



MINUTES OF THE CARBON COUNTY PLANNING COMMISSION MEETING
-August 6, 2024

IN ATTENDANCE

Gary Taylor, Chairman
Jeff Peters
Trapper Burdick
Lisa Simmons, (remotely)

ABSENT

Paul Anderson
Bradley Marston
Kurt McFarlane
Oran Stainbrook
Scott Bruno

OTHERS ATTENDING

John Henrichsen
Commissioner Tony Martines
Gayle Hunting (remotely)
Daughter of Gayle Hunting (remotely)

STAFF

Todd Thorne, Planning & Zoning Administrator
Doris Johnston, Administrative Assistant

1 The meeting began at 4:43 pm

2

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

4 Chairman Gary Taylor took a roll call and a quorum was present. Lisa Simmons joined virtually.

5 **2) Pledge of Allegiance**

6 **3) Meeting Minutes**

7 *Jeff Peters made a motion to approve the minutes from July 2, 2024. Trapper Burdick seconded. By*
8 *unanimous decision, motion carries.*

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

10 **5) PUBLIC HEARING on a change to the Carbon County zoning district map from Water Shed**
11 **(WS) zone to Scofield Lakeshore (SL) zone located on parcels 2A-0185-0003 & 2A-0185-0007**

12 **Motion:**

13 *Jeff Peters made a motion to open the public hearing at 4:46pm. Trapper Burdick seconded. By*
14 *unanimous decision, motion carries.*

15 John Henrichsen commented that he bought the Frandsen property years ago. That property adjoins this
16 Lazy C & Pannier family property. Mr. Henrichsen added the Pannier's want to keep the cabin and
17 adjoin it to the Scofield West property. That portion is already zoned Scofield Lakeshore (SL). The SL
18 zone touches this property in two places. Mr. Henrichsen presented a map to the Planning Commission
19 and showed the location of the properties. Mr. Henrichsen spoke on the road he would build to County

20 standards that would connect to the mouth of Fish Creek. That would eliminate any excess traffic that
21 would go through someone else's property. Mr. Henrichsen said there is about 40-45 acres of dry land
22 but the parcels themselves are 160 acres. Mr. Henrichsen showed the roads and more info on the map.
23 Trapper Burdick asked what the density of the SL zone was. Mr. Henrichsen presented a concept plan.
24 The plan showed 1 residence per 2.2 acres on the dry buildable land. Mr. Henrichsen said he does not
25 want high density.

26 Todd Thorne said the lot size is 12000 square feet minimum with a minimum width of 80 feet. Todd
27 added they will have to meet all the requirements of water and sewer and would follow the same
28 regulations as a mountain home development in this zone.

29 Trapper Burdick added it would have to go through the Division of Environmental Quality or Division
30 of Water Quality for approval. Todd Thorne agreed, and they will have to establish their water rights to
31 make sure they have enough water to feed any type of development. The State will also have to do
32 analysis before they could do any type of development.

33 Public Comment:

34 Gayle Hunting and her daughter (Miss Hunting) asked how many units are being built.

35 Mr. Henrichsen said on his concept plan it shows 20 residential units plus some service buildings and a
36 clubhouse that would go with this development along with the 420 acres that he has next to it. Mr.
37 Henrichsen said there is 160 acres total and he is buying 130 acres and showed the board members a
38 map. Todd Thorne said it is between 37-40 acres of dry land and showed the GIS map. Todd Thorne said
39 anything under the water cannot be included.

40 Jeff Peters asked about the road requirements. Todd Thorne said if this is something the County is
41 interested in, they would have to meet all County requirements. Todd added this would include the 50
42 foot right of way, 24 feet of travel width, grading and all the requirements by the County.

43 Gayle Hunting continued and commented that the Water Shed zone is one home per 40 acres and asked
44 how this compared with that. Mrs. Hunting said we need to be careful with the watershed and do not
45 want a little city there.

46 Todd Thorne replied this would be different and that is why the requested zone change. Todd said Mr.
47 Henrichsen cannot negatively impact the overall watershed for the area. Todd added the State
48 Department of Environmental Quality (DEQ) will do an analysis on any system and any springs
49 developed so that it will not negatively impact any users downstream. Todd continued Mr. Henrichsen
50 has a water right and if that water right produces enough water, he can develop that water he has the
51 right to. Todd said the zone change would allow to go below 40 acres and with they will have to meet
52 the requirements that does not negatively impact the watershed and the systems and or septic.

53 Gayle Hunting asked who decides that. Todd Thorne said the State of Utah DEQ that will do the analysis
54 on it. Trapper Burdick added they will also review the discharge of water and the septic.
55 Gayle Hunting's daughter (Miss Hunting) commented that it was strange that nobody was in the room.
56 Miss Hunting said 20 is a large number for this area and it sounded like they were getting crammed in
57 there. Miss Hunting added it changes the whole area. Miss Hunting gave examples of other areas such
58 as Jordanelle. Miss Hunting said once you open this pathway up, what more will happen on the
59 lakeshore.
60 Trapper Burdick asked if they are a close neighbor to the property. Gayle Hunting said yes. Todd
61 pointed out their parcel. Todd Thorne asked if Mrs. Hunting lives close by. Mrs. Hunting said no we do
62 not live close by. Trapper Burdick commented if at some point your family wanted to develop your
63 property, they would go through this same process with all the same notice. Trapper added by law we
64 are required to do the notices, and this is common across development no matter where you are at. Todd
65 repeated the comment for the public.
66 Miss Hunting commented that people are on vacation now and there are not many people at this
67 meeting. Todd Thorne explained to Miss Hunting that if you have ever attended one of our meetings,
68 you will understand that we do not get many people attending no matter when we hold our meetings.
69 Miss Hunting had concerns that the buildings are right off the lake and it will change the nature of the
70 area.
71 Trapper Burdick asked for the record if Miss Hunting opposes this zone change. Miss Hunting said yes.
72 Gayle Hunting said she was not educated enough to know. Miss Hunting said if you change the zone you
73 are opening the door for a massive change.
74 Trapper Burdick commented that the property next to it is already zoned SL and it is already part of the
75 General Plan. Todd Thorne read from the General Plan on this zone. Todd added there are areas in the
76 County that you cannot build on such as hillsides and other watersheds cannot be impacted. This is built
77 in the code.
78 Miss Hunting asked about access and if this is a gated community. Todd Thorne said we want to have as
79 much access to the shore as possible. There is an annual agreement that the Pannier's have with the
80 DWR (Division of Wildlife Resources) that allow public access. This could be revoked at any time
81 because this is private lakefront access. Todd Thorne said he encourages Mr. Henrichsen to allow as
82 much public access for fishing, but it is private property. The County cannot enforce access to private
83 property.
84 Todd Thorne explained how a zone change is voted on to the public and that the County Commission
85 makes the final decision.

86 Gayle Hunting said she is opposed to all the buildings, but she does not understand the whole impact of
87 it all.

88 Jeff Peters commented the zone change request is the same zone as the property it is attached to and is
89 consistent.

90 Miss Hunting said the road is very narrow there and it will become a very different place and re-asked
91 about a gated community. Todd Thorne said it will not be a gated community.

92 Trapper Burdick understands they are opposed to this. Gayle Hunting said they would like more time to
93 ponder over this. Chairman Gary Taylor questioned this.

94 Jeff Peters said the zone change is consistent and meets the criteria of the County Master Plan and we
95 can send out the sections that cover the development of that area. Todd Thorne said he will email this to
96 the Miss and Mrs. Hunting.

97 **Motion:**

98 Trapper Burdick made a motion to close the public hearing at 5:19pm. Jeff Peters seconded. By
99 unanimous decision, motion carries.

100 **6) Review and recommendation decision to County Commission on a change to the Carbon County**
101 **zoning district map from Water Shed (WS) zone to Scofield Lakeshore (SL) zone located on**
102 **parcels 2A-0185-0003 & 2A-0185-0007**

103 Jeff Peters asked Mr. Henrichsen if the 20 dwellings will be permanent. Mr. Henrichsen said he envisioned
104 them as single ownership, Trapper Burdick said if it is done correctly it could be very nice.

105 Lisa Simmons asked if the lots can be smaller than 2.2 acres. Todd Thorne said the lots can be as small as
106 12,000 square feet but the overall density would have to be followed. Todd Thorne said it could not fill it
107 completely full of 12,000 square foot lots because that would be too dense and needs to have the open space
108 requirement. Trapper Burdick said the sewer collection system would also be a factor.

109 **Motion:**

110 Jeff Peters made a motion to approve a positive recommendation to County Commission. Trapper
111 Burdick seconded. By unanimous decision, motion carries.

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

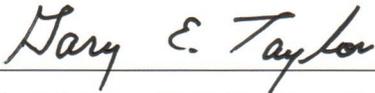
113 Todd Thorne said we will start working on the General Plan and updating it. Todd added we also have a
114 Transportation Master Plan that needs to be completed. Todd said Jones & Demille will be doing this
115 plan for us. We also need to do a Water Usage update for the General Plan by the end of 2025. Jeff
116 Peters would like to volunteer to be involved. Trapper Burdick asked for a list of the top priorities that
117 we need to take care of. Todd Thorne said the biggest things are zoning and development. The other
118 item is the subdivision ordinance and must be updated by the end of the year. We will need to do a

119 public hearing in October or November and have it adopted in December. Todd Thorne said we will
120 digest the info in September and do the public hearing in October. Todd Thorne said we will take as
121 many board members that want to volunteer for this.

122 **8) Adjourn**

123 **Motion:**

124 Trapper Burdick made a motion to adjourn at 5:30 pm. Jeff Peters seconded. By unanimous decision, motion
125 carries.

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128 Carbon County Planning Commission Chairman/Vice-Chairman