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## MINUTES

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### 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.

#### **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 Chapters 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 Chapters 1 and 2 of the General Plan. A lively discussion ensued, addressing topics such as the plan's goals and purpose, prioritization of themes, and the listing and balancing of these themes in order of priority. Breakdown of Priorities: There was a discussion regarding the priorities for Eastern Summit County compared to the overall county priorities. Consistency of Priorities in the Plan: It was emphasized that the priorities should be consistently reflected throughout the General Plan. Demographic Refinement/Demographic Analysis: A breakdown of demographics was discussed, focusing on the county, Eastern Summit County, and unincorporated towns. Historical Context of Eastern Summit County: Information was presented on mineral resources and the development standards applicable to small rural towns.

Maps and Land Use Distribution: The inclusion of existing condition maps was discussed, along with an explanation of the different land use zones. Furthermore, there was a question about whether land-use areas and critical lands could be defined and included in the plan. Active Language Utilization: The use of active verbs throughout the General Plan was encouraged. Density and Infrastructure: The discussion covered density in small towns and the phased objectives for infrastructure sequencing. Open Land and Greenspace Strategy: There was an emphasis on strategies to maintain open land and agricultural greenspace, as well as addressing landscaping ordinances and wildlife habitats and corridors. Planner Milliner, 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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