



MINUTES

SUMMIT COUNTY

Eastern Summit County Planning Commission

SUMMIT COUNTY COURTHOUSE

60 NORTH MAIN STREET, COALVILLE, UT, 84017

THURSDAY, DECEMBER 18, 2025

Meeting also conducted via Zoom.

Draft

Welcome/Attendance (6:00 PM)

Bill Wilde
David Darcey
Marion Wheaton
Alex Peterson
Seth Bowen

Helen Strachan
Peter Barnes
Amir Caus
Mustapha Osman
Melissa Mendez
Brian Craven

Regular Session (6:00 PM)

- 1) ***Public comments for items not on the agenda or pending applications.*** (6:00 PM)

Attachment: Cover Page

Commission Chair Alex Peterson opened the meeting for public input.
(6:00 PM)

No one appeared to comment.

Commission Chair Alex Peterson closed the meeting for public input.

- 2) ***Public hearing and action regarding a Plat Amendment in the Wilderness Acres #20 and #15 Subdivision; 4363 Highline Rd & 4518 Alpine Circle; Parcel WA-20-39 & WA-15-5; Applicant: Lynn D. Poll; Owner(s): Lynn D. Poll & Kathleen B. Poll; Administrative***

Process. Project #25-142. Mustapha Osman, County Planner. (6:01 PM)

Attachment: Cover Page

Attachment: Staff Report 25-142.pdf

Attachment: Planners Public Comments Project 25-142

Planner Mustapha Osman presented a Plat Amendment in the Wilderness Acres #20 and #15 Subdivision. Project # 25-142. (6:02 PM)

Commissioners asked about comments the Planner received before the meeting and clarified whether the request is a simple lot-line adjustment. Planner Osman and Applicant Stephanie Poll responded. (6:04 PM)

Commission Chair Alex Peterson opened the meeting for a public hearing. (6:12 PM)

No one appeared to comment.

Commission Chair Alex Peterson closed the meeting for a public hearing.

Marion Wheaton made a motion to approve to amend the Wilderness Acres lots #15 and #20 Subdivision to vacate approximately two acres on WA 15-5 and add it to WA 20-39 according to the findings of fact, conclusions of law, and conditions of approval. (6:13 PM). Seth Bowen seconded, and all voted in favor, (5-0). Absent: Don Sargent, Bridget Hayes.

- 3) **Public hearing and action regarding a Preliminary Plat to allocate one additional lot into the Rees Mountain Subdivision, located at 1300 W Hobson Ln, Hoytsville, Summit County, Utah; Parcels RMTN-1 (6 acres) and RMTN-A (24 acres); Applicant: Kathy Kercher; Administrative Process. Project #25-190. Amir Caus, AICP, Senior Planner.** (6:15 PM)

Attachment: Cover Page

Attachment: Rees Mountain Subdivision 2 Preliminary Plat Staff Report.pdf

Senior Planner Amir Caus presented a Preliminary Plat to allocate into the Rees Mountain Subdivision. Project #25-190. (6:15 PM)

Commissioner Darcey asked about driveway size and access. Planner Caus responded. (6:16 PM)

Commission Chair Alex Peterson opened the meeting for a public hearing. (6:20 PM)

Tim Rees appeared to speak. (6:21 PM)

Commission Chair Alex Peterson closed the meeting for a public hearing. (6:22 PM)

Bill Wilde made a motion to approve the Rees Mountain Subdivision, according to the findings of fact, conclusions of law, and conditions of approval. (6:23 PM). David Darcey seconded, and all voted in favor, (5-0). Absent: Don Sargent, Bridget Hayes.

Director Items (6:23 PM)

Planner Caus thanked the Commissioners for their service and updated them on upcoming agenda items. (6:24 PM)

Regular Session Continued (6:24 PM)

- 4) ***Approval of Minutes: October 16, 2025, November 6, 2025, and November 20, 2025.*** (6:24 PM)

Attachment: Cover Page

Attachment: Draft ESCPC Minutes 10.16.25.pdf

Attachment: Draft ESCPC Minutes 11.06.25.pdf

Attachment: Draft ESCPC Minutes 11.20.25.pdf

David Darcey made a motion to approve the Minutes for October 16, 2025, the Minutes for November 6, 2025, and the Minutes for November 20, 2025. (6:25 PM). Marion Wheaton seconded, and all voted in favor, (5-0). Absent: Don Sargent, Bridget Hayes.

Commission Items (6:25 PM)

Chair Peterson thanked the Commissioners and staff. Commissioner Wilde inquired about the end date of his term, noting he has completed his service. He also thanked the ESCPC Commissioners and Staff. (6:27 PM)

Adjournment (6:28 PM)

Marion Wheaton made a motion to adjourn. David Darcey 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.