



MINUTES

SUMMIT COUNTY

Eastern Summit County Planning Commission - Special Meeting

LEDGES EVENT CENTER

202 EAST PARK ROAD, COALVILLE, UT, 84017

THURSDAY, MARCH 9, 2023

Meeting also conducted via Zoom.

1. Welcome/Attendance

Bill Wilde
Clinton Benson
Tom Clyde
Alex Peterson
Don Sargent
Rich Sonntag
Marion Wheaton

Amir Caus
Steve Dennis
Helen Strachan
Patrick Putt
Peter Barnes
Amy Price
Brian Craven
Scott Ilizaliturri
Kelli Brown
Shawn Potter

Commissioner Rich Sonnetag left the meeting at 6:06 PM.

2. Regular Session 6:00 PM

- a. Public input for items not on the agenda or pending applications.

Commission Chair Wilde open the meeting for public hearing at 6:04 PM.

No public input was heard.

Commission Chair Wilde closed the meeting for public hearing at 6:05 PM.

- b. Public hearing and possible action regarding Promontory - Mediterranean Restaurant & Fitness Amenity, Parcel NS-3-G6 (32.75 acres), located at 8526 Ranch Club Trail, Promontory, Summit County, UT, Scott Ilizaliturri, Applicant. - Amir Caus, AICP, Senior Planner.

Amir Caus, AICP, Senior Planner, presented for public hearing and possible action regarding Promontory - Mediterranean Restaurant & Fitness Amenity.

Commissioner Benson asked a clarifying question about parking access to which Scott Ilizaliturri, applicant, addressed and provided additional information.

Commissioners Wheaton and Peterson asked brief questions about employee housing to which Shawn Potter, applicant, responded.

Commissioner Benson asked a question about the roofline and snow runoff. Scott Ilizaliturri replied to Commissioner Benson's question.

Commission Chair Wilde opened the meeting for public hearing at 6:10 PM.
No public comment was heard.
Commission Chair Wilde closed the meeting for public hearing at 6:10 PM.

Attachment: Staff Report - Mediterranean Restaurant & Amenity

Tom Clyde made a motion to forward the item with a favorable recommendation to the County Manager according to the findings of fact, conclusions of law and conditions of approval as found in the staff report. Marion Wheaton seconded, and all voted in favor, (6-0).

- c. Public hearing and possible action regarding Promontory - Nicklaus Clubhouse Final Site Plan Phase 4, Parcel SS-52-PVG6 (6.46 acres), located at 6347 Golf Club Link, Promontory, Summit County, UT, Scott Ilizaliturri, Applicant. - Amir Caus, AICP, Senior Planner.

Amir Caus, AICP, Senior Planner, presented for public hearing and possible action regarding Promontory - Nicklaus Clubhouse Final Site Plan Phase 4.

Shawn Potter, applicant, addressed the Commission.

Commissioners asked clarifying questions. Kelli Brown, applicant, addressed the Commission.

Commission Chair Wilde opened the meeting for public hearing at 6:17 PM.
No public comment was given.

Commission Chair Wilde closed the meeting for public hearing at 6:18 PM.

Attachment: Staff Report - Nicklaus Clubhouse

Don Sargent made a motion to forward a recommendation in the affirmative on the Nicklaus Clubhouse Plan Phase 4 to the County Manager with the findings, conclusions and conditions as found in the staff report. Clinton Benson seconded, and all voted in favor, (6-0).

- d. Minutes: August 4, 2022

Rich Sonntag made a motion to approve the August 4, 2022, Minutes. Marion Wheaton seconded, and all voted in favor, (6-0).

- e. Minutes: June 16, 2022

Clinton Benson made a motion to approve the June 16, 2022, Minutes. Alex Peterson seconded, and all voted in favor, (5-0).

3. Work Session

- a. Staff is reviewing the Engineering Code and would like to engage the Planning Commission in a discussion about code sections that repetitively present issues to projects and should be considered for revision. - Steve Dennis, Engineering Department.

Steve Dennis, County Engineer, led a discussion about certain sections of the Engineering code that should be considered for revision.

Commissioners provided feedback and input about issues they frequently encounter or hear about from members of the public

Attachment: Staff Report - Engineering

4. Commission Items

Commissioner Wilde and the Commissioners thanked Tom for his service on the Commission.

5. Director Items

Patrick Putt, Community Development Director, provide a preview of what is coming up on the calendar for the March 16th, April 6th and April 20th meetings.

He stated that there were three Commission Member terms coming up for re-review and ads for interviews would be going out in the next week.

The 10-week Community Planning Lab will present projects on April 3rd at the Kamas Library at 6pm. Director Putt encouraged Commissioners to stop by to take a look at the projects.

The Countywide Community Visioning engagement program is moving into next phase of engagement. They are looking for a planning commissioner representative to take part in the program activities.

The March 16th meeting will be held at 6:00 PM at The Ledges in Coalville.

6. Adjourn

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