



MINUTES OF THE CARBON COUNTY PLANNING COMMISSION MEETING
-April 1, 2025

IN ATTENDANCE

Gary Taylor, Chairman
Lisa Simmons
Scott Bruno
Jeff Peters
Paul Anderson

EXCUSED

Trapper Burdick
Oran Stainbrook
Kurt McFarlane

ABSENT

Bradley Marston

STAFF

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

OTHERS ATTENDING

Bryce Fowles, CG Holdings
Toby Unsworth, CG Holdings

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) Meeting Minutes**

7 **Motion:**

8 *Scott Bruno made a motion to approve the minutes from February 4, 2025. Jeff Peters seconded. By*
9 *unanimous decision, motion carries.*

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

11 None

12 **5) PUBLIC HEARING on a change to the Carbon County Zoning District Map from M&G (Mining**
13 **& Grazing) to C-2 (Commercial 2) located on parcel 02-1861-0001 for CG Holdings, LLC**

14 **Motion:**

15 *Paul Anderson made a motion to open the public hearing at 4:33 pm. Lisa Simmons seconded. By*
16 *unanimous decision, motion carries.*

17 Bryce Fowles explained what they plan on building here. It will be an office for half of the building and
18 half for storage. Mr. Fowles added they are an engineering company that does EPC work. They will be
19 doing engineering work from the offices and the storage will be for materials that come in to hold until

they are sent out to the construction site.

Paul Anderson asked what type of construction work is it. Mr. Fowles said typically solar fields. Scott Bruno asked if there will be any fabrication. Mr. Fowles answered it will be a very small amount of fabrication. Scott Bruno asked if the C-2 zone allows for minor fabrication. Todd Thorne responded that yes, the C-2 zone allows for some fabrication but not heavy industrial work. Todd Thorne said there is an industrial property just north of this parcel. This C-2 zone is lighter and borders with some residential.

Motion:

Paul Anderson made a motion to close the public hearing at 4:35pm. Jeff Peters seconded. By unanimous decision, motion carries

Todd Thorne asked Mr. Fowles about the ownership and explained we need a letter from the registered owner of CG Holdings for this zone change. Mr. Fowles said it is complicated and is owned by two corporations which is owned by Mr. Fowles and Brock Thayn. Scott Bruno commented he searched the State website and found CG Holdings and asked if the names Parson and Chadwick are correct. Mr. Fowles said that is not correct and he will need to check this. Scott Bruno went through the deed history and there was more discussion on this.

6) Review and recommendation decision to County Commission on a change to the Carbon County Zoning District Map from M&G (Mining & Grazing) to C-2 (Commercial 2) located on parcel 02-1861-0001 for CG Holdings, LLC

Todd Thorne said from a staff perspective, as long as we get documentation from Mr. Fowles on the ownership before County Commission, staff does not have any issues going forward. If there are issues, it can be solved and then be put on the next agenda with County Commission.

Motion:

Paul Anderson made a motion to approve recommendation for the zone change on the condition that the proper documentation for the LLC is provided before the County Commission meeting. Scott Bruno seconded. By unanimous decision, motion carries

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

Todd Thorne gave the updates.

- Blackhawk may start construction this summer. They contacted the road department for specifications on road construction. They need to bring in the final plat and their bond.
- We did the initial final for the Amazon building. There are minor corrections and they will be paving the parking lot. They should have workers they starting May 1.
- Maverik in Price City will possibly have a grand opening on April 27.
- No new updates on the building plans for RC Solar. They are going to County Commission

53 tomorrow to work on the CRA (Community Reinvestment Area).

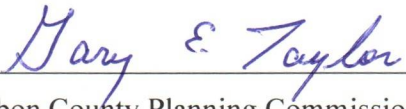
- 54 • There is no new info on the truck stop in Wellington (Longhorn) and Todd will need to touch base
- 55 with them.
- 56 • Gary Taylor asked about the coal mine in Scofield. Todd Thorne said they have not filed anything
- 57 with the County.

58 **8) Adjourn**

59 **Motion:**

60 Scott Bruno made a motion to adjourn at 4:45 pm. Paul Anderson seconded. By unanimous decision, motion

61 carries.

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64 Carbon County Planning Commission Chairman/Vice-Chairman