



MINUTES OF THE CARBON COUNTY PLANNING COMMISSION MEETING
-February 4, 2025

IN ATTENDANCE

Gary Taylor, Chairman
Kurt McFarlane, Vice Chairman
Lisa Simmons
Oran Stainbrook
Scott Bruno
Trapper Burdick

EXCUSED

Jeff Peters
Paul Anderson

ABSENT

Bradley Marston

STAFF

Todd Thorne, Planning & Zoning Administrator
Doris Johnston, Administrative Assistant
Commissioner Larry Jensen

OTHERS ATTENDING

Scott Kringen-Top Wind Power- Remotely

1 The meeting began at 4:30 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) **Nomination and selection of the 2025 Carbon County Planning Commission Chairman and Vice**

7 **Chairman**

8 **Motion:**

9 *Kurt McFarlane made a motion to nominate Gary Taylor for Planning Commission Chairman. Trapper*
10 *Burdick seconded. By unanimous decision, motion carries.*

11 *Scott Bruno made a motion to nominate Kurt McFarlane for Planning Commission Vice Chairman. Lisa*
12 *Simmons seconded. By unanimous decision, motion carries*

13 4) **Meeting Minutes for November 12, 2024 and December 3, 2024**

14 **Motion:**

15 *Scott Bruno made a motion to approve the minutes from November 12, 2024. Kurt McFarlane seconded.*
16 *By unanimous decision, motion carries.*

17 **Motion:**

18 *Scott Bruno made a motion to approve the minutes from December 3, 2024. Lisa Simmons seconded. By*
19 *unanimous decision, motion carries*

Final minutes of the Carbon County Planning Commission Regular Meeting-February 4, 2025

20 **5) Conflict of Interest**

21 No Conflicts

22 **6) Review and possible approval of a Conditional Use Permit for a Meteorological Tower located on**
23 **parcels 2A-0227-0000 & 2A-0692-0000 in the Scofield area for Triple Oak Power/Top Wind Utah,**
24 **LLC**

25 Todd Thorne introduced Scott Kringen with Triple Oak Power who was attending remotely. Todd
26 Thorne explained this is about 500 yards south of the previous met tower two years ago. Todd Thorne
27 said this is basically the same project. Scott Bruno asked if the County experienced any issues with the
28 first tower. Todd Thorne said there have been no issues. Scott Bruno commented on the agreement with
29 the land owners. Todd Thorne confirmed that this is in place.

30 Mr. Kringen commented this is the same project as before on a higher ridge line. Mr. Kringen asked if
31 there were any questions.

32 Scott Bruno asked if the data was favorable with the first tower. Mr. Kringen answered that it was and
33 going higher will be even better. Mr. Kringen said with this kind of project, the plan is 2-5 towers.

34 Commissioner Larry Jensen asked if the first tower was still in place. Mr. Kringen said yes, it is and if
35 the second one does well, we may take the first one down.

36 **Motion:**

37 *Scott Bruno made a motion to approve the Conditional Use Permit for the Met Tower on 2A-0227-0000*
38 *& 2A-0692-0000 for Triple Oak Power. Kurt McFarlane seconded. By unanimous decision, motion*
39 *carries*

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

41 Todd Thorne said he will send out the Conditional Use Permit for Triple Oak to sign and get it recorded.
42 Todd Thorne presented the Planning Commission with cards and thanked them for all their work and
43 appreciate their help. Commissioner Larry Jensen said the boards that serve help us make decisions and
44 are critical to the County.

45 Todd Thorne gave the updates.

- 46 • RC Solar is moving forward and we have extended their Conditional Use Permit. The plan is to
47 start in early summer. This project has more battery backup than the first one.
- 48 • Blackhawk Ranch/ The Bluffs subdivision is trying to start this summer but they have not
49 contacted us yet.
- 50 • There is a lot of movement on the Ridge Road and Campbell farm that the County has purchased.
51 Many companies are interested in this. The County Commission is working with an engineering
52 firm on how to utilize the spur for maximum benefit for the community and to get rail access for

53 multiple companies. This could help the tax base and shift it more to industry instead of property
54 owners. Todd predicts we will have more Conditional Use Permit applications in this area
55 coming in over the next few months.

56 Kurt McFarlane asked what project is going in on Ridge Road, west of Komatsu. Todd Thorne
57 replied this is for a parking lot for trucks for Longwall West.

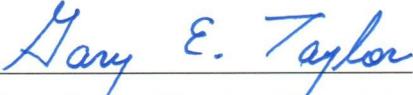
58 Kurt McFarlane asked about the truck stop east of Wellington. Todd said the developer has the water
59 shares and we are just waiting for the building application.

60 Commissioner Larry Jensen added more comments on the truck stop. Commissioner Larry Jensen
61 explained they are about a mile away from the sewer. The sewer line will be very expensive to run.
62 They are part of the Utah Inland Port Project Area for the County. The County has the say on what
63 happens and how much of that funding can be used for a project like this. Commissioner Larry
64 Jensen explained in detail how the funding is dispersed. Commissioner Larry Jensen added that
65 Savage has announced the double rail loop just north of the existing Savage coal loadout. They also
66 purchased property from Campbell's. This will handle oil and coal and any commodity that needs to
67 be loaded or unloaded. They are part of the Inland Port area as well. Commissioner Larry Jensen said
68 the property that the County purchased from the Campbells is not part of this Inland Port area.

69 **8) Adjourn**

70 **Motion:**

71 Kurt McFarlane made a motion to adjourn at 4:50 pm. Trapper Burdick seconded. By unanimous decision,
72 motion carries.

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75 Carbon County Planning Commission Chairman/Vice-Chairman