



MINUTES

SUMMIT COUNTY

Eastern Summit County Planning Commission

SUMMIT COUNTY SERVICES BUILDING

110 N MAIN STREET, KAMAS, UT, 84036

THURSDAY, APRIL 6, 2023

Meeting also conducted via Zoom.

Welcome/Attendance

Bill Wilde
Clinton Benson
Marion Wheaton
Don Sargent
Rich Sonntag

Patrick Putt
Amir Caus
Jennifer Strader
Madlyn McDonough
Helen Strachan
Jennifer Leslie
Shawn Potter
Mike Phillips
Jessika O'Brien
Brian Craven

Regular Session (6:08 P.M.)

1. **Public input for items not on the agenda or pending applications.** (6:08 P.M.)

Commission Chair Wilde opened the meeting for public input. (6:09 P.M.)

No public input was offered.

Commission Chair Wilde closed the meeting for public input. (6:09 P.M.)

2. **Public hearing and approval regarding Promontory Vista Point Lots 33-35 & Parcel C Plat Amendment; Applicant: Scott Ilizaliturri;**

AICP, Senior Planner: Amir Caus. Administrative Process. Project #23-001. (6:09 P.M.)

Commissioner Sonntag recused himself from this hearing and vote.

Amir Caus, AICP, Senior Planner, presented for public hearing regarding Promontory Vista Point Lots 33-35 & Parcel C Plat Amendment. (6:10 P.M.)

Shawn Potter, Applicant, was present for questions. Commissioners had no additional questions.

Commission Chair Wilde, opened the meeting for public hearing. (6:13 P.M.)

No public comments were offered.

Commission Chair Wilde closed the meeting for public hearing. (6:13 P.M.)

Marion Wheaton made a motion to approve Promontory Vista Point Lots 33-35 & Parcel C Plat Amendment. Clinton Benson seconded, and all voted in favor, (4-0).

Attachment: Staff Report - Promontory Vista

3. **Public hearing regarding Conditional Use Permit for the addition of 16 lodging rooms, a restaurant, and a spa and yoga facility at Blue Sky Ranch, 2071 South SR-32. Applicant, Mike Phillips; Senior Planner: Jennifer Strader. Administrative Process. Project #22-167. (6:14 P.M.)**

Jennifer Strader, Senior Planner, presented for public hearing regarding a Conditional Use Permit for Blue Sky Ranch.

Mike Phillips, Applicant, addressed the Commission and provided additional comments.

Commissioners asked questions. Patrick Putt, Community Development Director, Ms. Strader, Mr. Phillips, and Helen Strachan, Civil Deputy Attorney, responded.

Commission Chair Wilde opened the meeting for public hearing. (6:42 P.M.)

Val Bates commented. (6:43 P.M.)

Alex Hudson commented. (6:47 P.M.)

Michael Gardner commented. (6:49 P.M.)

Val Bates commented. (6:51 P.M.)

Levi Wegleitner commented. (6:53 P.M.)

Brian Zwahlen commented. (6:54 P.M.)

Commission Chair Wilde Closed the meeting for public hearing.
(6:56 P.M.)

Mr. Phillips responded to public hearing comments.

Commissioners expressed concerns and asked clarifying questions. Mr. Phillips, Ms. Strader, Ms. Strachan, and Mr. Putt responded.

Attachment: Staff Report - CUP Blue Sky Pt 1

Attachment: Staff Report - CUP Blue Sky Pt 2A

Attachment: Staff Report - CUP Blue Sky Pt 2B

Attachment: Staff Report - CUP Blue Sky Pt 3

4. **Information Session and Public Input regarding the Rail Trail Corridor Plan. County Planner; Maddy McDonough.** (7:57 P.M.)

Madlyn McDonough, County Planner, Jennifer Leslie, City and Metropolitan Planning Graduate Student, and Patrick Putt, Community Development Director, presented the Rail Trail Corridor Plan.

Commissioners provided feedback.

Attachment: Staff Report - Rail Trail Corridor

Commission Items (8:34 P.M.)

No Commissioner comments were given.

Director Items (8:34 P.M.)

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

Minutes; March 9, 2023, March 16, 2023. (8:36 P.M.)

Minutes: March 9, 2023

Clinton Benson made a motion to approve Minutes dated March 9, 2023. Marion Wheaton seconded, and all voted in favor, (4-0).

Minutes: March 16, 2023

Rich Sonntag made a motion to approve Minutes dated March 16, 2023. Bill Wilde seconded, and all voted in favor, (5-0).

Adjourn (8:37 P.M.)

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

