



MINUTES OF THE CARBON COUNTY PLANNING COMMISSION MEETING
-August 5, 2025

IN ATTENDANCE

Gary Taylor, Chairman
Kurt McFarlane, Vice Chairman
Trapper Burdick
Lisa Simmons
Jeff Peters

STAFF

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

EXCUSED

Oran Stainbrook
Scott Bruno
Paul Anderson

ABSENT

Bradley Marston

OTHERS ATTENDING

Matt Brown
Jared Brown

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 *Jeff Peters made a motion to approve the minutes from May 6, 2025. Trapper Burdick seconded. By*
9 *unanimous decision, motion carries.*

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

11 No conflicts.

12 **5) Review and possible Preliminary approval for Scofield Mountain Estates Phase VI (6) located on**
13 **parcel 2a-0058-0000 for Matt and Jared Brown**

14 Matt Brown of Scofield Mountain Estates Subdivision is requesting preliminary approval of this new
15 phase. Todd Thorne explained the Browns came here for concept approval in November 2024. Under the
16 new state statute, final approval will not be submitted to the Planning Commission.

17 Matt Brown displayed on the monitors the new plan for the 8-lot subdivision, including Scofield
18 Mountain Estates surrounding phases. He displayed a plat that required only minor revisions, which
19 Todd Thorne clarified as a date correction and a small adjustment to the legal description.

20 Matt Brown said the lots are all over one acre and up to seven acres. Matt Brown reviewed the contour

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map and flood map, the drainage plan and utility plan.

Trapper Burdick asked who maintains the water system. Todd Thorne said the HOA does. Todd added that Curtis Page did the review of the hydrology study for this entire area. Todd stated that all the water is there.

Trapper Burdick asked if Todd had any concerns. Todd Thorne confirmed he had no concerns. He stated that all required documentation, including perc tests, had been completed. He emphasized the need for adequate spacing, as outlined, and the completion of a bond.

Motion:

Jeff Peters made a motion to approve Scofield Mountain Estates Phase VI. Kurt McFarlane seconded.

By unanimous decision, motion carries

6) Review of Development Code updates

Todd Thorne went through the some of the annual updates needed for the Development Code.

There are minor corrections with section #s and a few land use items. We will also review the zoning sections and check the Permitted, Conditional Use and Not Permitted Uses to verify they are correct for the zone. We need to make sure there are no conflicting areas and fine tune this. Todd added that many are wanting to develop in the County and Scofield so we need to make sure all uses are compatible with the area. Todd will send out Section 4 of the code for Planning Commission to review.

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

Todd Thorne stated Tagg N Go opens on 8/6/25. Todd added that final inspections have been completed for Price Apartments Buildings 1 and 2, and tenants are expected to move in shortly.

Regarding the new Maverik, Jeff Peters inquired about any issues. Todd acknowledged that there have been complaints about the lighting, and Price City has asked them to shield the lights more.

Jeff Peters inquired about the John Hendrickson development. Todd explained he is doing this in phases.

Todd added getting the water will be the biggest issue. Mr. Hendrickson does have the water rights. He will start with a few lots near Upper Fish Creek. Todd added there are many things he and his engineers will need to do to get started. Todd explained he is also looking into rerouting the County road.

Regarding East Wellington, Kurt McFarlane inquired about the truck stop. Todd Thorne responded that financing is causing delays. Kurt then asked about the Blackhawk Subdivision, to which Todd Thorne stated he had no new information.

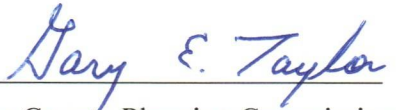
Trapper Burdick asked for an update on the Intermountain Electronics project near Consumers Road. Todd Thorne reported that a temporary building is in place, and work has begun on the first of up to six permanent buildings.

54 Todd commented that Ballpark Phase V (5) could be coming to the Planning Commission in September.

55 **8) Adjourn**

56 **Motion:**

57 Trapper Burdick made a motion to adjourn at 4:55 pm. Lisa Simmons seconded. By unanimous decision,
58 motion carries.

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61 Carbon County Planning Commission Chairman/Vice-Chairman