



MINUTES

SUMMIT COUNTY

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

Meeting also conducted via Zoom.

Draft

Welcome/Attendance (6:00 PM)

David Darcey
Bridget Hayes
Seth Bowen
Paul Weller
John Adam Olive
Terry Diston

Helen Strachan
Ray Milliner
Amir Caus
Melissa Mendez
Brian Craven

Regular Session (6:00 PM)

- 1) ***Pledge of Allegiance*** (6:00 PM)
- 2) ***Public comment for items not on the agenda or pending applications.*** (6:01 PM)

Commission Vice Chair David Darcey opened the meeting for public comment at 6:01 p.m.

No one came forward to speak.

Commission Vice Chair David Darcey closed the meeting for public comment at 6:01 p.m.

Technical issues with sound. (6:01 PM)

Technical issues with sound resolved. (6:26 PM)

- 3) *****This Public Hearing has been continued to the July 16, 2026, meeting*****
Public Hearing and Possible Action regarding a Plat Amendment for parcels HL-62, HL-64 and HL-Roads-62 and a private road vacation of HL-Roads-62 of Hidden Lake Ranch Subdivision, located at 8163 Aspen Loop, Summit County, Utah. Applicant: Langley Kushman; Owner: Kathryn Scherer. Administrative Review. Project # 25-206. Elizabeth Williams, County Planner. (6:27 PM)

Attachment: Cover Page

Attachment: 25-206 Hidden Lake Lots 62 and 64 Combine and Road Vacation v4 complete.pdf

Commissioner Vice Chair Darcey confirmed that the Public Hearing and Action on the Plat Amendment presented by Planner Elizabeth Williams would be tabled and continued to the July 16, 2026 meeting. The motion was made, seconded, and approved by vote. (6:28 PM)

Paul Weller made a motion to table and continue to the July 16, 2026, meeting. (6:28 PM). Bridget Hayes seconded, and all voted in favor, (7-0).

- 4) ***Public Hearing and Action regarding a Final Site Plan for the Promontory Nicklaus Clubhouse Phase 5 pool addition, located at 6347 Golf Club Link (Parcel SS-52-PVG6), Promontory, Summit County, UT; Applicant: Jeff Young, Promontory Homes; Administrative Review. Project #26-048. Amir Caus, AICP, Senior Planner. (6:30 PM)***

Attachment: Cover Page

Attachment: Promontory - Nicklaus Clubhouse Final Site Plan Phase 5 Staff Report - July 2, 2026 ESCPC.pdf

Planner Amir Caus and Jeff Young, Director of Commercial Construction at Promontory Club of Promontory Homes, presented the Final Site Plan for the Promontory Nicklaus Clubhouse Phase 5 pool addition for review. Project #26-048. (6:31 PM)

Commission members commented and asked questions. Commissioners asked about the project's history and water conservation. Director Young and Planner Caus responded. (6:33 PM)

Commission Vice Chair Darcey opened the meeting for a public hearing at 6:34 p.m.

Chris Tomczyk was called to speak at 6:35 p.m.

Commission Vice Chair Darcey closed the meeting for a public hearing at 6:36 p.m.

Commissioners commented and asked questions about water conservancy. Director Young responded. (6:36 PM)

Bridget Hayes made a motion to forward a positive recommendation to the Summit County Manager to approve the proposed final site plan in accordance with the findings of fact, conclusions of law and conditions of approval found in the staff report. (6:39 PM). Terry Diston seconded, and all voted in favor, (6-0). Absent: Alex Peterson.

- 5) ***Public Hearing and Recommendation to the County Council for Amendments to The Eastern Summit County Development Code Section 11-4-5(F)(2): Parcel Boundary Adjustments AND section 11-4-2(C)(2) Parcel Boundary Adjustment Involving Non-Conforming Parcels. Ray Milliner, Principal Planner. (6:40 PM)***

Attachment: Cover Page

Attachment: July 2 East Side PC Report.pdf

Planner Ray Milliner recommended amendments to Eastern Summit County Development Code Sections 11-4-5(F)(2) and 11-4-2(C)(2) regarding parcel boundary adjustments, including non-conforming parcels. (6:40 PM)

Commissioners commented and asked questions about the process for the partial boundary adjustment and whether more staff would be needed. Planner Milliner responded. (6:43 PM)

Commission Vice Chair Darcey opened the meeting for a public hearing at 6:49 p.m.

No one came forward to speak.

Commission Vice Chair Darcey closed the meeting for a public hearing at 6:49 p.m.

Bridget Hayes made a motion to forward a positive recommendation of approval to the County Council for the proposed text amendment to the Development Code Section based on findings of fact, conclusions of law, and conditions of approval found in the staff report. (6:50 PM). Paul Weller seconded, and all voted in favor, (6-0). Absent: Alex Peterson.

Work Session (6:50 PM)

- 1) ******This item was previously noticed as a public hearing but has been changed to a work session. No public comment will be taken ******

Work Session regarding a proposed amendment to the Eastern Summit County Development Code to amend Chapter 11-3 to create the Lost Creek Community Zone. The purpose of the proposed 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. Project #26-099. Ray Milliner, Principal Planner. (6:50 PM)

Attachment: Cover Page

Attachment: Work Session Report July 2, 2026.pdf

Planner Amir Caus updated the commission on revisions to establish the Lost Creek Community Zone. (6:51 PM)

Ivory Homes President Chris Gamvroulas, Snell & Wilmer Partner Wade Budge, P.C., and Eric Lane Barto presented recent changes to the commissioners and provided a high-level analysis in response to the commissioners' questions from the previous meeting. (6:53 PM)

Commission members commented and asked questions about the Lost Creek Community Zone proposal, including the inclusion of new parcels, zone performance standards, and density impacts on traffic and rural character. They addressed minimum thresholds, property rights, ownership, and options such as conservation easements. Other topics included public transportation, the development process, scope and expiration of agreements, community benefits, housing types and affordability, and the upcoming public hearing. President Gamvroulas, Partner Budge, and Planner Milliner responded. (7:37 PM)

Commission Items (8:06 PM)

Vice Chair Darcey attended the Utah Association of Counties Data Centers Summit and shared key takeaways with the commission. (8:06 PM)

Director Items (8:08 PM)

Planner Milliner highlighted Vice Chair Darcey's key points and suggested ways to strengthen the Eastern Summit County General Plan. (8:08 PM)

Adjournment (8:11 PM)

Paul Weller made a motion to adjourn. Terry Diston seconded.

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