



MINUTES OF THE CARBON COUNTY PLANNING COMMISSION MEETING
-November 6, 2025

IN ATTENDANCE

Gary Taylor, Chairman
Scott Bruno
Lisa Simmons
Paul Anderson
Oran Stainbrook

STAFF

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

EXCUSED

Jeff Peters
Trapper Burdick
Kurt McFarlane, Vice Chairman

ABSENT

Bradley Marston

OTHERS ATTENDING

Antonio Resta, RC Solar

- 1 The meeting began at 4:30 pm
- 2) **Call to Order and Roll Call**
3 Chairman Gary Taylor took a roll call and a quorum was present
- 4) **Pledge of Allegiance**
- 5) **Meeting Minutes**
6 *Motion:*
7 *Paul Anderson made a motion to approve the minutes from. Lisa Simmons seconded. By unanimous decision, motion carries.*
- 9) **Conflict of Interest on Agenda Items**
10 No conflicts stated
- 11) **Review and possible approval of a modification to a Conditional Use Permit issued on August 2, 2022 for a Solar Generating Facility for RC Solar, located on multiple parcels in Sections 32 and 33 of the Carbon County Map**
12 Antonio Resta with RC Solar gave a history of the project. In 2022, RC Solar was approved for a
13 Conditional Use Permit for a solar project. Mr. Resta explained they want to modify this Conditional
14 Use Permit to allow the battery source to go from 20 megawatts to 80 megawatts and a possible phasing
15 of the battery resources.
- 16 Todd Thorne explained a portion of the project still needs the zone change to be finalized due to a
17 request from the Jensen land owner regarding some items to be worked out. Todd Thorne added the
18 Conditional Use Permit can be modified but construction could not begin or permits issued until the

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21 zone change is finalized. The zone change was approved with the stipulation on Jensen's and RC Solar
22 agreement to terms. Mr. Resta added when the agreement is finalized, they would come back to the
23 County.

24 Paul Anderson commented that Mr. Jensen has reached out to him personally and explained they are not
25 planning on pulling their farm and fields into whatever may happen in the future. The vacant
26 undeveloped land will still be considered; but not the initial plan of them changing and building on the
27 farm fields. Mr. Resta said they will finalize with them and come back to the County.

28 Lisa Simmons commented she was not in attendance when this original Conditional Use Permit was
29 approved and had a few questions. Lisa Simmons asked how long the solar lease is for. Mr. Resta
30 explained it will be 25 years with the ability to extend to 40 years.

31 Lisa Simmons asked if they have procured all the leases and water rights. Mr. Resta replied they are
32 currently working with the owners and have roughly 75% of the mineral waiver rights.

33 Lisa Simmons asked if there had been any significant milestones since that last extension in 2024. Mr.
34 Resta said yes, they have the notice to proceed from the BLM and are completing the CRA with the
35 County and dealing with the taxing board.

36 Todd Thorne suggested that this should be a new Conditional Use Permit, not a renewal because it has
37 been more than a year. It is the same, but will have todays date if approved. If more time is needed then
38 an extension will be applied for.

39 Lisa Simmons asked why haven't they broke ground yet. Mr. Resta said it has to do with the power itself
40 and it has been a challenge.

41 Todd Thorne said the only change to the Conditional Use Permit is some verbiage. Todd read through
42 the Conditional Use Permit description for verification with the Planning Commission.

43 Lisa Simmons had a few more questions such as type of soil sterilization process. Mr. Resta responded
44 they do not use anything on the soil. They try to raise sheep to keep the ground cover down.

45 Scott Bruno verified that this is for a new Conditional Use Permit, not just a modification and this would
46 need to be stated in the motion. Todd Thorne said yes. Scott Bruno commented that RC Solar has done a
47 lot of work in the County and they hire local and also donate to the school programs. Paul Anderson
48 stated what he brought up does not affect the Conditional Use Permit and is more related to the footprint.
49 Todd Thorne said the zone change will follow whatever the parties agree on and that will be the limit of
50 the project.

51 **Motion:**

52 Scott Bruno made a motion to approve the new Conditional Use Permit for RC Solar generating facility.

53 Paul Anderson seconded. By majority decision, motion carries. 3-aye, 1-nay

54 6) **PUBLIC HEARING on the proposed annual amendments to the Carbon County Development**
55 **Code**

56 **Motion:**

57 *Paul Anderson made a motion to open the public hearing at 4:46pm. Scott Bruno seconded. By*
58 *unanimous decision, motion carries*

59 Todd Thorne went through the updates and said there are a few minor changes.

- 60 1. Section 4-Changes to some references to section #s in the zone descriptions.
- 61 2. Section 4-Todd explained, in the Scofield Lakeshore zone we allow condominiums at this time.
62 From hearing from the public and discussions, staff would recommend that we remove
63 condominiums from the Scofield Lakeshore zone. There are no condos there now.

64 **Motion:**

65 *Paul Anderson made a motion to close the public hearing at 4:51pm. Lisa Simmons seconded. By*
66 *unanimous decision, motion carries*

67 7) **Review and recommendation decision to County Commission on the proposed annual**
amendments to the Carbon County Development Code.

68 **Motion:**

69 *Scott Bruno made a motion to recommend approval to County Commission for the proposed*
70 *amendments to the Carbon County Development Code. Paul Anderson seconded. By unanimous*
71 *decision, motion carries*

72 8) **Review and approval of the 2026 Carbon County Planning Commission meeting schedule.**

73 Todd Thorne went through the schedule for 2026. Todd explained all are on the 1st Tuesday except
74 November 3rd for election day. This can be moved to the following Thursday, November 5, 2026 if all
75 agree.

76 **Motion:**

77 *Paul Anderson made a motion to approve the 2026 Planning Commission schedule. Oran Stainbrook*
78 *seconded. By unanimous decision, motion carries*

79 9) **Updates on Previous Items and Upcoming Projects - Todd Thorne**

80 Todd Thorne said we have some expiring terms on the Planning Commission. Chairman Gary Taylor,
81 Trapper Burdick and Jeff Peters will expire the December 31, 2025. Todd said if they are interested in
82 serving another term of 4 years, we will need a letter stating this to send to the County Commission.
83 There are also openings for 2 alternates.

84 Scott Bruno asked about the Blackhawk development. Todd Thorne replied he heard from them in the
85 summer and they are deciding when to begin.

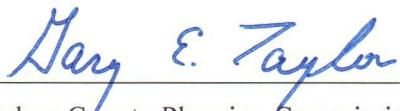
87 Todd explained there is development and businesses on Ridge Road by the spur.
88 Intermountain Electronics are building a warehouse and two more buildings in the future. They need
89 more employees and more demand for homes.
90 Also, Mountain America will be building soon in Price City along with the new Wendy's.
91 Todd added that the Price Apartments have had final inspections and should have CO's soon.
92 Todd Thorne thanked the board for their time and effort serving on the Planning Commission.

93 **10) Adjourn**

94 **Motion:**

95 *Scott Bruno made a motion to adjourn at 4:57 pm. Lisa Simmons seconded. By unanimous decision, motion*
96 *carries.*

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100 Carbon County Planning Commission Chairman/Vice-Chairman