



## PLANNING COMMISSION REGULAR MEETING-December 5, 2023

### IN ATTENDANCE

1 Gary Taylor, Chairman  
2 Kurt McFarlane, Vice Chairman  
3 Paul Anderson  
4 Lisa Simmons  
5 Jeff Peters  
6

### OTHERS ATTENDING

Aaron Sabin

### STAFF

7 Todd Thorne, Planning  
8 Doris Johnston, Administrative Assistant  
9 Commissioner Larry Jensen  
10  
11

### EXCUSED

Bradley Marston  
Richard Hackwell  
Scott Bruno  
Trapper Burdick

12 The meeting began at 4:30 pm  
13  
14

#### **1) Call to Order and Roll Call**

15 Gary Taylor took a roll call and a quorum was present.  
16

#### **2) Pledge of Allegiance**

#### **3) Meeting Minutes**

17 Jeff Peters had a quick question. Jeff commented that it seems to be coming up more prevalent and we  
18 discussed it, but want to make sure the minutes are capturing it and he believes this is the 2<sup>nd</sup> or 3<sup>rd</sup>  
19 property that has one egress in and out. This was on item 6 for Corey Williams. Jeff Peters felt like it is  
20 an area that we as a board and collaboration with Todd Thorne that we need to keep looking at. Jeff  
21 continued this is the 2<sup>nd</sup> or 3<sup>rd</sup> one that's come in and it has the one egress in and out. From a military  
22 perspective, it is something that we would never allow. We would always find a resolution with  
23 providing that alternate egress in case of natural disaster, fire or something like that. Jeff said I just  
24 want to make sure we are capturing this in the notes here and continuing to look at this.  
25

26 Todd Thorne asked if there is a question about an item in the meeting minutes. Jeff replied yes. Todd  
27 also explained this item is not a discussion to have now since it is not an agenda item. Todd continued,  
28 we are held to what is in the development code and as long as they meet the development code  
29 requirements, an individual gets to move forward with development of their property.  
30

31 Jeff Peters asked if we can review the recording and make sure it captured the questions that he had and  
32 they were brought up and resolved. Todd Thorne said we can send the recording to Jeff and he can  
33 listen to it. Todd Thorne said the minutes are a summary of what is spoken. We can always go back to

34 the recorded minutes and listen to those to make sure that you stated what you wanted to state on the  
35 recording. Jeff Peters said he would be glad to do this. Doris Johnston said those recordings are on the  
36 public notice website already so Jeff can go there or Doris can send them to him.

37 **Motion:**

38 **Kurt McFarlane made a motion to accept the minutes from November 14, 2023. Lisa Simmons**  
39 **seconded. Jeff Peters abstained from voting until he can review what was said in the recording.**

40 Paul Anderson arrived. Chairman Gary Taylor explained the vote is **2-yeas, 1-nay (abstained)**.  
41 Chairman Gary Taylor explained there was a question on the minutes concerning egress on a property  
42 on item #6 of the notes and Todd Thorne mentioned at the present time the code has been met. Paul  
43 Anderson verified the location of item 6. Jeff Peters said he brought it up from the aspect of this is the  
44 2<sup>nd</sup> or 3<sup>rd</sup> property that we have come across that just has a single egress in and out and this is his  
45 concern. Paul Anderson asked what in the minutes isn't reflecting this and didn't understand what the  
46 question is for the minutes. Jeff Peters said we had a discussion and he wants to review the recording to  
47 see what was discussed. Paul Anderson said this is just a matter of approving the minutes as written  
48 and not a decision on the item. As far as ingress, egress that boils down to what the traffic plan is. Paul  
49 Anderson has no problem reviewing what was said in the meeting on the recording.

50 **Motion continued:**

51 **Paul Anderson voted -nay to approve the minutes as written if they don't reflect what was said.**  
52 **2-yeas, 1-nay, 1-abstained.**

53 **Chairman Gary Taylor stepped down as chairman and voted -yea to approve the minutes. By**  
54 **majority decision, motion carries 3-yeas, 1-nay, 1-abstained**

55 4) **Conflict of Interest on Agenda Items**

56 No conflicts

57 5) **Public Hearing on a request to change the Carbon County Zoning District Map from Mining**  
58 **& Grazing (M&G) to Commercial I (C-1) located on a portion of parcel 2A-1656-0000 for**  
59 **Aaron Sabin**

60 **Motion:**

61 **Kurt McFarlane made a motion to open the public hearing at 4:39pm. Paul Anderson seconded. By**  
62 **unanimous decision, motion carries.**

63 Aaron Sabin said they have planned for a new TA truck stop with a restaurant at the property which is  
64 why we need the zone change and adding a new exit off Highway 6 and are working with UDOT on  
65 this. Eventually they want to rezone some other properties for future commercial plans. At this time it  
66 is just a truck stop.

67                   Kurt McFarlane asked about the water lines. Mr. Sabin said there is a fire hydrant at the intersection  
68                   and an 8 inch line. They are waiting for the engineers to give them the head pressure so they can find  
69                   out if they need to pump. Mr. Sabin said they have 47 shares of water. This is being transferred from  
70                   surface water to culinary water. Chairman Gary Taylor asked if they will be connecting to the sewer  
71                   system or septic. Mr. Sabin said the engineers are working on this to run the cost analysis. We will  
72                   either have to run a mile and half down to the Miller's intersection for the sewer line or build in a  
73                   Commercial Class septic system. Both options are being looked at. Paul Anderson said it was  
74                   explained well at the last meeting for the concept project.

75                   **Motion:**

76                   *Paul Anderson made a motion to close the public hearing at 4:43pm. Kurt McFarlane seconded. By*  
77                   *unanimous decision, motion carries.*

78                   6) **Review and recommendation to County Commission on a request to change the Carbon**  
79                   **County Zoning District Map from Mining & Grazing (M&G) to Commercial I (C-1) located**  
80                   **on a portion of parcel 2A-1656-0000 for Aaron Sabin**

81                   **Motion:**

82                   *Paul Anderson made a motion to approve for recommendation the zone change from M&G to C-1.*  
83                   *Kurt McFarlane seconded. By unanimous decision, motion carries.*

84                   7) **Review and possible approval of the 2024 Carbon County Planning Commission meeting**  
85                   **schedule**

86                   Todd Thorne commented that the first Tuesday in January is January 2<sup>nd</sup>. Todd Thorne asked if the  
87                   Planning Commission wants to meet on the 2<sup>nd</sup> or the 9<sup>th</sup> due to the holiday. School will still be out  
88                   also. Paul Anderson said he may be out of town on the 2<sup>nd</sup>. Chairman Gary Taylor suggested we  
89                   just move it to January 9<sup>th</sup>. Todd Thorne said there are a few others that have been suggested to be  
90                   moved to 2<sup>nd</sup> Tuesday.

91                   April-Easter/Spring break

92                   September –Labor Day

93                   November-Election Day

94                   **Motion:**

95                   *Kurt McFarlane made a motion to approve the Carbon county Planning Commission meeting*  
96                   *schedule with the change of the January meeting to January 9<sup>th</sup> and the rest as written. Lisa*  
97                   *Simmons seconded. By unanimous decision, motion carries.*

98                   8) **Updates on Previous Items and Upcoming Projects - Todd Thorne**

99                   Todd Thorne said we have some code updates from the State Legislature. Most of our subdivision

100 ordinance is in compliance as the Planning Commission already approves subdivisions. A lot of  
101 communities still have the elected board approve them. We need to change that we cannot require  
102 a concept plan submission. They can meet with us, but we cannot require it. This will be a two-  
103 step process with preliminary and final. Also you can only have a maximum of four review cycles.  
104 We typically don't have any issue with review cycles. There are also a few road standard items  
105 that the road department wants us to tweak.

106 Blackhawk is still working on the last few things on grade and sewer issues from the preliminary  
107 design. Kurt McFarlane asked if they did the change to the one acre lots. Todd Thorne said he has  
108 not received the new plat yet but that is what they were planning in that area. Based on large  
109 frontage widths they may not lose as many lots. Lisa Simmons asked about the approval process.  
110 Todd Thorne said they will have to go to one acre unless they want to go through the zone change.  
111 Jeff Peters asked when to address the single point of egress, in and out. Todd Thorne said when  
112 we do our code development update, we can have those discussions and look into adding a  
113 secondary egress required or if you exceed this amount, we can put some requirements in there.  
114 Jeff Peters would like to explore this on a safety aspect if there is a natural disaster. It seems like  
115 it is becoming more prevalent as a lot of these are developed that they continue to be a single point  
116 of egress, in and out and Jeff has concerns about this. Todd Thorne said he understands Jeff's  
117 point and the topography of our area really limits access into certain areas. This is why we have  
118 some of the ones we have as there is no way to get a second access out. Todd Thorne said this is  
119 definitely something we can look at moving forward. Jeff Peters commented we may need to get  
120 creative with the developer and the State. Paul Anderson asked if the State has any standards on  
121 this. Todd Thorne said you have a balancing act between people's property rights and County  
122 code. Todd gave an example and spoke on the flood plain and Constitutional taking and property  
123 rights. The public need to have means to develop.

124 Chairman Gary Taylor asked if code section 5.1.14 will be addressed. Todd Thorne said yes we  
125 will need to clarify this.

126 Todd Thorne thanked the Planning Commission for another year of hard work. It is a lot of time  
127 and effort to be on the Planning Commission. Without you guys helping us out, we would not be  
128 able to move our community forward. We have a lot of people that are interested in our  
129 community now and people are more aware of Carbon County. We want to make it so our kids  
130 and grandkids can stay here. The Planning Commission is integral to making this happen. Kurt  
131 McFarlane thanked Todd also.

132 Commissioner Larry Jensen echoed what Todd said and appreciates the Planning Commission for

133 helping out. We are entering into another growth era. Most people want growth but don't want the  
134 growth in their backyard so we get a lot of heat over things and he appreciates your willingness to  
135 be open minded.

136 Commissioner Larry Jensen spoke on the 2<sup>nd</sup> access issue and sometimes it does not work. When  
137 trying to develop building lots and the need is for affordable housing, to put in a road access  
138 would put the developer in a position to not do it. The county does have a long range goal for  
139 affordable housing if the county can help with the road.

140 Jeff Peters commented that the reason he still serves on the Planning Commission is with his  
141 military background, safety is a priority.

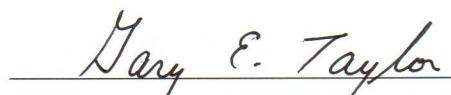
142 Commissioner Larry Jensen added that the access on Highway 10 is much better now with the  
143 road that was put in.

144 Kurt McFarlane asked about the County water shares. Commissioner Larry Jensen said step 1 is  
145 we have 300 shares of water from the purchase of the Campbell property. Step 2 is Federal money  
146 but the Federal government has not passed a budget and money will not be available yet. There are  
147 more possible options that they are working on.

148 9) Adjourn

149 Motion:

150 Paul Anderson made a motion to adjourn at 5:00 pm. Kurt McFarlane seconded. By unanimous  
151 decision, motion carries.

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153  
154   
155 Carbon County Planning Commission Chairman/Vice-Chairman