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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, MAY 4, 2023

Meeting also conducted via Zoom.

**Welcome/Attendance**

Bill Wilde  
Rich Sonntag  
Don Sargent  
David Darcey

Patrick Putt  
Amir Caus  
Ray Milliner  
Helen Strachen  
Brian Craven  
Jessika O'Brien  
Chris Zarek  
Kelli Brown  
Shawn Potter

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

1) **Election of Chair and Co-Chair. (6:00 P.M.)**

**Don Sargent made a motion to nominate Rich Sonntag to be the Chair of the Commission. David Darcey seconded, and all voted in favor, (4-0).**

**Rich Sonntag made a motion to nominate Clint Benson to be the Co-Chair of the Commission. Bill Wilde seconded, and all voted in favor, (4-0).**

Attachment: Cover Page

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

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

No public input was offered.

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

Attachment: Cover Page

- 3) **Project #23-035, Administrative Process: Public hearing and action for a Conditional Use Permit for an Accessory Structure greater than 2,000 square feet. Located at 3416 Rocky Road, Parcel #ELK HLS-2AM. Applicant, Irvin and Francis Whitaker. Ray Milliner, Principal Planner.** (6:02 P.M.)

Ray Milliner, Principal Planner, provided information regarding a Conditional Use Permit for an Accessory Structure greater than 2,000 square feet located at 3416 Rocky Road, Parcel ELK HSL-2AM.

Commissioners asked questions. Mr. Milliner responded.

**Commission Chair Bill Wilde opened public hearing.** (6:02 P.M.)

No public input was offered.

**Commission Chair Bill Wilde closed public hearing.** (6:09 P.M.)

Commissioners expressed concerns they would like addressed by the applicant.

Mr. Milliner stated he would attempt to get in contact with the applicant.

**Rich Sonntag made a motion to table this item until Commission has clarifying information from the applicant. Bill Wilde seconded, and all voted in favor, (4-0).**

Mr. Milliner returned to give an update at 8:06 P.M. He had spoken with the applicant and addressed the Commissioners concerns.

**Don Sargent made a motion to approve the Conditional Use Permit for an accessory structure greater than 2,000 square feet according to the findings of fact, conclusions of law and conditions of approval as found in the staff report with an additional condition that staff will follow up on any enforcement matters. Rich Sonntag seconded, and all voted in favor, (4-0).**

Attachment: Cover Page

Attachment: Rocky Road CUP Report.pdf

- 4) **Project #22-093 & 22-094, Administrative Process: Public hearing and action regarding Promontory Liberty Ranch at Star Point Final Subdivision Plat (1 Lot) and Final Site Plan (40 Units). Located at 6680 Promontory Ranch Rd., Promontory, Summit County, UT,**

**Parcel SS-51-C. Applicant, Chris Zarek. Amir Caus, Senior Planner.**  
(6:10 P.M.)

Commissioner Sonntag recused himself from this hearing and vote. Commissioner Sonntag remained in the room.

Amir Caus, Senior Planner, provided background information regarding Promontory Liberty Ranch at Star Point Final Subdivision Plat and Final Site Plan, located at 6680 Promontory Ranch Rd, Parcel SS-51-C.

Applicants Chris Zarek, Kelli Brown, and Shawn Potter provided additional information.

Commissioners asked clarifying questions. Mr. Zarek and Mr. Potter responded.

**Commission Chair Wilde opened the meeting for public hearing.**  
(6:46 P.M.)

Jeremy Pack commented. (6:47 P.M.)

Pam Strasser commented. (6:50 P.M.)

Richard Tasker commented. (7:00 P.M.)

Steve Zwirn commented. (7:06 P.M.)

Fred Strasser commented. (7:14 P.M.)

Brian Schwartz commented. (7:27 P.M.)

Karen Kendall commented. (7:36 P.M.)

**Commission Chair Wilde closed the meeting for public hearing.**  
(7:40 P.M.)

Commissioners provided comments and asked additional questions. Mr. Caus, Helen Strachan, Civil Deputy Attorney, Mr. Potter, Mr. Zarek, and Ms. Brown responded.

**Don Sargent made a motion to forward a positive recommendation to the Summit County Manager to approve the proposed Promontory Liberty Ranch at Star Point subdivision and final site plan according to the findings of fact, conclusions of law and conditions of approval as found in the staff report including a condition that prior to the proposal being scheduled for the Summit County Manager final decision, Staff shall verify the finalized drawings to ensure that all design requirements are being met. Bill Wilde seconded, and all voted in favor, (3-0).**

Attachment: Cover Page

Attachment: Promontory Liberty Ranch Staff Report 5-4-2023.pdf

Attachment: Star Point Presentation

5) **Approval of Minutes: April 6, 2023; April 20, 2023 (8:08 P.M.)**

**Rich Sonntag made a motion to approve minutes dated, April 6, 2023. Don Sargent seconded, and all voted in favor, (3-0).**

Commissioner Darcey abstained from vote.

**Rich Sonntag made a motion to approve minutes dated, April 20, 2023. Bill Wilde seconded, and all voted in favor, (3-0).**

Commissioner Sargent abstained from vote.

Attachment: Cover Page

Attachment: ESCPC Draft Minutes 4.6.23.pdf

Attachment: ESCPC Draft Minutes 4.20.23.pdf

**Commission Items (8:09 P.M.)**

No Commissioner comments were given.

**Director Items (8:09 P.M.)**

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

Commission Chair Wilde thanked staff for the support during his time as Chair.

**Adjourn (8:17 P.M.)**

**Don Sargent made a motion to adjourn. Rich Sonntag seconded, and all voted in favor, (4-0).**