



MINUTES OF THE CARBON COUNTY PLANNING COMMISSION WORK MEETING  
-February 28, 2024

IN ATTENDANCE

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

STAFF

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

OTHERS ATTENDING

EXCUSED

Bradley Marston  
Lisa Simmons

1 The meeting began at 4:00 pm  
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1) **Call to Order and Roll Call**

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

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2) **Discussion of The Bluffs Plat A Subdivision located on parcels 2-0430 & 2-0433**

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Todd Thorne explained this was a big hydrology study and some of the questions asked involve engineering calculations. Curtis Page is in attendance for these questions. Todd Thorne added PRWID's comments will be submitted soon and does not know of any issues. Kurt McFarlane commented that the water looks like it was designed up to PRWID specs. Todd Thorne explained lots 23 & 24 have well pads and are not buildable and some utilities will be rerouted. Curtis Page referred to the Urban Oil gas utility plan page on how they are rerouting. Jeff Peters commented that some of the lots will require septic. Todd Thorne verified lower lots 18-41 will be on septic. Todd Thorne spoke on T's and 90's and added a re-review will not be required by the county if changes are made. Kurt McFarlane said they have enough water for this phase. Todd Thorne said we have a letter from PRWID stating that they have enough water for the number of lots proposed. Todd Thorne added at some point they will have to do a tank. Todd Thorne noted PRWID asked to put restrictions on re-subdividing but we cannot put restrictions on amending a subdivision. If the water is not there they cannot do it.

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Trapper Burdick talked about lot 37 and it could be prone to flooding. Trapper Burdick asked where is this going to discharge to in the event that it fills the basin. Curtis Page explained the County hydrology standard is a 25 year 1 hour rainfall bed. This engineer was so concerned about the ability of the

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*Final minutes of the Carbon County Planning Commission Work Meeting-February 28, 2024*

21 roadside ditches and the culverts to handle the storm water runoff that he modeled it with a 25 year 15  
22 minute bed which is much more significant. Curtis Page said it is more than double the intensity that  
23 what our design storm is. Curtis Page explained in detail the drainage course.

24 Trapper Burdick asked how this is reviewed if a new building was put in this area. Todd Thorne said we  
25 would need to make sure nothing was built in that channel. Paul Anderson asked about the unbuildable  
26 areas below the channel. Chairman Gary Taylor asked for verification on the hydrology standard they  
27 will be using. Curtis Page said 25 year, 15 min. Paul Anderson had concerns on the unbuildable area on  
28 the lot and future use. Commissioner Larry Jensen suggested having them put a culvert in so they can get  
29 across.

30 Chairman Gary Taylor and Curtis Page discussed soil types. Curtis Page explained that the requirement  
31 is that they mitigate *increase* in runoff. The predevelopment flow is what it is. Curtis Page referred to the  
32 hydrology study and said this developer is interested in being conservative and they chose to have a low  
33 runoff rate so they could capture more in their basin to mitigate downstream impact. Chairman Gary  
34 Taylor had concerns about a bigger event and the runoff. Curtis Page said there could be storm events  
35 that exceed County standard and didn't know if we could require them to analyze greater events to our  
36 satisfaction. Scott Bruno verified the study meets or exceeds the county standards and is stamped and  
37 sealed by an engineer. Curtis Page replied yes and they have gone above and beyond. Curtis Page  
38 explained more specs on the hydrology study. Curtis Page commented we cannot let what happened in  
39 Liberty Estates happen here. In Liberty all the drainage was covered with landscaping. There will be big  
40 problems if that happens. Todd Thorne will look into adding a note on each lot stating roadside drainage  
41 and drainage features cannot be filled in. It will take diligence as a county to be more responsive to  
42 ditches being filled in. Curtis Page commented that the home owners will need to leave the drainage  
43 alone and stay out of the county right of way. Commissioner Larry Jensen suggested doing an inspection  
44 during the building permit process and inspections with the road department. Curtis Page reviewed the  
45 requirements for the size of rock used in the culverts.

46 Kurt McFarlane asked what triggers curb, gutter and sidewalks. Todd Thorne said zone size. Anything  
47 less than half-acre requires curb, gutter and sidewalk.

48 Chairman Gary Taylor asked about sediment calculations in the detention basins. Curtis Page answered  
49 each basin will have a foot of silt and still have the capacity of the basin itself plus freeboard above.

50 Chairman Gary Taylor asked if there will be an HOA to maintain these. Curtis Page said this will be the  
51 County.

52 Kurt McFarlane verified the roads will also be maintained by the County. Curtis said yes. Scott Bruno  
53 asked if UDOT sent any approval on the road capacity. Todd Thorne said he will get something from

54 UDOT. Scott Bruno asked to make sure the engineer has stamped and sealed these plans. Todd Thorne  
55 said they will get the digital signature and it will also be on the Mylar.

56 Todd Thorne said on lot 21 the frontage is short and we may need to correct this line and any other items  
57 Cody Ware may find. Todd Thorne added they will also need to post a bond before recording.

58 Jeff Peters asked if they are aware of the Urban Oil gas pipeline and the right of ways they have to give  
59 and will it reflect in each of these lots. Todd Thorne said yes and Curtis Page referred to the Urban Oil  
60 Gas page in the study that shows the easements, where the utilities are, and where they are moving to.  
61 There was discussion on lots 32 and 40 on how they will need to mitigate area with the easements.

62 Scott Bruno asked what the Counties responsibility is as far as other connected utilities. Todd Thorne  
63 said they will bond for all this and Rocky Mountain Power will not start the design until they have final  
64 approval but it is not required for this stage. Plat, drainage, and a letter from PRWID for water & sewer,  
65 Health Department for septic and Roads is what is required for this subdivision approval. There will also  
66 be a preconstruction meeting with all the road compaction, etc... requirements from the Development  
67 Code. Curtis Page explained this in detail. Kurt McFarlane asked about the turn lanes to hook into the  
68 UDOT road. Todd Thorne said we do need to get this information.

69 Trapper Burdick asked if all improvements need to be done before building can begin. Todd Thorne said  
70 yes; it will all need to be done and accepted before issuing building permits.

71 Jeff Peters had concerns on 41 homes with only one egress from a safety standpoint. Todd Thorne said  
72 this is always an issue in our community because of the topography and we are limited. There is no way  
73 to provide a secondary access for this area other than what is existing, Wood Hill and Clay Banks. If  
74 they were to do anything in Cordingly Canyon, then improvements would have to be done. Chairman  
75 Gary Taylor asked if we can require the developer to provide better access. Todd Thorne said the  
76 County maintains Wood Hill and Clay Banks roads. If we require more, we have to have documented  
77 reasons why we are requiring it per State Code. Commissioner Larry Jensen said if there were a problem  
78 we would have to send graders out and open it up. This situation is all over the County. In a very bad  
79 situation, there probably is a way to go through fence and get to a gas field road to get people out. Todd  
80 Thorne said where it is feasible to have a second access we have required that. Commissioner Larry  
81 Jensen said Daniel Luke, Road Supervisor, has discussed with Price City on access to Kenilworth from  
82 the Coves.

83 Kurt McFarlane added if Spring Glen Road meets the requirements for UDOT, they will have to do  
84 something there.

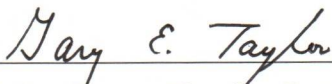
85 The general consensus from the Planning Commission and staff was that the developer has done a great  
86 job and has been good to work with. Commissioner Larry Jensen said the developers want keep this area

87 nice.  
88 Oran Stainbrook was curious if there was any opportunity to ask the developers to improve the park  
89 space that is on the corner where the road turns 90 degrees left in Kenilworth. This is the entrance into  
90 town and what will be more central to the new town. Oran Stainbrook understood there was an old  
91 County agreement that Kenilworth maintain these three County properties. It is a bit of an eyesore.  
92 There is also a historic ruin on the site.  
93 Commissioner Larry Jensen said this property was turned over to the County when the Kenilworth utility  
94 company was abandoned. There was a 99 year agreement that we could not sell it and only use it for  
95 recreation. After the fact they have wanted the County to build parks and the County does not have  
96 crews to do this but have done some work in the middle of town. Curtis Page said they did some  
97 concrete work and put basketball hoops in about 4 years back. Todd Thorne said this is something we  
98 can bring up to them but it would not be a requirement. Todd Thorne will give the developer Oran  
99 Stainbrook's information to discuss further. Commissioner Larry Jensen wanted to be upfront that the  
100 county does not have any interest in having a park there to take care of.  
101 Todd Thorne said as long as the developer has followed the rules that the County has established, then  
102 they can move forward. Todd added if individuals want to speak at this next meeting, it can be allowed  
103 by the Chair.

104 **3) Adjourn**

105 **Motion:**

106 **Jeff Peters made a motion to adjourn at 5:07 pm. Paul Anderson seconded. By unanimous decision,**  
107 **motion carries.**

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110 Carbon County Planning Commission Chairman/Vice-Chairman