MINUTES

SUMMIT COUNTY

Eastern Summit County Planning Commission

SUMMIT COUNTY COURTHOUSE, COUNCIL CHAMBERS

60 NORTH MAIN STREET, COALVILLE, UT, UT, 84017

THURSDAY, APRIL 16, 2026

Meeting also conducted via Zoom.

DRAFT

Welcome/Attendance (6:01 PM)

David Darcey
Don Sargent
Alex Peterson
Bridget Hayes
Paul Wells

Peter Barnes
Ray Milliner
Mustapha Osman
Ryan Stack
Nathan Brooks
Amy Price
Brian Craven

Regular Session (6:02 PM)

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

2) ***Public comments for items not on the agenda or pending applications.*** (6:02 PM)

Commissioner Chair Peterson opened the meeting for public input at 6:02 p.m.
No one came forward to speak.
Commission Chair Peterson closed the meeting for public input at 6:03 p.m.

3) ***Public hearing and action on a Conditional Use Permit for the replacement and upgrade of 55 utility facilities (power poles) within existing Rocky Mountain Power easements in Eastern Summit County to address structural integrity concerns and meet applicable safety standards.***

Applicant: Andrew Badger, Rocky Mountain Power. Owner(s): Rocky Mountain Power (via easements). Administrative Review. Project #25-152. Mustapha Osman, County Planner. (6:03 PM)

Attachment: Cover Page

Attachment: 25-152 Staff Report.pdf

Attachment: Staff Presentation - RMP

Planner Mustapha Osman presented a Conditional Use Permit for the replacement and upgrade of power poles within existing Rocky Mountain Power easements. The purpose of the pole replacement was to improve Rocky Mountain Power's electrical system, enhance public safety and reduce wildfire risk. (6:03 PM)

Commissioners asked brief clarifying questions to which Planner Osman responded. (6:05 PM)

Commission Chair Peterson opened the meeting for public hearing at 6:07 p.m.

Penny Ogura was called to speak at 6:08 p.m.

Mike Mollinet was called to speak at 6:10 p.m.

Commission Chair Peterson closed the meeting for public hearing at 6:11 p.m.

Planner Osman responded to the questions raised during the public hearing. (6:11 PM)

Commissioner Darcy asked an additional question based on a comment made during the public hearing about the placement of poles. (6:13 PM)

Applicant, Andrew Badger with Rocky Mountain Power responded the pole placement concerns. (6:18 PM)

Bridget Hayes made a motion to approve the Conditional Use Permit to replace 51 existing distribution poles in Eastern Summit County pursuant to the findings of fact, conclusions of law and conditions of approval found in the staff report (6:24 PM). Paul Wells seconded, and the motion carried, (4-1).
Don Sargent voted AYE
Alex Peterson voted AYE
Bridget Hayes voted AYE
Paul Wells voted AYE
David Darcey voted NAY
Absent: Seth Bowen

Attachment: Public Comment List of Names

4) ***Discussion and preparation of topics for the May 6, 2026 joint meeting with the Summit County Council. Peter Barnes, Community Development Director.*** (6:24 PM)

Attachment: Cover Page

Community Development Director Peter Barnes led the discussion of potential topics for the May 6, 2026, joint meeting with the Summit County Council (6:24 PM)

Commissioners commented on the process and suggested topics to be included in the discussion at the joint meeting with the County Council. Several topics were raised during the discussion. The topics of interested suggested were maintaining the rural small-town character, code enforcement, boundaries surrounding the Overlay Zone and defining what a village is, open space versus affordable housing, water issues, coordination and integration of general plans and land use maps, the council's vision of the master land use map, the ability to put guardrails on total development based on limited resources such as water, various affordable housing processes and associated costs, bleed over impacts to Summit County resulting from Wasatch County developments, and the ability to encourage development within incorporated zones (6:27 PM)

Mr. Barnes provided final thoughts to the commissions regarding preparing for the joint meeting.

Work Session (7:04 PM)

1) ***Work Session to discuss and receive direction on proposed amendments to Chapter 8: Community Health and Recreation 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.*** (7:04 PM)

Attachment: Cover Page

Attachment: Work Session Chapter 8 April 16, 2026.pdf

Ray Milliner, *Principal Planner,* introduced amendments to Chapter 8: Community Health and Recreation of the Eastern Summit County General Plan and then turned the time over to Nathan Brooks, Environmental Health Director. (7:04 PM)

Nathan Brooks, *Environmental Health Director,* addressed the Commissioners and presented proposed amendments to Chapter 8: Community Health and Recreation of the Eastern Summit County General Plan. Director Brooks explained the Community Health Assessment (CHA) survey which formulated the Community Health Improvement Plan (CHIP) with the goal of creating a land use policy and program that promotes positive health outcomes throughout Summit County. (7:05 PM)

Commissioners commented on the Chapter 8 amendments and provided feedback to Planners Milliner and Osman. Topics discussed included the South Summit Recreation District and recreational opportunities, mental health services, RAP funding, affordable housing, radon, diverse cultures and maintaining heritage. Finally, the encouragement of community gardens and the addition of green belt language was suggested. (7:11 PM)

Commission Items (7:27 PM)

Commission Chair Peterson stated that he would like to see Ag Tourism continue to be addressed. Principal Planner Milliner responded to his concern. (7:28 PM)

Director Items (7:29 PM)

Principal Planner Milliner provided an update to the Commissioners regarding future discussions on the General Plan as well as agenda items for the upcoming planning meeting. (7:29 PM)

Adjournment (7:35 PM)

David Darcey made a motion to adjourn.The motion did not receive a second.

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