



MINUTES

SUMMIT COUNTY

Eastern Summit County Planning Commission

SUMMIT COUNTY COURTHOUSE

60 N MAIN ST, COALVILLE, UT, 84017

THURSDAY, OCTOBER 19, 2023

Meeting also conducted via Zoom.

Welcome/Attendance

Bill Wilde
Clinton Benson
Rich Sonntag
David Darcey
Don Sargent
Marion Wheaton

Pat Putt
Peter Barnes
Amir Caus
Laura Kuhrmeyer
Ron Boyer
Jessika O'Brien
Scott Lalli
Greg Flint
Wade Budge

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.)

Pat Cone commented. (6:00 P.M.)

Chair Sonntag closed the meeting for public input. (6:05 P.M.)

- 2) **Project #23-128: Public hearing and action regarding a Plat Amendment to amend the Road Right-of-Way/Easement on Lot 1 of the Chalk Creek Run Subdivision (Parcel CCRKR-1-AM), located at 660 Chalk Creek Rd., Coalville, Summit County, UT; Applicant: Courtney Richins; Senior Planner: Amir Caus, AICP** (6:05 P.M.)

Amir Caus, *Senior Planner*, provided information regarding a Plat Amendment to Lot 1 in the Chalk Creek Run Subdivision located at 660 Chalk Creek Rd.

Chair Sonntag opened the meeting for public hearing. (6:07 P.M.)

No public input was given.

Chair Sonntag closed the meeting for public hearing. (6:08 P.M.)

Clinton Benson made a motion to approve the Chalk Creek Run Subdivision Lot 1 Plat Amendment according to the Findings of Fact, Conclusions of Law, and Conditions of Approval listed within the Staff Report. Don Sargent seconded, and all voted in favor, (6-0).

Attachment: Chalk Creek Run Lot 1 Plat Amendment Staff Report

3) **Approval of minutes: September 21, 2023.** (6:08 P.M.)

Rich Sonntag made a motion to approve minutes dated September 21, 2023. Bill Wilde seconded, and all voted in favor, (5-0).

Commissioner Benson abstained from the vote.

Attachment: ESCPC Draft Minutes 9.21.23.pdf

Work Session (6:09 P.M.)

1) **Project #19-111. Work Session - 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* (6:09 P.M.)

Laura Kuhrmeyer, *Planner*, provided a brief overview of the Cedar Crest Village Overlay process.

Scott Lalli, *Larry H. Miller Real Estate*, Greg Flint, *Larry H. Miller Real Estate*, and Wade Budge, *Snell & Wilmer*, presented for discussion the Cedar Crest Village Overlay.

Commissioners provided feedback and asked questions.

Attachment: Cedar Crest Village Overlay Work Session

Attachment: Exhibit A: Standards from 11-3-8 Village Overlay

Attachment: Exhibit B: Standards from 11-4-12E MPD Requirements

Attachment: Exhibit C: Required Findings And Conclusions from 11-4-12.F

Attachment: Exhibit D: Draft Ordinance and Development Standards

Attachment: Exhibit E: Draft Utility Infrastructure Summary

Attachment: Cedar Crest Work Session Intro

Attachment: Cedar Crest QA

Attachment: Presentation

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Commission Items (7:22 P.M.)

Chair Sonntag stated he will not be attending the next Commission meeting.

Director Items (7:22 P.M.)

Pat Putt, *Community Development Director*, provided a preview of upcoming meetings, agenda items, and locations.

Adjourn (7:24 P.M.)

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