



PLANNING COMMISSION REGULAR MEETING-December 5, 2023

IN ATTENDANCE

Gary Taylor, Chairman
Kurt McFarlane, Vice Chairman
Paul Anderson
Lisa Simmons
Jeff Peters

OTHERS ATTENDING

Aaron Sabin

STAFF

Todd Thorne, Planning
Doris Johnston, Administrative Assistant
Commissioner Larry Jensen

EXCUSED

Bradley Marston
Richard Hackwell
Scott Bruno
Trapper Burdick

The meeting began at 4:30 pm

1) Call to Order and Roll Call

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

2) Pledge of Allegiance

3) Meeting Minutes

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

Todd Thorne asked if there is a question about an item in the meeting minutes. Jeff replied yes. Todd also explained this item is not a discussion to have now since it is not an agenda item. Todd continued, we are held to what is in the development code and as long as they meet the development code requirements, an individual gets to move forward with development of their property. Jeff Peters asked if we can review the recording and make sure it captured the questions that he had and they were brought up and resolved. Todd Thorne said we can send the recording to Jeff and he can listen to it. Todd Thorne said the minutes are a summary of what is spoken. We can always go back to

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

Motion:

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

Paul Anderson arrived. Chairman Gary Taylor explained the vote is **2-yeas, 1-nay (abstained)**.

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

Motion continued:

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

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

4) Conflict of Interest on Agenda Items

No conflicts

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

Motion:

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

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

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

Motion:

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

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

Motion:

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

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

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

April-Easter/Spring break

September –Labor Day

November-Election Day

Motion:

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

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

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

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

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

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

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

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 2nd 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.

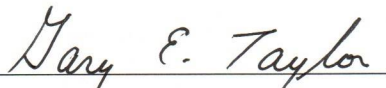
142 Commissioner Larry Jensen added that the access on Highway 10 is much better now with the
143 road that was put in.

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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155 Carbon County Planning Commission Chairman/Vice-Chairman