022-040 Public Hearing, Possible Recommendation, two (2) lot subdivision known as Western Sky Subdivision, located on parcel NS-227-H containing 40 acres at 170 Elk Hollow Drive, Wanship, Summit County, Utah Applicant: Michael Watts. Planner: Tiffanie Robinson.** (6:00 P.M.)

Tiffanie Robinson, *Senior Planner*, provided background and an overview of a two lot subdivision located on Parcel NS-227-H that consists of 40 acres, known as Western Sky Subdivision.

**Chair Sonntag opened the meeting for public input. (6:10 P.M.)**

Vern Williams commented. (6:10 P.M.)

Michael Watts, Applicant, responded to a comment made by Mr. Williams.

Justin Touchette commented. (6:17 P.M.)

Brett Hollberg and Ms. Robinson responded to questions asked during Mr. Touchette's comments.

**Chair Sonntag closed the meeting for public input. (6:28 P.M.)**

Commissioners had a discussion and provided direction for a future meeting.

Attachment: Western Sky Subdivision ESCPC PH report

Attachment: EXHIBIT A - PROPOSED PLAT

Attachment: EXHIBIT B - SERVICE PROVIDER INPUT

Attachment: EXHIBIT D - APPROVED AND PROPOSED DRIVEWAY

Attachment: EXHIBIT C - VARIANCE AND ACCESS DOC

Attachment: EXHIBIT E - PUBLIC COMMENT

Attachment: Western Sky Sub Presentation

**Work Session (6:38 P.M.)**

**Cedar Crest Village Overlay application update, presentation and discussion; Cedar Crest Village Overlay Committee with representatives from Ivory Development and LHM, Applicants.** *Patrick Putt, Community Development Director and Laura Kuhrmeyer, County Planner (6:38 P.M.)*

Laura Kuhrmeyer, *Planner*, and Pat Putt, *Community Development Director*, provided an overview of the process for the Cedar Crest Village Overlay.

Scott Lalli, *Larry H. Miller Real Estate*, and Greg Fling, *Larry H. Miller Real Estate*, presented for discussion the Cedar Crest Village Overlay.

Commissioners asked clarifying questions, commented, and provided feedback throughout the presentation.

Attachment: Cedar Crest Village Overlay ESCPC Work Session 10.05.23.pdf

Attachment: Cedar Crest Work Session Intro

Attachment: Applicant Cedar Crest Presentation

Attachment: Cedar Crest Overlay Ordinance and Development Standards

**Director Items (8:04 P.M.)**

Pat Putt, *Community Development Director*, provided a preview on upcoming meetings.

**Commission Items (8:12 P.M.)**

Commissioner Darcey asked Mr. Putt about Ballerina Farms.

Commissioner Wheaton asked for direction regarding the Marion Park.

**Adjourn (8:15 P.M.)**

**Alex Peterson made a motion to adjourn. Rich Sonntag seconded, and all voted in favor, (6-0).**