



MINUTES

SUMMIT COUNTY

Eastern Summit County Planning Commission
SUMMIT COUNTY COURTHOUSE, COUNCIL CHAMBERS
60 NORTH MAIN STREET, COALVILLE, UT, UT, 84017
THURSDAY, MAY 21, 2026

Meeting also conducted via Zoom.

<i>DRAFT</i>

Welcome/Attendance

David Darcey
Alex Peterson
Bridget Hayes
Seth Bowen
Paul Weller

Helen Strachan
Peter Barnes
Ray Milliner
Amir Caus
Mustapha Osman
Amy Price
Brian Craven

Regular Session (6:01 P.M.)

- 1) ***Pledge of Allegiance*** (6:01 P.M.)
- 2) ***Public comments for items not on the agenda or pending applications.*** (6:02 P.M.)

Commission Chair Peterson opened the meeting for public comment at 6:02 p.m.

Corey Dutton with South Summit Trails Foundation was called to speak at 6:03 p.m.

Commission Chair Peterson closed the meeting for public comment at 6:04 p.m.

- 3) ***Continued Public hearing and action regarding a Conditional Use Permit for the Raduenz Commercial Stables, Riding Arena and Event Center, located at 388 East Boulderville Road, Summit County, UT; Parcel WMS-5. Applicant: Kim and Tim Raduenz; Administrative Process. Project #25-015.*** Amir Caus, AICP, Senior Planner. (6:05 P.M.)

Attachment: Cover Page

Attachment: Raduenz Commercial Stables and Riding Arena CUP - CONTINUED PUBLIC HEARING.pdf

Amir Caus, *AICP Senior Planner*, reintroduced the Raduenz Commercial Stables, Riding Arena, and Event Center CUP. Planner Caus stated that, after hearing feedback from the public and the Commission, the request for an Event Center had been removed, and the number of daily visitors was now limited to 30 people. Staff recommended approval of the Conditional Use Permit as revised. (6:05 P.M.)

Applicant Kim Raduenz briefly addressed the commission at 6:07 p.m.

Commissioners asked clarifying questions and commented on the revised application. Planner Caus, the applicants, and Civil Deputy Attorney Helen Strachan responded to the concerns. (6:08 P.M.)

Commission Chair Peterson opened the meeting for public hearing at 6:31 p.m.

Augusta Clarke was called to speak at 6:31 p.m.

Melissa Band was called to speak at 6:34 p.m.

Gavin Cutler was called to speak at 6:36 p.m.

Stephanie Russell was called to speak at 6:39 p.m.

David McWilliams was called to speak at 6:40 p.m.

Kaylee Cassidy was called to speak at 6:43 p.m.

Commission Chair Peterson closed the meeting for public hearing at 6:44 p.m.

Commissioners asked final questions about the application to which Senior Planner Caus responded. (6:45 P.M.)

Bridget Hayes made a motion to approve the proposed Conditional Use Permit for parcel WMS-5 pursuant to the findings of fact, conclusions of law and conditions of approval found in the staff report. Paul Weller seconded, and all voted in favor, (5-0).

Attachment: Public Comment List of Names

- 4) ***Public hearing and action regarding an amendment to an existing Conditional Use Permit for site fill and an added recycling facility at 5357 W Browns Canyon Rd; Parcel SS-76-9. Applicant/Owner: Scott Schofield. Administrative review. Project #25-107.*** Mustapha Osman, County Planner. (6:55 P.M.)

Attachment: Cover Page

Attachment: Staff Report 25-152 05.21.26.pdf

Mustapha Osman, *Planner*, presented an amendment to an existing CUP at 5357 W Browns Canyon Road, Parcel SS-76-9. Staff recommended approval of the Conditional Use Permit. (6:55 P.M.)

Commissioners asked clarifying questions to which Planner Osman, the applicant, Scott Schofield, Civil Engineer, Gus Sherry, and Principal Planner Ray Milliner responded. (6:58 P.M.)

Commission Chair Peterson opened the meeting for public hearing at 7:19 p.m.

No one came forward to speak.

Commission Chair Peterson closed the meeting for public hearing at 7:19 p.m.

Commissioners asked final questions regarding the recycling activities. Mr. Schofield and Planner Osman addressed the additional concerns. (7:20 P.M.)

Commission Chair Peterson asked if there was a motion to approve the amendment to the CUP with the change of striking condition number 14 and changing condition number 8 to be Monday through Sunday.

Bridget Hayes made a motion to approve the proposed amendment to the existing Conditional Use Permit for Parcel SS-76-9 pursuant to the findings of fact, modified conditions of approval and conclusions of law found in the staff report. Seth Bowen seconded, and all voted in favor, (5-0).

Attachment: Staff Presentation - Schofield

Work Session (7:25 P.M.)

- 1) ***Work Session to discuss and receive direction on proposed amendments to Chapter 7: Open Space 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.

Attachment: Cover Page

Attachment: Work Session Chapter 7 May 21, 2026.pdf

Principal Planner Ray Milliner and Planner Mustapha Osman presented amendments to Chapter 7: Open Space of the Eastern Summit County General Plan for discussion with and direction from the Planning Commission. (7:25 P.M.)

Commissioners provided comments and asked questions on the proposed Open Space section of the General Plan. Attorney Strachan, Planners Milliner, and Osman addressed the issues raised. (7:33 P.M.)

Commission Items (8:08 P.M.)

No Commissioner Items were presented. (8:08 P.M.)

Director Items (8:08 P.M.)

Peter Barnes, *Community Development Director*, addressed the commission, thanked them for their work during the joint meeting with County Council and provided a preview of agenda items for upcoming meetings.

Adjournment (8:11 P.M.)

Paul Weller made a motion to adjourn. David Darcey 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.