



MINUTES

SUMMIT COUNTY

Eastern Summit County Planning Commission
SUMMIT COUNTY SERVICES BUILDING-AUDITORIUM
110 NORTH MAIN STREET, KAMAS, UTAH, 84036
THURSDAY, MAY 7, 2026

Meeting also conducted via Zoom.

Welcome/Attendance (6:04 PM)

David Darcey
Alex Peterson
Bridget Hayes

Helen Strachan
Ray Milliner
Amir Caus
Elizabeth Williams
Melissa Mendez
Brian Craven

Regular Session (6:04 PM)

1) ***Pledge of Allegiance*** (6:05 PM)

2) ***Public Comment*** (6:06 PM)

Commission Chair Peterson opened the meeting for public comment at 6:06 p.m.

Carleton and Nancy Watkins were called to speak. (6:06 PM)

Commission Chair Peterson closed the meeting for public comment at 6:07 p.m.

3) ***Public hearing and possible 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. (6:08 PM)

Attachment: Cover Page

Attachment: Raduenz Commercial Stables, Riding Arena and Event Center CUP - May 7, 2026 ESCPC.pdf

Amir Caus, *AICP, Senior Planner*, presented a Conditional Use Permit for the Raduenz Commercial Stables. Project #25-015. Applicants: Kim, Tim, and daughter Parker Raduenz were available for questions. Staff recommended approval of the application. (6:08 PM)

Applicant Kim Raduenz addressed the Commission and introduced her husband, Tim and daughter, Parker. Ms. Raduenz provided additional information about the application for discussion. (6:09 PM)

Commissioners asked detailed questions of the applicants. Senior Planner Caus and the applicants responded to the questions raised. (6:13 PM)

Commission Chair Peterson opened the meeting for a public hearing at 6:42 p.m.

Teana Lazenby was called to speak. (6:44 PM)

Shawn Hormon was called to speak. (6:46 PM)

Augusta Clarke was called to speak. (6:51 PM)

Commissioner Paul Weller joined the meeting. (6:53 PM)

David Darcey
Alex Peterson
Bridget Hayes
Paul Weller

Helen Strachan
Ray Milliner
Amir Caus
Elizabeth Williams
Melissa Mendez
Brian Craven

Melissa Band was called to speak. (6:58 PM)

David Crockett was called to speak. (7:01 PM)

Samantha Russell was called to speak. (7:02 PM)

Clay Atkinson was called to speak. (7:03 PM)

Kristin Bryson was called to speak. (7:10 PM)

Taira Campbell was called to speak. (7:13 PM)

Bridger Bryson was called to speak. (7:17 PM)

Brad Wilde was called to speak. (7:20 PM)

Commission Chair Peterson closed the meeting for public hearing at 7:23 p.m.

Commissioners responded to the public comments and asked questions. Planner Caus, Planner Milliner, Civil Deputy Attorney Helen Strachan, and Applicants Kim and Tim Raduenz responded. (7:23 PM)

Commission Chair Peterson reopened the public hearing. (7:50 PM)

David Darcey made a motion to move the agenda item and public hearing to a date certain of May 21, 2026. (7:50 PM). Bridget Hayes seconded, and all voted in favor, (4-0). Absent: Seth Bowen.

Attachment: Public Sign In Sheet

- 4) ***Public hearing and action regarding the Preliminary Plat of Blue Sky Ranches Amended and Extended Subdivision for a nine (9) lot subdivision, located at and near 2291 Blue Sky Road, Summit County, UT; Parcels BSL-1, BSL-2, BLUE SR-1, BLUE SR-2, and NS-86-A. Applicant: Roy Williams. Owners: Blue Sky Corporate Ranch, LLC and Michael C. Phillips. Administrative Process. Project # 26-014. Elizabeth Williams, County Planner. (7:54 PM)***

Attachment: Cover Page

Attachment: 26-014 Staff Report Blue Sky Ranches Amended and Extended PP Complete.pdf

Planner Elizabeth Williams and Senior Vice President of Development for Blue Sky Ranch, Roy Williams, presented the amended and extended Preliminary Plat for a nine-lot subdivision located within Blue Sky Ranches. Staff recommended approval of the application. (7:54 PM)

Roy Williams, *Blue Sky Ranches Senior Vice President for Development*, presented to the Commission. He provided an historical timeline for additional perspective on the application. (8:02 PM)

Commission members commented and asked questions about lot sizes, wildlife site visits, future development, and current roads. Planner Elizabeth Williams, Mr. Williams, and Civil Deputy Attorney Helen Strachan responded to the commissioner concerns. (8:18 PM)

Commission Chair Peterson opened the meeting for a public hearing at 8:36 p.m.

Carleton Watkins was called to speak. (8:38 PM)

Scott Ward was called to speak. (8:40 PM)

Courtney Brown was called to speak. (8:41 PM)

Casey Jones was called to speak. (8:43 PM)

Tracy Otterness was called to speak. (8:46 PM)

Alex Wetmore was called to speak. (8:49 PM)

Tracy Otterness was called to speak. (8:51 PM)

Lindy Sternkyhc was called to speak. (8:52 PM)

Commission Chair Peterson closed the meeting for a public hearing at 8:52 p.m.

Commissioners responded to the public comments and asked additional questions. Planner Williams and Vice President Williams responded. (8:53 PM)

David Darcey made a motion to approve Preliminary Plat of Blue Sky Ranches Amended and Extended Subdivision for a nine (9) lot subdivision, with the following changes to the conditions: on condition number 10, strike out the verbiage discussing construction activities shall occur from December 1st through April 15th to minimize big game disturbance.. Paul Weller seconded, and the motion carried, (3-1).

David Darcey voted AYE

Alex Peterson voted AYE

Paul Weller voted AYE

Bridget Hayes voted NAY

- 5) ***Public hearing and action regarding the proposed Crescent Villas Condominium Plat located on parcel BSL-1 (to become Lot 106 of the proposed Blue Sky Ranch Amended and Extended Subdivision), near 2291 Blue Sky Road, Summit County, UT. Applicant: Roy Williams. Owners: Blue Sky Corporate Ranch, LLC and Michael C. Phillips. Administrative Process. Project # 26-013. Elizabeth Williams, County Planner. (9:03 PM)***

Attachment: Cover Page

Attachment: 26-013 Crescent Villas Condominiums Condo Plat Staff Report complete REDUCED.pdf

Planner Elizabeth Williams and applicant Senior Vice President of Blue Sky Ranch Roy Williams presented the proposed Crescent Villas Condominium Plat for approval to the County Manager. (9:03 PM)

Commission members commented and asked questions to which Planner Williams, Vice President Williams, and Attorney Strachan responded. (9:08 PM)

Commission Chair Peterson opened the meeting for a public hearing at 9:15 p.m.

Tracey Otterness was called to speak. (9:16 PM)

Scott Ward was called to speak. (9:17 PM)

Commission Chair Peterson closed the meeting for a public hearing at 9:21 p.m.

Commission Chair Peterson had final comments on the application. (9:21 PM)

David Darcey made a motion to forward a positive recommendation to the County Manager for the proposed Crescent Villas Condominium Plat located on parcel BSL-1, now as lot 106, with the following change to condition number three striking the issue of no construction activity shall occur from December 1st through April 15th to minimize big game disturbance and all fencing will need to be wildlife friendly. (9:25 PM). Paul Weller seconded, and all voted in favor, (4-0).

6) ***Approval of Minutes: March 19, 2026, and April 16, 2026.*** (9:27 PM)

Attachment: Cover Page

Attachment: Draft ESCPC Minutes 3.19.26.pdf

Attachment: Draft ESCPC Minutes 4.16.26.pdf

David Darcey made a motion to approve Minutes dated March 19, 2026, and Minutes dated April 16, 2026. Bridget Hayes seconded, and all voted in favor, (4-0).

Work Session (9:27 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.*** (9:28 PM)

Attachment: Cover Page

Attachment: Work Session Report May 7, 2026.pdf

Principal Planner Ray Milliner, Attorney Wade R. Budge of the law offices of Snell & Wilmer, and Eric Langvardt, Langvardt Design Group, LLC, Architect and Ivory Community Planner, continued the discussion of the Lost Creek Community Zone, answering questions raised at the April 2, 2026, meeting. (9:28 PM)

Commission members commented and asked questions. Discussion continued on the proposed amendment to the Development Code. Planner Milliner, Snell & Wilmer Attorney Wade R. Budge, and Architect Eric Langvardt responded to the questions and concerns raised. (9:44 PM)

Commission Items (10:29 PM)

Commissioners discussed the results of the Joint ESCPC Commission and Council meeting. (10:29 PM)

Director Items (10:30 PM)

Planner Milliner thanked the commissioners for their efforts and provided a brief preview of items for upcoming meetings. (10:30 PM)

Adjournment (10:31 PM)

David Darcey made a motion to adjourn. All voted in favor, (4-0). Absent: Seth Bowen.

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.