



MINUTES

SUMMIT COUNTY

Eastern Summit County Planning Commission

SUMMIT COUNTY COURTHOUSE

60 NORTH MAIN STREET, COALVILLE, UTAH, 84017

THURSDAY, MARCH 19, 2026

Meeting also conducted via Zoom.

Welcome/Attendance (6:00 PM)

David Darcey
Bridget Hayes
Seth Bowen
Paul Weller

Helen Strachan
Ray Milliner
Elizabeth Williams
Mustapha Osman
Melissa Mendez
Brian Craven

Bridget Hayes made a motion to elect David Darcey for Pro Tem Chair for this evening. (6:01 PM). Paul Weller seconded, and all voted in favor, (4-0). Absent: Don Sargent, Alex Peterson.

Regular Session (6:01 PM)

1) ***Pledge of Allegiance*** (6:02 PM)

2) ***Public Comment*** (6:02 PM)

Acting Commission Chair David Darcey opened the meeting for public comment.

No one appeared to comment.

Acting Commission Chair David Darcey closed the meeting for public comment. (6:02 PM)

3) ***Public hearing and action regarding a Preliminary Subdivision Plat for a 2-lot subdivision, located just west of 494 E Chalk Creek Road, Summit County, UT; Parcel NS-358. Applicants: Frankie***

Donaldson and Annette Moore. Administrative Review. Project # 26-002. Elizabeth Williams, County Planner. (6:02 PM)

Attachment: Cover Page

Attachment: 26-002 Chappell Estates Preliminary Plat Staff Report and exhibits.pdf

Planner Elizabeth Williams presented a preliminary subdivision Plat for a 2-lot subdivision. Project # 26-002. (6:04 PM)

Applicants Frankie Donaldson and Annette Moore presented the history of and reason for the request and asked a question of the planners. Attorney Helen Strachan and Acting Commission Chair Darcey responded. (6:10 pm)

Commissioners commented and asked questions about future subdivisions, water, and clarification on the two protection zones in the proposal. Planner Williams, along with applicants Frankie Donaldson and Annette Moore, responded. (6:14 PM)

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

Doug Moore came forward to speak. (6:16 PM)

Acting Commission Chair Darcey asked the speaker a question about the protection zones. Planner Williams, Doug Moore, and the applicants responded. (6:20 PM)

Acting Commission Chair Darcey closed the public hearing. (6:31 PM)

Bridget Hayes made a motion to approve the subdivision application for Parcel NS-358, subject to the following findings of fact, conclusions of law, and conditions of approval found in the staff report. (6:40 PM). Paul Weller seconded, and all voted in favor, (4-0). Absent: Don Sargent, Alex Peterson.

Work Session (6:41 PM)

- 1) ***Work session discussion of Chapter 5: Economic Development and Agriculture and Chapter 6: Natural and Cultural Resources of the Eastern Summit County General Plan. The Commission will discuss the chapters and provide feedback. No action will be taken. Legislative Process. Ray Milliner, Principal Planner, Mustapha Osman County Planner. (6:41 PM)***

Attachment: Cover Page

Attachment: Work Session Chapter 5 and 6 March 19, 2026.pdf

Principal Planner Ray Milliner and Planner Mustapha Osman led a Work session on Chapter 5 (Economic Development and Agriculture) and

Chapter 6 (Natural and Cultural Resources) of the Eastern Summit County General Plan. (6:42 PM)

Commissioners raised questions and comments seeking clarification on key objectives. They questioned whether development responsibility falls on the County, the developer, or both, and what that means for smaller local entities. The group emphasized the importance of providing support at all levels and agreed on the need to clearly define the scope of the discussion. Commissioners also explored what tools are available to deliver sidewalks, curbs, and gutters, noting that cities typically provide infrastructure that the County cannot, and that the County's rural identity shapes what is feasible. On economic development, discussion centered on the tension between promoting a livable wage and supporting small businesses, how businesses operate in a rural setting, and the challenges posed by mixed-use businesses, tech, and restaurants all within an economy heavily dependent on construction. Regarding zoning, Commissioners noted that progress would require updates to the use table and the creation of new business zones to accommodate mixed-use development. For Chapter 6, the focus was on revising Section 6.1's Process Objective and clarifying strategy and process, along with a review of migration patterns. Finally, the group discussed using the natural environment to coordinate trails and bike paths, and agreed on the need to add language protecting public land, aquifers, and open space, and more, with a focus on quality of life. Planner Milliner and Planner Osman responded. (6:47 PM)

Commission Items (7:17 PM)

No Items brought forward. (7:18 PM)

Directors Items (7:18 PM)

Community Development Director Peter Barnes outlined the procedures for proposed future work sessions, responded to questions about training sessions and a planning retreat, and provided an update on the reappointment and appointment of Commission Members. He stated that the election of the new Chair and Vice Chair would take place at the next meeting and previewed agenda items for future meetings. Commissioners asked additional questions about the process and scheduling. Director Barnes responded. (7:18 PM)

Adjournment (7:28 PM)

Paul Weller made a motion to adjourn. Seth Bowen 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.