



MINUTES

SUMMIT COUNTY

Eastern Summit County Planning Commission
SUMMIT COUNTY SERVICES BUILDING-AUDITORIUM
110 NORTH MAIN STREET, KAMAS, UTAH, 84036
THURSDAY, FEBRUARY 19, 2026

Meeting also conducted via Zoom.

Draft

Welcome/Attendance (6:00 PM)

Regular Session (6:00 PM)

David Darcey
Don Sargent
Alex Peterson
Bridget Hayes
Seth Bowen

Helen Strachan
Peter Barnes
Ray Milliner
Mustapha Osman
Melissa Mendez
Brian Craven

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

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.

Work Session (6:01 PM)

- 1) ***Work Session to discuss and receive direction on proposed amendments to Chapter 1: Introduction and Chapter 2: Land Use of the Eastern Summit County General Plan. This item is for***

discussion and direction only; no recommendation or action will be taken by the Planning Commission. Ray Milliner, Principal Planner, Mustapha Osman County Planner. (6:01 PM)

Attachment: Cover Page

Attachment: Work Session Chapter 1 and 2 February 19, 2026.pdf

Ray Milliner, Principal Planner, and Mustapha Osman, County Planner, presented Chapter 1: Introduction and Chapter 2: Land Use of the Eastern Summit County General Plan for discussion and proposed changes by the Commissioners. (6:01 PM)

Commissioners raised questions and provided feedback on the proposed Chapter 1 and 2 in the General Plan. A lively discussion ensued, addressing various topics such as the Goals and Purpose of the Plan, Prioritization of Themes, and Listing and balancing themes in order of priority. Breakdown of Priorities- Discussion on priorities for Eastern Summit County versus county priorities. Consistency of Priorities in Plan- Ensuring priorities are reflected throughout the general plan. Demographic Refinement/Demographic Analysis- Breakdown of demographics into county, Eastern Summit County, and unincorporated towns. Historical Context of Eastern Summit County- Information on mineral resources and development standards for small rural towns. Maps and Land Use Distribution- Inclusion of existing condition maps and an explanation of land use zones. Can Land-Use Areas be included in the plan example, and critical lands be defined in the plan? Active Language Utilization- Use of active verbs throughout the General plan. Density and Infrastructure- Discussion on density in small towns and phasing objectives for infrastructure sequencing. Open Land and Greenspace Strategy- Emphasis on strategies for maintaining open land and agricultural greenspace. Landscaping Ordinance. Development of an ordinance focused on wildlife habitat and corridors. Planner Millner, Planner Osman and Community Development Director Peter Barnes responded to Commissioners. (6:07 PM)

Commission Items (7:23 PM)

No commission items were brought forward. (7:23 PM)

Director Items (7:23 PM)

Community Development Director Peter Barnes provided an update to the Commissioners regarding the State Legislature and the upcoming agenda. (7:23 PM)

Adjournment (7:24 PM)

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