



MINUTES

SUMMIT COUNTY

Eastern Summit County Planning Commission

SUMMIT COUNTY COURTHOUSE

60 NORTH MAIN STREET, COALVILLE, UT, 84017

THURSDAY, NOVEMBER 20, 2025

Meeting also conducted via Zoom.

Draft

Welcome/Attendance (6:00 PM)

Bill Wilde
David Darcey
Don Sargent
Marion Wheaton
Alex Peterson
Bridget Hayes
Seth Bowen

Helen Strachan
Peter Barnes
Mustapha Osman
Tiffanie N. Robinson
Melissa Mendez
Brian Craven

Regular Session (6:00 PM)

- 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. (6:01 PM)

Kathy Owens was called to speak on Zoom. (6:03 PM)

Commission Chair Peterson closed the public comment at 6:03 PM. (6:04 PM)

- 3) ***Public hearing and action regarding a Conditional Use Permit for a 4,292 sf accessory building located at 1586 Stewart Ln; Parcel LONERR-2; Applicant: Upland Development, Inc., Owners: Upland Capital LLC, Administrative Review. Project #25-179. Mustapha Osman, County Planner.*** (6:04 PM)

Attachment: Cover Page

Attachment: Staff Report_Taylor Accessory Building.pdf

Attachment: ESCPC Presentation Taylor

Planner Mustapha Osman presented a Conditional Use Permit for an accessory building. Ryan Taylor, President/General Contractor, Upland Development, was present to support the presentation. Parcel LONERR-2. (6:04 PM)

The commissioners raised several comments and questions regarding the use of the accessory building, inquiring whether it would be used for personal or commercial purposes. They asked how it could be ensured that the buildings would not impact local migration patterns and the building's color scheme. Planner Osman and President Taylor responded. (6:07 PM)

Commission Chair Peterson opened the public hearing at 6:09 PM.

Kathy Owens came forward to speak at 6:09 PM on Zoom.

Greg Siminuuous came forward to speak at 6:10 PM on Zoom.

Kathy Owens came forward to speak at 6:11 PM on Zoom.

Commission Chair Peterson closed the public hearing at 6:16 PM.

Commission Chair Peterson reopened the public hearing and comment at 6:17 PM.

Commissioners addressed additional questions about whether the lighting would comply with dark skies regulations. Concerns were also expressed about how noise from the dogs would be mitigated and the size of the accessory building. Planner Osman and President Taylor responded. (6:17 PM)

Commission Chair Peterson closed the pubic hearing at 6:20 PM.

Commissioners commented on the overall size of the accessory building and asked a clarifying question about the building's height. Planner Osman and President Taylor responded. (6:20 PM)

Bill Wilde made a motion to approve the Taylor attached garage per the following findings of fact, conclusions of law, and conditions of approval. (6:22 PM). Marion Wheaton seconded, and all voted in favor, (7-0).

- 4) ***Public hearing and action regarding a Conditional Use Permit for a 3,000 sf accessory building located at 354 Green Hill Ln; Parcel GRNHL-2-2 AM; Applicant: Steven Dailey.; Owner(s): Johansen Troy (JT) Administrative Review. Project #25-159. Mustapha Osman, County Planner.*** (6:23 PM)

Attachment: Cover Page

Attachment: Staff Report _Johansen Accessory Building.pdf

Attachment: ESCPC Presentation Johansen

Planner Mustapha Osman presented a Conditional Use Permit for an accessory building. Parcel LONERR-2. Applicant: Steve Dailey came forward to support the presentation. (6:23 PM)

Commissioners asked whether the accessory building was being built before the primary residence and commented on the color scheme. Planner Osman, Applicant Daily, and Owner Becky Johansen responded. (6:25 PM)

Commission Chair Peterson opened the public hearing at 6:29 PM.
No members of the public came forward to speak.
Commission Chair Peterson closed the public hearing at 6:29 PM.

Commissioner Wheaton asked if the language about wildlife could be clarified in the conditions of approval. Planner Osman responded. (6:29 PM)

Don Sargent made a motion to approve a Conditional Use Permit for the Johansen detached garage located at 354 Green Hill Lane, Wanship, Utah, pursuant to the following Findings of Fact, Conclusions of Law, and Conditions of Approval. (6:31 PM). Marion Wheaton seconded, and all voted in favor, (7-0).

- 5) ***Public hearing and action regarding a plat amendment and boundary line adjustment for Richins Ranch Phase II Lot 5 Amended; Parcels RRS-II-5 and NS-144-J; 476 E. Richins Ranch Road, Wanship. Applicant and Property Owner(s): Sean and Tara Devine, Trustees, and Ashley Woolstenhulme. Administrative Review. Project # 25-170. Tiffanie N. Robinson, Senior Planner.*** (6:31 PM)

Attachment: Cover Page

Attachment: RRH-II-5 Amend Staff Report 11.20.2025 ESCPC

Attachment: RRS-II-5 Amendment PH 11.20.2025 #25-170

Planner Tiffiane Robinson presented a plat amendment and boundary line adjustment for Richins Ranch Phase II Lot 5. Project # 25-170. Applicant/Owner Sean Devine supported the presentation. (6:32 PM)

Commissioners commented on the movement of the building pad. (6:37 PM)

Commission Chair Peterson opened the public hearing at 6:38 PM.
No members of the public came forward to speak.
Commission Chair Peterson closed the public hearing at 6:38 PM.

Commission Chair Peterson asked about the parcels that are now designated as vacated. Is that a permanent designation? Planner Robinson responded. (6:38 PM)

David Darcey made a motion to approve the plat amendment and boundary line adjustment for the Richins Ranch Phase II Lot 5 Amended; Parcels RRS-II-5 and NS-144-J per the following findings of fact, conclusions of law, and conditions of approval as stated in the staff report. (6:41 PM). Don Sargent seconded, and all voted in favor, (7-0).

Commission Items (6:45 PM)

There were no items with a commission brought forward. (6:51 PM)

Director Items (6:51 PM)

Community Development Director, Peter Barnes, updated the Commissioners on the upcoming agenda. (6:52 PM)

Adjournment (7:00 PM)

David Darcey made a motion to adjourn. Bridget Hayes seconded.

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.