MINUTES

SUMMIT COUNTY

Eastern Summit County Planning Commission

SUMMIT COUNTY SERVICES BUILDING-AUDITORIUM

110 NORTH MAIN STREET, KAMAS, UTAH, 84036

THURSDAY, NOVEMBER 6, 2025

Meeting also conducted via Zoom.

Draft

Regular Session (6:00 PM)

Bill Wilde	Peter Barnes
David Darcey	Helen Strachan
Don Sargent	Amir Caus
Marion Wheaton	Ray Milliner
Bridget Hayes	Melissa Mendez
Seth Bowen	Brian Craven

1) ***Pledge of Allegiance*** (6:00 PM)

2) ***Public comments for items not on the agenda or pending applications. (***6:01 PM)

Commission Chair Peterson opened the public comment at 6:01 PM.
No members of the public came forward to speak.
Commission Chair Peterson closed the public comment at 6:01 PM.

3) ***Public hearing and action regarding a Conditional Use Permit Amendment to expand the Soil Processing facility and add a Contractor's Yard, located off Painted Valley Pass, Promontory, Summit County, UT; Parcel SS-67-12; Applicant: Patino Trucking and Excavating LLC (Maximiliano Patino); Administrative Process. Project #24-024. Amir Caus, AICP, Senior Planner.*** (6:02 PM)

Attachment: Cover Page

Attachment: Patino Trucking and Exc. LLC CUP Amendment Staff Report - November 6, 2025.pdf

Planner Amir Caus, AICP, Senior Planner, presented a Conditional Use Permit Amendment for Parcel SS-67-12. Project #24-024. (6:02 PM)

Commissioners commented and inquired about operational hours, changes in acreage, lighting conditions, road maintenance, access regulations for tenants, snow management, and any compliance issues, including property violations and adherence to pad area slope requirements. Planner Caus and Maximiliano Patino, Rosalio Patino, and Kandilee Sauter responded. (6:06 PM)

Commission Chair Peterson opened the public hearing at 6:13 PM.
No members of the public came forward to speak.
Commission Chair Peterson closed the public hearing at 6:13 PM.

Don Sargent made a motion to approve the Conditional Use Permit Amendment for the *Patino Trucking and Excavating LLC per the* Findings of Fact, Conclusions of Law, and Conditions stated in the staff report. (6:14 PM). David Darcey seconded, and all voted in favor, (6-0). Absent: Alex Peterson.

Work Session (6:15 PM)

1) ***Discussion/Training - Review of Planning Commission Bylaws. Ray Milliner, Principal Planner.*** (6:15 PM)

Attachment: Cover Page

Planner Ray Milliner presented a discussion/training- Review of Planning Commission Powers, Duties, and Bylaws. (6:15 PM)

The commissioners shared their comments and raised questions about the Powers, Duties, and Bylaws. There was an extensive discussion regarding the disclosure requirements for conversations between members of the public and commissioners, as well as discussions among commissioners themselves. It was emphasized that any biases must be disclosed. Additionally, commissioners sought clarification on the requirements for the continuation of a public meeting. Can the Commissioners change procedures? Asked for clarification on the membership of the Commission. Planner Milliner, Civil Attorney Helen Strachan and Community Development Director, Peter Barnes responded. (6:24 PM)

Commission Items (6:46 PM)

A Commissioner requested an update on the Cedar Crest Village Plan. Director Barnes responded. (6:48 PM)

Director Items (6:48 PM)

Community Development Director Peter Barnes updated the Commissioners on upcoming agenda items and training. (6:48 PM)

Adjournment (6:49 PM)

David Darcey made a motion to adjourn. All voted in favor, (6-0). Absent: Alex Peterson.

Meeting minutes and recordings appear at summitcountyutah.gov/meetings. When in the electronic version of the minutes, clicking on the hyperlinked times takes you to that spot in the meeting recording.