



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

IN ATTENDANCE

Kurt McFarlane, Vice Chairman
Paul Anderson
Lisa Simmons
Jeff Peters
Scott Bruno

STAFF

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

OTHERS ATTENDING

Carla Saccomano
Kevin Callahan
Mark Morley
Lynna Topolovec
Cheryl Lupo
Daniel Urrutia
Other interested parties

EXCUSED

Gary Taylor, Chairman
Trapper Burdick
Bradley Marston

1 The meeting began at 4:30 pm

2

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

4 Kurt McFarlane took a roll call and a quorum was present.

5 **2) Pledge of Allegiance**

6 **3) Meeting Minutes**

7 **Motion:**

8 **Scott Bruno made a motion to approve the minutes from January 9, 2023. Jeff Peters seconded.**

9 **By unanimous decision, motion carries.**

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

11 No Conflicts

12 **5) Review and possible approval of Country Cove Subdivision for 3 lots located near 2845 S**

13 **Old Wellington Road, parcel 2-1763-0008 for KCCS LLC/Kevin Callahan & Carla**

14 **Saccomano**

15 Kevin Callahan commented they have a parcel on Old Wellington Road of four acres where they
16 want to build some small homes and want to divide into three lots. The lots would be a bit over
17 one acre each. Kurt McFarlane asked about access. Todd Thorne said all three lots would access
18 from Old Wellington Road. Todd added on the south end of the parcel, they have an active

19 building permit for a home. They will split this up so they can build two more homes to the north
20 of it.

21 Scott Bruno asked if Kevin Callahan and Carla Saccomano are the trustees of KCCS LLC. Kevin
22 Callahan replied yes.

23 Todd Thorne commented the current home will have 1 acre and will be Lot 3 and the other two
24 lots will be around 1.5 acres each. Scott Bruno had concerns on the idea of getting a single
25 building permit with the intention of adding more lots. Mr. Callahan added there was already a
26 mobile home on this property that was removed with all utilities in place. Scott Bruno asked if
27 the water supply is off Old Wellington Road. Mr. Callahan said yes. Todd Thorne said they will
28 need to turn over two more water shares for the other two homes. Paul Anderson verified that the
29 mobile home was removed and they are now building a stick built structure there. Mr. Callahan
30 said yes.

31 **Motion:**

32 **Scott Bruno made a motion to approve the three lot subdivision (Country Cove) on parcel 02-1763-**
33 **0008. Lisa Simmons seconded. By unanimous decision, motion carries.**

34 **6) Presentation and discussion of a proposed subdivision and zone change on a portion of**
35 **parcel 2-0477-0000-Mark Morley & Russell Wilkinson**

36 Mark Morley, representative for Russell Wilkinson, explained they want to create affordable
37 housing for home ownership and to maintain as much open space as possible for agricultural use.
38 The proposal is along the first 260 feet along 2000 west in Spring Glen. There would be three
39 lots created with five dwellings put on those lots. There would be two dwellings on lot 1, two on
40 lot 2, and one on the Lot 3. The purpose is to comply with the requests of both the Governor and
41 the State Auditors as they are looking to create affordable housing for home ownership, and not
42 for tenants. These would not be designed for rentals, but for ownership. We have tried to design
43 a project that would be very small scale to provide the ability to purchase homes at a reasonable
44 cost.

45 Scott Bruno asked what Mr. Morley's relationship is to the owner. Mr. Morley said he will be
46 the contractor and is a friend. Scott Bruno asked if we have both the Wilkinson's approval to act
47 on their behalf to request this zone change. Todd Thorne said yes he signed the application.

48 Scott Bruno asked if these homes would be for sale. Mr. Morley said yes and we want to keep
49 investors out of this. This is intended for the community members. Scott Bruno asked about
50 phasing. Mr. Morley said Lots 1 and 2 will probably be built together and will wait on Lot 3.

51 Scott Bruno asked if this will require an HOA. Mr. Morley said we are trying to avoid this since
52 it is such a small project and will work with Cody Ware and Todd Thorne on what they feel is
53 necessary. Scott Bruno asked if the photos presented of the proposed home type is what is
54 planned. Mr. Morley said yes this is an existing home and it would be fairly similar to this. Lisa
55 Simmons asked about price point. Mr. Morley said they are trying to be in the 230K range and
56 that is dependent on PRWID and others.

57 Mr. Morley explained the difference between low income and affordable. We are not trying to do
58 low income that is subsidized by the government. These are just affordable housing for those that
59 cannot afford a large new construction home. Scott Bruno asked the approximate square footage
60 of the homes. Mr. Morley said approximately 1200 square feet (sf).

61 Paul Anderson asked if there are any issues with water flow in the area. Todd Thorne
62 commented that PRWID said there are no issues. Mr. Morley added he has in writing from Jeff
63 Richens that water capacity should not be an issue. Scott Bruno asked if this connection would
64 affect any of the properties in the other homes in the area. Todd Thorne read from the fire flow
65 letter from PRWID with the specs and nothing was mentioned about other homes but there is
66 enough water and sewer capacity for this 3 lot subdivision.

67 Kurt McFarlane asked how they will put 2 lots on each lot. Mr. Morley explained these will be
68 twin homes connected through a storage shed. There are two dwellings, one structure on each
69 lot. Mr. Morley explained each occupant would have their own private yard. Scott Bruno asked
70 if they were not connected, would that change things. Todd Thorne said they have to be
71 connected to be considered a two family dwelling per the R-2-8K zone and explained the
72 different ways they could be connected.

73 Scott Bruno explained when up-zoning in existing neighborhoods, there are certain things that
74 should be required to look like the surrounding areas and keep that character. We should follow
75 very closely on the actual build plan. Mr. Morley said he lives in this area and he would like this
76 look and feel to be very much single family residence. Scott Bruno said he feels this is truly
77 affordable housing.

78 7) **PUBLIC HEARING on a change to the Carbon County zoning district map from R-1-20K**
79 **to R-2-8K located on the west 260 feet of parcel 02-0477-0000 of approximately 0.82 acres**

80 **Motion:**

81 **Paul Anderson made a motion to open the public hearing at 4:53 pm. Jeff Peters seconded. By**
82 **unanimous decision, motion carries.**

83 Public Comments

84 Daniel Urrutia asked how they can make sure this will not be subsidized and not for rent. Scott
85 Bruno said we cannot guarantee that and have no intention of guaranteeing that. That is not our
86 charge. Todd Thorne said when it comes to renting, there is nothing in County Code that
87 regulates whether something can or cannot be rented.

88 Lynna Topolovec commented that in the Master Plan, Spring Glen was to be a rural agricultural
89 farming community. In the 2-8K zone definition, it does not fit the rural agricultural farming
90 plan as that zone does not allow for large animals. Mrs. Topolovec continued with concerns on
91 the increase in density which impacts Main Street traffic as well as Spring Glen Road traffic and
92 Blue Cut on and off ramps. Mrs. Topolovec asked if the open space will be dedicated to the
93 subdivision so that no further development can go in. Without a HOA it means the rest of the
94 property can be done the same way. This will change the perspective of Spring Glen. The
95 subdivision will be around smells and farming and Mrs. Topolovec had concerns about future
96 complaints of this. Mrs. Topolovec asked about the secondary water and how this will work out.
97 Mrs. Topolovec asked about the south line and ownership by Mr. Wilkinson and spoke about the
98 frontage. Mrs. Topolovec commented with the two homes on each lot they would have 4000 sf
99 and this is totally different than what Spring Glen was set up in the Master Plan. Mrs. Topolovec
100 asked with this increase in density, will the County bring in more police. Mrs. Topolovec asked
101 if there would be sidewalks. Mrs. Topolovec asked that the Planning Commission disapprove
102 this.

103 Cheryl Lupo said she agrees with everything Lynna Topolovec brought up. This will take the
104 feel away from a rural community. There are many farm animals around this property and many
105 smells. Mrs. Lupo said doing this type of development one time will make a circulation around
106 the whole Spring Glen area. Mrs. Lupo would not like to see this in this area.

107 Maynarich representative said she lives on the north side of this property. This was a beautiful
108 field and farm place and now everything has been eaten away and awful. She wishes someone
109 who farms would move in because that is what Spring Glen is about. She agreed with everything
110 Mrs. Topolovec said.

111 **Motion:**

112 **Jeff Peters made a motion to close the public hearing at 5:02pm. Paul Anderson seconded. By**
113 **unanimous decision, motion carries.**

114

115 8) Review and recommendation to the Carbon County Commission on a change to the
116 Carbon County zoning district map from R-1-20K to R-2-8K located on the west 260 feet of
117 parcel 02-0477-0000 of approximately 0.82 acres.

118 Lisa Simmons asked Todd Thorne if there is anything requiring an HOA. Todd Thorne said there
119 is not anything that requires an HOA. The zoning regulation in this zone does require curb,
120 gutter and sidewalk. This zone does not require open space for the R-2-8K zone. An HOA is left
121 up to the developer. Lisa Simmons asked if there is any protection for the people who do own the
122 farms around the area from complaints coming in. Todd Thorne said there is nothing to stop
123 complaints but the people who move in need to realize this is the community they moved into.
124 Todd Thorne added The General Plan was last updated in 1997 so it would be good to be
125 updated so we have better clarity. In the R-2-8K zone, farm animals are not permitted so that is
126 the difference of what is there now.

127 Paul Anderson asked about density and comparing it to Fidell's trailer court down the road. Todd
128 Thorne said the trailer court has been there a very long time and now that would not be allowed
129 and is legal nonconforming.

130 Todd Thorne spoke on the need for affordable housing and building homes that are closer to
131 1200 sf. Todd Thorne went over the sizes of the lots. Lot 1 and 2 each would be 12000 sf, Lot 3
132 slightly smaller. Each owner would have roughly 6000 sf.

133 Lynna Topolovec asked to speak. Vice Chairman Kurt McFarlane allowed it.

134 Mrs. Topolovec said when she looks at a zone change; She looks at the actual zone at 8,000 sf so
135 it could be 8,000 sf and 4,000 sf per home.

136 **Motion:**

137 **Scott Bruno made a motion to send a favorable recommendation for the zone change from R-1-**
138 **20K to R-2-8K on 02-0477-0000 with some stipulations.**

- 139 1. **We understand from PRWID that this development would not negatively affect the water**
140 **pressure concerns of adjoining citizens,**
141 2. **To have some building requirements placed upon the recommendation. Requirements**
142 **such as entry features, glass, breakup of walls, penetration of long walls.**

143 **Paul Anderson seconded. By majority decision, 3-1, motion carries.**

144 **Jeff Peters-nay, Scott Bruno-yay, Paul Anderson-yay, Lisa Simmons-yay**

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146 9) Review and possible approval of Double RW Subdivision for three lots located near 2000

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148 W 4340 N, parcel 02-0477-0000 for Russell Wilkinson

149 Todd Thorne explained this is the subdivision part that is contingent on the zone change being
150 approved by County Commission.

151 Motion:

152 Scott Bruno said in light of a forthcoming site plan, and general questions he has related to
153 what the lots will look like, Scott Bruno made a motion to table the Double RW Subdivision
154 until receipt of approval and agreement of type of housing and site plan. Scott Bruno asked
155 for the table to be until the next meeting. Lisa Simmons seconded.

156 Todd Thorne asked Mr. Morley if he is okay with the table. Todd Thorne explained the applicant
157 has a right to a decision or has to agree to the table. Mr. Morley said he will need some time to
158 design the site so agreed to the table.

159 By unanimous decision, motion carries.

160 10) Updates on Previous Items and Upcoming Projects - Todd Thorne

161 Todd Thorne said The Bluffs, Blackhawk are moving forward on all the final designs and
162 possible they will be on the March agenda for final approval. They have some minor items to
163 correct on storm drainage systems. Double RW Subdivision will now also be on the March
164 agenda.

165 Scott Bruno asked how in-depth the water study is on Blackhawk. Todd Thorne said they have
166 had to do a whole engineered hydrology analysis.

167 11) Adjourn

168 Motion:

169 Paul Anderson made a motion to adjourn at 5:18 pm. Jeff Peters seconded. By unanimous
170 decision, motion carries.

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Carbon County Planning Commission Chairman/Vice-Chairman