



MINUTES

SUMMIT COUNTY

Eastern Summit County Planning Commission

SUMMIT COUNTY COURTHOUSE

60 NORTH MAIN STREET, COALVILLE, UT, 84017

THURSDAY, FEBRUARY 5, 2026

Meeting also conducted via Zoom.

Welcome/Attendance (6:01 PM)

Bill Wilde
David Darcey
Bridget Hayes
Seth Bowen

Elizabeth Williams
Ray Milliner
Mustapha Osman
Amy Price
Brian Craven

Regular Session (6:01 PM)

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

Commissioner Wilde opened the meeting for public comment. No one came forward to speak. (6:01 PM)

Ray Milliner introduced planner, Elizabeth Williams, to the Commission. (6:02 PM)

- 2) ***Public hearing and action regarding a Plat Amendment for Lot 20 of Promontory Sage Hills Estates, located at 6813 White Dove Way, Summit County, Utah. Parcel PSH-20. Applicant: Matthew Idema; Owners: Gregg and Lauren Bennett. Administrative review. Project # 25-199.*** Elizabeth Williams, County Planner. (6:03 PM)

Attachment: Cover Page

Attachment: 25-199 PSH-20 AP Staff Report v5.pdf

Elizabeth Williams, Planner, presented a plat amendment in the Promontory Sage Hills Estates for consideration. (6:04 PM)

Commissioner Bowen asked a brief clarifying question to which Director of Development at Promontory Resort, Matthew Idema, along with General Counsel at Promontory Development, LLC, Shawn Potter, responded. (6:07 PM)

Commissioner Wilde opened the meeting for public hearing at 6:09 p.m. No one came forward to speak.

Commissioner Wilde closed the meeting for public hearing at 6:09 p.m.

David Darcey made a motion to approve the proposed plat amendment for PSH-20, as shown in the staff report, per the findings of fact, conclusions of law, and conditions of approval. (6:10 PM). Seth Bowen seconded, and all voted in favor, (4-0).

3) ***Approval of Minutes: January 15, 2026.*** (6:11 PM)

Attachment: Cover Page

Attachment: ESCPC Draft Minutes 1.15.26.pdf

Seth Bowen made a motion to approve the Minutes dated Thursday, January 15, 2026. (6:11 PM). David Darcey seconded, and all voted in favor, (4-0).

Work Session (6:11 PM)

1) ***Discussion and review of potential amendments to the Eastern Summit County General Plan. The Planning Commission will provide direction and examine the scope, intent and process for the updates, but will take no formal action.*** Ray Milliner, Principal Planner, Mustapha Osman, County Planner. (6:11 PM)

Attachment: Cover Page

Attachment: East Side Staff Report Feb 5, 2026.pdf

Principal Planner Ray Milliner and Planner Mustapha Osman introduced the draft amendments to the Eastern Summit County General Plan for a work session discussion. They explained that the proposed amendments would be brought before the Commission over a series of future meetings. Elements of the plan discussed included Land Use, Housing, Transportation and Connectivity, Economic Development, Natural and Cultural Resources, Open Space, Community Health & Recreation, Water Use, Public Facilities and Services, Neighborhood Plans and Implementation. (6:12 PM)

Commissioners asked questions and gave feedback during a discussion on potential amendments to the Eastern Summit County General Plan. Commissioners proposed painting a picture of the general plan subjects, including public transportation, land use and area, affordable housing,

wildfire and fire infrastructure, water, and density. Planners Milliner and Osman responded to the questions and outlined the process moving forward. (6:18 PM)

Commission Items (6:48 PM)

Commissioner Hayes commented on OSAC. (6:49 PM)

Director Items (6:51 PM)

Ray Milliner, Principal Planner, provided an update on agenda items for future meetings and the application process for commission member openings. (6:51 PM)

Adjournment (6:56 PM)

Seth Bowen 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.