



MINUTES

SUMMIT COUNTY

Eastern Summit County Planning Commission
SUMMIT COUNTY SERVICES BUILDING-AUDITORIUM
110 NORTH MAIN STREET, KAMAS, UTAH, 84036
THURSDAY, APRIL 2, 2026

Meeting also conducted via Zoom.

Welcome/Attendance (6:00 PM)

David Darcey
Alex Peterson
Bridget Hayes
Paul Weller

Helen Strachan
Ray Milliner
Amanda Curtis
Melissa Mendez
Brian Craven

Regular Session (6:00 PM)

1) ***Pledge of Allegiance*** (6:00 PM)

2) ***Election of Chair and Vice-Chair*** (6:00 PM)

Commissioner David Darcey nominated Chair Commissioner Alex Peterson for the 2026-2027 Chair. (6:01 PM)

David Darcey made a motion to appoint Alex Peterson as Commission Chair of the Eastern Summit County Planning Commission. (6:01 PM). All voted in favor, (4-0). Absent: Don Sargent, Seth Bowen.

Commission Chair Peterson nominated Commissioner David Darcey for the 2026-2027 Vice Chair. (6:01 PM)

Alex Peterson made a motion to appoint David Darcey, Eastern Summit County Planning Commission Vice Chair. (6:01 PM). Bridget Hayes seconded, and all voted in favor, (4-0). Absent: Don

Sargent, Seth Bowen.

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

Commission Chair Alex Peterson opened the meeting for public input. (6:02 PM)

No one appeared to comment.

Commission Chair Alex Peterson closed the meeting for public input.

- 4) ***Public hearing and action regarding a Conditional Use Permit for a Contractor's Yard; 2055 W State Rd 32, Francis, Summit County, Utah; Parcels CD-2061, CD-2061-A, CD-2061-A-LLA. Applicant: Mike Leavitt, MC Contractors Inc. Owner: Leavco LLC. Administrative Review. Project # 25-186. Amanda Curtis, County Planner.*** (6:02 PM)

Attachment: Cover Page

Attachment: 25-186 Staff Report.pdf

Planner Amanda Curtis presented a Conditional Use Permit for a Contractor's Yard to the Commissioners. (6:03 PM)

Commissioners provided comments and asked several questions. They sought clarification about the 9.9 acres and Condition 16. Specifically, they asked if this is within the declaration area for Francis and if the town of Francis lies to the east. They also requested clarification of the annexation declaration area and details about the access road's material composition. Planner Curtis and applicant Mike Leavitt addressed these questions. (6:10 PM)

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

No one appeared to comment.

Commission Chair Alex Peterson closed the meeting for a public hearing.

Bridget Hayes made a motion to approve Conditional Use Permit for a Contractor's Yard. On Lots CD-2061, CD-2061-A, CD-2061-A-LLA, subject to the findings of fact, conclusions of law, and conditions of approval found in the staff report. (6:15 PM). David Darcey seconded, and all voted in favor, (4-0). Absent: Don Sargent, Seth Bowen.

- 5) ***Approval of Minutes: March 5, 2026.*** (6:16 PM)

Attachment: Cover Page

Attachment: Draft ESCPC Minutes 3.5.26.pdf

David Darcey made a motion to approve Minutes dated March 5, 2026, as presented. (6:17 PM). Paul Weller seconded, and all voted

in favor, (4-0). Absent: Don Sargent, Seth Bowen.

Work Session (6:17 PM)

- 1) ***Work Session Discussion of proposed amendment to the Eastern Summit County Development Code to create the Lost Creek Community Zone. The purpose of the zone is to create language that would enable development in the Brown's Canyon area. Garff Rogers Ranch LLC owner, Ivory Development Representative. Legislative Process. Ray Milliner, Principal Planner.*** (6:18 PM)

Attachment: Cover Page

Attachment: Work Session Report April 2, 2026.pdf

Planner Ray Milliner presented an amendment to the Eastern Summit County Development Code to create the Lost Creek Community Zone. (6:18 PM)

Chris Gamvroulas, President of Ivory Development; Wade R. Budge, attorney with the law offices of Snell & Wilmer; and Eric Langvardt, Langvardt Design Group, LLC Architect and Ivory Community Planner, presented the proposed amendment to create the Lost Creek Community Zone. (6:21 PM)

Commissioners provided comments and asked questions about setting expectations for community input and emphasizing its importance. They discussed zone size and request, the 100-acre minimum, defining Lost Creek boundaries, the overlay process and alternatives, forming a municipality, and infrastructure planning. Other topics included Brown's Canyon Road access, traffic study and daily use, Promontory Road as secondary access, phasing the plan, community and downstream impacts, anticipated density, open space and wetlands, number of homes, density range (2,285–3,000), unintended consequences, undo impacts and mitigation plans, and staff-applicant collaboration. Planner Milliner, President Gamvroulas, Snell & Wilmer attorney Wade R. Budge, and Community planner Eric Langvardt responded. (6:58 PM)

Commission Items (7:55 PM)

Commissioner David Darcey asked Civil Deputy Attorney Helen Strachan about the need for communication training. Attorney Strachan responded. (7:55 PM)

Director Items (7:56 PM)

Planner Milliner previewed upcoming agenda items and updated the Commission on efforts to fill the vacant Commission seat. (7:56 PM)

Adjournment (7:59 PM)

David Darcey made a motion to approve Adjournment (7:59 PM).The motion did not receive a second.

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.