



MINUTES

SUMMIT COUNTY

Eastern Summit County Planning Commission

SUMMIT COUNTY COURTHOUSE

60 NORTH MAIN STREET, COALVILLE, UT, 84017

THURSDAY, JANUARY 15, 2026

Meeting also conducted via Zoom.

Draft

Welcome/Attendance (6:00 PM)

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

Helen Strachen
Peter Barnes
Ray Milliner
Laura Kuhrmeyer
Melissa Mendez
Brian Craven

Regular Session (6:01 PM)

1) ***Pledge of Allegiance*** (6:01 PM)

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

Commission Chair Alex Peterson opened the meeting for public comment. (6:01 PM)

No one appeared to comment.

Commission Chair Alex Peterson closed the meeting for public comment.

3) ***Public Hearing, Recommendation for Amendments to the Eastern Summit County Development Code, Sections 11-1-3, 11-4-2(A)(3), 11-4-5, Section 11-4-5(F)(1)(a) and (G)(2), 11-6-5(A)(1)(a-e), (2)(g), (B)(1), (2)(d), 11-6-16(F)(1)(d)(1), 11-6-19(C), 11-7-10(B), 11-7-14(B), 11-7-15, 11-7-16(B) and (E), Appendix A, and APPENDIX C (D). The***

proposed amendments align state code references, fix internal inconsistencies (numbering), capitalize defined terms, add definitions of words to match the Snyderville Basin Development Code, and make other non-substantive amendments. (6:01 PM)

Attachment: Cover Page

Attachment: Staff Report East 1.15.26 PH Code Amendments.pdf

Planner Jennifer Strader presented recommendations for amendments to the Eastern Summit County Development Code. These updates align with state code references, fix internal inconsistencies, and make other non-substantive changes. (6:02 PM)

Commissioner Don Sargent asked why the Eastern Summit County General Plan title was replaced with the General Plan. Planner Strader and Community Development Director Peter Barnes responded. (6:03 PM)

Commission Chair Alex Peterson opened the meeting for a public hearing. (6:04 PM)

No one appeared to comment.

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

David Darcey made a motion to forward a positive recommendation to the County Council for the amendments to the code as presented. (6:04 PM) . Seth Bowen seconded, and all voted in favor, (6-0). Absent: Marion Wheaton.

4) ***Public hearing and action regarding the proposed Plat Amendment for Forest Meadow Ranch Plat D Lot 124 Subdivision; 2200 S. Forest Meadow Road; Parcel FM-D-124 and SS-144-Z. Administrative Review. Applicant: Dave Nichols. Owner: Dave and DeAnna Nichols. Project #25-180. Tiffanie N. Robinson, Senior Planner.*** (6:05 PM)

Attachment: Cover Page

Attachment: FM-D-124 Plat Amend ESCPC staff report #25-180

Senior Planner Ray Milliner presented a Plat Amendment for Forest Meadow Ranch. Parcel FM-D-124 and SS-144-Z. (6:05 PM)

Commissioners requested clarification on the purpose of the amendment. They asked whether the remaining lot is separate from the main lot, if the second lot remains buildable, and whether the current lot is buildable without the amendment. They also inquired about density. (6:07 PM)

Commission Chair Alex Peterson opened the meeting for a public hearing. (6:09 PM)

No one appeared to comment.

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

Commission Chair Alex Peterson reopened the meeting for a public hearing. (6:09 PM)

Applicant/Owner Dave Nichols came forward to speak on Zoom. (6:11 PM)

Commission Chair Alex Peterson noted that the Speaker, who was the applicant, was responding to Commissioner Bridget Hayes' earlier question before closing the meeting for a public hearing. (6:12 PM)

Bridget Hayes made a motion to approve the proposed Forest Meadow Ranch Plat D Subdivision Lot 124 Amended based on the findings of fact, conclusions of law, and conditions of approval. (6:12 PM). Don Sargent seconded, and all voted in favor, (6-0). Absent: Marion Wheaton.

5) ***Public hearing and action regarding the proposed Plat Amendment for Hidden Lakes Subdivision Lots 55 and 56; 8318 Aspen Loop; Parcels HL-55 and HL-56. Administrative Review. Applicant: Ryan & Aimee Oviatt. Owner: Oviatt Ryan Wayne Trustee. Administrative Process. Project #25-171.***
Laura Kuhrmeyer, County Planner. (6:13 PM)

Attachment: Cover Page

Attachment: Project #25-171 Hidden Lake Ranch Lots 55 and 56 Plat Amendment Staff Report 1.15.26

Planner Laura Kuhrmeyer presented a Plat Amendment for Hidden Lakes Subdivision Lots 55 and 56. Project #25-171. (6:13 PM)

Commissioner Bridget Hayes asked if there would be an impact on taxes. Planner Laura Kuhrmeyer and the applicants Ryan and Aimee Oviatt responded. (6:14 PM)

Commission Chair Alex Peterson opened the meeting for a public hearing. (6:15 PM)

No one appeared to comment.

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

Bridget Hayes made a motion to approve the proposed Hidden Lake Ranch Subdivision Lots 55 and 56 Amended based on findings of fact, conclusions of law, and conditions of approval outlined in the staff report. (6:16 PM). David Darcey seconded, and all voted in favor, (6-0). Absent: Marion Wheaton.

6) ***Approval of Minutes: Amended Minutes November 06, 2025, and Minutes for December 18, 2025.*** (6:17 PM)

Attachment: Cover Page

Attachment: AMENDED Draft ESCPC Minutes 11.06.25

Attachment: Draft ESCPC Minutes 12.18.25

David Darcey made a motion to approve the November 6, 2025, Minutes as presented. (6:17 PM). Seth Bowen seconded, and all voted in favor, (6-0). Absent: Marion Wheaton.

David Darcey made a motion to approve the December 18, 2025, Minutes as presented. (6:18 PM). Seth Bowen seconded, and all voted in favor, (5-0). Absent: Marion Wheaton. Abstain: Don Sargent.

Director Items (6:18 PM)

Community Development Director Peter Barnes and Planner Milliner updated the commissioners on the upcoming planning commission openings and the workload plan, and answered the Commissioners' questions. (6:19 PM)

Adjournment (6:36 PM)

Don Sargent made a motion to adjourn. The motion did not receive a second and was lost.

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.