MINUTES

SUMMIT COUNTY

Eastern Summit County Planning Commission

SUMMIT COUNTY COURTHOUSE

60 NORTH MAIN STREET, COALVILLE, UTAH, 84017

THURSDAY, JULY 16, 2026

Meeting also conducted via Zoom.

Welcome/Attendance (6:03 PM)

David Darcey
Alex Peterson
Bridget Hayes
Seth Bowen
Paul Weller
Terry Diston
John Olive
Helen Strachan
Ray Milliner
Laura Kuhrmeyer
Mustapha Osman
Melissa Mendez
Jen Chappell

Regular Session (6:04 PM)

1) ***Pledge of Allegiance*** (6:04 PM)

2) **Public comment for items not on the agenda or pending applications** (6:04 PM)

Commission Chair Alex Peterson opened the meeting for public comment. (6:04 PM)

Langley Kushman came forward to speak. (6:05 PM)

Commission Chair Alex Peterson closed the meeting for public comment. (6:05 PM)

3) ***Public Hearing and 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. (6:05 PM)

Attachment: Cover Page

Attachment: 25-206 Hidden Lake Lots 62 and 64 Combine and Road Vacation v5.pdf

Planner Laura Kuhrmeyer presented a plat amendment to combine three lots (HL-62, HL-64, HL-Roads-62) and vacate a private road in Hidden Lake Ranch Subdivision. Project #25-206 (6:06 PM)

Commission Chair Alex Peterson opened the meeting for a public hearing. (6:08 PM)

No public comments were received. (6:08 PM)

Commission Chair Alex Peterson closed the meeting for a public hearing. (6:09 PM)

David Darcey made a motion to approve A Plat Amendment for the Hidden Lake Subdivision for parcels HL-62, HL-64, and HL-Roads-62, per the findings of fact, conclusions of law, and conditions of approval as presented in the staff report. (6:09 PM). John Olive seconded, and all voted in favor, (7-0).

4) ***Public Hearing and Recommendation to the Summit County Manager regarding a 9-lot Final Subdivision Plat, Eastern Sky Subdivision, for property located in Promontory off of Golf Club Link (Parcel SS-54-A), Summit County, UT; Applicant: Matthew Idema; Administrative Review. Project #25-181. Laura Kuhrmeyer, County Planner.*** (6:10 PM)

Attachment: Cover Page

Attachment: Eastern Sky Subdivision in Promontory Staff Report ESCPC 7.16.26

Planner Laura Kuhrmeyer and Director of Development at Promontory Resort, Matthew Idema, presented a recommendation for County approval of a 9-lot final subdivision plat allocating seven incentive density units and two estate base unit in the Promontory SPA off Golf Club Link Drive. Project #25-181. (6:10 PM)

Commission members commented and asked questions. Planner Kuhrmeyer and Director Idema responded. (6:12 PM)

Commission Chair Alex Peterson opened the meeting for a public hearing. (6:16 PM)

No public comments were received. (6:16 PM)

Commission Chair Peterson closed the meeting for a public hearing. (6:16 PM)

Commissioners continued to comment and ask questions. Director Idema and Planner Kuhrmeyer responded. (6:16 PM)

David Darcey made a motion to forward a positive Recommendation to the Summit County Manager regarding a 9-lot Final Subdivision Plat, Eastern Sky Subdivision, per the findings of fact, conclusions of law, and conditions of approval, with the minor change on the findings of fact that the numbers be corrected to 7 incentive and 2 estate. (6:20 PM). Paul Weller seconded, and all voted in favor, (7-0).

Work Session (6:21 PM)

1) ***Work Session to discuss and receive direction on proposed amendments to the Eastern Summit County General Plan: Future Land Use Map. 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.*** (6:21 PM)

   Attachment: Cover Page

   Attachment: Work Session Report July 16, 2026.pdf

   Planners Ray Milliner and Mustapha Osman presented proposed amendments to the Eastern Summit County General Plan Future Land Use Map and requested Planning Commission feedback on land use designations and alignment with draft General Plan goals. (6:22 PM)

   Commissioners engaged in a detailed discussion, asking questions and providing feedback. Planners Milliner and Osman responded. (6:30 PM)

Commission Items (7:14 PM)

No commission items were brought forward. (7:14 PM)

Director Items (7:14 PM)

Planner Milliner provided an overview of the upcoming Kamas meeting agenda. (7:15 PM)

Adjournment (7:20 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.