MINUTES

SUMMIT COUNTY

Eastern Summit County Planning Commission

SUMMIT COUNTY SERVICES BUILDING-AUDITORIUM

110 NORTH MAIN STREET, KAMAS, UTAH, 84036

THURSDAY, AUGUST 6, 2026

Meeting also conducted via Zoom.

Draft

Welcome/Attendance (6:00 PM)

David Darcey	Helen Strachan
Alex Peterson	Peter Barnes
Bridget Hayes	Ray Milliner
Seth Bowen	Laura Kuhrmeyer
Paul Weller	Ron Boyer
John Olive	Melissa Mendez
	Brian Craven

Regular Session (6:00 PM)

1) ***Pledge of Allegiance*** (6:01 PM)

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

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

No one came forward to speak. (6:02 PM)

Commission Chair Alex Peterson closed the meeting for public comment. (6:02 PM)

3) ***Approval of Minutes: June 18, 2026, and July 2, 2026.*** (6:03 PM)

Attachment: Cover Page

Attachment: Draft ESCPC Minutes 6.18.26.pdf

Attachment: Draft ESCPC Minutes 7.2.26.pdf

David Darcey made a motion to approve the Minutes for June 18, 2026, as presented. (6:03 PM). John Olive seconded, and all voted in favor, (6-0). Absent: Terry Diston.

David Darcey made a motion to approve the Minutes for July 2, 2026, as presented. (6:03 PM). Seth Bowen seconded, and all voted in favor, (6-0). Absent: Terry Diston.

4) ***Public Hearing, Action regarding the proposed Plat Amendment for Hidden Lake Ranch Subdivision Lots 137 and 158; 3264 E Riverside Ln & 3298 N Riverside Way; Parcels HL-137, HL-ROADS-137, HL-158 and HL-ROADS-159. Applicant: Mindy Dansie. Owner: HMT Holdings LLC. Administrative Process. Project #26-034. Laura Kuhrmeyer, County Planner.*** (6:04 PM)

Attachment: Cover Page

Attachment: Project 26-034 - hidden lake 137 158 plat amendment staff report 8.6.26

Planner Laura Kuhrmeyer presented a plat amendment for Hidden Lake Ranch Lots 137 and 158. The applicants propose combining each lot with the adjacent right-of-way to create larger lots. Project #26-034. (6:04 PM)

Commission Chair Alex Peterson opened the meeting for a public hearing. (6:06 PM)

No one came forward to speak. (6:06 PM)

Commissioners had no comments or questions. (6:06 PM)

David Darcey made a motion to approve the Plat Amendment for Hidden Lake Ranch Subdivision, Lots 137 and 158 as well as Parcels HL-137, HL-ROADS-137, HL-158 and HL-ROADS-159 as presented in the staff report following Findings of Fact, Conclusions of Law, and Conditions of Approval (6:07 PM). John Olive seconded, and all voted in favor, (6-0). Absent: Terry Diston.

5) ***Public Hearing, Action regarding a Preliminary Subdivision Plat for a four Lot Subdivision, Lewis Estates Subdivision, located adjacent to 472 East 3200 North; Parcel CD-361. Applicant: Lambert Lewis. Administrative Process. Project # 26-008. Laura Kuhrmeyer, County Planner.*** (6:08 PM)

Attachment: Cover Page

Attachment: 26-008 Lewis Estates Prelim Subdivision Staff Report ESCPC 8.6.26

Planner Laura Kuhrmeyer presented the preliminary plat for Lewis Estates Subdivision. The applicant proposes to divide the 40-acre Parcel CD-361 into four 1-acre lots, a 20.84-acre parcel with an existing home, and a 15.45-acre remainder. Approximately 0.55 acres of East 3200 North will be dedicated to the County Highway Authority. Project #26-008. (6:09 PM)

Commissioners commented and asked questions. Planner Kuhrmeyer responded. (6:11 PM)

Commission Chair Alex Peterson opened the meeting for a public hearing. (6:18 PM)

No one came forward to speak. (6:18 PM)

Commission Chair Alex Peterson closed the meeting for a public hearing. (6:18 PM)

David Darcey made a motion to approve Lewis Estates Premier Subdivision, as presented pursuant to the following findings of fact, conclusions of law, and conditions of approval presented in the staff report. (6:19 PM). John Olive seconded, and all voted in favor, (6-0). Absent: Terry Diston.

6) ***Public Hearing, Recommendation to the County Council for amendments to the following sections of the Eastern Summit County Planning Commission. Sections 11-6-13: Use Table, 11-4-5: Subdivisions, 11-6-17: Project Closure Due to Inaction, 11-7-13: Enforcement, and 11-7-5: Planning Commission. Legislative Process. Project #26-089. Jennifer Strader, Principal Planner.*** (6:20 PM)

Attachment: Cover Page

Attachment: Staff Report ESCPC 8.6.26 PH Code Amendments SB284.pdf

Planner Jennifer Strader presented proposed amendments to Eastern Summit County Code Sections 11-6-13, 11-4-5, 11-6-17, 11-7-13, and 11-7-5 to align with Senate Bill 284 from the 2026 legislative session. Project #26-089. (6:20 PM)

Commissioners commented and asked questions. Planner Strader responded. (6:22 PM)

Commission Chair Alex Peterson opened the meeting for a public hearing. (6:27 PM)

No one came forward to speak. (6:27 PM)

Commission Chair Alex Peterson closed the meeting for a public hearing. (6:27 PM)

David Darcey made a motion to Forward a Positive Recommendation to the County Council for amendments to the Eastern Summit Development Code, specifically sections 11-6-13: Use Table, 11-4-5: Subdivisions, 11-6-17: Project Closure Due to Inaction, 11-7-13: Enforcement, and 11-7-5: Planning Commission Legislative Processes, based upon the findings of fact and conclusions of law stated in the staff report. (6:28 PM). Seth Bowen seconded, and all voted in favor, (6-0). Absent: Terry Diston.

7) ***Public Hearing, Recommendation to the Summit County Council for amendments to Chapters 11-6-11: Revocation of Approvals and/or Permits, 11-7-13: Enforcement, 11-7-14: Violations and Penalties, and 11-7-16: Appeal Procedures. Legislative Process. Project #26-115. Ray Milliner, Principal Planner.*** (6:29 PM)

Attachment: Cover Page

Attachment: Helen Language Staff report August 6 2026.pdf

Planner Ray Milliner presented proposed amendments to Eastern Summit County Code Chapters 11-6-11, 11-7-13, 11-7-14, and 11-7-16. The amendments clarify revocation procedures for land-use approvals and permits and designate the Administrative Law Judge as the new appellate body for related decisions. Project #26-115. (6:29 PM)

Commissioners commented and asked questions. Planner Milliner responded. (6:32 PM)

Commission Chair Alex Peterson opened the meeting for a public hearing. (6:34 PM)

Rich Dunmer came forward to speak. (6:35 PM)

Commission Chair Alex Peterson closed the meeting for a public hearing. (6:37 PM)

David Darcey made a motion to Forward a Positive Recommendation to the Summit County Council for the Summit County Development Code sections 11-6-11, 11-7-13, 11-7-14, and 11-7-16 based upon the findings of fact and conclusions of law as stated in the staff report. (6:37 PM). John Olive seconded, and all voted in favor, (6-0). Absent: Terry Diston.

8) ***Public Hearing, Recommendation to the County Council for 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.*** (6:39 PM)

Attachment: Cover Page

Attachment: Public Hearing August 6, 2026.pdf

Planner Ray Milliner presented a text amendment to create the Lost Creek Community Zone (LCCZ) in Chapter 11-3, providing guidelines for future development in the Brown's Canyon/Lost Creek area. The amendment, submitted by Garff Rogers Ranches LLC and Ivory Development, does not approve any specific projects or construction. (6:40 PM)

Attorney Wade R. Budge of Snell & Wilmer, Land Planner Eric Langvardt of Langvardt Design Group LLC, and Project Manager Peter Gamvroulas of Ivory Development presented the Lost Creek Community Zone to the Eastern Summit Planning Commission. (6:45 PM)

Commission Chair Alex Peterson opened the meeting for a public hearing. (7:08 PM)

Vince Rogers was called to speak. (7:09 PM)

McKenna Marchant was called to speak. (7:11 PM)

Mackenzie Pino was called to speak. (7:14 PM)

Jill Jones was called to speak. (7:16 PM)

Michael Cook was called to speak. (7:18 PM)

David Bobrowsky was called to speak. (7:20 PM)

Sandy Cohn was called to speak. (7:23 PM)

Patricia Megaard was called to speak. (7:26 PM)

Harrison Holley was called to speak. (7:28 PM)

Steve Karten was called to speak. (7:31 PM)

Bruce Shanahan was called to speak. (7:32 PM)

Jennifer Price was called to speak. (7:35 PM)

Nathan Ivie was called to speak. (7:40 PM)

Lindy was called to speak. (7:47 PM)

Mitch Dumke was called to speak. (7:49 PM)

Jerry Heck was called to speak. (7:52 PM)

Dr. Alex Wetmore was called to speak. (7:55 PM)

Sherrie Ohrn was called to speak. (7:56 PM)

Heidi Bretz was called to speak. (8:00 PM)

Brenda Scharman was called to speak. (8:01 PM)

Sheryl McDonald was called to speak. (8:04 PM)

Rick Will was called to speak. (8:05 PM)

Rio Keele was called to speak. (8:08 PM)

Chi Mai Rodeheaver was called to speak. (8:09 PM)

Betty Ann Heck was called to speak. (8:13 PM)

Joe MaCray was called to speak. (8:13 PM)

Diane Smith was called to speak. (8:16 PM)

Phil Garlick was called to speak. (8:17 PM)

Aiden Cone was called to speak. (8:19 PM)

Betty Ann Heck was called to speak. (8:20 PM)

Suanne Smith was called to speak. (8:21 PM)

Margarette Studenka was called to speak. (8:22 PM)

Patrick Cone was called to speak. (8:23 PM)

Commission Chair Alex Peterson closed the meeting for a public hearing. (8:24 PM)

Commissioners commented and asked questions. Attorney Budge and Planner Milliner responded. (8:24 PM)

Attachment: Sign-in Sheet 8-6-26

Seth Bowen made a motion to Forward a Negative Recommendation to the County Council. (8:52 PM). Bridget Hayes seconded, and all voted in favor, (6-0). Absent: Terry Diston.

Commission Items (8:55 PM)

Commissioners suggested including climate change and long-term environmental impact in the General Plan and provided updates about the Summit County Open Space Advisory Committee (OSAC) meeting. Community Development Director Peter Barnes responded. (8:56 PM)

Director Items (8:59 PM)

Director Barnes asked for a volunteer to serve on the Eastern Summit County Agriculture Preservation & Open Lands Advisory Committee (ESAP). Commissioner Bridget Hayes responded. (8:59 PM)

Adjournment (9:01 PM)

David Darcey moved to adjourn. There being no objection, Commission Chair Alex Peterson declared the meeting adjourned. (9:01 PM)

David Darcey made a motion to adjourn.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.