



MINUTES OF THE CARBON COUNTY PLANNING COMMISSION MEETING

-March 5, 2024

IN ATTENDANCE

Gary Taylor, Chairman
Kurt McFarlane, Vice Chairman
Paul Anderson
Jeff Peters
Scott Bruno
Trapper Burdick
Oran Stainbrook
Lisa Simmons

ABSENT

Bradley Marston

STAFF

Todd Thorne, Planning & Zoning Administrator
Doris Johnston, Administrative Assistant
Commissioner Larry Jensen
Curtis Page, County Engineer

OTHERS ATTENDING

David McCombs
Randy Graham
Mark Morley
Russell Wilkinson
Norman & Lisa Critchlow
Other interested parties

1 The meeting began at 4:00 pm

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

4 Chairman Gary Taylor took a roll call and a quorum was present

5 **2) Pledge of Allegiance**

6 **3) Meeting Minutes**

7 *Jeff Peters made a motion to approve the minutes from February 6, 2024. Kurt McFarlane seconded. By*
8 *unanimous decision, motion carries.*

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

10 No conflicts

11 **5) Possible reduced or elimination of fire flow and fire hydrant requirements for a proposed 1 lot**
12 **subdivision located on parcel 02-1746-0002 - Lisa Critchlow**

13 Todd Thorne explained the Critchlows want to do a one lot subdivision. The location is southwest of
14 Intermountain Electronics. The concern is they have a private water system but no fire hydrant is close
15 by. In doing a one lot subdivision, they would like an exemption from the fire hydrant requirement.
16 Todd Thorne has spoken with the Fire Department and the closest hydrant is on Old Wellington Rd and
17 Hwy 6. The Fire Department is not comfortable allowing an exemption because there will be no way to
18 fight the fire and is not adequate fire protection. Todd said by our Development Code, a land owner can

19 petition the Planning Commission to waive this requirement.

20 Lisa Critchlow added we are on family property and planned on her son building a home on the
21 property. They are in the middle of a hay field and hoped there was some kind of exemption. Mrs.
22 Critchlow does not know what else to do to bring this to fruition.

23 Scott Bruno asked if the Fire Code allows reducing flows but not elimination. Todd Thorne replied that
24 is correct.

25 Mrs. Critchlow said we have been preparing for this for seven years by putting in culinary and 12 inch
26 underground irrigation.

27 Kurt McFarlane asked about the homes on 3250 S. Some of these homes do not have water. Todd
28 Thorne said some of those lots are existing lots of record or parcels that were already there. These lots
29 do not have to meet the current requirements. A new subdivision has to meet the requirements.

30 Chairman Gary Taylor asked if Mrs. Critchlow would put a tank on her property would that meet the
31 requirements. Todd Thorne answered he did not know and would have to look this up.

32 Commissioner Larry Jensen asked if it is possible to put in a dry fire suppression system in the home.

33 Norman Critchlow said they have a 3 inch line going adjacent to where we want to build. There will
34 only be the two homes here. A 3 inch line could fight a fire and he could put a smaller hydrant in-
35 between the homes.

36 Kurt McFarlane asked if an agreement can be signed to not hold the County liable if there was a fire.

37 Chairman Gary Taylor asked about putting in the smaller line and hydrant and if the Fire Department
38 would accept this situation. Jeff Peters commented that his home has a 4 inch line and has been told that
39 with the new fire equipment it may collapse the 4 inch line.

40 Todd Thorne read from the Development Code. Todd read there is reduction allowed with automatic
41 sprinklers and also "All required fire flow quantities may be reduced or eliminated by the Planning
42 Commission following a recommendation of the Fire Chief and County planning staff during the process
43 of approval for that particular project" Todd Thorne said the option for the Planning Commission is to
44 eliminate the requirements for the hydrant if they are comfortable approving or not. Kurt McFarlane
45 asked if we could get a legal opinion on this. Todd Thorne said another option is to do an Accessory
46 Dwelling Unit with the size requirement of up to 1000 square feet. Todd added if the Planning
47 Commission decides to eliminate the requirement for the hydrant it will be noted that the hydrant
48 requirements has been eliminated with the code section and that the responsibility is on the property
49 owners. Commissioner Larry Jensen commented it would be a different scenario if this lot was being
50 sold. Trapper Burdick compared one lot to a ten lot subdivision. Todd Thorne commented that this is
51 completely different because it is ten homes and this is one home. Todd commented he would not be as

comfortable with ten lots because there is more development and more potential issues and also they would be selling the lots. Todd Thorne commented since this a family and they know that there is no protection. Also if the owner is willing to accept the risk that if the house is on fire, it is very likely to burn to the ground.

Jeff Peters suggested that the Planning Commission gets legal advice. Todd Thorne commented if the Planning Commission chooses to eliminate the hydrant requirement; and it is noted the decision is based off this code requirement; the County isn't liable because there is a provision in our code for this. Scott Bruno asked that every option be exhausted for a solution before eliminating the hydrant.

Motion:

Kurt McFarlane made a motion to table until they get the County Attorney opinion. Jeff Peters seconded. By unanimous decision, motion carries.

6) Review and possible approval of Double RW Subdivision for three lots located near 2000 W 4340 N, parcel 02-0477-0000-Russell Wilkinson/Mark Morley

Mark Morley and Russell Wilkinson addressed the Planning Commission. Mr. Morley said this is a proposed development for affordable housing to be potentially three twin homes in Spring Glen. Mr. Morley is back with the additional information requested by the Planning Commission. Mr. Morley added the recommendation for the zone change was given last month and the subdivision was tabled. Mr. Morley said the intent is to make this as much like a single family home as possible. Mr. Morley has submitted a draft of a party wall or fence. The idea is to have a Lot A and Lot B and each individual will have their own deed. These will be around 1200 square feet with parking garage or carports and to make it more affordable.

Todd Thorne said the zone change has not been passed by County Commission yet and will be on for the agenda tomorrow. Scott Bruno understood that any subdivision approval will be contingent on the zone change being approved.

Trapper Burdick asked about access from the back side of the lots. Mr. Morley said there are roads on three sides of this property. Access will be from north and south for each unit. On lot 1 they may need to come in from the front side due to setback requirements.

Paul Anderson asked for more information on the connection of the homes. Mr. Morley explained on Lot 1, each twin home will be connected by the carport or garages. The other two lots will be connected by a covered back patio with a wall between them.

Kurt McFarlane asked if each unit have will have their own water and power meter. Mr. Morley said he hopes so and they are working with PRWID. If this does not work, they have drafted a party wall agreement that is a wall and common utility agreement.

Trapper Burdick asked if this is six separate deeded lots. Todd Thorne said yes based off the party wall agreement. Todd Thorne said per code each lot will need to be 12,500 square feet. With the wall, each unit lot will have approximately 6,250 square feet.

Paul Anderson asked if the common wall could be removed. Mr. Morley answered the rooflines will be connected. Todd Thorne said on the survey plat, the code section 3.3.35 with the party wall requirement is noted also.

Trapper Burdick asked if Mr. Wilkinson lived close. Russell Wilkinson commented he lives very close to this property and his horse pasture will be neighboring it.

Motion:

Trapper Burdick made a motion to approve Double RW Subdivision contingent of the zone change approval.

Jeff Peters seconded.

7) Review and possible Final approval of The Bluffs Plat A Subdivision located on parcels 02-0430-0000 & 02-0433-0000-Blackhawk Ranch

David McCombs said they are here for final approval. Mr. McCombs explained they have gone through all the steps, engineering, and with all the divisions, PRWID, Rocky Mountain Power, and the County.

Scott Bruno said he would agree with this and they have done everything we have asked. Scott Bruno said we had a work meeting and had some questions that were followed up on.

Todd Thorne reviewed some of the comments from the work meeting. Todd Thorne said they discussed down at the bottom, Lot 37, there is a drainage channel from the end of the cul-de-sac down into the basin. The concern was there have been historical problems of people filling in a ditch to get to the other part of the property. It was suggested at the meeting to put a section of culvert in and then cover it for access. Todd Thorne added he got an email from UDOT and traffic is not a concern out to 2050. They just asked to let them know of any future developments. Todd commented before it can be recorded, water shares will need to be turned over and bond placed.

Motion:

Scott Bruno made a motion for final approval for The Bluffs Plat A Subdivision, parcels 02-0430-0000 & 02-0433-0000. Paul Anderson seconded. By unanimous decision, motion carries.

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

Todd Thorne said we will have a zone change request from residential to commercial for a dentist office near Dr. Beecher's office.

Public Comment

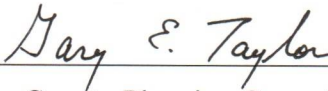
Carol Summer asked to speak. Chairman Gary Taylor allowed it. Miss Summer had a concern on The Bluffs Subdivision. Miss Summer asked if they will be putting in another water tank. Trapper Burdick

118 said this has been vetted out with PRWID and they have given full approval. Trapper Burdick said at
119 some point in the project, they will need to do this. Dave McCombs said 45 lots are going in Kenilworth
120 and a there is a chance further down the road of 200-300 lots planned in years coming. Also, possibly in
121 Helper there may be a few more. Miss Summer is worried about the water. Mr. McCombs said when
122 they go to the next sizes; they will need to put in another tank.

123 9) **Adjourn**

124 **Motion:**

125 **Trapper Burdick made a motion to adjourn at 5:13 pm. Lisa Simmons seconded. By unanimous decision,**
126 **motion carries.**

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129 Carbon County Planning Commission Chairman/Vice-Chairman